

6124 Metral Drive | DESIGN RATIONALE

Aug 06, 2024

Located at the junction of Metral Drive and Dunbar Road, this project is a 89-unit multi family residential development with direct access to the newly upgraded Metral bike path and walkway. This development provides a visually pleasing design, in a highly walkable area all while creating a solution to the increased demand for rental housing in Nanaimo.

Neighbourhood Context:

- The site is located between Woodgrove Mall and North Nanaimo mobility hubs with direct access to new bike path and walkway along the Metral corridor.
- Easy access to neighborhood amenities and transportation on Metral Drive.
- A school and park are located across the street.
- Single family homes are to the north and south. The southern properties have been rezoned for more density and are likely to be developed in the near future.
- The building has been set back from the single family properties as much as possible to mitigate overlook.
- Landscape buffers have been provided along all property lines in keeping with the zone changes in those corresponding directions.

Character & Form:

- The colour scheme of the building includes shades of grey, green, white, and wood tones to emphasize the massing and form of the building.
- The massing of the front building has been stepped in both the horizontal and vertical plane, to facilitate scale and reduce overlook.
- The mass of the building is simple in nature to accommodate energy efficient build. The balconies have been used in a playful manner to create pattern and interest along the elevations.
- The entry is emphasized with prominent doors, entry plaza and material change.
- Landscaping is designed to continue a nice residential scale along the streetscape.

Proposed Building Design

- 89 units, 2 buildings.
- Front building has 3 levels of residential, 1 parkade and 1 lobby level (Total 5 Story)
- The back building has 3 levels of residential and 1 parking level. (Total 4 Story)
- A majority of the parking spaces are located in a large parkade under the front building and the rest of the parking under the back building and towards the rear of the property, screened from the street and the neighbours.
- A common trash area is located within the front building with pick up from the public drive lane located within the lot.
- Sufficient bike storage provided, accessed from walkway connected to Metral Drive
- Bike storage and Trash area located within front building.
- The design provides proper lighting to the site for safety and to direct people properly around the building and to the main doors.

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DP1356

2024-SEP-11

Current Planning

- Amenity room provided in the front building (level 2) to foster a sense of community and connection with Metral Street. This space will enjoy great natural light to make it an enjoyable workout and gathering space.

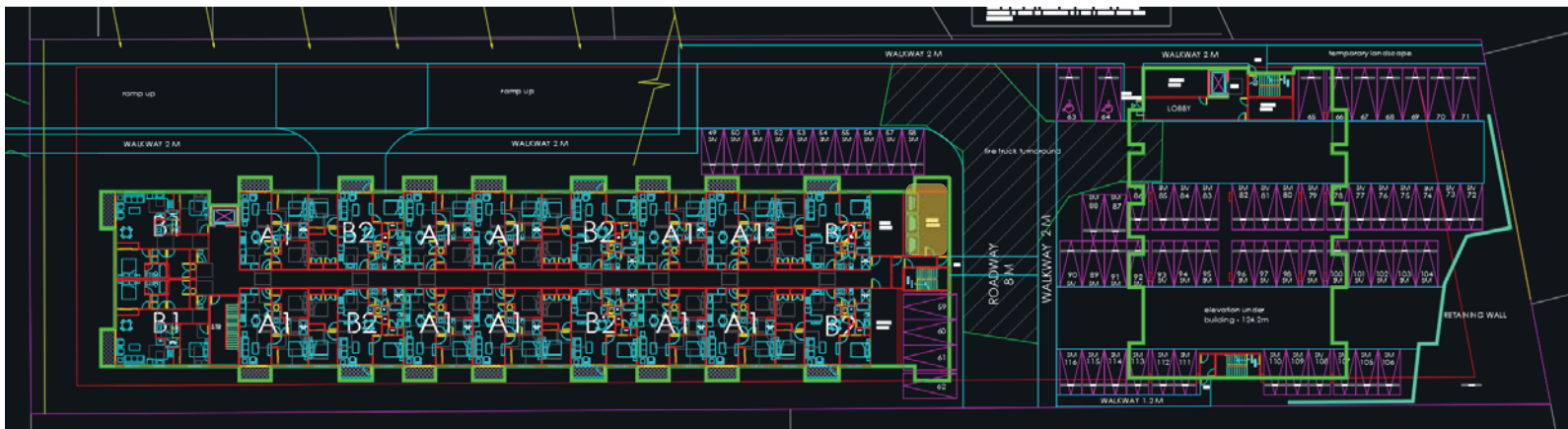
Trash Management Plan: (Three Stream)

Trash receptacles:

We are proposing a three-stream waste management plan. 4-yard bins for recycle, trash, and organic waste as a common facility to the residents in both buildings.

Trash area location:

We have located the common trash room on level 3 within the building, with direct access from drive lane. See screenshot below for location on site plan (yellow highlight).



Trash pick-up proposal:

We are proposing private pick up for this development from the drive lane. We are anticipating that the trash truck will park on the road in front of the building and the trash company will organise the movement of the bins from the trash room to the street and back during the time of pick-up. As the drive lane is part of a public road network, the trash vehicle will be able to use the network to exit the property. If the public road network is not completed, there is a proposed fire truck turn around on site(See plan in screenshot above), that can be used to turn the vehicle back on to Metral Drive. We anticipate pickup time as 2-3 minutes during which time the trash vehicle will be parked on the drive lane.

Variances Requested

- Parking Space Variance:
 - Requirement: 122 spaces
 - Provided: 115 spaces
 - Variance Request: 7 spaces (5.7%)
 - Rationale: Due to this lot's location within the mobility hub (Buffer) on Metral Drive, ('Major Collector' classification as per NTMP), with access to the Rapid-Bus-Transit-Corridor (Short Term), frequent bus routes, cycle paths and walking paths are readily accessible to the residents of this building. Subsequently, less parking is likely required to be provided within the property.
 - Additionally, the unit mix of 20% studio units and 37% 1-bedroom units also plays a role in the demographic of the resident's likely to reside within this property. The smaller units might be suitable for individuals who are less likely to own a vehicle and more likely to use public transportation. Overall, providing various housing options in this neighbourhood provides a net benefit to the community facing a current housing shortage.
 - Furthermore, we have provided sufficient bike storage to encourage the use of bikes in keeping with the proximity to bicycle-lanes on Metral Drive and nearby cycle gateways.
 - Lastly, the property is less than 400 meters from shopping centres like Great Canadian Superstore and Metral Station.

- Parking Ratio Variance:
 - Requirement: 50:50 (Std: Sm)
 - Provided: 50.5 : 49.5 (Std: Sm)
 - Variance Request: 10% small car increase
 - Rationale: In addition to the rationale mentioned above, a greater percentage of small cars might be a good match for the unit types located in this development. Residents of studio or smaller 1- bedroom units might own smaller cars and therefore proposing a nearly equal ratio of small and standard cars might be an appropriate proposal for this development.

- Height Variance:
 - Allowed: 14 m
 - Provided: 15 m
 - Variance Request: <1 m

- Rationale: A less than 1 m variance is being requested for both the front and back building that will mostly be used to accommodate the roof of the buildings.

