Design Rationale
6045 Linley Valley Drive & 6055 Turner Road, Nanaimo, BC.

20 Dec 2024

Project Summary

This project is located in the heart of North Nanaimo, at 6045 Linley Valley Drive, a COR3 Zone lot, and 6055 Turner Road, a CC3 Zone lot. These zones provide 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 two buildings: a 4-storey apartment building and a 6-storey apartment building with a ground floor commercial unit. The South end of the CC3 site will be used for a future phase. We are seeking a setback variance for the lot line between the 2 project lots.

Site Description

The sites are currently undeveloped, providing a great opportunity to introduce medium to high density residential and commercial uses to the existing neighbourhood. To the North of the site there is new residential apartments between which there is access to a public park trail along the creek leading to the nearby school. Heading East is a dead-end for vehicles, however, it has yet more green areas for residents around the creek wetlands. To the south of the site there is a new residential development that has a public path leading to Uplands Road and the nearby Nanaimo North Shopping Mall. Finally, to the West is the Longwood and Northridge malls beyond which is the Island Highway. We believe introducing this residential project in this location can contribute to the vibrancy of the neighbourhood.

The residential entries for the two buildings are off a centralized plaza along Linley Valley Drive. On the ground floor next to the plaza, in Building A, there is an amenity room for use by residents of both buildings. While in Building B there is a site manager's office and a fitness room also for use by both buildings. The project's refuse room is located within the underground under parking of Building A, allowing residents of both buildings' direct interior access. The CRU entry is on the Turner Road corner for visibility and street engagement. The site location offers residents options to use existing transit, bike, and pedestrian infrastructure for needs further away. As for vehicles, the two buildings are connected by an underground parking level containing just under 40% of the required parking. Only 32% of the total stalls are designed for small cars. Surface oriented auto courts are located to the rear of the buildings and are intersected by a ramp leading to the underground stalls. The rear surface auto courts are accessible off both

unnamed side streets and are flanked by significant landscape elements to provide visual screening.

The two buildings use a cohesive materiality and design methodology. All the entries are highlighted with brick detailing for its durability and texture. The materials change at the decks and partitions to add contrast and depth to the exterior. Where the occupants and public are in close proximity to the building there is horizontal siding to add texture and human scale to the facade. The same horizontal siding is repeated on the ends where it can be seen at a distance on the larger wall areas to soften the appearance. Highlighting the corners of the building and drawing you to the entries, wood-like materials are used on the soffits and fin walls facing the decks. Warm greys are used to highlight the wood tones and divide the massing. The railings are designed to have clean lines and link units together along the length of the building.

Building A (6055 Turner Road) Description

The apartment on 6055 Turner Road is located on the North edge of the CC3 site along Linley Valley Drive. The building offers 63 rental units with 33% being 2 bed units, as well as 1 bed and studio units bringing a variety of rental units to the area. Additionally, this apartment has a CRU unit on the ground floor that is accessed from the sidewalk by the Turner Road roundabout.

The entries have been defined with thick overhead canopy elements which serve to block the sightlines into the units above. These wayfinding elements over the principal entries provide weather protection and offer a location for building signage. The entry is further defined with a change in facade material. The residential entry has been placed on the plaza linking it to the adjacent apartment. The CRU building entry, located on the northwest corner, is used to directly access the CRU, while also being located near the rear parking area. The Linley Valley Drive frontages are animated with residential decks overlooking the street. The absence of private unit street entrances is an intentional design choice to prioritize building security and allows the opportunity for larger landscape volumes by sizing up the soft landscaping selections around the building. The upper storeys utilize building elements that shelter the upper decks, and the vertical sections separate units giving the decks 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 building's refuse room is located in the underground parking, allowing residents direct access without going outside. Building A has 28% of its parking located

underground, corresponding to a FAR increase of 0.07. On the ground floor next to the plaza, there is a resident amenity room with direct access to a patio for use by residents of both buildings.

Building B (6045 Linley Valley Drive) Description

The building on 6045 Linley Valley Drive is located on the North edge of the Cor3 site along Linley Valley Drive. The building offers 43 rental units with 35% being 2 bed units, as well as 1 bed and studio units bringing a variety of rental units to the area. Similar to Building A, the resident entry has been defined with thick canopy elements, highlighting the doors and serving to block the sightlines into the units above. These wayfinding elements over the principal entries provide weather protection and offer a location for building signage. The entry is further defined with a change in material. The residential entry has been placed on the plaza, linking it to the adjacent apartment. The Linley Valley Drive frontage is animated with residential decks overlooking the street. The absence of private unit street entrances is an intentional design choice to prioritize building security and allows the opportunity for larger landscape volumes by sizing up the soft landscaping selections around the building. The upper storeys utilize building elements that cover the upper decks, and the vertical sections separate units giving the decks 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. Building B has 55% of its parking located underground, corresponding to a FAR increase of 0.14. On the ground floor next to the plaza, there is a fitness room for use by residents of both buildings.

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Variance Rational

As part of this application, it is proposed that Planning and Council consider the following setback variances. The East Interior Side yard on the CC3 lot is adjacent to the other COR 3 part of the project so there will be 0 lot line underground and a lessened above ground setback on the plaza. Although there are no other required setback reductions, we would like to note it is our intent to use the allowable setback to project supported decks less than 2m over the required setbacks around the buildings on both sites.

