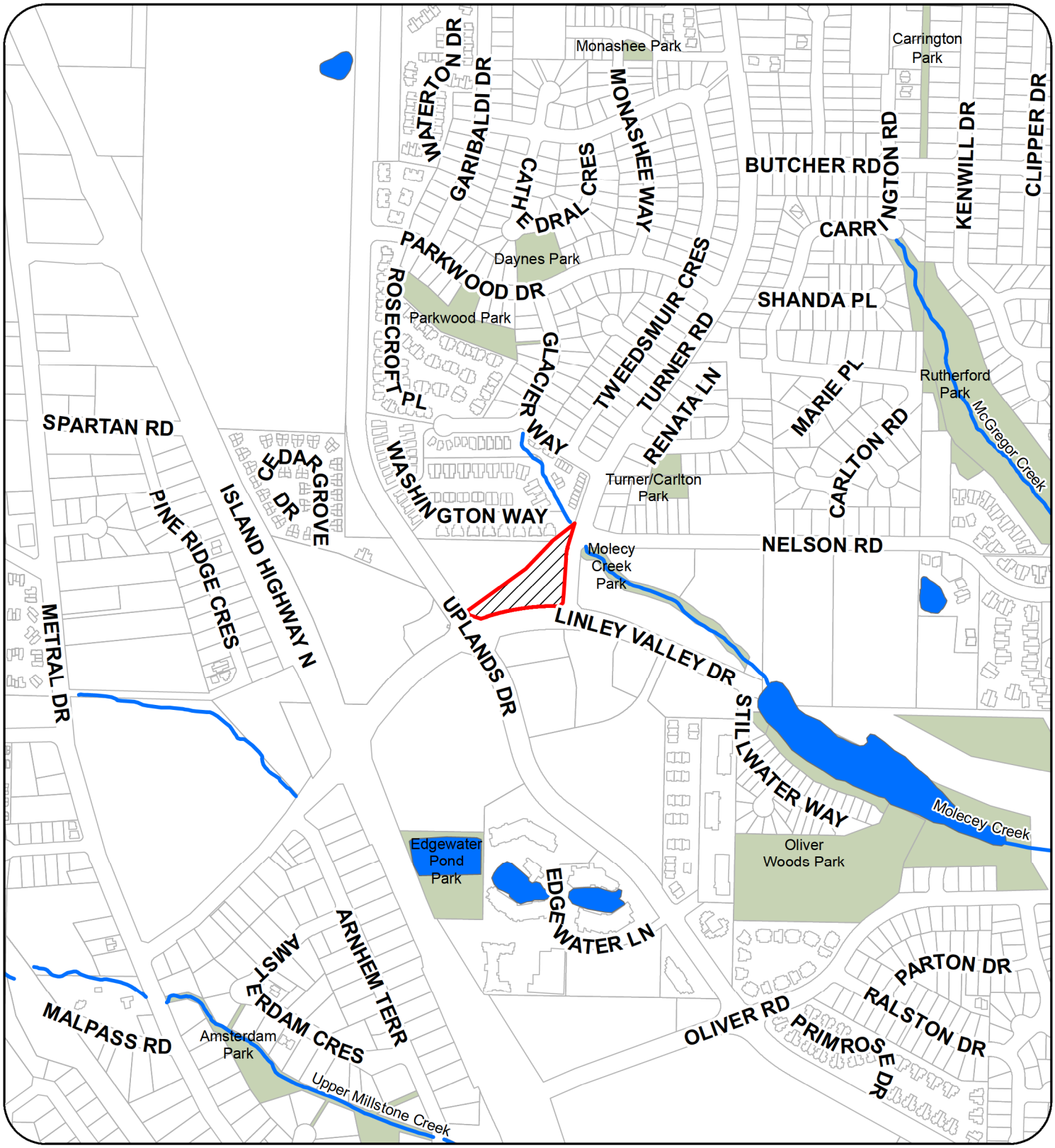
CONTEXT MAP

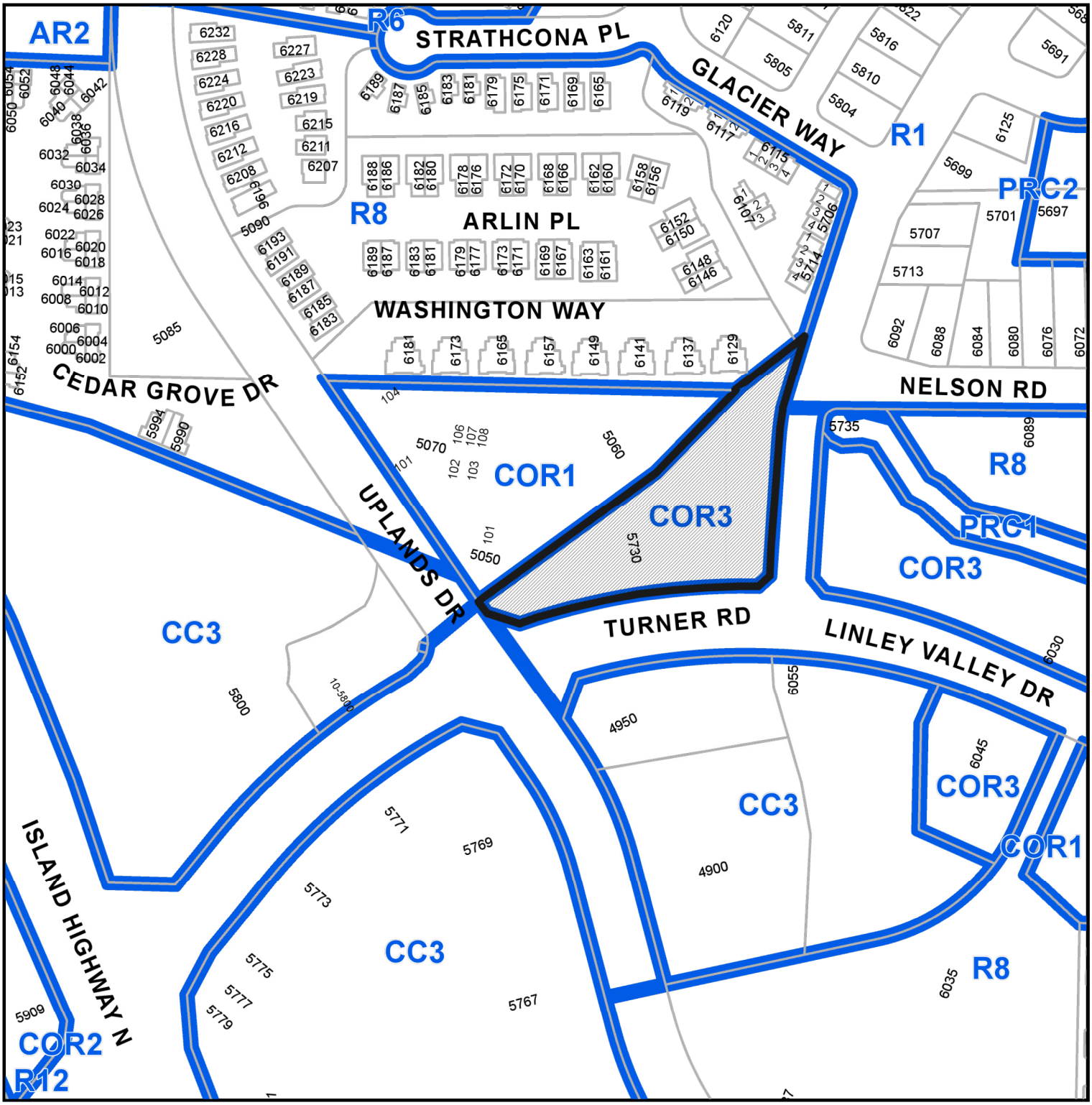


N

5730 TURNER ROAD

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\PROJECTS\TEMPLATES\LOCATION_PLAN\Maps\DP001231_ContextMap.mxd

