

### Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 24th day of May, 2023 is

BETWEEN:

6577 NANAIMO HOLDINGS LTD.  
200 – 1785 West 4<sup>th</sup> Avenue  
Vancouver, BC V6J 1M2

(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 *77 Chapel Street* legally described as *Lot A, Section 1, Nanaimo District, Plan 86703* (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 (DP001256) for 77 Chapel Street authorized by City Council of the City of Nanaimo on April 17, 2023.
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 March 31, 2025;
  - (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 fifty-four-unit residential development* (the "Exempt Use") and for no other use, by no later than March 31, 2028; and
  - (d) the completed Project must substantially satisfy the performance criteria set out in Appendix "D" hereto, as determined by the City's Land Use Manager or designate, in his or her sole discretion, acting reasonably.
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 2028 to 2027, 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, 2028.

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:

6577 Nanaimo Holdings Ltd.  
200 – 1785 West 4<sup>th</sup> Avenue  
Vancouver, BC V6J 1M2

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 6577 NANAIMO HOLDINGS LTD. by its  
authorized signatories:



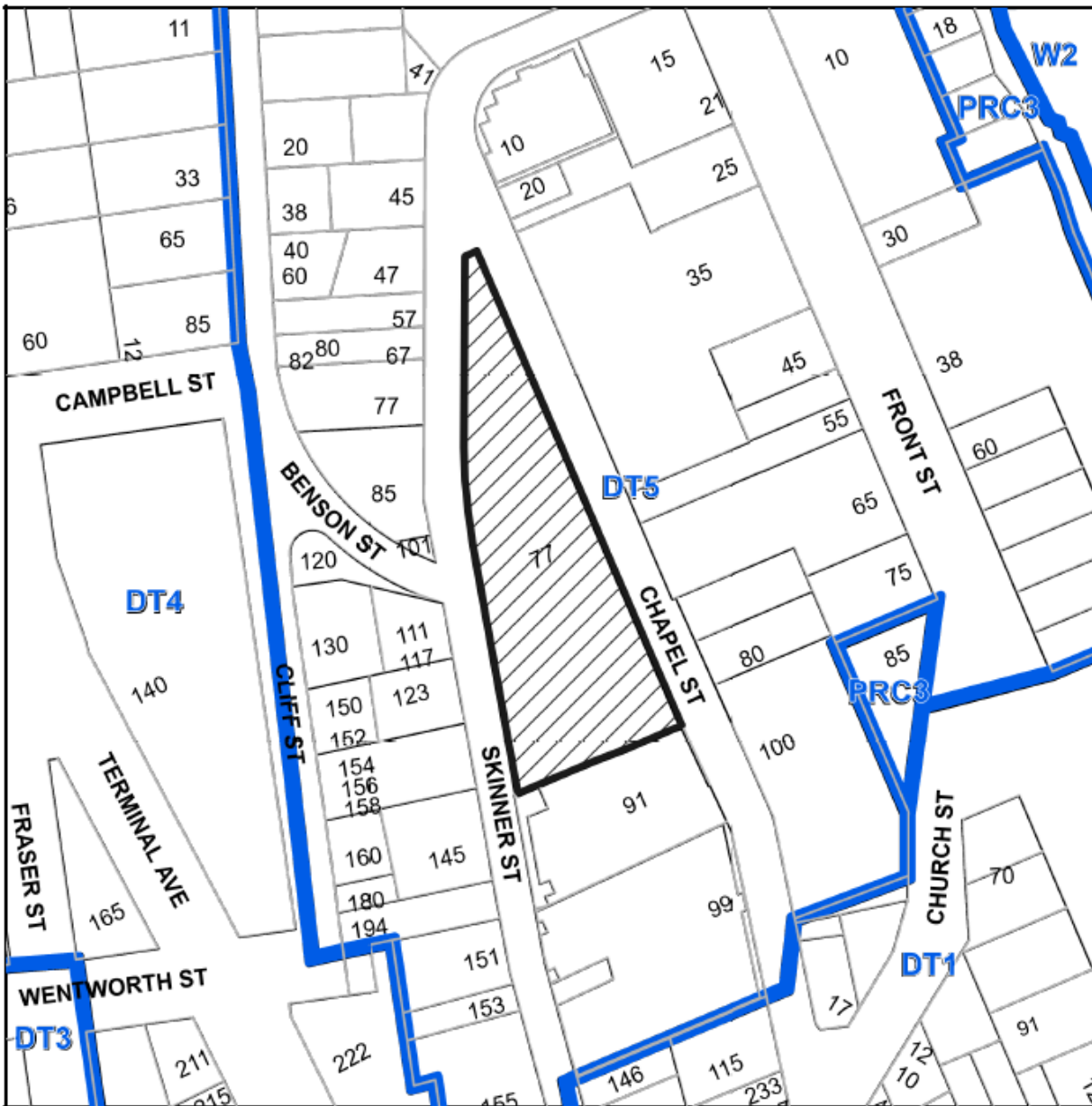
\_\_\_\_\_  
Warren Andrew Rennison


\_\_\_\_\_  
Name:

APPENDIX "A" to Revitalization Tax Exemption Agreement

Map of Affected Parcel

SUBJECT PROPERTY MAP



 77 CHAPEL STREET

## **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 \_\_\_\_\_ day of May, 2023 (the "Agreement") entered into between the City of Nanaimo (the "City") and 6577 Nanaimo Holdings Ltd. (the "Owner"), the registered owner of 77 Chapel Street legally described as Lot A, Section 1, Nanaimo District, Plan EPP86703 (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: \$594,000.00 multiplied by the municipal rate of tax in effect for Class 06 – Business/Other and Class 01 Residential: \$5,346,000.00 multiplied by the municipal rate of tax in effect for Class 01 – Residential for each of the taxation years 2028 to 2037 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 DP001256**

**SCHEDULE "C"**



**DEVELOPMENT PERMIT NO. DP001256**

**6577 NANAIMO HOLDINGS LTD**  
**Owner(s) of Land (Permittee)**

**77 CHAPEL 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 A, SECTION 1, NANAIMO DISTRICT, PLAN EPP86703**  
**PID No. 030-613-809**

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 Subject Property Map**  
**Schedule B Site and Parking Plans**  
**Schedule C Building Elevations and Details**  
**Schedule D Landscape Plans 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.

### PERMIT TERMS

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

1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum required setback for an underground parking structure from the front lot line (Chapel Street) from 1.8m to 0.0m.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by dHK Architects, dated 2023-MAR-09, as shown on Schedule C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects, dated 2023-MAR-09, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Murdoch de Greef Inc. Landscape Planning & Design, dated 2023-FEB-23, as shown on Schedule D.
4. Registration of a Statutory Right-of-Way (SRW) prior to building occupancy for the public plaza adjacent to Chapel Street, generally as shown on Schedule B.
5. Registration of a Statutory Right-of-Way (SRW) prior to building occupancy for the public plaza and walkway at the corner of Chapel Street and Skinner Street, generally as shown on Schedule B.
6. Registration of a Statutory Right-of-Way (SRW) prior to building occupancy to achieve a 3.0m wide sidewalk from the ultimate curb along the Chapel Street frontage, generally as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 17TH DAY OF APRIL, 2023.

