

# **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 architectural 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 consistent 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 will 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.

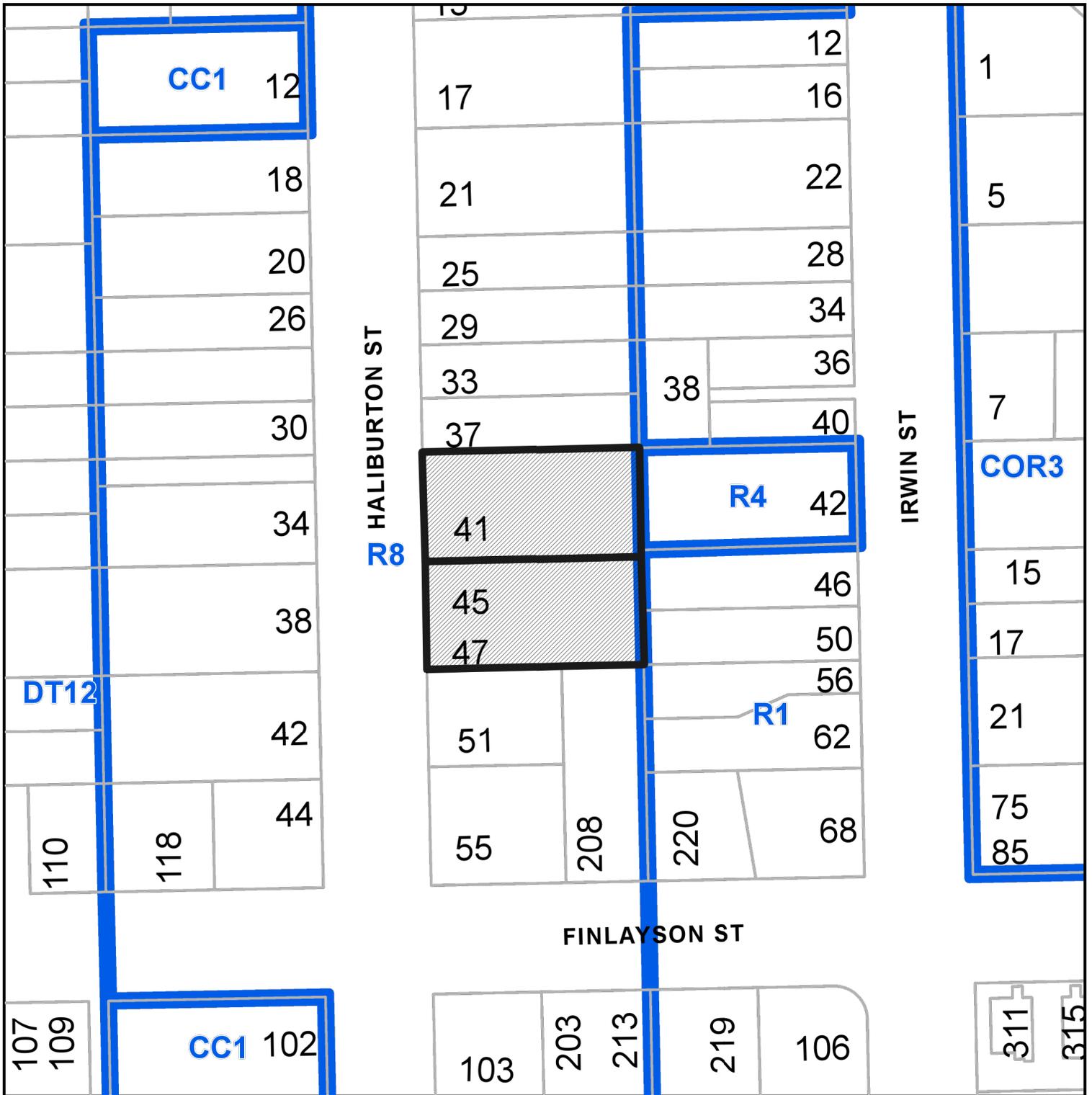
Matt Hansen Architect AIBC  
Matthew T. Hansen Architect

# CONTEXT MAP



41 & 45 HALIBURTON STREET

# LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001218



CIVIC: 41 & 45 HALIBURTON STREET

 **Subject Property**

LEGAL: LOT 3 & 4, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 584

Project Data						
<b>Project Data:</b>	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					
<b>Property Area:</b>			<b>ft2</b>	<b>m2</b>		<b>Notes:</b>
41 Haliburton St.			8,710.37	809.22		
45 Haliburton St.			8,710.37	809.22		
Total Area:			<b>17,420.85</b>	<b>1,618.45</b>		
<b>L0 Parkade Area, GFA</b>			<b>ft2</b>	<b>m2</b>		<b>Notes:</b>
Garage L0			12,975	1,205.42		
<b>Building Area: GFA</b>			<b>ft2</b>	<b>m2</b>		<b>Notes:</b>
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:			<b>31,114</b>	<b>2,890.59</b>		
<b>Total Building Area:</b>			<b>ft2</b>	<b>m2</b>		
Subtotal GFA:			31,114	2,890.59		
Total GFA + Parkade:			<b>44,089</b>	<b>4,096.01</b>		
<b>Unit Types:</b>						
<b>Units:</b>	<b>Description:</b>	<b>Qty:</b>	<b>ft2</b>	<b>m2</b>	<b>Area Total: ft2</b>	<b>Notes:</b>
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	71.81	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:		<b>38</b>			<b>28,806</b>	
<b>Unit Totals:</b>	<b>Description:</b>	<b>Qty:</b>	<b>% of Total Unit Qty</b>		<b>Area Total: ft2</b>	<b>Notes:</b>
	Studio	2	5.26%		1,077	
	Studio + den	3	7.89%		1,876	
	1 bed	11	28.95%		7,808	
	1 bed + 1 den	10	26.32%		7,640	
	2 bed	12	31.58%		10,605	
	Total Units	<b>38</b>	<b>100%</b>		<b>28,806</b>	Combined Gross Leasable Area (GLA)
					<b>31,114</b>	Gross floor area, Excluding Parkade
					<b>7.42%</b>	% of GLA to GFA
<b>Zoning Requirements:</b>	<b>Required/ Allowed:</b>	<b>Proposed:</b>	<b>Notes:</b>			
Site Coverage*: (Part A)	40%	TBD	See table 7.3.1 and Schedule D of Bylaw No. 4500 for addition density requirements			
Floor Area Ratio:						
1.25+0.25+0.10+0.25	1.85	1.79				
Front Bldg Setback	6.00 m	6.10 m				
Side Bldg Setback (North)	3.00 m	3.04 m				
Side Bldg Setback (South)	3.00 m	3.04 m				
Rear Bldg Setback	10.50 m	10.70 m				
Underground Parking Setback (Front)	1.80 m					
Height Relaxation:	49.21 ft (15.00 m)					
Number of Storeys	N/A	5 + Roof Deck				
<b>Notes:</b>	*Site coverage excludes balconies					

1 **Project Data**  
March 03, 2021

Vehicle Parking Requirements						
Lumina						
Location:						
<b>Unit Description</b>	<b>Required</b>	<b>Res. Unit Qty</b>	<b>Required</b>	<b>Proposed</b>	<b>Notes</b>	
Studio	0.75	5	3.75			
1 bed	0.88	21	18.48			
2 bed	1.26	12	15.12			
Subtotal Parking Required:		<b>38</b>	<b>37.35</b>			
<b>Parking Stall Type</b>	<b>Required / Allowed</b>			<b>Proposed</b>	<b>Notes</b>	
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					
<b>Combined Building Totals</b>			<b>Required</b>	<b>Proposed</b>	<b>Notes</b>
Short Term (0.1/unit)			3.8		
Long Term (0.5/unit)			19.0		All located in Parkg Garage @ L0

3 **Bicycle Parking Requirements**  
March 03, 2021

# LUMINA

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Current Planning

41 & 45 Haliburton Street, Nanaimo, BC

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

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**LUMINA**  
Project  
41 & 45 Haliburton Street, Nanaimo, BC  
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Sheet Title:  
**Site Plan**

Drawn: JC	Checked: MTH
Job No.: TBD	Sheet No.:
Scale: As Noted	<b>A1.0</b>
Date: Mar 3, 2021	
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1 COMMON SITE PLAN  
Scale: 3/32" = 1'-0"

Note:  
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41 & 45 Halburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 5584

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Sheet Title:  
**Elevations**

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Scale: As Noted	<b>A3.0</b>
Date: Mar 3, 2021	
CAD File: TBD	



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



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

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



1 East Elevations  
Scale: 1/8 = 1'-0"



2 South Elevations  
Scale: 1/8 = 1'-0"

**Note:**  
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Sheet Title:  
**Elevations**

Drawn: JC	Checked: MTH
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Date: Mar 3, 2021	
CAD File: TBD	