LOCATION PLAN

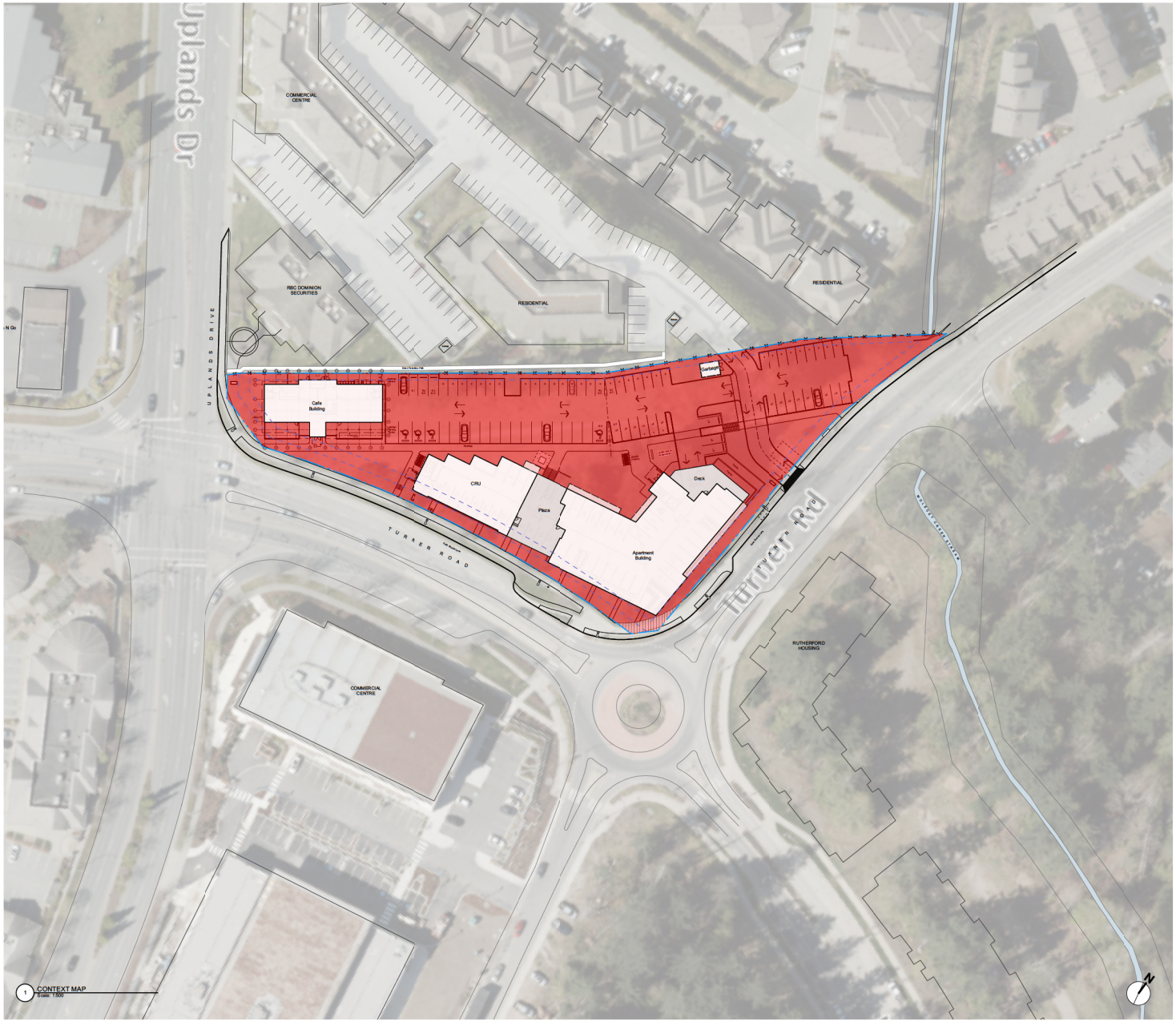


DEVELOPMENT PERMIT APPLICATION NO. DP001231

CIVIC: 5730 Turner Road

LEGAL: Lot 10, District Lots 20 and 30, Wellington District, Plan VIP65104

Subject Property



1 CONTEXT MAP
Scale: 1:500

1 PROJECT DATA
28 May 2021

Project Description			
Civic Address:	5730 Turner Road, Nanaimo, B.C.		
Legal Address:	LOT 10, District LOTS 30 & 30, Wellington District, Plan VIP69104		
Zoning:	COR5 – Community Corridor		
Property (Lot) Area:	ft2	m2	acre
	79,176	7,355.4	1.82

Building Areas/Units

Cafe

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L1 - Cafe 1 (West Side)	3,838	356	1557	145
L1 - Cafe 2 (East Side)			1,932	179
Total Cafe	3,838	356	3,839	324

CRU

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L2 Floor – Utility/Parking	4,960	464	331	31
L1 Floor – Financial	4,835	451	4,475	416
L2 Floor – Financial	4,835	431	4,835	451
L3 Floor – Office	2,710	252	2,710	252
Total CRU	16,972	1,577	12,371	1,149

Residential

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L2 Floor – Utility/Parking	14,529	1,350	801	74
L1 Floor – Residential	10,676	1,010	10,676	1,010
L2 Floor – Residential	10,676	1,010	10,676	1,010
L3 Floor – Residential	10,676	1,010	10,676	1,010
L4 Floor – Residential	10,676	1,010	10,676	1,010
L5 Floor – Residential	9,962	926	9,962	926
Total Residential	67,895	6,309	53,467	5,014
Total All Buildings	88,868	8,222	69,697	6,491

Residential Units

Unit Types	Number of Units
1 Bedroom	25
2 Bedroom	24
Totals Number of Units	49

Cafe Seats

Cafe Unit	Number of Seats
L1 - Cafe 1 (West Side)	24
L1 - Cafe 2 (East Side)	51
Total Number of Seats	75

Zoning Requirements

	Required	Proposed
All Buildings		
Site Coverage (%)	60.0%	29.4%
Site Coverage (Area m2)	4,413	2,175
FAR for COR5 Zone	0.75	0.88
Additional FAR for Mixed Used Use	0.50	
Total FAR	1.25	

Building Setbacks & Height Requirements

Cafe	Required	Proposed
Bldg Minimum Front Yard Setback	3.0m	3.00m
Bldg Maximum Front Yard Setback (50%)	6.0m	Less than 50%
Bldg Flanking Side Yard	3.0m	69.30m
Bldg Side Yard 1 setback	0.0m	1.8m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	6.82
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	1
CRU		
Bldg Minimum Front Yard Setback	3.0m	3.35
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%
Bldg Flanking Side Yard	3.0m	49.15m
Bldg Side Yard 1 setback	0.0m	0.0m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	16.3m
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	3
Residential		
Bldg Minimum Front Yard Setback	3.0m	3.19
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%
Bldg Flanking Side Yard	3.0m	3.0m
Bldg Side Yard 1 setback	0.0m	39.0m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	13.96
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	3

Car Parking Provided

Parking Types	Bylaws Requirements Ratio	Required Parking	Proposed Number of Parking	Required vs. Proposed	Totals
Regular Car Required (min.) Total Required		124	69		
Small Car Allowed (Max.)	40%	50	47	+/-	
Barrier-free Parking Required (101-1000)	5	5	5		Parking Provided
Visitors Parking (Residential Building)	1/22	3	3		
EV Parking Required (Standard/Small)	10%	13	13		
R.I. EV Parking Required (Standard/Small)	20%	26	26		
Loading Space		2	2		
Totals (Not including Loading Space)		124	124		124

Bicycle Parking Requirements

Residential	Bylaws Requirements Ratio Per/Unit	Total Number of Units	Parking Required	Proposed Number of Parking	Required vs. Proposed	0
(Short Term) – Horizontal Parking	0.10		5	5		Long Term
(Long Term) – Horizontal Parking	0.80	49	34.5	27	23	39
CRU	Ratio Per/m2	Total Area (GFA)	Parking Required	Proposed Number of Parking	Required vs. Proposed	
(Short Term) Up to 5,000m2 (Min. 6 Space)	0.30	1,149	6	6		Short Term
(Long Term) Up to 5,000m2	0.10		1	3		11

Notes:
1) To be determined in BLUE
2) Variances in RED

RECEIVED
DP1231
2021-MAY-28
Current Planning

2021-05-28

1 PROJECT DATA

28 May 2021

Project Description				
Civic Address:	5730 Turner Road, Nanaimo, B.C.			
Legal Address:	LOT 10, District LOTS 20 & 30, Wellington District, Plan VIP65104			
Zoning:	COR3 – Community Corridor			
Property (Lot) Area:	ft2	m2	acre	
	79,176	**7,355.4**	**1.82**	

Building Areas/Units

Cafe

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L1 - Cafe 1 (West Side)	3,835	356	1597	148
L1 - Cafe 2 (East Side)			1,932	179
Total Cafe	**3,835**	**356**	**3,529**	**328**

CRU

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L0 Floor – Utility/Parking	4,992	464	551	51
L1 Floor – Financial	4,635	431	4,475	416
L2 Floor – Financial	4,635	431	4,635	431
L3 Floor – Office	2,710	252	2,710	252
Total CRU	**16,972**	**1,577**	**12,371**	**1,149**

Residential

Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)
L0 Floor – Utility/Parking	14,529	1,350	801	74
L1 Floor – Residential	10,876	1,010	10,876	1,010
L2 Floor – Residential	10,876	1,010	10,876	1,010
L3 Floor – Residential	10,876	1,010	10,876	1,010
L4 Floor – Residential	10,876	1,010	10,876	1,010
L5 Floor – Residential	9,662	898	9,662	898
Total Residential	**67,695**	**6,289**	**53,967**	**5,014**
Total All Buildings	**88,502**	**8,222**	**69,867**	**6,491**

Residential Units

Unit Types	Number of Units
1 Bedroom	25
2 Bedroom	24
Totals Number of Units	**49**

Cafe Seats

Cafe Unit	Number of Seats
L1 - Cafe 1 (West Side)	24
L1 - Cafe 2 (East Side)	51
Total Number of Seats	**75**

Zoning Requirements

All Buildings	Required	Proposed
Site Coverage (%)	60.0%	29.6%
Site Coverage (Area m2)	4,413	2,176
FAR for COR3 Zone	0.75	0.88
Additional FAR for Mixed Used Use	0.50	
Total FAR	**1.25**	

Building Setbacks & Height Requirements

Cafe	Required	Proposed
Bldg Minimum Front Yard Setback	3.0m	3.03m
Bldg Maximum Front Yard Setback (50%)	6.0m	Less than 50%
Bldg Flanking Side Yard	3.0m	93.30m
Bldg Side Yard 1 setback	0.0m	1.8m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	6.82
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	1
CRU		
Bldg Minimum Front Yard Setback	3.0m	3.35
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%
Bldg Flanking Side Yard	3.0m	49.15m
Bldg Side Yard 1 setback	0.0m	21.90m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	16.30
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	3
Residential		
Bldg Minimum Front Yard Setback	3.0m	3.19
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%
Bldg Flanking Side Yard	3.0m	3.0m
Bldg Side Yard 1 setback	0.0m	29.0m
Bldg Side Yard 2 setback	3.0m	(N/A)
Bldg Rear setback (South West)	7.5m	(N/A)
Building Height (Flat & Pitched)	14.0m	18.96
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A
Minimum Required Height (Above Grade)	2	5

Car Parking Provided

Parking Types	Bylaws Requirements		Proposed Number of Parking	Required vs. Proposed	Totals
	Ratio	Required Parking			
Regular Car Required (min.) Total Required		124	69		Parking Provided
Small Car Allowed (max.)	40%	50	47	-3	
Accessible Parking Required (101-1000)	5	5	5	0	
Visitors Parking (For Residential Building)	1/22	3	3	0	
EV Parking Required (Standard/Small)	10%	13	13	0	
R.I. EV Parking Required (Standard/Small)	20%	26	26	0	
Loading Space		2	2	0	
Totals (Not Including Loading Space)		124	124	0	**124**

