

ATTACHMENT A

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 27th day of September, 2022 is

BETWEEN:

Telus Communications Inc., Inc. No. BC1101218
7th Floor, 685 Centre Street SW
Calgary, AB T2G 1S5

(the "Owner")

AND:

CITY OF NANAIMO
455 Wallace Street
Nanaimo, BC V9R 5J6

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Nanaimo at *235 Wallace Street* legally described as *Lot 1, Section 1, Nanaimo District, Plan EPP114195* (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261";
- C. The Parcel is situated within the Revitalization Area, as defined in the Bylaw; and
- D. The Owner proposes to construct new improvements or alter or renovate existing improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. In this Agreement, the following words have the following meanings:
 - (a) "Assessed Value" means the BC Assessment Authority land and improvements assessed value of the parcel subject to this Agreement for the purposes of calculating property taxes;
 - (b) "Baseline Assessment" means the BC Assessment Authority's last published land and improvements assessed value immediately before the commencement of the Project;
 - (c) "Bylaw" means City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261" as amended from time to time including any amendments thereto;

- (d) "Renovation" means capital improvements of an existing building;
 - (e) "Tax Exemption" means a revitalization tax exemption determined in accordance with the Bylaw; and
 - (f) "Tax Exemption Certificate" means a revitalization tax exemption certificate issued by the City of Nanaimo pursuant to the Bylaw and the *Community Charter*.
2. The Project – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Bylaw. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
- (a) be built in accordance with the submitted plans as approved by Development Permit (DP001214) for 400 Fitzwilliam Street (parent property) authorized by City Council of the City of Nanaimo on August 30, 2021.
3. Operation and Maintenance of the Project – throughout the term of this Agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
4. Revitalization Tax Exemption – subject to fulfillment of the conditions set out in this Agreement and the Bylaw, the City shall issue a Tax Exemption Certificate to the British Columbia Assessment Authority entitling the Owner to a Tax Exemption in respect of the property taxes due (not including local service taxes) in relation to the Parcel and the improvements thereon for the calendar year(s) set out in this Agreement. The Tax Exemption Certificate shall be substantially in the form of Appendix "B", which is attached to and forms part of this Agreement.
5. Conditions – the Owner must fulfill the following conditions before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
- (a) the Owner must obtain a building permit from the City for the Project on or before June 30 2023;
 - (b) the Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "C";
 - (c) the Project must be officially opened and available for use as a *one hundred and ninety-five-unit residential development* (the "Exempt Use") and for no other use, by no later than June 30, 2026; and
6. Calculation of Revitalization Tax Exemption – the amount of the Tax Exemption in each year shall be calculated in accordance with the Bylaw.

7. Term of Tax Exemption – provided the requirements of this Agreement, and of the City of Nanaimo Revitalization Tax Exemption Bylaw 2018 No. 7261, are met the Tax Exemption shall be for the taxation years 2026 to 2035, inclusive. [10 year maximum]
8. Compliance with Laws – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel forming part of the Project in compliance with all statutes, laws, regulations, bylaws and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. Subdivision under Strata Property Act – if the Owner deposits a strata plan in the Land Title Office under the *Strata Property Act* that includes an improvement on the Parcel included in the Project, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - (a) the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before March 31, 2026.

provided that any strata subdivision must comply with the terms of any Housing Agreement in relation to the Parcel or the Project which limits ability to subdivide the Parcel or a building on the Parcel under the *Strata Property Act*.

10. Representations and Warranties – The Owner represents and warrants to the City that the Owner is the Owner of the Parcel for the purpose of property assessment and taxation.
11. Cancellation – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - (a) on the written request of the Owner; or
 - (b) effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.
12. If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will pay to the City a recapture amount in accordance with the Bylaw, which amount will bear interest in accordance with the Bylaw.
13. No Refund – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
14. Notices – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

- (a) in the case of a notice to the City, at:

THE CITY OF NANAIMO
455 Wallace Street,
Nanaimo, BC V9R 5J6

- (b) in the case of a notice to the Owner, at:

TELUS COMMUNICATIONS INC.
7TH Floor, 685 Centre Street SW
Calgary, AB T2G 1S5

or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

15. No Assignment – the Owner shall not assign its interest in this Agreement except to a subsequent owner in fee simple of the Parcel.
16. Severance – if any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
17. Interpretation – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
18. Further Assurances – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
19. Waiver – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
20. Powers Preserved – this Agreement does not:
 - (a) affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
 - (b) affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel, and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
21. Reference – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

22. Enurement – this agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF NANAIMO by
its authorized signatories:

Mayor

Corporate Officer

Executed by TELUS COMMUNICATIONS INC. by its
authorized signatories:

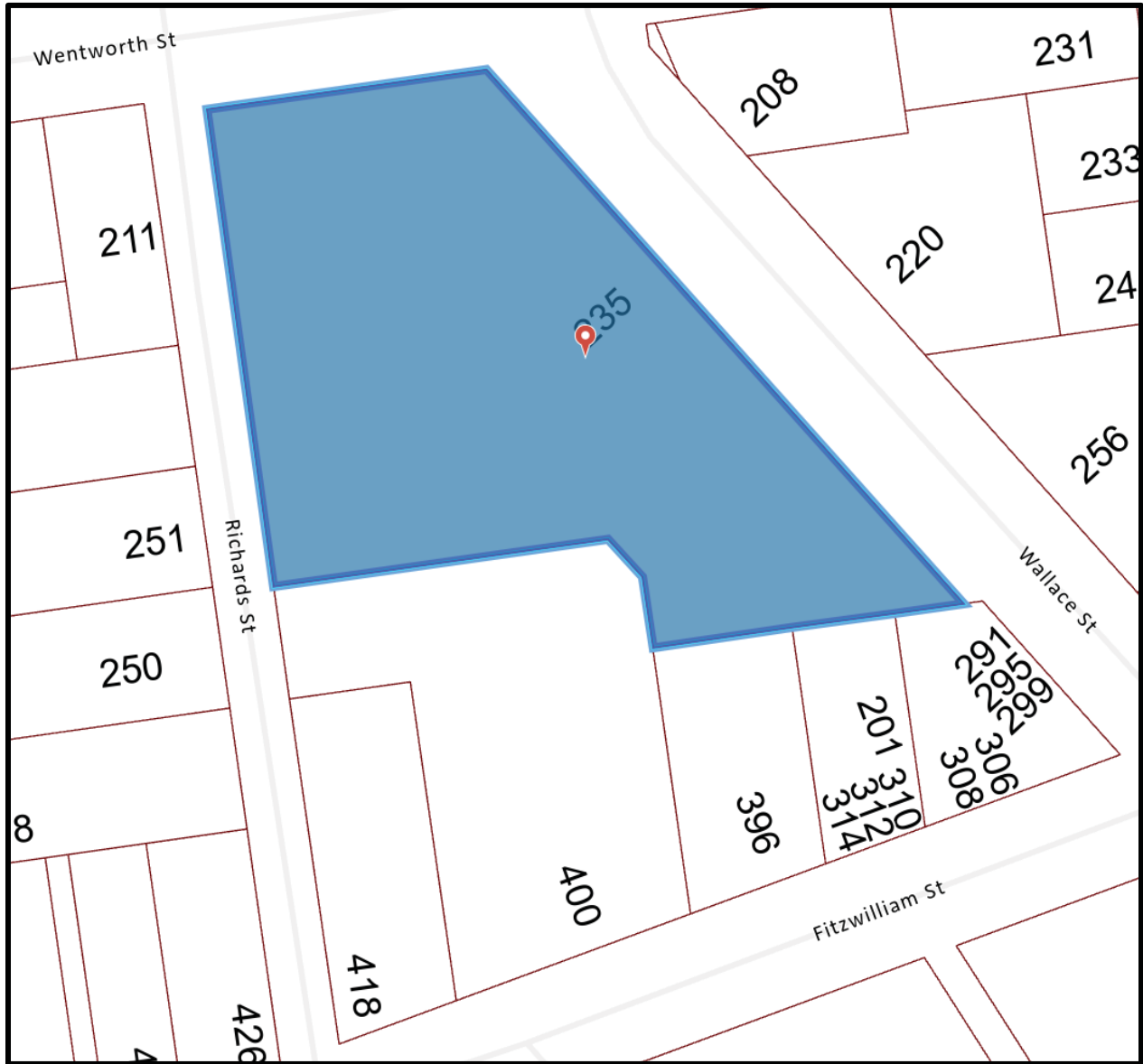


Name : Manasweeta Bhatia
Title : Director, Real Estate Development

Name:

APPENDIX "A" to Revitalization Tax Exemption Agreement

Map of Affected Parcel



APPENDIX "B" to Revitalization Tax Exemption Agreement

Revitalization Tax Exemption Certificate

In accordance with the City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261" (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the 27th day of September, 2022 (the "Agreement") entered into between the City of Nanaimo (the "City") and Telus Communications Inc. (the "Owner"), the registered owner of 235 Wallace Street Street legally described as Lot 1, Section 1, Nanaimo District, Plan EPP114195 (the "Parcel"):

This certificate certifies that the Parcel is subject to a revitalization tax exemption equal to the following assessment value of the Parcel: Class 06 Business/Other: \$3,796,000.00 multiplied by the municipal rate of tax in effect for Class 06 – Business/Other for each of the taxation years 2026 to 2035 inclusive.

The Tax Exemption is provided under the following conditions:

1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued;
5. The Agreement is not otherwise terminated.

If any of these conditions are not met then the Council of the City of Nanaimo may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City the recapture amount calculated in accordance with the Bylaw.

**APPENDIX "C" to Revitalization Tax Exemption Agreement
Plans and Specifications for the Project DP001214**

**SCHEDULE "C"
Revitalization Area**



DEVELOPMENT PERMIT NO. DP001214

TELUS COMMUNICATIONS INC.
Name of Owner(s) of Land (Permittee)

400 FITZWILLIAM STREET
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 26286
PID No. 002-742-713**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan
Schedule B Site and Parking Plans
Schedule C Building Elevations and Details
Schedule D Subdivision Plan
Schedule E Landscape Plan and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height for proposed Building A from 14m to 17m and for proposed Building B from 14m to 19m.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site and Parking Plans prepared by Omicron Architecture Engineering Construction Ltd., dated 2021-AUG-12, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations and Details prepared by Omicron Architecture Engineering Construction Ltd., dated 2020-NOV-19, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Connect Landscape Architecture, dated 2021-AUG-12, as shown on Schedule E.
4. The subject property is subdivided in substantial compliance with the Subdivision Plan prepared by Omicron Architecture Engineering Construction Ltd., dated, 2021-AUG-12, as shown on Schedule D, prior to building permit application.
5. A Statutory Right-of-Way for the public plaza facing Wallace Street (shown as "Public Terrace" on Schedule E, L1.0) is registered on title prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 30TH DAY OF AUGUST, 2021.

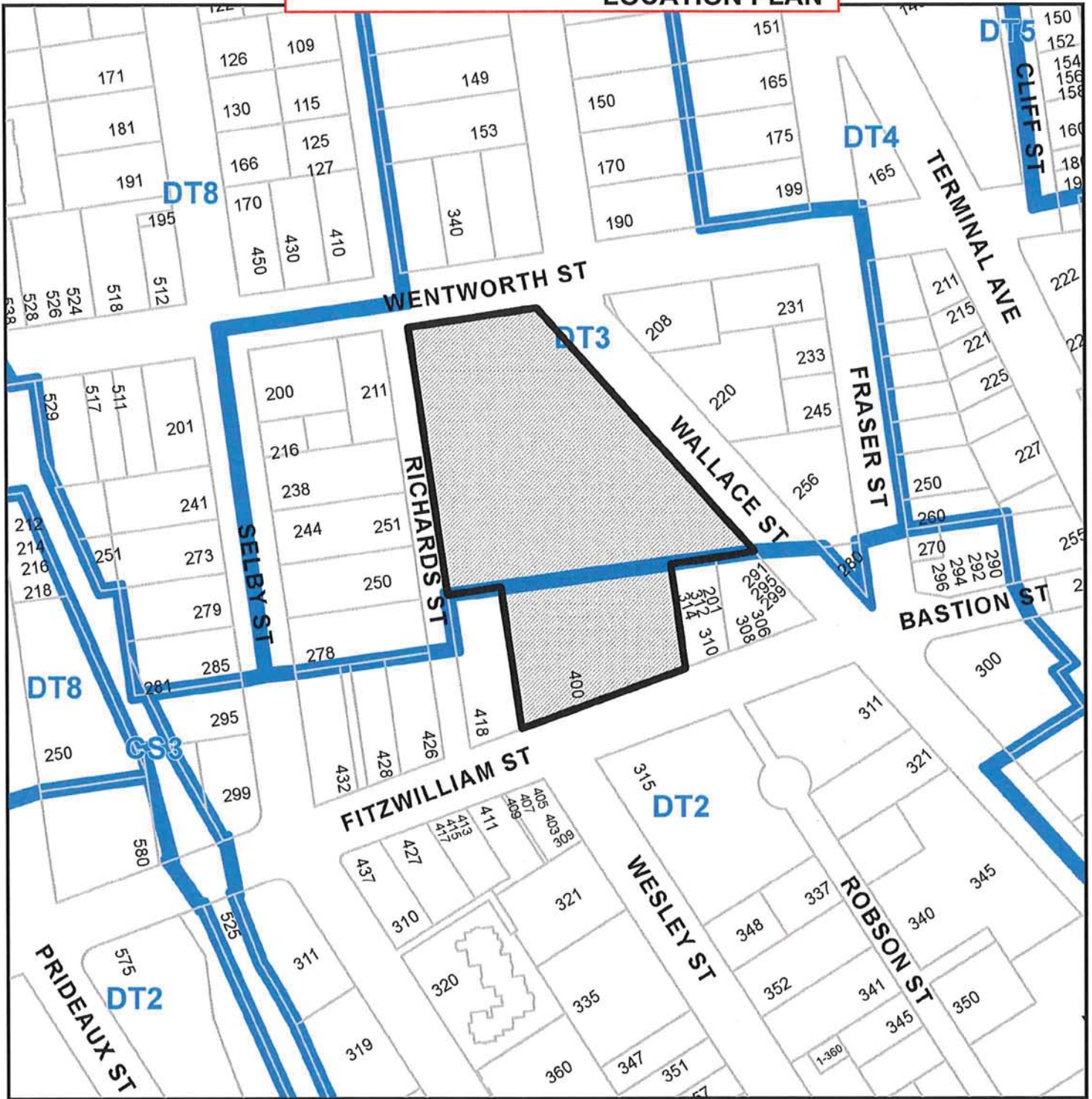

Corporate Officer


Date

CH/ln/jr
Prospero attachment: DP001214

Development Permit No. DP001214 Schedule A
400 Fitzwilliam Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001214



Subject Property

CIVIC: 400 FITZWILLIAM STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 26286

Development Permit No. DP001214
 Schedule B
 400 Fitzwilliam Street
SITE AND PARKING PLANS



NOTE:
 Off-site frontage layout to be determined through detailed design review at Building Permit stage.