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FASCIA & FLASHING

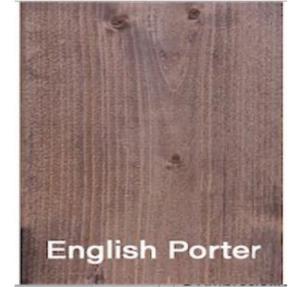


Architectural Bronze

WINDOW TRIM



BUILDING FACADE



English Porter

CEDAR SOFFIT



HARDI-PANEL



ALUMINUM WINDOW



DECK RAILING



BRICK CLADDING



GRANITE TILE

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Landscape Planning



# MATERIAL & COLOUR SAMPLES





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

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**LUMINA**  
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 41 & 45 Haliburton Street, Nanaimo, BC  
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Sheet Title:  
**Perspective  
Street View**

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Scale: As Noted	<b>A0.1</b>
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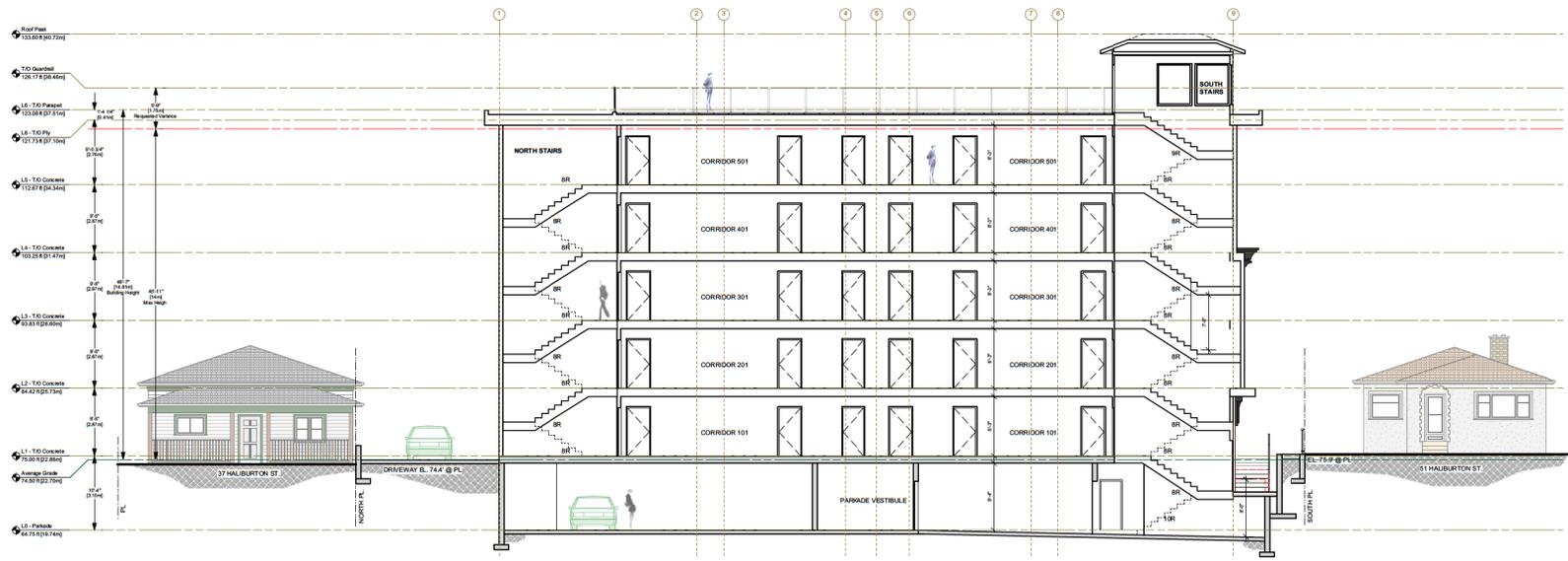
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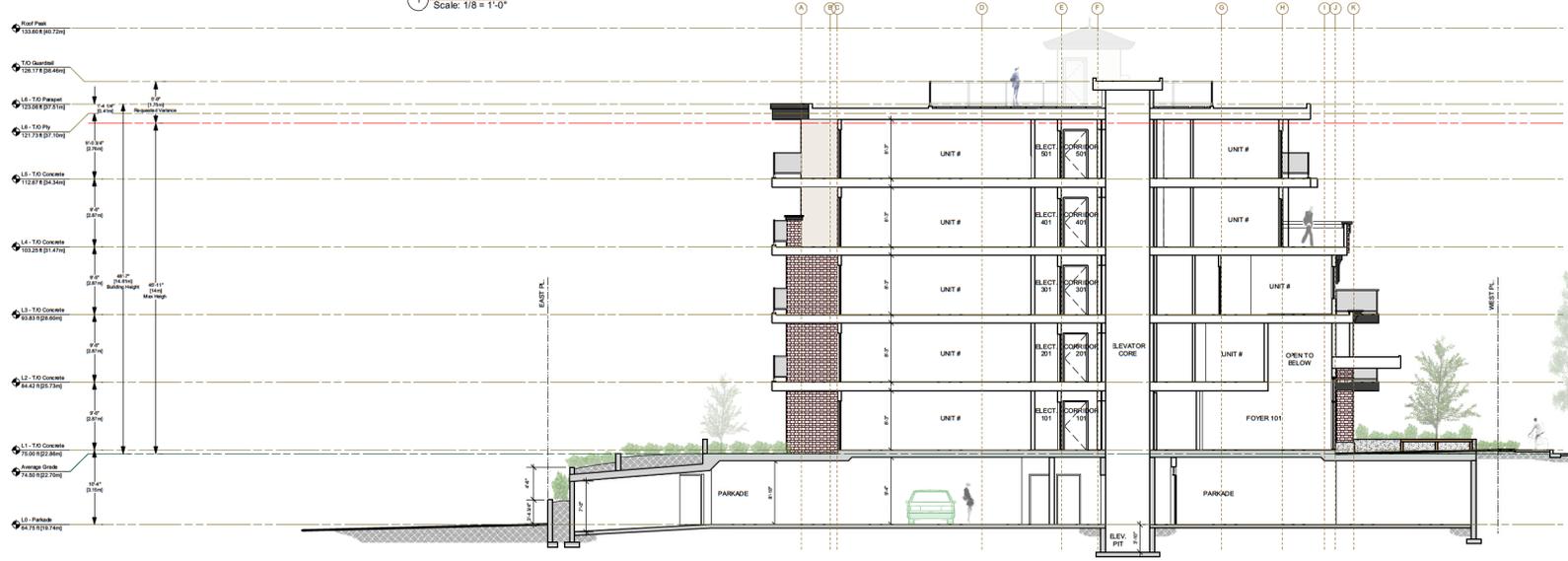
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Job No: TBD  
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Date: Mar 3, 2021  
CAD File: TBD

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Sheet No.:  
**A4.0**



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



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

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**Section + Context**

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Scale: As Noted  
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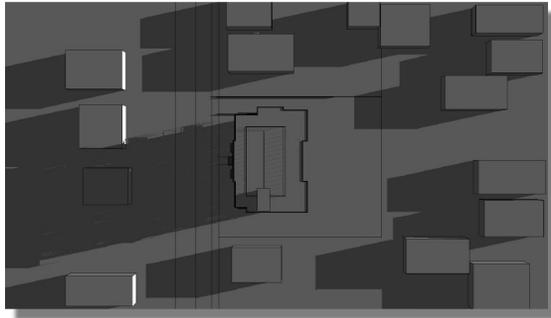
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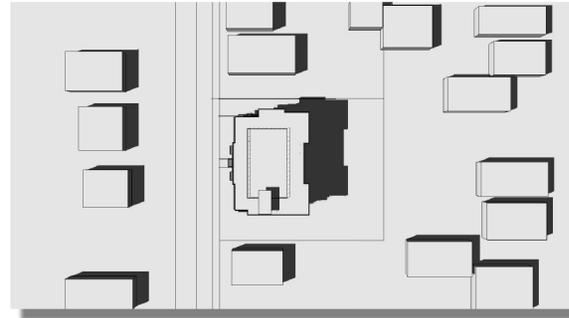


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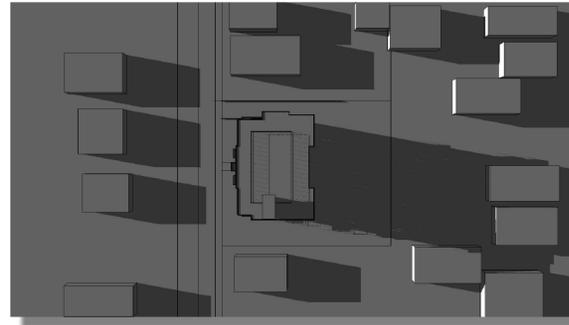
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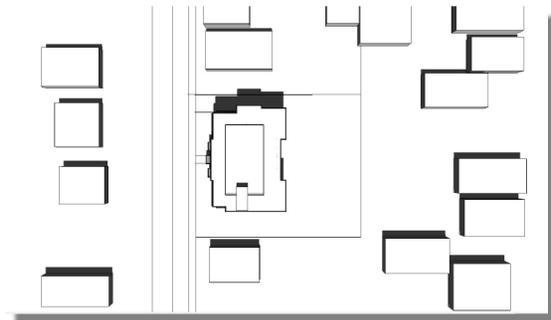
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9:00 AM