Reduction of Allowable Setback

6055 Turner Road - CC3
Reduced Permitted Setback in the CC3 zone

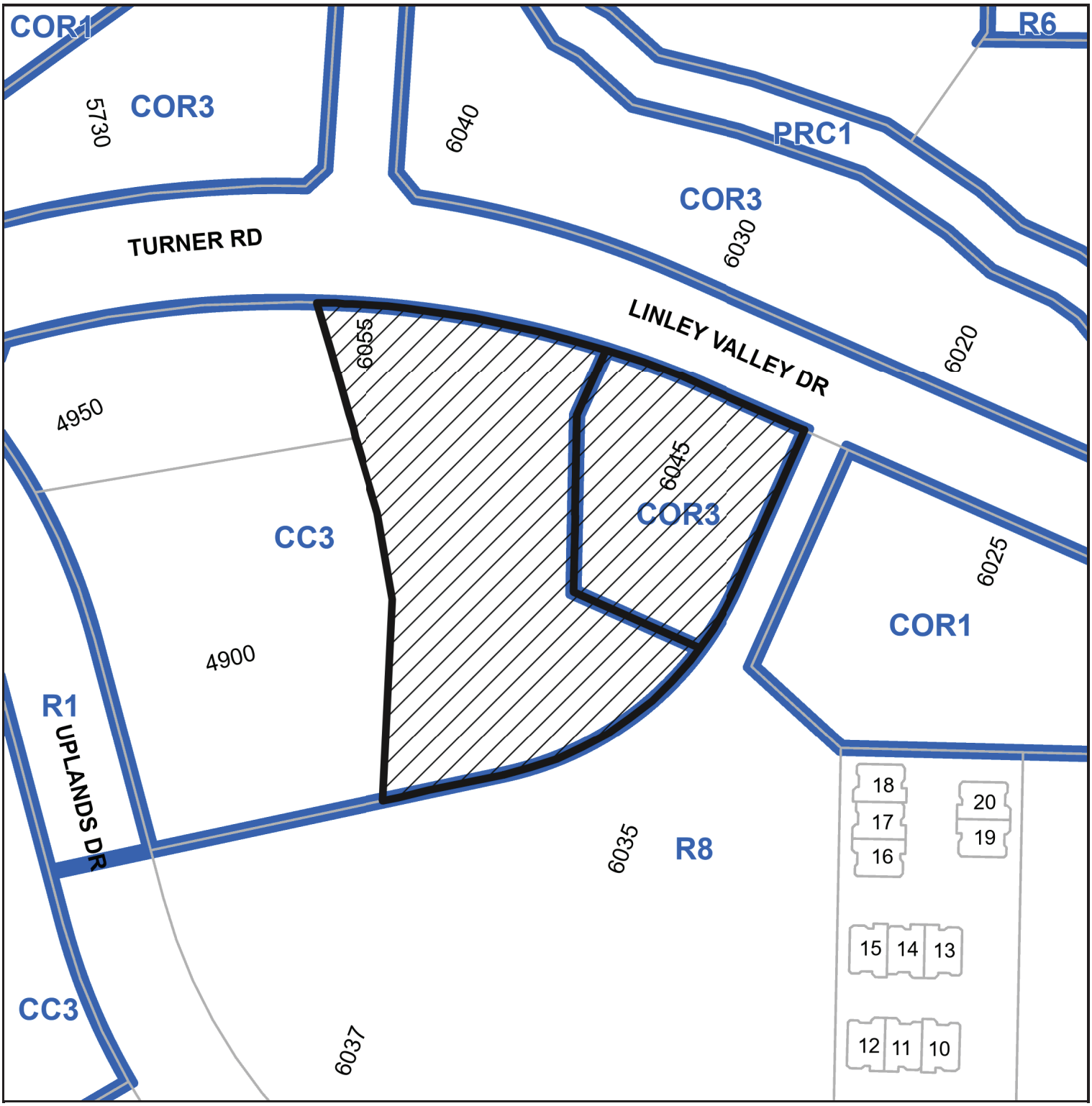
Side Interior (East)

- Min allowable CC3 Side Interior Setback 3m
- Proposed Side Interior Underground Setback 0m
- Proposed Side Interior Setback 1.5m (this is to allow for the projections as they are not allowed on side Interior yards)

End of Letter

Thank you,
Daniel Smith
Architect AIBC

SUBJECT PROPERTY MAP



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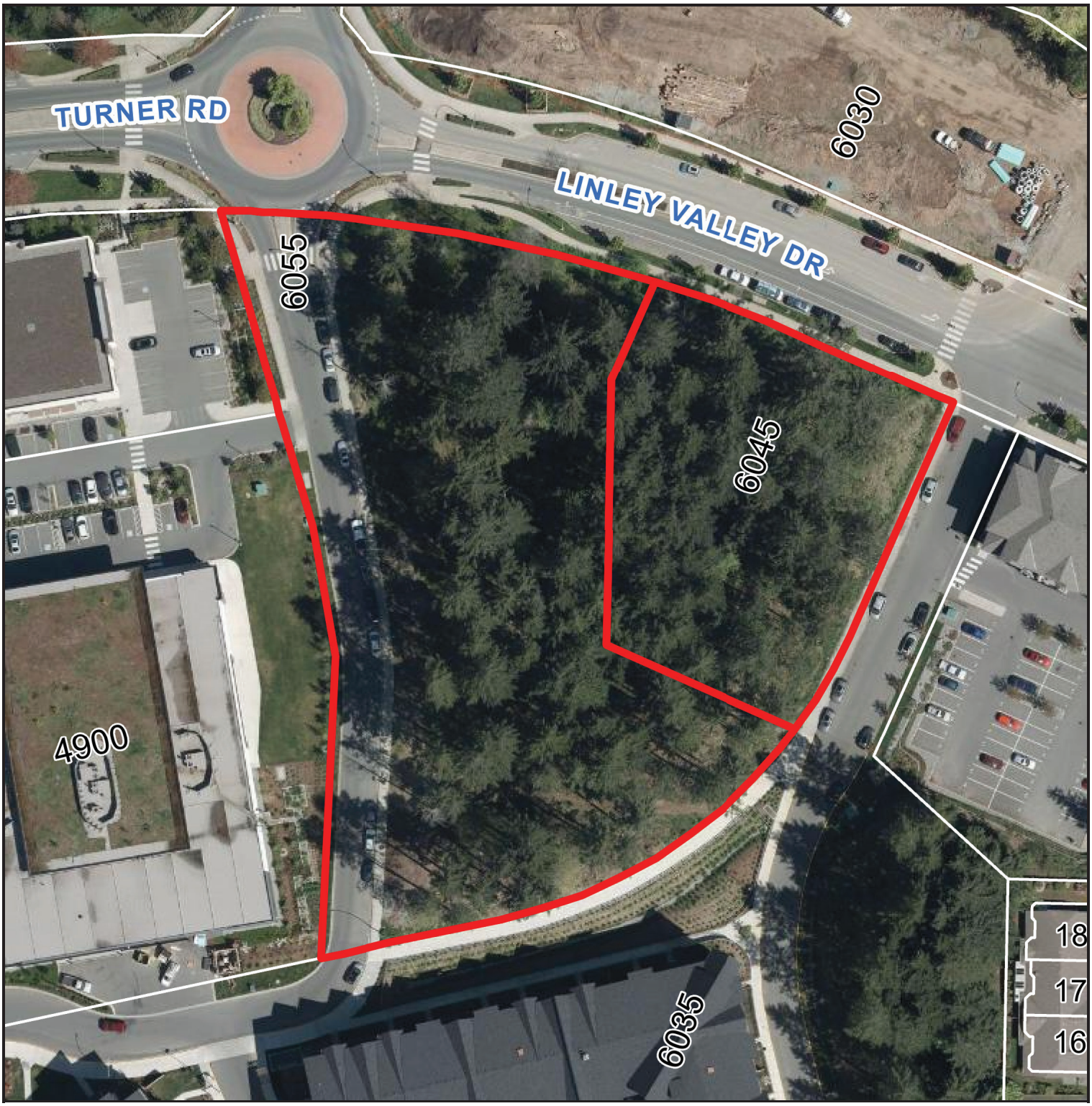
6045 Linley Valley Drive & 6055 Turner Road

AERIAL PHOTO



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6045 Linley Valley Drive & 6055 Turner Road

