

Development Permit Application

41/45 Haliburton Street, Nanaimo B.C.

Design Rational

Context

Located in the South End of Nanaimo in the R8 zone, just a couple blocks away from the Downtown core, the project site is made up of two properties on the East side of the 00 Block of Haliburton Street. Most of the site is surrounded by a well established neighbourhood of older single family homes. There is a slight slope from West to East and terrific view opportunities to the water front and harbour to the east. Two older homes presently occupy the site. None of which have any historical or architecural merit.

The Zoning By-Laws, OCP and South End Neighbourhood Plan support the redevelopment of this area into higher density, Multi-family residential use. The intension of this application to stay within the guidelines of these documents and avoid variances where possible. A five storey buildings is proposed to stand over an underground parkade accessed off Haliburton Street.

OCP and Neighbourhood Objectives

Some key goals established by the OCP are to ‘Manage Urban Growth’ and ‘Build a more Sustainable Community’. The South End Neighbourhood Plan speaks to more specific needs of the neighbourhood. For example, development must keep up with the increased demand in population and be centered close to Urban Cores with a focus on cyclist and pedestrians.

Other guiding Principles relevant to this neighbourhood and project include, development of mixed use density with a range of housing choices and affordability. Single family homes continue to become less affordable as the demand for smaller more cost effective housing increases.

Haliburton Street is singled out as a neighbourhood greenway for Pedestrian Connectivity. The proposed Street Design and Landscape solution is consistant with the neighbourhood guidelines and builds off the excellent precedent established by the ‘Outlook’ and ‘Prospect’ developments previously approved including, but not limited to, enhanced lighting, street trees, on-street parking, and boulevard planting with drought resistant native planting.

Haliburton Street will be re-established as a pedestrian-oriented street. A variety of small fences, retaining walls and landscape buffers with ensure the privacy and enjoyment of the street level units with direct access to Haliburton St.

Building Design Guidelines

The massing and density is consistent with the current zoning by-laws and guiding principles of the South End Neighbourhood Plan. Following the precedent established by our neighbours at Outlook and Prospect, the buildings will be set back from the Street 6m as per R8 zoning. The massing will be managed by reducing the floor area of the upper 2 levels and stepping back the building form from Haliburton St. helping to keep the visual scale down to 3 levels. Articulation of the roof lines creates further visual interest. Massing toward the east side increases slightly to ensure the best possible access to views. Pedestrian Entrance is easily identifiable and celebrated as a focal point of the design.

Each unit will have access to outdoor space with a small balcony or ground floor patio. This ensures a visual interest and a balance between solid and transparent massing. A slight change of materials but with a consistent rhythm, will ensure Architectural interest in an organized and disciplined fashion.

Quality, sustainable materials such as brick and sandstone (found locally) and reclaimed wood make up some the material theme throughout the project respecting the traditional heritage of the South End. Colour choices are also consistent with the overall earth tone palette.

Underground parking is accessed off Haliburton St. Parking is designed to meet the required spaces as per the current zoning By-laws. Facilities are also proposed for bike storage and electric vehicle charging.

CPTED Strategies (crime prevention)

Variation in street patterns and traffic calming hubs along Haliburton Street will assist in neighbourhood safety and guide visitors away from private spaces. Ground floor patios are separated with low level retaining walls and shrubs to clearly identify private space but still allow neighbours to interact. Street lighting along Haliburton St. provide an added layer of surveillance and safety. Building entrance are clearly identifiable with easy access.

Summary

This proposal has been reviewed and supported by the South End Community Association (SECA). Parkshore Projects is committed to working with the City of Nanaimo and SECA in creating positive and sustainable change to this well established neighbourhood.

Exciting new Urban Growth has arrived in the South End and 41/45 is designed to maintain the momentum and set a high standard for future developments.

Thank you for considering our application.

Parkshore Projects

Development Permit Application

41/45 Haliburton Street, Nanaimo B.C.

Height Variance Rational

Permitted height : 14.00m (45.93')

Top of guardrail

Proposed height : 15.75m (51.67')

Variance required : 1.75m (5.75')

Top of Parapet

Proposed height : 14.8m (48.56')

Variance required : 0.80m (2.63')

It continues to be the developer's opinion that the guardrail could be excluded from the building height as it falls under the same category as the stairwell access to the green roof amenity. In addition, due to the setback of the proposed roof deck, the guardrail will not be visible from any point around the property.

Further, if the guardrail happened to be excluded from the height restriction, the proposed top of parapet height would then fall under the 1m tolerance giving Planning Staff the discretion to approve the variance without the need to go to Council.

We would be remiss to mention that Council has unanimously approved similar height variance at the 119 Haliburton (Outlook) project and most recently with the 135 -151 Haliburton (Prospect) project.

We appreciate you taking the time to consider our variance request.

Matt Hansen Architect AIBC
Matthew T. Hansen Architect

CONTEXT MAP

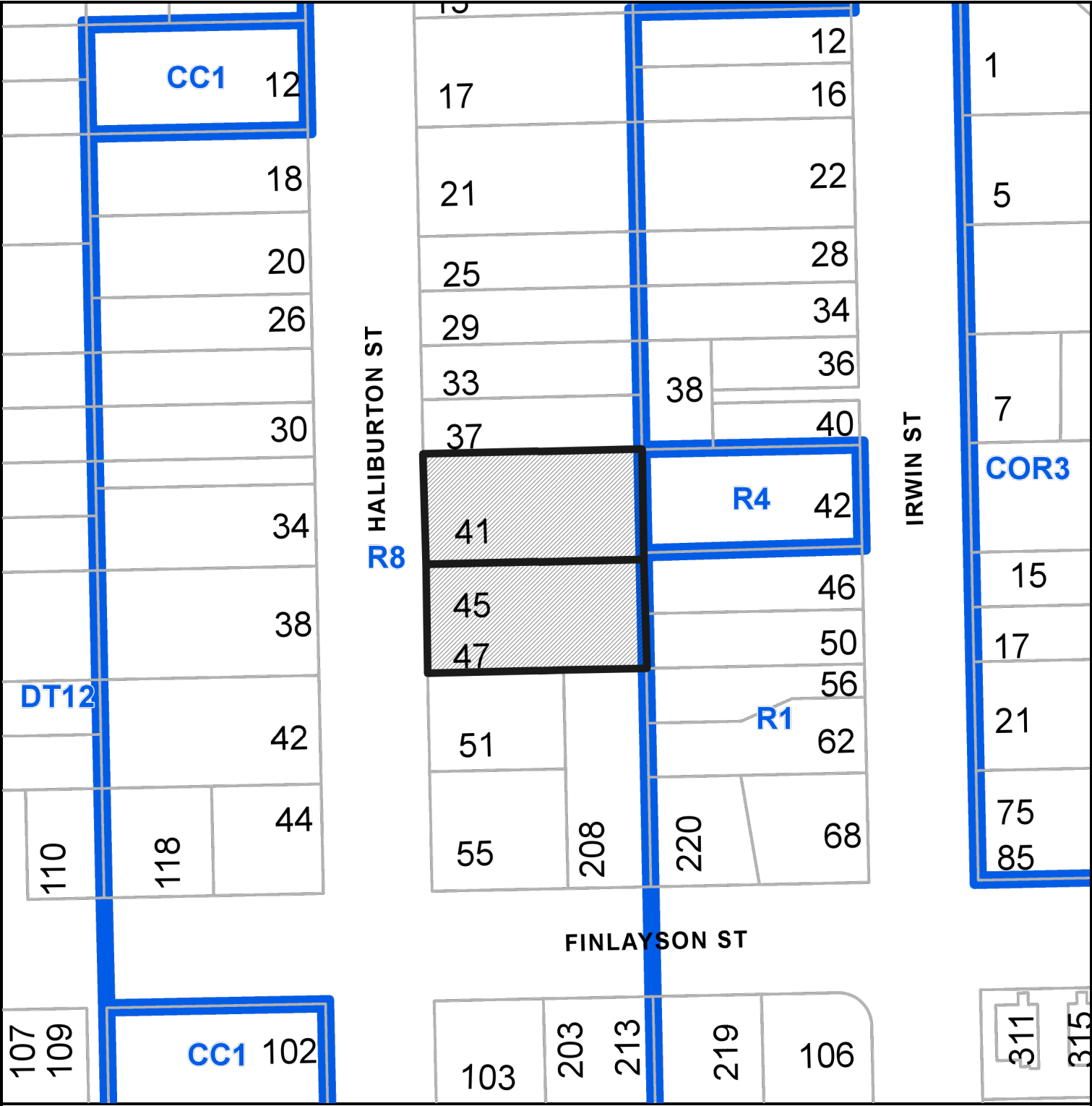


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41 & 45 HALIBURTON STREET

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001218



Subject Property

CIVIC: 41 & 45 HALIBURTON STREET
LEGAL: LOT 3 & 4, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 584