6:00 PM



12:00 PM

**Note:**  
1. Shadow Study is for August 12

**MATTHEW T. HANSEN**  
architect

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**Shadow Study**

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Sheet Title:  
**L0 Parkade Plan**

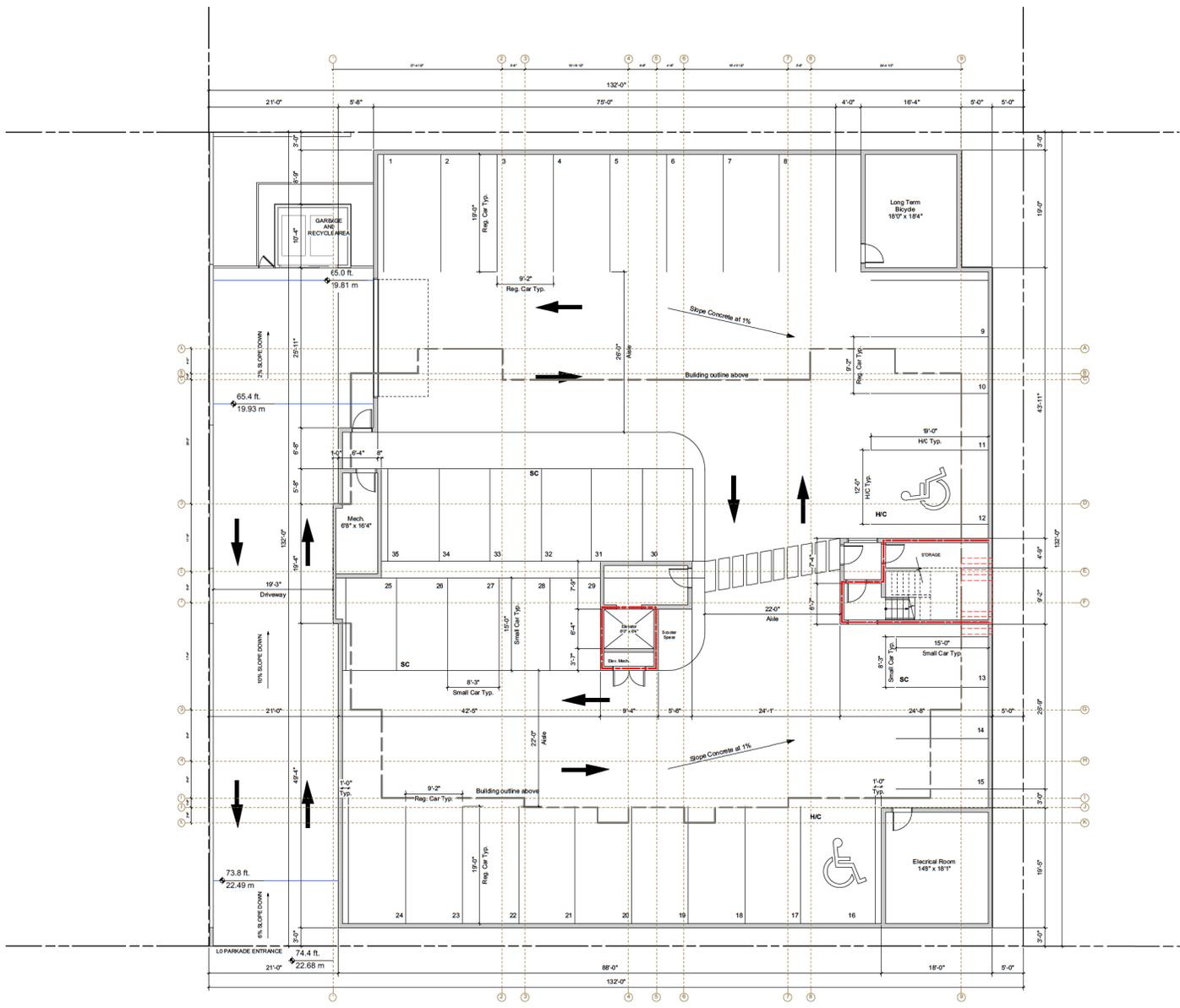
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Date: Mar 3, 2021

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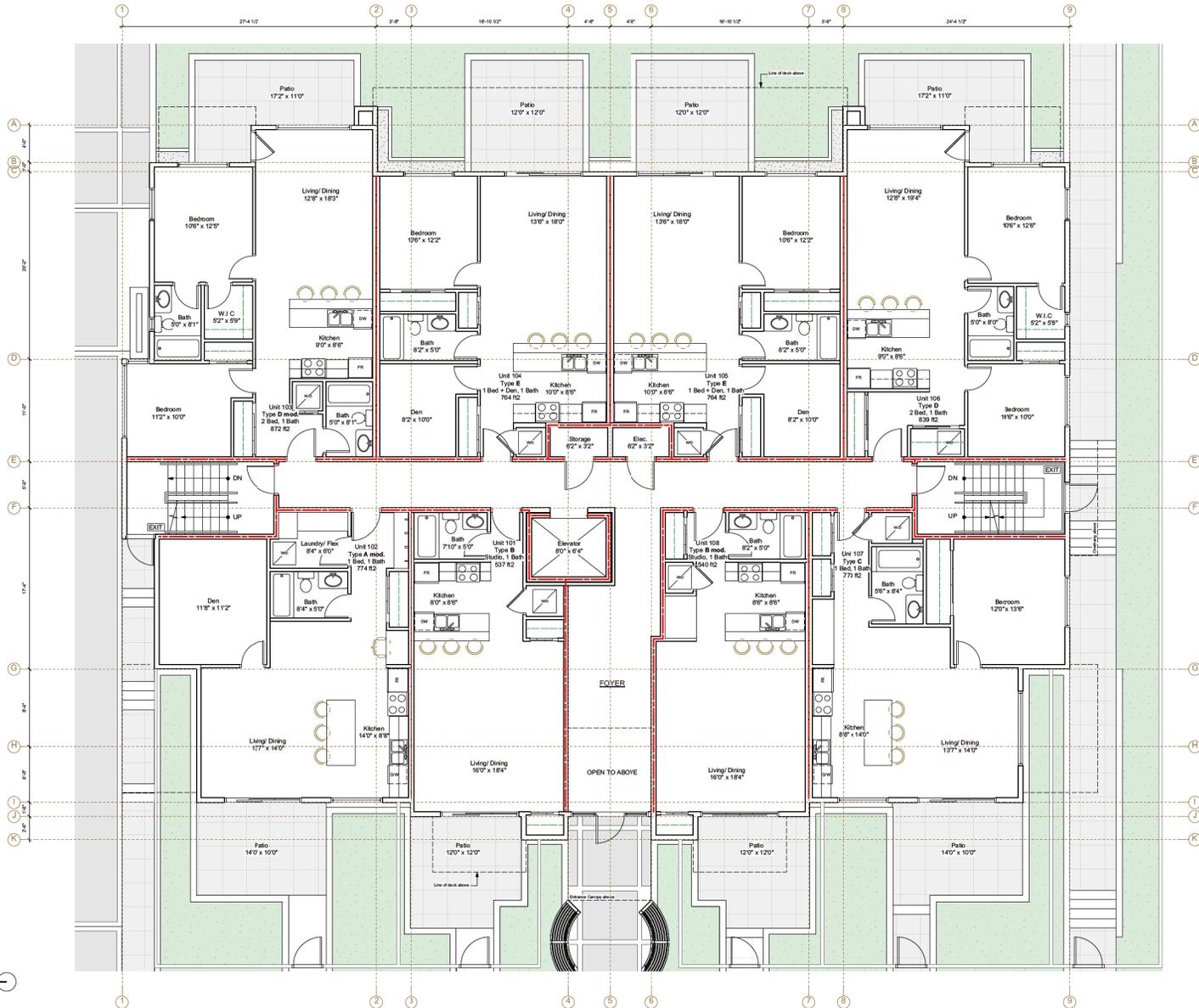


1 L0 Parkade Plan  
Scale: 1/8" = 1'-0"

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HALIBURTON STREET

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

Note:  
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**LUMINA**  
Project  
41 & 42 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