6055 Turner Road (Building A)		
18/12/2024		
	CC3 -(R9)	North BLDG A
Site area	1000min	8210
FAR Maximum Ratio	3.07	-
FAR - Base (R9-3.00)	3	-
FAR Bonus- UG parking	0.07	-
FAR - Res m2	-	4,447
FAR - Comm m2	-	139.3
FAR - Total m2	-	4,586
FAR - Proposed Ratio		0.56
Lot Coverage (BLDG)	50%	10%
Storey	-	6
BLDG Height	36m	23m
AVG Grade Res		133.30
2 Bed Units	-	21
1 Bed Units	-	30
Studio Units	-	12
Unit Total	-	63
Rear (S)	7.5m	89.3 m
Side In (W)	3m	16.5m
Front (N)	4.5m	4.5m
Side In (E)	3m	1.5m

6045 Linley Valley Drive (Building B)		
18/12/2024		
	COR3	Site Building A
Site area	1000min	3,528
FAR Maximum Ratio	0.89	-
FAR - Base	0.75	-
FAR Bonus - UG Parking	0.14	-
FAR Area - Residential	-	3,043
FAR - Proposed Ratio	-	0.86
Lot Coverage (BLDG)	60%	23%
Storey	-	4
BLDG Height Res	14m	14m
AVG Grade Res	-	133.50
2 Bed Units	-	15
1 Bed Units	-	24
Studio Units	-	4
Unit Total	-	43
Rear (S)	7.5m	43.5m
Side In 1 (E)	0m	1.9m
Front (N)	3-6m	3-6m
Side In 2 (W)	3m	7.4m (0-U/G)

Parking Area 3	6055 Turner Road (Building A)	6045 Linley Valley Drive (Building B)	Total
Stalls for 2-Beds	30.2	21.6	51.8
Stalls for 1-Beds	32.1	25.7	57.8
Stalls for Studios	10.8	3.6	14.4
Resident Required	73	51	124
Resident Provided	73	51	124
Comm Required	7 Stalls (1/20m2 or 21 seats)	0	7
Comm Provided	7	0	7
Total Required	80	51	131
Provided Underground	22 (29 to 50)	28 (1 to 28)	50
Provided Surface	58 (1 to 58)	23 (59 to 81)	81
Total Provided	80	51	131
Loading	1	0	1
Visitor	3	2	5
ACC	2	2	4
Underground	27%	55%	38%
Small Car	24%	39%	22%
EV Level 2 (240V) 25%	18	13	31
EV Level 2 (240V) Wired 75%	55	38	93
Comm EV Level 2	0	0	0
Total EV	73	51	124
Res Bike Short	6	4	11
Res Bike Long	32	22	53
Comm Bike Short Retail	0	0	0
Comm Bike Long Retail	1	0	1

Rev	Date	Description
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plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	-	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Project Data A & B

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA 2024-12-20

dHKa A001

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

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Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

SITE PLAN A & B

REGISTERED ARCHITECT
GLENN HILL
BRITISH COLUMBIA
2024-12-20

dHKa A100

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

1 A301 North Elevation
Scale: 1:100

2 A301 West Elevation
Scale: 1:100

MATERIAL PALETTE

1. BRICK LIGHT
2. VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY
3. PERFORATED SOFFIT, IN WHITE
4. PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR
5. WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR
6. FIBRE CEMENT PLANK LAP SIDING, WOOD GRAIN FINISH, IN DARK GREY
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12. BLACK SOILD GUAURD RAILING
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16. CONCRETE WALL, SACK FINISHED, PAINT SEALED
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27. SIGNAGE
28. PLANTERS, REFER TO LANDSCAPE ARCHITECT PACKAGE
29. ELEVATOR OVER-RUN
30. MECHANICAL ROOM

* 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 NANIMO SIGANGE REQUIRMENTS

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Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Building A - N & W Elevations

REGISTERED ARCHITECT GLENN HILL PROVINCE OF BRITISH COLUMBIA
2024-12-20

dHKa A301

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

1 A302 South Elevations
Scale: 1:100

2 A302 East Elevations
Scale: 1:100

MATERIAL PALETTE

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Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Building A - S & E Elevations

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA
2024-12-20

A302

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

1 A303 North Elevation
Scale: 1:100

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2 A303 West Elevation
Scale: 1:100

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Building B - N & W Elevations

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dHKa A303

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

1 / A304 South Elevations
Scale: 1:100

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2 / A304 East Elevations
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102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

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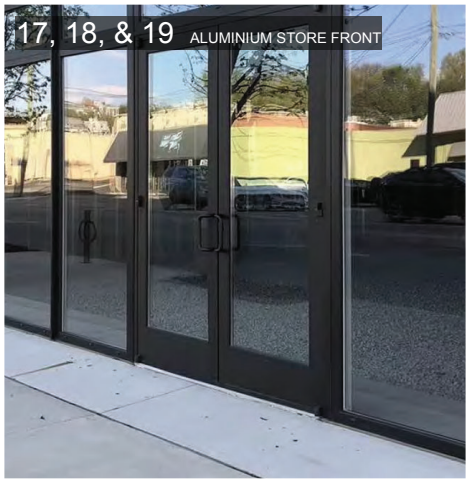

8 FIBRE CEMENT PANEL
LIGHT WARM GREY

4 WOOD-LOOK VENTED PANEL SOFFIT

7 FIBRE CEMENT PANEL
WHITE

9 FIBRE CEMENT PANEL
DARK GREY

17 & 18 VINYL GLAZING & DOORS
BLACK

6 FIBRE CEMENT PLANK
DARK GRAY

2 Vertical Cement Plank
LIGHT GRAY

5 WOOD-LOOK PLANK SIDING
DOUGLAS FIR COLOUR

1 Brick
Variegated Light Warm Gray

16 CONCRETE WALL

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scale	-	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Material Board

REGISTERED ARCHITECT GLENN HILL PROVINCE OF BRITISH COLUMBIA
2024-12-20

dHKa A401

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Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

View Of Plaza And Entry From Linley Valley Drive

View From Linley Valley Drive

View From Turner Road to Linley Valley Drive

View From West Street Looking Toward Linley Valley Drive


View From Parking

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DP1373
2025-JAN-14
Current Planning

Rev	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	-	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Building A View Analysis

REGISTERED ARCHITECT
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2024-12-20

dHKa A004

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
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102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

View From Linley Valley Drive

View Of Plaza And Entry From Linley Valley Drive

View From Parking

View From East Street Looking Toward Linley Valley Drive

View From Linley Valley Drive to Turner Road

Rev	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	-	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Building B View Analysis

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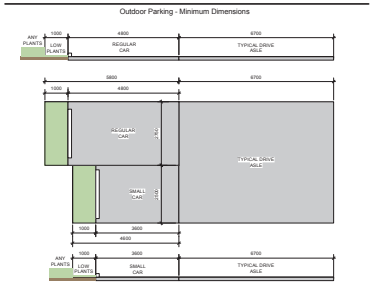

