



Design Rationale

5730 Turner Road, Nanaimo, BC.

29. August. 2024

Project Summary

This project is located at 5730 Turner Road in the heart of North Nanaimo in a COR3 Zone. This zone provides for a regional Community Corridor connecting residential areas to the commercial center with a focus on medium to high density residential with secondary retail and service uses. We are proposing 2 buildings, one 5-storey apartment building and a commercial building. The density of the project requires us to meet Tier 1 requirements.

Site Description

The site is currently undeveloped and provides a great opportunity to introduce a medium to high density residential use and commercial uses to the existing neighbourhood. The site is well serviced by public transit with a direct route to VIU and the downtown core. Although we are seeking height and parking variances, we believe introducing a high-density residential project in this location can contribute to the vibrancy of the neighbourhood because the area has a vast range of existing retail, services, and businesses within a walkable distance to support the project. The site will also offer residents options to use existing transit, bike, and pedestrian infrastructure for needs further away.

This application proposes a Mixed-Use Residential development comprised of two structures, one 5 Storey Apartment with under building parking and a commercial building with offices, a bank, and a cafe. The two buildings are separated by a plaza along Turner Road and a rear surface parking severing both occupancies. The entries for each building are along Turner Road activating the street edges, with the apartment entry off the more residential section of Turner (running north) and the bank and cafe off the plaza to further engage the plaza. The rear surface parking, also accessed off Turner, is flanked with landscape elements to provide visual screening including a large center naturalized area to buffer the building from the rear parking area. Significant landscape elements including a stormwater bioswale animate the streetscape terminating at a retention pond. There is another bioswale behind the commercial space located on the north side of the building both have been used to help with building stormwater management.

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DP1355

2024-SEP-09

Current Planning



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Apartment Description

The Apartment is located on the southeast corner of the site flanking both sections of Turner Road at the roundabout. The building offers 82 rental units with 29% being 2 bed units as well as 1 bed and studio units bringing a variety of rental units to the area. The resident entries have been defined with thick canopy elements over them which also serve to block the sightlines into the units above. These wayfinding elements over the principal entries are intended to provide weather protection and offer a location for building signage. The entry is further defined with a change in material to highlight the entry. For the residential use the main street entry has been placed on the residential section of Turner. The secondary building entry, located on the north side, is used to directly access the rear parking area from the building lobby. The Turner Road frontages are animated with residential decks overlooking the street. The upper storeys utilize building elements that cover the upper decks and the vertical sections separate units giving units deck privacy while also sectioning the building to break up the facade. The other facades are treated with similar building elements and recesses to generate a dynamic interesting massing from all viewpoints around the building. The apartments parking has 37% of the stalls located below the apartment building with access provided off the internal street. The Apartments refuse room is located in the underground parking allowing direct access to the residents without going outside. On the ground floor next to the plaza there is a resident amenity room for use by the residents with direct access to a patio.

Commercial Building Description

The commercial building offers an edge conditions in the West corner of the site. In this location the building acts as a landmark for the Turner and Upland intersection. The commercial space has a large overhang over the entries off the plaza to provide weather protection. The commercial car parking area is in the rear parking lot as close to the building as possible. The garbage and recycling enclosure has been designed to be enclosed behind the commercial building. The plaza along Turner has been placed for use by both buildings with the upper section mainly used by the Cafe and Office. The massing of the building's roof has been raised on the Uplands Drive side of the building to announce its presence on the corner. Along Turner, the facade has glassing to activate the street along the newly upgraded Turner shared walk and bikeway. On the back of the building offices face the Bioswale collecting the roofs stormwater.



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City of Nanaimo Zoning Bylaw No 4500.

Schedule D – Amenity Requirements for Additional Density

To: Development Approvals Planner.
City of Nanaimo.

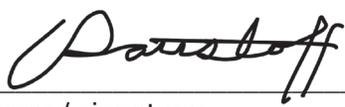
Re: Confirmation of Schedule D – Tier 1 Density.

The following is signed confirmation that Turner Road Limited Partnership will carry out the following tasks in order to achieve Schedule D – Tier 1 added density for the proposed development project.

Project: 82 Unit Residential Building.
&
6,400 sf Commercial Building.

Civic Address: 5730 Turner Road, Nanaimo, BC.

Owner Name: Turner Road Limited Partnership


Owner / signature:

September 5, 2024

Date:



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In order for a development to include the additional Tier 1 density provided for within City of Nanaimo Zoning Bylaw 4500, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Density Rationale:

The proposed development uses Schedule D – Tier 1 to gain additional density. The following summary indicates where the proposed development achieves minimum points in at least three of the categories.

Tier 1 Proposed Categories

The proposed development is achieving the points required in the following three categories;

- 1 - Site Selection,
- 5 - Energy Management,
- 6 - Water Management.

Achieving these 3 categories allows for an additional 0.25 FAR on the site required for the proposed density.

Category 1: Site Selection (10 points required)

Amenity B:

The proposed development is on an existing street that does not require any new infrastructure such as storm drains, curbs or sidewalks. Although we are opting to follow the city request to widen the sidewalks and add bike lanes, it is not required to make the site functional.

Total - 3 Points

Amenity C:

The proposed development is within 200m of a park or trail network. Just across the street, 22m away, there is access to the Molec Creek Park and Walkway.

Total - 1 Point



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Amenity D:

The proposed development is located within 400m of the following amenities allowing for 1 point each:

- Retail store; (5800 Turner Road 58m) - **1 Point**
- Daycare facility; (6177 Parkwood Dr 330m) - **1 Point**
- Nanaimo Regional District transit bus stop; (at 5070 Uplands Dr 70m) - **1 Point**
- A PRC (Parks, Recreation and Culture) Zoned property; (Molecy Creek Park 22m) - **1 Point**
- and
- A CS-1 Zone (6021 Nelson Rd 380m) (Community Service One) zoned property. - **1 Point**

Total - 5 Points

Amenity E:

The proposed development will add the following amenity on the site, as part of the proposed development:

- Retail store or public market; (the project adds a cafe to the area) - **1 Point**

Total - 1 Point

Category 1: Site Selection (10 points required) - 10 points provided.

Category 5: Energy Management (11 points required)

Amenity A:

The proposed development will meet the requirements of Step 3. BCBC Step 3 is one step above the requirement specified in the Nanaimo Building Bylaw. - **10 Points**

Total - 10 Points

Amenity D:

The development will include permanent education signage or display(s) regarding sustainable energy management practices used onsite to help educate residents and visitors on sustainable design futures used to meet Step 3. - **1 Point**

Total - 1 Point

Category 5: Energy Management (11 points required) - 11 points provided.



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Category 6: Water Management (8 points required)

Amenity A:

At least 50% of the property is covered with a permeable surface. To meet this, we have used permeable pavers on the parking stalls in the northern section. This will help the plantings along this edge and is inline with the creek at the base of the site for natural ground water seepage into the creek. - **2 Points**

Total - 2 Points

Amenity B:

The proposed buildings on the property will include plumbing features which will use 35% less water than the BC Building Code standard. - **2 Points**

Total - 2 Points

Amenity F:

A water efficient irrigation system (such as drip lines) will be installed where watering is required. - **1 Point**

Total - 1 Point

Amenity G:

The proposed development includes a few rain gardens with bioswales and storm water retention ponds on the property. These help reduce the roof and parking storm water loads at peak times and passively water the native plants surrounding them. - **2 Points**

Total - 2 Points

Amenity H:

The development will include permanent educational signage showcasing the sustainable water management practices above used on the project. - **1 Point**

Total - 1 Point

Category 6: Water Management (8 points required) - 8 points provided.