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L1 Floor Plan

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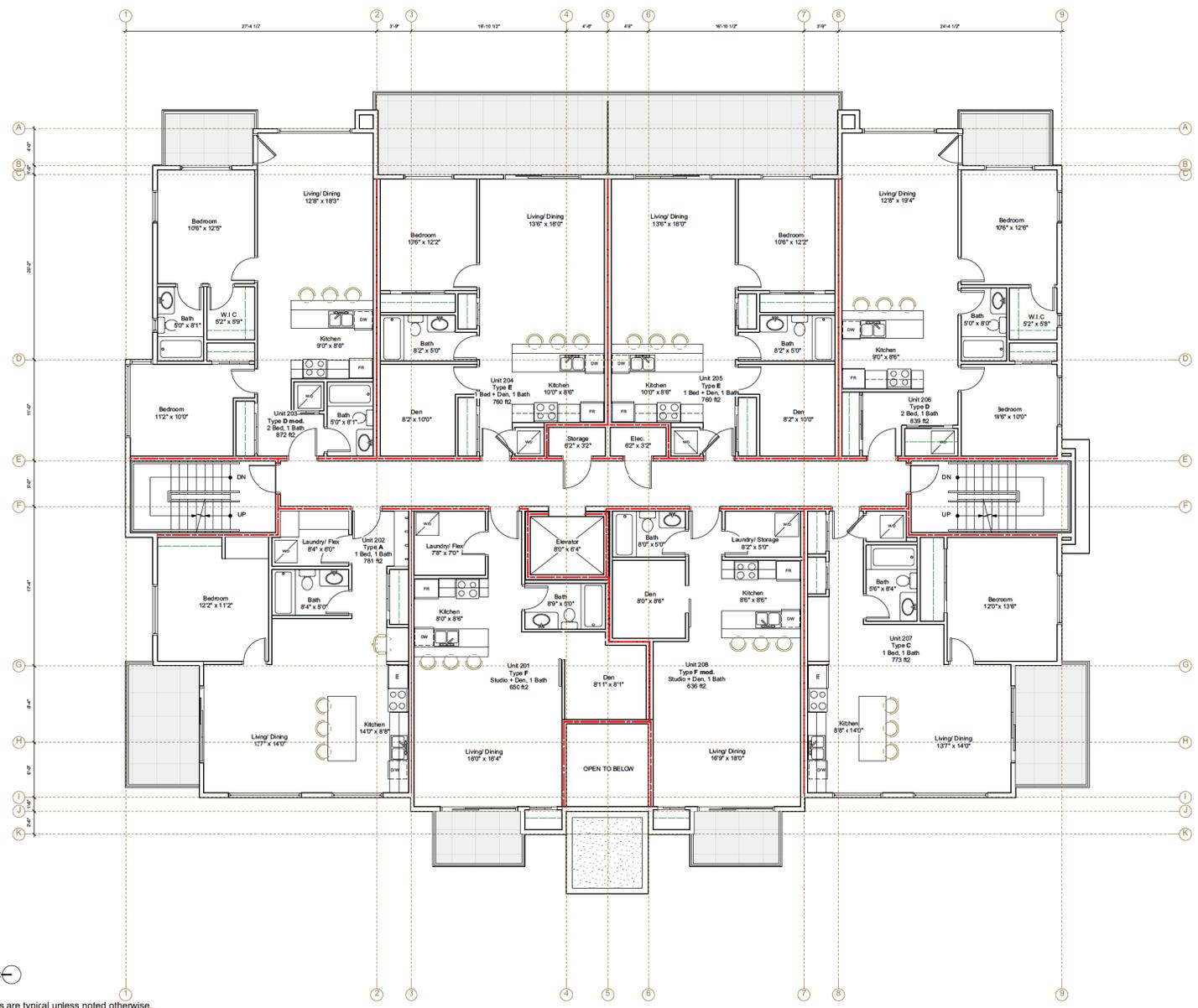
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**L2 Floor Plan**

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Date: Mar 3, 2021  
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**A2.2**



1 L2 Floor Plan  
Scale: 3/16" = 1'-0"



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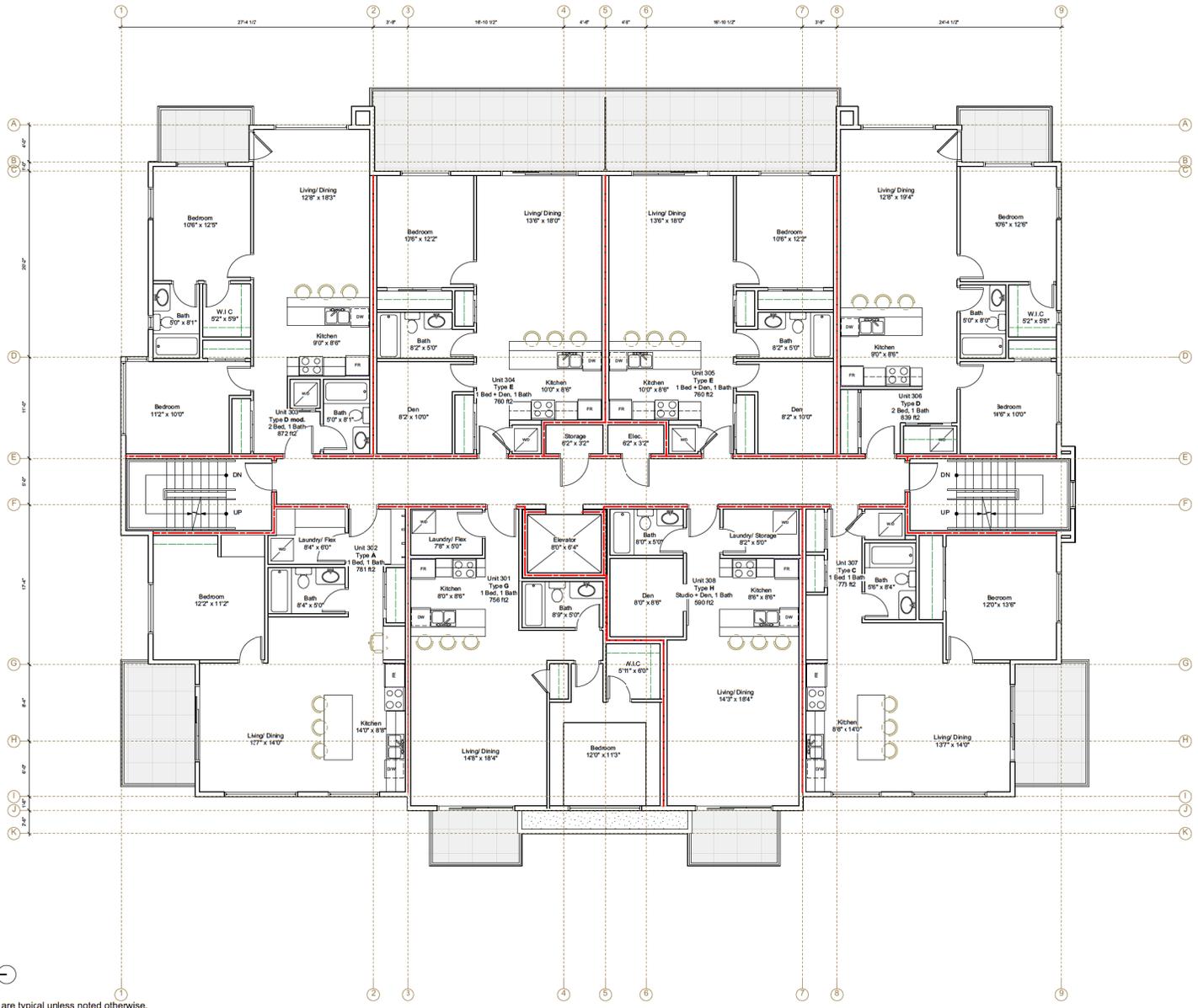
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Current Planings

Sheet Title:  
**L3 Floor Plan**

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Sheet No.:  
Scale: As Noted  
Date: Mar 3, 2021  
CAD File: TBD

**A2.3**



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



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

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Project:  
**LUMINA**  
41 & 45 Halburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

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

No.	Date	Revision Notes
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2021-MAR-03  
CUTFEST PLANNING