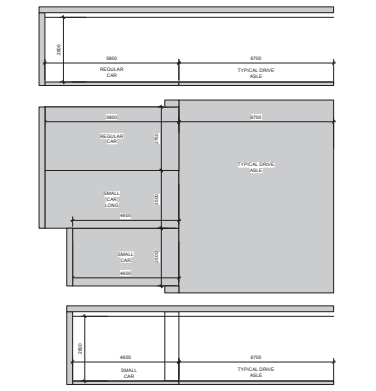

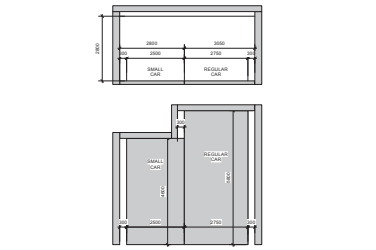

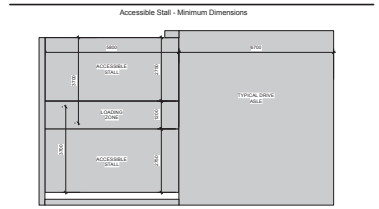

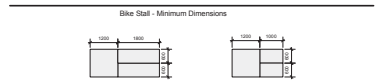

131 Total Stalls
50 Underground Stalls
81 Surface Stalls

Small Car "SC" = 42
CRU "C" = 6
Visitor "V" = 5
Accessible "Symbol" = 5

Bikes Building A = 32
Bikes Building B = 22

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Rev	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	1:200	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

All Parking A & B

REGISTERED ARCHITECT
GLENN HILL
BRITISH COLUMBIA
2024-12-20

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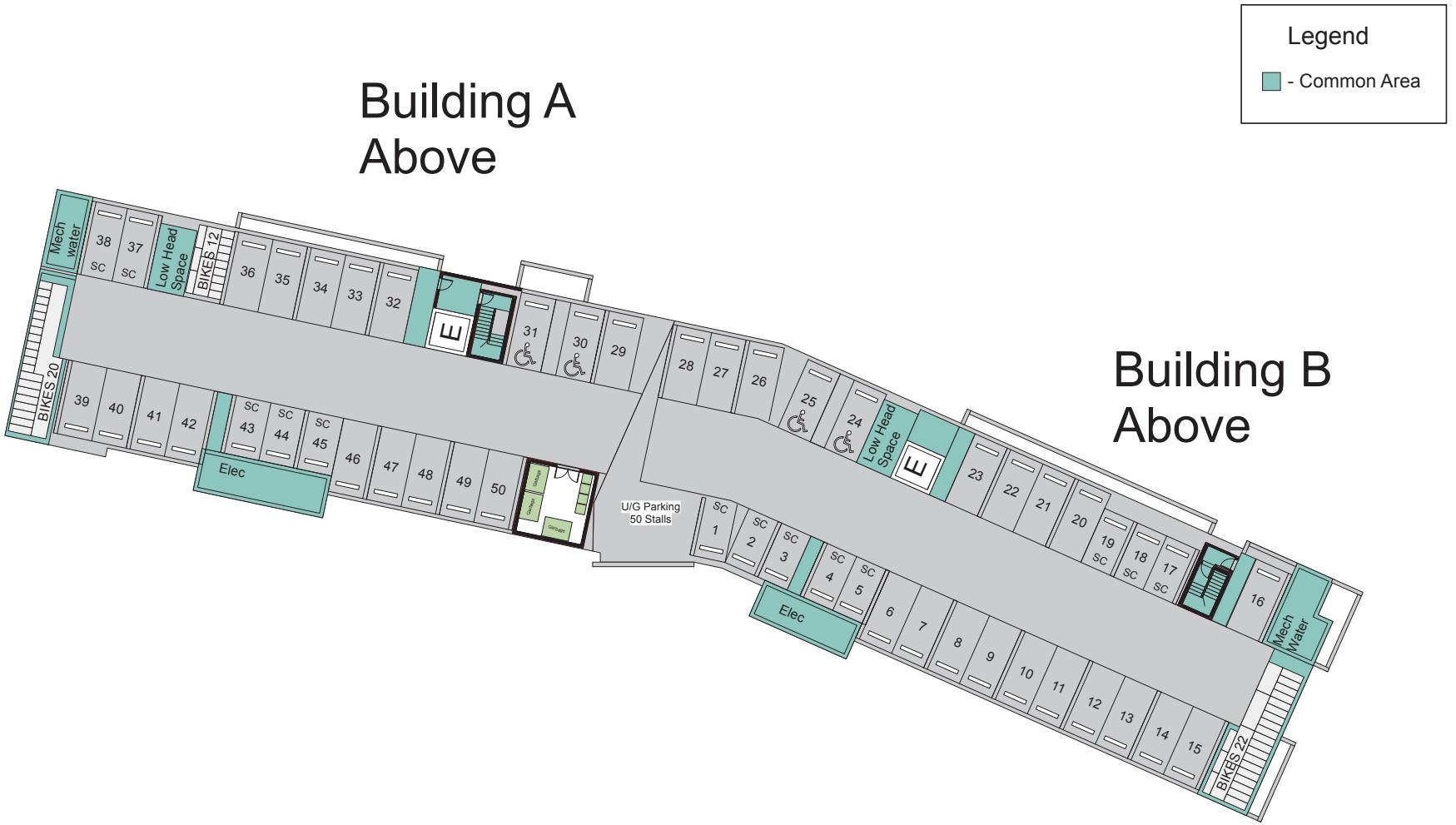
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810



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2025-JAN-14
Current Planning

Rev	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	1:150	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

U/G Parking Plan

REGISTERED ARCHITECT
GLENN HILL
BRITISH COLUMBIA
2024-12-20

N

dHKa

A200

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Nanaimo
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Current Planning

1	24-12-20	ISSUED FOR DP

Rev.	Date	Description	
plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	1:150	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

L1 - Main Floor Plan A&B

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA 2024-12-20

N

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Current Planning

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1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	1:150	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