  
Corporate Officer

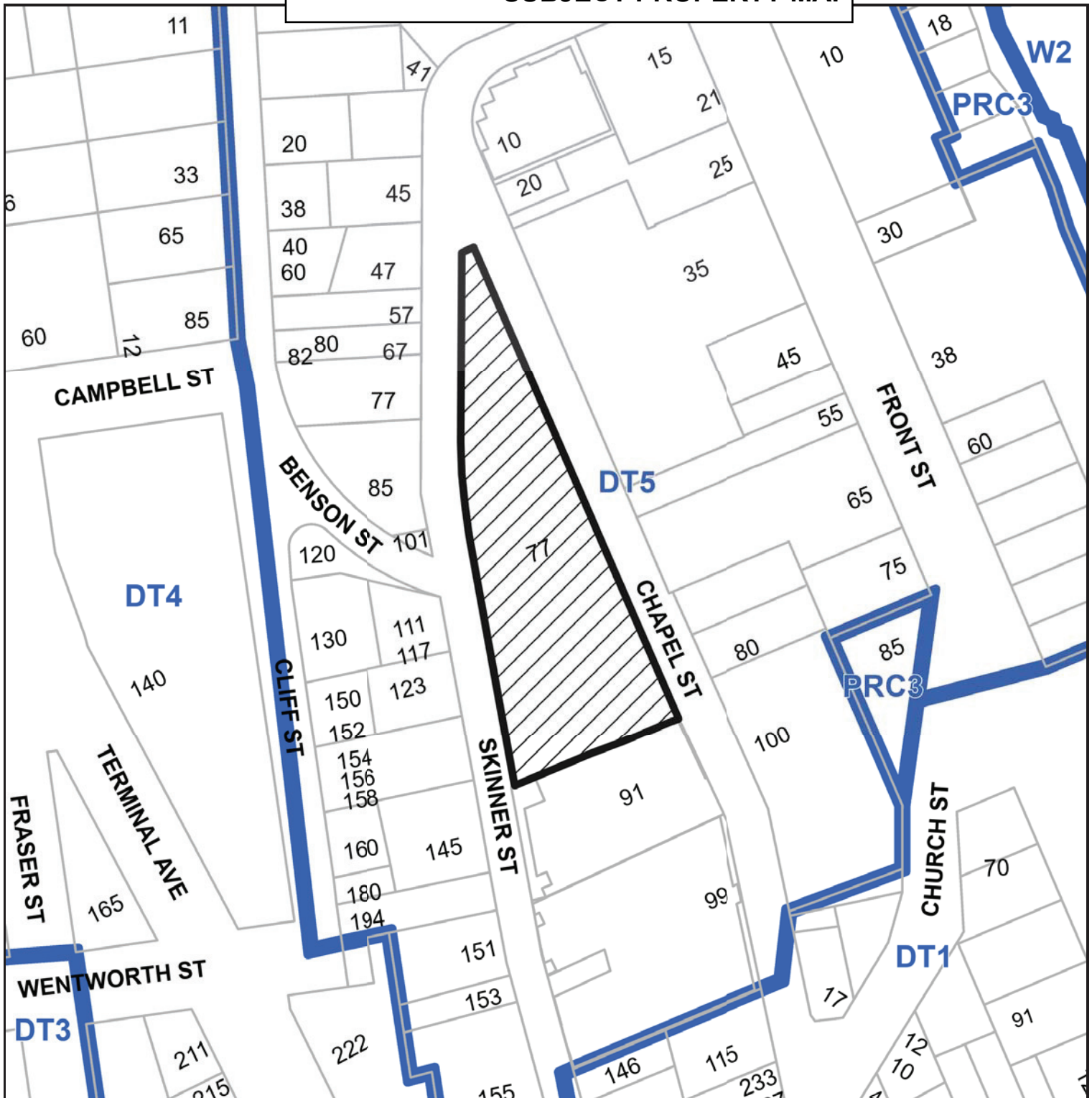
  
Date

GF/bb

Prospero attachment: DP001256



**SUBJECT PROPERTY MAP**

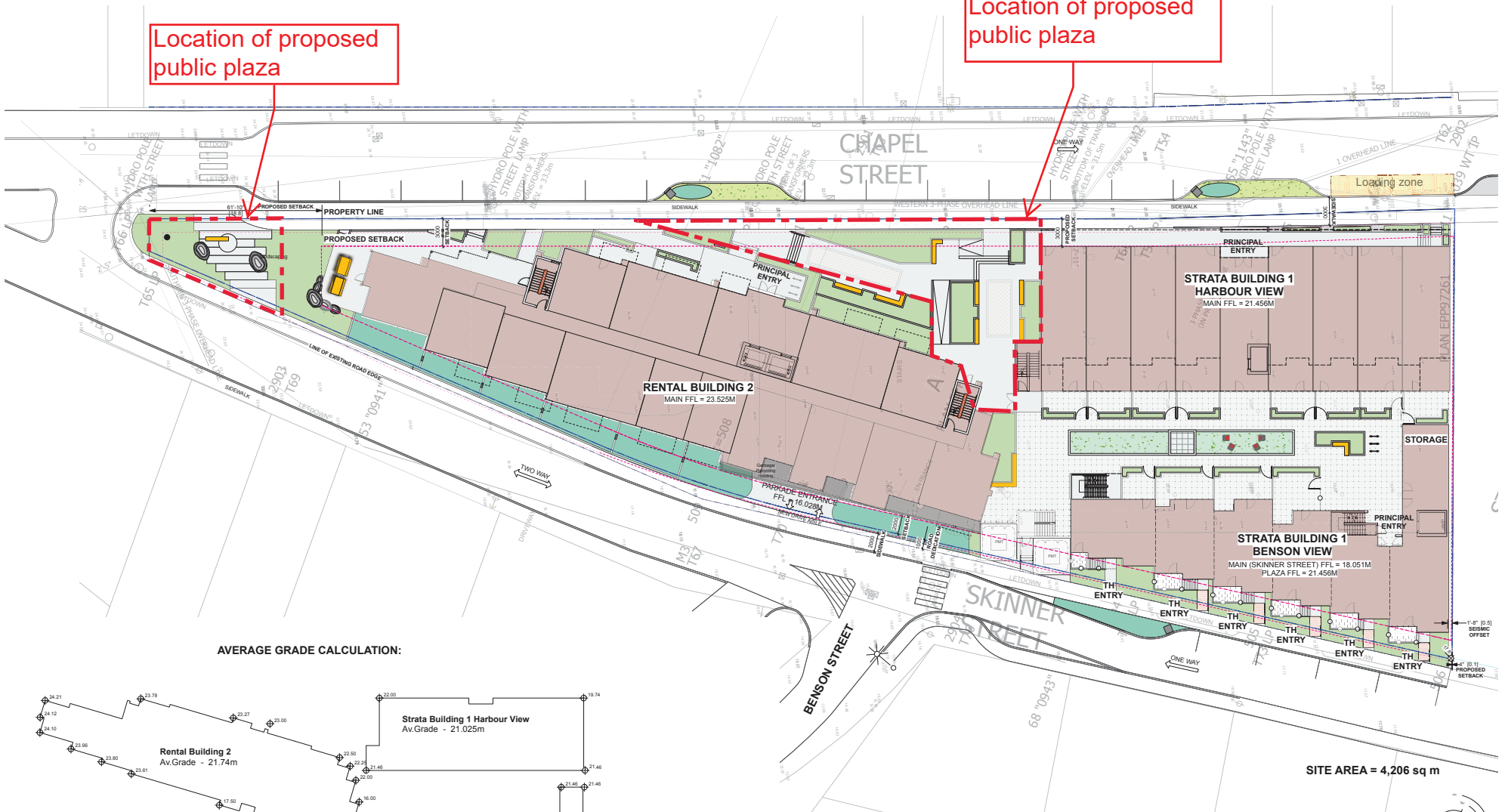


 77 CHAPEL STREET

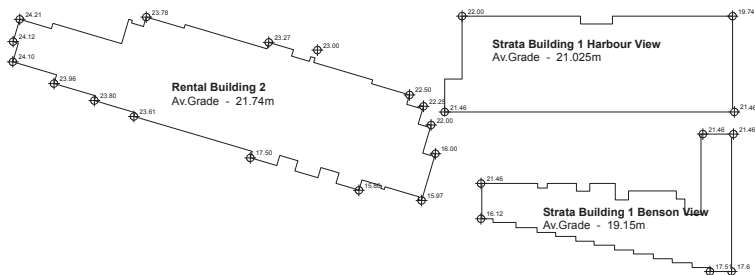
# SITE AND PARKING PLANS

Location of proposed public plaza

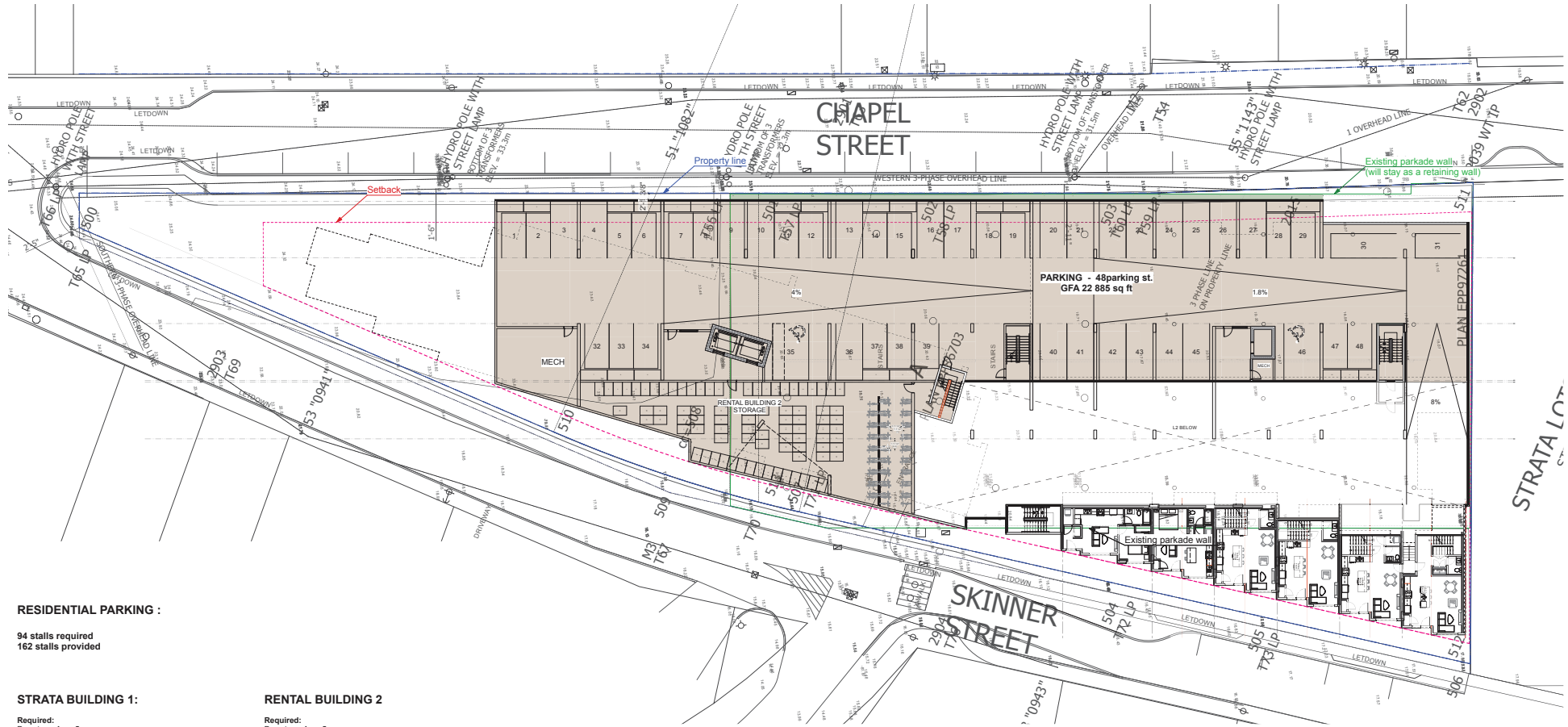
Location of proposed public plaza



AVERAGE GRADE CALCULATION:



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CITY OF NANAIMO



#### RESIDENTIAL PARKING :

94 stalls required  
162 stalls provided

#### STRATA BUILDING 1:

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
2BDM 20x0.9 = 18.0  
Studio 2x0.45 = 0.9

**TOTAL (required) 44.4 STALLS**  
including:  
Accessible parking - 3 stalls  
Visitor parking - 2 stalls  
Electric vehicle 25% - 11 stalls

**Bicycle parking:**  
Short term - 7 (73units x 0.1space)  
Long term - 36.5 (73units x 0.5space)