Sheet Title:  
**L4 Floor Plan**

Drawn:  
JC

Checked:  
MTH

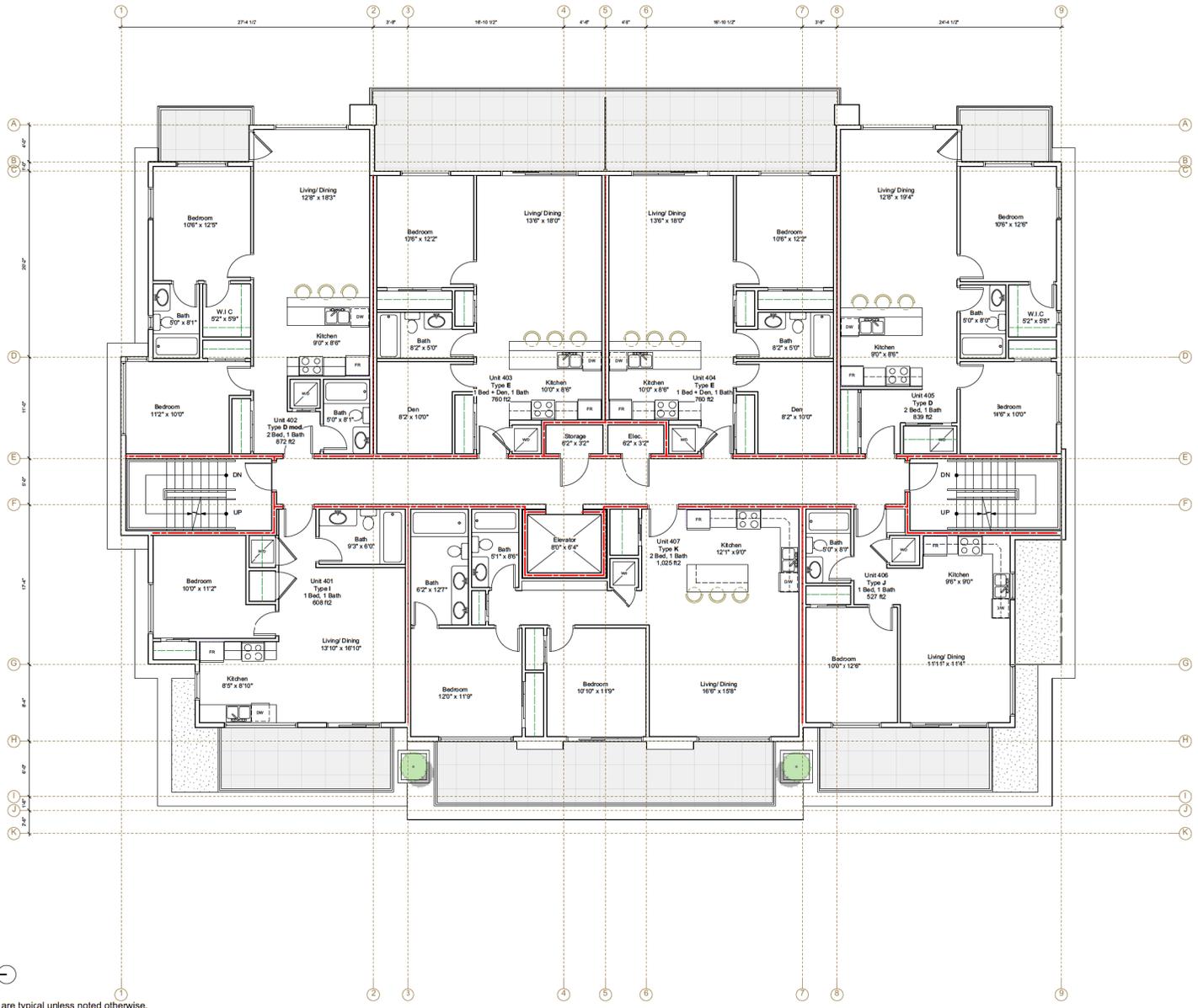
Job No.:  
TBD

Scale:  
As Noted

Date:  
Mar 3, 2021

CAD File:  
TBD

Sheet No.:  
**A2.4**



1 L4 Floor Plan  
Scale: 3/16" = 1'-0"  
Note:  
1. Dimensions within units are typical unless noted otherwise.



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Project:  
**LUMINA**  
41 & 45 Halburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4 - Block 6, Section 1, Nanaimo District, Plan 584

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

No.	Date	Revision Notes

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**DP1218**  
2021-MAR-03  
Current Planning

Sheet Title:  
**L5 Floor Plan**

Drawn:  
JC

Checked:  
MTH

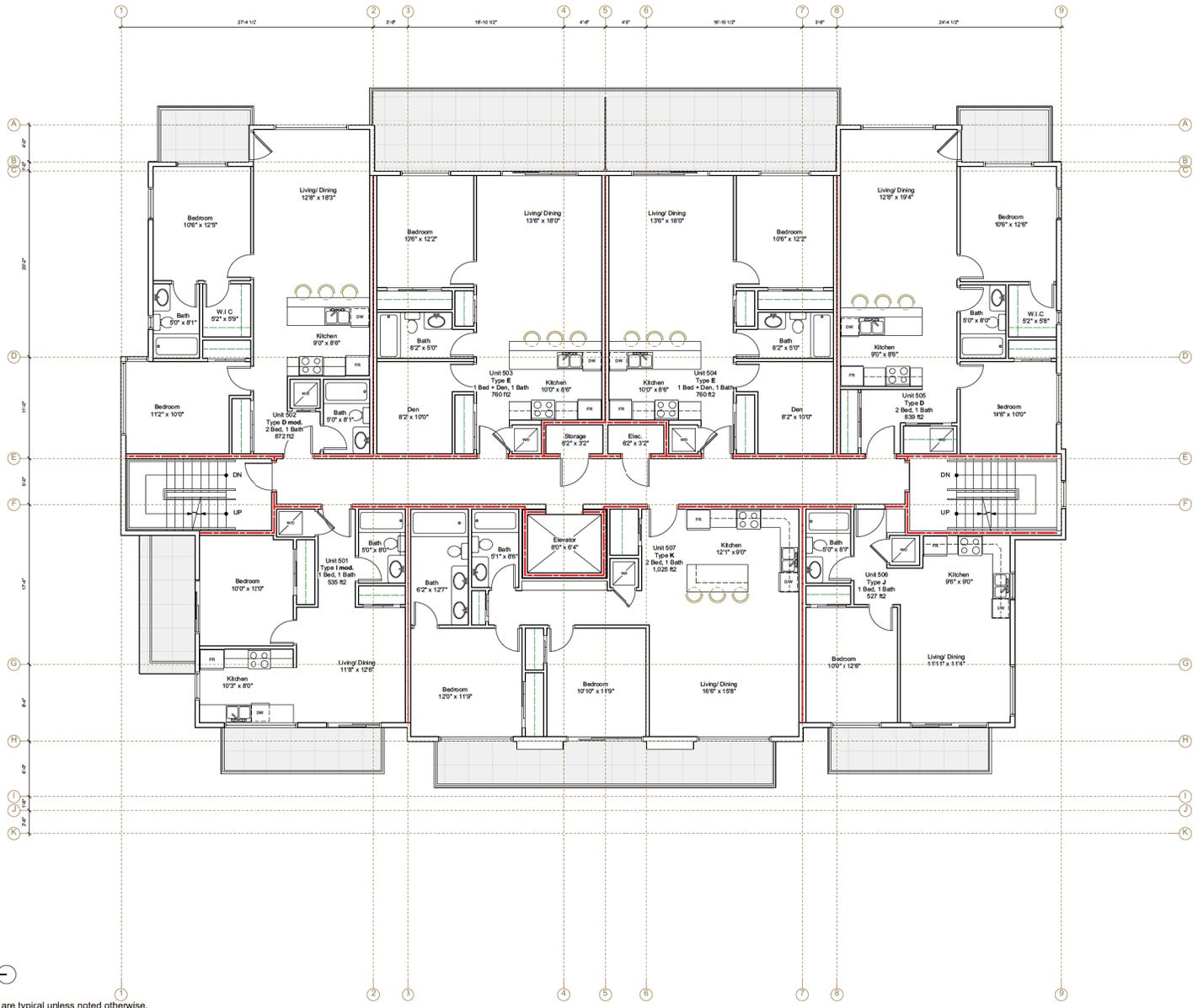
Job No.:  
TBD

Scale:  
As Noted

Date:  
Mar 3, 2021

CAD File:  
TBD

Sheet No.:  
**A2.5**



1 L5 Floor Plan  
Scale: 3/16" = 1'-0"



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

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**LUMINA**  
Project  
41 & 45 Halburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4 - Block 6, Section 1, Nanaimo District, Plan 584

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

No.	Date	Revision Notes
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**DP1218**  
2021-MAR-03  
CURRENT PLANNING