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29. August. 2024

Variance Rationale

As part of this application, it is proposed that Planning and Council consider the following variances for additional allowable height, and Parking stall reduction.

Additional Allowable height

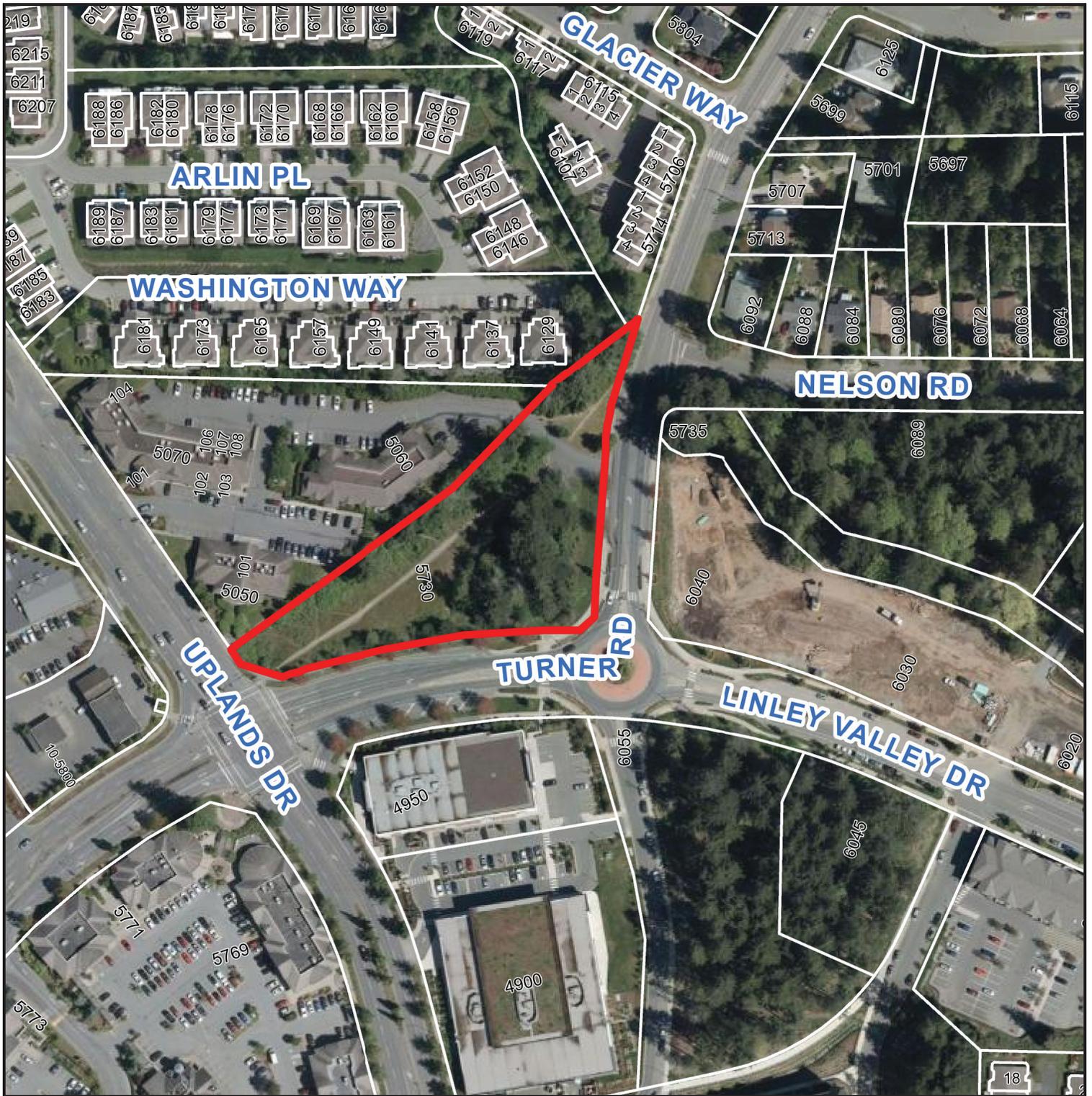
- Permitted height in CC3 Zone: 14.0m (45'-11") from average grade.
- Proposed height of principle buildings: 16.25m (53'-4") from average grade.
- Proposed height variance: 2.25m (8'2").

The rationale for this increase is to allow for 1 additional Storey of residential units in order to take advantage of the allowable density permitted for the site as listed below without increasing the building's footprint.

- Max allowable FAR: 0.75
- Additional density for Under building parking: 0.08
- Additional density for meeting Tier 1 requirements: 0.25
- Total FAR permitted: 1.08
- Total FAR Proposed: .98

The additional height is located on the building along the road away from neighbouring properties. Creating a denser footprint than a 4-storey building of the same FAR and allowing site space for a public plaza along Turner. A shadow study has been provided within the drawing set to show the minimal impact to the adjacent site. There is under-building parking with 38% of the apartments parking is under the building. Additionally, we are meeting BCBC Step Code 3 Energy Code and must leave space in the roofing assembly for increased building insulation thickness. Finally, there are architectural details that can reduce the parapet height; however, it is best practice to have details complete with an up stands to mitigate possible water infiltration.

AERIAL PHOTO



5730 TURNER ROAD



1 SITE PLAN
A100
Scale: 1:300

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DP1355
2024-SEP-09
Current Planning

24.09.04	ISSUED FOR DP
24.08.20	Site Plan vnc
DHS	GTH
1:300	2405

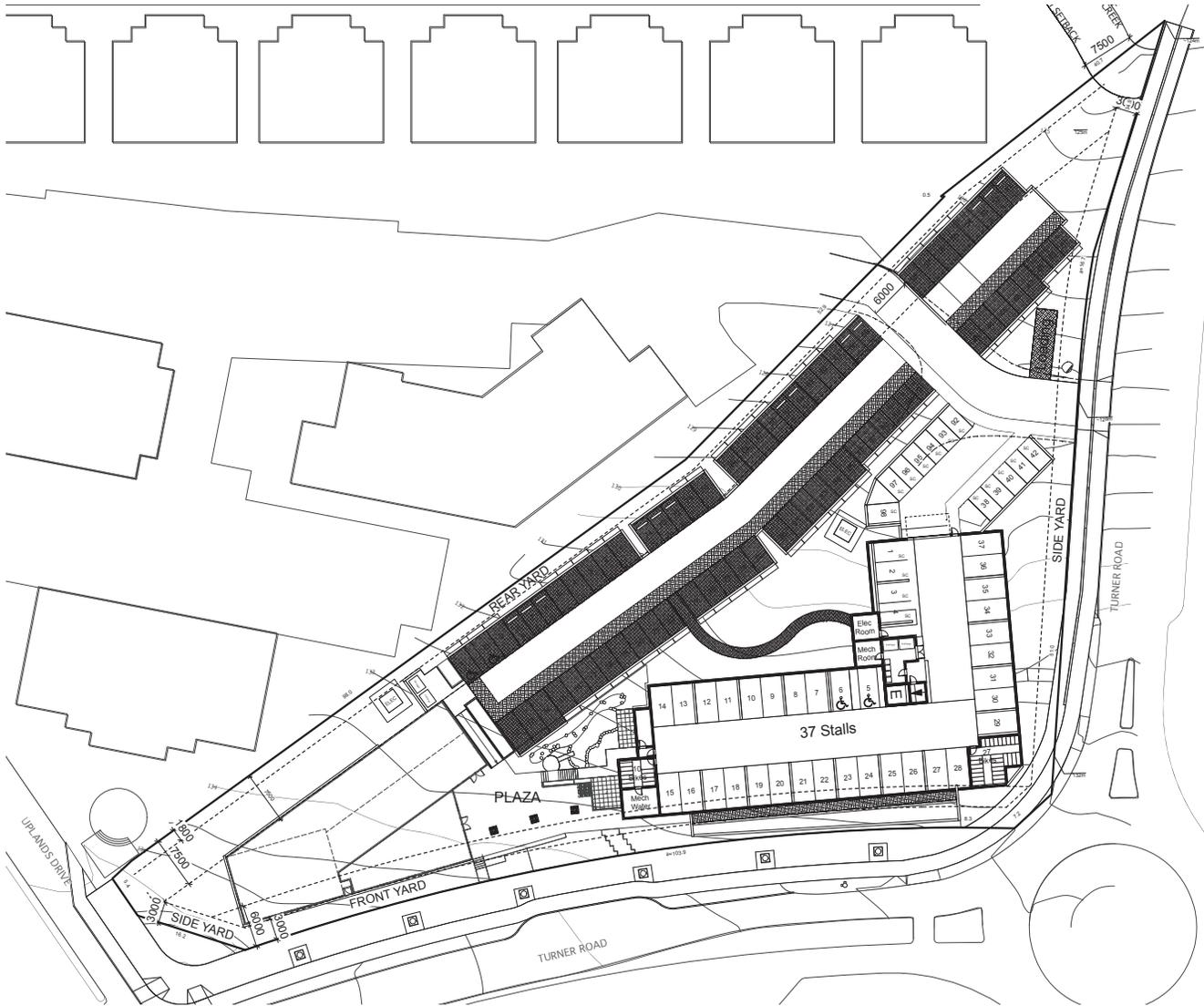
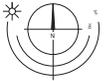
NOTE: All dimensions are shown in millimeters.