#### RENTAL BUILDING 2

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
2BDM 21x0.9 = 18.9  
STUDIO 12x0.45 = 5.4

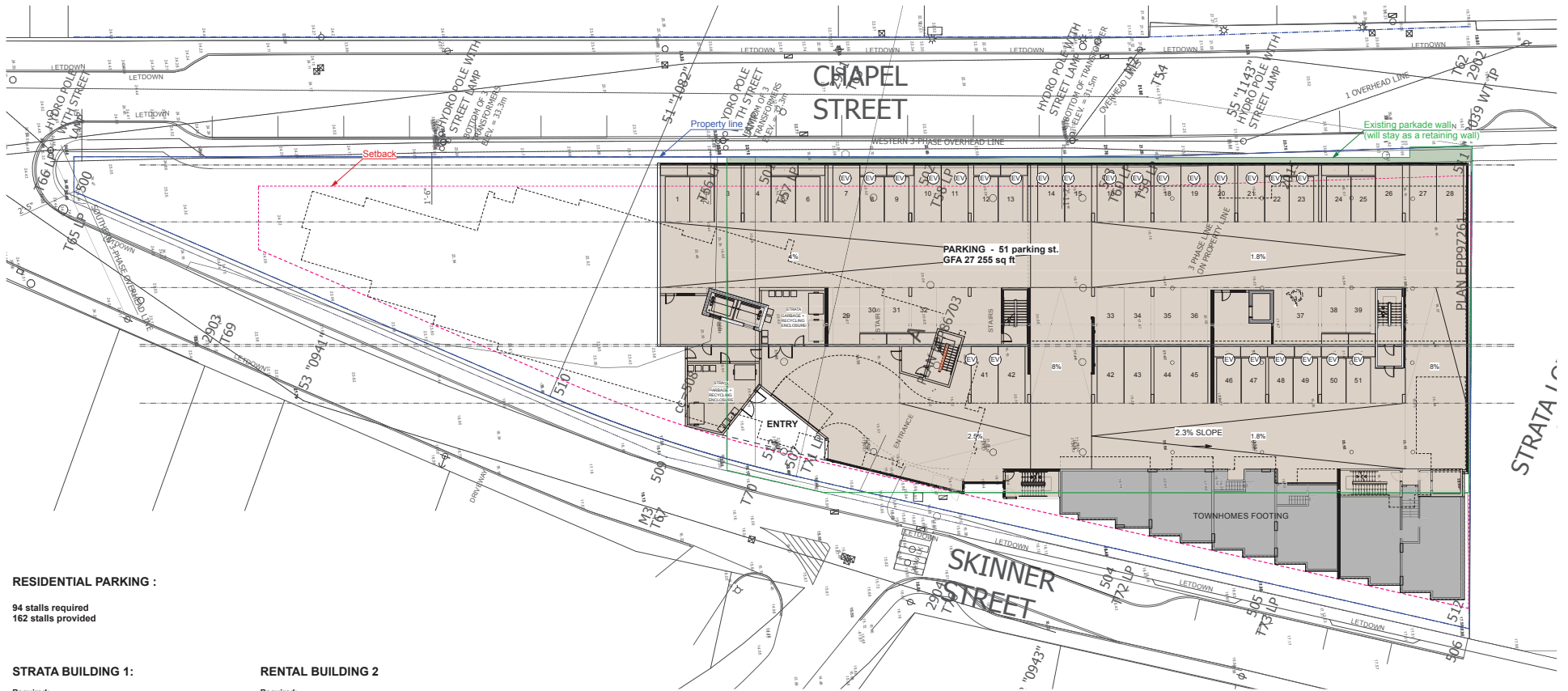
**TOTAL (required) 50 STALLS**  
including:  
Accessible parking - 3 stalls  
Visitor parking - 2 stalls  
Electric vehicle 25% - 13 stalls

**Bicycle parking:**  
Short term - 8 (84units x 0.1space)  
Long term - 42 (84units x 0.5space)



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**RESIDENTIAL PARKING :**

94 stalls required  
162 stalls provided

**STRATA BUILDING 1:**

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
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Visitor parking - 2 stalls  
Electric vehicle 25% - 11 stalls

**Bicycle parking:**  
Short term - 7 (73units x 0.1space)  
Long term - 36.5 (73units x 0.5space)

**RENTAL BUILDING 2**

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
2BDM 21x0.9 = 18.9  
Studio 12x0.45 = 5.4

