

February 10, 2025

City of Nanaimo  
411 Dunsmuir Street  
Nanaimo, BC V9R 5J6

Re: Project Proposal for 1435 Cranberry Family Housing

## Introduction

BC Housing, in collaboration with the Snuneymuxw First Nation, is proposing the development of a 42-unit family housing project at 1435 Cranberry Connector in Nanaimo. This new development will provide secure and affordable housing for Snuneymuxw members, addressing the urgent need for family-oriented housing in the region. The project site is well situated near community services, a park, and transportation networks, fostering a supportive and accessible environment for residents.

The design of the project integrates both architectural and landscape elements to create a safe, welcoming, and vibrant residential community. The building will be six storeys, maximizing density while maintaining compatibility with the surrounding neighbourhood. The design speaks to the Snuneymuxw Nation's weaving tradition, with a distinctive woven plank facade, reminiscent of blanket and cedar bark weaving patterns and colours. The landscape plan includes green spaces, play areas, and private natural green space for residents, encouraging outdoor activity and social interaction.

## Rationale for Increased Building Height

The site is designated for residential use and supports increased building height in alignment with municipal planning goals. The six-storey building ensures optimal land use while maintaining compatibility with surrounding residential areas. The increased height allows for more families to be housed efficiently while keeping the project within the medium-density residential scale appropriate for the area. The increased height also allows for a smaller building footprint with less impact on the land.

## Rationale for Reduced Setbacks

The south setback is being reduced from 6m to 1.5m along Thirteenth Street which is a quiet gravel road. This adjustment allows for more efficient land use without negatively impacting the surrounding area. The north setback is being reduced from 6m to 5m for a small section of the building. By reducing these setbacks, the building is biased more towards the street, creating a larger landscaped courtyard adjacent to the stream. This design approach enhances green space and provides a more pleasant and functional outdoor environment for residents.

## Official Community Plan (OCP) Conformance

### DPA 1 – Environmentally Sensitive Areas

- The project prioritizes ecological protection by incorporating a robust stormwater management plan to mitigate runoff and protect adjacent waterways.
- Native and drought-resistant plant species are used in landscaping to maintain local biodiversity and reduce irrigation needs.
- The building footprint and placement minimize disturbance to existing natural features, including the adjacent stream and riparian areas. Measures will be taken to protect the stream, including erosion control and habitat enhancement strategies, to ensure that the environmental integrity of the watercourse is respected.
- Erosion control measures will be implemented during and after construction to safeguard nearby environmentally sensitive areas.

### DPA 7 – Nanaimo Parkway Design

- The design maintains and reinforces a green aesthetic by integrating natural vegetation along the project's frontages.
- Landscaping features help visually buffer urban development from the Parkway, ensuring that the project blends into the natural setting.
- While the project does not provide public pedestrian pathways, it includes private natural green space for residents, ensuring accessibility and connectivity within the development.

### Goal One – A Green Nanaimo: Resilient & Regenerative Ecosystems

The 1435 Cranberry Family Housing project emphasizes environmental sustainability and ecological responsibility. The project includes sustainable landscaping, stormwater management strategies, and native plantings that enhance biodiversity and contribute to the regeneration of local ecosystems. The design also carefully respects the stream running through the site, with measures in place to protect the watercourse and surrounding riparian habitat. These efforts ensure the development minimizes its environmental impact while supporting the long-term health of Nanaimo's natural environment.

### Goal Two – A Healthy Nanaimo: Community Wellbeing & Livability

This development prioritizes community wellbeing by providing affordable housing in a vibrant, green space that promotes healthy living. The landscape design includes green areas, a children's play space, and communal gardens that foster social interaction and physical activity. Additionally, the project's focus on energy efficiency and sustainability helps create a healthier living environment for residents, while contributing to Nanaimo's overall livability.



MacDonald Hagarty Architects Ltd.  
Unit E - 1822 Comox Avenue | Comox, BC V9M 3M7

### **Goal Three – A Connected Nanaimo: Equitable Access & Mobility**

The project is strategically located close to major arterials, offering easy access to transportation networks and community services. The integration of pedestrian-friendly design within the site ensures connectivity for residents. Additionally, the operator will provide a transport van for residents, enhancing mobility and access to the broader Nanaimo community. This contributes to a more connected Nanaimo, where all residents have access to essential services and transportation options.

### **Goal Four – An Empowered Nanaimo: Reconciliation, Representation & Inclusion**

In collaboration with the Snuneymuxw Nation, this project advances reconciliation by offering housing that thoughtfully meets the needs of Indigenous families. Featuring architectural elements like a woven façade and carefully designed indoor and outdoor social spaces, the development strengthens connections to the land and community, fostering an inclusive and respectful living environment.

### **Goal Five – A Prosperous Nanaimo: Thriving & Resilient Economy**

The project contributes to Nanaimo's economy by creating jobs during construction and providing long-term housing stability for families. The development also supports a resilient economy by integrating sustainable building practices, ensuring that it remains energy-efficient and cost-effective over time while also communicating pride and a sense of place through its unique design. This project is a key investment in Nanaimo's future, aligning with the city's economic goals.

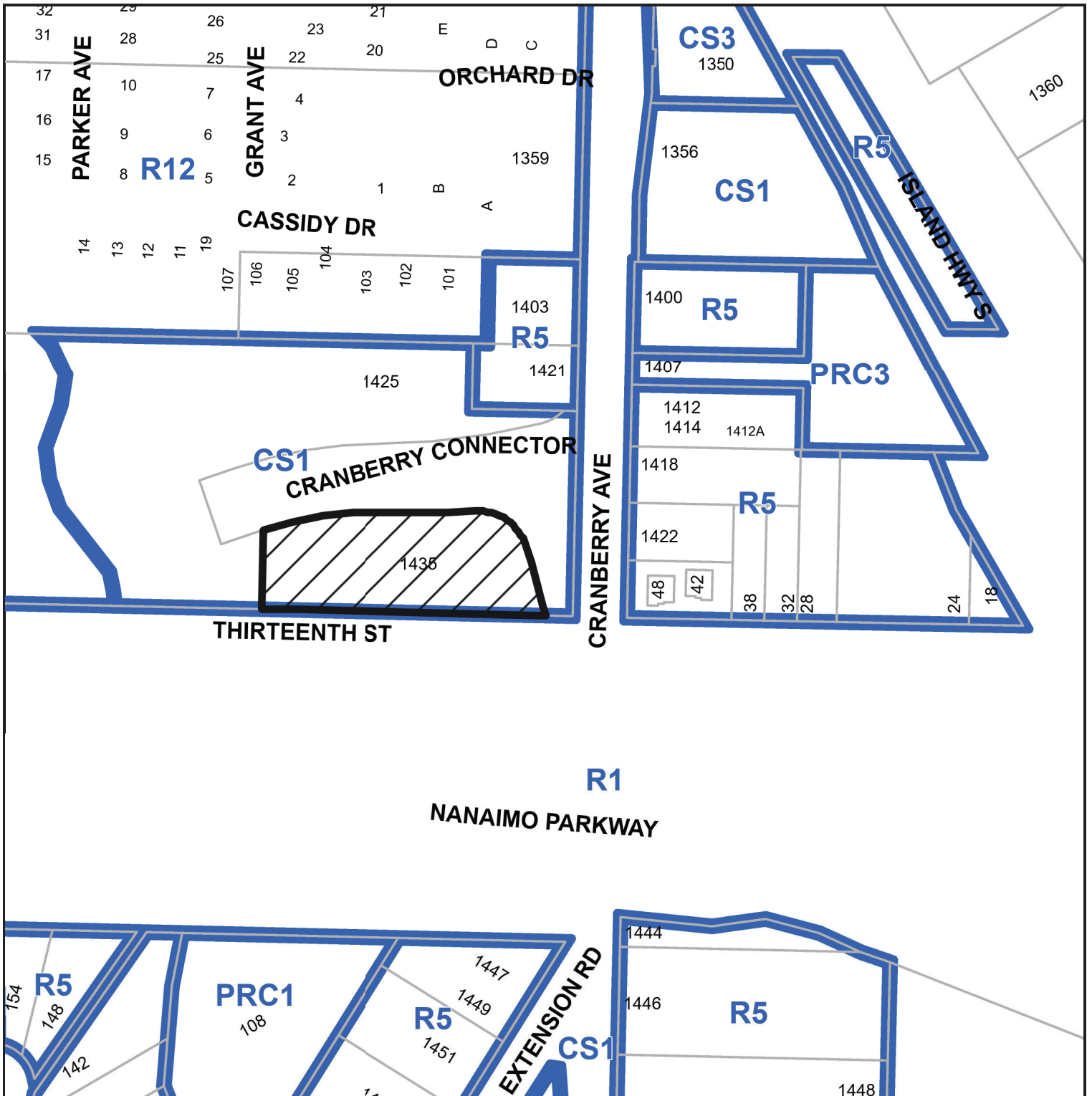
### **Conclusion**

The 1435 Cranberry Family Housing project is a vital addition to Nanaimo's housing landscape, addressing the pressing need for family-oriented affordable housing while enhancing the urban and natural environment. With a well-integrated architectural and landscape design, this development will contribute to a stronger, more sustainable, and inclusive community.

Sincerely,

Maris MacDonald, Architect AIBC | CP  
maris@mharchitects.ca  
For MacDonald Hagarty Architects Ltd.