5730 TURNER
5730 Turner Road
Nanaimo BC
Site Plan



dHka Architects
Victoria
577 East Street V8V 3K3 T 1-250-658-3367
Nanaimo
532-1193 Dublin Way V8T 2K6 T 1-250-585-5810

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Parking 28/8/2024		
Parking (Area 3)		
2 bed	1.44	35
1 bed	1.07	48
Studio	0.9	12
Visitor	1 to 22	4
Resident Req	7.3 - 100% Total	98
Resident Provided	-	98
Comm Cafe	1 per 3 seats	7
Comm Req	7.3 - 100% Total	7
Comm Bank	1/20m2	23
Comm Req	7.3 - 100% Total	23
Comm Req		30
Comm provided		22
Total Req	-	128
Total Provided	-	120
Loading	1	1
Accessible	3 for 100 + 1	4.0
EV level 2 (240V) Ready	25%	25
EV level 2 (240V) Wired	75%	74
EV level 1 (120V) Wired	-	0.0
Comm Ev Level 2 (240V)	5%	1
Total EV		100
Res Bike Short	0.1	8
Res Bike Long	0.5	41
Comm Cafe Bike short	1 per 15 seats	1
Comm Cafe Bike long	0	0
Comm Bank Bike short	.1/100m2	0.5
Comm Bank Bike long	.35/100m2	1.6
32% Small Car Stalls (38 Stalls noted with "sc")		
EV Stall location TBD		

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2024-SEP-09
Current Planning

24.09.04 ISSUED FOR CP
24.09.04
24.09.04
1:300
2405

5730 TURNER
5730 Turner Road
Nanaimo BC
Parking Plan

1 PARKING PLAN
A103 Scale: 1:300



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LIST OF DRAWINGS

Architectural

- A001 Cover Page And Project Data.
- A002 Neighbourhood Context/Streetscape
- A003 Neighbourhood Context/Streetscape
- A004 View Analysis

- A100 Site Plan.
- A101 Grade Plan
- A102 Parking Plan

- A201 Floor Plans

- A301 North and West Elevations - Residential
- A302 South and East Elevations - Residential
- A303 Elevations - Commercial

- A401 Shadow Study
- A402 Material Board

5730 Turner Road		
28/8/2024		
	COR3	Site
Site area	1000 min	7356
FAR Total	1.08	0.98
FAR Base	0.75	
FAR (9.3.2 parking)	0.08	
FAR Tier 1 (meet 3)	0.25	Meet 1, 5, and 6
FAR - Area	-	7175
FAR - RES	92%	6580
FAR - COMM	8%	595
Lot Coverage	60%	26%
Storey	-	5
BLDG Height Res	14m-18m	16.50
AVG Grade Res	-	131.8
Units	-	82
Rear (N)	7.5m	7.5m
Side Ex (E & W)	3m	3m
Front (S)	3-6m	3m-6m
Side In (N/A)	0	NA

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2024-SEP-09
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Rev	Date	Description	Issued For
1	24-09-04	Issued For DP	
2	24-09-04	Issued For DP	Site Plan (vex)
3	1-08	Issued For DP	OTI
			2406

5730 TURNER
 5730 Turner Road
 Nanaimo BC
 Cover Page And
 Project Data

dHka **A001**

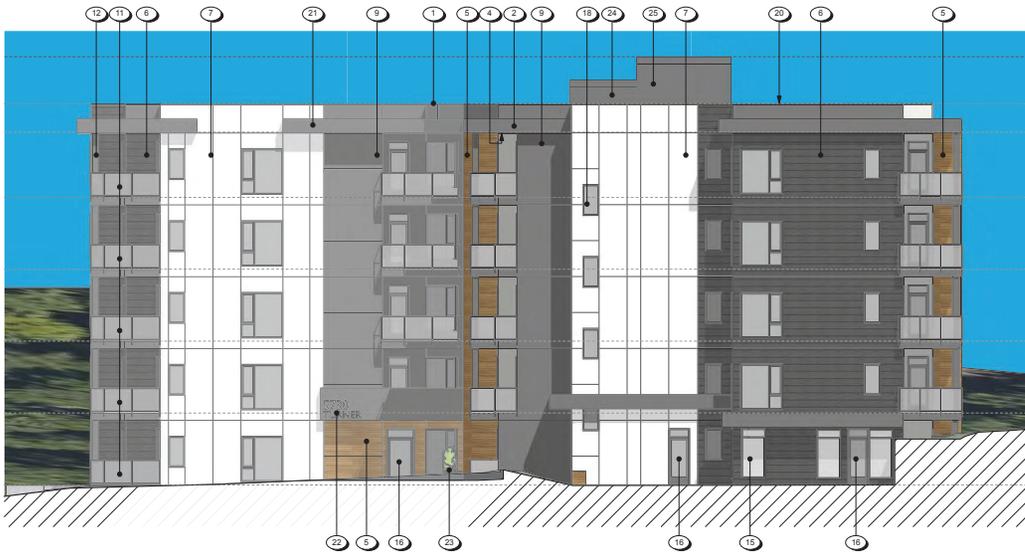
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2024-09-04

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1 North Elevation
A301 Scale: 1:100



2 West Elevation
A301 Scale: 1:100

MATERIAL PALETTE

1 VERTICAL BOARD AND BATTEN CEMENT PANEL SIDING DARK GREY	14 ALUMINUM CURTAINWALL SYSTEM, IN BLACK
2 VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY	15 ALUMINUM STOREFRONT GLAZING, IN BLACK
3 PERFORATED SOFFIT, IN DARK GREY	16 ALUMINUM STOREFRONT DOORS, IN BLACK
4 PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR	17 VINYL SWING GLASS DOOR, IN BLACK
5 WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR	18 VINYL WINDOWS, IN BLACK
6 FIBRE CEMENT PLANK L&P SIDING WOOD GRAIN FINISH, IN DARK GREY	19 CONCRETE WALL, SACK FINISHED, PAINT SEALED
7 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WHITE	20 LOW SLOPED MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
8 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN LIGHT GRAY	21 FASCIA: FIBRE CEMENT PANEL SIDING, WITH ALUMINUM CAP FLASHING COLOUR TO MATCH FASCIA.
9 VINYL DECKING, LIGHT GREY TONES	22 SIGNAGE
10 FASCIA MOUNTED ALUMINUM QUADRANT AND RAILING POWDER COATED, BLACK, WITH CLEAR GLASS INFILL VISION PANELS	23 PLANTERS, REFER TO LANDSCAPE ARCHITECT PACKAGE
11 LOW SLOPED MEMBRANE DECK, IN DARK GREY TONES.	24 ELEVATOR OVER-RUN
	25 MECHANICAL ROOM
	26 PARKADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
	27 STEEL DOOR, IN BLACK