Project Data						
Project Data:	Lumina					
Civic Address:	41, 45 Haliburton Street, Nanaimo, BC					
Legal Address:	Lots 3 and 4, Block 8, Section 1, Nanaimo District, Plan 584					
Zoning:	R8					
Property Area:			ft ²	m ²		Notes:
41 Haliburton St.			8,710.37	809.22		
45 Haliburton St.			8,710.37	809.22		
Total Area:			17,420.85	1,618.45		
L0 Parkade AreaL GFA			ft ²	m ²		Notes:
Garage L0			12,975	1,205.42		
Building Area: GFA			ft ²	m ²		Notes:
Floor L1			6,577	611.02		Excluding Lobby
Floor L2			6,541	607.68		Exclude stairs and elev.
Floor L3			6,516	605.36		Exclude stairs and elev.
Floor L4			5,776	536.61		Exclude stairs and elev.
Floor L5			5,704	529.92		Exclude stairs and elev.
Floor L6 - Roof Deck				0		Excluding roof stairs & elevator and mechanical room
Subtotal GFA:			31,114	2,890.59		
Total Building Area:			ft ²	m ²		
Subtotal GFA:			31,114	2,890.59		
Total GFA + Parkade:			44,089	4,096.01		
Unit Types:						
Units:	Description:	Qty:	ft ²	m ²	Area Total: ft ²	Notes:
Type A	1 bed	2	781	72.56	1562	
Type A mod.	1 bed	1	774	71.91	774	
Type B	Studio	1	537	49.89	537	
Type B mod.	Studio	1	540	50.17	540	
Type C	1 bed	3	773	71.61	2319	
Type D	2 bed	5	839	77.95	4195	
Type D mod.	2 bed	5	872	81.01	4360	
Type E	1 bed + 1 den	10	764	70.98	7640	
Type F	Studio + den	1	650	60.39	650	
Type F mod.	Studio + den	1	636	59.09	636	
Type G	1 bed	1	756	70.23	756	
Type H	Studio + den	1	590	54.81	590	
Type I	1 bed	1	608	56.49	608	
Type I mod.	1 bed	1	535	49.71	535	
Type J	1 bed	2	527	48.96	1054	
Type K	2 bed	2	1025	95.23	2050	
Subtotal Units:		38			28,896	

1 Project Data

March 03, 2021

Vehicle Parking Requirements					
Lumina					
Location:					
Unit Description	Required	Res. Unit Qty	Required	Proposed	Notes
Studio	0.75	5	3.75		
1 bed	0.88	21	18.48		
2 bed	1.26	12	15.12		
Subtotal Parking Required:		38	37.35		
Parking Stall Type	Required / Allowed		Proposed	Notes	
Regular car	38		35		
Small car (40%)	15		15		
Drop off/ Loading	0		0		
Handicapped (21-100 Units = 2)	2		2		
Electric Vehicle (EV) (10%)	4				
Electric Vehicle Rough-in (20%)	8				All stalls are provided with rough-in EV.
Visitor Space					
Motorcycle / Scooter					1 is EV stall

2 Vehicle Parking Requirements

March 03, 2021

Bicycle Parking Requirements				
Combined Building Totals		Required	Proposed	Notes
Short Term (0.1/unit)		3.8		
Long Term (0.5/unit)		19.0		All located in Parky Garage @ L0

3 Bicycle Parking Requirements

March 03, 2021

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41 & 45 Haliburton Street, Nanaimo, BC

Legal Description: Lots 3 and 4, Block 8, Section 1,
Nanaimo District, Plan 584

SOUTH 1/2 of 6

NORTH 1/2 of 5

SOUTH 1/2 of 5

1
PLAN
5624

14

13

PLAN 149-R

Rem. 12

11

AMENDED
PARCEL A

2

PLAN 27525

HALIBURTON STREET

CONCRETE SIDEWALK

CENTERLINE

ELECTRICAL
CONTROL
BOX0.250
CHERRYTELUS/
HYDRO
POLE0.200
CHERRY0.100
CHERRY0.200
CHERRYWATER
METER

LETDOWN

0.500
CHERRYTELUS/
HYDRO
POLEWATER
METER

LETDOWN

0.300
CHERRY

LETDOWN

0.300
CHERRYELECTRICAL
CONTROL
BOX0.300
CHERRYCATCH BASIN
RIM ELEV. = 23.130.200
CHERRYCATCH BASIN
RIM ELEV. = 23.240.200
CHERRY1 COMMON SITE PLAN
Scale: 3/32" = 1'-0"

Note:

1. Dimensions within units are typical unless noted otherwise.

MATTHEW T. HANSEN
architect1572 Kilmer Road
North Vancouver, B.C.
V7K 1S4E: mhanse@mtarchitect.ca
T: 604-863-3723
C: 604-671-2363

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Project

No. Date Issue Notes
xx Y-M-D xx

No. Date Revision Notes

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Current PlanningSheet Title:
Site Plan

Drawn: JC Check: MTH

Job No.: TBD Sheet No.:

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CAD File: TBD

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41 & 45 Haliburton Street, Nanaimo, BC
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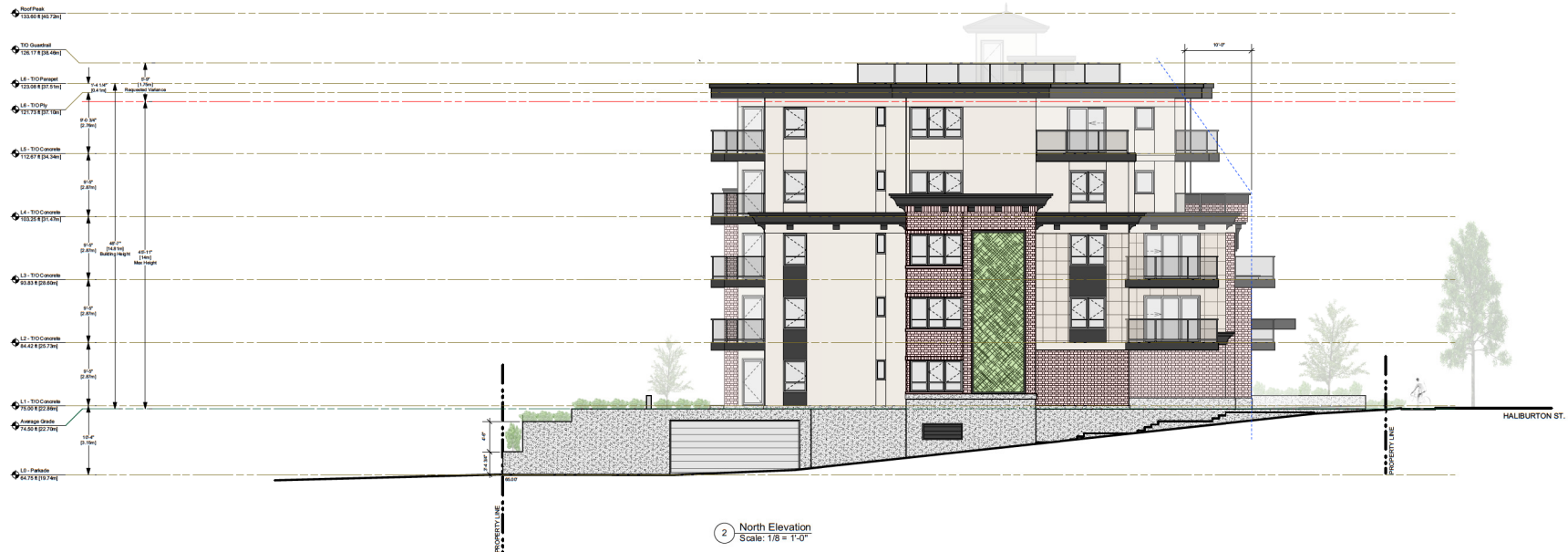
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No.	Date	Issue Notes
xx	Y-M-D	xx
No.	Date	Revision Notes

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<p>Job No.: TBD</p>	<p>Sheet No.: A3.0</p>
<p>Scale: As Noted</p>	
<p>Date: Mar 3, 2021</p>	
<p>CAD File: TBD</p>	



1 West Elevation
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"

Note:
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LUMINA

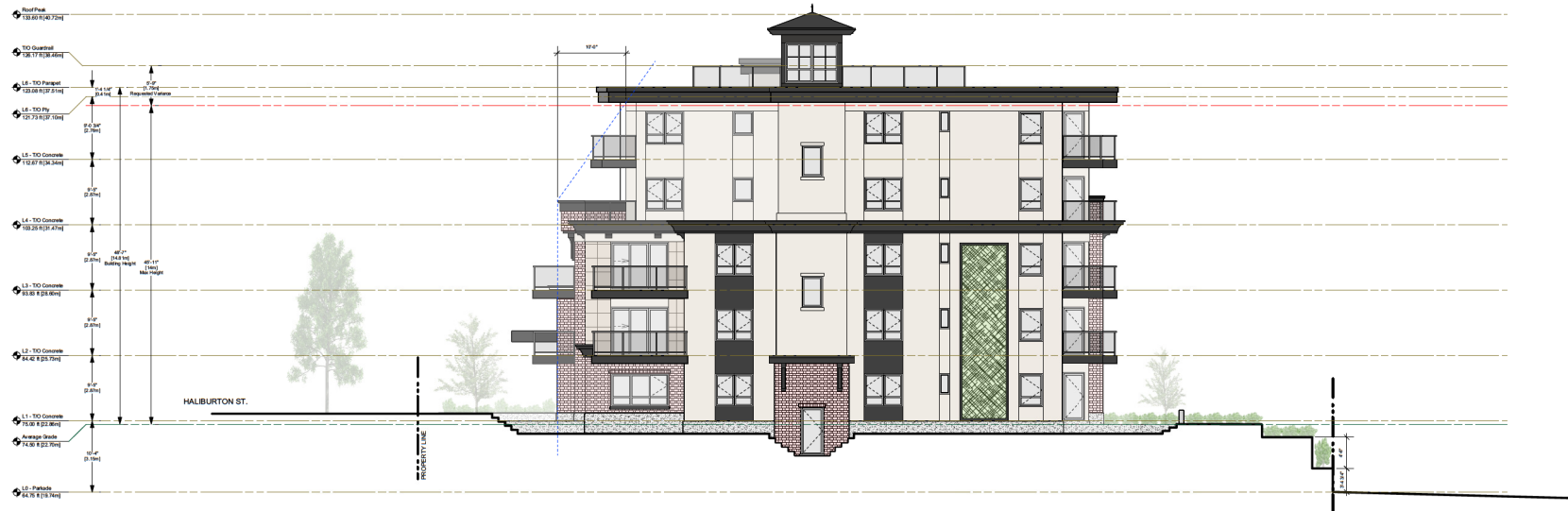
41 & 45 Haliburton Street, Nanaimo, BC
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 554