- SITE LEGEND**
- LANDSCAPED AREA
 - CONCRETE DRIVEWAYS / APFON / DRIVEWAY
 - PAVERS - SETLANDSCAPE
 - ASPHALT PAVING

- SITE PLAN KEYNOTES**
- LANDSCAPED AREA - REFER TO LANDSCAPE DWG'S
 - CONCRETE DRIVEWAYS
 - CONCRETE PAVERS
 - GRASS/GRASS / PAVED
 - BIKE RACK - REFER TO LANDSCAPE DWG'S
 - BOLLARD
 - BRICK
 - 1.5M HIGH FENCE
 - RETAINING WALL
 - PRIVATE FENCES
 - SHEDS
 - 1.7M HIGH FENCE
 - PAW MARKED ELECTRICAL TRANSFORMER



1 | SITE PLAN
 SCALE 1:150



TELUS LIVING - NANAIMO
 400 FITZWILLIAM ST. NANAIMO, BC, CANADA

SITE PLAN
 SCALE 1:250

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 DP1214
 2021 AUG 13

A1.1a

Development Permit No. DP001214 Schedule C
 400 Fitzwilliam Street
BUILDING ELEVATIONS AND DETAILS



- ELEVATIONS LEGEND**
- 1 WOOD LOOK CERAMIC TILE (ORIGINAL)
 - 2 CORRUGATED METAL CLADDING
 - 3 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE
 - 4 WHITE GLASS BLOCK WINDOWS, BLACK W/ CURE PAINTED FINISH
 - 5 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLAR TEMPERED GLASS INFILL
 - 6 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORMED CORRUGATED METAL INFILL, SPOURED CONCRETE, NATURAL COLOR
 - 7 SPOURED CONCRETE, NATURAL COLOR
 - 8 DYEDED CONCRETE, GREY, SANDY FORM FINISH
 - 9 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & GLASS
 - 10 ALUMINUM STOREFRONT, CLEAR TEMPERED BANGSOLD SPOURED FINISH
 - 11 POWDER COATED ALUMINUM LETTER SIGNAGE
 - 12 ROOF PANNAFLEX FLASHING
 - 13 CORTEX STEEL

1 | ELEVATION - BUILDING A - WENTWORTH ST
 SCALE: 1" = 32'



REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

A4.1

ELEVATIONS BUILDING A
 SCALE: AS INDICATED (1:117.3226)

TELUS LIVING - NANAIMO
 480 FITZWILLIAM STREET, NANAIMO, BC, CANADA



- ELEVATIONS LEGEND**
- 17 WOOD LOOK CERAMIC TILE 600x600 (VERTICAL)
 - 18 CORRUGATED METAL CLADDING
 - 19 ALUMINUM COMPOSITE PANEL 4mm THICKNESS
 - 20 WINE CLAS DOORS 1 WINDOOR, BLACK UV CURE PAINTED FINISH
 - 21 WINE CLAS DOORS 1 WINDOOR, BLACK UV CURE PAINTED FINISH
 - 22 POWDER COATED ALUMINUM GLAZING, WHITE FINISH, 10 YEAR TEMPERED GLASS SPILL
 - 23 POWDER COATED ALUMINUM GLAZING, WHITE FINISH, 10 YEAR TEMPERED GLASS SPILL
 - 24 BRUSHED CONCRETE MORTAR COLOR
 - 25 BRUSHED CONCRETE MORTAR COLOR
 - 26 ENFUSED CONCRETE GRAY, BOARD FORM FINISH
 - 27 ALUMINUM STONEFRONT, BLACK ANODIZED DOORS & WINDOWS, CLEAN TEMPERED LAMINATED GLASS
 - 28 BRUSHED ALUMINUM LETTER SIGNAGE
 - 29 ROOF FINISH FLASING
 - 30 DOWNSTREAM



1 | ELEVATION - BUILDING A - RICHARDS ST
1:250 (1:10)



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PROJ-2024-11
11/19/2024

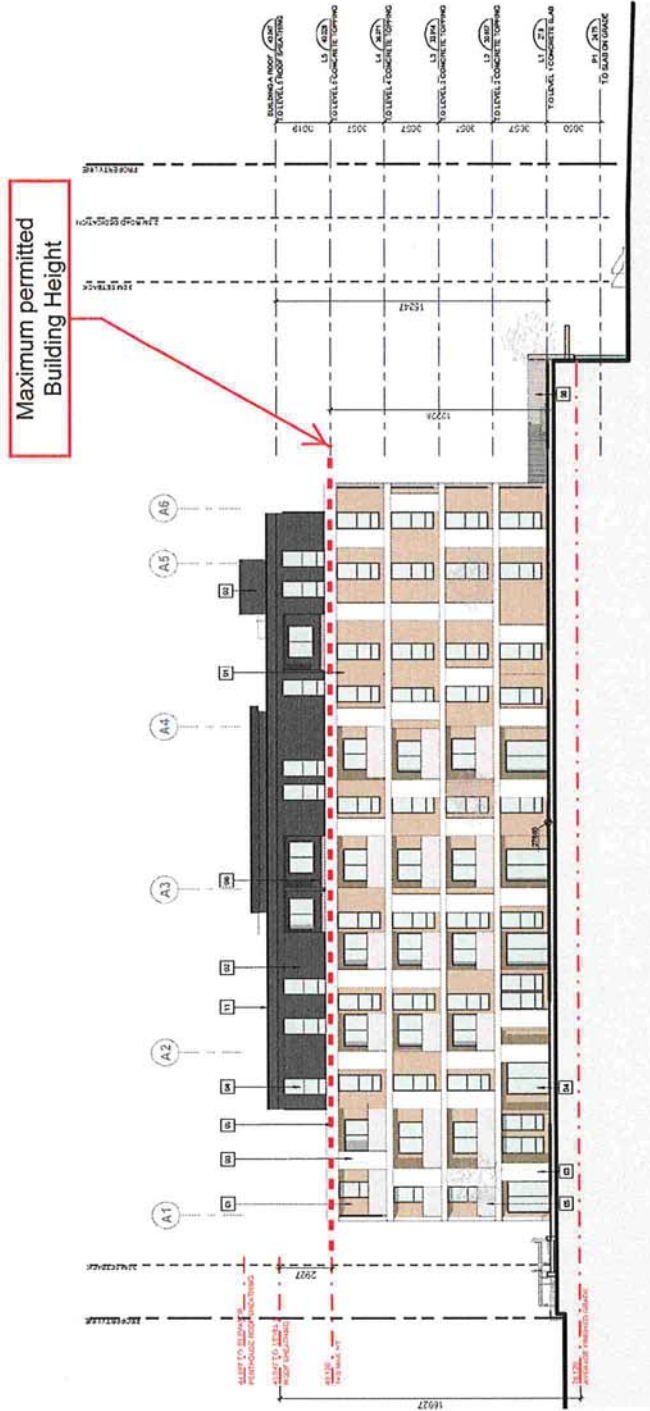
A4.2

ELEVATIONS BUILDING A
SCALE: AS SHOWN 1:1179320

TELUS LIVING - NANAIMO
460 FITZGERALD ST., NANAIMO, BC, CANADA



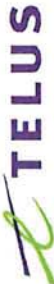
- ELEVATIONS LEGEND**
- D WOOD LOOK CERAMIC TILE SHIP LAP SIDING (VERTICAL)
 - E CORRUGATED METAL CLADDING
 - F ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
 - G VINYL CLAD ROSES & WINDINGS, BLACK W/ CHINE PAINTED FINISH
 - H POWDER COATED ALUMINUM CASUAL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
 - I POWDER COATED ALUMINUM CASUAL, WHITE FINISH, PORCH COATED CORRUGATED METAL INFILL, SPARKLED CONCRETE MATERIAL, COLOR SPARKLED FINISH
 - J DYED RED CONCRETE, GREY SAND/TONE FINISH
 - K ALUMINUM STONE BROWN, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED LAMINATED GLASS
 - L BLACK ALUMINUM LETTER SIGNAGE
 - M ROOF FINISH MET FLASHING
 - N CORTEN STEEL



1 | ELEVATION - BUILDING A - COURTYARD
SCALE: 1:125



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2023-08-24
CITY OF NANAIMO



TELUS LIVING - NANAIMO
402 FITZGERALD ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING A
SCALE: As indicated 11/13/2020