Bicycle Parking Requirements

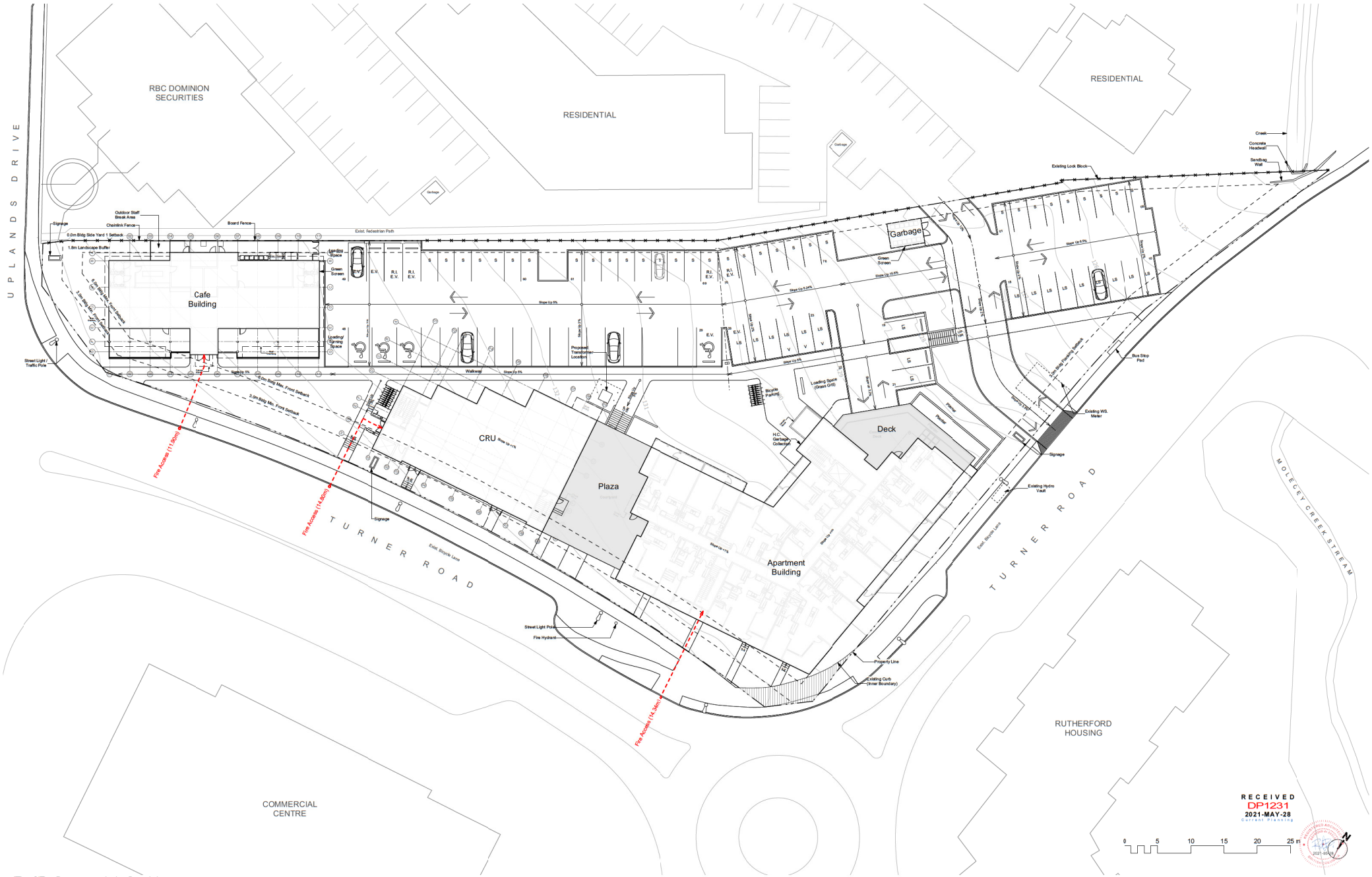
Residential	Bylaws Requirements			Proposed Number of Parking	Required vs. Proposed	0
	Ratio Per/Unit	Total Number of Units	Parking Required			
(Short Term) – Horizontal Parking	**0.10**	49	5	5	0	Long Term
(Long Term) – Horizontal Parking	**0.50**		24.5	27	2.5	**30**
CRU	**Ratio Per/m2**	**Total Area (GFA)**	**Parking Required**	**Proposed Number of Parking**	**Required vs. Proposed**	
(Short Term) Up to 5,000m2 (Min. 6 Space)	**0.20**	1,149	6	6	0	Short Term
(Long Term) Up to 5,000m2	**0.10**		1	3	2	**11**

Notes:

1) To be determined in **BLUE**

2) Variances in **RED**

RBC DOMINION SECURITIES
RESIDENTIAL
RESIDENTIAL
UPLANDS DRIVE
Cafe Building
CRU
Plaza
Apartment Building
Deck
Garbage
TURNER ROAD
TURNER ROAD
MOLEGEY CREEK STREAM
RUTHERFORD HOUSING
COMMERCIAL CENTRE
Exist. Pedestrian Path
Exist. Bicycle Lane
Walkway
Signage
Bus Stop Pad
Existing Lock Block
Creek
Concrete Headwall
Sandbag Wall
Existing WS Meter
Existing Hydro Vault
Property Line
Existing Curb (Inner Boundary)
Street Light Pole
Fire Hydrant
Proposed Transformer Location
Bicycle Parking
Loading Space (Class Grid)
Loading/ Turning Space
Green Screen
Outdoor Staff Break Area
Chainlink Fence
Board Fence
1.8m Landscape Buffer
0.0m Bldg Side Yard 1 Setback
3.0m Bldg Min. Front Setback
Street Light / Traffic Pole
Slope Up 5%
Slope Up 6.5%
Slope Up 10.5%
Slope Up 11%
Slope Up 17%
Slope Up 3%
Slope Up 2%
Slope Up 8%
Slope Up 0.24%
Slope Up 0.5%
Slope Up 1%
Slope Up 2.5%
Slope Up 3.5%
Slope Up 4.5%
Slope Up 5.5%
Slope Up 6.5%
Slope Up 7.5%
Slope Up 8.5%
Slope Up 9.5%
Slope Up 10.5%
Slope Up 11.5%
Slope Up 12.5%
Slope Up 13.5%
Slope Up 14.5%
Slope Up



Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

Site Layout - Fire Access

Issued for DP Rev01 - May 28, 2021

A1.2

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

Site Layout - L0 Floor Plans

Issued for DP Rev01 - May 28, 2021

A1.3

Looking at the intersection of Turner Road with Upland Drive at Far west corner

Looking from the roundabout at east toward Upland Drive intersection at the west

Looking along Turner Road (east edge) to north toward the roundabout

Looking from Uplands Drive intersection toward east

Looking at the roundabout at Turner Road and Linley Valley Drive intersection

Molecey Creek at the top north corner

Looking along Turner Road (south edge) toward roundabout at the east

Looking from the Roundabout to north along Turner Road East

Pedestrian dirt path crossing the site

RECEIVED
DP1231
2021-MAY-28
Current Planning

1 CONSULTANTS LIST

Owner:	Architect (CRP):	Surveyor:	Civil:	Geotechnical:	Landscape:
Harris Quarter Holdings 2525 Bowen Road Nanaimo, B.C. V9T 3L2 Tony Harris Cell: 250-668-8669 Email: tony@tonyharris.com zak@tonyharris.com	Raymondde Beeld Architect Inc. 755 Terminal Ave. N Nanaimo, B.C. V9S 4K1 Raymondde Beeld Tel: 250-754-2108 Fax: 250-754-2118 Cell: 250-729-1349 Email: raymond@rdbarchitect.ca Ataur Rahman Email: ataur@rdbarchitect.ca	Williamson & Associates Professional Surveyors 3088 Barons Road Nanaimo BC V9T 4B5 Brian Henning Tel: 250-756-7723 brian@vibcls.ca	Herold Engineering Ltd. 3701 Shenton Rd Nanaimo, BC V9T 2H1 George Hrabowych Tel: 250-751-8556 Email: GHrabowych@heroldengineering.com Scott Jensen Email: SJensen@heroldengineering.com	Lewkowich Engineering Associates Ltd. 1900 Boxwood Road Nanaimo, BC V9S 5Y2 Steven Stacey Tel: 250-756-0355 Email: sstacey@lewkowich.com	Kate Stefiuk Studio 1070 Nelson Street, Nanaimo, B.C. V9S 2K2 Kate Stefiuk Tel: 250-753-8093 kate.stefiuk@inshipdesign.ca

2 DRAWING LIST

Drawing No.	Description		
A0.0	Cover Sheet, Consultants	A1.3	Site Layout – L0 Floor Plans
A0.1	Context, Project Data	A1.4	Enlarged – Residential L1
A0.2	Streetscape	A1.5	Enlarged – Residential L2-L4
A0.3	Perspectives 01	A1.6	Enlarged – Residential L5
A0.4	Perspectives 02	A1.7	Enlarged – CRU Layouts
A0.5	Perspectives 03	A1.8	Enlarged – Restaurant L1
A0.6	Perspectives 04	A6.1	Elevations 01
A1.1	Site Layout – Building & Tree Plan	A6.2	Elevations 02
A1.2	Site Layout – Fire Access	A6.3	Elevations 03

RECEIVED
DP1231
2021-MAY-28
Current Planning

CITY OF NANAIMO
2021-05-28

1 NE ELEVATION
Scale: N.T.S.

2 NORTH ELEVATION
Scale: N.T.S.

3 APARTMENT BUILDING N ELEVATION
Scale: N.T.S.

4 APARTMENT BUILDING PLAZA
Scale: N.T.S.

RECEIVED
DP1231
2021-MAY-28
Current Planning

2021-05-28

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

Perspectives 01

Issued for DP Rev01 - May 28, 2021

A0.3

1 APARTMENT BUILDING PLAZA
Scale: N.T.S.

2 WEST ELEVATION
Scale: N.T.S.

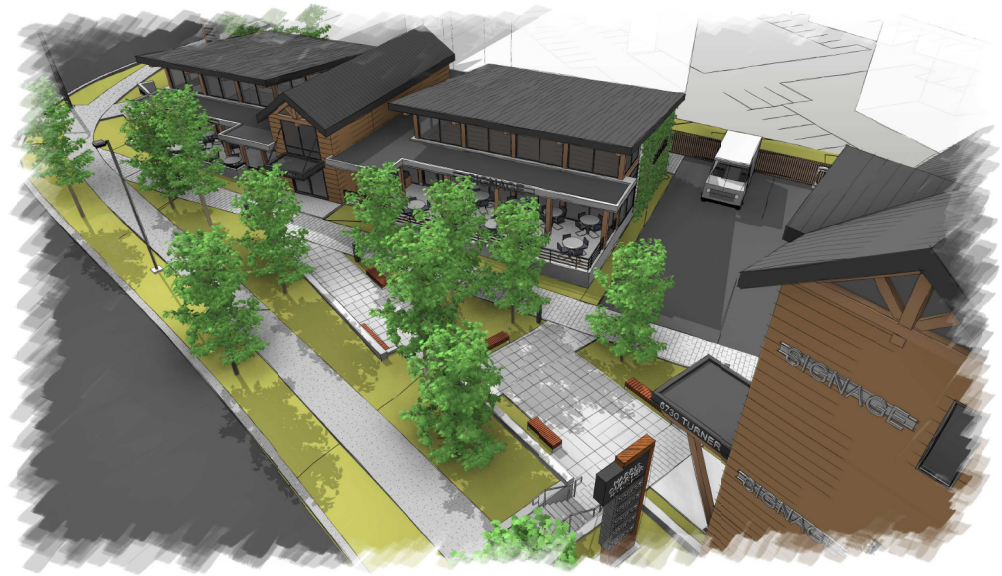
3 OFFICE BUILDING WEST ELEVATION
Scale: N.T.S.