Sheet Title:  
**L6 Roof Plan**

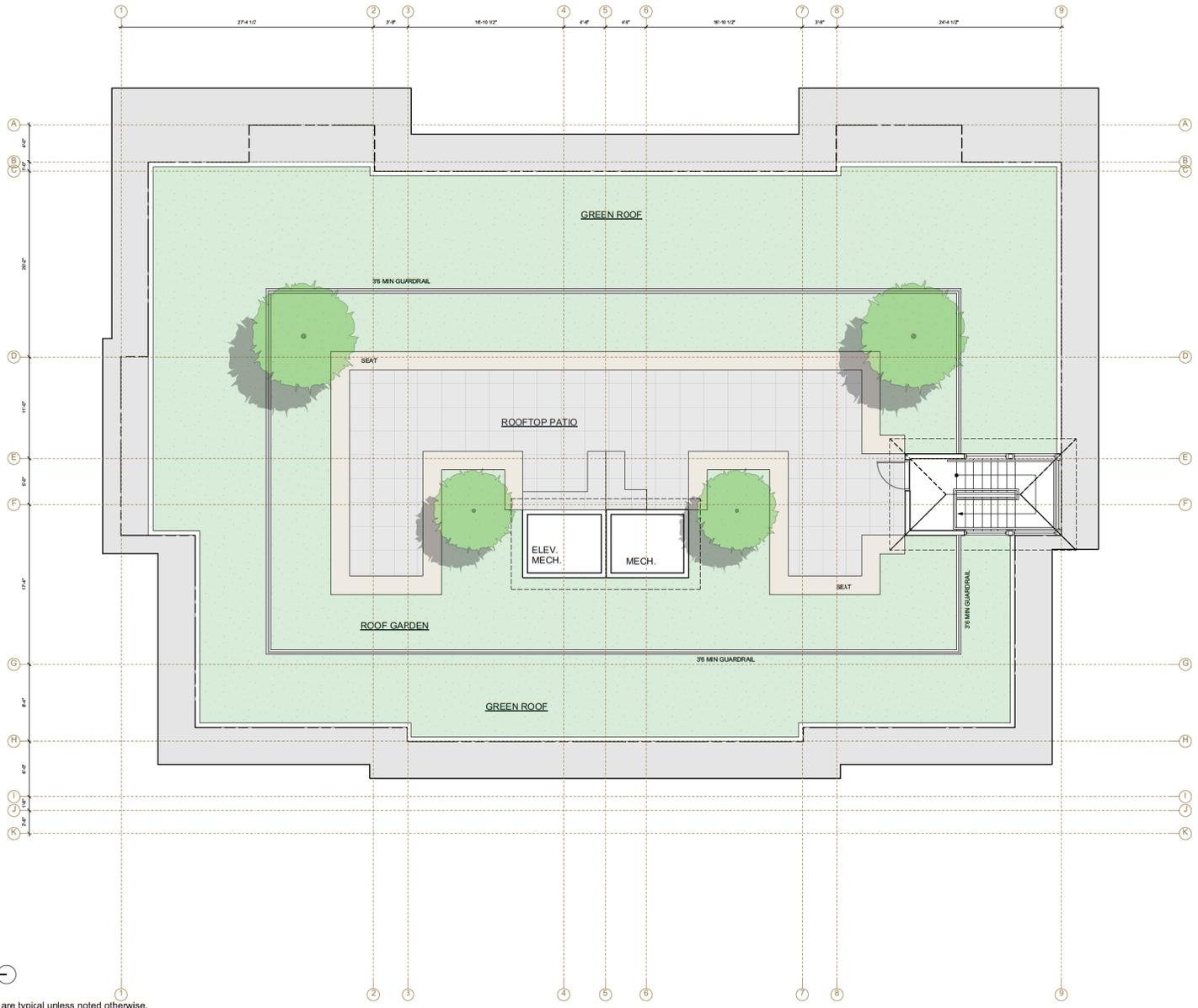
Drawn: JC  
Checked: MTH

Job No.: TBD  
Sheet No.: **A2.6**

Scale: As Noted

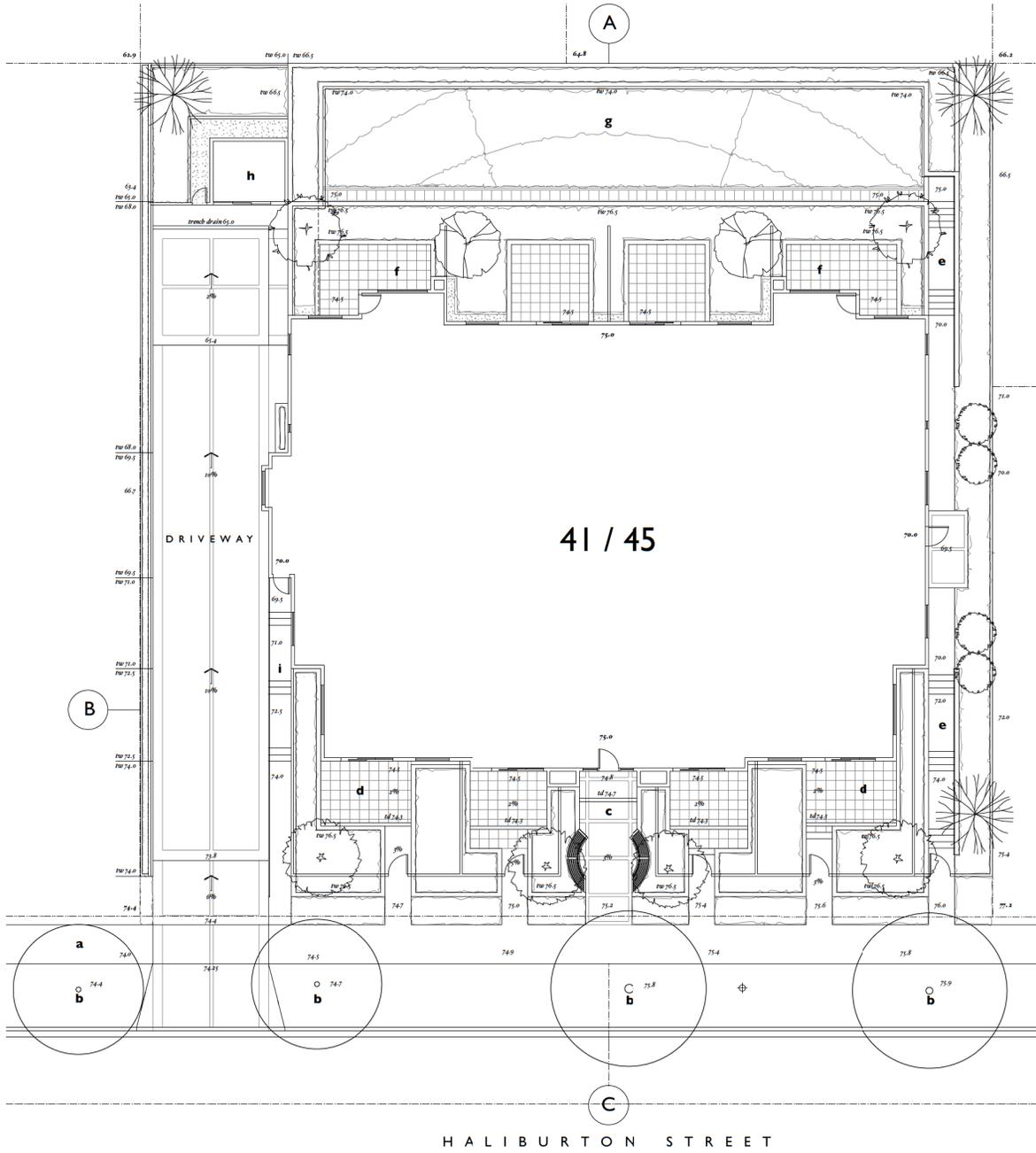
Date: Mar 3, 2021

CAD File: TBD



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

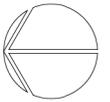
Note:  
1. Dimensions within units are typical unless noted otherwise.