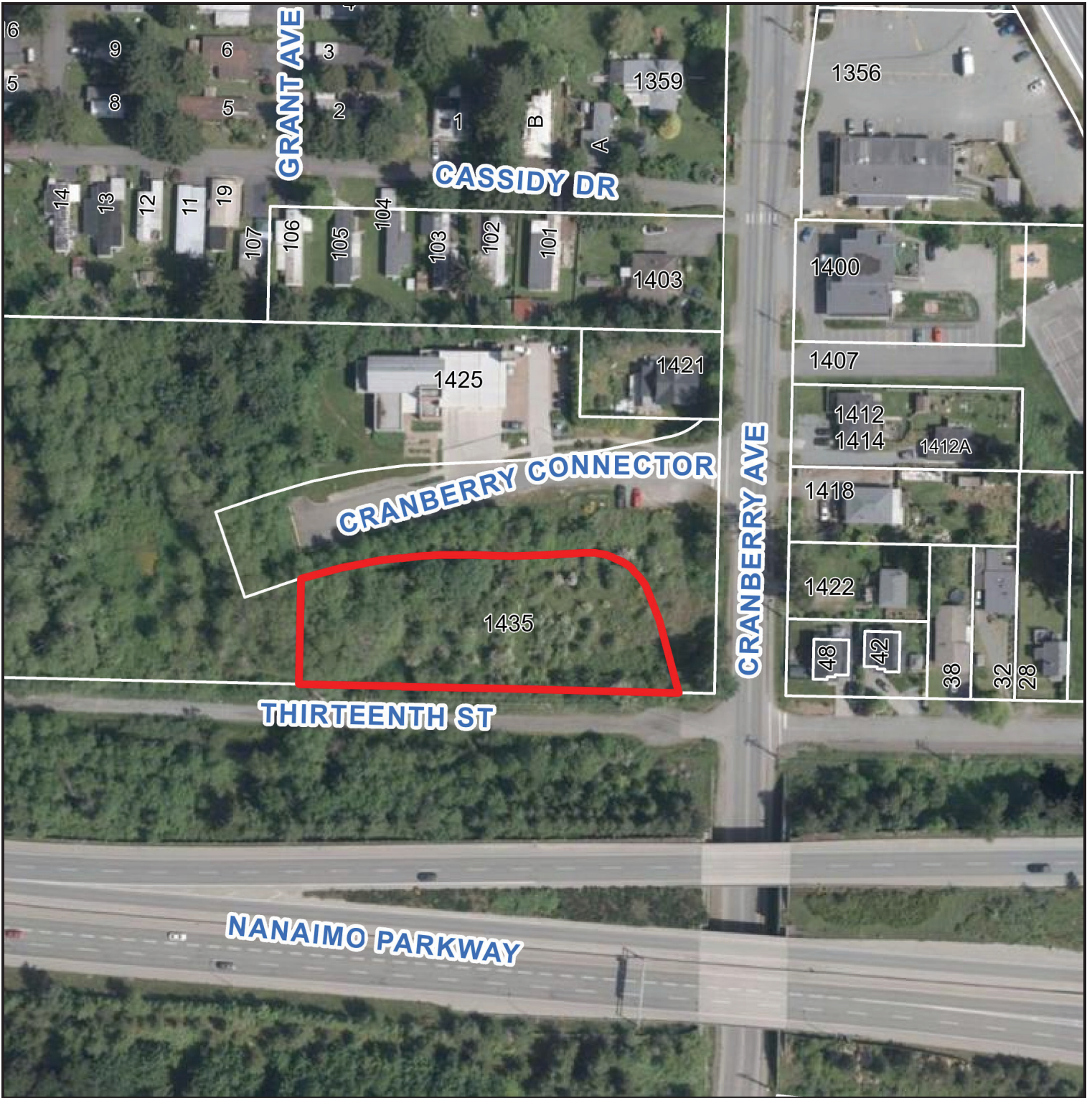
# SUBJECT PROPERTY MAP



 1435 Cranberry Avenue



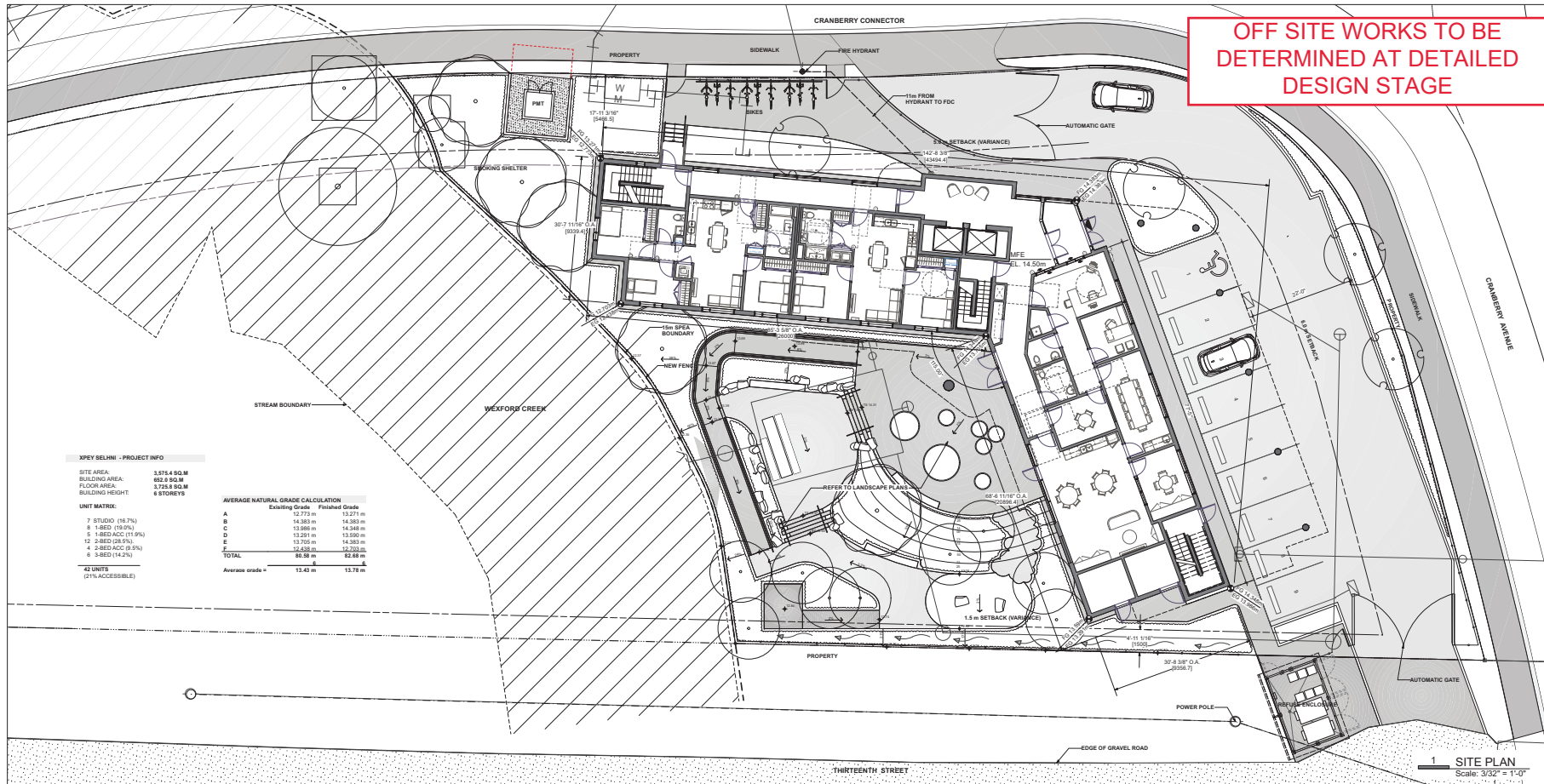
# AERIAL PHOTO



 1435 Cranberry Avenue

PROJECT INFO - ZONING			
ZONING BYLAW	City of Nanaimo Zoning Bylaw No. 4500		
LEGAL ADDRESS	Section 22, Range 18, Section 19, Range 4, Cranberry District, Plan 1332, Except Part W Plan 39710		
CIVIC ADDRESS	1435 Cranberry Avenue, Nanaimo, BC		
FID	-		
ZONING CATEGORY	C81 Community Service		
	PERMITTED/REQUIRED	PROPOSED	VARIANCE
LOT SIZE	min. 1,800 sq m	3,575.5 sq m	no
BUILDING AREA	-	652.0 sq m	no
FLOOR AREA	max. 4,459.4 sq m	3,729.7 sq m	no
LOT COVERAGE	40%	18.2%	no
SETBACKS			
Front	6.0 m	6.0 m	no
Rear	7.5 m	7.5 m	no
Side A (North Flanking)	6.0 m	5.0 m	yes
Side B (South Flanking)	6.0 m	1.5 m	yes
BUILDING HEIGHT *	14 m	20.1 m	yes
*Building Ht. excludes elevator overrun			
FLOOR AREA RATIO	1.25	1.04	no
VEHICULAR PARKING			
Residential (0.2/unit)	8.4	9	no
Accessible (1/15 staff)	1	1	no

PROJECT INFO - GROSS FLOOR AREAS					
Description	Unit Count	Unit Area (sq ft)	Unit Area (sq m)	Total Area (sq ft)	Total Area (sq m)
<b>RESIDENTIAL</b>					
Studio	6	455.3 sq ft	37.7 sq m	2,432.0 sq ft	225.9 sq m
1 Bedroom A	5	251.2 sq ft	40.2 sq m	2,656.0 sq ft	246.7 sq m
1 Bedroom B	4	433.3 sq ft	40.2 sq m	1,733.0 sq ft	161.0 sq m
2 Bedroom ACC	5	636.0 sq ft	59.1 sq m	3,180.0 sq ft	295.4 sq m
2 Bedroom A	2	772.5 sq ft	71.8 sq m	1,545.0 sq ft	143.5 sq m
2 Bedroom B	5	732.0 sq ft	68.0 sq m	3,660.0 sq ft	340.0 sq m
2 Bedroom ACC	4	772.5 sq ft	71.8 sq m	3,090.0 sq ft	287.1 sq m
3 Bedroom A	6	905.8 sq ft	84.2 sq m	5,435.0 sq ft	504.9 sq m
3 Bedroom B	5	437.0 sq ft	40.4 sq m	2,185.0 sq ft	203.2 sq m
<b>Total Residential</b>	<b>42</b>	<b>971.4 sq ft</b>	<b>90.2 sq m</b>	<b>4,758.8 sq ft</b>	<b>443.8 sq m</b>
<b>RESIDENTIAL SUPPORT SPACES</b>					
Community Room					
Main Office & Support Worker Spaces					
Child Minding					
<b>Total Community</b>				<b>2,822.9 sq ft</b>	<b>187.8 sq m</b>
<b>SERVICE</b>					
Electrical/Mechanical Rooms					
Janitor					
<b>Total Service/Circulation</b>				<b>761.8 sq ft</b>	<b>161.7 sq m</b>
<b>CIRCULATION</b>					
Interior Corridors					
Elevators					
Exit Stairs					
<b>Total Service/Circulation</b>				<b>8,777.8 sq ft</b>	<b>815.4 sq m</b>
<b>BASEMENT</b>					
Site Storage					
Tenant Storage					
Circulation					
<b>Total Service/Circulation</b>				<b>2,758.8 sq ft</b>	<b>256.2 sq m</b>
<b>Total Project Area excl'd Basement</b>				<b>46,148.8 sq ft</b>	<b>3,729.7 sq m</b>
<b>Total Project Area incl'd Basement</b>				<b>42,908.9 sq ft</b>	<b>3,986.9 sq m</b>
<b>Project Efficiency (Basement Excluded)</b>					<b>71%</b>