L2-L6 Building A & B
L2-L4 Building B

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA
2024-12-20

dHKa

A202

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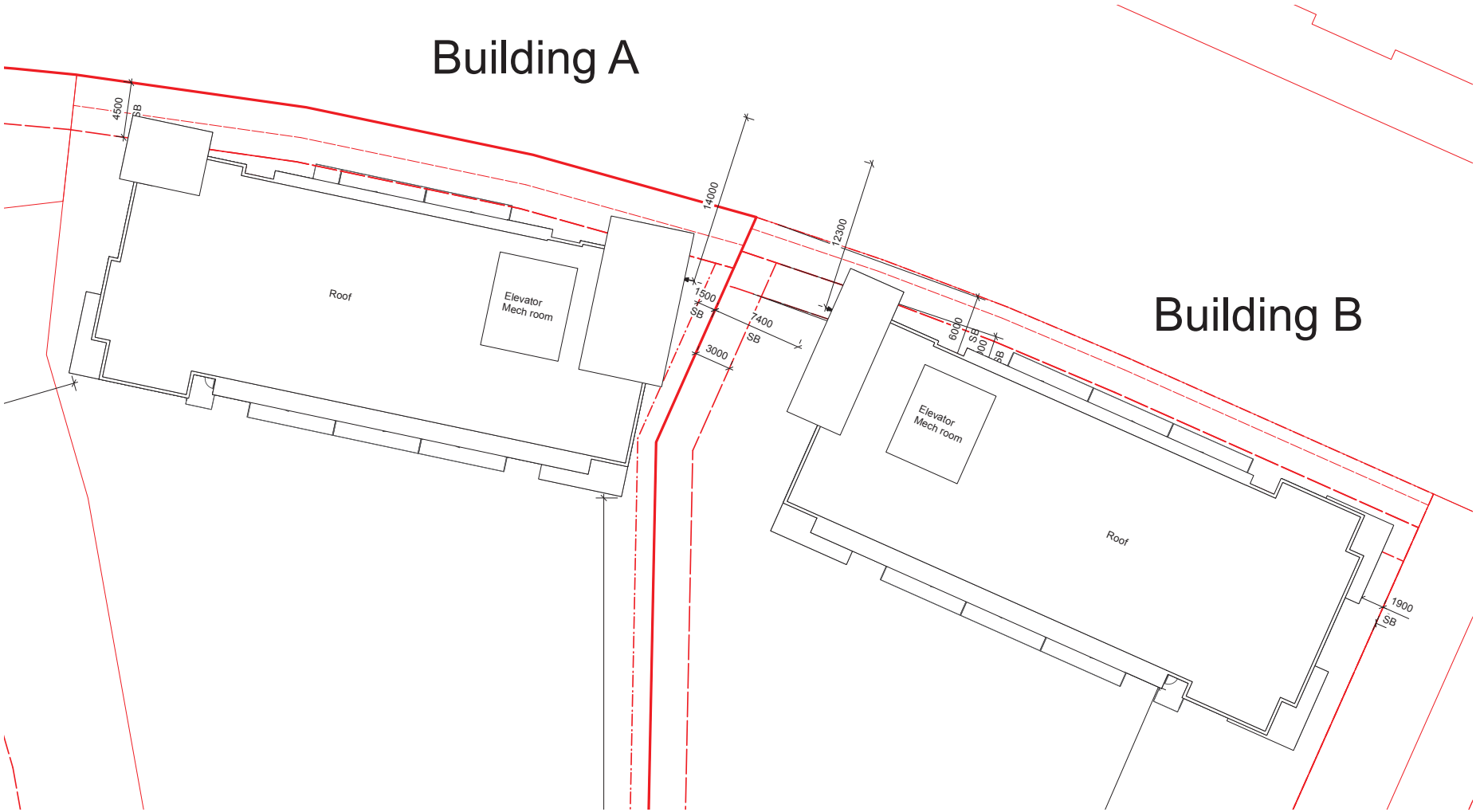

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2025-JAN-14
Current Planning

Rev	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	1:150	project number	2436

NOTE: All dimensions are shown in millimeters.

Linley Valley

6045 Linley Valley Drive &
6055 Turner Road

Roof Plans A & B

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BRITISH COLUMBIA
2024-12-20

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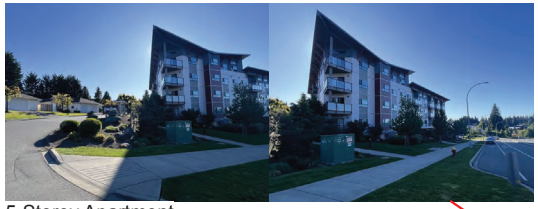

5-Storey Apartment

Office

4-Storey Apartment

Retail

Retail

5-Storey Apartment

4-Storey Apartment

Retail

Retail

Retail

4-Storey Apartment

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Current Planning

1	24-12-20	ISSUED FOR DP	
Rev.	Date	Description	
plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	-	project number	2405

NOTE: All dimensions are shown in millimeters.

Linley Valley

6055 Linley Valley Drive &
6045 Turner Road

Neighbourhood Context
Streetscape

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LEGEND

- MARKETS & RESTAURANTS
- RETAIL STORES
- OFFICE
- COMMUNITY CENTRE / SCHOOL
- PUBLIC TRANSIT AND STOPS
- PEDESTRIAN & BIKEWAY
- PARK
- STREAM

1 A003 CONTEXT PLAN NTS

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Current Planning

Rev.	Date	Description
1	24-12-20	ISSUED FOR DP

plot date	24-09-04	drawing file	
drawn by	DRS	checked by	GTH
scale	-	project number	2405

NOTE: All dimensions are shown in millimeters.

Linley Valley

6055 Linley Valley Drive &
6045 Turner Road

Neighbourhood Context
Streetscape

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA
2024-12-20

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977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
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GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO PLANS PREPARED BY dhK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

1. TREE SUMMARY:

LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1b - 4.5m	41	4	7
	1c - 3.0m	74	7	11
SIDE YARD (EAST):	2a - 6.0m	9	1	3
	2d - 1.8m	50	8	3
SIDE YARD (WEST)	2a - 6.0m	15	1	1
	2b - 4.5m	21	2	4
	2c - 3.0m	27	3	0
REAR YARD:	PHASE 2			
	TOTAL		26	29

2. 50% (24 OF 48) OF THE PROPOSED TREE SPECIES ARE CONIFEROUS SPECIES.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE ASSESSMENT REPORT PREPARED BY AMP TIMBER RIGGING LTD. FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED: 67
3. REPLACEMENT TREES PROVIDED: 48

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2025-JAN-14
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macdonald gray
814 Shoreswood Drive, Parksville, BC V9P 1S1
TEL: 250 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

6045 Linley Valley Drive - Phase 1
District Group
Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: December 12, 2024
Drawn: CM
Checked: CM
Scale: 1:200metric
Project Number: 24-0365
DRAWING NUMBER: L1 of 2

REVISION SCHEDULE

#	Date	NOTES
0	03OCT2024	Draft LA Master Plan
1	14NOV2024	Draft DP
2	12DEC2024	Issued for DP

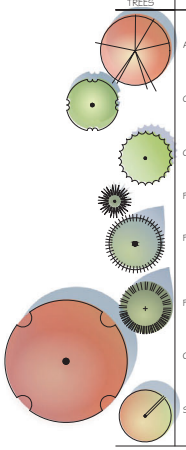
PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
   LEVEL 2 "GROOMED" - 2P.
   GROWING MEDIUM DEPTHS: LAWN - 100mm
   SHRUBS - 450mm
   TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET) WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANT LEGEND



SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES		1.5m BUFFER			
	ACER RUBRUM 'REDPOINTE' FRANK JR. RED MAPLE	6cm CAL.	6.0m O.C.	10	NATIVE CANADIAN CULTIVAR
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	4cm CAL.	SEE PLAN	2	PLAZA PLANTERS
	CORNUS `EDDIES WHIITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	4.5m O.C.	4	NATIVE CULTIVAR
	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	2.5m	3.0m O.C.	10	DROUGHT TOLERANT CONIFEROUS
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID PINE	2.5m	4.5m O.C.	5	NATIVE CULTIVAR, CONIFEROUS
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2.5m	5.0m O.C.	9	NATIVE SPECIES CONIFEROUS
	QUERCUS COCCINEA SCARLET OAK	6cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	STYRAX JAPONICA JAPANESE SNOWBELL	4cm CAL.	SEE PLAN	6	DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	13	NATIVE SPECIES
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	#1 POT	1.0m O.C.	35	
	CEANOTHUS THYRSILORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	16	DROUGHT TOLERANT
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKEBUSH	#7 POT	SEE PLAN	5	DROUGHT TOLERANT
	LONICERA NITIDA `MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	46	DROUGHT TOLERANT
	NANDINA DOMESTICA 'MOON BAY' COMPACT HEAVENELY BAMBOO	#1 POT	1.0m O.C	60	NATIVE SPECIES
	PIERIS JAPONICA 'LITTLE HEATH' LITTLE HEATH PIERIS	#1 POT	1.0m O.C.	76	DROUGHT TOLERANT
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	#2 POT	1.2m O.C.	8	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	93	DROUGHT TOLERANT
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' DWARF ENGLISH LAUREL	#1 POT	1.0m O.C.	184	NATIVE SPECIES
	RHODODENDRON SSP. MIX COLOUR & BLOOM TIME	#5 POT	SEE PLAN	16	DROUGHT TOLERANT
	SPIRAEA JAPONICA `GOLDMOUND' GOLDMOUND SPIREA	#1 POT	1.2m O.C.	30	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#2 POT	1.0m O.C.	143	DROUGHT TOLERANT
PERENNIALS, VINES & GROUNDCOVERS					
	CALLUNA VULGARIS `SPRING TORCH' LAVENDER SCOTCH HEATHER ERICA CARNEA 'SPRINGWOOD WHITE' WHITE HEATHER	#1 POT	0.6m O.C.	206	DROUGHT TOLERANT
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	#1 POT	0.6m O.C.	48	DROUGHT TOLERANT
	HELICTRITROCHON SEMPERVIRENS BLUE OAT GRASS	#1 POT	0.9m O.C.	25	DROUGHT TOLERANT
	PACHYSANDRA TERMINALIS 'GREEN SHEEN' GREEN SHEEN JAPANESE SPURGE	#1 POT	0.9m O.C.	200	
	PENNISETUM ALOPECUROIDES `HAMELN' DWARF FOUNTAIN GRASS	#1 POT	0.75m O.C.	57	DROUGHT TOLERANT
	LAWN	SOD		345 sq.m.	

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
℄	PROPERTY LINE
PA	PLANTING AREA

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BROOM FINISH CONCRETE PAVING
	DECORATIVE PAVING OVER SLAB
	450mm LEAVE STRIP; 38mm MINUS ROUND WASHED RIVER COBBLE OVER LANDSCAPE FABRIC (EXTEND UNDER FRONT BALCONIES)
	RAINGARDEN: 200mm MINUS ROUND WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	BENCH MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476) STYLE: BAYVIEW BACKLESS WALL TOP BENCH MODEL: BVSWTB-5 FRAME COLOUR: BLACK SLAT COLOUR: WALNUT
III	2 STALL BIKE RACK MANUFACTURER: GREENSPOKE BIKE PARKING SOLUTIONS (844-888-9999) STYLE: SINGLE ARCH BIKE RACK MODEL: 850220 COLOUR: BLACK QTY: 8
	RAINGARDEN LANDSCAPE BOULDERS: 0.5m - 1.5m DIA.
	BOLLARD LIGHT REFER TO ELECTRICAL PLANS
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) REFER TO ELECTRICAL PLANS

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
ET	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
BF	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANCIAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP (EXACT LOCATION TBD): MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

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TEL: 250 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

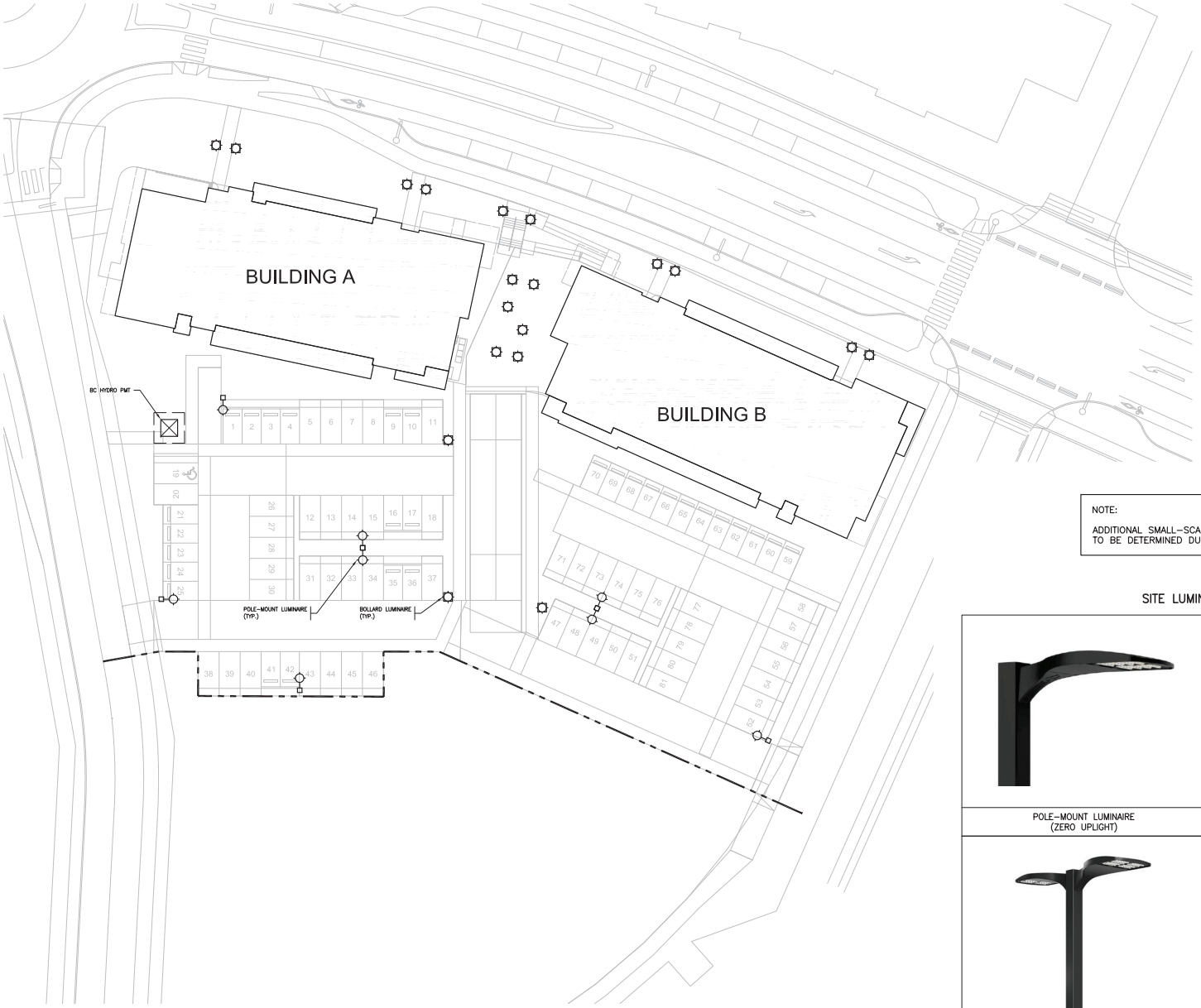
6045 Linley Valley Drive - Phase 1
District Group
Nanaimo, BC