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xx	Y-M-D	xx
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Sheet Title:
Elevations

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Date: Mar 3, 2021	
CAD File: TBD	



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Black

FASCIA & FLASHING

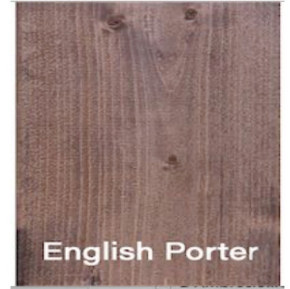


Architectural Bronze

WINDOW TRIM

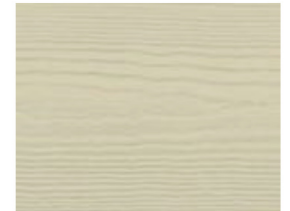


BUILDING FACADE



English Porter

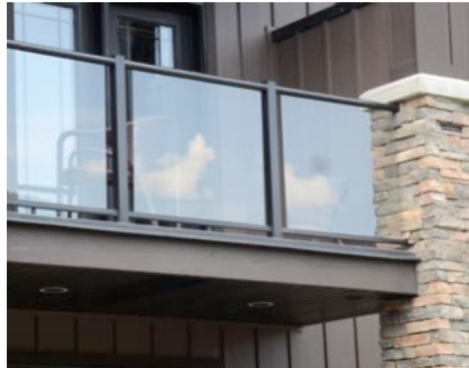
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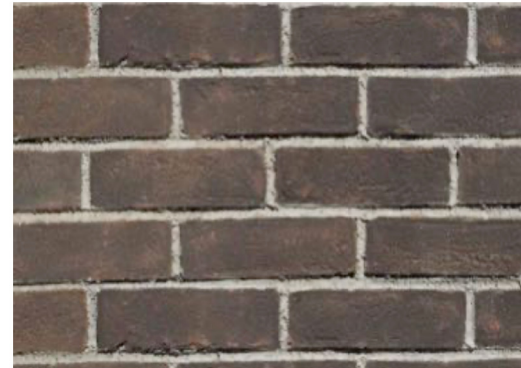
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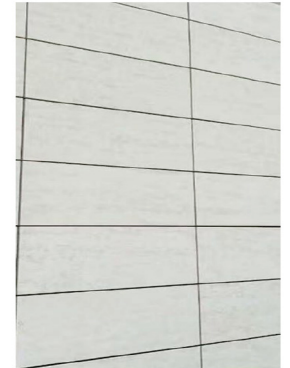
ALUMINUM WINDOW



DECK RAILING



BRICK CLADDING



GRANITE TILE

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Landscape Planning

MATTHEW T. HANSEN
architect

MATERIAL & COLOUR SAMPLES

parkshore
Projects Ltd.



1 North-West Street View
Scale: NTS



2 South-West Street View
Scale: NTS



3 South-East Street View
Scale: NTS



4 North-East Street View
Scale: NTS

MATTHEW T. HANSEN
architect

1572 Klerner Road
North Vancouver, B.C.
V7K 1S4
E: mhanse@mtharchitect.ca
T: 604-863-3723
C: 604-671-2363

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41 & 45 Haliburton Street, Nanaimo, BC
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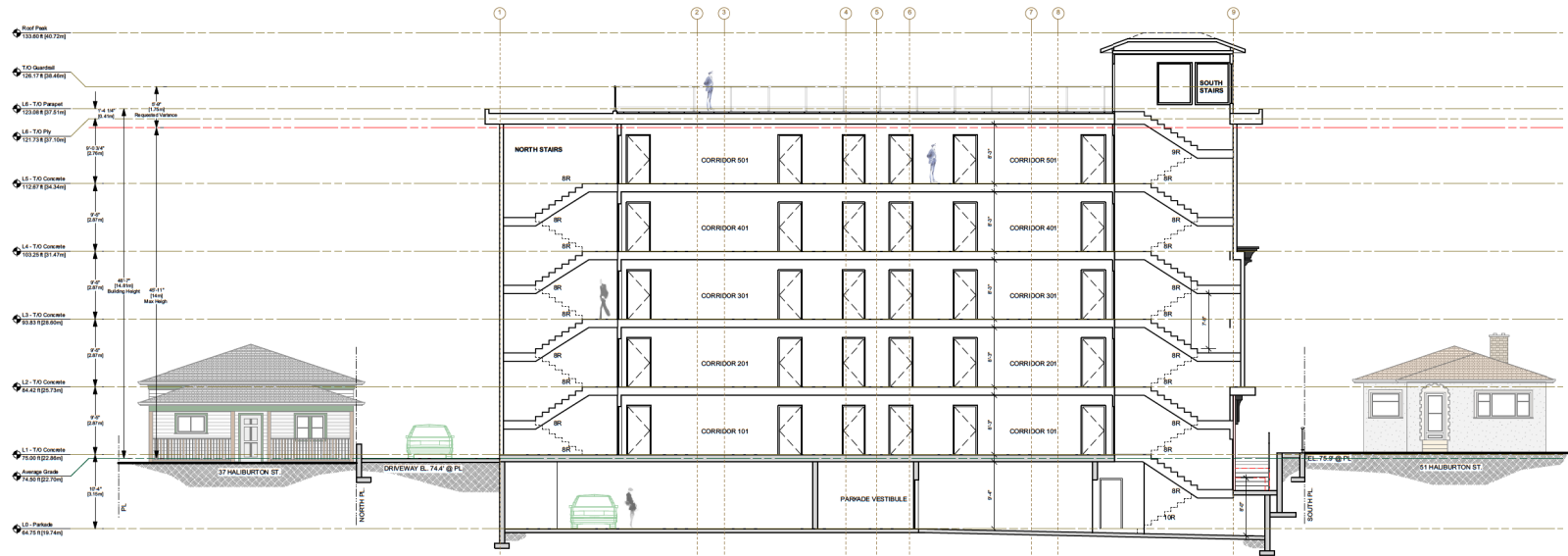
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Job No.: TBD	Sheet No.: A0.1
Scale: As Noted	Date: Mar 3, 2021
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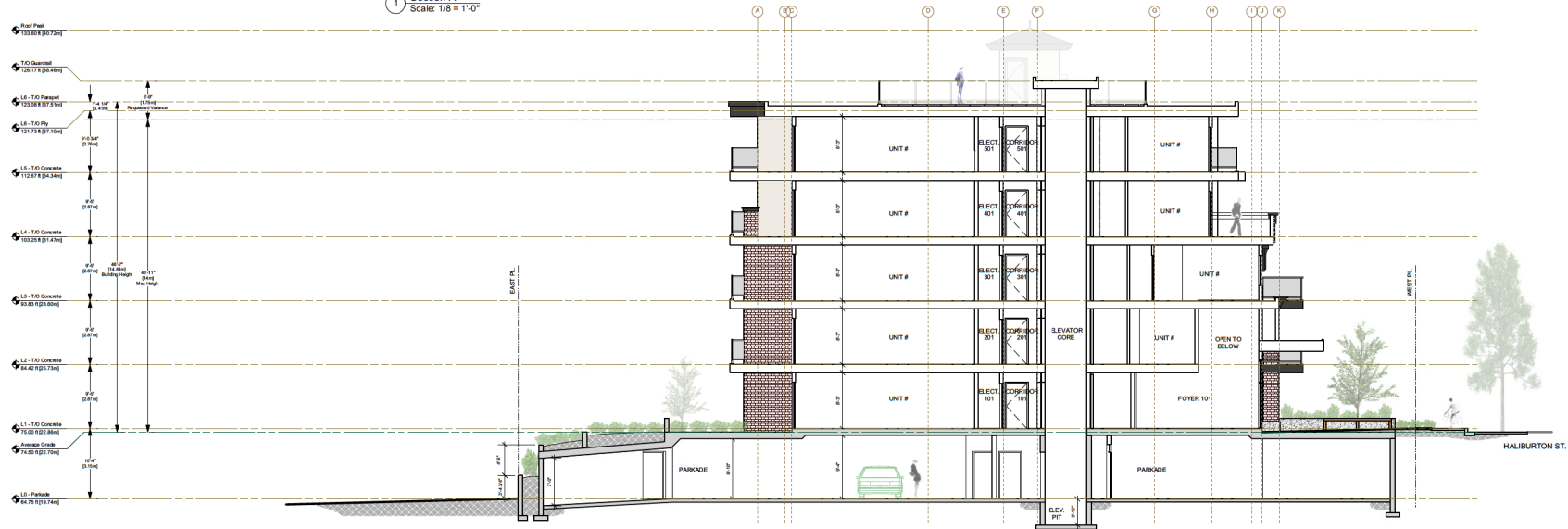
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No.	Date	Revision Notes

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1 Section A
Scale: 1/8" = 1'-0"



2 Section B
Scale: 1/8" = 1'-0"

Note:
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MATTHEW T. HANSEN architect