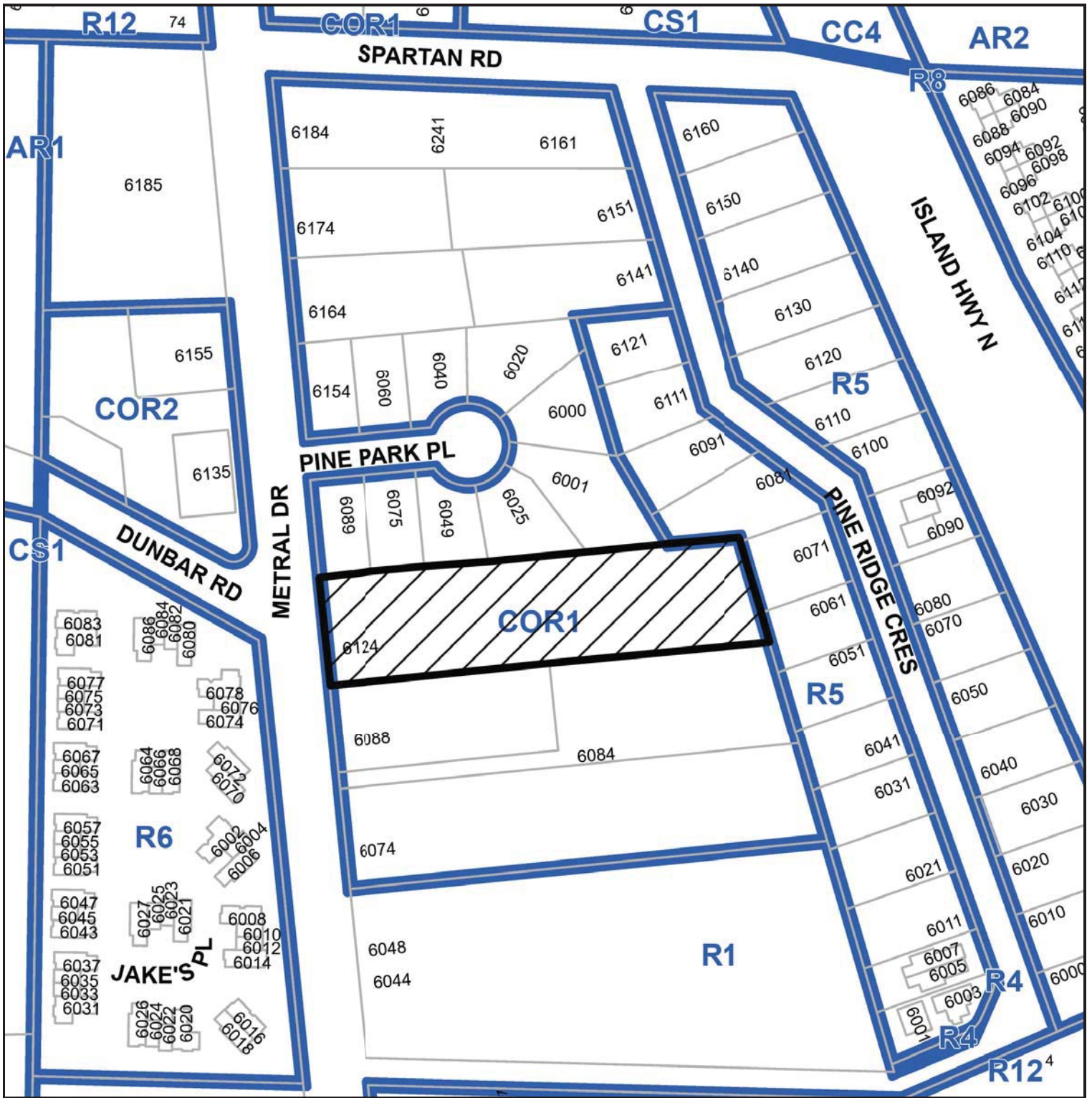
- Landscape Buffer Variance:
 - Requirements: 1.8 m, all 4 sides
 - Provided: front 1.8 m, side 1 1.8 m, side 2 1.0 m, rear 1.0 m
 - Variance Request: 0.8 m variance for side 2 and rear. Requesting for variances in some sections of the landscape buffer. See Architecture Site Plan for details)

 - Rationale: Some sections of the landscape buffer are being utilised for exit walkways, reducing the available space for the landscape buffer.

- Retaining Wall Variance:
 - Requirements: front 1.2 m, side 1 1.8 m, side 2 1.8 m, rear 1.8 m
 - Provided: front 1.2 m, side 1 2.51 m, side 2 2.8 m, rear 1.41 m
 - Variance Request: Requesting for a variance on side 1 for 0.71 m and side 2 for up to 1 M.

 - Rationale: The shape of the lot is long and narrow. We need the retaining walls to mitigate the slope along the length of the property,