* NOTE: FLASHING TO COLOUR MATCH MATERIALS
 * NOTE: ILLUSTRATED BUILDING SIGNAGE IS PLACEHOLDER AND IS TO BE CONFIRMED IN A SEPARATE SIGNAGE APPLICATION TO MEET CITY OF NANAIMO SIGNAGE REQUIREMENTS

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24.09.04	ISSUED FOR DP
24.05.23	24.05.23
DHS	2406

5730 TURNER
 5730 Turner Road
 Nanaimo, BC
 North and West
 Elevations - Residential

dHka A301

24.09.04

24.05.23

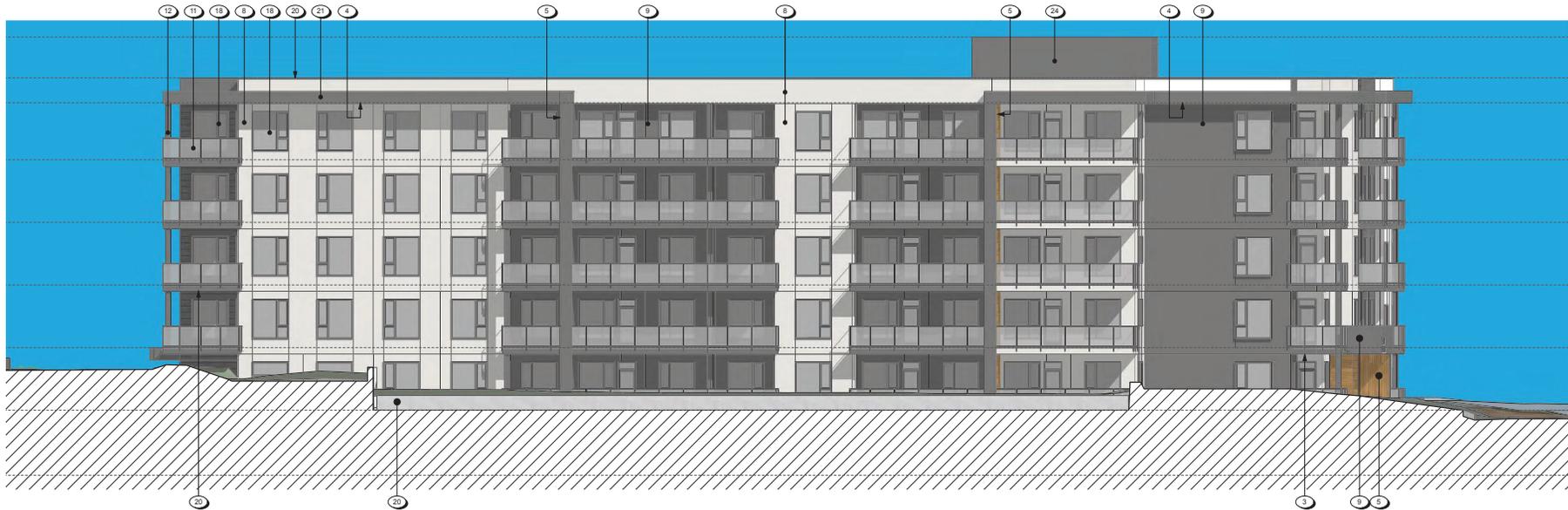
DHS

2406

5730 TURNER ROAD

577 East Street V8V 3K3 T 1-250-658-3367
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1 South Elevations
Scale: 1:100



2 East Elevations
Scale: 1:100

MATERIAL PALETTE

(1) VERTICAL BOARD AND BATTEN CEMENT PANEL SIDING DARK GREY	(14) ALUMINIUM CURTAINWALL SYSTEM, IN BLACK
(2) VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY	(15) ALUMINIUM STOREFRONT GLAZING, IN BLACK
(3) PERFORATED SOFFIT, IN DARK GREY	(16) ALUMINIUM STOREFRONT DOORS, IN BLACK
(4) PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR	(17) VINYL SWING-GLASS DOOR, IN BLACK
(5) WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR	(18) VINYL WINDOWS, IN BLACK
(6) FIBRE CEMENT PLANK LAP SIDING, WOOD GRAIN FINISH, IN DARK GREY	(19) CONCRETE WALL, SACK FINISHED, PAINT SEALED
(7) FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WHITE	(20) LOW SLOPED MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
(8) FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN LIGHT GRAY	(21) FASCIA, FIBRE CEMENT PANEL SIDING, WITH ALUMINIUM CAP FLASHING COLOUR TO MATCH FASCIA
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(11) FASCIA MOUNTED ALUMINIUM GUARDRAIL AND RAILING, POWDER COATED, BLACK, WITH CLEAR GLASS INFILL VISION PANELS	(24) ELEVATOR OVER-RUN
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	(27) STEEL DOOR, IN BLACK

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2024-SEP-09

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24.09.04	24.09.04
DHS	2406

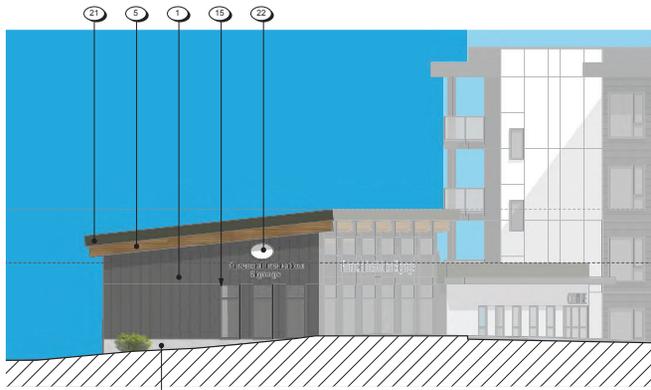
5730 TURNER
5730 Turner Road
Nanaimo, BC
South and East
Elevations - Residential