1572 Kilmer Road
North Vancouver, B.C.
V7K 5K4
E: mhanse@mtharchitect.ca
T: 604-463-3723
C: 604-471-2593

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No.	Date	Revision Notes

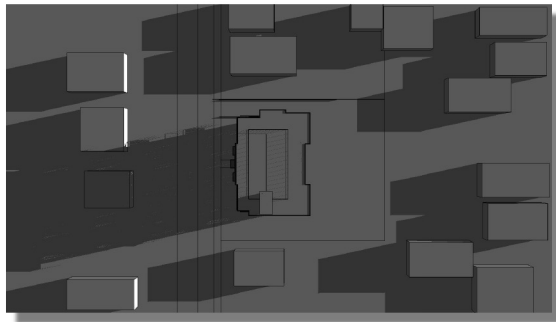
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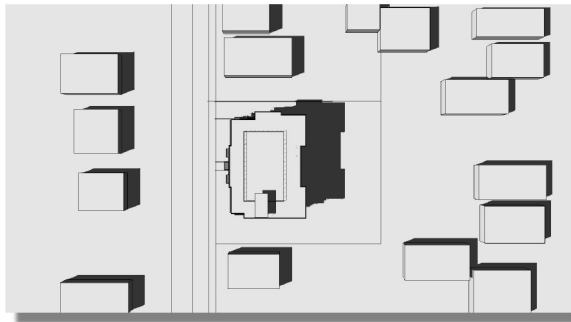


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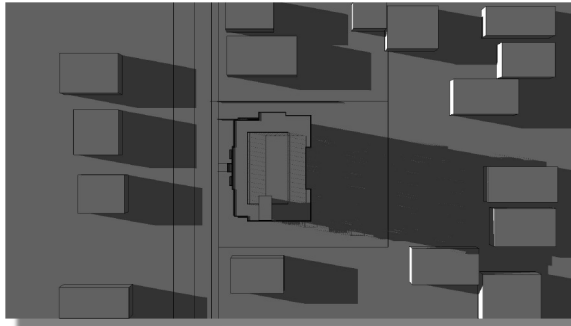
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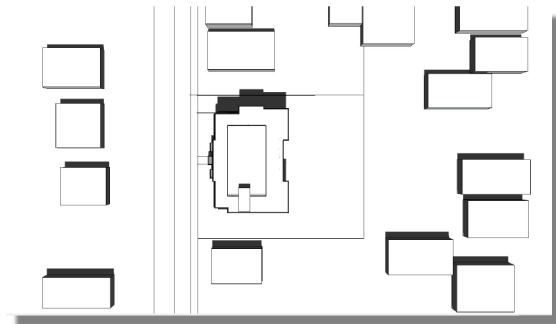
3:00 PM



9:00 AM



6:00 PM



12:00 PM

Note:
1. Shadow Study is for August 12

MATTHEW T. HANSEN
architect

1572 Kilmer Road
North Vancouver, B.C.
V7K 5K4
E: mhanse@mtharchitect.ca
T: 604-463-3723
C: 604-471-2503

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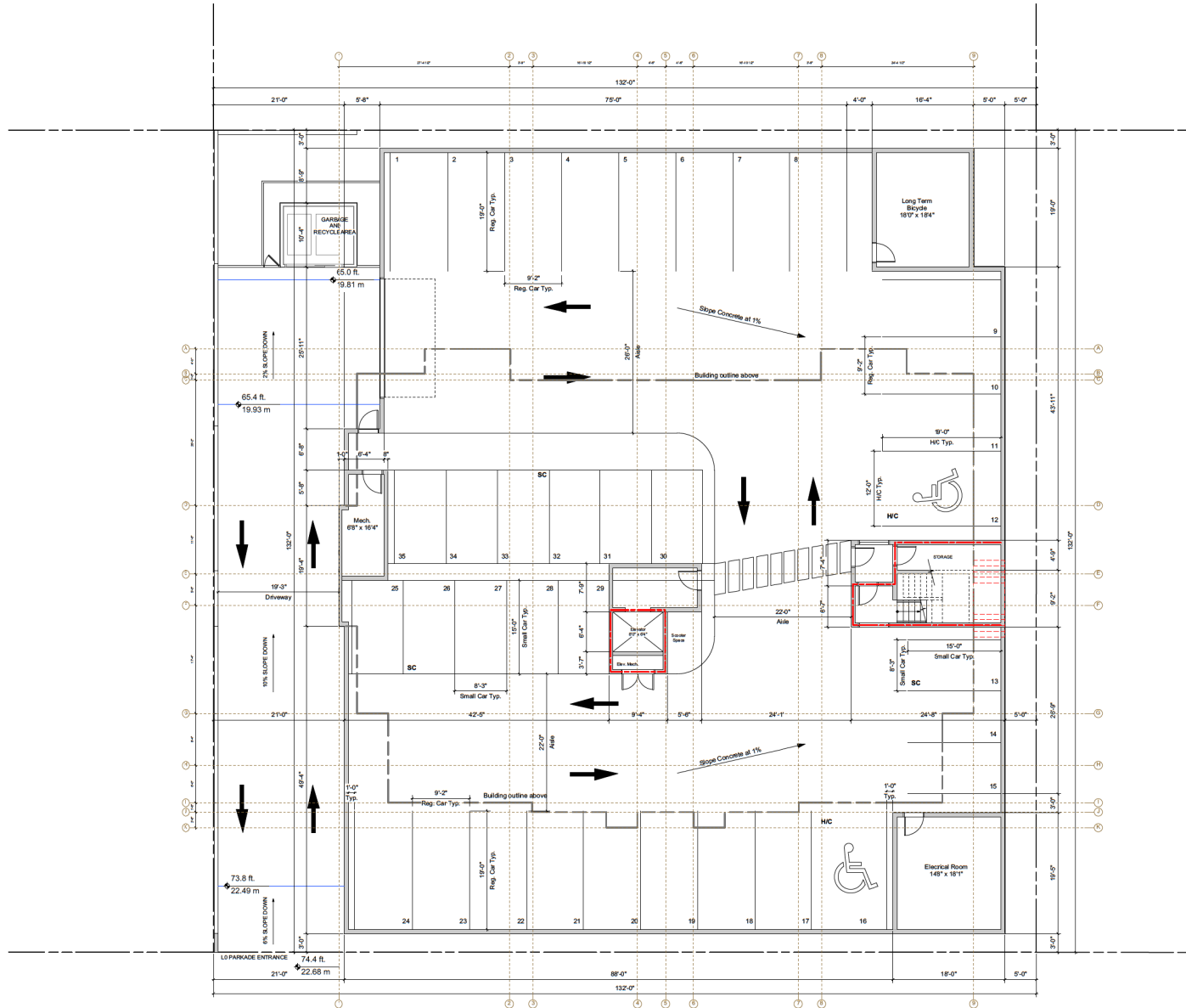
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Date:
Mar 3, 2021
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COURT PLANNING

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CAD File: TBD	



1 L0 Parkade Plan
Scale: 1/8" = 1'-0"



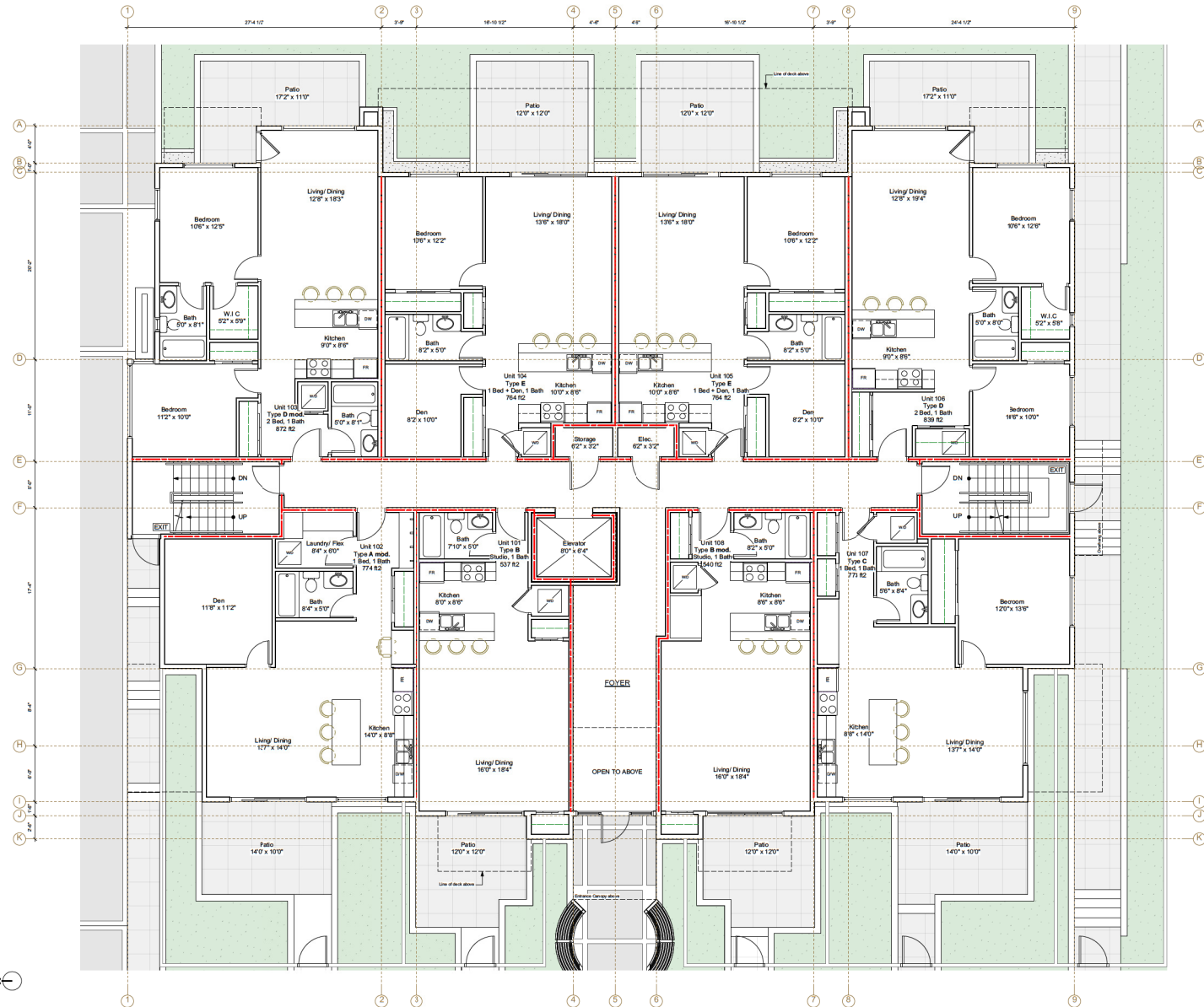
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HALIBURTON STREET