**TOTAL (required) 50 STALLS**  
including:  
Accessible parking - 3 stalls  
Visitor parking - 2 stalls  
Electric vehicle 25% - 13 stalls

**Bicycle parking:**  
Short term - 8 (84units x 0.1space)  
Long term - 42 (84units x 0.5space)



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CITY OF NANAIMO

Nanaimo, BC  
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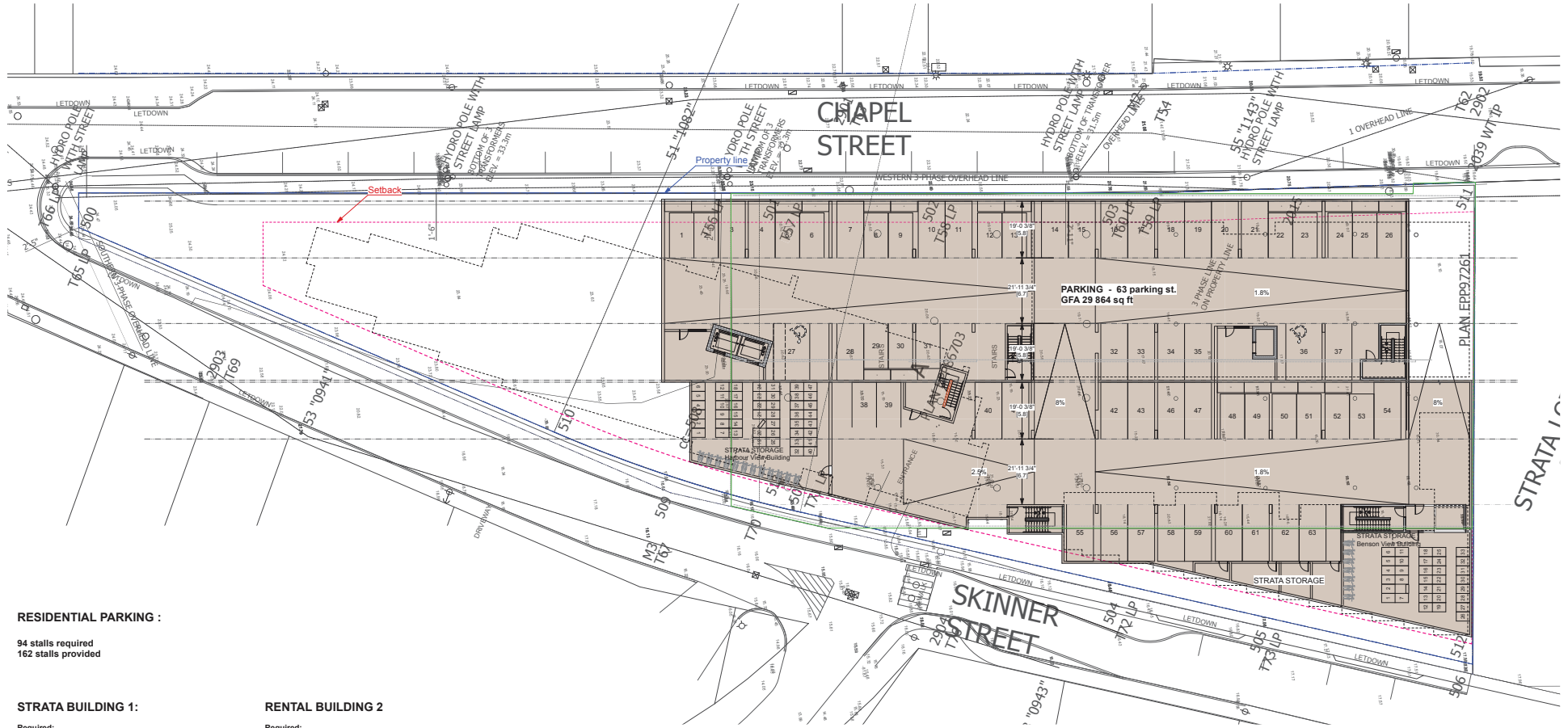
77 Chapel Street / DP Revision

Parking Plan L2 **A202**

dHKArchitects







# RESIDENTIAL PARKING :

94 stalls required  
162 stalls provided

## STRATA BUILDING 1:

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
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TOTAL (required) 44.4 STALLS  
including:  
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Visitor parking - 2 stalls  
Electric vehicle 25% - 11 stalls

Bicycle parking:  
Short term - 7 (73units x 0.1space)  
Long term - 36.5 (73units x 0.5space)

## RENTAL BUILDING 2

Required:  
Downtown Area 5:  
1BDM 51x0.5 = 25.5  
2BDM 21x0.9 = 18.9  
STUDIO 12x0.45 = 5.4

TOTAL (required) 50 STALLS  
including:  
Accessible parking - 3 stalls  
Visitor parking - 2 stalls  
Electric vehicle 25% - 13 stalls

Bicycle parking:  
Short term - 8 (84units x 0.1space)  
Long term - 42 (84units x 0.5space)



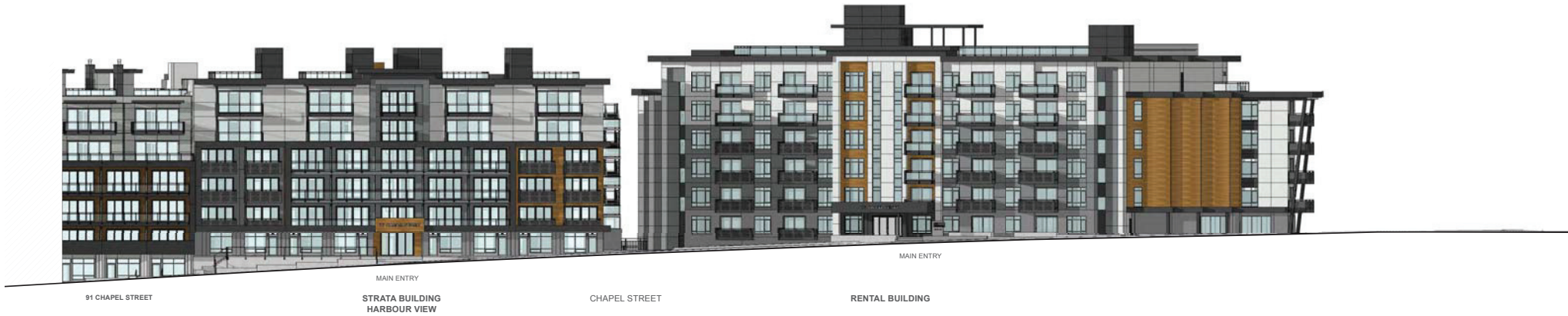
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CITY OF NANAIMO

Nanaimo, BC  
09Mar23

77 Chapel Street / DP Revision

Parking Plan L3 A203

dHKarchitects dKa



1 Chapel Street - Streetscape East Elevation  
 A300 Scale: 1/16" = 1'-0"



2 Skinner Street - Streetscape West Elevation  
 A300 Scale: 1/16" = 1'-0"

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 DP1256  
 2023-MAR-16  
 C. H. K. ARCHITECTS



1 Strata Building - Harbour View - East Elevation (Facing Chapel St)  
Scale: 1/8" = 1'-0"

#### GENERAL NOTES

1. ALL WORK TO CONFORM TO THE BCBC 2018 BUILDING CODE.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER.
3. ALL EXISTING AND NEW DATUMS ARE GEODETIC AND SHOWN IN METERS. REFER TO SITE SURVEY AND CIVIL PACKAGES.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONFIRM SAME ON SITE. ARCHITECT TO BE CONTACTED REGARDING DISCREPANCIES.
5. PROVIDE GUARDRAIL AT RETAINING WALLS OVER 2'-0" IN HEIGHT.
6. ALL ILLUSTRATED SIGNAGE IS PLACEHOLDER. SIGNAGE WILL BE SUBMITTED THROUGH A FUTURE SIGN PERMIT APPLICATION.

#### MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 2 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN 'IRON' GREY, WITH ALUMINUM CAP FLASHING, IN CHARCOAL GREY
- 3 WOOD-LOOK METAL SOFFIT/SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FR'
- 4 SOFFIT: VENTED ALUMINUM SOFFIT, IN 'RUSTIC' GRANITE (DARK GREY TONES)
- 5 SOFFIT: VENTED FIBRE-CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL' GREY
- 7 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE' GREY
- 8 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON' GREY
- 9 WOOD-LOOK METAL SIDING: SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'DARK CHERRY'
- 10 WOOD-LOOK METAL SIDING: SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'FR'
- 11 BRICK SIDING, IN 'ASHLAND TUNBRIDGE' GREY WITH LIGHT GREY MORTAR
- 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED IN 'LIGHT' GREY TONES
- 13 CAST-IN-PLACE CONCRETE WALL, SACK FINISHED, PAINT SEALED IN 'CHARCOAL' GREY
- 14 INSULATED CONCRETE PANEL, 'DARK' GREY TONES
- 15 ALUMINUM STORE FRONT GLAZING, IN 'RESENT' GREY
- 16 ALUMINUM CURTAIN WALL GLAZING, IN 'RESENT' GREY
- 17 SPANDREL PANEL
- 18 ALUMINUM STORE FRONT DOOR, IN 'RESENT' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 ALUMINUM STORE FRONT DOOR, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 20 VINYL WINDOWS, IN 'RESENT' GREY
- 21 VINYL SLIDING GLASS DOORS, IN 'RESENT' GREY
- 22 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
- 23 VINYL SWING GLASS DOOR, IN 'RESENT' GREY
- 24 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSBOM GLAZING ABOVE (ENTRY @ WALKWAY TBQ)
- 25 STEEL DOOR, IN CHARCOAL GREY
- 26 STEEL DOOR, IN 'RESENT' GREY

- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE-CEMENT PANEL SIDING, IN 'IRON' GREY
- 28 ALUMINUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 29 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 30 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 31 PRIVACY SCREEN: ALUMINUM FRAME WITH FROSTED TEMPERED GLASS PANELS
- 32 ALUMINUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL' GREY
- 33 BALCONIES WITH VINYL SIDING, IN 'LIGHT' GREY
- 34 COURTYARD ELEVATED WALKWAYS WITH PAVEMENT WALKING SURFACE, IN 'LIGHT' GREY
- 35 EXTERIOR METAL STAIRS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 36 CONCRETE PATIO AND STAIRS, WITH ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 37 PRIVACY SCREEN: ALUMINUM FRAME WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 38 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 39 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED IN 'CHARCOAL' GREY
- 40 GARAGE ON DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 41 METAL PANEL SIDING IN 'SLATE' GREY

\*\* PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS  
ALUMINUM FLASHING, IN 'RESENT' GREY, WESTFORM METALS  
ALUMINUM FLASHING, IN 'SLATE' GREY, WESTFORM METALS  
ALUMINUM FLASHING, IN 'CHARCOAL' GREY, WESTFORM METALS

0 2'-0" 10'-0" 20'-0"  
1/8" = 1'-0"

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2023-MAR-16  
CITY OF VANCOUVER

Nanaimo, BC  
16Mar23

77 Chapel Street / DP Revision

Strata Building Harbour View - Chapel Street Elevation A301  
1/8" = 1'-0"

dHkarchitects dHkA





1 Strata Building - Benson View - West Elevation (Facing Skinner St)  
Scale: 1/8" = 1'-0"

#### GENERAL NOTES

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- 16 ALUMINUM CURTAIN WALL GLAZING, IN 'REGEN'T' GREY
- 17 SPANDREL PANEL
- 18 ALUMINUM STORE FRONT DOOR, IN 'REGEN'T' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 ALUMINUM STORE FRONT DOOR, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 20 VINYL WINDOWS, IN 'REGEN'T' GREY
- 21 VINYL SLIDING GLASS DOORS, IN 'REGEN'T' GREY
- 22 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
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- 32 BALCONIES WITH VINYL DECKING, IN 'LIGHT' GREY
- 33 COURTYARD ELEVATED WALKWAYS WITH PAVING WALKING SURFACE, IN 'LIGHT' GREY
- 34 EXTERIOR METAL STAIRS, IN 'REGEN'T' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 35 CONCRETE PATIO AND STAIRS, WITH ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
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Gustaf Planning

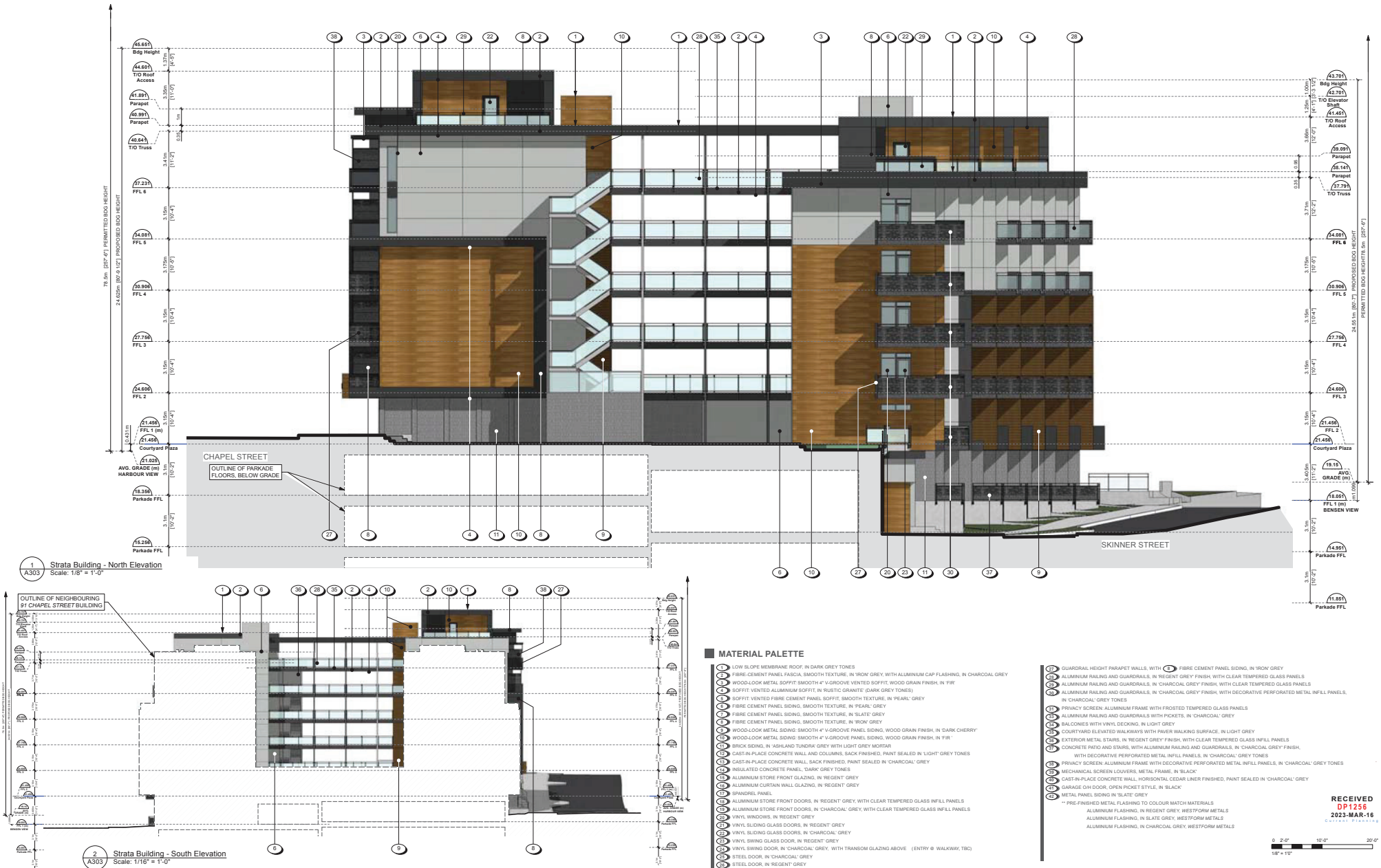
Nanaimo, BC  
09Mar23

77 Chapel Street / DP Revision

Strata Building Benson View - Skinner Street Elevation A302  
1/8" = 1'-0"

dHkarchitects dHkA







1 Rental Building - East Elevation (Facing Chapel St)  
Scale: 1/8" = 1'-0"

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2023-MAR-16  
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Nanaimo, BC  
09Mar23