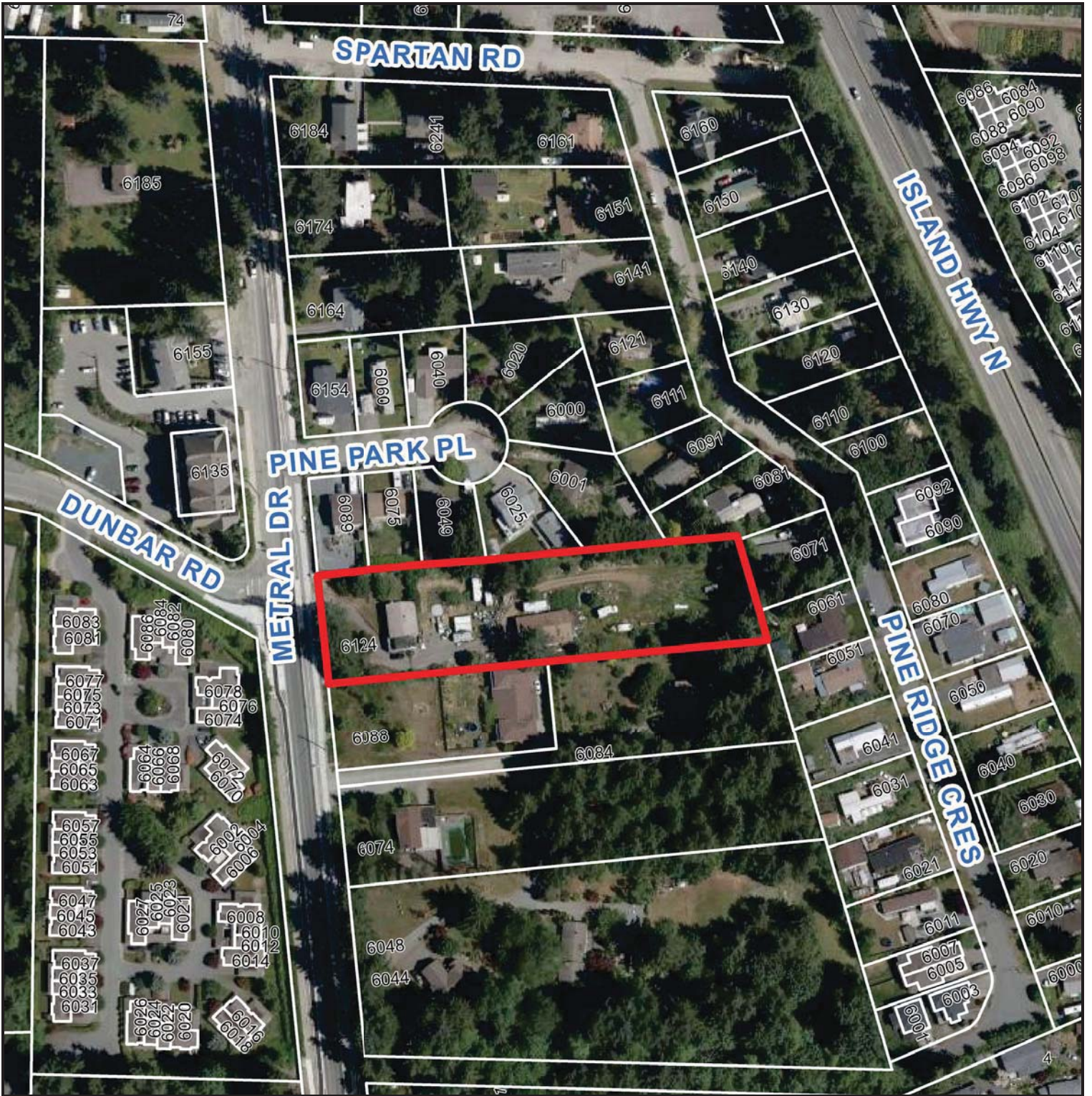
SUBJECT PROPERTY MAP



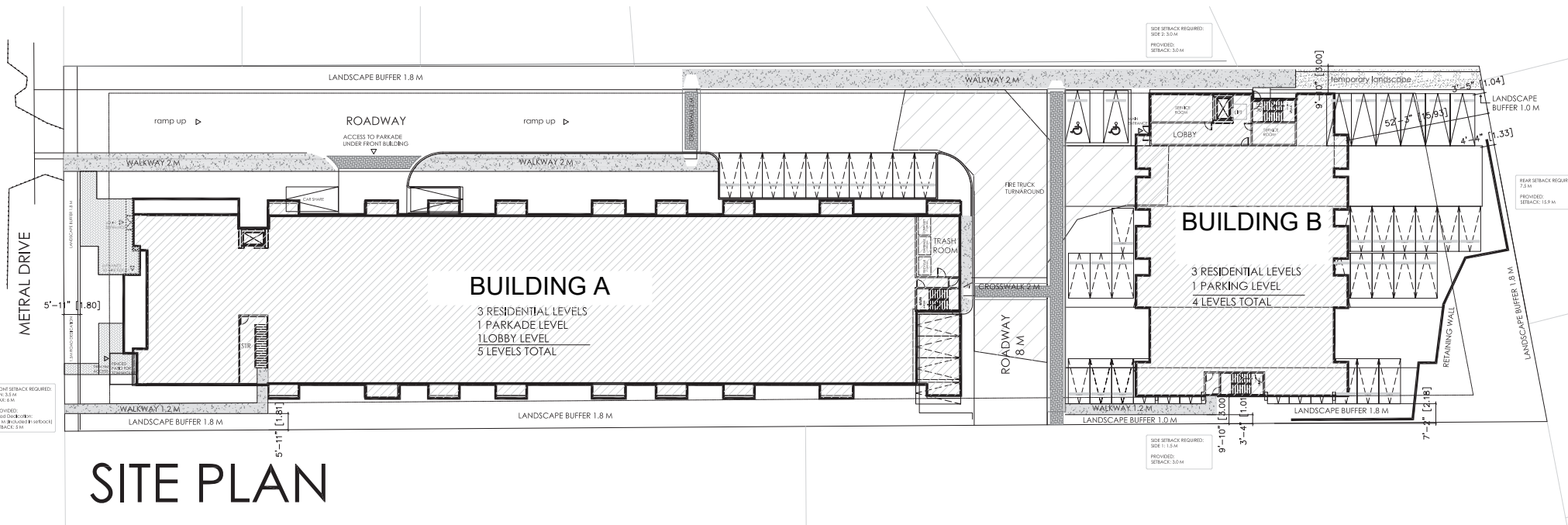
 6124 METRAL DRIVE



AERIAL PHOTO

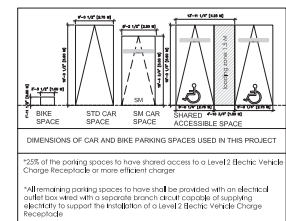


 6124 METRAL DRIVE



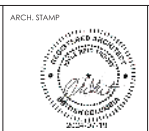
SITE PLAN

SITE PLAN



JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
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METRAL APTS.
 6124 METRAL DRIVE, NANAIMO, BC

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CURRENT

REV. DATE	NUMBER	DESCRIPTION
MAY 15, 2023	1	ISSUE FOR PERMIT
FEB 15, 2023	2	REVISED PERMIT
NOV 12, 2022	3	REVISED PERMIT
MAY 26, 2022	4	REVISED PERMIT
JUL 20, 2021	5	IFP

DATE: JAN 14, 2022
 SCALE:
 DRAWN BY: JRT
 SITE PLAN
A100

SHEET NUMBER SHEET NAME

A000 COVER SHEET
 A100 SITE PLAN
 A101 LEVELS 1 & 2 PLANS
 A102 LEVEL 3,4 & 5 PLANS
 A103 UNIT PLANS
 A200 ELEVATIONS
 A201 ELEVATIONS
 A202 ELEVATIONS
 A300 PERSPECTIVES
 A301 PERSPECTIVES

PROJECT CONSULTANTS

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 CALD SERVICES LTD
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PROJECT DATA

LOT ADDRESS: 6124 METRAL DRIVE, NANAIMO, BC

ZONE: COR1

LOT AREA: 69,327 SF	ALLOWED	PROPOSED
FAR	1.25	1.16
(FAR + Tier 1)	(1 + .25)	
GFA	86,658.7 SF	80,411.9 SF
LOT COVERAGE	60%	40.6%
FOOTPRINT AREA	41,596.2 SF	28,145.7 SF
BUILDING HEIGHT		
FRONT BUILDING	14 M	<15 M
BACK BUILDING	14 M	<15 M
		(±1 M Variance)

TOTAL UNITS
89 UNITS

SETBACKS (required)	SETBACKS (provided)
FRONT(MIN): 3.5 M	FRONT: 5.0 M
FRONT(MAX): 6.0 M	
REAR: 7.5 M	REAR: >7.15 M
SIDE 1: 1.5 M	SIDE (north): 3.00 M
SIDE 2: 3.0 M	SIDE (south): 3.00 M

UNIT TYPES AND AREAS

S TYPE : 18 UNITS: STUDIO
 A TYPE : 33 UNITS: 1BED + DEN
 B TYPE : 37 UNITS: 2 BED + DEN

TWNH: 1 UNIT: 3 BED

BUILDING DETAILS

2 BUILDINGS;
 FRONT BUILDING: 5 levels ; 59 units
 BACK BUILDING: 4 levels ; 30 units

PARKING ZONE: AREA 2

STUDIO: 1.05 X 18 UNITS = 18.9 SPACES
 1 BEDROOM: 1.26 X 33 UNITS = 41.58 SPACES
 2 BEDROOM: 1.62 X 37 UNITS = 59.94 SPACES
 1 TWN HOUSE: 2 X 1 UNIT = 2 SPACES

PARKING REQUIREMENT: 122.4 SPACES

PARKING PROVIDED: 115 SPACES
VARIANCE REQUEST: 7 SPACES (5.7%)

(INCLUDES 4 ACCESSIBLE STALLS)
 (INCLUDES 5 VISITOR STALLS)
 (INCLUDES 1 CAR SHARE)

PARKING RATIO

STD CAR: 58 SPACES
 SM CAR: 57 SPACES

RATIO STD: SM
 50.5 : 49.5

VARIANCE REQUEST: 10% SM CAR
 RATO INCREASE

BIKE PARKING: Required:

SHORT TERM: 0.1 X 89 = 9 SPACE
 LONG TERM: 0.5 X 89 = 45 SPACES

BIKE PARKING: Provided:

SHORT TERM: 9 SPACE
 LONG TERM: 45 SPACES
 MOTORISED ELECTRIC SCOOTER: 6 SPACES

RETAINING WALLS (allowed)

FRONT	REAR	RETAINING WALLS (provided)	FRONT	REAR
1.2 M	1.2 M	1.2 M	1.2 M	1.2 M
1.8 M	1.8 M	2.51 M	2.51 M	2.51 M
1.8 M	1.8 M	2.8 M	2.8 M	2.8 M
1.8 M	1.8 M	1.41 M	1.41 M	1.41 M

LANDSCAPE BUFFER (required)

FRONT	REAR	LANDSCAPE BUFFER (provided)	FRONT	REAR
1.8 M	1.8 M	1.8 M	1.8 M	1.8 M
1.8 M	1.8 M	1.8 M	1.8 M	1.8 M
1.8 M	1.8 M	1.0 M	1.0 M	1.0 M
1.8 M	1.8 M	1.0 M	1.0 M	1.0 M



PROPOSED BUILDINGS



AERIAL SITE PLAN

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METRAL APTS.
 6124 METRAL DRIVE, NANAIMO, BC

CLIENT
 CASTERA PROPERTIES, INC.

REV DATE	NUMBER	DESCRIPTION
MAY 19, 2022	1	REV 01
FEB 15, 2023	2	REZONE REV 02
NOV 12, 2023	3	REVISED DWG
FEB 20, 2024	4	1/2"

DATE: MAY 05, 2022
 SCALE: SEE DRAWING
 DRAWN BY: JRT

COVER SHEET
A000



SOUTH SIDE ELEVATION | BUILDING A | Scale 3/32" = 1' |



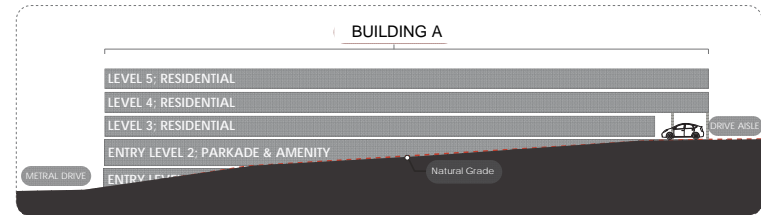
NORTH SIDE ELEVATION | BUILDING A | Scale 3/32" = 1' |



FRONT ELEVATION | BUILDING A | Scale 3/32" = 1' |



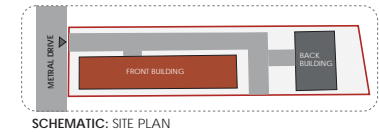
FRONT ELEVATION | BUILDING A | Scale 3/32" = 1' |



BUILDING SCHEMATIC: SECTION

BUILDING A

5 STORY
(3 RESIDENTIAL LEVELS + 1 PARKADE LEVEL + 1 LOBBY LEVEL)



SCHEMATIC: SITE PLAN

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DATE
MAY 05, 2022
SCALE
SEE DRAWING
DRAWN BY
JRT

ELEVATIONS
A200

MATERIAL LEGEND

- 01** Windows Black
- 02** HARDIE Panel Gray Slate
- 03** HARDIE Panel Arctic White
- 04** HARDIE Board & Batton Night Gray
- 05** Woodtone Sand Castle
- 06** HARDIE 7" Lap Siding Pearl Grey
- 07** Panel Benjamin Moore Wales Green
- 08** HARDIE 7" Lap Siding Arctic White



FRONT ELEVATION | BUILDING B | Scale 3/32" = 1' |



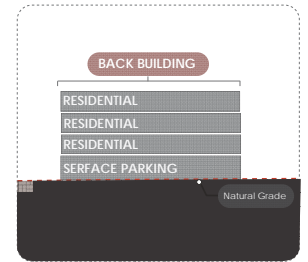
NORTH | SIDE ELEVATION | BUILDING B | Scale 3/32" = 1' |



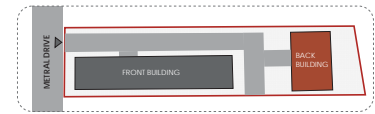
REAR ELEVATION | BUILDING B | Scale 3/32" = 1' |



SOUTH | SIDE ELEVATION | BUILDING B | Scale 3/32" = 1' |



BUILDING SCHEMATIC: SECTION



SCHEMATIC: SITE PLAN

BUILDING B

4 STORY | (3 RESIDENTIAL LEVELS + 1 PARKING LEVEL)

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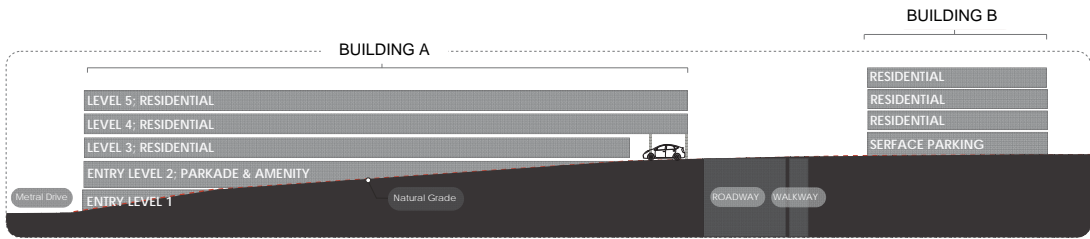
ELEVATIONS
A201



NORTH ELEVATION | FROM ACCESS LANE | Scale 1/16" = 1' |



SOUTH ELEVATION | Scale 1/16" = 1' |



BUILDING SCHEMATIC: EAST WEST SECTION

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MAY 15, 2023	2	REZONE REV 02
NOV 12, 2023	3	REVISED DWGS
MAR 29, 2024	4	IFP

DATE: MAY 05, 2022
 SCALE: SEE DRAWING
 DRAWN BY: JRT

ELEVATIONS
A202



BUILDING A | NORTH WEST VIEW | FROM METRAL DRIVE



BUILDING A



BUILDING A | SOUTH WEST VIEW | FROM METRAL DRIVE



LOBBY / AMENITY SPACE | BUILDING A

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NOV 12, 2023	3	REVISED DWG
FEB 29, 2024	4	DP

DATE: MAY 05, 2022
 SCALE: SEE DRAWING
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PERSPECTIVES
A300



BUILDING B | NORTH WEST VIEW | FROM DRIVE LANE



BUILDING B | REAR VIEW



AERIAL VIEW

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ARCH. STAMP

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MAR 29, 2024	4	DP

DATE	MAY 05, 2022
SCALE	SEE DRAWING
DRAWN BY	JRT

PERSPECTIVES

A301

Schedule D

Amenity Requirements for Additional Density

For Additional Tier 1 Density

Category 1: Site Selection (10 points required)



B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network. (Metral Road bike and walking path)	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store: (Canadian Superstore) • daycare facility: (Kids Kompany) • Nanaimo Regional District transit bus stop: (Metral at Dunbar) • any PRC (Parks, Recreation and Culture) Zoned property (Pleasant Valley Park) • a CS-1 (Community Service One) zoned property. (Metral Road bike and walking path) 	5
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. (Public art proposed) 	1
TOTAL		10