No.	Date	Issue Notes
xx	Y-M-D	xx
No.	Date	Revision Notes

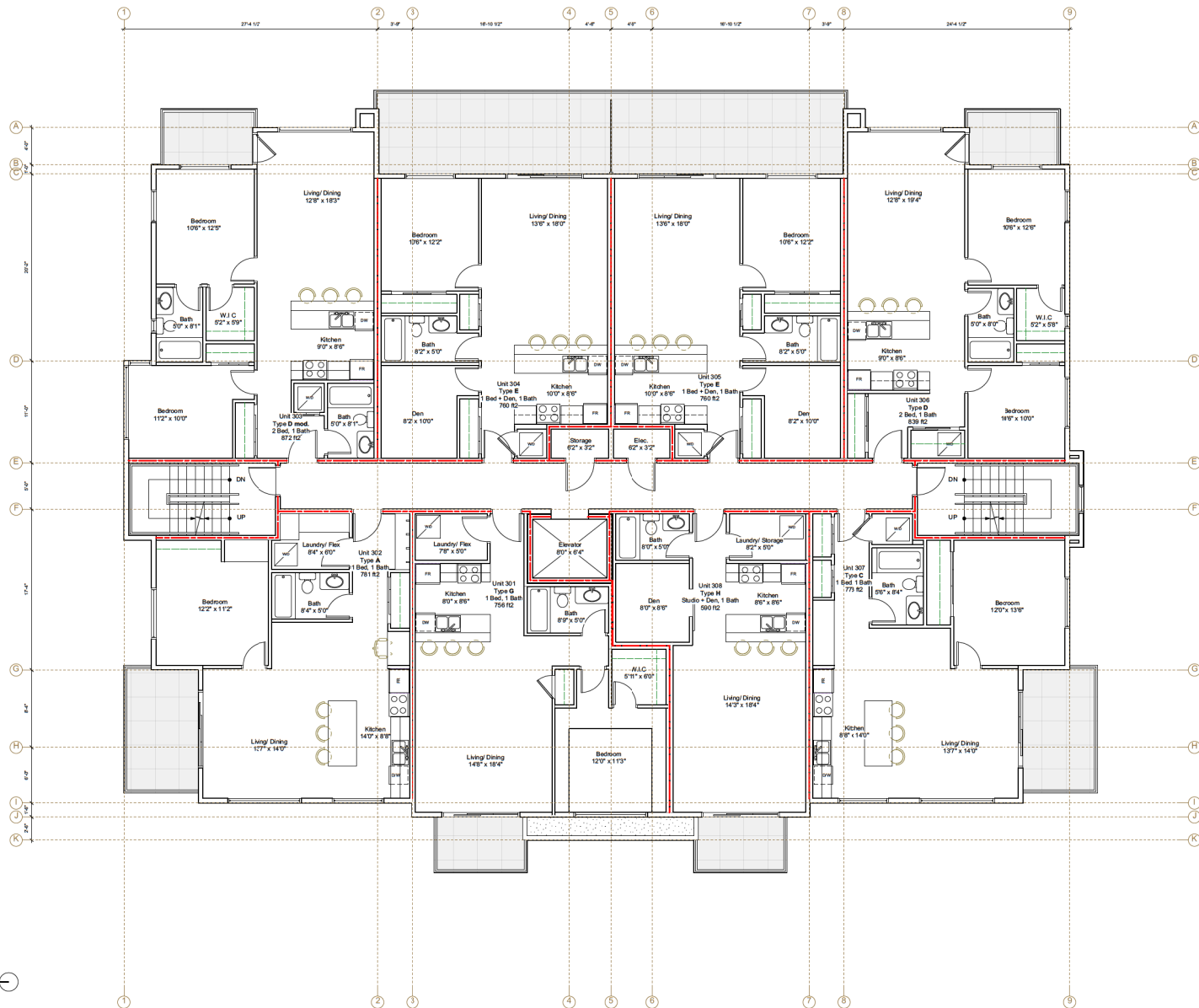
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Sheet Title: L1 Floor Plan	
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Job No.: TBD	Sheet No.: A2.1
Scale: As Noted	Date: Mar 3, 2021
CAD File: TBD	



1 L1 Floor Plan
Scale: 3/16" = 1'-0"

Note:
1. Dimensions within units are typical unless noted otherwise.



1 L3 Floor Plan
Scale: 3/16" = 1'-0"



Note:
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MATTHEW T. HANSEN
architect

1572 Kimer Road
North Vancouver, B.C.
V7K 5E4

E: mhanse@mtharchitect.ca
T: 604-883-3723
C: 604-471-2553

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Revision Notes		
No.	Date	Revision Notes

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Sheet Title:
L3 Floor Plan

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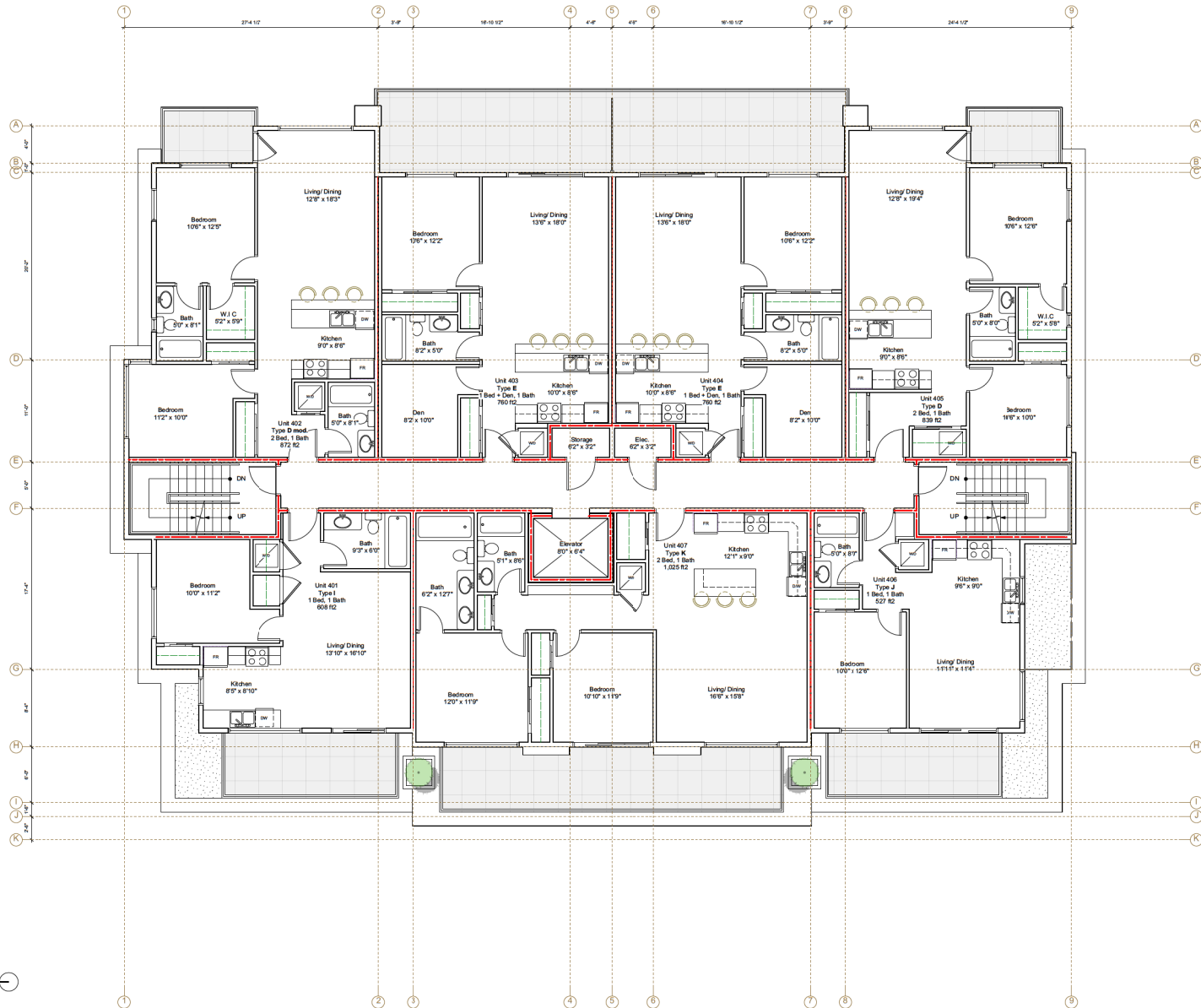
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Job No.: TBD
Sheet No.: **A2.3**