4 CAFE BUILDING SW ELEVATION
Scale: N.T.S.

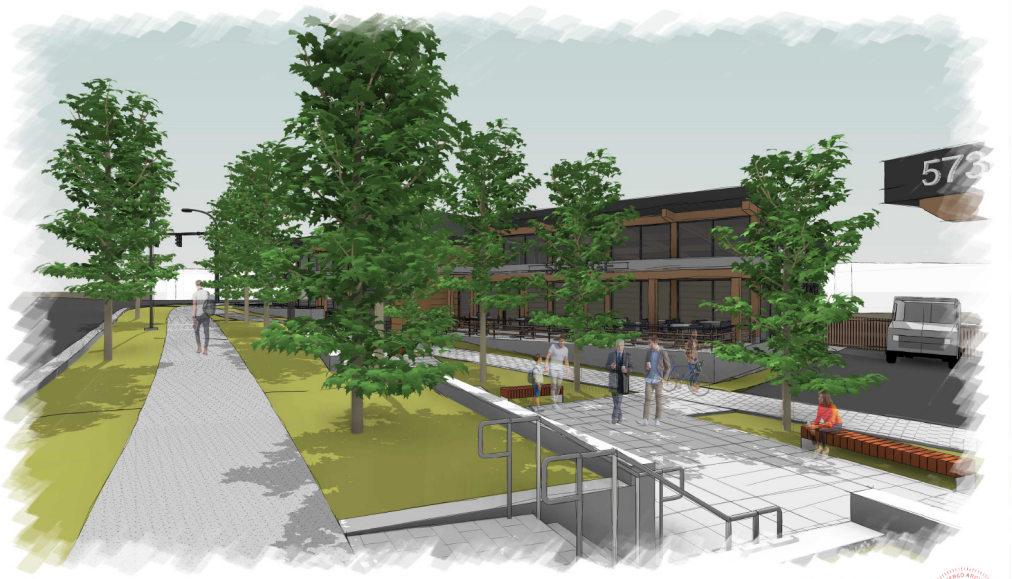
RECEIVED
DP1231
2021-MAY-28
Current Planning

1 CAFE BUILDING W ELEVATION
Scale: N.T.S.

2 CAFE BUILDING PLAZA W
Scale: N.T.S.



3 CAFE BUILDING PLAZA S
Scale: N.T.S.



4 PATIO VIEW
Scale: N.T.S.

RECEIVED
DP1231
2021-MAY-28
Current Planning

1 OFFICE BUILDING SOUTH STREET
Scale: N.T.S.

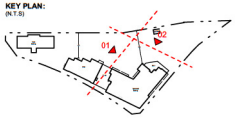
2 COMMON PLAZA SW
Scale: N.T.S.

3 COMMON PLAZA SE
Scale: N.T.S.

4 STREET SE ELEVATION
Scale: N.T.S.

RECEIVED
DP1231
2021-MAY-28
Current Planning

KEY PLAN:
(N.T.S)



MATERIAL LEGEND:

FP1 Fiber Cement Panel (White)

WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
WD3 Timber Wood Frame/Column/Beam

CN1 Exposed Architectural Concrete

RF1 Roofing Shingles (Cloud Grey)

G1 Clear Glazing (Tinted Grey)

GR1 Side Mounted Aluminum & Glass Guardrail

VW1 Vinyl Windows & Door Frame (Dark Grey)

MT1 Prefinished Metal Fascia (Charcoal)
MT2 Prefinished Metal Fascia (White)

SC1 Privacy Metal Screen (Charcoal)

1 Elevation - 01
Scale: 3/32" = 1'-0"

2 Elevation - 02
Scale: 3/32" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

2021-05-28

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

ELEVATIONS 01

Issued for DP Rev01 - May 28, 2021

A6.1

KEY PLAN:
(N.T.S)

MATERIAL LEGEND:

FP1 Fiber Cement Panel (White)

WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
WD3 Timber Wood Frame/Column/Beam

CN1 Exposed Architectural Concrete

RF1 Roofing Shingles (Cloud Grey)

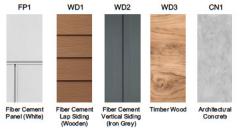
G1 Clear Glazing (Tinted Grey)

GR1 Side Mounted Aluminum & Glass Guardrail

VW1 Vinyl Windows & Door Frame (Dark Grey)

MT1 Prefinished Metal Fascia (Charcoal)
MT2 Prefinished Metal Fascia (White)

SC1 Privacy Metal Screen (Charcoal)



1 Elevation - 03
Scale: 3/32" = 1'-0"

2 Elevation - 04
Scale: 3/32" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

1 Residential - L1 Layout
Scale: 1/8" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

Enlarged Plans - Residential Building L1

Issued for DP Rev01 - May 28, 2021

A1.4

1 Residential - L2-L4 Layout
Scale: 1/8" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

Enlarged Plans - Residential Building L2-L4 Issued for DP Rev01 - May 28, 2021

A1.5

1 Residential - L5 Layout
Scale: 1/8" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

Raymond de Beeld ARCHITECT Inc.

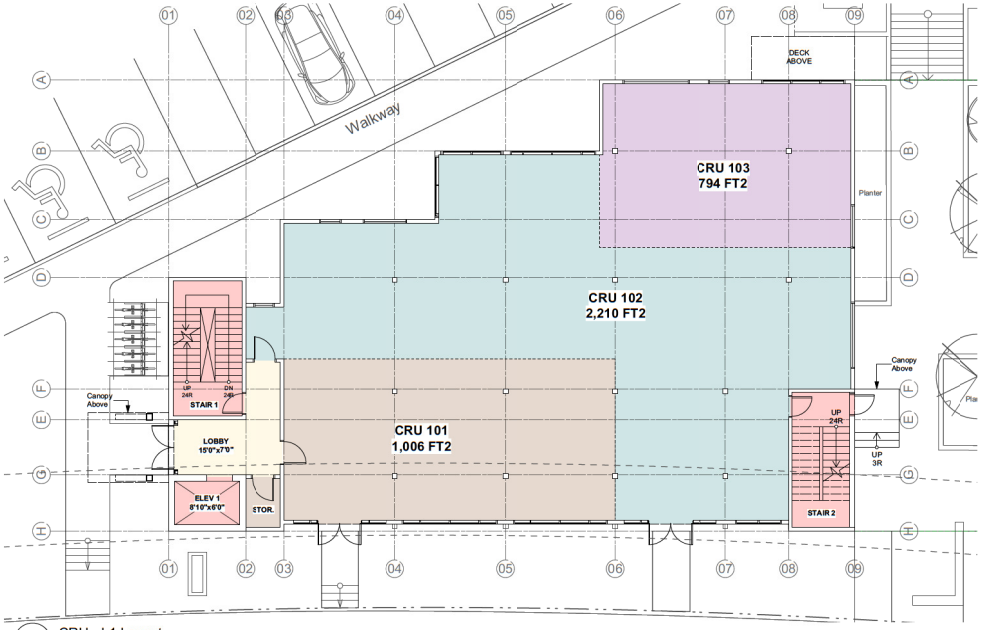
Turner Rd Mixed Use

5730 Turner Road, Nanaimo

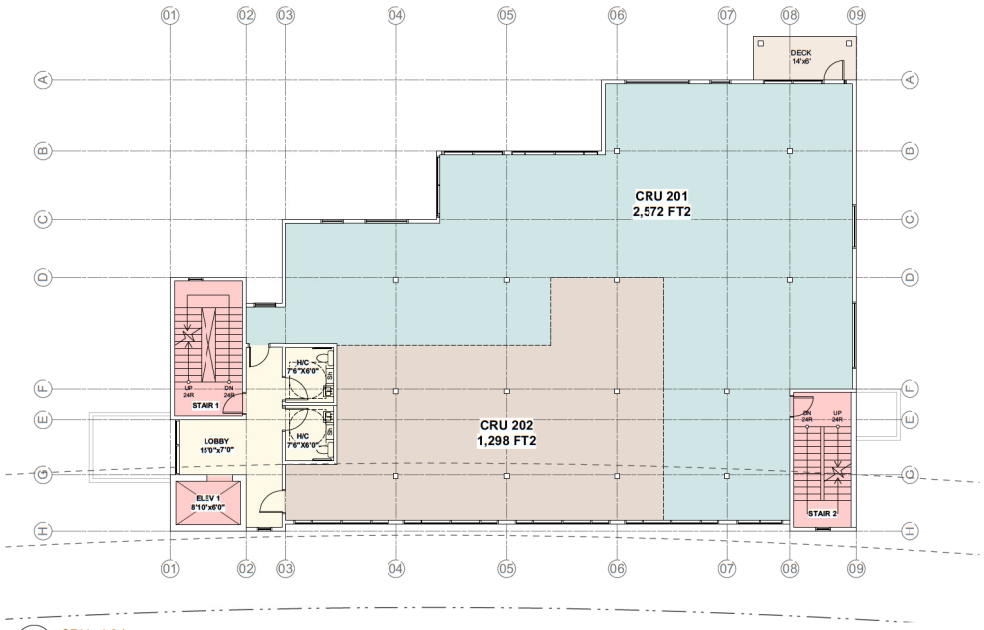
Enlarged Plans - Residential Building L5