dHka A302

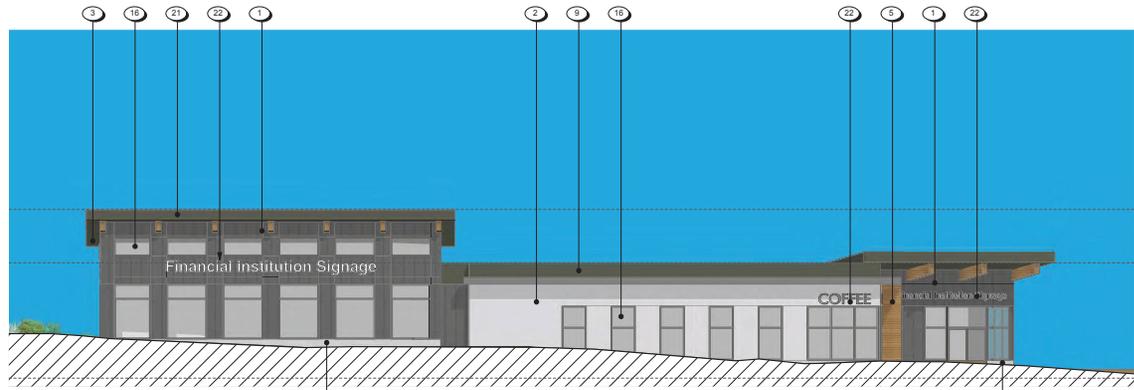
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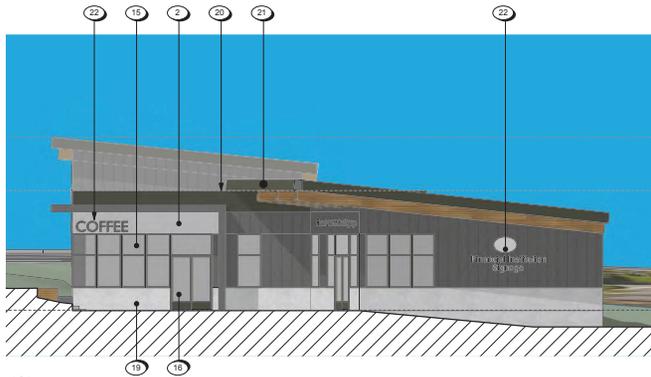
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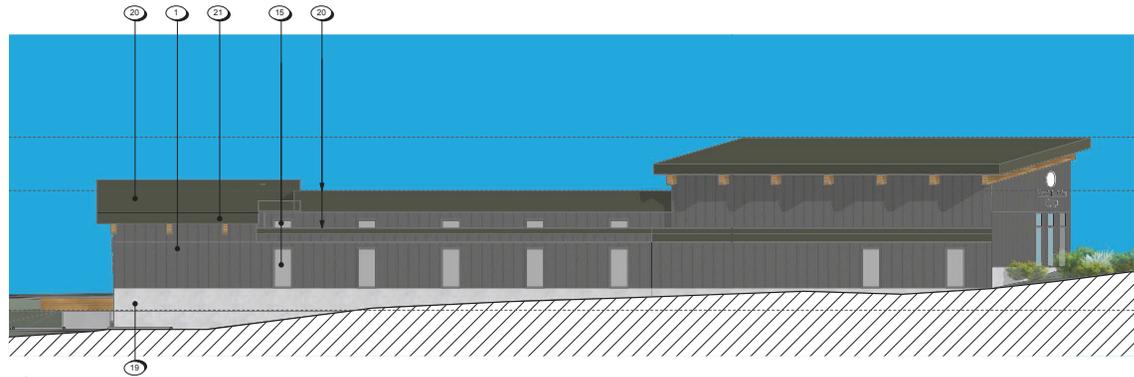
1 West Elevation
A303 Scale: 1:100



2 South Elevation
A303 Scale: 1:100



3 East Elevation
A303 Scale: 1:100



4 North Elevation
A303 Scale: 1:100

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 DP1355
 2024-SEP-09

Rev	Date	Description	Issued For
1	24.09.04	ISSUED FOR DP	
2	24.05.23	ISSUED FOR	Site Plan v04
3	1.58	ISSUED FOR	GTH
4	1.58	ISSUED FOR	2406

5730 TURNER
 5730 Turner Road
 Nanaimo, BC
 Elevations - Commercial



dHka
 Victoria
 577 East Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 530-5193 Dublin Way V8T 2K6 T 1-250-585-5810

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- 24 MECHANICAL ROOM
- 25 PARKADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
- 26 STEEL DOOR, IN BLACK

*NOTE: FLASHING TO COLOUR MATCH MATERIALS
 *NOTE: ILLUSTRATED BUILDING SIGNAGE IS PLACEHOLDER AND IS TO BE CONFIRMED IN A SEPARATE SIGNAGE APPLICATION TO MEET CITY OF NANAIMO SIGNAGE REQUIREMENTS



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Rev	Date	Description	Issued For
1	24-09-04		ISSUED FOR DP
Rev	Date <td>Description <td>Site Plan/View</td> </td>	Description <td>Site Plan/View</td>	Site Plan/View
1	24-09-03	Issued for	QTH
1	1-08	Issued for	2406

5730 TURNER
 5730 Turner Road
 Nanaimo, BC
 Material Board

dHka A402

2024-09-04

dhkarchitects
 Victoria 377 East Street V8V 3K3 T 1-250-658-3367
 Nanaimo 530-5193 Dublin Way V8T 2K6 T 1-250-585-5810

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View From Uplands And Turner



View From Uplands Heading North



View Of Plaza And Commercial Entry



View From Turner Roundabout And Apartment Entry



View From Turner Heading South



View From Commercial Parking Entry

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24-09-04	ISSUED FOR DP
24-09-03	Site Plan v04
DHS	QTH
1:500	2406

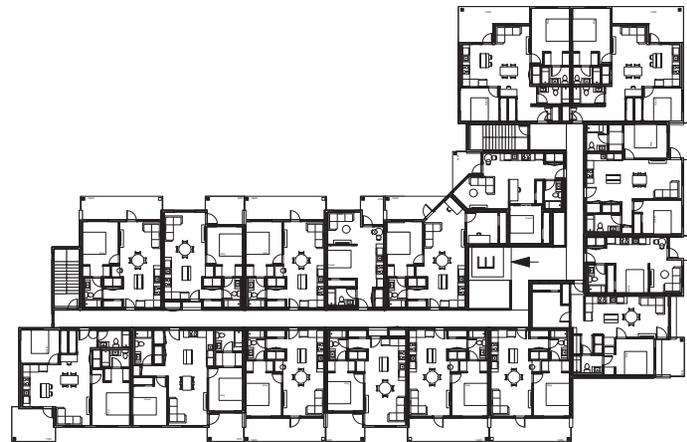
5730 TURNER
 5730 Turner Road
 Nanaimo, BC
 View Analysis



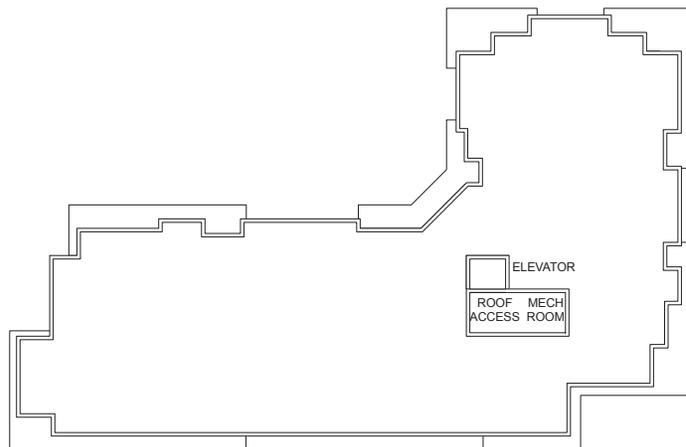
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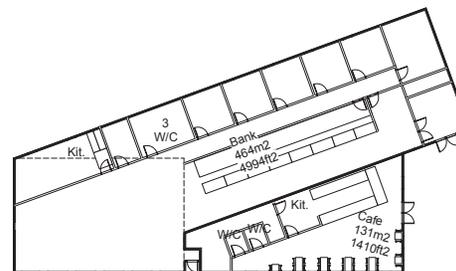
1 1ST FLOOR PLAN
A201 Scale: 1:200



2 2ND -5TH FLOOR PLAN
A201 Scale: 1:200



3 ROOF PLAN
A201 Scale: 1:200



4 BANK AND CAFE PLAN
A201 Scale: 1:200

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DP1355
2024-SEP-09
Current Planning

Date	Description	Issued For
24-09-04	24-09-04	ISSUED FOR DP
24-09-04	24-09-04	Site Plan v04
DHS	DHS	QTH
1:200	1:200	2405

NOTE: All dimensions are shown in millimetres.