Scale: As Noted

Date: Mar 3, 2021

CAD File: TBD



1 L4 Floor Plan
Scale: 3/16" = 1'-0"



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MATTHEW T. HANSEN
architect

1572 Kimer Road
North Vancouver, B.C.
V7K 5K4
E: mhanse@mtharchitect.ca
T: 604-483-3723
C: 604-471-2253

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No.	Date	Revision Notes

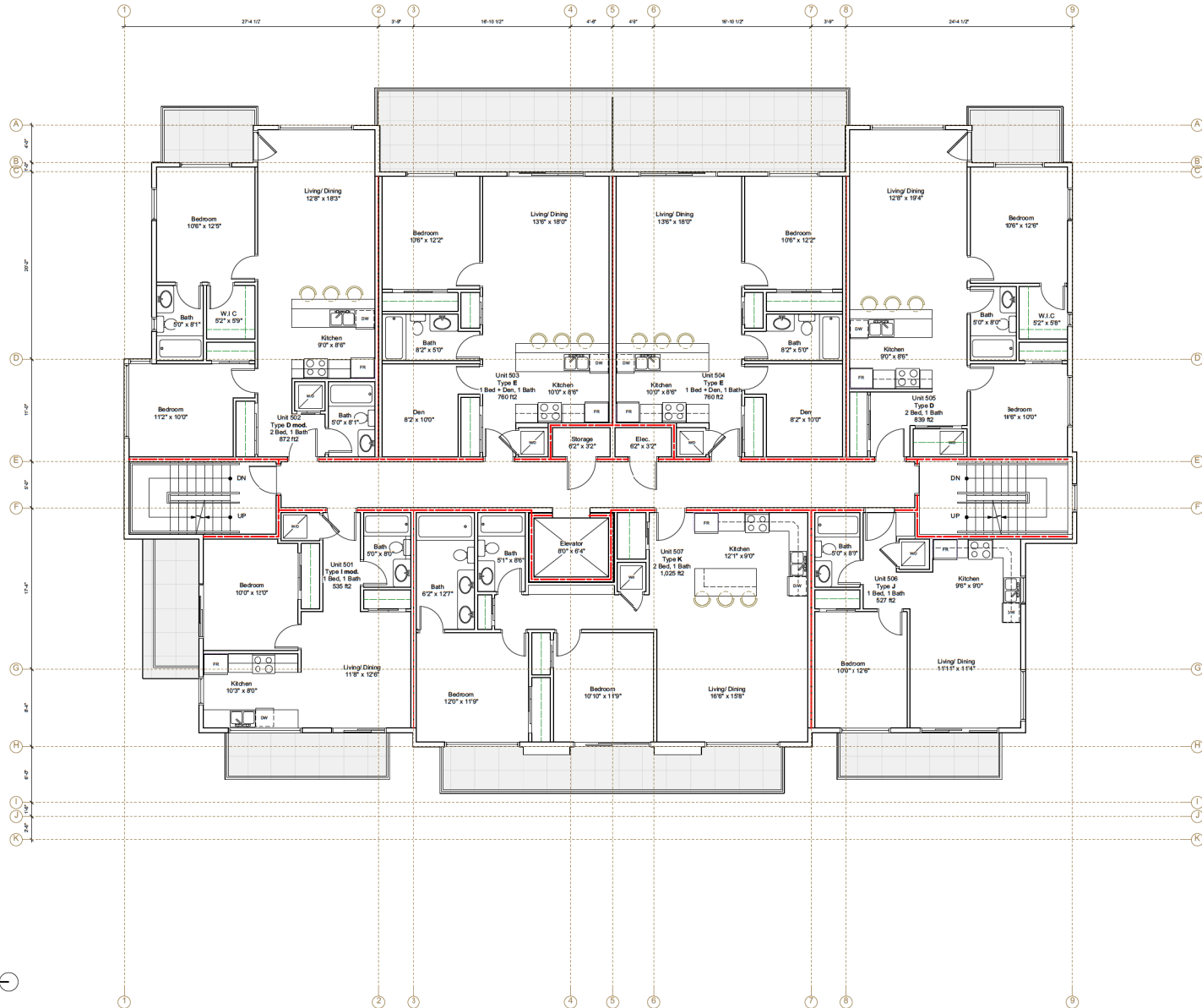
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Current Plans

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L4 Floor Plan
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As Noted
Date:
Mar 3, 2021
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No.	Date	Issue Notes
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Date: Mar 3, 2021	
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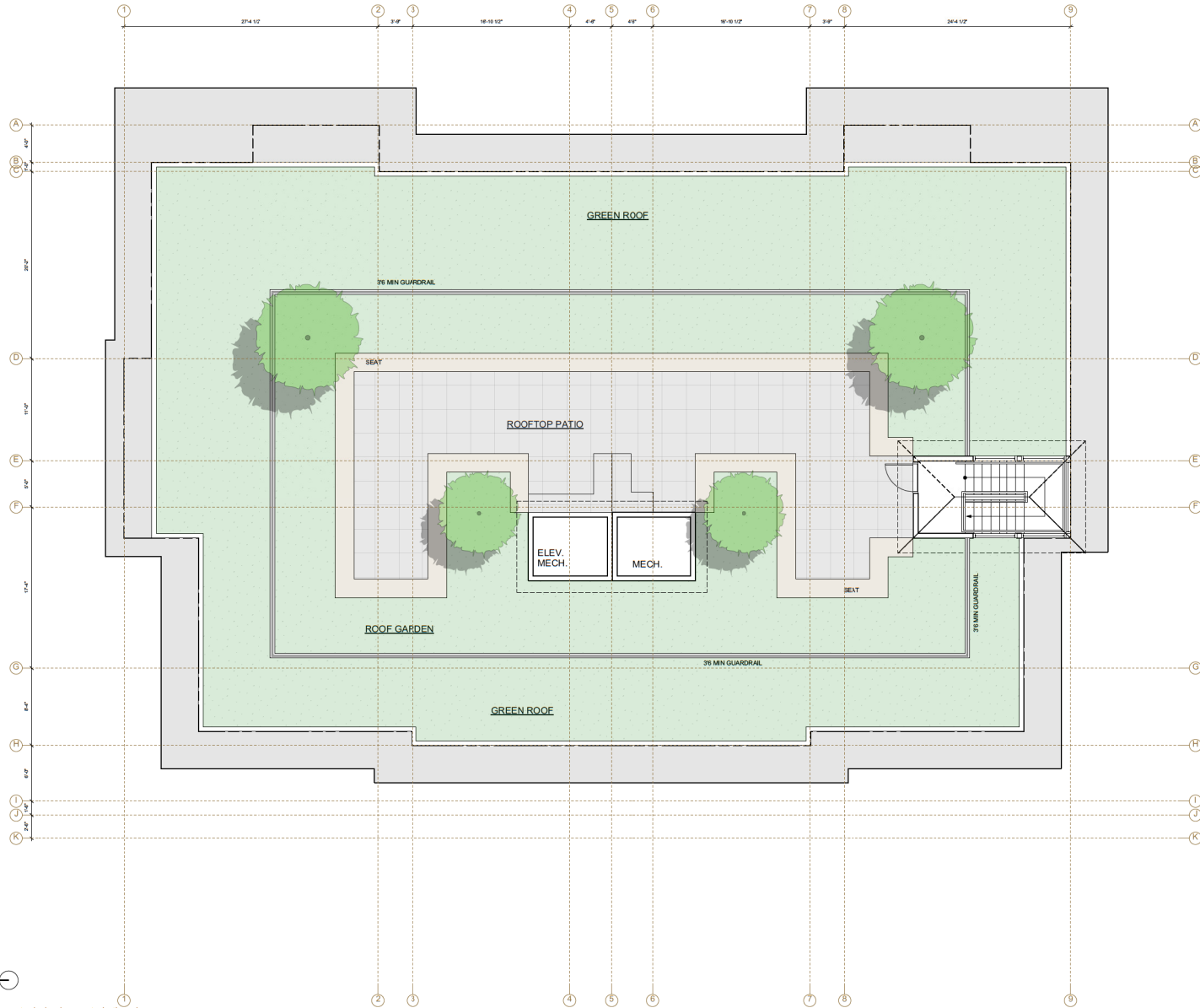
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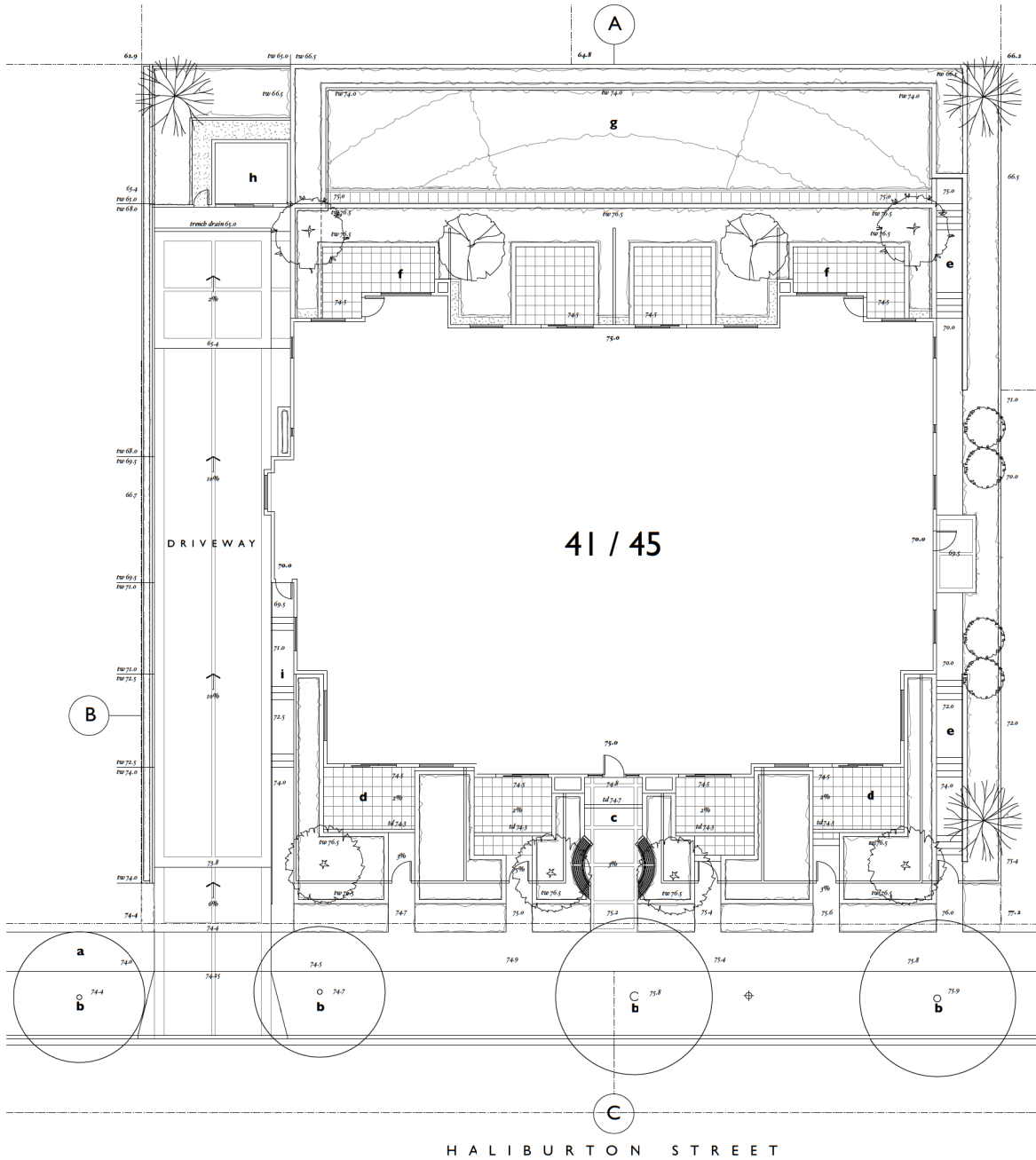
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Job No.: TBD	Sheet No.: A2.6
Scale: As Noted	Date: Mar 3, 2021
CAD File: TBD	