77 Chapel Street / DP Revision

Rental Building Chapel Street Elevation  
A304  
1/8" = 1'-0"

dHArchitects





1 Rental Building - West Elevation (Facing Skinner St)  
Scale: 1/8" = 1'-0"

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1:00 PM

Nanaimo, BC  
09Mar23

77 Chapel Street / DP Revision

Rental Building Skinner Street Elevation  
A305  
1/8" = 1'-0"

dHKarchitects







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

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2 Rental Building - South Elevation  
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Nanaimo, BC  
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77 Chapel Street / DP Revision

Rental Building North & South Elevations  
A306  
1/8" = 1'-0"

dHkarchitects dHkA

Development Permit No. DP001256 Schedule D  
77 Chapel Street  
**LANDSCAPE PLANS AND DETAILS**

Westmark Construction Ltd  
**77 Chapel**  
Nanaimo, British Columbia

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information
L0.02	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials
L1.03	Landscape Materials - Roof
L2.01	Landscape Grading & Drainage
L2.02	Landscape Grading & Drainage
L2.03	Landscape Elevations
L3.01	Planting Plan
L3.02	Planting Plan

## KEY PLAN



4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021
rev no	description	date

**Murdoch de Greeff**  
 Landscape Planning & Design  
 200 - 554 Campbell Road  
 Victoria, BC V8L 1A1  
 Phone: 250-610-0881  
 Fax: 250-610-0882

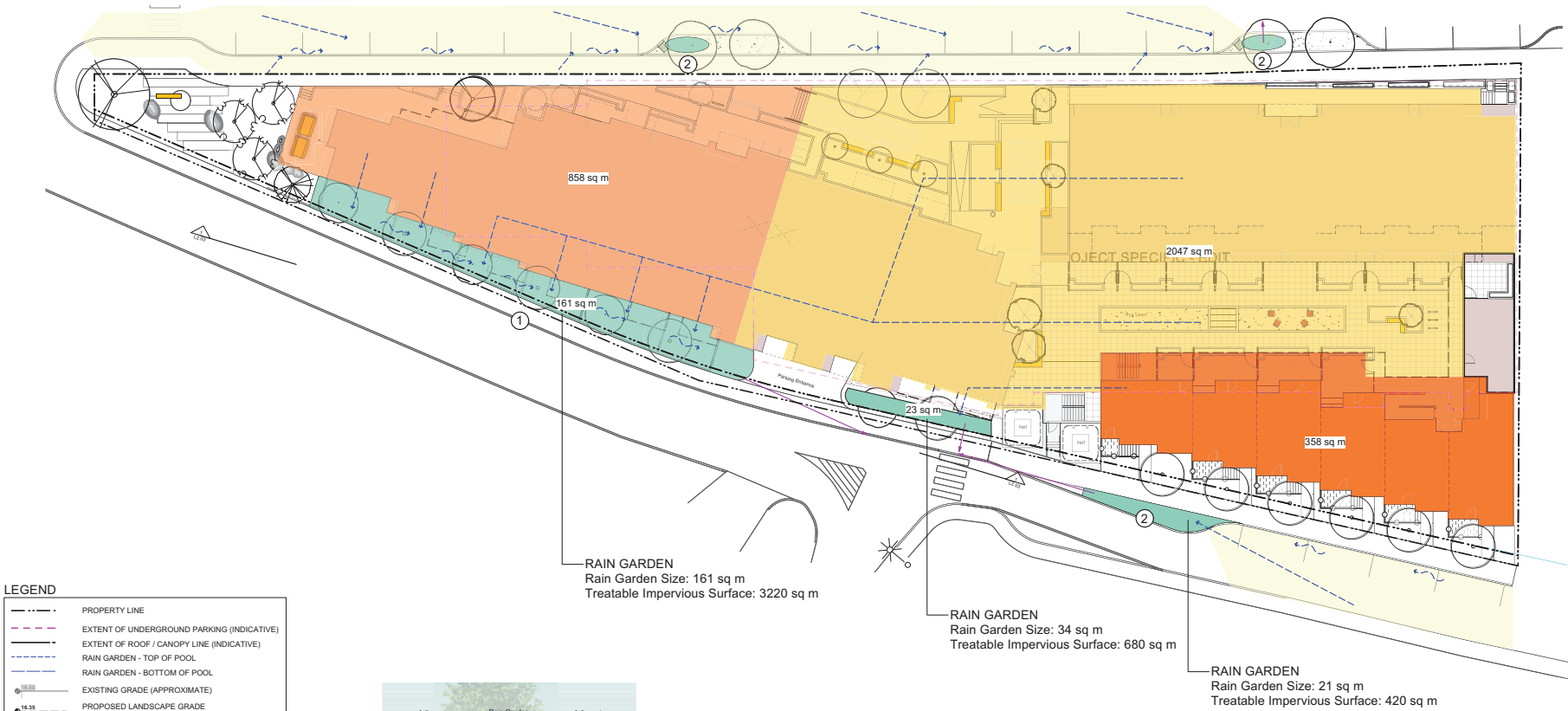
client  
**Westmark Construction Ltd.**  
 #1-2535 McCollough Road  
 Nanaimo, BC

project  
**77 Chapel**  
 77 Chapel  
 Nanaimo, BC

sheet title  
**Cover**

project no. 121.34  
 scale 1:200 @ 24"x36"  
 drawn by MDI  
 checked by SM  
 revision no. 4 sheet no. **L0.00**

**ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.**



**LEGEND**

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN ON GRADE
- IMPERVIOUS AREAS
  - ROOF DRAINS TO RAIN GARDEN
  - ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

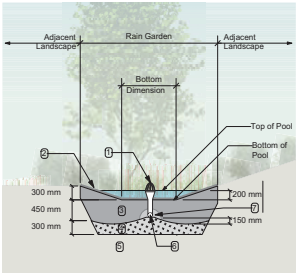
**RAIN WATER MANAGEMENT NOTES**

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



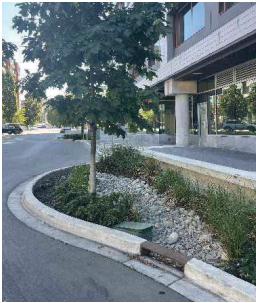
**RAIN GARDEN MATERIALS**

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50-70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden  
Scale: 1:50



1. Terraced rain gardens along building.



2. Street surface runoff collection into rain garden.

4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021
rev no	description	date

**Murdoch de Greeff** INC  
Landscape Planning & Design  
200-554 Campbell Road  
Vancouver, BC V6L 1A1  
Phone: 604-693-8881  
Fax: 604-693-8882

**Scott Murdoch**  
341  
2023-02-23

client  
**Westmark Construction Ltd.**  
#1-2535 McCollough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Stormwater Management**

project no. 121.34  
scale 1:200 @ 24"x36"  
drawn by MDI  
checked by SM  
revision no. 4 sheet no. L0.02





## LINE TYPE LEGEND

---	Property line
---	Right of Way
---	Extent of Roof, above
---	Extent of Parkade, below
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.5m interval
---	Existing Contour Line, 0.5m interval

## MATERIALS LEGEND

	Cast in Place Concrete Light broom finish, isolated control joints.
	Cast in Place Concrete with Decorative Sawcuts Light broom finish, isolated control joints.
	Unit Paving - On Slab Asphalt Precast Slab, 488mm x 488mm x 20mm, Dower Grey. Stacked Bond. Supplier: Abbotsford Concrete.
	Aggregate Surfacing
	Rain Garden Area
	Planting Area
	Synthetic Lawn (Inner Courtyard)
	Grass Area
	Soil Cells City Green Soil Cells or approved equivalent.
	Metal Guardrail Refer to Architecture.
	Privacy Screen Refer to Architecture.
	Handrail
	Concrete Retaining Wall
	Trees