**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

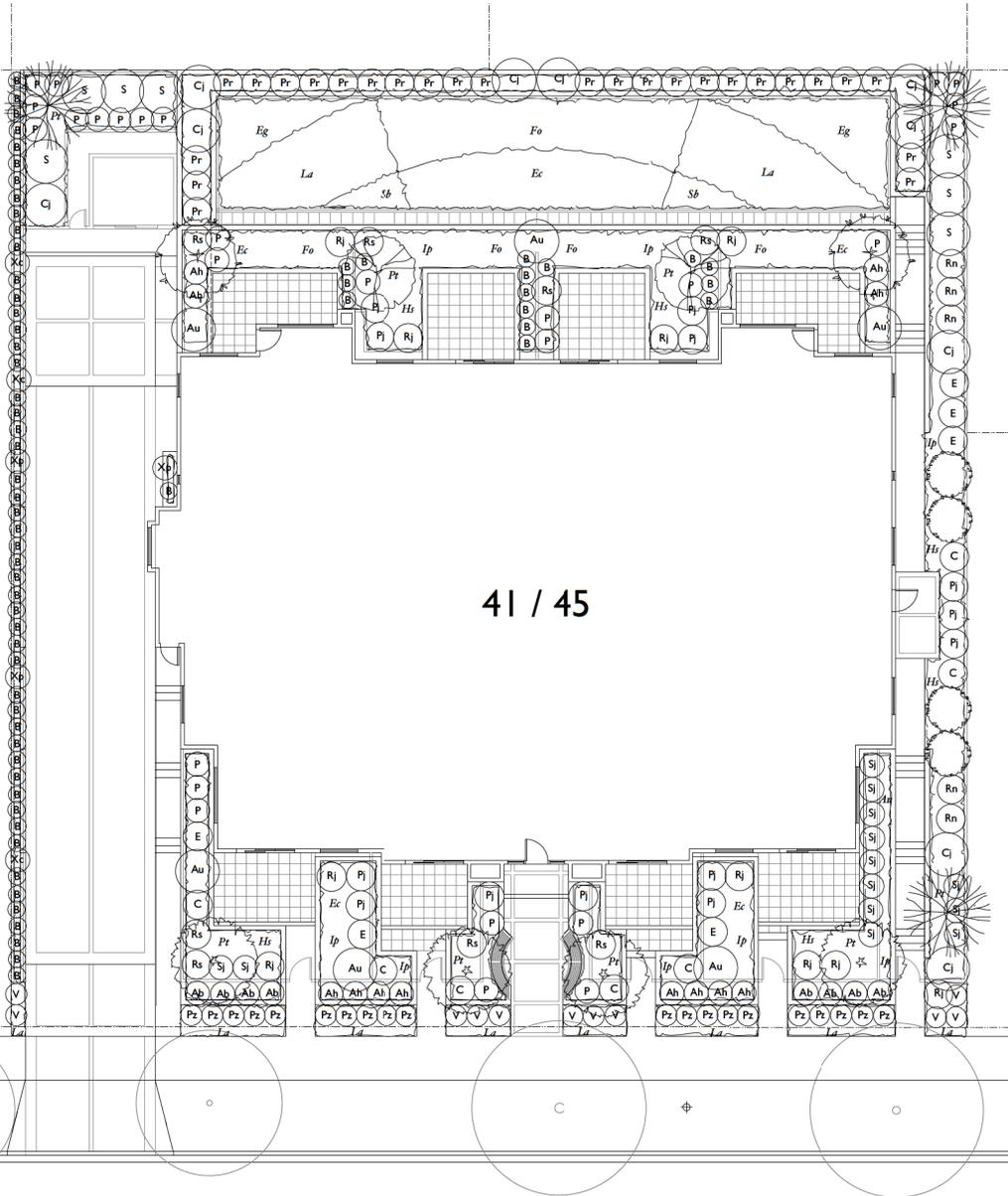
**41 / 45**  
41 & 45 Haliburton St, Nanaimo, BC

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

**TOPOGRAPHICS**  
landscape architecture  
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**LA I**

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**DP1218**  
2021-MAR-04  
Current Planning

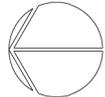


41 / 45

### PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Note
<b>TREES</b>					
	2	<i>Acer palmatum Bloodgood</i>	Japanese Maple	6'bt	multitem
	2	<i>Acer palmatum Serrulati</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	
<b>SHRUBS</b>					
	6	<i>Athalia 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>Polytaichum 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 Montagne</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>Syringa vulgaris Firmament</i>	Lilac	#5	
	11	<i>Viburnum laurifolium</i>	Viburnum	#2	
<b>GROUNDCOVERS</b>					
	20	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1	
	108	<i>Erica carnea Springwood White</i>	Heather	#1	
	120	<i>Lavandula angustifolia Munstead</i>	Lavender	#1	
	48	<i>Padyanthis terminalis</i>	Japanese Spurge	#1	
	36	<i>Stachys byzantina</i>	Lamb's Ears	#1	
<b>PERENNIALS &amp; GRASSES</b>					
	60	<i>Elymus glaucus</i>	Blue Lyme Grass	#1	
	120	<i>Fritsma ovata Glauca</i>	Blue Fritsma	#1	
	24	<i>Hemerocallis Stella d'Oro</i>	Daylily	#1	
	60	<i>Iris pumilla</i>	Iris	#1	
<b>VINES</b>					
	3	<i>Clematis armandii</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

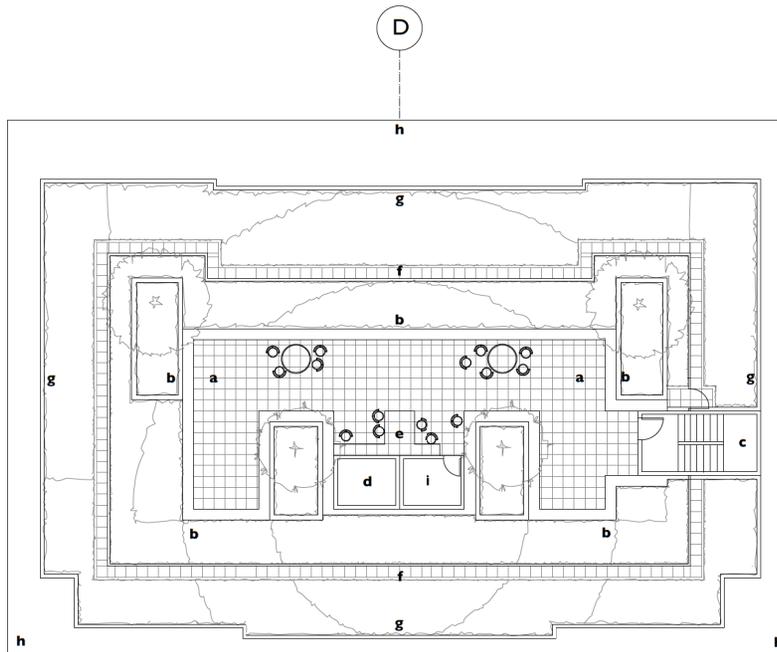


December 6, 2021  
**41 / 45**  
 41 & 45 Haltham St, Nanaimo, BC  
**Level One**  
 Landscape Grading Plan  
 Scale 1/8"=1'-0"

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**TOPOGRAPHICS**  
 landscape architecture  
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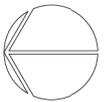
**LA 2**



**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'-0" 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 L&S*



*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*

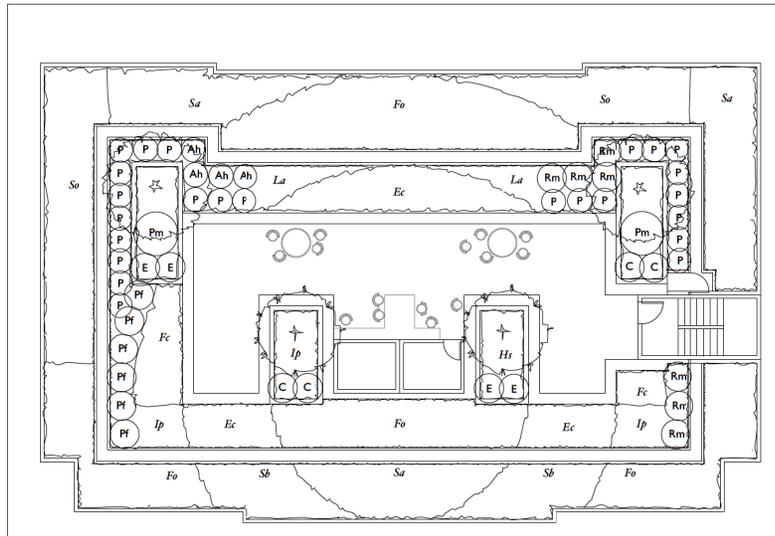
**Level Six**

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

**TOPOGRAPHICS**  
landscape architecture  
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**LA 3**

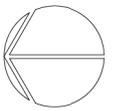
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**DP1218**  
2021-MAR-04



## PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size
<b>TREES</b>				
	2	<i>Acer palmatum Bloodgood</i>	Japanese Maple	6' ht
	2	<i>Malus dojo</i>	Flowering Crabapple	6' ht
<b>SHRUBS</b>				
	4	<i>Asaijapanica Hino White</i>	Asaiju	#2
	4	<i>Choisy ternata</i>	Mexican Mockorange	#2
	4	<i>Euonymus alatus Compacta</i>	Burningbush	#2
	2	<i>Pinus rogo Panilo</i>	Mugo Pine	#7
	24	<i>Polystichum munizum</i>	Swordfern	#2
	6	<i>Potentilla fruticosa Tangerine</i>	Cinquefoil	#2
	7	<i>Rosa midland White</i>	Rose	#5
<b>GRANDCOVERS</b>				
	108	<i>Erica carnea Springwood White</i>	Heather	#1
	72	<i>Fragaria chilensis</i>	Coastal Strawberry	4"
	36	<i>Lavandula angustifolia Munstead</i>	Lavender	#1
	72	<i>Stachys byzantina</i>	Lamb's Ears	4"
<b>PERENNIALS</b>				
	12	<i>Hemerocallis Stella d'Oro</i>	Daylily	4"
	36	<i>Iris panicle</i>	Dwarf Iris	4"
	180	<i>Sedum alba</i>	Sedum	4"
	180	<i>Sedum rogerianum</i>	Sedum	4"
<b>GRASSES</b>				
	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