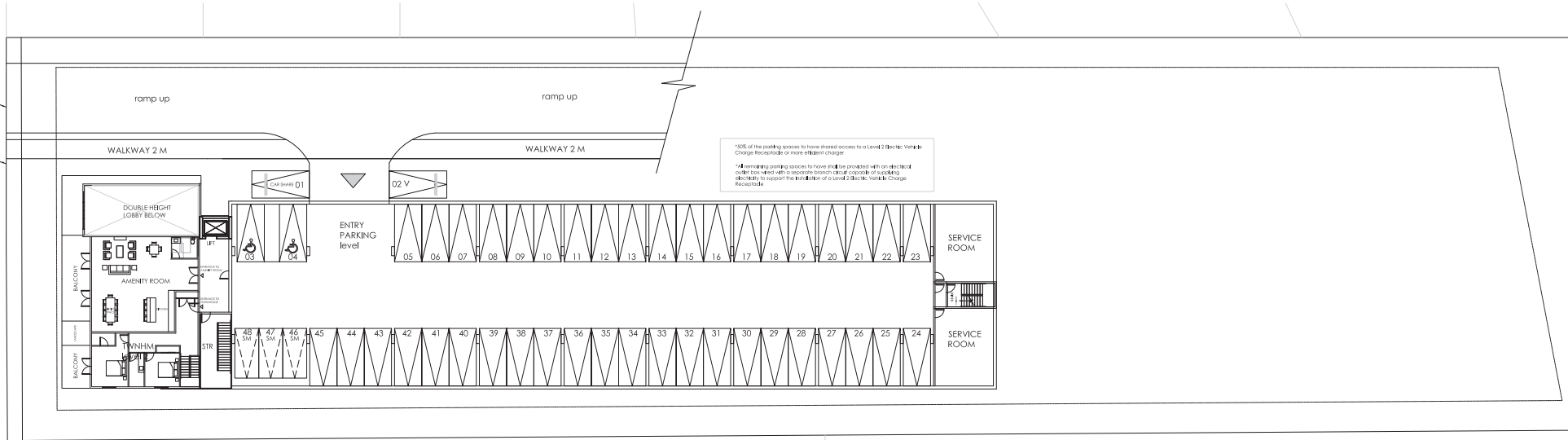
Category 3: Parking and Sustainable Transportation (10 points required)

B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
D	A minimum of 50% of the parking provided for the proposed development includes access to an electric vehicle charging station.	2
F	The proposed development includes covered and designated parking spaces for a motorized or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized or electric scooter or motorcycle space per 15 dwelling units; or b) non-residential uses: 1 motorized or electric scooter or motorcycle space per 600m2 of Gross Floor Area for the first 5000m2 plus one space per 1500m2 of additional Gross Floor Area.	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7226" and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution thereof.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area	1
TOTAL		10

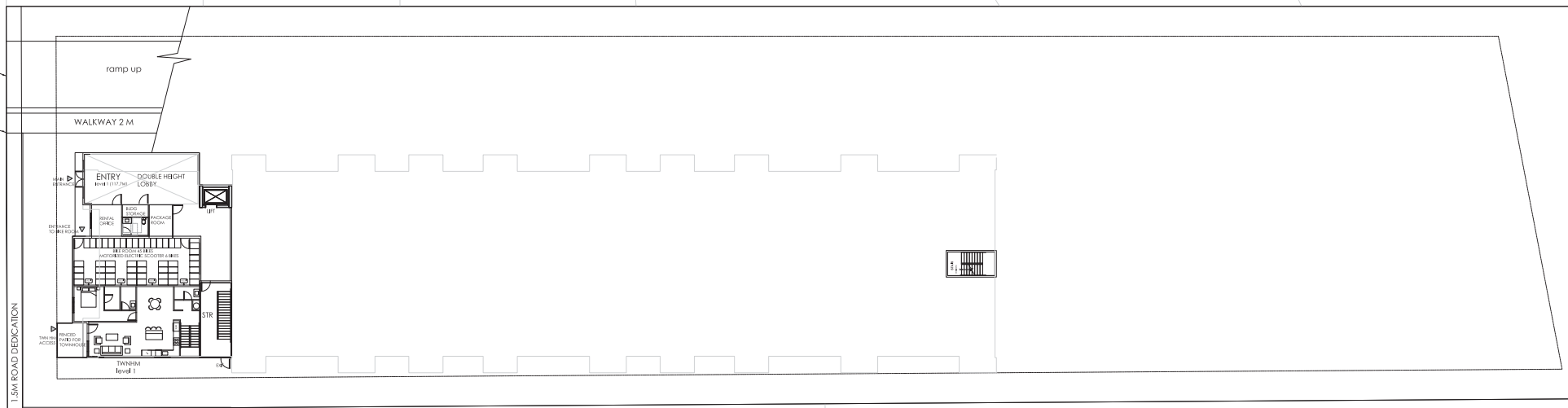
Category 5: Energy Management (11 points required)

A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step	10
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite	1
TOTAL		11

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION EXPRESSED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES UNLESS THEY ARE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.</p>	<p>ARCH. STAMP</p> 	<p>RECEIVED DP1356 2024-SEP-11</p>	<p>CLIENT CASTERA PROPERTIES, INC.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>MAY 19, 2022</td> <td>1</td> <td>REV. 01</td> </tr> <tr> <td>MAY 15, 2023</td> <td>2</td> <td>REZONE REV.02</td> </tr> <tr> <td>NOV 12, 2023</td> <td>3</td> <td>REVISED DWG</td> </tr> <tr> <td>MAR 29, 2024</td> <td>4</td> <td>IFP</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	MAY 19, 2022	1	REV. 01	MAY 15, 2023	2	REZONE REV.02	NOV 12, 2023	3	REVISED DWG	MAR 29, 2024	4	IFP																<p>DATE: MAY 05, 2022 SCALE: SEE DRAWING</p>	<p>PERSPECTIVES</p>
					REV. DATE	NUMBER	DESCRIPTION																														
MAY 19, 2022	1	REV. 01																																			
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MAR 29, 2024	4	IFP																																			
<p>METRAL APTS. 6124 METRAL DRIVE, NANAIMO, BC</p>					<p>DRAWN BY: JRT</p>	<p>A301</p>																															



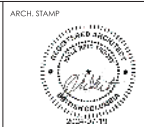
LEVEL 2 - PARKING & AMENITY



LEVEL 1 - LOBBY & RESIDENTIAL

JOYCE REID TROOST ARCHITECTURE
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METRAL APTS.
 6124 METRAL DRIVE, NANAIMO, BC