5730 TURNER
5730 Turner Road
Nanaimo BC
Floor Plans



dHka Architects
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DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L000	Cover Page	
L100	Landscape Site Plan	1/32" = 1'- 0"
L101.1	Material and Grading Plan Ground Level West	1/16" = 1'- 0"
L101.2	Material and Grading Plan Ground Level East	1/16" = 1'- 0"
L201	Sections	AS SHOWN
L301	Details	AS SHOWN

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, i.e. it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of City of Nanaimo Engineering.
- Street tree final species to the approval of City of Nanaimo Parks, Recreation and Culture Department.
- Approved root barrier to be installed per City of Nanaimo standard, 8' (2.4m) long and 18" (450mm) deep.

ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Parks, Recreation and Culture Department for inspection after tree planting completion.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IRABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

SOFT LANDSCAPE

Legend	Description
	ORNAMENTAL PLANTING NATIVE OR ADAPTIVE
	NATURALIZED PLANTING
	LAWN AREA
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	EXISTING TREES TO BE REMAINED

HARD LANDSCAPE

Legend	Description
	CIP CONCRETE SIDEWALK Pedestrian only - to CoN Engineering Standard
	CIP CONCRETE PAVING Finish: Broom
	HYDRAPRESSED SLABS Type: Travertine Size: 24" x 24"
	UNIT PAVEMENT Size: 4" x 8"
	GRAVEL Type: 1"-2" Rounded River Rock
	PARKING LOT PAVING ASPHALT - REFER TO CIVIL
	BIKE LANE PAVING ASPHALT - REFER TO CIVIL
	PERMEABLE PAVING PERMEABLE PAVERS

FURNISHING + STRUCTURE

Legend	Description
	METAL BIKE RACK Model: Hi-Lo
	WOOD TIMBER BENCH Cedar Wood

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6 cm cal. B+B
	2	Acer rubrum 'October Glory'	October Glory Red Maple	6 cm cal. B+B
	9	Alnus rubra	Red Alder	6 cm cal. B+B
	3	Cercis canadensis	Eastern Redbud	6 cm cal. B+B
	4	Chamaecyparis nootkatensis	yellow cedar	2 mht. B+B
	3	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6 cm cal. B+B
	1	Cornus controversa	Giant Dogwood	5 cm cal. B+B
	3	Cornus nuttallii	Pacific dogwood	5 cm cal. B+B
	2	Magnolia stellata	star magnolia	7 cm cal. B+B
	9	Psedotsuga menziesii	Douglas fir	2 mht. B+B
	1	Quercus garryana	Oregon white oak	8 cm cal. B+B

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	128	Arbutus unedo	Compact Strawberry Bush	#3 pot / 48" O.C.
	13	Arcunus dioicius	Goat's Beard	#2 pot / 36" O.C.
	320	Buxus microphylla 'Green Beauty'	Littleleaf Boxwood	#2 pot / 24" O.C.
	91	Ceanothus velutinus	Snowbrush	#3 pot / 48" O.C.
	120	Fothergilla gardenii	Fothergilla gardenii	#2 pot / 24" O.C.
	18	Holodiscus discolor	Ocean Spray	#2 pot / 48" O.C.
	26	Hydrangea arborescens	Anabel hydrangea	#2 pot / 24" O.C.
	318	Kalmia latifolia 'Alba'	Mountain Laurel	#2 pot / 24" o.c.
	18	Ledum groenlandicum	Bog Labrador Tea Plant	#3 pot / 48" O.C.
	4	Morella californica	Pacific Wax Myrtle	#5 pot / 72" o.c.
	51	Myrica gale	Sweetgale	#4 pot / 48" O.C.
	202	Rhododendron	Rhododendron	#2 pot / 36" O.C.
	64	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot / 48" o.c.
	208	Rosa nutkana	Nootka Rose	#1 pot / 24" O.C.
	40	Rosa White Meidland	Groundcove Rose	#2 pot / 24" o.c.
	92	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot / 48" O.C.
	64	Spirea betulifolia	Birch-leaf Spirea	#2 pot / 36" O.C.

GROUNDCOVERS, GRASSES, FERNS + VINES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	39	Achillea millefolium	Common Yarrow	#2 pot / 10" O.C.
	98	Calluna vulgaris 'Aurea'	Aurea Heather	#1 Pot / 16" O.C.
	274	Cassiope mertensiana	White Mountain Heather	#2 pot / 18" O.C.
	70	Erica x darleyeyensis 'Mediterranean white'	Heath	#1 pot / 12" O.C.
	328	Iris missouriensis	Rocy Mountain Iris	#1 pot / 12" O.C.
	371	Juncus effusus	Rush or Sedge	#1 pot / 12" O.C.
	316	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot / 24" O.C.
	KJ	Kalmia latifolia 'Alba'	Mountain Laurel	#2 pot / 24" o.c.
	Lb	Lavandula angustifolia 'Blue Cushion'	Blue Cushion Lavender	#2 pot / 24" O.C.
	lm	Liriope muscari	Big Blue Lily Turf	#1 pot / 18" O.C.
	pa1	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 pot / 30" O.C.
	pm	Polystichum munitum	sword Fern	#3 pot / 24" O.C.
	tc	Thymus x citriodorus	Lemon Thyme	#2 pot / 12" O.C.

NO.	DATE	ISSUED FOR
3	2024-09-27	ISSUED FOR DP RESUBMISSION
2	2024-08-22	ISSUED FOR DP RESUBMISSION
1	2023-10-18	ISSUED FOR DP

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Stamp:

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 Client:

DISTRICT

TURNER ROAD

5730 TURNER ROAD, NANAIMO, BC

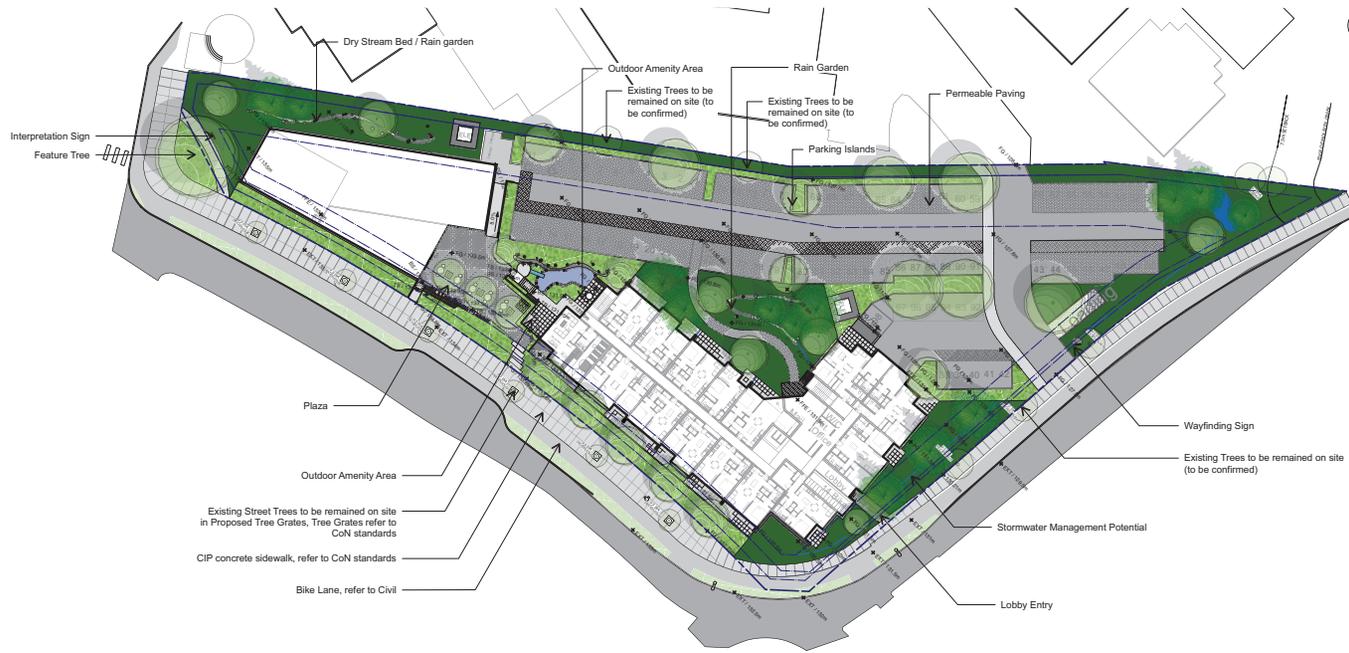
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Drawing Title:	