## SITE FURNISHINGS LEGEND

	Bicycle Rack, 6 Bicycle capacity Duro Hoop Rack, powder coated black.
	Lounge Chair
	Bench (Wood)
	Picnic Table
	Metal Planter
	Wood Vegetable Garden Box
	Landscape Boulder (To be sourced on site)
	Existing Hydro Pole
	Garbage Receptacle



1. Concrete plinth with wood topper. Lighting underneath for night time illumination.

rev no	description	date
4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021

**Murdoch de Greeff** INC.  
Landscape Planning & Design  
200 - 554 Lonsdale Road  
Vancouver, BC V6Z 1A1  
Phone: 604-693-0881  
Fax: 604-693-0882

**Scott Murdoch**  
341  
2023-02-23

client  
**Westmark Construction Ltd.**  
#1-2535 McCollough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Landscape Materials**

project no.	121.34
scale	1:100 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
4	L1.01





#### LINE TYPE LEGEND

---	Property line
---	Right of Way
---	Extent of Roof, above
---	Extent of Parkade, below
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.5m interval
---	Existing Contour Line, 0.5m interval

#### MATERIALS LEGEND

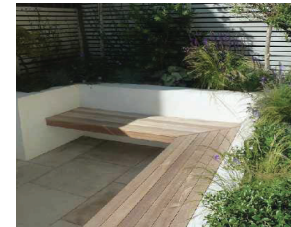
	Cast in Place Concrete Light brown finish, isolated control joints.
	Cast in Place Concrete with Decorative Sawcuts Light brown finish, isolated control joints.
	Unit Paving - On Slab Aggregate Promex Slab, 488mm x 488mm x 20mm, Dowe Grey. Stacked Bond. Supplier: Abbotsford Concrete.
	Aggregate Surfacing
	Rain Garden Area
	Planting Area
	Synthetic Lawn (Inner Courtyard)
	Grass Area
	Soil Cells City Green Soil Cells or approved equivalent.
	Metal Guardrail Refer to Architecture.
	Privacy Screen Refer to Architecture.
	Handrail
	Concrete Retaining Wall
	Trees

#### SITE FURNISHINGS LEGEND

	Bicycle Rack, 6 Bicycle capacity Duro Hoop Rack, powder coated black.
	Lounge Chair
	Bench (Wood)
	Picnic Table
	Metal Planter
	Wood Vegetable Garden Box
	Landscape Boulder (To be sourced on site)
	Existing Hydro Pole
	Garbage Receptacle



Synthetic Community Lawn



Wood Bench Seating Embedded Along Concrete Planters

rev no	description	date
4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021



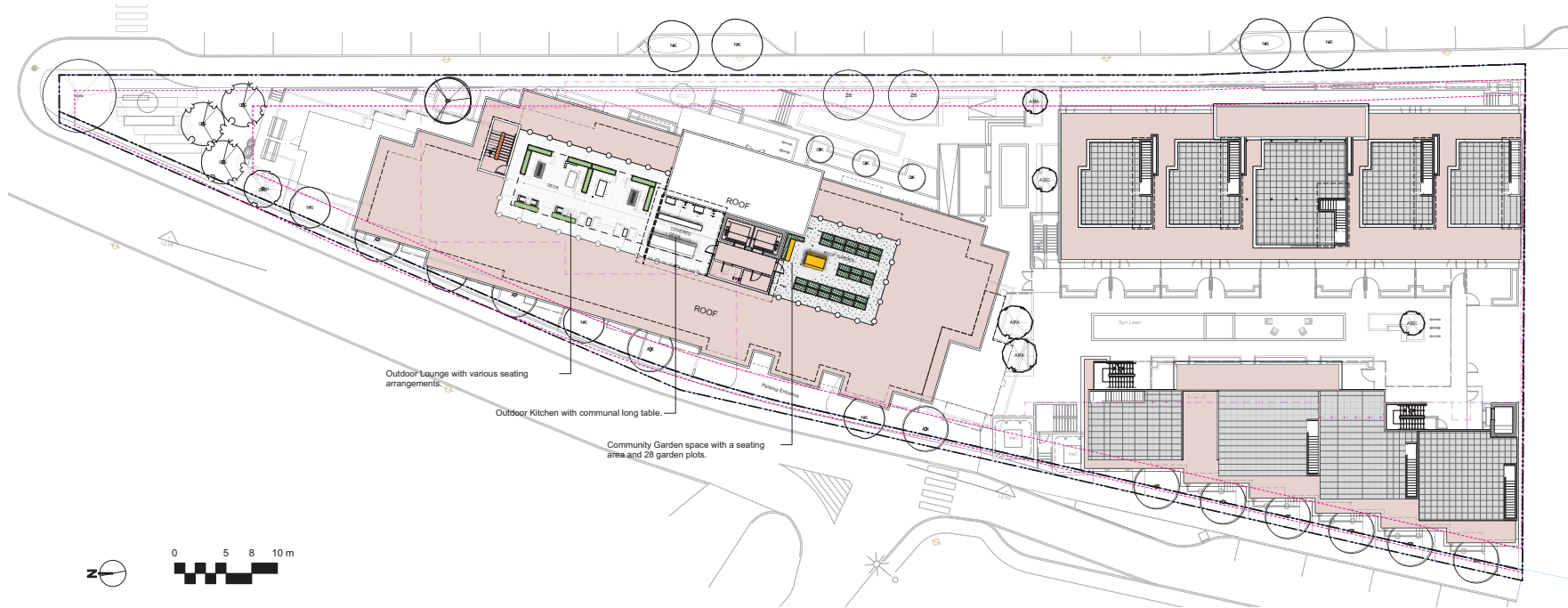
client  
**Westmark Construction Ltd.**  
#1-2535 McCullough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Landscape Materials**

project no.	121.34
scale	1:100 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

**4** **L1.02**



## LINE TYPE LEGEND

---	Property line
---	Right of Way
---	Extent of Roof, above
---	Extent of Parkade, below
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.5m interval
---	Existing Contour Line, 0.5m interval

## MATERIALS LEGEND

	Cast in Place Concrete Light broom finish, toolcut control joints.
	Cast in Place Concrete with Decorative Sawcuts Light broom finish, toolcut control joints.
	Unit Paving - On Slab Antislip Portland Slab, 488mm x 488mm x 20mm, Dover Grey. Standard Seal, Supplier: Antislip Portland Concrete.
	Aggregate Surfacing
	Rain Garden Area
	Planting Area
	Synthetic Lawn (Inner Courtyard)
	Grass Area
	Soil Cells City Green Soil Cells or approved equivalent.
	Metal Guardrail Refer to Architecture
	Privacy Screen Refer to Architecture
	Handrail
	Concrete Retaining Wall
	Trees

## SITE FURNISHINGS LEGEND

	Bicycle Rack, 6 Bicycle capacity Dark hoop rack, powder coated black.
	Lounge Chair
	Bench (Wood)
	Picnic Table
	Metal Planter
	Wood Vegetable Garden Box
	Landscape Boulder (To be sourced on site)
	Existing Hydro Pole
	Garbage Receptacle



Garden Space with Raised Vegetable Planters



Rooftop Patio Gathering Space with Seating

4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021
rev no	description	date



client  
**Westmark Construction Ltd.**  
#1-2535 McCullough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Landscape  
Materials - Roof**

project no.	121.34
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

**L1.03**



## LEGEND

---	Property line
---	Extent of Parkade, below
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.2m interval, typ.
---	Existing Contour Line
---	Existing Landscape Grade
---	Civil Grade, provided for reference only
---	Architectural grade, provided for reference only
---	Proposed Landscape Grade
---	TW Top of Wall
---	EW Bottom of Wall
---	TCC Top of Curb
---	BC Bottom of Curb
---	TP Top of Pool
---	BP Bottom of Pool
---	TS Top of Stairs
---	BS Bottom of Stairs
---	HP High Point
---	LP Low Point
---	TB Top of Bench