A4.3

ELEVATIONS LEGEND

- 1 HOOD LOK CEMENTITIOUS SHIP-LAP SIDING
- 2 CORRUGATED METAL CLADDING (FRONT)
- 3 ALUMINUM COMPOSITE PANELS, 3mm THICKNESS, PAINTED FINISH
- 4 VENEER GLASS BOSS & WINDOW, BLACK IN-DUCE PAINTED FINISH
- 5 POWDER COATED ALUMINUM DIAGONAL WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 6 POWDER COATED ALUMINUM QUADRANT, WHITE FINISH, PERFORMANCE COORDINATE TO METAL, INFILL PAINTED FINISH
- 7 EXPOSED CONCRETE, NATURAL COLOR
- 8 EXPOSED CONCRETE, GREY, SANDY FORTH FINISH
- 9 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & GLASS
- 10 BRUSH ALUMINUM LETTER SIGNAGE
- 11 ROOF PARANET FLASHING
- 12 CORTINA STEEL



1 | ELEVATION - BUILDING B - GARDEN COURT
SCALE: 1/8" = 1'-0"



REGISTERED
PROFESSIONAL ENGINEER
P. J. JONES

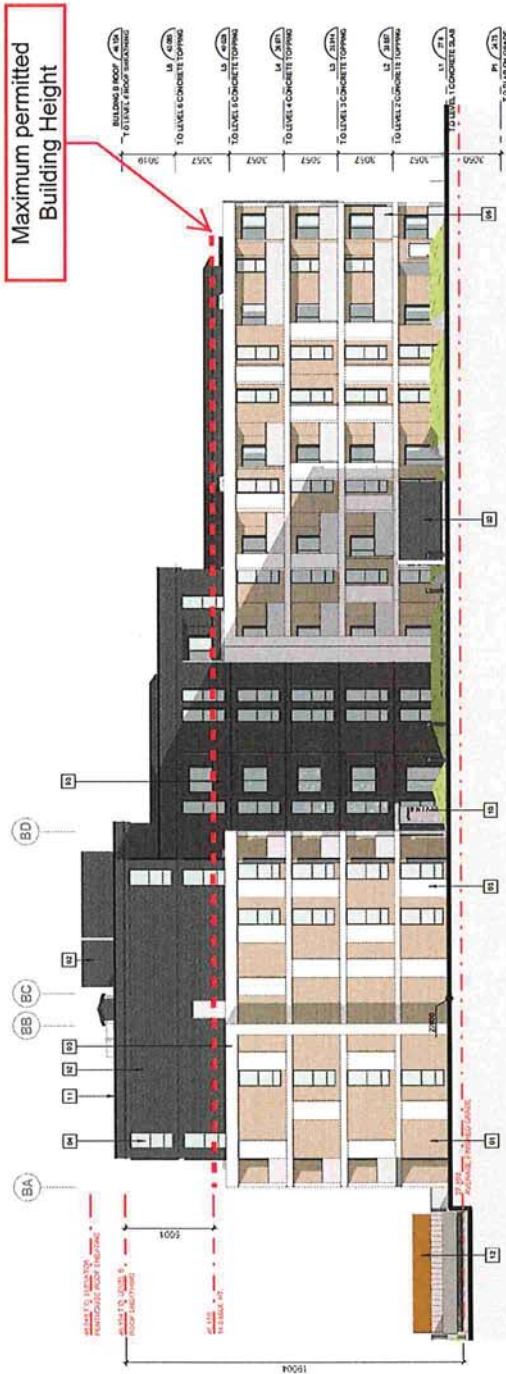


TELUS LIVING - NANAIMO
480 FITZGERALD ST., NANAIMO, BC, CANADA
111778204

ELEVATIONS BUILDING B
SCALE: 1/8" = 1'-0"

A4.5

- ELEVATIONS LEGEND**
- 1) WOOD CONCRETE/STONE SHIP LAP SIDING
 - 2) CORRUGATED METAL CLADDING
 - 3) ALUMINUM COMPOSITE PANEL WITH THICKNESS
 - 4) WOOD SHAKES & SHOVING, BACK BY CORE PAINTED FINISH
 - 5) POWDER COATED ALUMINUM CASUALTY, WHITE FINISH, 6.5MM THERMAL BREAK WALL
 - 6) POWDER COATED ALUMINUM CASUALTY, WHITE FINISH, 16.0MM THERMAL BREAK METAL WALL
 - 7) SPANDED CONCRETE, NATURAL COLOR, SANDFINISH FINISH
 - 8) EXPOSED CONCRETE, GREY SAND FINISH
 - 9) ALUMINUM SHOWER, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TINTED & ANTI-GLARE
 - 10) BACKUP ALUMINUM LETTER SIGNAGE
 - 11) ROOF FINISH FLASING
 - 12) CORTEN STEEL



1 | ELEVATION - BUILDING B - RICHARDS ST
SCALE: 1/125



REGISTERED
ARCHITECT
BC REG. NO. 12345
P. J. ARCHITECTS INC.



TELUS LIVING - NANAIMO
460 FITZGERALD ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated
11/13/2020

A4.6

ELEVATIONS LEGEND

- ① WOOD LOOK CONCRETE/STUCCO DISPLAY BOARD
- ② CORRUGATED METAL CLADDING
- ③ ALUMINUM COMPOSITE PANELS, 4mm THICKNESS
- ④ VINYL CLAD DOORS & WINDOWS, BLACK VINYL CURVE HANDED FINISH
- ⑤ POWDER COATED ALUMINUM CORNERAL, WHITE FINISH, CLEAR THERMO-BRAND 30-11
- ⑥ POLYURETHANE INSULATED METAL PANELS, WHITE FINISH, THERMO-BRAND 30-11
- ⑦ EXPOSED CONCRETE, NATURAL COLOR, SMOOTHER FINISH
- ⑧ EXPOSED CONCRETE, GREY BOARD FORM FINISH
- ⑨ ALUMINUM STUCCO, BLACK BOARD FORM FINISH, 4mm THICKNESS, CLEAR THERMO-BRAND 30-11
- ⑩ BACKLIT ALUMINUM LETTER SIGNAGE
- ⑪ ROOF FINISH/ET FLASING
- ⑫ CORTEX STEEL



Maximum permitted Building Height

- L7 TO LEVEL 7 CONCRETE TOPPING
- L6 TO LEVEL 6 CONCRETE TOPPING
- L5 TO LEVEL 5 CONCRETE TOPPING
- L4 TO LEVEL 4 CONCRETE TOPPING
- L3 TO LEVEL 3 CONCRETE TOPPING
- L2 TO LEVEL 2 CONCRETE TOPPING
- L1 TO LEVEL 1 CONCRETE TOPPING
- B7 TO SLAB ON GRADE

1 | ELEVATION - BUILDING B - BACK OF BUILDING
SCALE: 1/8" = 1'-0"



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11/11/2020
CITY OF NANAIMO



TELUS LIVING - NANAIMO
490 FITZGERALD ST., NANAIMO, BC CANADA

ELEVATIONS BUILDING B
SCALE: AS SHOWN 11/11/2020

A4.7

- ELEVATIONS LEGEND**
- 1 WOOD LOOK CERAMIC TILE (500x500) (INTERIOR)
 - 2 CORRUGATED METAL CLADDING
 - 3 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS
 - 4 WINE CLAY BRICKS (VINOCLAY) (BACK OF CURB)
 - 5 POWDER COATED ALUMINUM QUADRANTAL WHITE FINISH, CLEAN TEMPERED GLASS INFILL
 - 6 POWDER COATED ALUMINUM QUADRANTAL WHITE FINISH, EXPANDED CORRUGATED METAL INFILL (SPRINKLED FINISH)
 - 7 SPARKLE CONCRETE MATERIAL COLOR
 - 8 DIVIDED CONCRETE, GRAY, SANDY FORM FINISH
 - 9 ALUMINUM STIFF FRONT, BLACK ANODIZED DOUBLE GLASS
 - 10 BACKUP ALUMINUM LETTER SIGNAGE
 - 11 ROOF FINISH (ASPHALT)
 - 12 CORTINA STEEL



1 | ELEVATION - BUILDING B - WALLACE ST
SCALE: 1/8" = 1'-0"



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ARCHITECTURAL
DEPARTMENT



TELUS LIVING - NANAIMO
450 FITZGERALD ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: AS SHOWN 1/16" = 1'-0"