Cover Page

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1	2023-10-18	ISSUED FOR DP

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 NANAIMO, BC**

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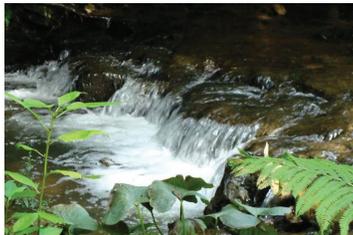
Landscape Site Plan

Project No.:
23034

Sheet No.:

L100

GROUND LEVEL DESIGN

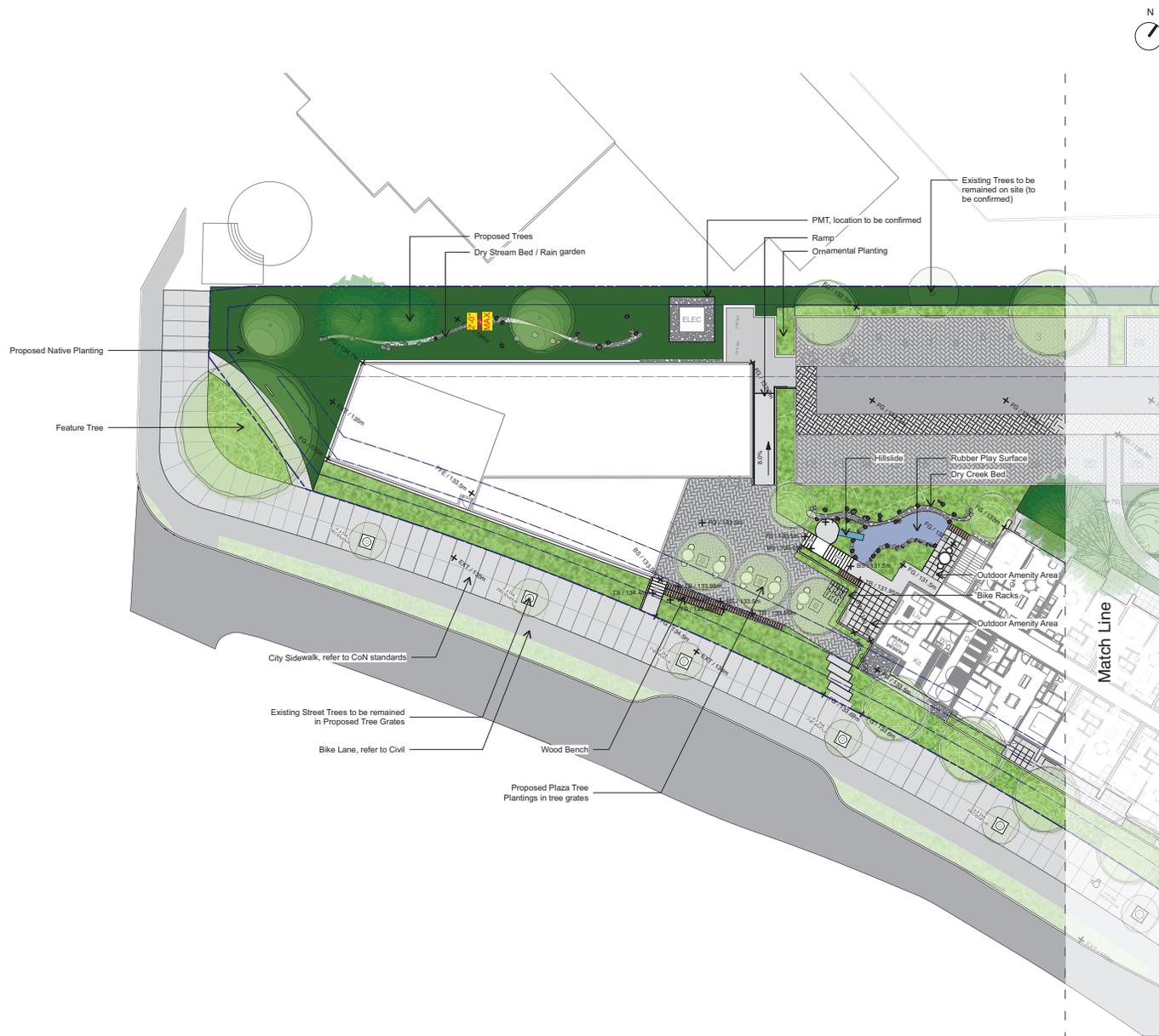


NATIVE PLANTINGS

RAIN GARDENS

LOWER LEVELS PATIO SEATING

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**Material and Grading
 Plan Ground Level
 West**

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L101.1



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TURNER ROAD

**5730 TURNER ROAD,
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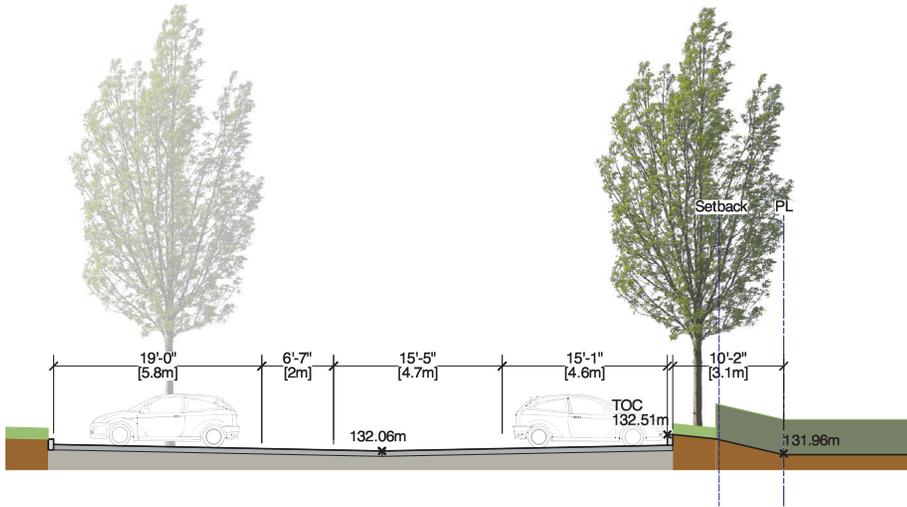
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**Material and Grading
 Plan Ground Level
 East**