**XPEY BELKIN - PROJECT INFO**

SITE AREA	3,575.4 SQ.M
BUILDING AREA	652.0 SQ.M
FLOOR AREA	3,729.7 SQ.M
BUILDING HEIGHT	6 STOREYS

**UNIT MATRIX:**

7 STUDIO (19.7%)	8 1-BED (19.0%)	5 1-BED ACC (11.9%)	12 2-BED (28.5%)	4 2-BED ACC (9.5%)	6 3-BED (14.2%)
<b>42 UNITS</b>					
(21% ACCESSIBLE)					

**AVERAGE NATURAL GRADE CALCULATION**

	Existing Grade	Finished Grade
A	12.773 m	13.271 m
B	14.383 m	14.363 m
C	13.886 m	14.346 m
D	13.291 m	13.990 m
E	13.700 m	14.363 m
F	12.438 m	12.793 m
<b>TOTAL</b>	<b>66.95 m</b>	<b>62.48 m</b>
<b>Average grade =</b>	<b>13.43 m</b>	<b>13.76 m</b>



**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



0305-00-05 Request for Development Plans  
0305-01-20 Issued for Coordination  
0306-01-03 Issued for Review

REVISION  
PROJECT INFO & SITE PLAN  
RECEIVED  
DP1359  
2025-FEB-12  
CATTAN Planning

**A1.00**



4 2025-02-05 Released for Development Plans  
3 2025-01-20 Issued for Classification  
2 2024-10-10 Issued for Review  
1 2024-09-10

REVISION  
BUILDING ELEVATIONS

RECEIVED  
DP1355  
2025-FEB-12  
Correct Printing

A2.01



**1 NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



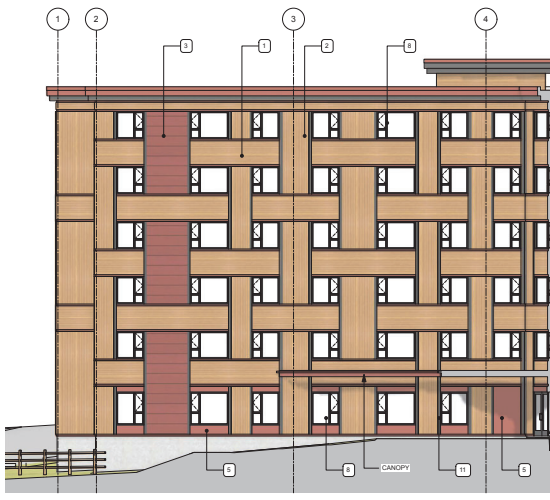
**2 EAST ELEVATION**  
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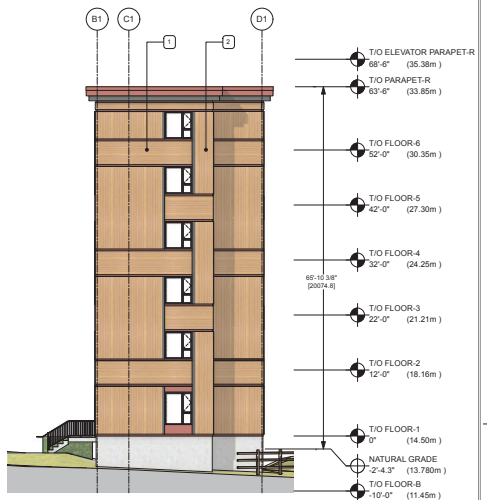
**3 SOUTH END ELEVATION**  
Scale: 3/32" = 1'-0"



**4 WEST ELEVATION**  
Scale: 3/32" = 1'-0"



**5 SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**6 WEST END ELEVATION**  
Scale: 3/32" = 1'-0"

**MATERIAL PALETTE**

- |  |   |  |   |
|--|---|--|---|
| 1 HORIZONTAL METAL PLANK CLADDING<br>COLOUR: WOOD TONE | 4 COLOUR: RED<br>VERTICAL METAL PLANK CLADDING<br>COLOUR: RED | 8 CEMENTITIOUS PANEL<br>COLOUR: RED      | 12 COLOUR: BLACK<br>CEMENTITIOUS FASCIA PANEL<br>COLOUR: DARK GREY & BURN RED |
| 2 VERTICAL METAL PLANK CLADDING<br>COLOUR: WOOD TONE   | 5 CEMENTITIOUS PANEL<br>COLOUR: DARK GREY                     | 9 ANODIZED CURTAIN WALL<br>COLOUR: BLACK | 13 PAINTED MURAL ON CONCRETE COLUMN<br>COLOUR: GREY                           |
| 3 HORIZONTAL METAL PLANK CLADDING - LARGE              |   | 10 VINYL WINDOW                          |   |



1 Looking Southwest



2 Looking Northeast



K	2025-02-05	Revised for Development Plans
J	2025-01-20	Issued for Classification
B	2024-11-07	Issued for Review
1	2024-09-10	ISSUE

REVISION

PERSPECTIVE

RECEIVED  
DP 1359  
2025-FEB-12  
Current Planning

DRAWING NO.

A4.01



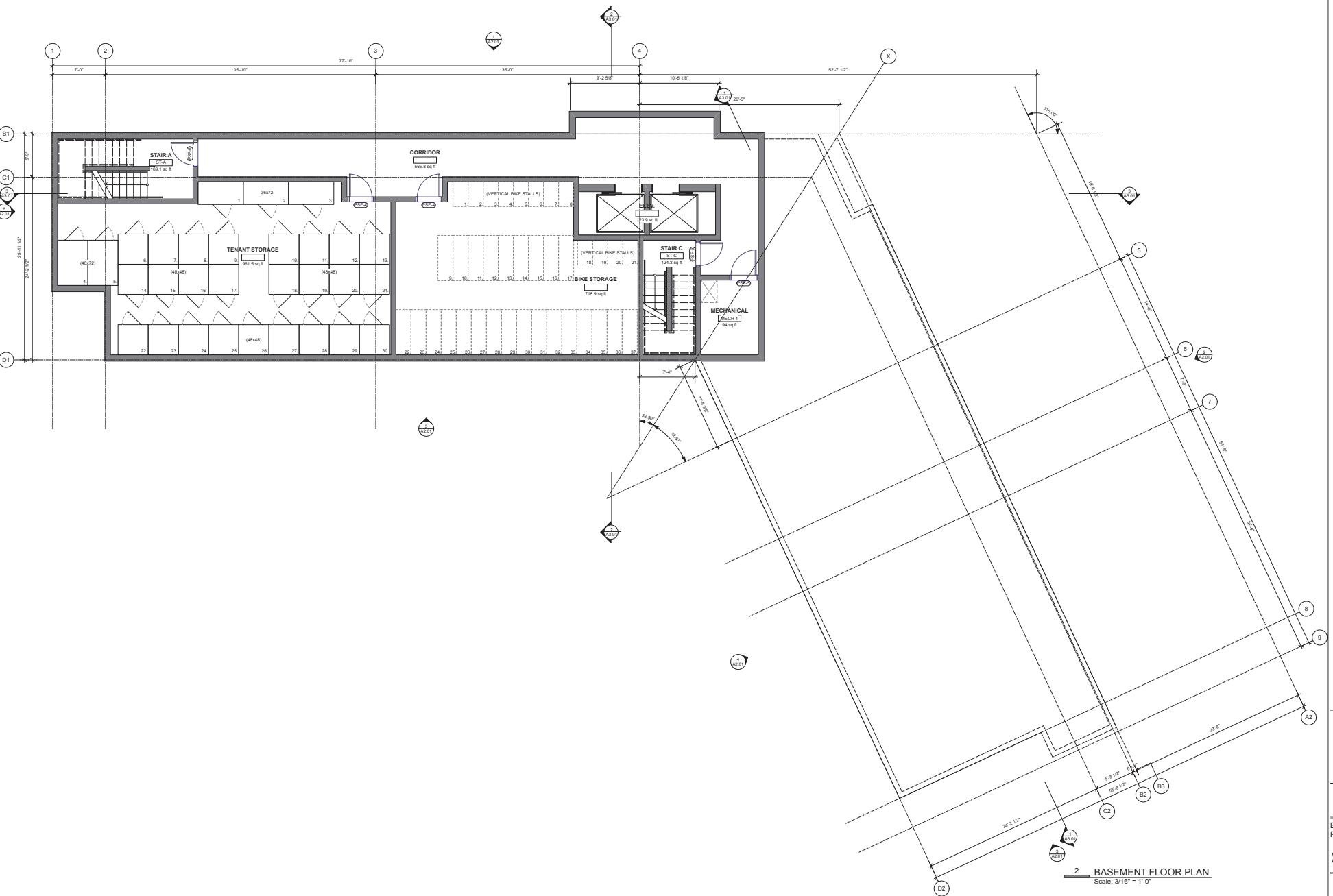
**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



K 2025-02-05 Issued for Development Plans  
 J 2025-01-23 Issued for Classification  
 S 2024-10-10 Issued for Review  
 1435 CRANBERRY CONNECTOR  
 ISSUE