A4.8



1 | ELEVATION - SITE - RICHARDS ST
SCALE: 1/320



2 | ELEVATION - SITE - WALLACE ST
SCALE: 1/320



3 | ELEVATION - SITE - WENTWORTH ST
SCALE: 1/320

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DESIGNS
11/17/2021



TELUS LIVING - NANAIMO
450 FITZGERALD ST NANAIMO, BC CANADA

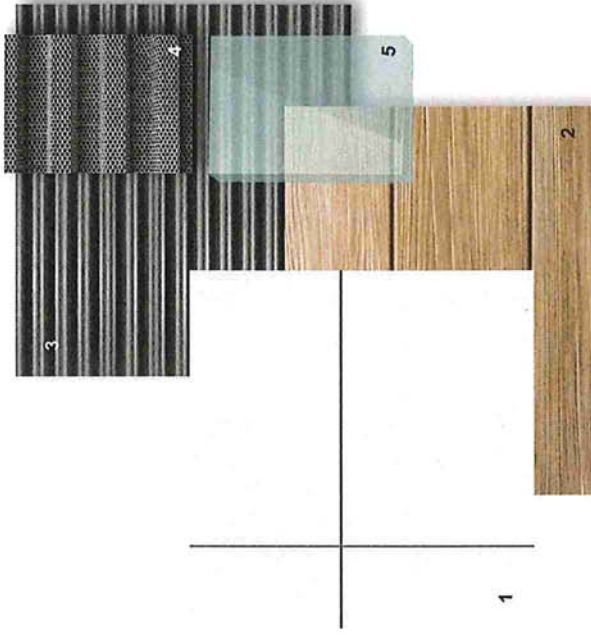
SITE ELEVATIONS
SCALE: AS SHOWN
11/17/2021

A4.0



MATERIAL PALETTE

- 1 - WHITE ALUMINUM COMPOSITE PANEL
- 2 - WOOD LOOK SHIPLAP SIDING
- 3 - CORRUGATED METAL CLADDING, PREFINISHED
- 4 - PERFORATED CORRUGATED METAL PANEL
- 5 - GLASS PANEL, CLEAR



RECEIVED
NANAIMO
11/11/2016

TELUS LIVING - NANAIMO
407 FITZGERALD ST. NANAIMO, BC, CANADA

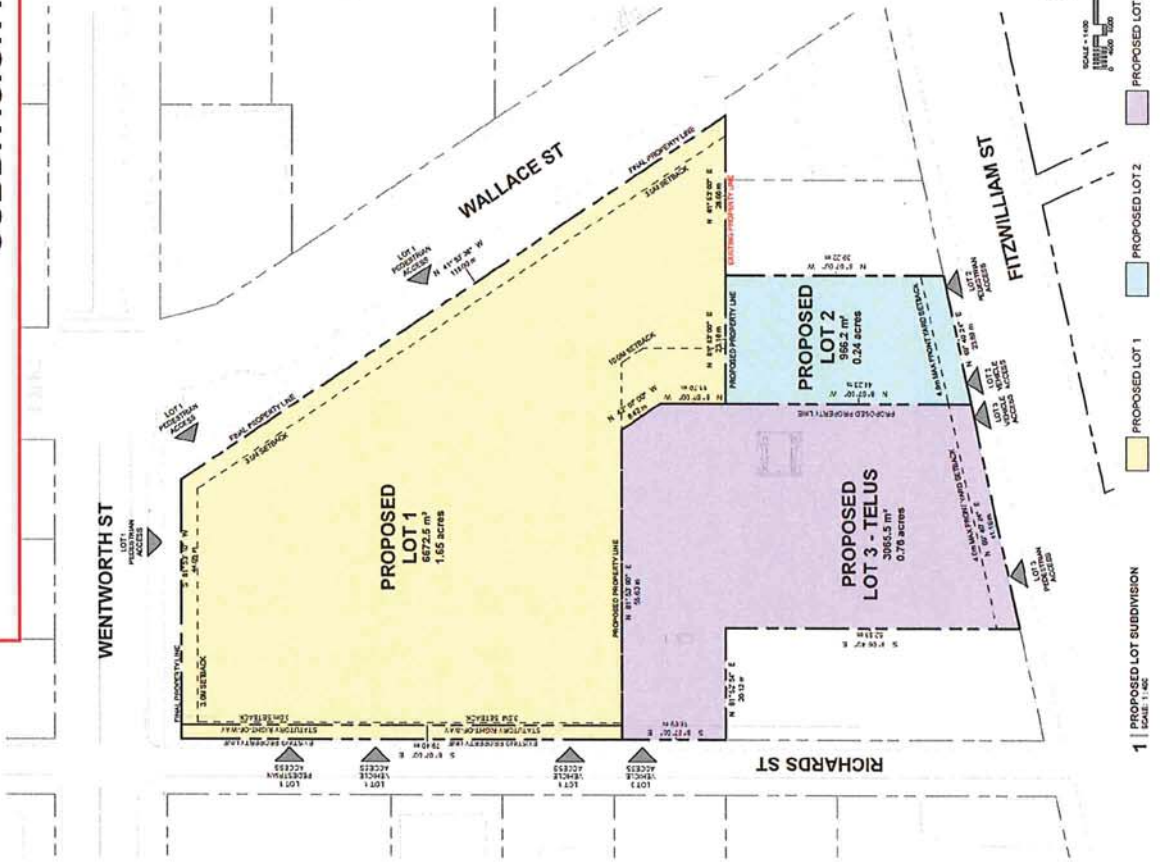


MATERIAL PALETTE
SCALE: 1:1
11/11/2016

A8.0



Development Permit No. DP001214 Schedule D
 400 Fitzwilliam Street
SUBDIVISION PLAN



RECEIVED
 DP-1214
 2021-AUG-13

A0.7

PROPOSED LOT SUBDIVISION
 SCALE 1:1000

TELUS LIVING - NANAIMO
 400 FITZWILLIAM ST, NANAIMO, BC, CANADA



Development Permit No. DP001214 Schedule E
 400 Fitzwilliam Street
LANDSCAPE PLAN AND DETAILS



CONNECTIONS TO EXISTING AND ADJACENT LANDSCAPES: THE LANDSCAPE ARCHITECTURE HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND ADJACENT AREAS TO IDENTIFY VISUAL CORRIDORS AND POTENTIAL IMPACTS. THE LANDSCAPE ARCHITECTURE HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND ADJACENT AREAS TO IDENTIFY VISUAL CORRIDORS AND POTENTIAL IMPACTS.



PROGRAM LEGEND

- 1 CENTRAL COURTYARD
- 2 WALLACE TERRACE
- 3 WALLACE CORNER
- 4 CHILDREN'S PLAY
- 5 BANK PARK
- 6 PRIVATE PATIO
- 7 PARKING COURT
- 8 PARKADE ENTRY
- 9 BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

- CIP CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- GRAVEL
- ARTIFICIAL TURF
- FALL SURFACING
- PLANTING
- SOD LAWN
- GUARDRAIL
- 1.5M FT METAL FENCE WITH GATE
- PRIVACY SCREEN
- 1.5M FT SECURITY FENCE
- PICNIC TABLE
- BENCH
- BOULDER
- BIKE RACK
- BOLLARD
- PUBLIC ART BY OTHERS
- GARBAGE/RECYCLING
- METAL PLANTER

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 DP 1214
 2017 AUG 13










TELLUS LIVING
 HANNOVER, NC
 Scale: 1"=10'
 Date: 08/13/17
 Project No: 17-012
 Drawing No: 17-012-01