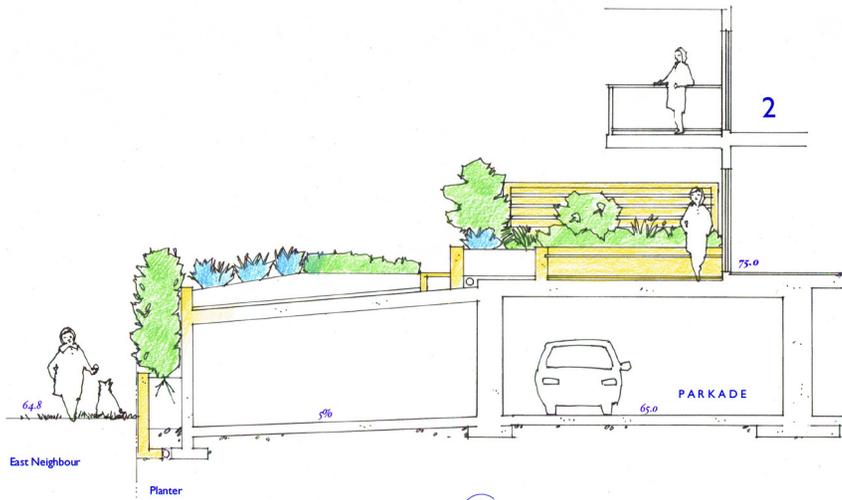
Landscape Planting Plan

Scale 1/8"=1'-0"

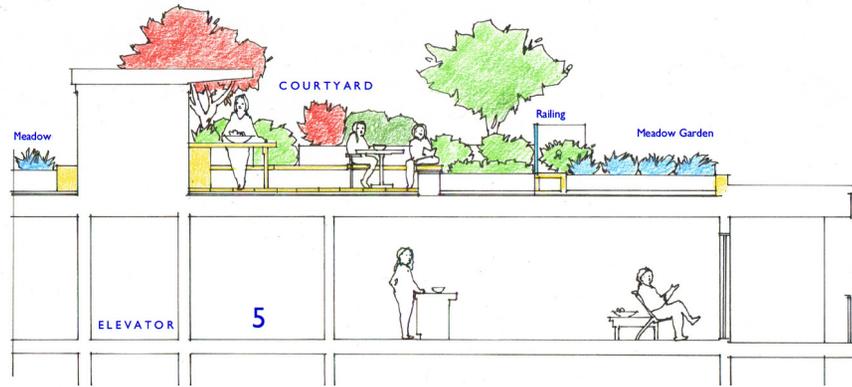
TOPOGRAPHICS  
landscape architecture  
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2021-MAR-04  
Landscape Architecture

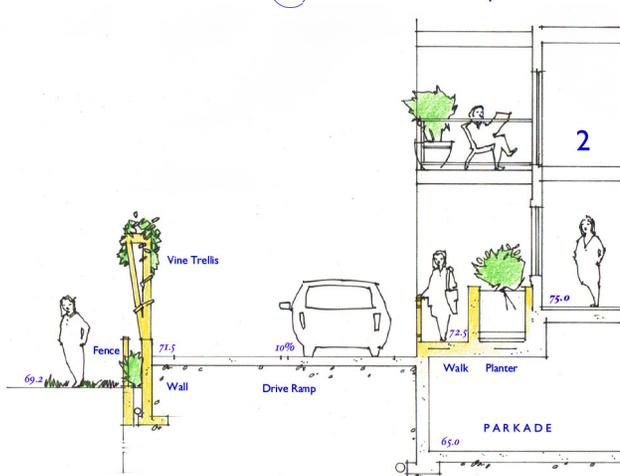
LA 4



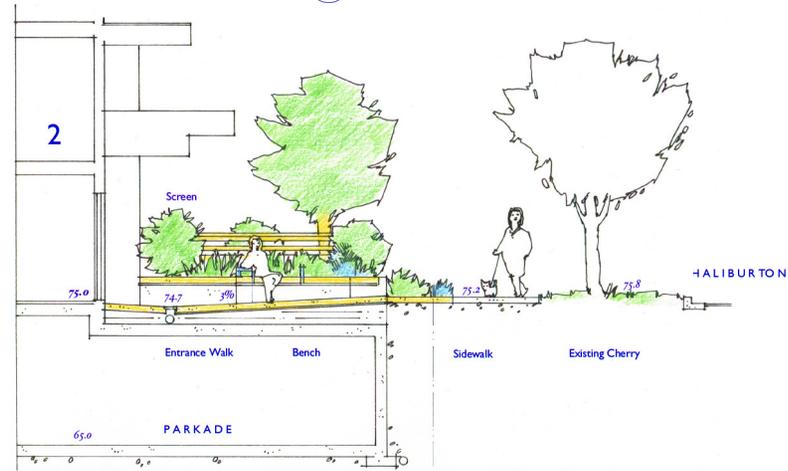
Section A East Landscape



Section D Roof Garden



Section B North Landscape



Section C West Landscape

December 6, 2020 revision

41 / 45

41 & 45 Haliburton St, Nanaimo, BC

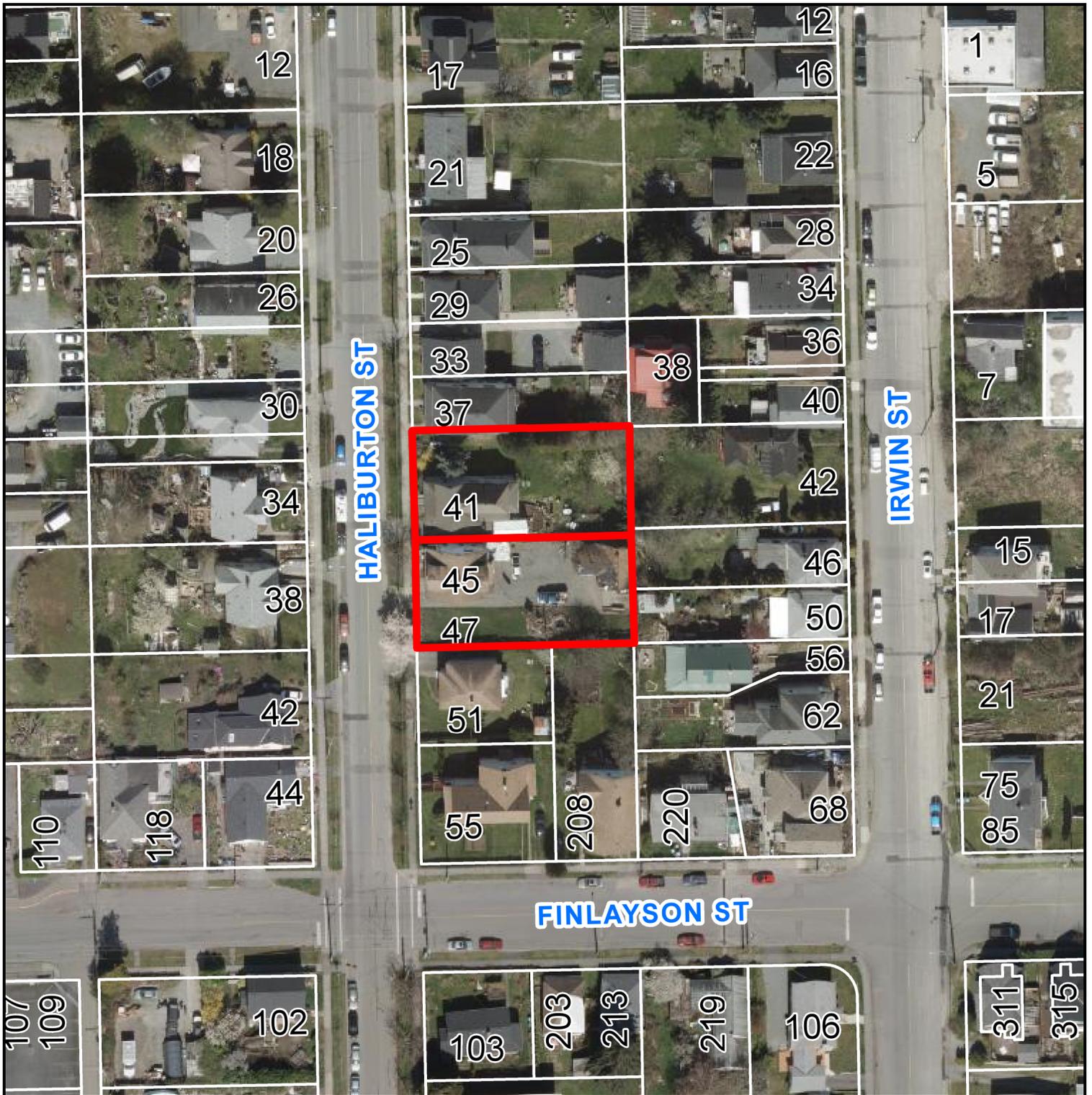
Level One  
Landscape Sections  
Scale 1/4" = 1'-0"

TOPOGRAPHICS  
landscape architecture  
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COURTESY

LA 5

# AERIAL PHOTO



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