REVISION  
 BASEMENT FLOOR PLAN  
 RECEIVED  
**DP1359**  
 2025-FEB-12  
 Concept Planning

**A1.01**



**2 BASEMENT FLOOR PLAN**  
Scale: 3/16" = 1'-0"

**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



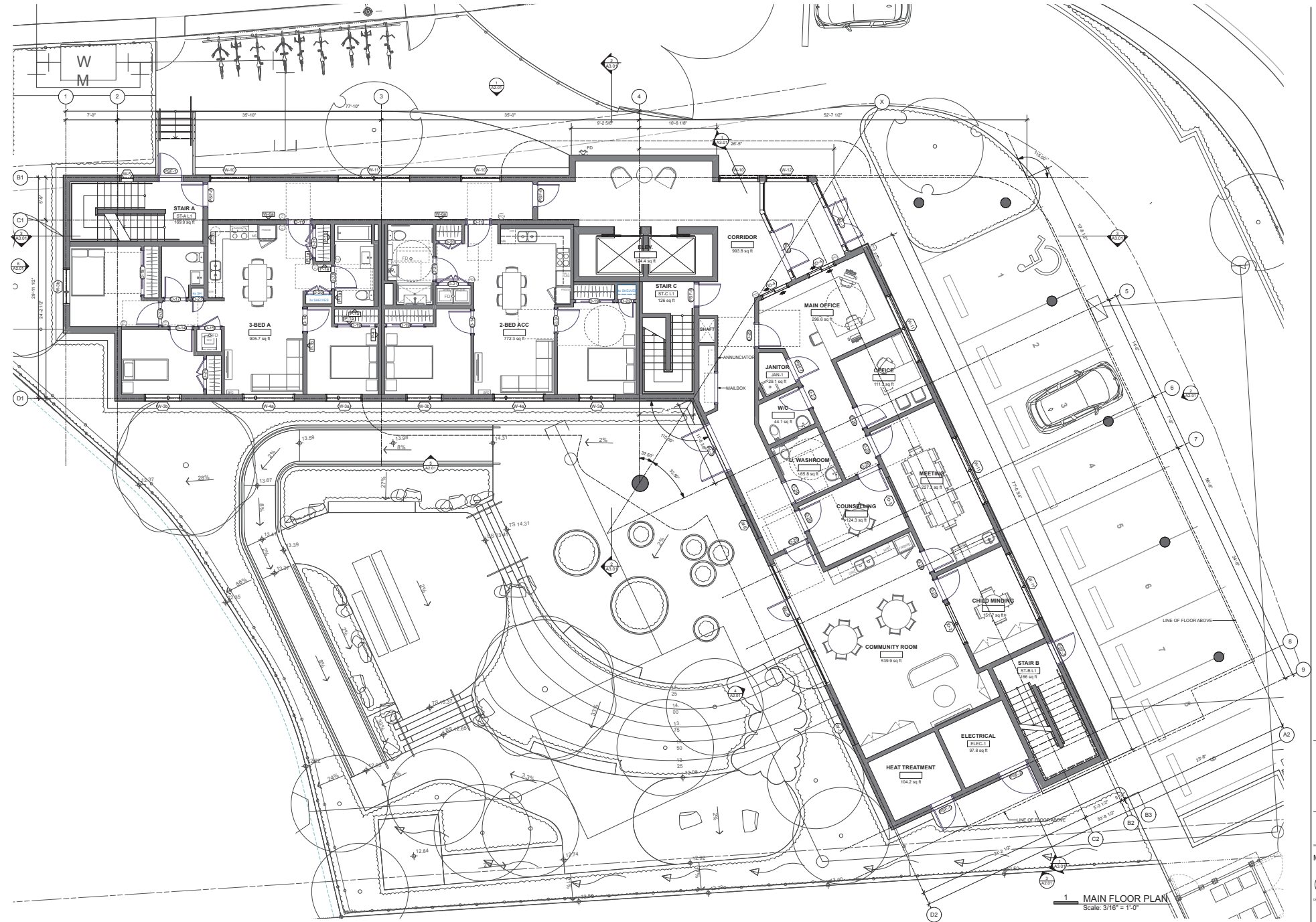
NO.	DATE	DESCRIPTION
1	2025-02-12	Issued for Permit
2	2025-01-23	Issued for Consultation
3	2024-12-13	Issued for Review

REVISION

MAIN FLOOR PLAN

RECEIVED  
DP1359  
2025-FEB-12  
Coastal Planning

**A1.02**



**1 MAIN FLOOR PLAN**  
Scale: 3/16" = 1'-0"

**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



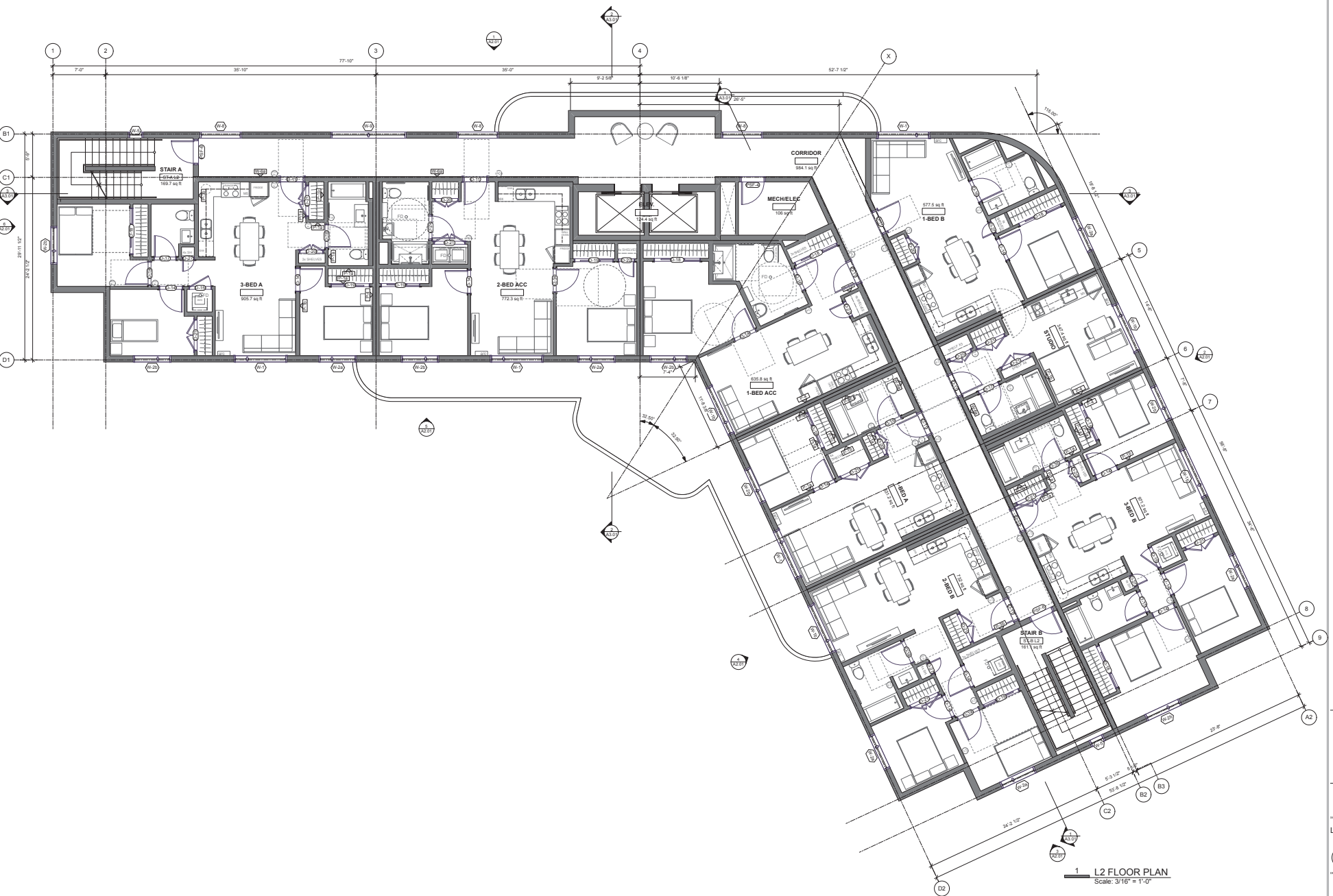
K	2025-02-05	Revised for Development Plans
J	2025-01-23	Issued for Classification
I	2024-10-13	Issued for Review
H	14-07-2024	Issue