Issued for DP Rev01 - May 28, 2021

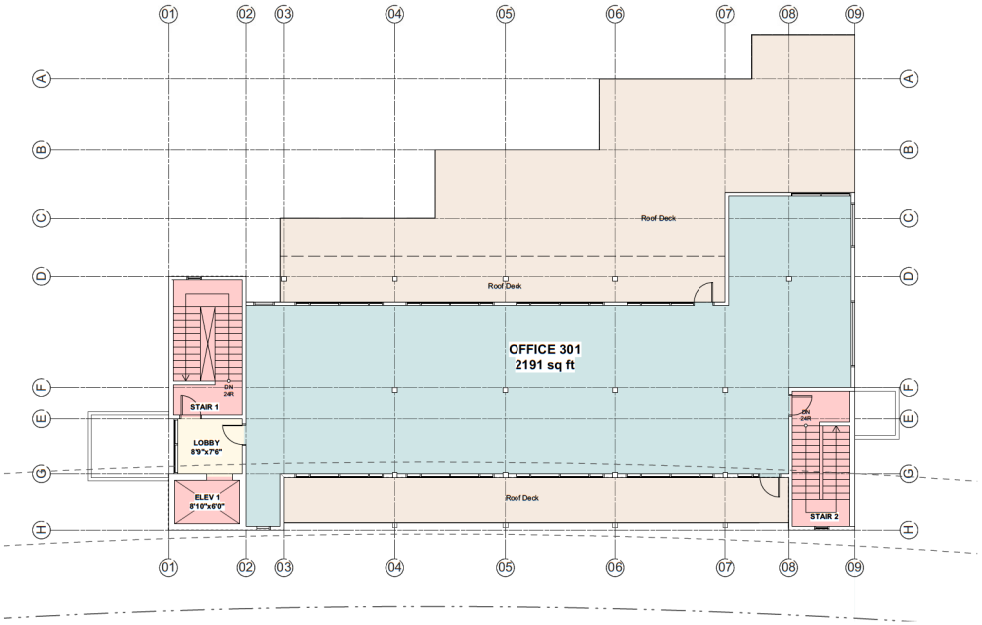
A1.6



1 CRU - L1 Layout
Scale: 1/8" = 1'-0"

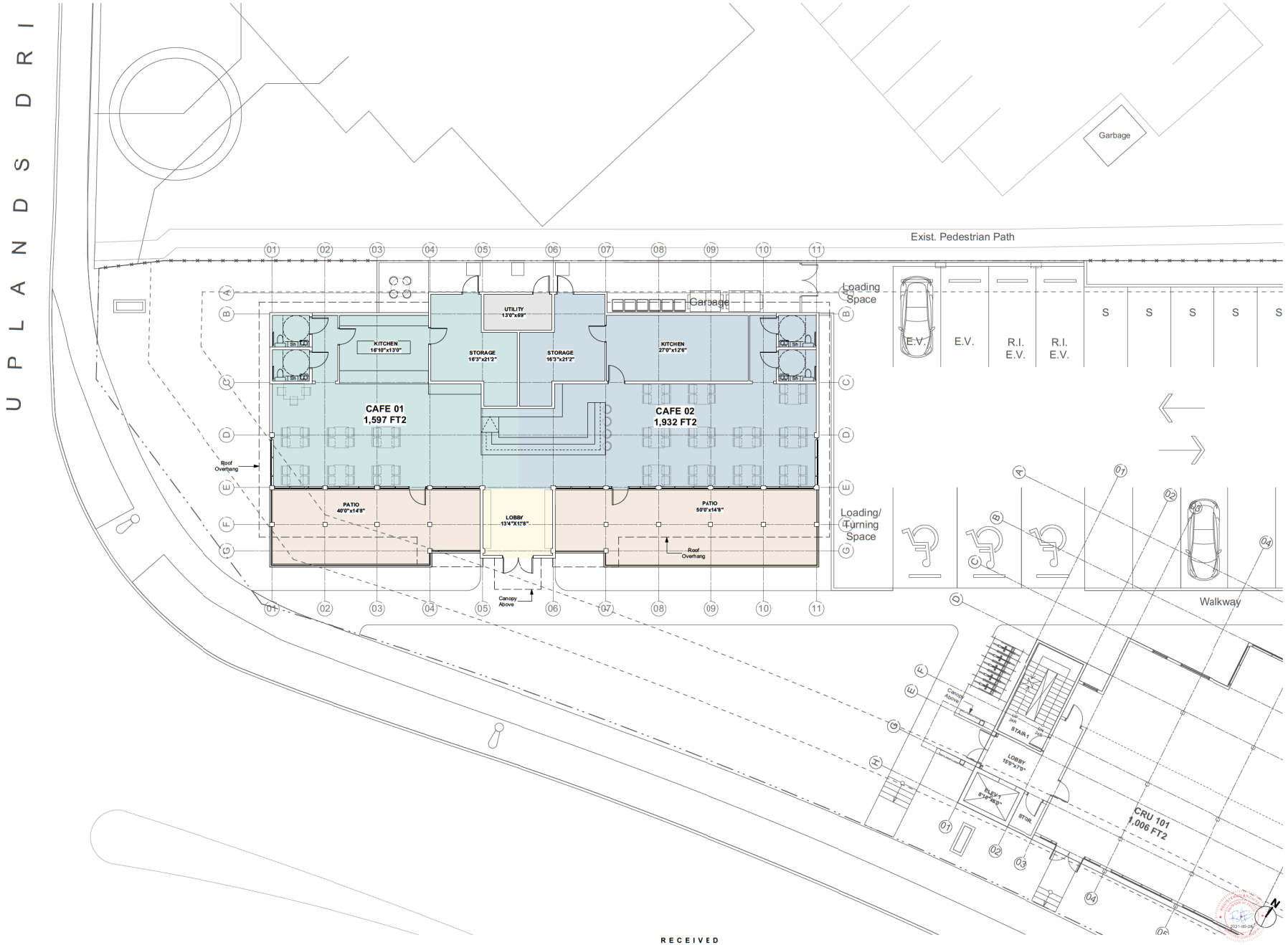


2 CRU - L2 Layout
Scale: 1/8" = 1'-0"



3 CRU - L3 Layout
Scale: 1/8" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning



1 Restaurant - L1 Layout
Scale: 1/8" = 1'-0"

Raymond de Beeld ARCHITECT Inc.

Turner Rd Mixed Use

5730 Turner Road, Nanaimo

RECEIVED
DP1231
2021-MAY-28
Current Planning

Enlarged Plans - Restaurant L1

Issued for DP Rev01 - May 28, 2021

A1.8

KEY PLAN:
(N.T.S)

MATERIAL LEGEND:

FP1 Fiber Cement Panel (White)

WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
WD3 Timber Wood Frame/Column/Beam

CN1 Exposed Architectural Concrete

RF1 Roofing Shingles (Cloud Grey)

G1 Clear Glazing (Tinted Grey)

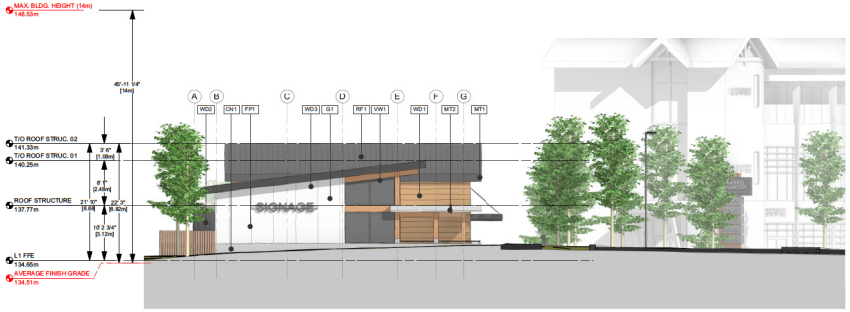
GR1 Side Mounted Aluminum & Glass Guardrail

VW1 Vinyl Windows & Door Frame (Dark Grey)

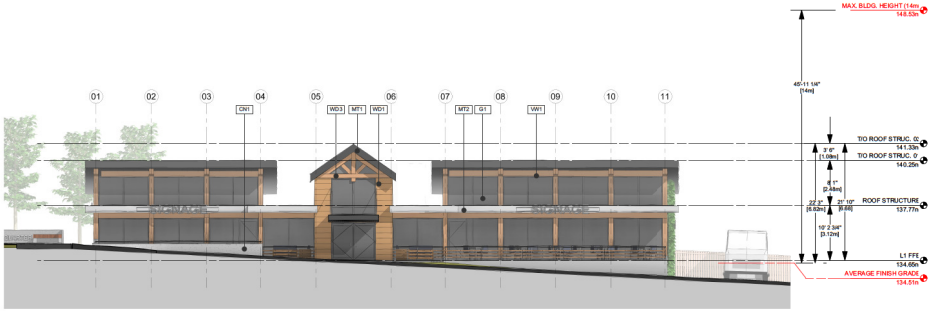
MT1 Prefinished Metal Fascia (Charcoal)
MT2 Prefinished Metal Fascia (White)

SC1 Privacy Metal Screen (Charcoal)

1 Elevation - 05
Scale: 3/32" = 1'-0"



2 Elevation - 06
Scale: 3/32" = 1'-0"



3 Elevation - 07
Scale: 3/32" = 1'-0"

RECEIVED
DP1231
2021-MAY-28
Current Planning

2021-05-28

TURNER ROAD MIXED-USE

5730 TURNER ROAD
Nanaimo, BC

Landscape Architectural Drawings
Issued for Development Permit

LANDSCAPE SHEETS

L0.00	Cover
L1.01	Design Rationale
L1.02	Landscape Plan
L1.03	Landscape Plan Rocftop Patios
L1.04	Landscape Sections
L1.05	Landscape Plants + Materials
L2.01	Tree Management Plan
L2.02	Tree Management Details

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

COVER

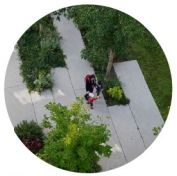
PROJECT 20008
DB KS **CB** KS
SCALE 1:250
DATE JAN 24, 2021

L0.00

DESIGN PRECEDENTS

PLANTINGS

01 Streetscape edge, layered plantings (trees, shrubs, perennials) with landscape wall



02 Plantings integrated with paving

03 Evergreen indigenous groundcovers form base for plantings & landscape design

04 Lush planted swale with pedestrian bridge crossings

HARDSCAPE

05 Stone landscape feature walls for retaining & sitting

06 Large concrete unit pavers as pathway

07 Large rectangular unit paver for featured landscape spaces

08 Medium rectangular unit paver for walkway

BENCHES + SITE FURNITURE

09 Platform bench

10 Large timber benches

11 Platform bench

12 Benches with planting & paving

LIGHTING + LANDSCAPE FEATURES

13 Bollard lighting along walkway and within Commons & Courtyard spaces

14 Recessed wall lighting

15 Green screen walls

16 Rainwater feature in courtyard

DESIGN RATIONALE

CONTEXT

Harris Quarters, at 5730 Turner Road, is situated in a transitional landscape. In the urban context, the site lies between a vibrant **City Commercial Centre** to the west that includes Longwood Station, and quieter residential neighbourhoods to the north and east. The design responds to this pattern with a mix of public patios and open spaces at the western, more commercial portion of the site, transitioning to a more private courtyard and garden setting that provides a backyard to the rental apartments. A walkway oriented on the long axis of the parcel unifies spaces across the site.