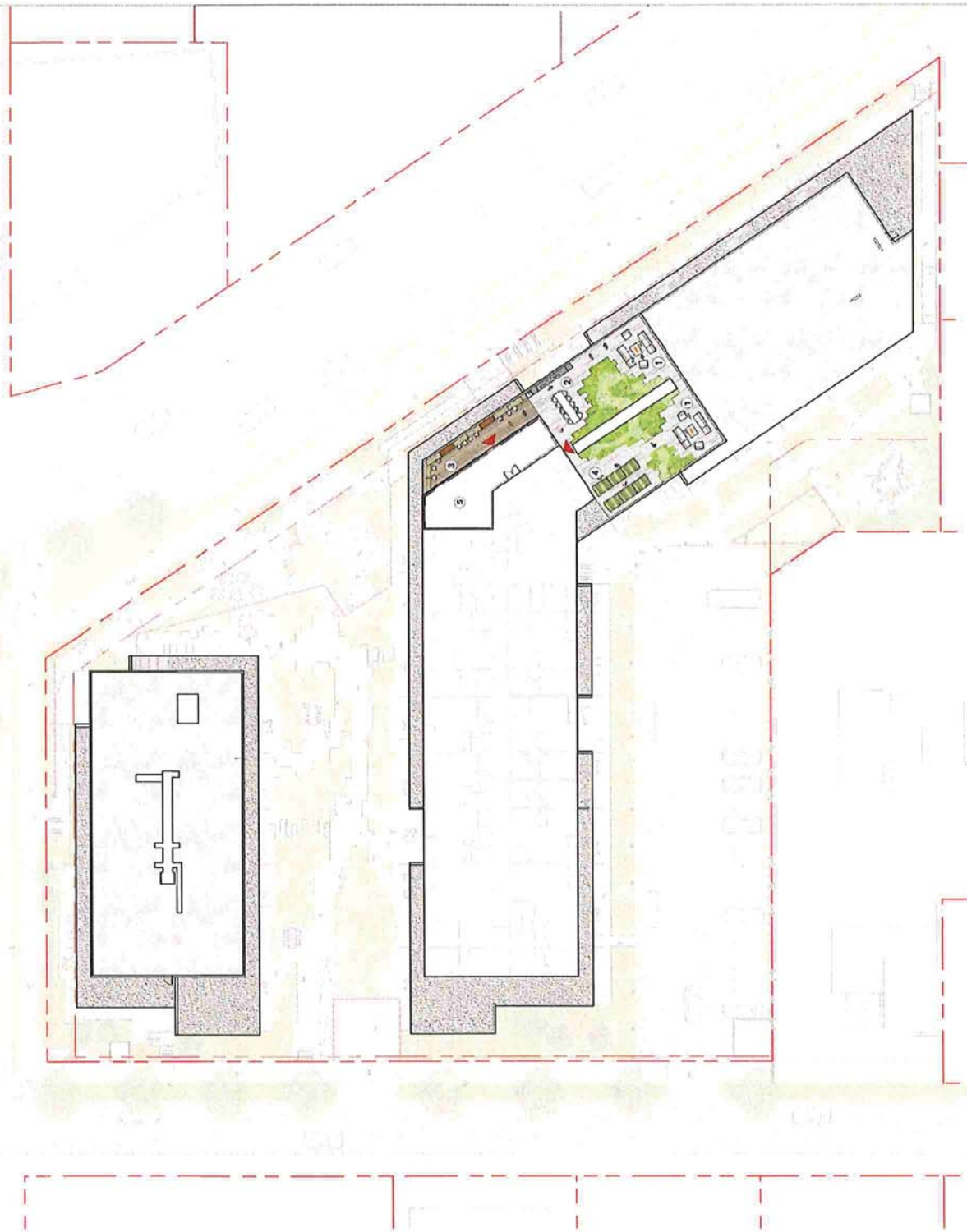


PROGRAM LEGEND - ROOF

- ① SOCIAL LOUNGE
- ② OUTDOOR KITCHEN & DINING
- ③ OUTDOOR WORK BAR
- ④ URBAN AGRICULTURE
- ⑤ AMENITY ROOM
- ▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

	PAVER TYPE 3
	GRAVEL
	WOOD DECK
	PLANTING
	AGRICULTURE PLANTER
	OUTDOOR KITCHEN
	BAR TABLE & STOOLS
	TABLE & CHAIRS
	LOUNGE FURNITURE/ FIRE B



4. REVISED FOR IP	21.08.12
3. REVISED FOR DR	20.06.10
2. REVISED FOR REVIEW	20.05.12
1. REVISED FOR REVIEW	20.05.12
022020	

RECEIVED
2021-AUG-13

TELLUS LIVING
NANAIMO, BC

Scale: 1:100
Drawn: JL
Reviewed: AL
Project No: 201712

**LANDSCAPE
ROOF PLAN**



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
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SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
		TREES (CONIFER)		
		ABIES GRANDIS	GRAND FIR	
		PNUS CONTORTA WAK. CONTORTIA	SHORE PINE	
		PRELADOTUSGALMONZERI	DOUGLAS FIR	
		THALIA PLICATA	WESTERN RED CEDAR	
		TREES (DECIDUOUS)		
		ACER CIRCINATUM	VINE MAPLE	
		ACER CINNABAL FLAME	AMUR MAPLE	
		AMELANCHIER	SPRINGBERRY	
		ANIBULIUA MENZESII	PACIFIC MAUIHONE	
		BETULA NIGRA	RIVER BIRCH	
		CORNUS KOUSA, MILKY WAY	KOUSA DOGWOOD	
		CORNUS NUTTALLII EDDIES WHITE WONDER	WHITE WONDER DOGWOOD	
		MALUS	PACIFIC CRAB APPLE	
		QUERCUS GRANTYANA	GRAY OAK	
		SHRUBS		
		ARBUTUS UNEDO 'COMPACT'	STRAWBERRY BUSH	
		CORNUS SERICEA KELSYI	KELSEY DOGWOOD	
		HAMAMELIS VIRGINIANA	WITCH HAZEL	
		MAHONIA NERVOSA	LONGLEAF MAHONIA	
		PHYSCOCARPUS OPLIFOLIUS 'CENTRE GLOW'	NINEBARK	
		POTENTILLA ANSERINA	'PACIFICA' SILVIFRUITED	
		RIES SANGUINEUM 'TINO EDWARD'	RED-FLOWERING CURPANT	
		ROSA NOOTKANA	NOOTKA ROSE	
		SALIX PURPUREA 'GINKUS'	ARCTIC WILLOW	
		SPRAEA DOUGLASSI	HARDHACK	
		SYMPHORICARPOS ALBUS CHEHAULTI	HANDCOCK SNOWBERRY	
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
		GROUNDCOVERS		
		ACTOSTAPHYLOS UVA-URSI	KINNONICK	
		FRAGRARIA CHLOENSIS	COASTAL STRAWBERRY	
		GALLIOTERIA POGONENSIS	WINTERGREEN	
		GALLIOTERIA SHALLOW	SALAL	
		MAHONIA REPENS	CHEERING OREGON GRAPE	
		PNUS MUGO 'MOPS'	DWARF MUDDO PINE	
		POLYPODIUM GYOKYOHICA	LIORICE FERN	
		POLYSTICHUM MUNITUM	SWOED FERN	
		SEDUM OREGANUM	OREGON STONECROP	
		SEDUM SPATHULIFOLIUM	BROADLEAF STONECROP	
		GRASSES		
		AGROSTIS PALLENS	BENT GRASS	
		CAREX PANSA	DUNE SEDGE	
		CAREX TESTACEA PRAIRIE FIRE	PRAIRIE FIRE SEDGE	
		CAREX TUMULOSA	BENNELEY SEDGE	
		FESTUCA GLAUCA / RUBRA	BLUE FESCUE / RED FESCUE	
		FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	IDAHO FESCUE	
		FESTUCA OVINA VILGARS	SHEEP'S FESCUE	
		HELECTROCHOEN SEMIPERENS	JUNE OAT GRASS	
		KOeleria MACRANTHA	JUNE GRASS	
		MECHONICHUS MANA	WAGONTAIL GRASS	
		SISTYRICHUM BELLUM	CALIFORNIA BLUE-EYED GRASS	
		STIPA TENNISIANA	MEXICAN FEATHER GRASS	
		PERENNIALS / BULBS		
		ALLIUM COLLINARIANUM	TOULI LILY	
		AMPHALIS MARGARITACEA	PEARLY EVERLASTING	
		ANEMONA MARTINA	COMMON THRIFT	
		ASTER SUBSPICATUS	DOUBLE ASTER	
		BRODIAEA	CLUSTER LILY	
		CAMASSIA	COMMON CAMAS	
		ECHINACEA PURPUREA	PURPLE CONE FLOWER	
		ERYTHRONIUM REVOLUTUM	PINK FAWN LILY	
		ESCH-SOLZLA CALIFORNICA	CALIFORNIA POPPY	
		FRIITILLARIA AFFINIS	CHECKER LILY	
		RUDEBECCA HIRTA	BLACK-EYED SUSAN	
		TREES		
		TO CITY OF NANAIMO STANDARD		
		SOD LAWN		
		TO CITY OF NANAIMO STANDARD		