REVISION

L2 FLOOR PLAN

**RECEIVED**  
**DP1359**  
2025-FEB-12  
Context Planning

**A1.03**



**1 L2 FLOOR PLAN**  
Scale: 3/16" = 1'-0"



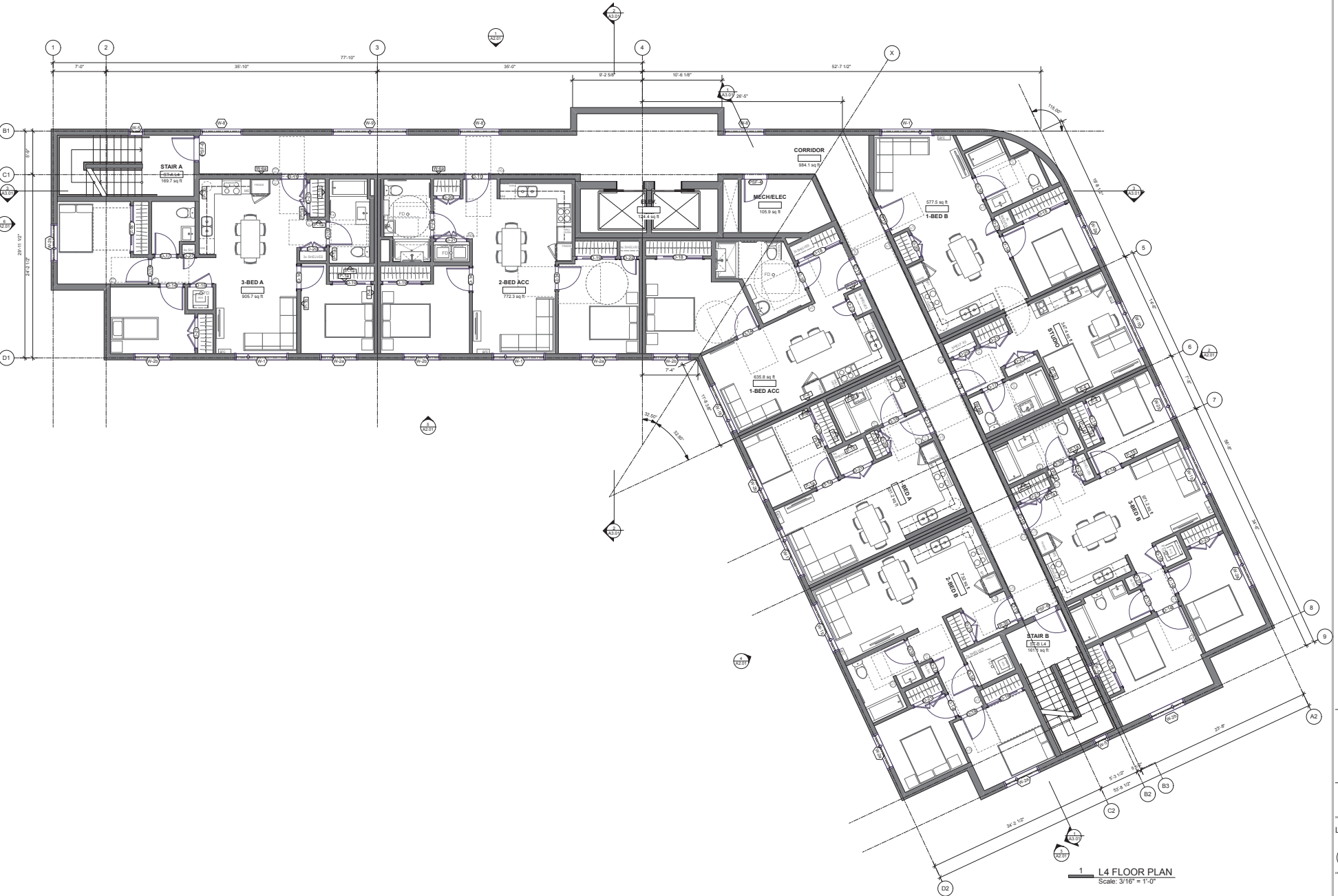
**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



K	2025-02-05	Revised for Development Plans
J	2025-01-23	Issued for Classification
I	2024-10-10	Issued for Review
H	19-11-24	Issue

REVISION  
DATE TITLE  
L4 FLOOR PLAN  
 **RECEIVED**  
**DP1359**  
 2025-FEB-12  
 Concept Planning

**A1.05**



**1 L4 FLOOR PLAN**  
Scale: 3/16" = 1'-0"

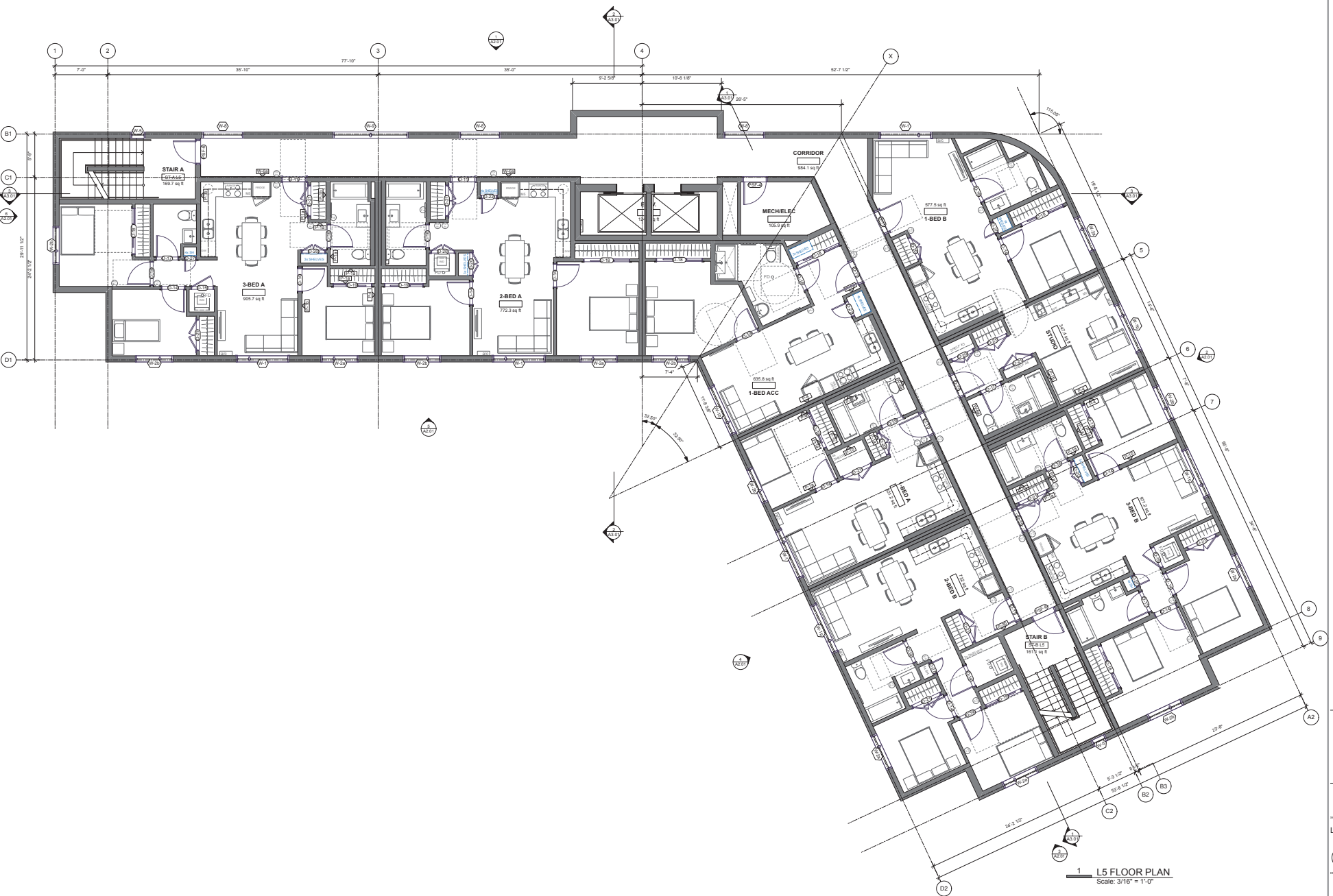
**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



1 - 2025-02-10 - Prepared for Client  
 1 - 2025-01-22 - Issued for Consultation  
 1 - 2024-12-10 - Issued for Review  
 1 - 2024-11-10 - Issued for Review  
 ISSUE

REVISION  
 DRAW TITLE  
**L5 FLOOR PLAN**  
 RECEIVED  
**DP1359**  
 2025-FEB-12  
 Coastal Planning

**A1.06**



**1 L5 FLOOR PLAN**  
Scale: 3/16" = 1'-0"

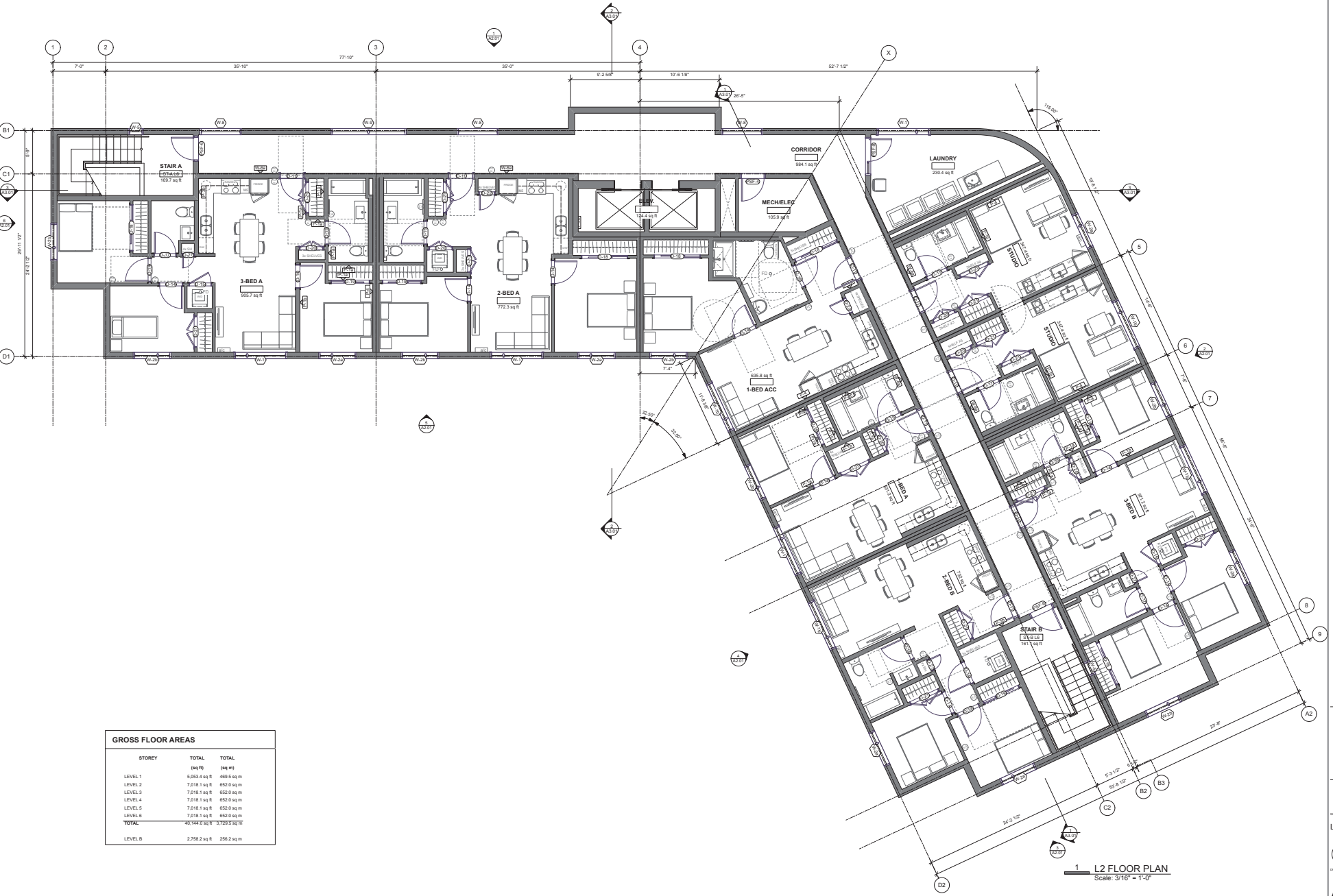
**1435 CRANBERRY FAMILY HOUSING**  
1435 CRANBERRY CONNECTOR  
NANAIMO, BC



K 2025-02-05 Drawn for Development  
 J 2025-01-20 Issued for Classification  
 J 2024-10-10 Issued for Review  
 ISSUE 1 1/4" = 1'-0"