Ecologically, an exposed high point near the intersection of Turner Road and Uplands Drive is reminiscent of the dry rocky outcroppings with arbutus that are characteristic of the rainshadow environment. A 13m elevation change from the southwest to the northeast creates a natural transition from that high point through fragments of Douglas fir – salal forest to lower lying cedar and alder dominated riparian landscapes adjacent to Molecey Creek.

Positioned on a natural height of land, this new mixed-use community will enjoy expansive views northeast through a shallow valley to the ocean, and southwest over Longwood Station to Mount Benson.

DESIGN CONCEPT

URBAN RAINSHADOW SCENARIO

The landscape design deliberately accentuates, amplifies and distorts the character and diversity of specific rainshadow ecosystems to create strong visual character and identity for the project, to delineate distinct spaces within the development, and to unify the site as a whole.

The planting palette relies on indigenous species layered with appropriate complementary ornamentals assembled together to replicate local natural systems within an urban environment.

Materials, including wood benches, stone walls and paving stones evoke the warmth, colours and textures found in the rainshadow, but are designed with clean, contemporary sophistication and creative flair.

Green infrastructure, necessary to manage rainwater on site, provides an ecological armature for the parcel. A bioswale, linking architecture, infrastructure and landscape, is designed to further emphasize the cyclical summer drought/ winter rain pattern that dictates so much of what thrives in the rainshadow.

DESIGN ELEMENTS

1 Commons
The Commons offers a shared urban patio-plaza for the office building and café to spill into the public realm. As the main entry into the site, the Commons is open and energetic, but also offers a refuge for pedestrians, residents and workers to sit and enjoy a coffee or a bite to eat. Furnished with a mix of benches and platforms to accommodate all ages and allow for playful activities, the Commons is nestled into a space inspired by the high and dry arbutus-shore pine ecosystem.

2 Courtyard
The Courtyard s the space created between the office and residential building, connecting the street front on Turner Road to the more private Garden space serving residents. Vegetated edges surrounding and penetrating the Courtyard allow for a creative treatment of rainwater feeding into the bioswale, and create spaces to support the emergence of a novel urban environment inspired by the Douglas fir-salal ecosystem that dominates the rainshadow.

3 Garden
The Garden is a more private landscape designed to serve as a backyard for the residents of the residential apartments. The Garden provides a walking path within a shade garden and an lawn for open-ended play, picnicking and gathering with friends. It is welcoming to passers-by, but uses trees to create enclosure hinting at its semi-private nature.

4 Rooftops
Rooftop patios for the office and residential buildings provide a shared private space for residents and workers. Offering expansive views out to the ocean and up to Mt. Benson, the Rooftops heighten the perception of one's position in Nanaimo. With privacy and ample exposure to sunlight, the Rooftops provide an ideal space to grow garden herbs and vegetables, and for communal eating and socializing.

5 Walkway
A bold Walkway bisects the project along the southwest-northeast axis. The Walkway provides a pecestrian oriented spine that unifies the site, and creates a visual connection to the Commercial City Centre and neighbourhoods beyond the parcel. The Walkway also serves as a clear division between the parking and vehicle dominated areas and the open spaces dedicated to people.

6 Bioswale
To manage rainwater on site, a bioswale captures and slows runoff from rooftops and impermeable areas. In addition to this practical function, the bioswale provides an ecological framework for the site, linking distinct spaces and novel urban ecosystems with water flowing through green infrastructure.

7 Restoration
At the northeast limit of the parcel, a Restoration area provides a buffer between the development and the channelized portion of Molecey Creek. This area will be treated as an ecological infill site, with healthy trees protected to the extent possible, and dense plantings of replacement trees and understory plants inspired by the Western redcedar-foamflower site association that characterizes riparian areas in the rainshadow.

DESIGN ELEMENTS KEY PLAN

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

DESIGN RATIONALE

PROJECT 20008
DB KS **CB** KS
SCALE 1:250
DATE JAN 24, 2021

L1.01

LANDSCAPE PLAN

SCALE 1:250

1 **COMMONS**
(prominent small public space, stone retaining walls, modern timber benches & platform benches, concrete/stone unit pavers, generous plantings to buffer plaza from road, potential space for public art, recessed wall and bollard lighting)

2 **COURTYARD**
(lush, shady space, raised planters, benches, connection through to residential garden & parking, secondary entrances to buildings, potential stormwater feature connecting roof rainwater leaders to swale)

3 **GARDEN**
(raised shady garden, stone wall sitting & retaining wall, paver path through garden, benches, platform bench, grass lawn for informal play & gathering)

4 **ROOFTOPS**
(five common space rooftop patios, benches, communal tables, flexible garden planters, potential for food & flower gardening, views to mountians & sea, see sheet L1.03 Landscape Plan Rooftop Patios for other patio locations and design)

5 **WALKWAY**
(accessible pedestrian connection from the cafe down to the residential building main entrance, concrete unit pavers, bollard lighting, tree lined on south edge)

6 **BIOSWALE**
(part of the stormwater management strategy for site, robust mix of indigenous & ornamental, deciduous & evergreen, perennials, shrubs and trees)

7 **RESTORATION**
(rebuild the forest edge of the adjacent stream, robust mix of indigenous deciduous & evergreen, perennials, shrubs and trees)

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE PLAN

PROJECT 20008
DB KS **CB** KS
SCALE 1:250
DATE FEB 08, 2021

L1.02

DESIGN PRECEDENTS

ROOFTOP FEATURES

17 Movable planters

18 Communal table

19 Tables & chiars, concrete pavers, planters

20 Lush plantings of flowers, herbs, and food producing plants

ROOFTOP PATIOS

SCALE 1:250

A **ROOFTOP PATIO 02**
(5th floor of residential building, northern views out to the Salish Sea and Coast Mountains, planters, communal table, concrete pavers)

B **ROOFTOP PATIO 03**
(5th floor of building, sunny, southwestern views to Mt. Benson & northern views to Salish Sea and Coast Mountains, planters, benches, small table & chairs, concrete pavers)

C **ROOFTOP PATIO 04**
(3rd floor of CRU building, northern views to Salish Sea & Coast Mountains, planters, communal table, small table & chairs, benches, concrete pavers)

D **ROOFTOP PATIO 05**
(3rd floor of CRU building, sunny, planters, southwestern views to Mt. Benson)

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

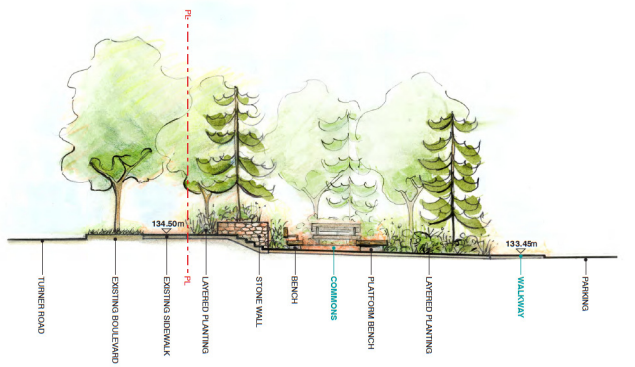
NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE PLAN
ROOFTOP PATIOS

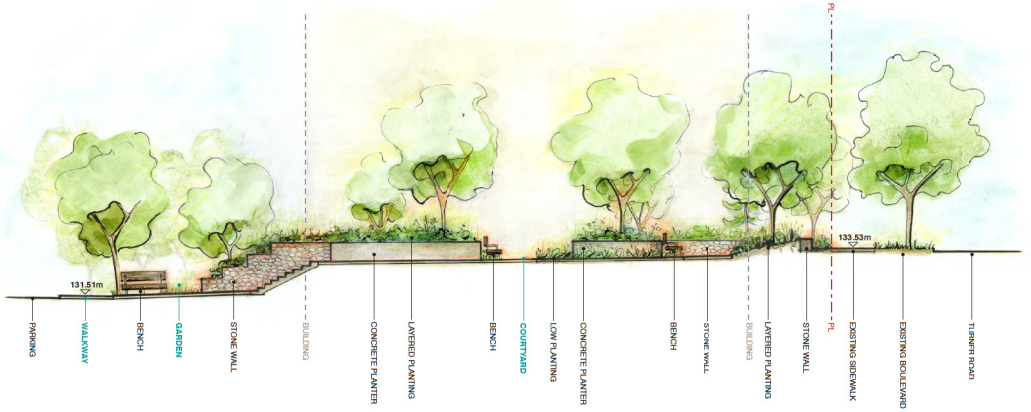
PROJECT 20008
DB KS **CB** KS
SCALE 1:250
DATE FEB 08, 2021