PLANTING LEGEND

- CONIFER TREE
- DECIDUOUS TREE 1
- DECIDUOUS TREE 2
- DECIDUOUS TREE 3
- OFFSITE TREE
- SHRUBS
- GROUNDCOVERS
- GRASSES / PERENNIALS
- OFFSITE LAWN

PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF VANCOUVER PRIOR TO COMMENCEMENT OF WORK.
3. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE NOTICED BY CONTRACTOR PRIOR TO PLANTING.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM, WITH TIME FIXTURE AND RAIN SENSOR.
6. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.

3	REVISED	08/13/21	21/08/21
2	REVISED	08/09/21	21/08/21
1	ISSUED FOR REVIEW	21/08/21	
1	ISSUED FOR REVIEW	20/10/21	

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2021-AUG-13

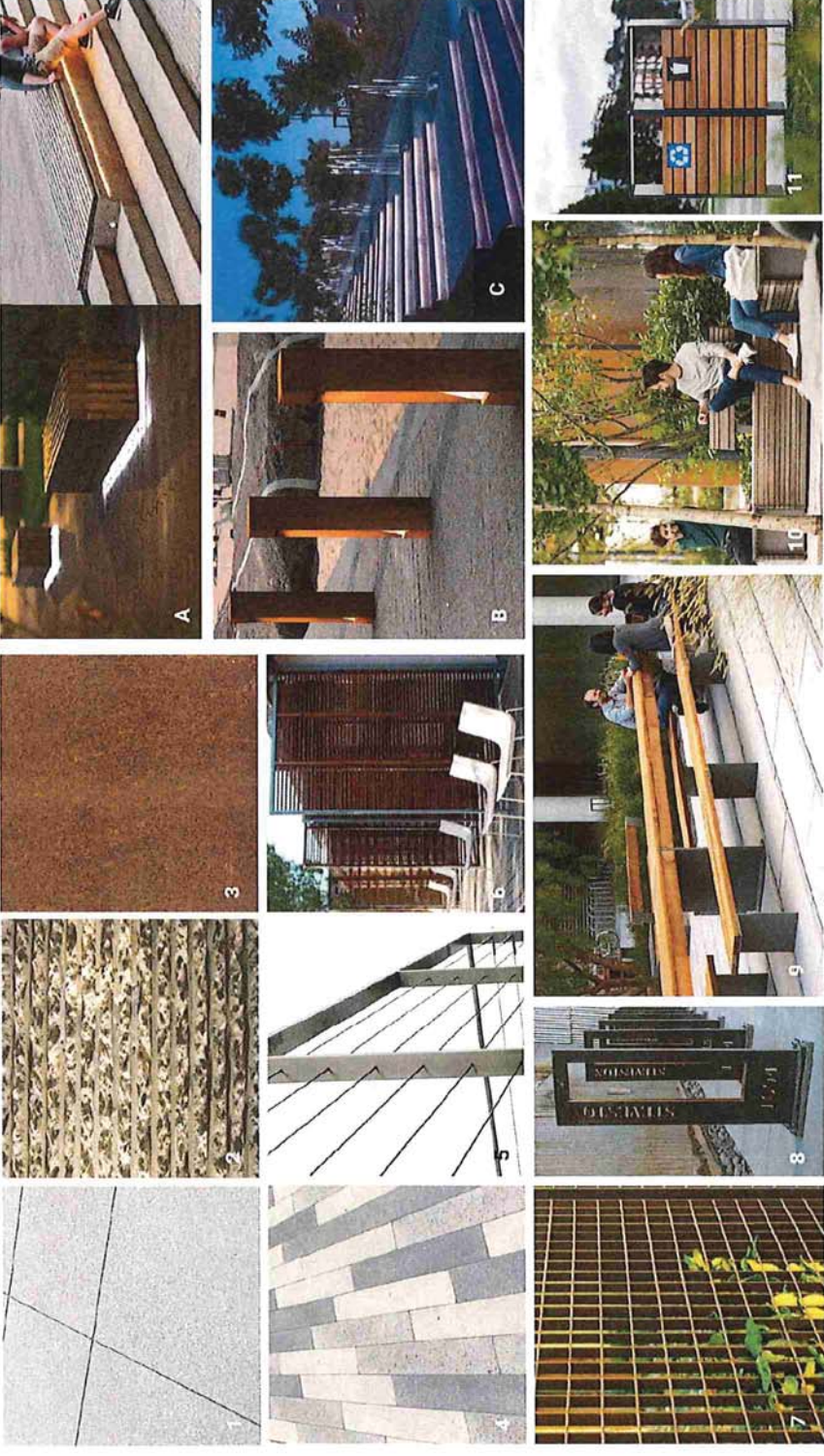
TELUS LIVING
VANCOUVER, BC

Scale: 1:150
Drawn: [Name]
Reviewed: [Name]
Project No: 20-073

CONCEPTUAL PLANTING PLAN



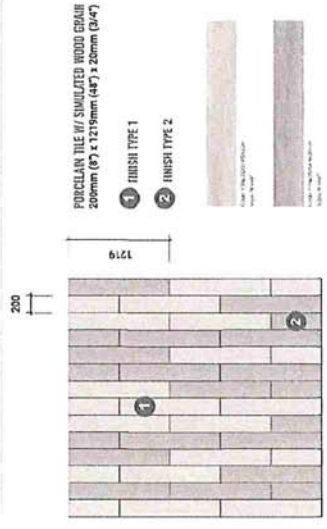
DESIGNING A "SMART" ENVIRONMENT
 WITH SUSTAINABLE MATERIALS
 AND CONSTRUCTION METHODS
 TO ENHANCE THE QUALITY OF
 LIFE AND WELL-BEING OF THE
 COMMUNITY. WE ARE COMMITTED
 TO USING SUSTAINABLE MATERIALS
 AND CONSTRUCTION METHODS
 THAT ARE RESPONSIVE TO THE
 ENVIRONMENT AND COMMUNITY.
 WE ARE COMMITTED TO USING
 SUSTAINABLE MATERIALS AND
 CONSTRUCTION METHODS THAT
 ARE RESPONSIVE TO THE
 ENVIRONMENT AND COMMUNITY.