REVISION  
 DRAW TITLE  
**L6 FLOOR PLAN**  
 RECEIVED  
**DP1359**  
 2025-FEB-12  
 Concept Planning

**A1.07**



**GROSS FLOOR AREAS**

STOREY	TOTAL	TOTAL
	(sq ft)	(sq m)
LEVEL 1	5,053.4 sq ft	469.5 sq m
LEVEL 2	7,918.1 sq ft	652.0 sq m
LEVEL 3	7,918.1 sq ft	652.0 sq m
LEVEL 4	7,918.1 sq ft	652.0 sq m
LEVEL 5	7,918.1 sq ft	652.0 sq m
LEVEL 6	7,918.1 sq ft	652.0 sq m
<b>TOTAL</b>	<b>40,748.0 sq ft</b>	<b>3,749.5 sq m</b>
LEVEL B	2,758.2 sq ft	256.2 sq m

**1 L2 FLOOR PLAN**  
Scale: 3/16" = 1'-0"



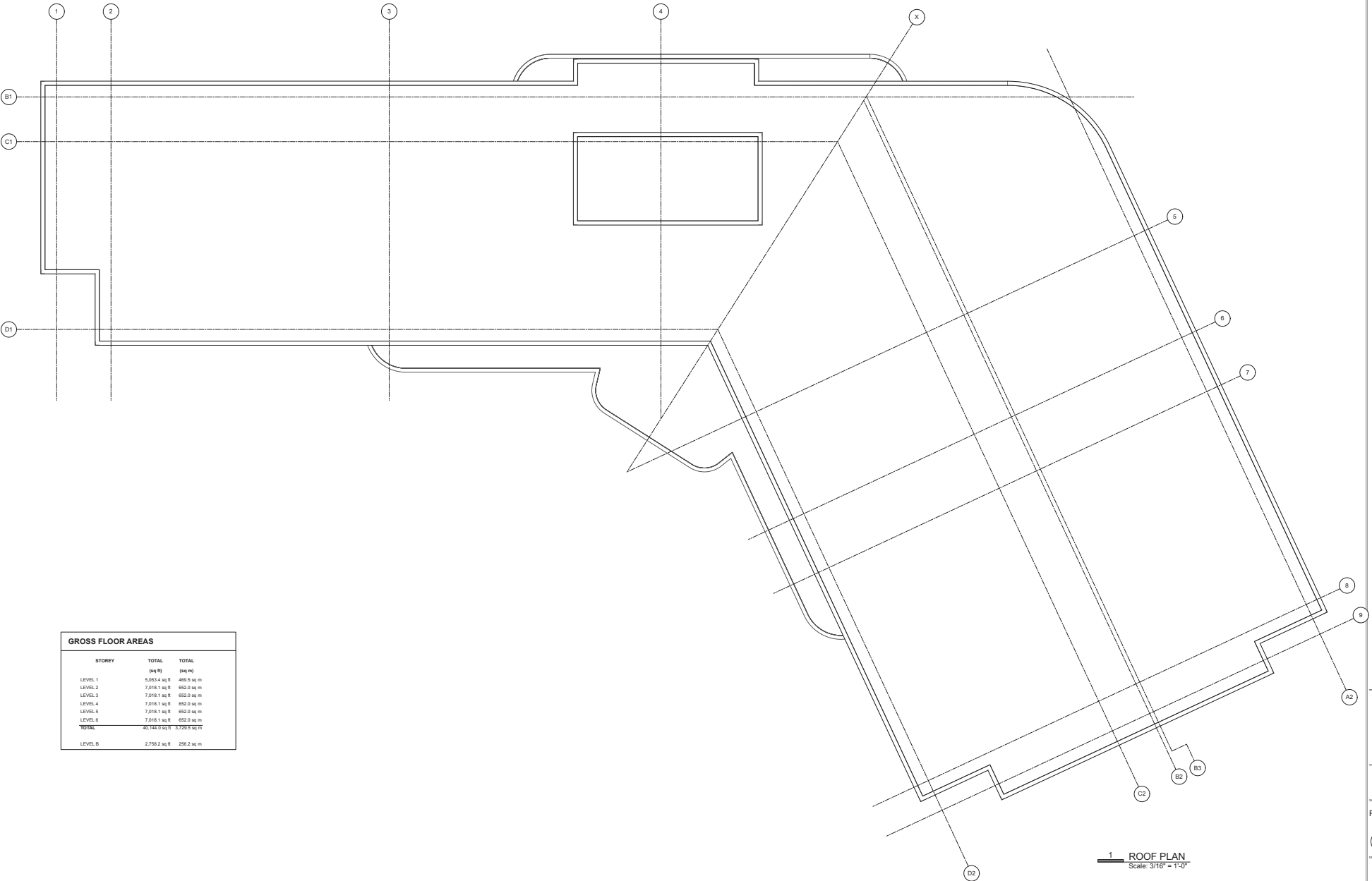
NO.	DATE	REVISION
1	2025-02-05	Prepared for Development Plans
2	2025-01-23	Issued for Classification
3	2024-12-10	Issued for Review

REVISION

DATE

**ROOF PLAN**

**RECEIVED**  
**DP1359**  
2025-FEB-12  
Coquitlam Planning



GROSS FLOOR AREAS		
STOREY	TOTAL (sq ft)	TOTAL (sq m)
LEVEL 1	5,053.4 sq ft	469.5 sq m
LEVEL 2	7,018.1 sq ft	652.0 sq m
LEVEL 3	7,018.1 sq ft	652.0 sq m
LEVEL 4	7,018.1 sq ft	652.0 sq m
LEVEL 5	7,018.1 sq ft	652.0 sq m
LEVEL 6	7,018.1 sq ft	652.0 sq m
<b>TOTAL</b>	<b>30,144.9 sq ft</b>	<b>2,792.5 sq m</b>
LEVEL B	2,798.2 sq ft	258.2 sq m

**1 ROOF PLAN**  
Scale: 3/16" = 1'-0"





NO.	DATE	DESCRIPTION
1	2025-02-05	Prepared for Development Plans
2	2025-01-23	Issued for Classification
3	2025-02-05	Issued for Review

ISSUE: 1 2 3 4 5 6 7 8 9 10

REVISION:

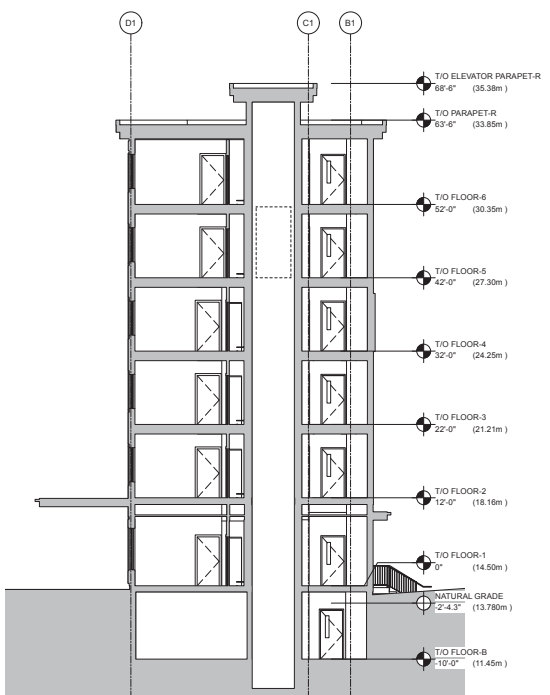
BUILDING SECTIONS

RECEIVED  
**DP1359**  
2025-FEB-12  
Current Planning

**A3.01**



**1 SECTION**  
Scale: 1/8" = 1'-0"



**2 SECTION**  
Scale: 1/8" = 1'-0"



**3 SECTION**  
Scale: 1/8" = 1'-0"

# 1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY AVE, NANAIMO, BC

## SHEET LIST

L0.00 COVER SHEET

L0.01 TREE MANAGEMENT PLAN

L1.01 MATERIALS PLAN

L2.01 TREE PLANTING PLAN

L2.02 PLANTING PLAN

L3.01 SOIL DEPTH PLAN

L4.01 LIGHTING PLAN

L5.01 SECTIONS

## GENERAL LANDSCAPE NOTES

### GENERAL:

1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

### STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF NANAIMO DEVELOPMENT STANDARDS.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE Canadian Landscape Standard (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE Master Municipal Construction Documents Association PLATINUM EDITION (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
7. IRRIGATION DESIGN AND INSTALLATION TO IABC STANDARDS AND CLS Section 5.

### COORDINATION:

1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

### SUBMITTALS:

1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

### GROWING MEDIUM TESTING:

1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 5.4.4 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 5.10 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9.