LANDSCAPE INFRASTRUCTURE	
Swale	2 L4.06
Flow Dissipator at RWL/Scupper	2 L4.03
Rain Garden Overflow Drain	3 L4.07
Landscape Area Drain 8" Square drain with ductile iron grate.	N/A
Clean Out	3 L4.04
Perforated Underdrain	4 L4.06
Sched 40 PVC	N/A
Trench Drain Aco K100 Trench Drain, Load Class 'A'.	See Mfr. Drgs
POC Irrigation Point of Connection Proposed Irrigation Point of Connection. Provide water service and electrical service from irrigation controller to valves.	See Mech. and Elec. Drgs
Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.	N/A
DRAINS BY OTHERS	
Mechanical Drains (For reference only)	See Mech. Drgs

rev no	description	date
4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021



client  
Westmark Construction Ltd.  
#1-2535 McCullough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
Landscape Grading  
& Drainage

project no.	121.34
scale	1:100 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
4	L2.01



LEGEND

---	Property line
---	Extent of Parkade, below
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Proposed Contour Line, 0.2m interval, typ.
---	Existing Contour Line
● 17.70	Existing Landscape Grade
● 17.70 CIV#	Civil Grade, provided for reference only
● 16.90	Architectural grade, provided for reference only
● 17.70	Proposed Landscape Grade
TW	Top of Wall
EW	Bottom of Wall
TDC	Top of Curb
SC	Bottom of Curb
TP	Top of Pool
BP	Bottom of Pool
TS	Top of Stairs
BS	Bottom of Stairs
HP	High Point
LP	Low Point
TB	Top of Bench

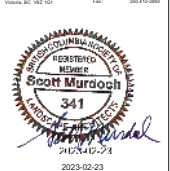
LANDSCAPE INFRASTRUCTURE

→	Swale	2	L4.06
□	Flow Dissipator at RWL/Scupper	2	L4.03
LA	Rain Garden Overflow Drain	3	L4.07
LAD	Landscape Area Drain 8" Square drain with ductile iron grate.	N/A	
C/O	Clean Out	3	L4.04
→	Perforated Underdrain	4	L4.06
→	Sched 40 PVC	N/A	
→	Trench Drain Aco K100 Trench Drain, Load Class 'A'.	See Mfr. Drawings	
POC	Irrigation Point of Connection Proposed Irrigation Point of Connection. Provide water service and electrical service from irrigation controller to valves.	See Mech. and Elec. Drawings	
→	Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.	N/A	

DRAINS BY OTHERS

SD BL	AD	See Mech. Drawings
●	●	
Mechanical Drains (For reference only)		

rev no	description	date
4	DP Resubmission	2023-02-23
3	DP Resubmission	2023-01-26
2	DP Resubmission	2022-11-08
1	DP	11/19/2021



client  
**Westmark Construction Ltd.**  
#1-2535 McCullough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Landscape Grading  
& Drainage**

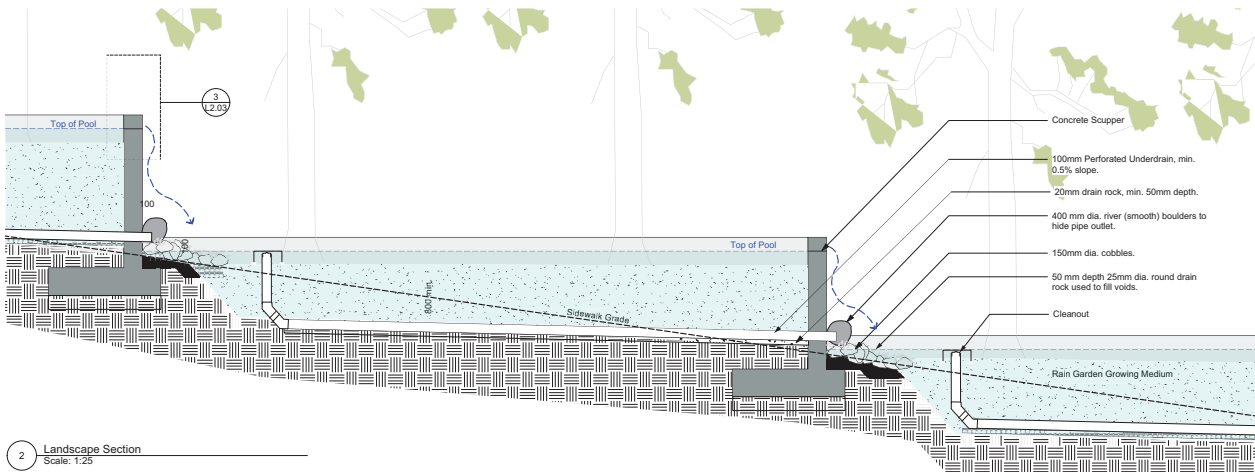
project no. 121.34  
scale 1:100 @ 24"x36"  
drawn by MDI  
checked by SM

revision no. sheet no.  
**L2.02**

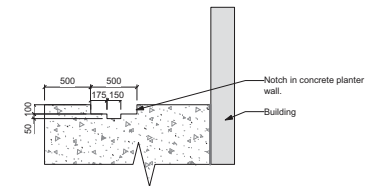




1 Landscape Elevation  
Scale: 1:150



2 Landscape Section  
Scale: 1:25



3 Concrete Scupper  
Scale: 1:25

rev no	description	date
4	DP Resubmission	2023-02-23
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2	DP Resubmission	2022-11-08
1	DP	11/19/2021



client  
**Westmark Construction Ltd.**  
#1-2535 McCullough Road  
Nanaimo, BC

project  
**77 Chapel**  
77 Chapel  
Nanaimo, BC

sheet title  
**Landscape Elevations**

project no. 121.34

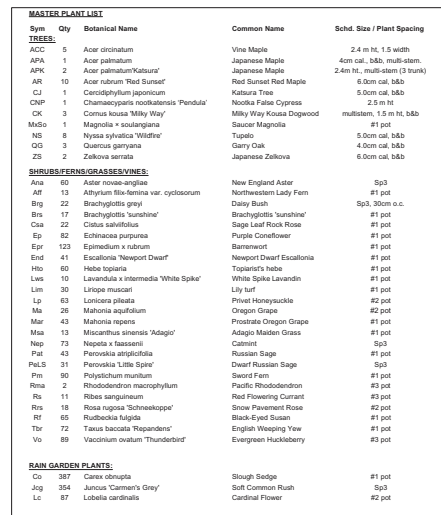
scale N/A @ 24"x36"

drawn by MDI

checked by SM

revision no. sheet no.

**4 L2.03**



1. Raingardens with mixed shrub and perennial plantings and trees.



2. Significant flowering tree to be the focal point and celebration of this corner.



3. Naturally planted landscape with embedded boulders.


4	DP Resubmission	2023-02-
3	DP Resubmission	2023-01-
2	DP Resubmission	2022-11-
1	DP	11/19/20-
rev no	description	date



client	Westmark Construction Ltd.
--------	----------------------------

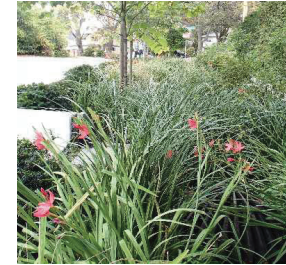
project
77 Chapel
77 Chapel
Nanaimo, BC

sheet title

project no.	121.34
scale	1:100 @ 24"x36"
drawn by	MD
checked by	SM
revision no.	sheet no.
	<b>L3.01</b>



REFER TO L3.01 FOR PLANT LIST.



1. Concrete planters with shrubs plantings and trees.



2. Synthetic lawn in private courtyard for relaxing, social gathering, or casual play.

rev	no	description	date
4	DP Resubmission	2023-02-23	
3	DP Resubmission	2023-01-26	
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1	DP	11/19/2021	



client  
**Westmark Construction Ltd.**  
#1-2535 McCollough Road  
Nanaimo, BC

project  
77 Chapel  
77 Chapel  
Nanaimo, BC

sheet title  
**Planting Plan**

project no. 121.34  
scale 1:100 @ 24"x36"  
drawn by MDI  
checked by SM

revision no. sheet no.  
**L3.02**

**RECEIVED**  
**DP1256**  
**2023-FEB-23**  
Current Planning