1 L6 Roof Plan
Scale: 3/16" = 1'-0"

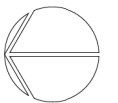
Note:
1. Dimensions within units are typical unless noted otherwise.



Key

- a Sidewalk
concrete sidewalk (refer to civil)
- b Existing Cherry Tree
with protection fencing
- c Entrance Courtyard
with curved sitting place
- d West Garden Patio
permeable concrete pavers
- e South Stairway
concrete steps
- f East Garden Patio
permeable concrete pavers
- g East Meadow Garden
wildflower meadow
- h Recycling Enclosure
- i North Stairway
concrete steps

A Landscape Section
please refer to L.1.5



December 6, 2020 revision
November 28, 2020 revision
October 20, 2020 revision
October 2, 2020 conceptual plan
September 2, 2020 preliminary plan

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41 & 45 Haliburton St, Nanaimo, BC

Level One
Landscape Grading Plan
Scale 1/8"=1'-0"



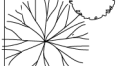























TOPOGRAPHICS
landscape architecture
250 247 9720

LA I

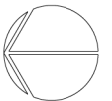
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Current Planning

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PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Note
TREES					
	2	<i>Acer palmatum Bloodgood</i>	Japanese Maple	6'bt	multitem
	2	<i>Acer palmatum Senkaki</i>	Japanese Maple	6'bt	multitem
	4	<i>Fagus sylvatica Daneyck</i>	Daneyck Beech	3" cal	low branch
	3	<i>Liquidambar styraciflua</i>	Sweet Gum	3" cal	
	4	<i>Stryax obasis</i>	Fragrant Snowbell	3" cal	
SHRUBS					
	6	<i>Arbutus unedo</i>	Strawberry Tree	#5	
	8	<i>Azalea japonica Blue Danube</i>	Azalea	#2	
	12	<i>Azalea japonica Hino White</i>	Azalea	#2	
	66	<i>Blechnum spicant</i>	Deer Fern	#2	
	10	<i>Camellia japonica Elegans Champagne</i>	Camellia	#5	
	7	<i>Choisya ternata</i>	Mexican Mockorange	#5	
	6	<i>Euonymus alatus Compactus</i>	Burningbush	#2	
	13	<i>Pieris japonica Forest Flame</i>	Pieris	#5	
	27	<i>Polystichum munium</i>	Swordfern	#2	
	26	<i>Prunus laurocerasus Reynouardii</i>	Russian Laurel	#7	
	20	<i>Prunus laurocerasus Zabeliana</i>	Zabel Laurel	#2	
	9	<i>Rhododendron Jean Marie de Montague</i>	Rhododendron	#5	
	8	<i>Rhododendron Snow Lady</i>	Rhododendron	#5	
	5	<i>Rosa nutkana</i>	Nootka Rose	#5	
	13	<i>Skimmia japonica</i>	Skimmia	#2	
	7	<i>Syria vulgaris Firmament</i>	Lilac	#5	
	11	<i>Viburnum laurifolium</i>	Viburnum	#2	
GROUNDCOVERS					
	20	<i>Arctostaphylos uva-ursi</i>	Kimblewick	#1	
	108	<i>Erica carnea Springwood White</i>	Heather	#1	
	120	<i>Lavandula angustifolia Munstead</i>	Lavender	#1	
	48	<i>Pachysandra terminalis</i>	Japanese Spurge	#1	
	36	<i>Stachys byzantina</i>	Lamb's Ears	#1	
PERENNIALS & GRASSES					
	60	<i>Elymus glaucus</i>	Blue Lyme Grass	#1	
	120	<i>Festuca ovina Glauca</i>	Blue Fescue	#1	
	24	<i>Hemerocallis Stella d'Oro</i>	Daylily	#1	
	60	<i>Iris pumila</i>	Iris	#1	
VINES					
	3	<i>Clematis amandii</i>	Evergreen Clematis	#5	staked
	3	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#5	staked

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas



December 6, 2021

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41 & 45 Haliburton St, Nanaimo, BC

Level One

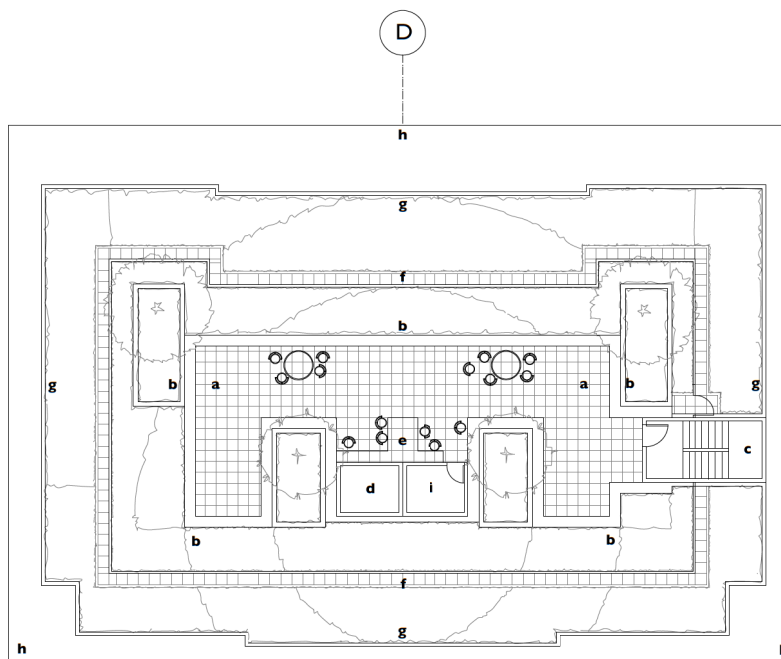
Landscape Grading Plan

Scale 1/8"=1'-0"

TOPOGRAPHICS
landscape architecture
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2021-MAR-04
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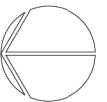
LA 2



Key

- a **Garden Terrace**
permeable concrete pavers
- b **Sitting Wall**
18" soil depth
- c **Stairway**
refer to architecture
- d **Elevator**
refer to architecture
- e **Counter**
30" height
- f **Guardrail**
3'-6" height
- g **Planter Wall**
12" height
- h **Roof Cantilever**
please refer to architecture
- i **Mechanical Room**
please refer to mechanical

- D **Landscape Section**
please refer to L45



December 6, 2020 revised
October 22, 2020 revised
October 14, 2020 revised
October 2, 2020 conceptual plan