### COMPACTION TESTING:

1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

### INSPECTIONS:

1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

### SUBSTITUTIONS:

1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

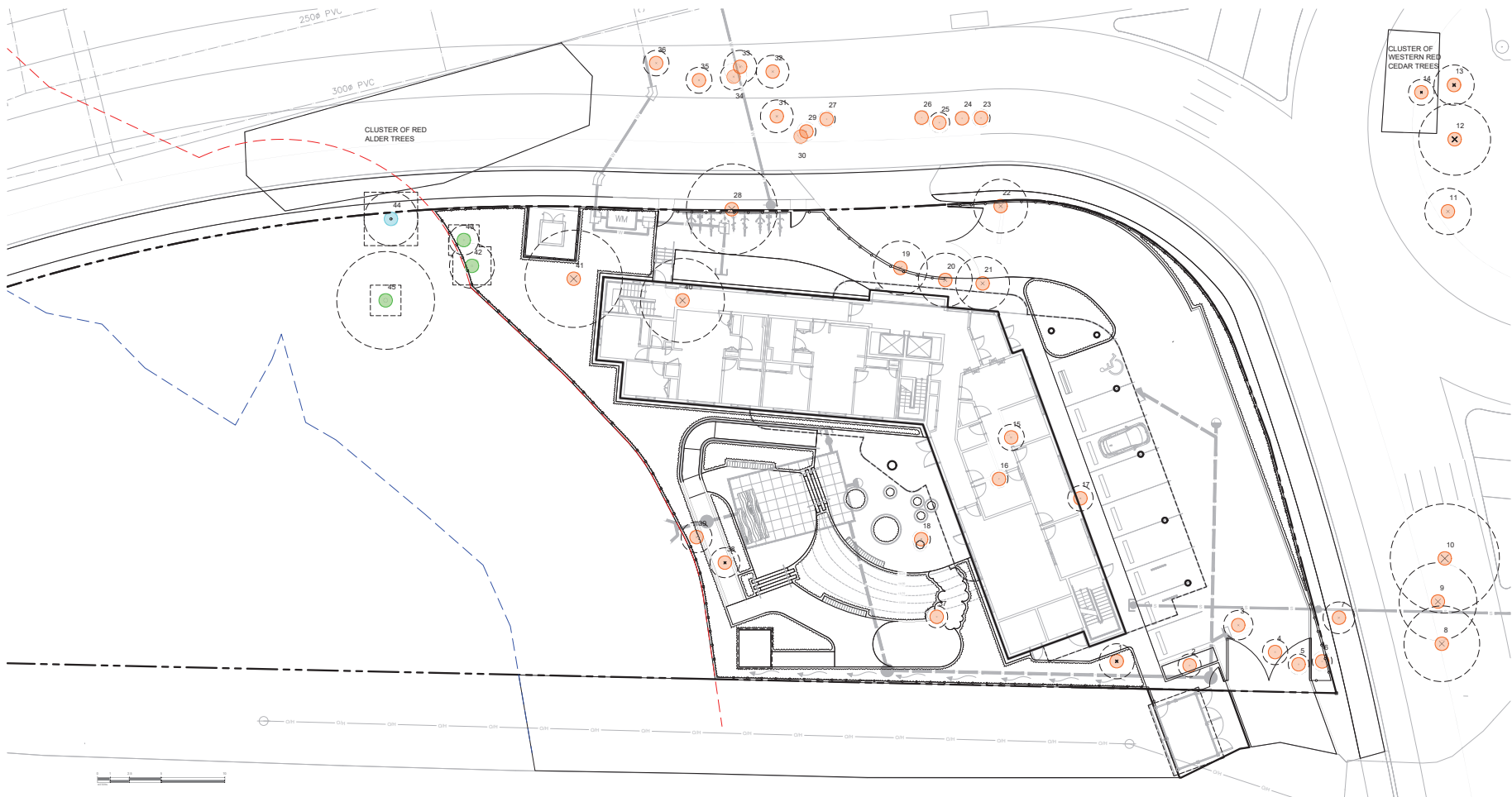
### WARRANTY:

1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

### ENVIRONMENTAL PROTECTION:

1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS. STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.





1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilcollective.ca 250 590 1156

OWNER/CLIENT:  
**M'AKOLA DEVELOPMENT SERVICES**

PROJECT NAME:  
**1435 CRANBERRY FAMILY HOUSING**

PROJECT ADDRESS:  
**1435 CRANBERRY RD,  
 NANAIMO, BC**

DESIGNED BY: BB, LB  
 DRAWN BY: LB

RECEIVED  
**DP1359**  
 2025-FEB-12  
 Local Planning

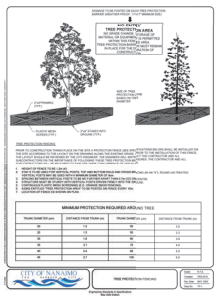
1	REVISED AND RE-ISSUED FOR DP	25/03/06
2	ISSUED FOR COORDINATION	25/01/00
3	ISSUED FOR DRAFT DP	25/01/16
4	ISSUED FOR COORDINATION	24/12/12
5	ISSUED FOR DP	24/09/09
6	ISSUED FOR COORDINATION	24/09/13
7	ISSUED FOR REVIEW	24/09/06
8	ISSUED FOR REVIEW	24/09/09
9	ISSUE	24/09/09
10	ISSUE	24/09/09

**LEGEND**

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- PROTECTION FENCE
- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- TREE FOR REMOVAL
- TREE TO RETAIN AND MONITOR
- TREE POSSIBLE FOR REMOVAL

Table 1: Trees of 100+ Cranberry Avenue, Nanaimo BC that have the potential to be impacted by the proposed development activities.

ID	DBH (cm)	Species	Condition	Height	Height (ft)	Closest (m)	Notes	Action
1	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
2	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
3	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
4	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
5	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
6	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
7	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
8	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
9	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
10	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
11	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
12	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
13	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
14	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
15	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
16	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
17	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
18	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
19	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
20	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
21	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
22	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
23	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
24	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
25	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
26	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
27	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
28	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
29	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
30	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
31	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
32	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
33	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
34	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
35	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
36	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
37	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
38	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
39	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
40	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
41	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
42	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
43	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
44	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
45	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain
46	15	Western Red Cedar	Good	15	49	1.0	Tree to be retained and monitored.	Retain
47	10	Western Red Cedar	Good	10	33	1.0	Tree to be retained and monitored.	Retain
48	12	Western Red Cedar	Good	12	39	1.0	Tree to be retained and monitored.	Retain
49	18	Western Red Cedar	Good	18	56	1.0	Tree to be retained and monitored.	Retain
50	20	Western Red Cedar	Good	20	62	1.0	Tree to be retained and monitored.	Retain



**TREE MANAGEMENT PLAN NOTES:**

- IF REQUIRED, REPLACEMENT OF PUBLIC TREES ON PUBLIC PROPERTY TO BE COORDINATED WITH THE CITY OF NANAIMO.
- NO TREES WITHIN THE WEXFORD CREEK ESA ARE TO BE REMOVED UNLESS RECOMMENDED BY THE PROJECT ARBORIST OR BIOLOGIST AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

1 TREE RESOURCE SUMMARY TABLE, REFER TO ARBORIST REPORT NTS

2 TREE PROTECTION FENCING DETAIL NTS



NORTH ARROW

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DWG NO:  
**L0.01**

SCALE: 1:100



1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophyliacollective.ca 250 590 1156

OWNER/CLIENT:  
**M'AKOLA DEVELOPMENT SERVICES**

PROJECT NAME:  
**1435 CRANBERRY FAMILY HOUSING**

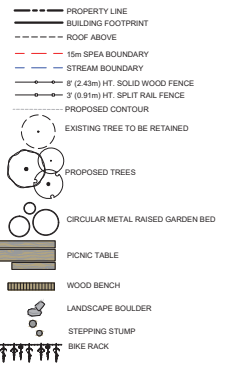
PROJECT ADDRESS:  
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 NANAIMO, BC**

DESIGNED BY: BB, LB  
 DRAWN BY: LB

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7	ISSUED FOR REVIEW	24/09/06
8	ISSUED FOR REVIEW	24/08/20
9	ISSUE	FYMMDD

**LEGEND**



**MATERIALS SCHEDULE**

SYMBOL	DESCRIPTION	QTY
[Symbol]	PLANTING AREA	462.6 m <sup>2</sup>
[Symbol]	ENVIRONMENTAL SENSITIVE AREA (ESA) - AREA TO POTENTIALLY BE RESTORED IN COLLABORATION WITH THE PROJECT BIOLOGIST	832.7 m <sup>2</sup>
[Symbol]	RAISED GARDEN BED	10.6 m <sup>2</sup>
[Symbol]	OFF-SITE PLANTING - TO CITY OF NANAIMO STANDARDS	471.1 m <sup>2</sup>
[Symbol]	PAVING TYPE A: CIP CONCRETE - ACID WASH FINISH	302.3 m <sup>2</sup>
[Symbol]	PAVING TYPE B: ENGINEERED WOOD FIBER	21.6 m <sup>2</sup>
[Symbol]	PAVING TYPE C: GRAVEL	107.1 m <sup>2</sup>
[Symbol]	PAVING TYPE D: PERMEABLE PAVERS	500.0 m <sup>2</sup>
[Symbol]	PAVING TYPE E: WOOD DECKING	14.6 m <sup>2</sup>
[Symbol]	PAVING TYPE F: DRIP STRIP	20.1 m <sup>2</sup>
[Symbol]	PAVING TYPE G: MUNICIPAL SIDEWALK - TO CITY OF NANAIMO STANDARDS	322.4 m <sup>2</sup>
[Symbol]	PAVING TYPE H: OFF-SITE PERMEABLE PAVERS	28.1 m <sup>2</sup>