L1.03



A SECTION / ELEVATION

SCALE 1:100



B SECTION / ELEVATION

SCALE 1:100

SECTION KEY PLAN

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE SECTIONS

PROJECT 20008
DB KS **CB** KS
SCALE 1:100
DATE FEB 08, 2021

L1.04

PLANTS + MATERIALS

SCALE 1:250

LANDSCAPE + MATERIALS LEGEND

- Large Concrete Unit Paver
- Platform Bench
- Bench
- Stone Wall
- Bike Rack
- Bioswale Bridge
- Building Entrances / Building Exits
- Paving Type 01 (Commons, Courtyard, Building Entrance)
- Paving Type 02 (Walkway)
- Paving Type 03 (Rooftop Patios)
- Grass Grid
- Pedestrian Route
- Property Line

PLANT LEGEND

- Ac Acer circinatum
- Ag Acer griseum
- Ap Acer palmatum 'Osakazuki'
- Ar Alnus rubra
- A Amelanchier grandiflora
- Ce Cornus eddies white wonder
- Pp Parrotia persica
- Po Picea Omorika Bruns
- P Pinus contorta
- Pm Pseudotsuga menziesii
- Pc Pyrus calleryana
- Layered Plantings
- Lawn
- Greenroof
- Bioswale
- Restoration Planting

PLANT PALETTE

Key	Qty	Botanical Name	Common Name
Deciduous Trees			
Ac	15	Acer circinatum	Vine Maple
Ag	9	Acer griseum	Paper Bark Maple
Ap	12	Acer palmatum Osakazuki	Green Japanese Maple
Ar	6	Alnus rubra	Red Alder
A	10	Amelanchier grandiflora Autumn Brilliance	Saskatoon Berry
Ce	12	Cornus eddies white wonder	Eddies White Wonder
Pp	20	Parrotia persica 'Vanessa'	Persian Ironwood
Pc	14	Pyrus calleryana	Calleryana Pear
Coniferous Trees			
Po	31	Picea Omorika Bruns	Serbian Spruce
P	7	Pinus contorta var.contorta	Shore Pine
Pm	16	Pseudotsuga menziesii	Douglas Fir
Evergreen Shrubs			
Au	TBD	Arbutus unedo	Strawberry Bush
Gs	TBD	Gaultheria shallon	Salal
Mn	TBD	Mahonia nervosa	Dull Oregon Grape
Mc	TBD	Morella californica	Pacific Wax Myrtle
Rh	TBD	Rhododendron 'Glacier'	Evergreen Azalea
Vo	TBD	Vaccinium ovatum	Evergreen Huckleberry
Deciduous Shrubs			
Cs	TBD	Cornus sericea	Red Twig Dogwood
Cc	TBD	Cotinus coggygria 'Royal Purple'	Purple Smoke Bush
Rs	TBD	Ribes sanguineum	Red Flowering Currant
V	TBD	Vaccinium	Blueberry
Groundcovers			
Ac	TBD	Achlys triphylla	Vanilla Leaf
Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick
Am	TBD	Armeria maritima	Sea Thrift
Es	TBD	Epimedium x versicolor	Epimedium
Fc	TBD	Fragaria chiloensis	Coastal Strawberry
Fv	TBD	Fragaria vesca	Woodland Strawberry
Sa	TBD	Sedum rupestre 'Angelina"	Stonecrop
To	TBD	Trillium ovatum	Western Trillium
Bioswale			
Co	TBD	Carex obnuta	Slough Sedge
Ie	TBD	Iris ensata	Japanese Iris
Je	TBD	Junous effusus	Common Rush
Sm	TBD	Scirpus microcarpus	Small Flowered Bullrush
Ferns, Grasses, Perennials			
Ck	TBD	Calamagrostis Karl Forester	Feather Reed Grass
Dc	TBD	Deschampsia cespitosa	Tufted Hairgrass
Df	TBD	Dicentra formosa	Pacific Bleeding Heart
Dp	TBD	Dodecatheon pulchellum	Shootingstar
De	TBD	Dryopteris erythrosora	Autumn Fern
El	TBD	Eriophyllum lanatum	Woolly Sunflower
Ln	TBD	Luzula nivea	Snowy Woodrush
My	TBD	Miscanthus yaku jima	Dwarf Maiden Grass
Pa	TBD	Pennisetum alopecuroides 'Hameln"	Dwarf Fountain grass
Pg	TBD	Polypodium glycyrrhiza	Licorice Fern
Pm	TBD	Polystichum munitum	Sword Fern
Sn	TBD	Salvia nemorosa 'Cardonna'	Purple Wood Sage
S	TBD	Sedum Autumn Fire	Sedum
Tg	TBD	Tellima grandiflora	Fringecup
Tl	TBD	Trientalis latifilia	Western Starflower
Vines			
Ca	TBD	Clematis armandii "Snowdriff'	Evergreen Clematis
Lc	TBD	Lonicera ciliosa	Orange Honeysuckle
Bulbs			
Ag	TBD	Allium 'Globemaster'	Ornamental Onion
Cq	TBD	Camassia quamash	Camas

RECEIVED
DP1231
2021-MAY-28
Current Planning

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

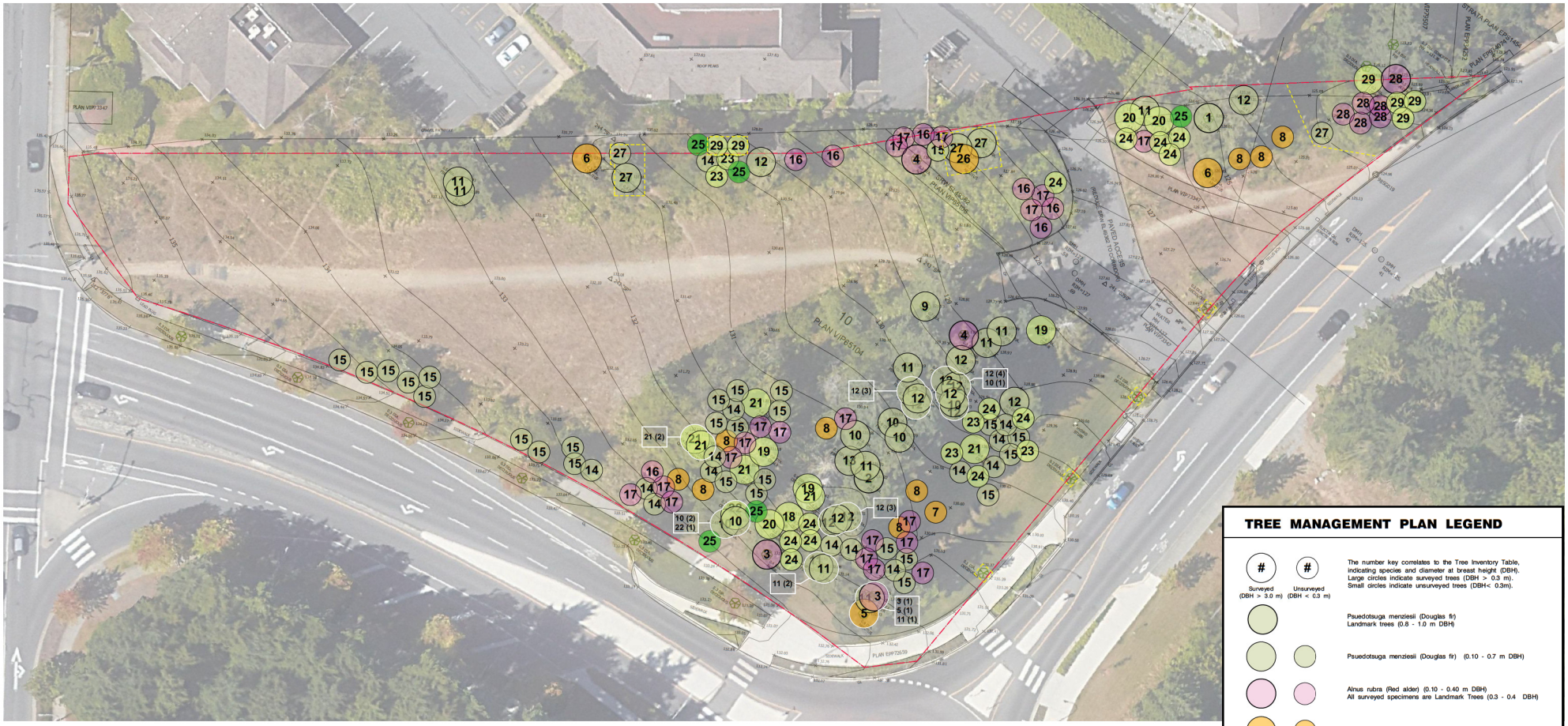
NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE
PLANTS + MATERIALS

PROJECT 20008
DB KS **CB** KS
SCALE 1:250
DATE FEB 08, 2021

L1.05



Refer to **Landscape Plants & Materials Sheet L1.05** for Plant Palette and Tree Replacement locations.

Refer to **Tree Management Details Sheet L2.02** for Tree Inventory list, Tree Replacement list, and Tree Protection Fence.

TREE MANAGEMENT PLAN LEGEND

# Surveyed (DBH > 3.0 m) # Unsurveyed (DBH < 0.3 m)	The number key correlates to the Tree Inventory Table, indicating species and diameter at breast height (DBH). Large circles indicate surveyed trees (DBH > 0.3 m). Small circles indicate unsurveyed trees (DBH< 0.3m).
	Psuedotsuga menziesii (Douglas fir) Landmark trees (0.8 - 1.0 m DBH)
	Psuedotsuga menziesii (Douglas fir) (0.10 - 0.7 m DBH)
	Alnus rubra (Red alder) (0.10 - 0.40 m DBH) All surveyed specimens are Landmark Trees (0.3 - 0.4 DBH)
	Arbutus menziesii (Arbutus) (0.10 - 0.40 m DBH)
	Thuja plicata (Western redcedar) (0.1 - 0.7 m DBH)
	Unidentified multistemmed deciduous tree (0.15 DBH)
	Tree Protection Fencing (See sheet L2.02, detail 1)

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

RECEIVED
DP1231
2021-MAY-28
Current Planning

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

TREE MANAGEMENT PLAN

PROJECT 20008
DB CM **CB** KS
SCALE NTS
DATE FEB 08, 2021

L2.01

Refer to **Landscape Plants & Materials Sheet L1.05** for Plant Palette and Tree Replacement locations.

Refer to **Tree Management Plan Sheet L2.01** for Existing Tree locations and Tree Protection Fencing location.