NOTES & LEGENDS

Date: December 12, 2024
Drawn: CM
Checked: CM
Scale: AS NOTED
Project Number: 24-0365
DRAWING NUMBER: L2 of 2

REVISION SCHEDULE

#	Date	NOTES
0	03OCT2024	Draft LA Master Plan
1	14NOV2024	Draft DP
2	12DEC2024	Issued for DP



NOTE:

ADDITIONAL SMALL-SCALE BUILDING-MOUNTED LIGHTING TO BE DETERMINED DURING DETAILED DESIGN.

SITE LUMINAIRE GUIDE

POLE-MOUNT LUMINAIRE (ZERO UPLIGHT)

BOLLARD (ZERO UPLIGHT)

POLE-MOUNT DOUBLE LUMINAIRE (ZERO UPLIGHT)

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Current Planning

NO.	DATE	REVISION
1	DEC 13 2024	ISSUED FOR DEVELOPMENT PERMIT

KB ENGINEERING LTD
ELECTRICAL CONSULTING ENGINEERS
64-1450 NORTHFIELD ROAD
NANAIMO, BC, V9S 3B3
TEL 250-754-4404
KBENGINEERING.CA
EGBC PERMIT #1001907

CLIENT

PROJECT
6045 LINLEY VALLEY DRIVE PHASE 1

TITLE
DP SITE PLAN LIGHTING LAYOUT

PROJECT NO. 24-4689
DATE NOVEMBER, 2024
SCALE 1:250
SEAL

DRAWING NO.
E1.01

Table 1. Tree Inventory Phase 1

Map ID	DBH (cm)	Species (#)
1	50	Douglas Fir
2	50	Douglas Fir
3	80	Douglas Fir
4	100	Douglas Fir
5	110	Douglas Fir
6	70	Douglas Fir
7	45	Douglas Fir
8	80	Douglas Fir
9	55	Douglas Fir
10	90	Douglas Fir
11	70	Douglas Fir
12	60	Douglas Fir
13	75	Douglas Fir
14	45	Douglas Fir
15	50	Douglas Fir
16	65	Douglas Fir
17	65	Douglas Fir
18	55	Douglas Fir
19	65	Douglas Fir
20	35	Douglas Fir
21	60	Douglas Fir
22	70	Douglas Fir
23	80	Douglas Fir
24	40	Douglas Fir
25	45	Douglas Fir
26	70	Douglas Fir
27	80	Douglas Fir
28	55	Douglas Fir
29	50	Douglas Fir
30	70	Douglas Fir

Table 1. Tree Inventory Phase 1 Cont.

Map ID	DBH (cm)	Species (#)
31	50	Douglas Fir
32	55	Douglas Fir
33	90	Douglas Fir
34	80	Douglas Fir
35	45	Douglas Fir
36	80	Douglas Fir
37	70	Douglas Fir
38	75	Douglas Fir
39	80	Douglas Fir
40	40	Douglas Fir
41	80	Douglas Fir
42	40	Douglas Fir
43	40	Douglas Fir
44	50	Douglas Fir
45	70	Douglas Fir
46	35	Douglas Fir
47	35	Douglas Fir
48	60	Douglas Fir
49	60	Douglas Fir
50	80	Douglas Fir
51	60	Douglas Fir
52	45	Douglas Fir
53	40	Douglas Fir
54	35	Douglas Fir
55	45	Douglas Fir
56	35	Douglas Fir
57	40	Douglas Fir
58	70	Douglas Fir
59	50	Douglas Fir
60	50	Douglas Fir

Table 2. Tree Inventory Phase 2

Map ID	DBH (cm)	Species (#)
61	70	Douglas Fir
62	70	Douglas Fir
63	60	Douglas Fir
64	65	Douglas Fir
65	50	Douglas Fir
66	50	Douglas Fir
67	65	Douglas Fir
68	50	Douglas Fir
69	70	Douglas Fir
70	40	Douglas Fir
71	70	Douglas Fir
72	50	Douglas Fir
73	60	Douglas Fir
74	50	Douglas Fir
75	45	Douglas Fir
76	70	Douglas Fir
77	50	Douglas Fir
78	50	Douglas Fir
79	60	Douglas Fir
80	80	Douglas Fir
81	70	Douglas Fir
82	60	Douglas Fir
83	65	Douglas Fir
84	55	Douglas Fir
85	60	Douglas Fir
86	65	Douglas Fir
87	60	Douglas Fir
88	60	Douglas Fir
89	60	Cedar
90	55	Douglas Fir
91	60	Douglas Fir
92	55	Douglas Fir
93	45	Douglas Fir

TREE MANAGEMENT NOTES:

1. PRIOR TO TREE REMOVAL, THE PROJECT ARBORIST IS TO REVIEW ALL TREES NOT BEING REMOVED AND CONFIRM PROTECTIVE FENCING ALIGNMENT/LOCATION
2. TREES TO BE RETAINED (PHASE 1) = 0
   TREES TO BE RETAINED UNTIL PHASE 2 = 33 TREES
   TREE DIAMETER AND SPECIES AS PER TREE ASSESSMENT REPORT PREPARED BY AMP TIMBER RIGGING LTD
3. TREES TO BE REMOVED = 60 + 0 = 60 (Onsite trees + City Trees)
   REPLACEMENT TREES REQUIRED = 67* + 0 = 67 (Onsite trees + City Trees)

   * AS THE REPLACEMENT NUMBER EXCEEDS THE MAXIMUM NUMBER REQUIRED (100 TREES/HA), THE REPLACEMENT REQUIREMENTS MOST LIKELY BE BASE ON THE AREA OF THE PROPERTY (0.67 HA X 100 TREES/HA = 67 REPLACEMENT TREES).
4. REPLACEMENT TREES REQUIRED
   TOTAL NUMBER OF REPLACEMENT TREES PROPOSED = 48

TREE REPLACEMENT DEFICIT = 67 – 48 = 19

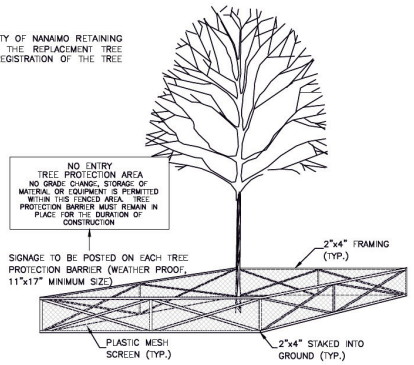
ANY TREE REPLACEMENT DEFICIT WILL RESULT IN THE CITY OF NANAIMO RETAINING BONDING EQUIVALENT TO $300.00 MULTIPLIED BY THE REPLACEMENT TREE DEFICIT FOLLOWING FINAL SUBDIVISION APPROVAL AND REGISTRATION OF THE TREE REPLACEMENT COVENANT OVER THE NEW LOTS.