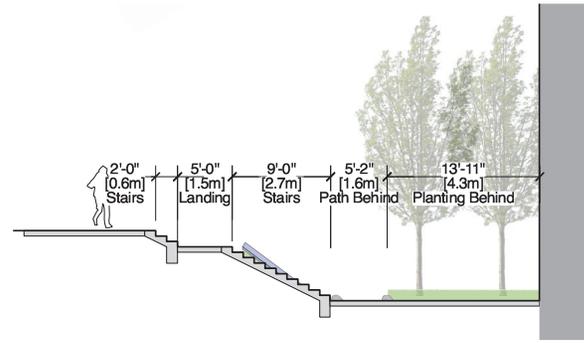
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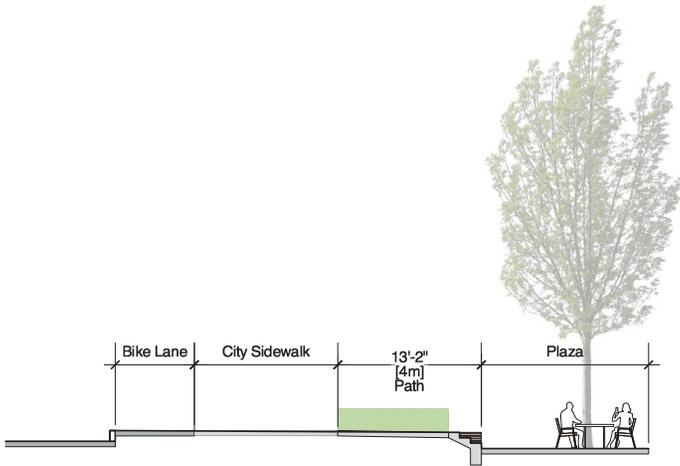




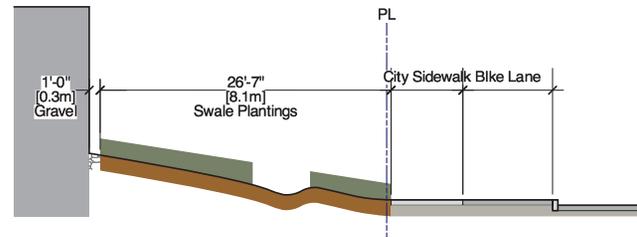
1 PARKING LOT PARKING ISLAND
L201 Scale = 3/16" = 1'-0"



2 PLAZA TO LOWER AMENITY SPACE
L201 Scale = 3/16" = 1'-0"



3 TURNER ROAD TO SUNKEN PLAZA
L201 Scale = 3/16" = 1'-0"



4 BUILDING TO TURNER ROAD
L201 Scale = 3/16" = 1'-0"

3	2024-09-27	ISSUED FOR DP RESUBMISSION	
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TURNER ROAD

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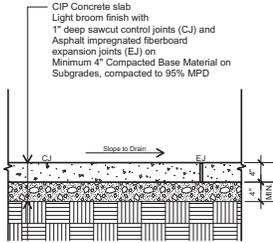
Sections

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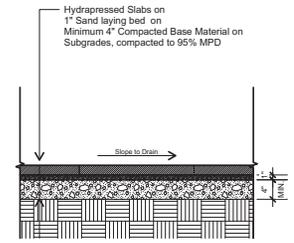
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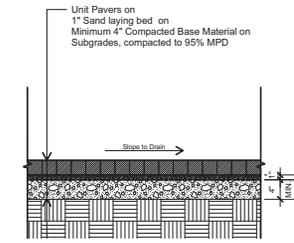
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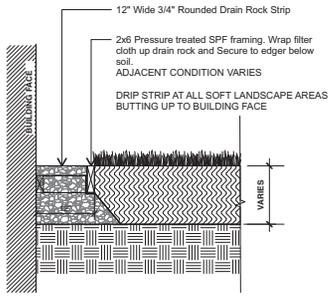
1 CIP CONCRETE - ON GRADE
L301 Scale = 1" = 1'-0"



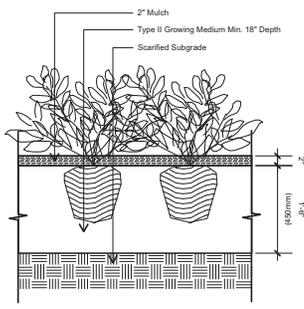
2 HYDROPPRESSED SLABS - ON GRADE
L301 Scale = 1" = 1'-0"



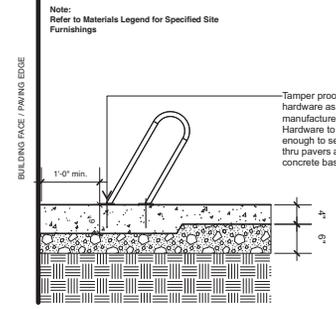
3 UNIT PAVERS - ON GRADE
L301 Scale = 1" = 1'-0"



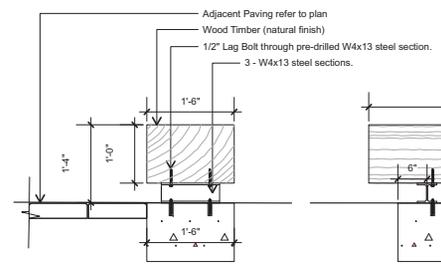
5 DRIP STRIP AT BUILDING FACE
L301 Scale = 1" = 1'-0"



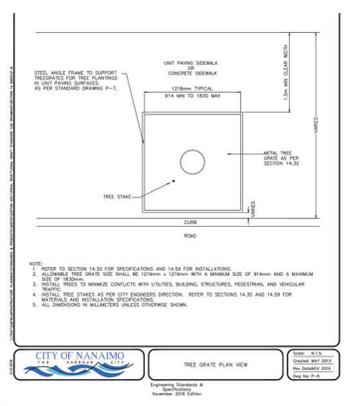
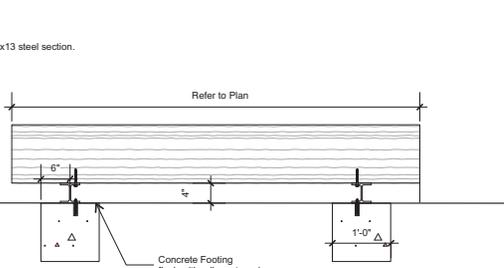
6 TYPICAL SHRUB PLANTING - ON GRADE
L301 Scale = 1" = 1'-0"



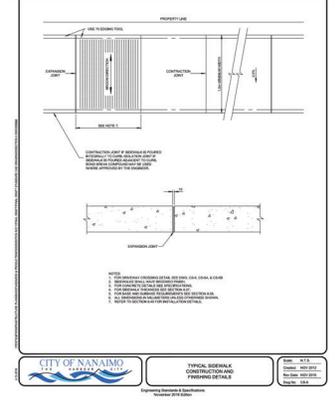
7 BIKE RACK - ON GRADE
L301 Scale = 1" = 1'-0"



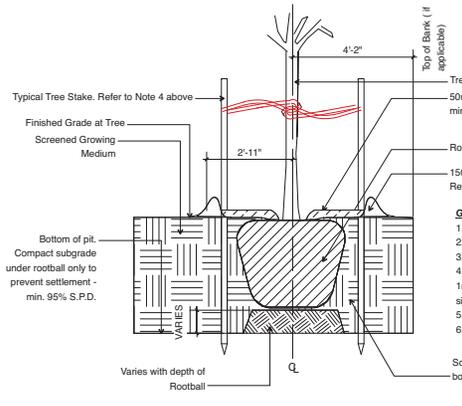
8 WOOD TIMBER BENCH
L301 Scale = 1" = 1'-0"



9 TREE GRATES - CITY OF NANAIMO STANDARDS
L301 Scale = 1" = 1'-0"



11 SIDEWALK - CITY OF NANAIMO STANDARDS
L301 Scale = 1" = 1'-0"



NOTE
Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk, (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

12 TYPICAL TREE PLANTING - ON GRADE
L301 Scale = 1/2" = 1'-0"

3 2024-09-27 ISSUED FOR DP RESUBMISSION
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Project:
TURNER ROAD
5730 TURNER ROAD, NANAIMO, BC

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L301