TREE INVENTORY

SIGNIFICANT TREES TO BE REMOVED

KEY	QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
1	(1)	Psuedotsuga menziesii	Douglas Fir	1.0	Landmark
2	(1)	Psuedotsuga menziesii	Douglas Fir	0.8	Landmark
3	(2)	Alnus rubra	Red Alder	0.4	Landmark
4	(2)	Alnus rubra	Red Alder	0.3	Landmark

TREES TO BE REMOVED

KEY	QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
5	(1)	Arbutus menziesii	Arbutus	0.4	
6	(2)	Arbutus menziesii	Arbutus	0.3	
7	(1)	Arbutus menziesii	Arbutus	0.2	Unsurveyed
8	(9)	Arbutus menziesii	Arbutus	0.15	Unsurveyed
9	(1)	Psuedotsuga menziesii	Douglas Fir	0.7	
10	(6)	Psuedotsuga menziesii	Douglas Fir	0.6	
11	(10)	Psuedotsuga menziesii	Douglas Fir	0.5	
12	(13)	Psuedotsuga menziesii	Douglas Fir	0.4	
13	(1)	Psuedotsuga menziesii	Douglas Fir	0.3	
14	(14)	Psuedotsuga menziesii	Douglas Fir	0.2	Unsurveyed
15	(28)	Psuedotsuga menziesii	Douglas Fir	0.15	Unsurveyed
16	(7)	Alnus rubra	Red Alder	0.2	Unsurveyed
17	(20)	Alnus rubra	Red Alder	0.15	Unsurveyed
18	(1)	Thuja plicata	Western redcedar	0.7	
19	(3)	Thuja plicata	Western redcedar	0.6	
20	(4)	Thuja plicata	Western redcedar	0.5	
21	(6)	Thuja plicata	Western redcedar	0.4	
22	(1)	Thuja plicata	Western redcedar	0.3	
23	(5)	Thuja plicata	Western redcedar	0.2	Unsurveyed
24	(12)	Thuja plicata	Western redcedar	0.15	Unsurveyed
25	(5)	Unknown	Multi-Stemmed Deciduous	0.15	Unsurveyed

TOTAL NUMBER OF TREES TO BE REMOVED: 156

TREES TO BE RETAINED

KEY	QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
26	(1)	Arbutus menziesii	Arbutus	0.3	
27	(5)	Psuedotsuga menziesii	Douglas Fir	0.15-0.7	
28	(5)	Alnus rubra	Red Alder	0.15-0.2	
29	(6)	Thuja plicata	Western redcedar	0.15-0.3	

TREE REPLACEMENTS

TREES TO BE PLANTED ON SITE

DECIDUOUS TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Ac	(15)	Acer circinatum	Vine Maple		
Ag	(9)	Acer griseum	Paper Bark Maple		
Ap	(12)	Acer palmatm Osakazuki	Green Japanese Maple		
Ar	(6)	Alnus rubra	Red Alder	1.5	All Landmark Replacement Trees
A	(10)	Amelanchier grandiflora Autumn Brilliance	Saskatoon Berry		
Ce	(12)	Cornus eddies white wonder	Eddies White Wonder	2.0	8 Landmark replacement Trees
Pp	(20)	Parrotia penica 'Vanessa'	Persian Ironwood		
Pc	(14)	Pyrus calleryana	Callenyana Pear		

CONIFEROUS TREES

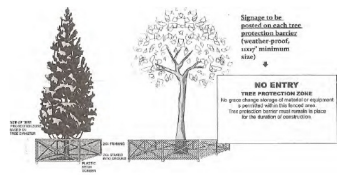
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Po	(31)	Picea Omorika Bruns	Serbian Spruce		
P	(7)	Pinus contota var.contorta	Shore Pine		
Pm	(16)	Pseudotsuga menziesii	Douglas Fir	2.0	All Landmark Replacement Trees

PROPOSED NUMBER OF REPLACEMENT TREES: 150

NOTES:

CITY OF NANAIMO BYLAW NO. 7126 (2013) REQUIRES 505 REPLACEMENT TREES FOR THE 156 TREES TO BE REMOVED. AT A SITE MEETING HELD JAN. 12, 2021, CITY STAFF STATED THAT 100 TREES PER HECTARE IS APPROPRIATE TO DETERMINE TOTAL REPLACEMENT TRUES REQUIRED. AT 0.74 HECTARES, THE PROJECT REQUIRES 74 REPLACEMENT TREES. 150 REPLACEMENT TREES ARI PROPOSED.

CITY OF NANAIMO BYLAW NO. 7126 (2013) REQUIRES THAT REPLACEMENT TREES HAVE A MINIMUM HEIGHT BASED ON THE SIZE OF THE TREE REMOVED. IN ADDITION TO THE SIZES NOTED ABOVE TO REPLACE LANDMARK TREES, 62 REPLACEMENT TREES MUST HAVE A 1.5 M MINIMUM HEIGHT, AND 64 REPLACEMENT TREES MUST HAVE A 2.0 M MINIMUM HEIGHT. THE SPECIES AND LOCATIONS FOR TREES OF DIFFERING HEIGHTS WILL BE IDENTIFIED IN A DETAILED PLANTING PLAN AND DETERMINED IN COLLABORTION WITH THE CITY OF NANAIMO.



01 L2.02 **Tree Protection Fence**

NTS Section

TREE PROTECTION FENCE

Prior to construction taking place on site a tee protection fence *(see detail 01, sheet L2.02)* shall be installed on site according to the layout as indicated on the **Tree Management Plan** *(see sheet L2.01)*, the fence is to follow the existing grade.

Prior to the installation of this fence the layout should be reviewed by the City of Nanaimo Urban Forestry Coordinator.

The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off on their concurrence of this plan.

The fence is to remain in place for the duraton of construction.

NOTES:

- Height of fence to be 1.2m (4').
- 2"x 4" to be used for vertical posts. top and bottom rails and cross bracing (in an"X") round un-treated vertical posts may be used with a minimum diameter of 9 cm.
- Spacing between vertical posts to be no further apart than 3.7m (12') on centre.
- Structure must be sturdy with vertical posts driven firmly into ground.
- Continuous plastic mesh screening (e.g. orange snow fencing).
- Signs entitled "Tree Protection Area" to be posted on fence every 15m.
- Location of fence as shown on plan.

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

RECEIVED
DP1231
2021-MAY-28
Current Planning

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

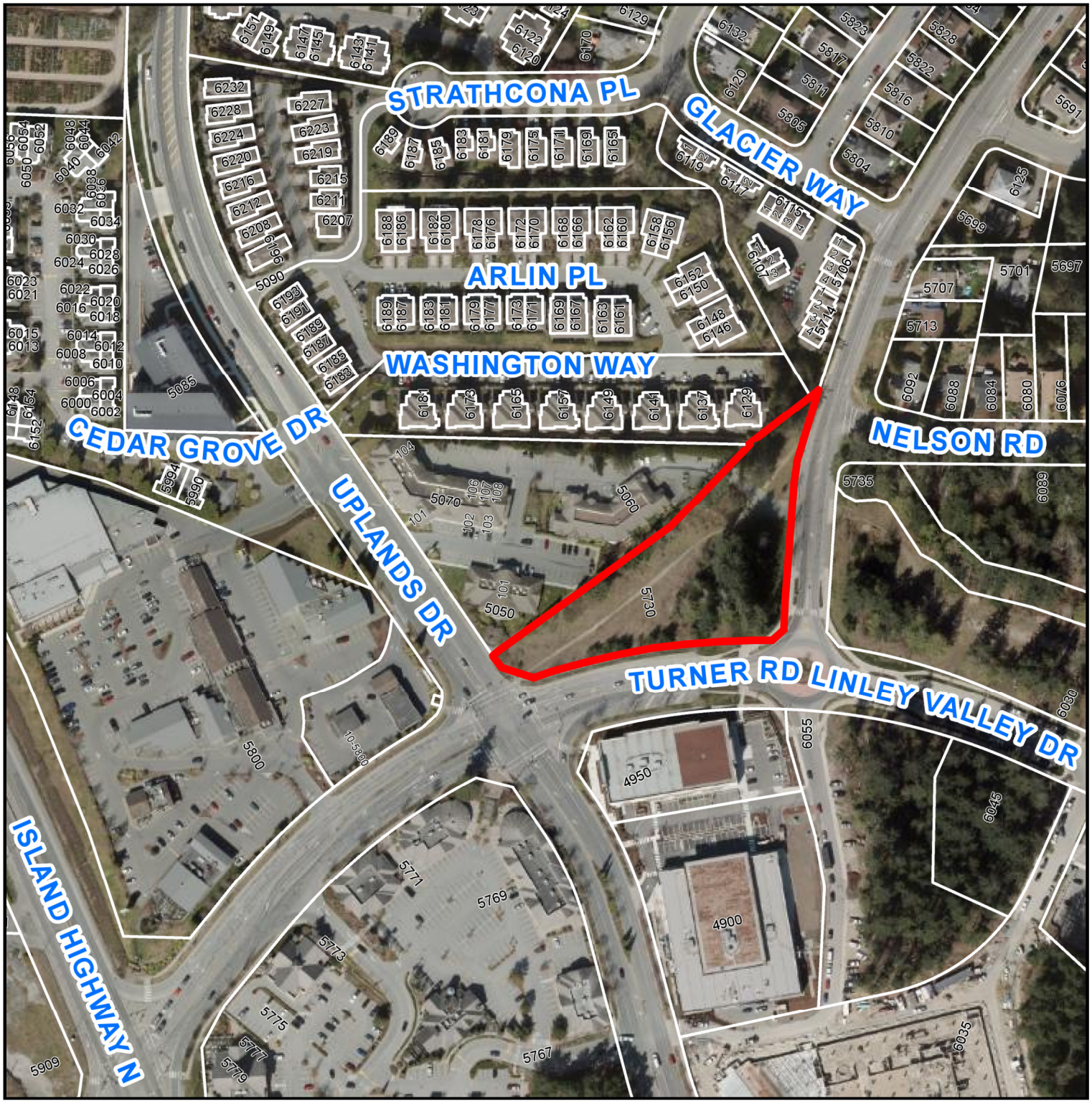
TREE MANAGEMENT DETAILS

PROJECT 20008
DB CM **CB** KS

SCALE NTS
DATE FEB 08, 2021

L2.02

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001231

5730 Turner Road