41 / 45

41 & 45 Haliburton St, Nanaimo, BC

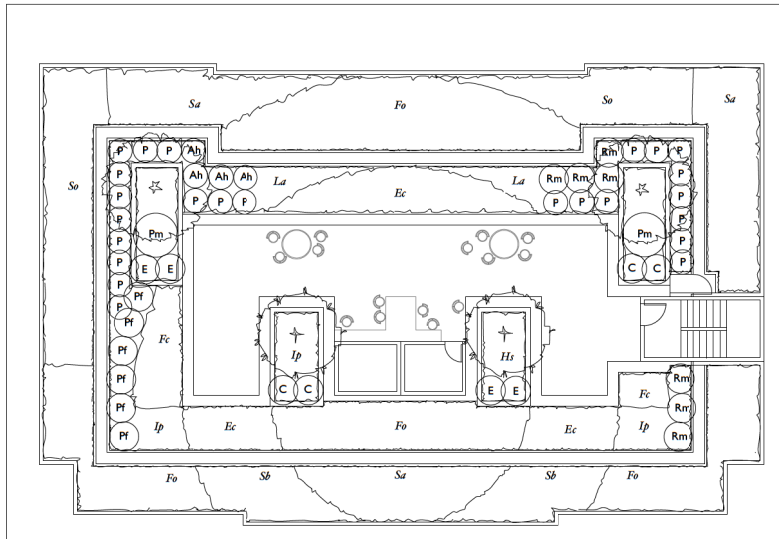
Level Six

Landscape Grading Plan
Scale 1/8"=1'-0"

TOPOGRAPHICS
landscape architecture
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LA 3

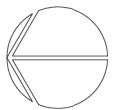
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DP1218
2021-MAR-04
CITY OF NANAIMO



PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size
TREES				
	2	<i>Acer palmatum</i> Bloodgood	Japanese Maple	6' bt
	2	<i>Malus dojo</i>	Flowering Crabapple	6' bt
SHRUBS				
	4	<i>Anasajaponica</i> Hime White	Analea	#2
	4	<i>Choisy ternata</i>	Mexican Mockorange	#2
	4	<i>Euonymus alatus</i> Compacta	Burningbush	#2
	2	<i>Pinus mugo</i> Pumilo	Mugo Pine	#7
	24	<i>Polystichum munizianum</i>	Swordfern	#2
	6	<i>Potentilla fruticosa</i> Tangerine	Cinquefoil	#2
	7	<i>Rosa woodland</i> White	Rose	#5
GRUNDCOVERS				
	108	<i>Erica carnea</i> Springwood White	Heather	#1
	72	<i>Fragaria chilensis</i>	Coastal Strawberry	4"
	36	<i>Lavandula angustifolia</i> Munstead	Lavender	#1
	72	<i>Stachys byzantina</i>	Lamb's Ears	4"
PERENNIALS				
	12	<i>Hemerocallis</i> Stella d'Oro	Daylily	4"
	36	<i>Iris pumila</i>	Dwarf Iris	4"
	180	<i>Sedum alba</i>	Sedum	4"
	180	<i>Sedum viregatum</i>	Sedum	4"
GRASSES				
	320	<i>Festuca ovina</i>	Blue Fescue	4"

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas



December 6, 2020 revised
October 22, 2020 revised
October 14, 2020 revised
October 2, 2020 conceptual plan

41 / 45

41 & 45 Haliburton St, Nanaimo, BC

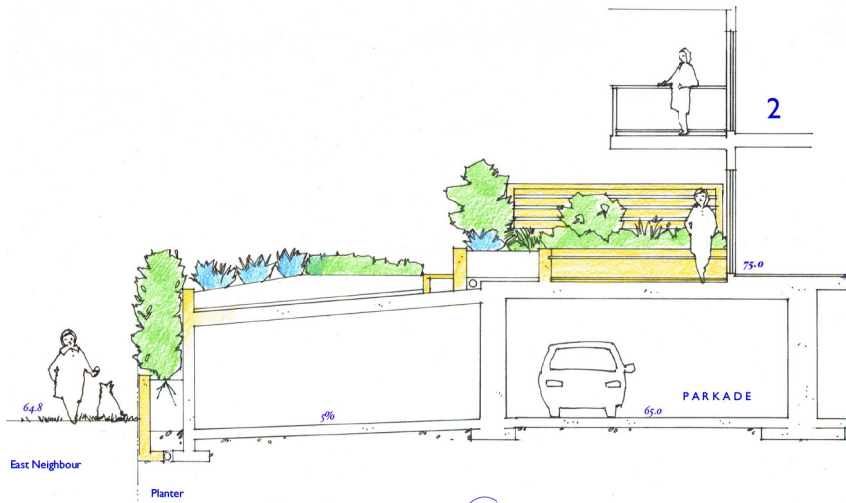
Level Six

Landscape Planting Plan
Scale 1/8"=1'-0"

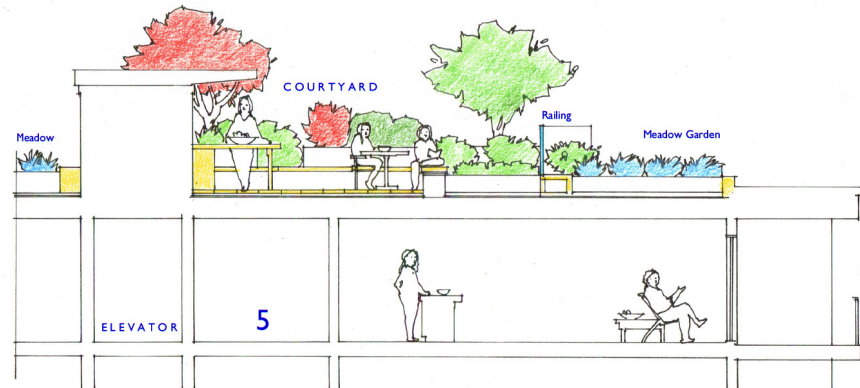
TOPOGRAPHICS
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2021-MAR-04
COUNTING

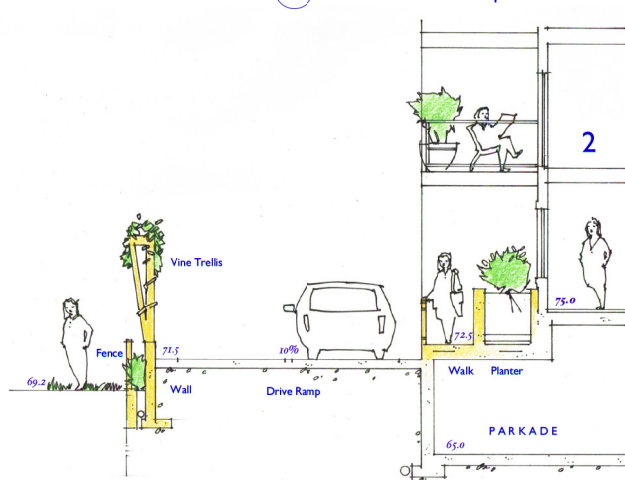
LA 4



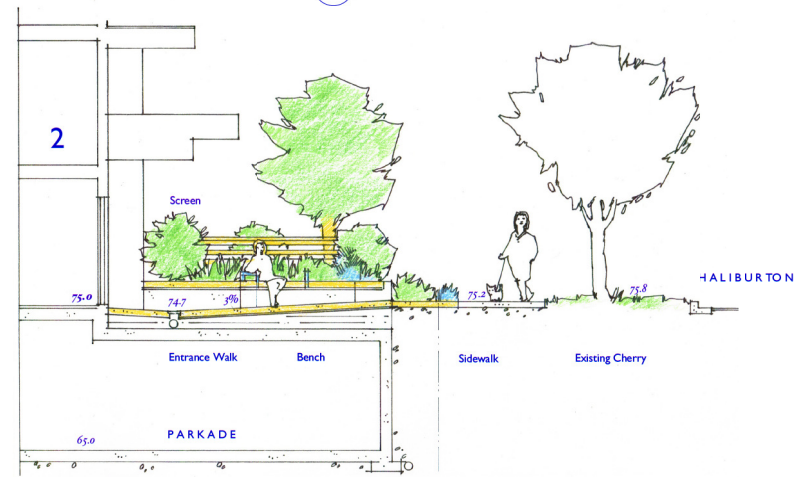
Section A East Landscape



Section D Roof Garden



Section B North Landscape



Section C West Landscape

December 6, 2022 revision

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41 & 45 Haliburton St, Nanaimo, BC

Level One
Landscape Sections
Scale: 1/4" = 1'-0"

TOPOGRAPHICS
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COURTESY: PARCHER

LA 5

This aerial map shows a residential neighborhood with the following lot numbers:

- Top Left (West of Haliburton St):** 12, 18, 20, 26, 30, 34, 38, 42, 44, 110, 118.
- Top Center (Between Haliburton St and Irwin St):** 17, 21, 25, 29, 33, 37, 38, 41, 45, 47, 51, 55, 208, 220.
- Top Right (East of Irwin St):** 12, 16, 22, 28, 34, 36, 40, 42, 46, 50, 56, 62, 68, 1, 5, 7, 15, 17, 21, 75, 85.
- Bottom (South of Finlayson St):** 107, 109, 102, 103, 203, 213, 219, 106, 311, 315.

The streets shown are **HALIBURTON ST**, **IRWIN ST**, and **FINLAYSON ST**. A red box highlights the area containing lots 41, 45, and 47.



41 & 45 HALIBURTON STREET