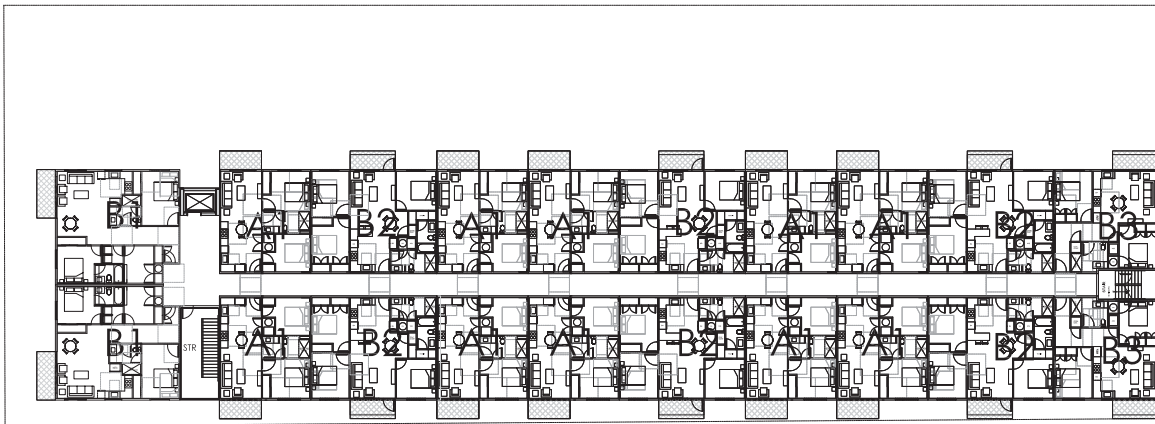
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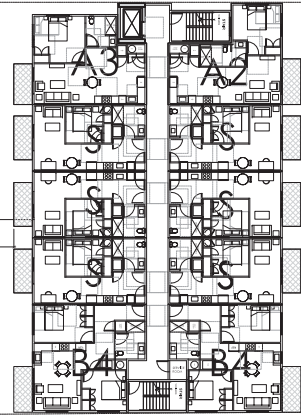
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MAY 15 2023	1	ISSUE REVISED
FEB 15 2023	2	ISSUE REV. 02
DEC 01 2023	3	DESIGN CHANGES
JAN 06 2024	4	ISSUE REV.
JUN 26 2024	5	REV. DRAWG.
JUL 20 2024	6	DP

DATE JAN 14, 2022
 SCALE
 DRAWN BY JRT

BUILDING PLAN
A101

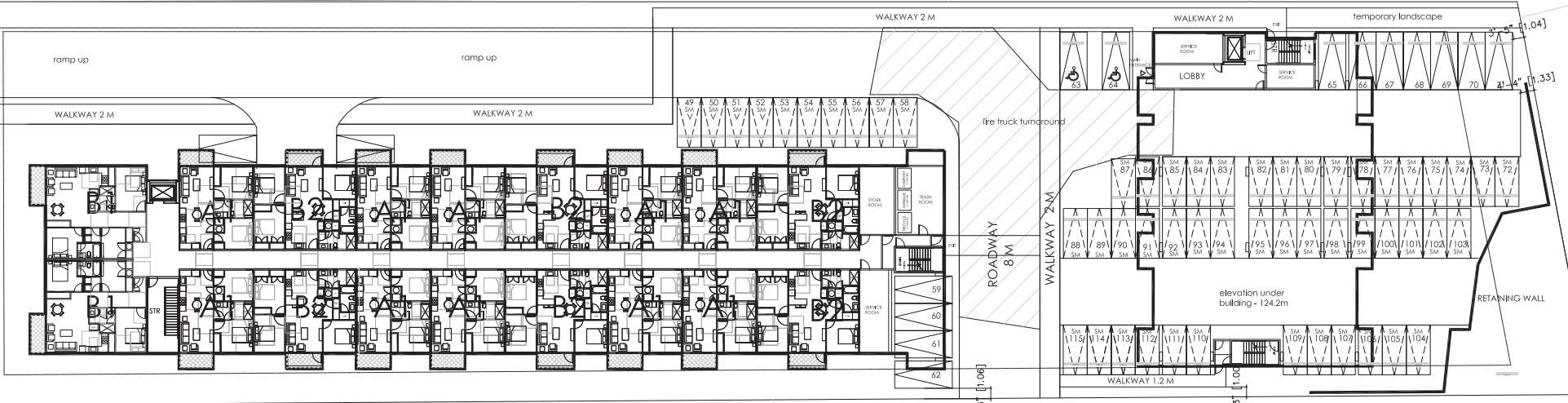


68'-11" [21.01]
63'-11" [19.48]



LEVEL 4 & 5 - RESIDENTIAL

LEVEL 2, 3 & 4 (Building B)



LEVEL 3 - RESIDENTIAL & PARKING

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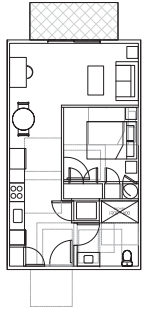
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MAY 15, 2023	1	ISSUE FOR PERMIT
FEB 15, 2023	2	ISSUE REV. 02
DEC 01, 2023	3	DESIGN OPTIONS
MAR 28, 2024	4	ISSUE 04
MAR 28, 2024	5	REV. DWG
JUL 20, 2024	6	DP

DATE JAN 14, 2022
SCALE
DRAWN BY JRT

BUILDING PLAN
A102

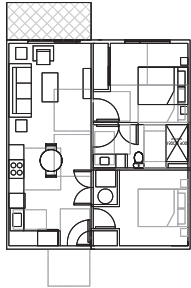
S

STUDIO
S TYPE 547.6 sf



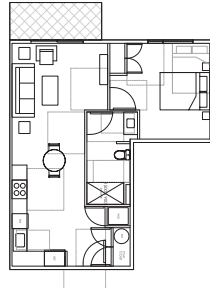
A1

1 BDRM + 1 BATH + DEN
A TYPE 701.1 sf



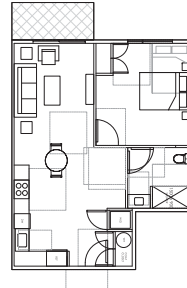
A2

1 BDRM + 1 BATH
A TYPE 655.1 sf



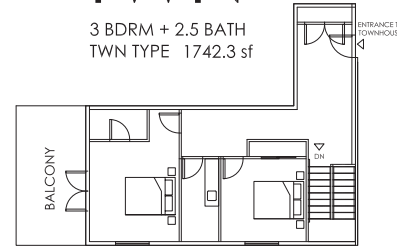
A3

1 BDRM + 1 BATH
A TYPE 684.8 sf

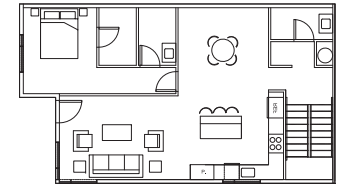


TWN

3 BDRM + 2.5 BATH
TWN TYPE 1742.3 sf



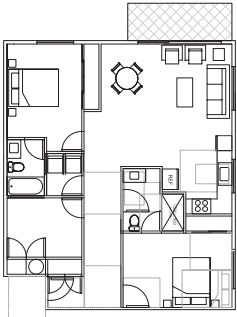
TWNHM
level 1 786.5 sf



TWNHM
level 2 955.8 sf

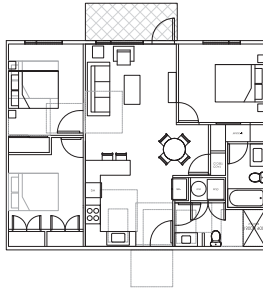
B1

2 BDRM + 2 BATH + DEN
B TYPE 1091.0 sf



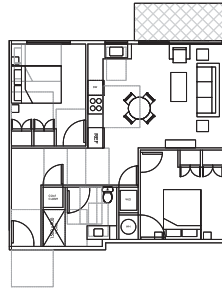
B2

2 BDRM + 2 BATH + DEN
B TYPE 977.6 sf



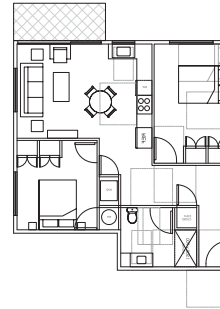
B3

2 BDRM + 1 BATH
B TYPE 797.8 sf



B4

2 BDRM + 1 BATH
B TYPE 823.3 sf



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METRAL APTS.
6124 METRAL DRIVE, NANAIMO, BC

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CASTERA PROPERTIES INC.