Table 3. Number of Replacement Trees according to the City of Nanaimo Schedule G Tree

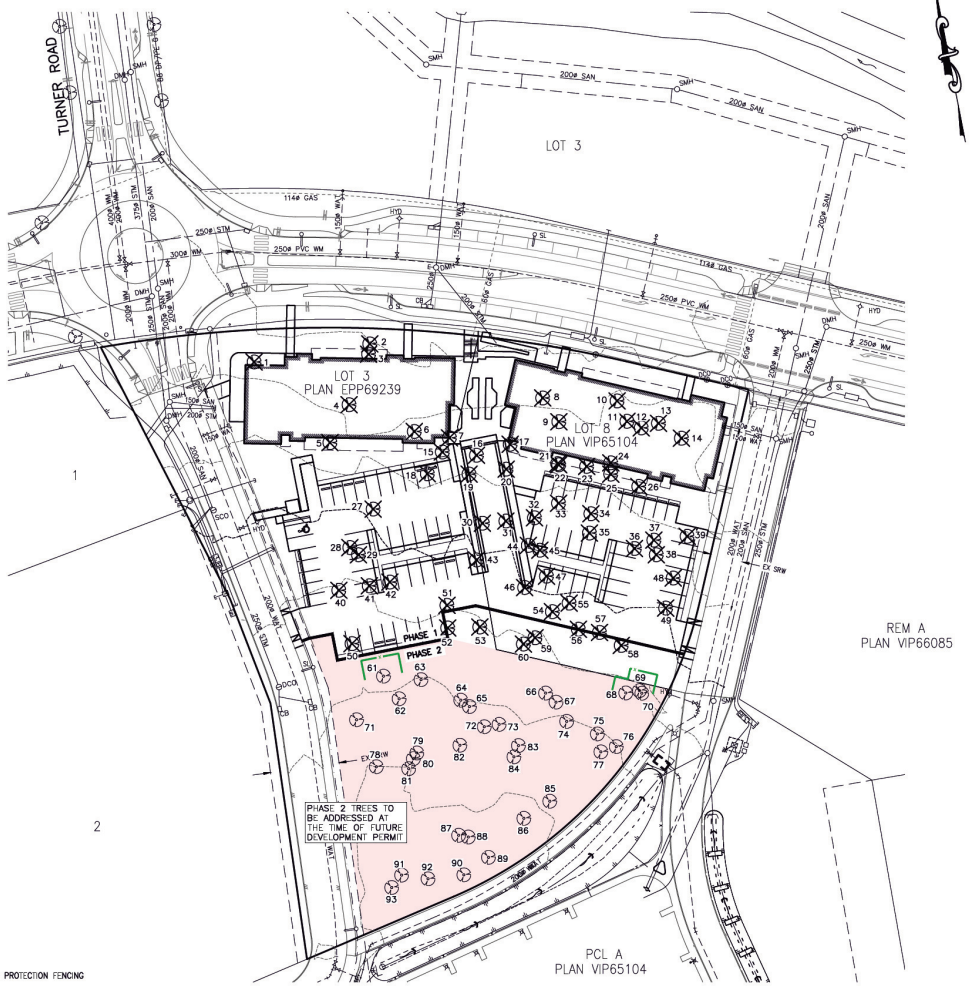
Species	DBH (mm)	Number of trees to be removed	Number of Replacement Trees
Deciduous			
Douglas Fir	0-300	0	0
Douglas Fir	301-500	32	64
Cedar	301-500	0	0
Douglas Fir	>601	28	84
Totals:		60	148

Using 100 replacements/ha for replacement tree requirements
Replacement trees required = 0.67 ha (Phase 1 area) x 100 trees/ha=67 trees

MINIMUM PROTECTION REQUIRED AROUND TREE	
TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0



TREE PROTECTION FENCE DETAIL
N.T.S.



TREE LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- AREA OF PROPOSED TREE PROTECTION FENCING
- TREES RETAINED UNTIL DEVELOPMENT (PHASE 2)

0 10 30m
1:500

RECEIVED
DP1373
2025-JAN-14
Current Planning

ISSUED FOR PERMIT PURPOSES ONLY

NOTES:
1. SEE DRAWING 1079–004–100 FOR GENERAL NOTES.
2. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

BC 1 CALL 1-800-474-6886

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG
00	12/15/24	PC	SUBMITTED TO CITY OF NANAIMO FOR REVIEW – NOT FOR CONSTRUCTION	BH

LEGEND

PROP.	EXIST.	PROP.	EXIST.
WATERMAIN		HYDRANT	
STORM SEWER		ABOVE GROUND FLUSHOUT	
SANITARY SEWER		BELOW GROUND FLUSHOUT	
GAS MAIN		CATCHBASIN	
ELECTRICAL DUCT		DITCH INLET CB	
INLET/OUTLET HEADWALL		MANHOLE	
DITCH INLET/OUTLET		CLEANOUT	
SWALE		HYDRO POLE	
EDGE OF PAVEMENT		CAP	
VALVE BOX		STREETLIGHT	
LIMIT OF CONSTRUCTION		FENCE	

SITE LEGAL DESCRIPTION
LOT 3, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 & LOT 8, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104

BENCHMARK DESCRIPTION
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT 98SG037 LOCATED AT THE INTERSECTION OF UPLANDS DRIVE AND TURNER ROAD. ELEVATION 135.927m

ENGINEER'S SEAL
PROFESSIONAL ENGINEER T.B. HUGHES 30958 ENGINEER

EGBC PERMIT TO PRACTICE NUMBER: 1000856

HORIZONTAL SCALE 1:500 | VERTICAL SCALE

DESIGN	BH
DRAWN	PC
CHECKED	BH
PLOT DATE	12–15–24
PRINT DATE	

CLIENT NAME
DISTRICT GROUP

PROJECT NAME
6055 TURNER ROAD & 6045 LINLEY VALLEY DRIVE
NANAIMO, BC

DRAWING TITLE
TREE MANAGEMENT PLAN

NEWCASTLE ENGINEERING LTD.
4–3179 BARONS ROAD NANAIMO, B.C. V9T 5W5 PHONE (250) 756–9553

PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
1079–004	103	00	

12/17/2024 P:\1079\00 - PROJECTS\1079 - PROJECT FILES\1079-104\1079-104 - 6055 TURNER RD & 6045 LINLEY VALLEY DRIVE, NANAIMO\AUTOCAD\1079-104 SP REVIT.