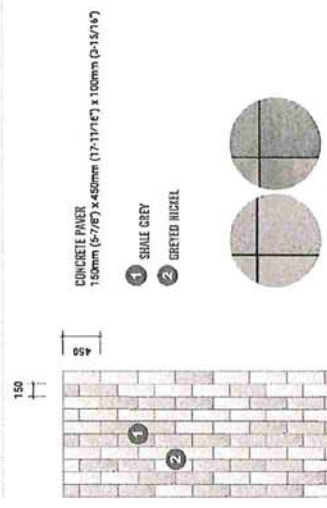
- MATERIALS & FURNISHING**
1. BROOM FINISH CONCRETE
 2. CONCRETE FORM LINER TEXTURED WALL
 3. METAL PLANTER CORTEN FINISH, HEIGHT VARIES
 4. PAVER DIMENSION VARIES
 5. METAL GUARDRAIL STAINLESS FINISH, W/ CABLE WIRES
 6. PRIVACY SCREEN WOOD SLATS ON METAL FRAME 1.5V HT
 7. OMEGA SECURITY FENCE
 8. CUSTOMIZED BIKE RACK CORTEN FINISH
 9. HARVEST TABLE
 10. BENCH WOOD W/ CONCRETE BASE
 11. CARBAGE/RECYCLING

- LIGHTING**
- A. BENCH LIGHT
 - B. BOLLARD
 - C. LIGHT STRIP AT STAIRS

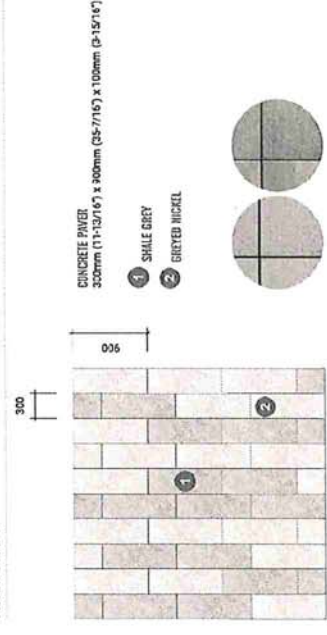
PAVER TYPE 3



PAVER TYPE 2



PAVER TYPE 1



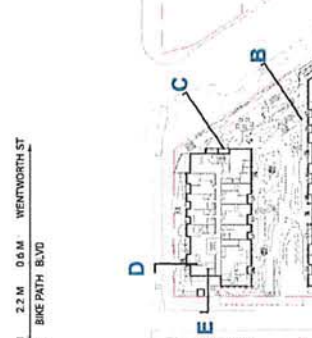
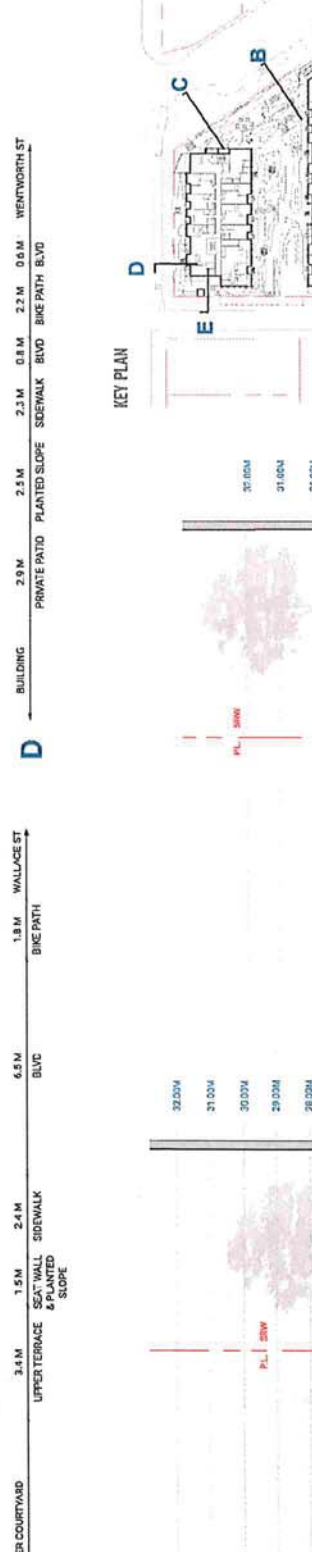
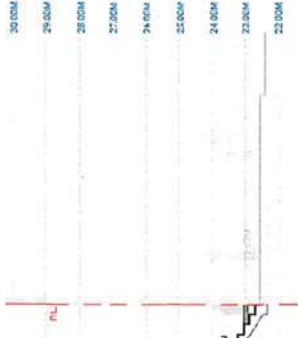
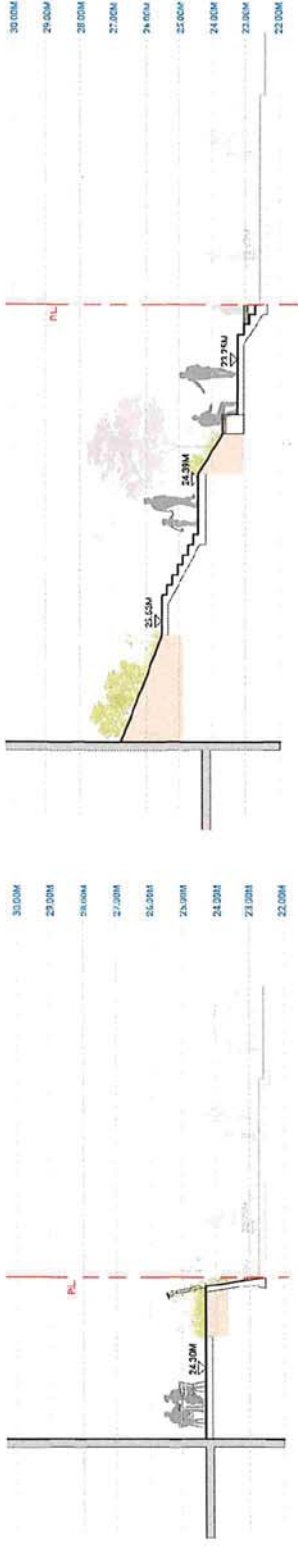
TELUS LIVING
 HANOVER, NC

DATE: 08-12-19
 PROJECT NO: 2021-AUG-19
 PROJECT NAME: TELUS LIVING

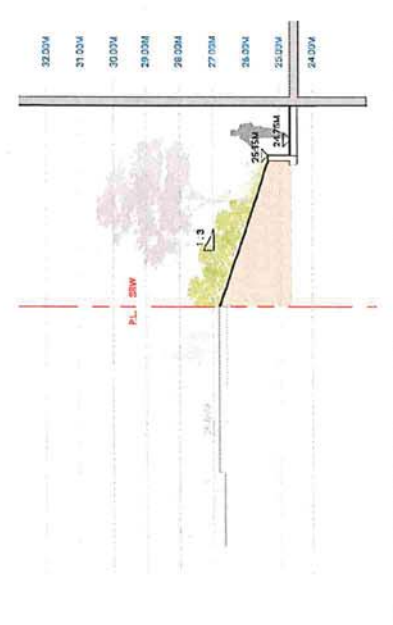
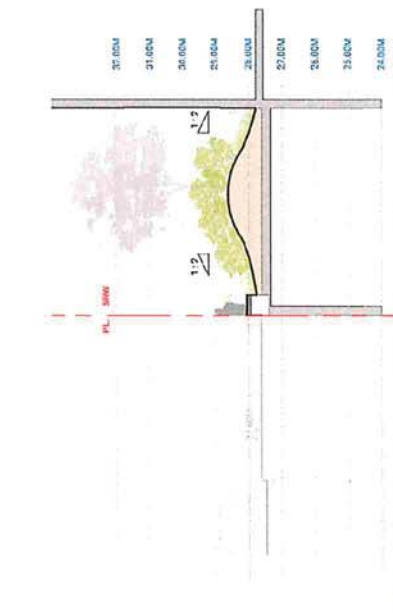
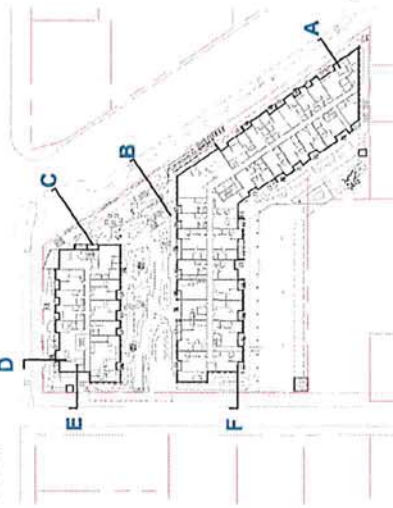
SCALE: 1/8" = 1'-0"

DESIGNER: TELUS LIVING
 ARCHITECT: TELUS LIVING
 PROJECT NO: 2021-AUG-19

MATERIALS & FURNISHING PALETTE



KEY PLAN



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DP1214
2021-AUG-13
TELUS LIVING
HEMINGWAY, BC
Name: TL
Drawing: KL
Project No: 06-713
SECTIONS