REV. DATE	NUMBER	DESCRIPTION
MAR 15, 2023	1	ISSUE FOR PERMIT
FEB 15, 2023	2	ISSUE FOR REV. 01
MAR 26, 2024	3	REV. PERM
JUL 02, 2024	4	LP

DATE JAN. 14, 2022

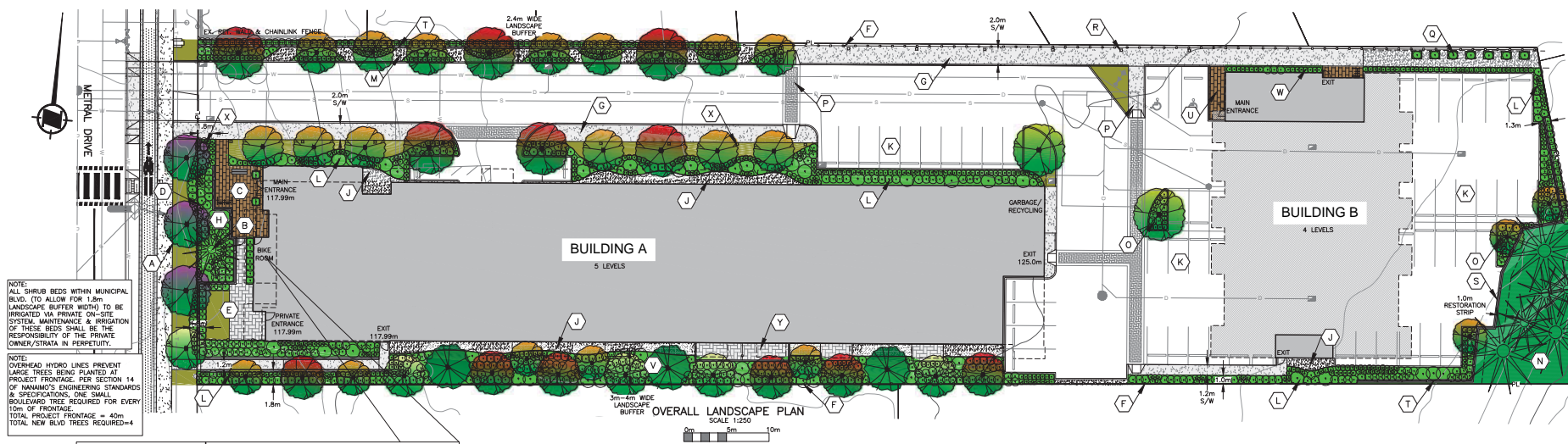
SCALE

UNIT PLANS

A103

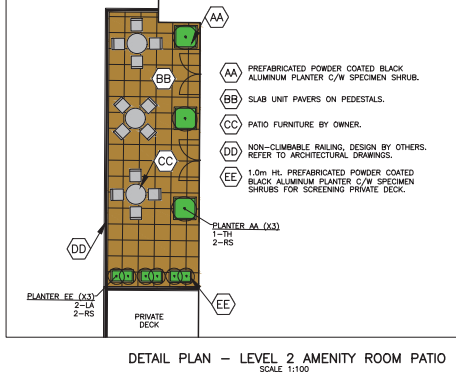
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NOTE:
REFER TO DRAWINGS BY OTHERS
FOR ADDITIONAL INFORMATION SUCH
AS SITE GRADING, SITE LIGHTING,
RETAINING WALLS, ETC.



NOTE:
ALL SHRUB BEDS WITHIN MUNICIPAL
BLVD. TO ALLOW FOR 1.8m
LANDSCAPE BUFFER WIDTH) TO BE
IRRIGATED VIA PRIVATE ON-SITE
SYSTEM. MAINTENANCE & IRRIGATION
OF THESE BEDS SHALL BE THE
RESPONSIBILITY OF THE PRIVATE
CONTRACTOR IN PURSUIT.

NOTE:
OVERHEAD HYDRO LINES PREVENT
LARGE TREES BEING PLANTED AT
PROJECT FRONTAGE. PER SECTION 14
OF NANAIMO'S ENGINEERING STANDARDS
& SPECIFICATIONS, ONE SMALL
BOULEVARD TREE REQUIRED FOR EVERY
10m OF FRONTAGE.
TOTAL PROJECT FRONTAGE = 40m
TOTAL NEW BLVD TREES REQUIRED=4



DETAIL PLAN - LEVEL 2 AMENITY ROOM PATIO
SCALE 1:100



PROP. FENCING

TYPE 1: 1.8m H. CEDAR FENCE (PERIMETER)

TYPE 2: 1.2m H. DECORATIVE METAL FENCE (FRONTAGE)

TYPE 3: 1.5m H. CHAIN LINK FENCE (AT RESTORATION AREA RET. WALL)

NOTE:
CONTRACTOR TO PROVIDE
SHOP DRAWINGS OF FENCE
PANELS FOR APPROVAL
PRIOR TO ORDERING.

KEY NOTES

- A PROPOSED SMALL BOULEVARD TREE (BELOW POWER LINES), 15.5m³ SOIL VOLUME REQUIRED PER TREE, TYPICAL.
- B EXISTING TREE TO BE PROTECTED & RETAINED.
- C BUILDING ENTRANCE C/W UNIT PAVES PLAZA SEATING BENCHES & VISITOR BIKE PARKING. PRE-FABRICATED PLANTER WITH SPECIMEN PLANTING TO BE PLACED AT DOORWAYS.
- D 1.2m H. DECORATIVE METAL FENCE POWDER COATED BLACK, MORTARED ROCK COLUMNS TO BE DISCUSSED WITH DEVELOPER.
- E FRONTAGE TOWNHOUSE PRIVATE YARD C/W SOD LAWN, SCREEN HEDGE & UNIT PAVES PATIO. GATE REQUIRED AT UNIT PAVES ENTRANCE WALKWAY.
- F 1.8m H. CEDAR PANEL FENCE (DESIGN BY OTHERS).
- G 2.0m WIDE CONCRETE WALKWAY (FUTURE COMMUNITY PATHWAY CONNECTOR). REFER TO CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION.
- H FRONTAGE PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES, NATIVE SHRUBS AND FLOWERING ACCENT PLANTS.
- J 1.5m WIDE RIVER ROCK MAINTENANCE BORDER AT BUILDING C/W PLASTIC WOOD EDGER, WEED BARRIER FABRIC REQUIRED BELOW BORDER.
- K VEHICLE PARKING, (DESIGN BY OTHERS) UNIT PAVES OR PERMEABLE PAVES TO BE DISCUSSED WITH DEVELOPER.
- L PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES, NATIVE SHRUBS & FLOWERING ACCENT PLANTS.
- M ENTRANCE DRIVEWAY FEATURE PLANTING AREA C/W DECIDUOUS SHADE TREES & RIVER ROCK BORDER. PLANTING BEDS TO INCLUDE NATIVE AND DROUGHT TOLERANT SHRUBS & ORNAMENTAL GRASSES.
- N NATIVE PLANT RESTORATION AREA. INVASIVE PLANT REMOVAL MAY BE REQUIRED, TO BE REVIEWED IN FIELD WITH DEVELOPER.
- O PARKING ISLAND C/W DECIDUOUS SHADE TREE & SHRUBS BELOW.
- P UNIT PAVES CROSSWALK.
- Q RESIDENT GARDEN C/W RAISED CEDAR PLANTING BOXES, COMMUNITY WALKWAY TO BE EXTENDED THROUGH THIS AREA IN FUTURE, (ONCE ADJACENT LOTS DEVELOPED).
- R PROPOSED LIGHT BOLLARD, SCHEMATIC ONLY, DEVELOPER'S ELECTRICAL ENGINEERING CONSULTANT TO PROVIDE DETAILED SITE LIGHTING DESIGN AT BUILDING PERMIT STAGE.
- S 1.5m H. BLACK CHAIN LINK FENCE, DESIGN BY OTHERS.
- T PROPOSED RETAINING WALL, DESIGN BY OTHERS.
- U BUILDING ENTRANCE C/W UNIT PAVES, VISITOR BIKE RACK TO BE INSTALLED AT STAIR EXIT.
- V PERIMETER PLANTING AREA C/W NATIVE SHRUBS, FIVE (5) BIRD BOXES TO BE INSTALLED ON FENCE, NON-NATIVE COLUMNAR FORM TREES TO BE PLANTED WHERE TREES ARE 2.0m FROM BUILDING, TREES OUTSIDE 3.0m SETBACK FROM BUILDING TO BE NATIVE SPECIES.
- W PLANTING BED C/W SHADE TOLERANT SHRUBS.
- X PUBLIC ART FEATURE, TYPE TO BE DISCUSSED WITH DEVELOPER & CITY OF NANAIMO.
- Y PRIVATE PATIO C/W UNIT PAVING, (WHERE GRADE PERMITS)

GENERAL NOTES

1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS, EDITION 14, SECTION 14, LANDSCAPE STANDARDS, MMCD SPECIFICATIONS & STANDARD DRAWINGS, AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE PROPER DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED ROAD CONSTRUCTION FENCING.
6. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
7. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
9. CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING WITH CALID SERVICES LTD., LANDSCAPE SUB-CONTRACTOR, IRRIGATION SUB-CONTRACTOR, ETC. PRIOR TO START OF LANDSCAPE WORKS. ALLOW 72 HOURS NOTICE FOR SITE MEETINGS.
10. CONTRACTOR IS TO NOTIFY CALID SERVICES LTD. FOR FIELD REVIEWS AT CRITICAL STAGES OF WORK. ALLOW 72 HOURS NOTICE FOR FIELD REVIEWS. FAILURE TO CONTACT CALID SERVICES LTD. FOR FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. (FIELD REVIEWS GENERALLY REQUIRED AS FOLLOWS: SUB-GRADE REVIEW PRIOR TO SOIL PLACEMENT, IRRIGATION SLEEVE AND IRRIGATION PIPE PRIOR TO BACKFILL, TREE PITS, IRRIGATION SYSTEM START-UP, SHRUB LAYOUT AND PLANTING BEGS PRIOR TO MULCHING, ETC.)
11. ALL TREES, LANDSCAPE BEDS, SOD LAWN, ETC. TO BE WATERED VIA AN AUTOMATIC IRRIGATION SYSTEM, CITY OF NANAIMO PARKS TO CONFIRM MUNICIPAL BOLLARD IRRIGATION REQUIREMENTS AND POINT OF CONNECTION, DIGEST SYSTEM P.O.C. TO BE LOCATED IN BUILDING MECHANICAL ROOM.

IRRIGATION NOTES

1. IRRIGATION SYSTEMS TO MEET MMCD AND CITY OF NANAIMO IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
2. REFER TO ENGINEERING PLANS FOR IRRIGATION POINT OF CONNECTION LOCATIONS.
3. SOD LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED, SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE, PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION, TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE.
4. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IABC OR IN SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. FOR REVIEW.
5. ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER, PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/DRAIN DELAY CONTROLLER ALSO REQUIRED.
6. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
7. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
8. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
9. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 72 HOUR NOTICE FOR REVIEW.
10. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
11. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS, ZONE MAPS, AND OPERATIONS MANUAL TO DEVELOPER FOR STRATA.
12. IRRIGATION CONTRACTOR TO INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
13. CIVIL CONTRACTOR TO INSTALL 150mm PVC IRRIGATION SLEEVES WITH CAPS AT ALL SIDEWALKS, PATIOS, WALLS, ETC. TO ENSURE ALL LANDSCAPE AREAS CAN BE CONNECTED TO SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. SLEEVES TO EXTEND 300mm BEYOND EDGE OF HARD SURFACES. CONTRACTOR TO STAKE EDGES OF SLEEVES AND LABEL "IRRIGATION SLEEVE" FOR IRRIGATION CONTRACTOR.
14. POWER SOURCE FOR IRRIGATION CONTROLS/TIMER SHALL BE FROM BUILDING, BATTERY/SOLAR POWER SOURCE IS NOT TO BE USED.

PLANTING NOTES

1. CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL, FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 1.0m. (TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVING/UTILITY TRENCHING IN AREA, BACKFILL WITH GROWING-MEDIUM & STAKE TREE PIT CENTRES FOR LANDSCAPE CONTRACTOR.)
2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNSUITABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
4. GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
5. GROWING MEDIUM DEPTH TO BE MIN. 300mm FOR SOD LAWN, 600mm FOR PLANTING AREAS AND 1.0m FOR TREE PITS.
6. IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 35mm OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.2 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
7. PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS SECTION 14.
8. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED, SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
9. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
10. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION, INSTALLED STAKES, CLAMPS, ANCHORS, ABSORBIVE TREE TIES, ETC. AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mm DIAMETER, DO NOT DAMAGE IRRIGATION LINES WHEN STAKING.
11. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
12. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, ANIMALS, OR FAILURE BY STRATA/OWNER TO RUN IRRIGATION SYSTEM DURING THE MAINTENANCE PERIOD.
13. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
14. WELL-ROTTED, HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHAINS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT, 1.2m MULCH PASS REQUIRED FOR ALL TREES IN LAWN.
15. ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO PLANTING. ALLOW 72 HOURS NOTICE FOR REVIEWS.



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City of Nanaimo Planning

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Not for Construction

THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

NOTE:
EXISTING & PROPOSED MUNICIPAL SERVICES ARE SHOWN SCHEMATICALLY ONLY ON THIS DRAWING. REFER TO CIVIL DRAWINGS BY OTHERS FOR INFORMATION.

Drawn	Date
Checked	07/10/2024
Approved	0809
Designed	AS NOTED

LEGEND	SYMBOL	DESCRIPTION
(Starburst)	EX. TREE TO BE RETAINED	
(Circle with cross)	PROP. TREES	
(Circle with dot)	PROP. SHRUBS	
(Dashed line)	PROP. 1.2m H. DECORATIVE METAL FENCE	
(Solid line)	PROP. 1.8m H. CEDAR FENCE	
(Green box)	PROP. 1.5m H. CHAIN LINK FENCE	
(Dotted pattern)	PROP. RET. WALL (DESIGN BY OTHERS)	
(Cracked pattern)	CRUSHED ROCK BORDER	
(Wavy pattern)	RIVER ROCK COBBLE BORDER	
(Green box)	SOD LAWN	
(Green box)	PLANTING BED	
(Brown box)	UNIT PAVES	
(Grey box)	BROOM FINISHED CONC.	

REV.	DATE	REVISIONS	BY	APPROVED



6124 METRAL DRIVE
Overall Landscape Plan & Notes
Client: Castera Properties Inc.



Drawn	Date
Checked	07/10/2024
Approved	0809
Designed	AS NOTED

L1

CANCEL PRINT'S BEARING EARLIER LETTER