**PRECEDENTS**



**LANDSCAPE NOTES:**

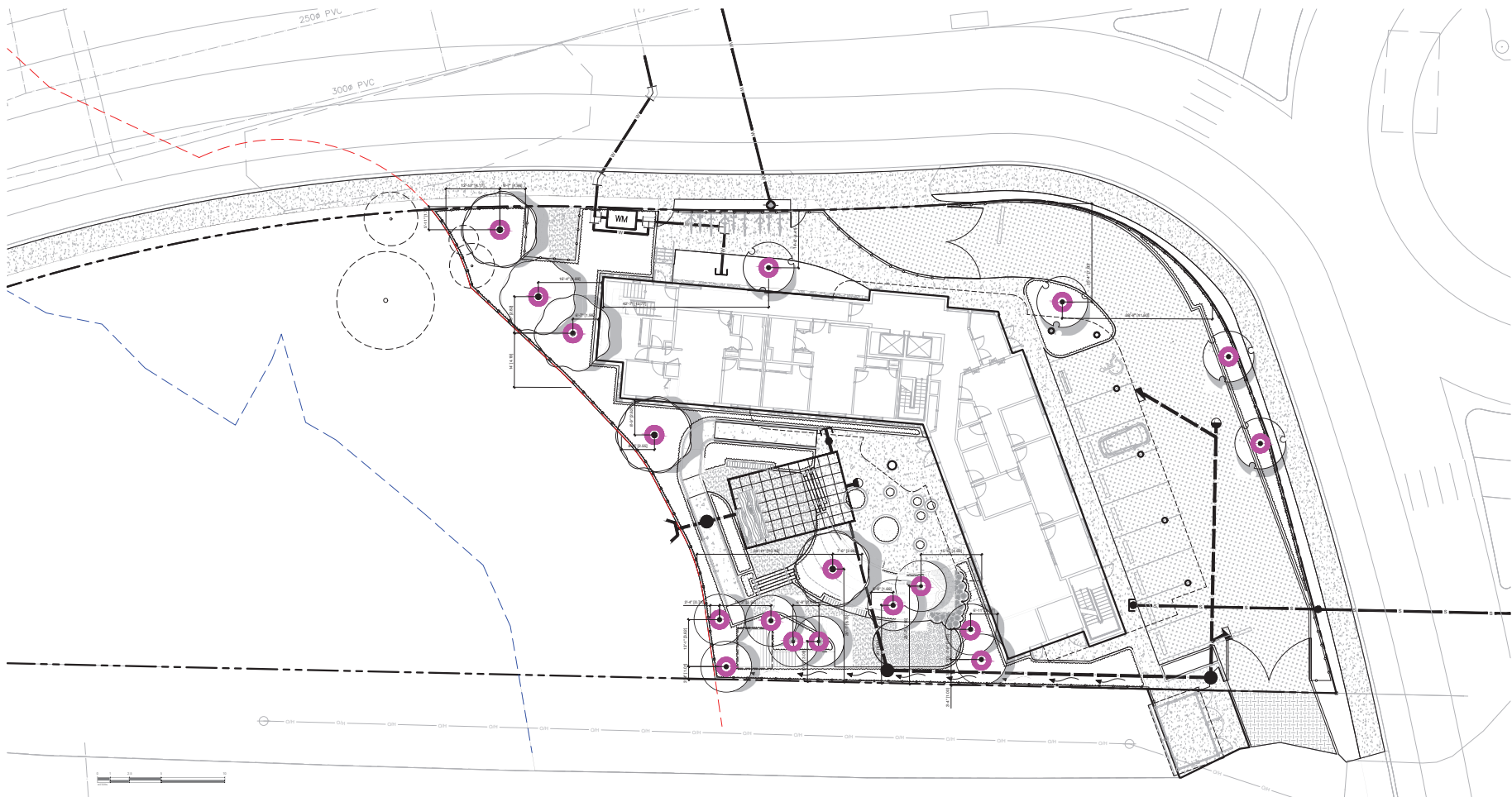
- PLAY STRUCTURES AND ART INTERVENTIONS TO BE CO-DESIGNED IN COLLABORATION WITH THE PROJECT INDIGENOUS ARTIST.
- A STORMWATER MANAGEMENT STRATEGY WILL BE DEVELOPED IN COLLABORATION WITH ARCH AND CIVIL TO COLLECT AND INFILTRATE RUNOFF FROM BUILDING.



DRAWING TITLE:  
**MATERIALS PLAN**

DWG NO:  
**L1.01**

SCALE: 1:100



**LEGEND**

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
- REPLACEMENT TREES

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
<b>TREES</b>						
○	CN	Cornus nuttallii / Pacific Dogwood	50mm Cal.	As Shown	B&B, Well Established	4
○	PT	Populus tremuloides / Quaking Aspen	50mm Cal.	As Shown	B&B, Well Established	9
○	TP	Thuja plicata / Western Red Cedar	60mm Cal.	As Shown	B&B, Well Established	5

**TREE PLANTING NOTES:**

PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



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 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:  
**M'AKOLA DEVELOPMENT SERVICES**

PROJECT NAME:  
**1435 CRANBERRY FAMILY HOUSING**

PROJECT ADDRESS:  
**1435 CRANBERRY RD,  
 NANAIMO, BC**

DESIGNED BY: BB, LB  
 DRAWN BY: LB

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**DP1359**  
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 Elected Planning

NO.	ISSUE	DATE
1	REVISED AND RE-ISSUED FOR DP	250106
2	ISSUED FOR COORDINATION	250120
3	ISSUED FOR DRAFT DP	250116
4	ISSUED FOR COORDINATION	241212
5	ISSUED FOR DP	240929
6	ISSUED FOR COORDINATION	240913
7	ISSUED FOR REVIEW	240906
8	ISSUED FOR REVIEW	240829
9	ISSUE	250106

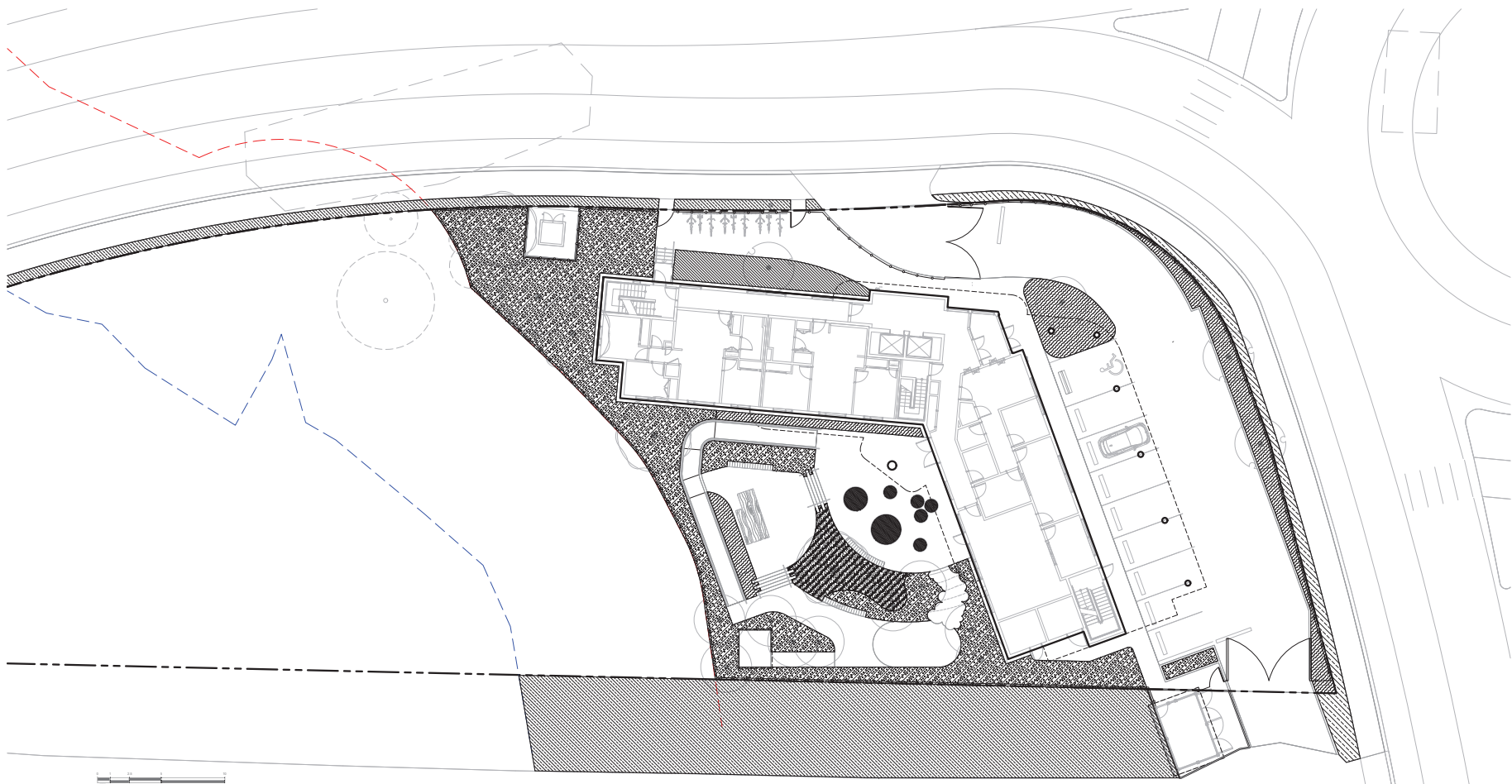


NORTH ARROW

DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO:  
**L2.01**

SCALE: 1:100



**LEGEND**

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.4m) HT. SOLID WOOD FENCE
- 3' (0.9m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

**CONCEPT PLANT SCHEDULE**

PLANTING ZONE	TOTAL AREA (m²)	PLANT SPECIES	PLANT SIZE	PLANTING RATE
<b>RIPARIAN NATIVE PLANTING - FULL SUN</b>	135	<i>Achillea millefolium</i> / Common Yarrow	#2 POT, B&B	15% @ 0.6m o.c.
	44	<i>Artemisia sudsudorifolia</i> / Coastal Mugwort	1 gal., B&B	5% @ 0.6m o.c.
	260	<i>Deschampsia cespitosa</i> / Tufted Hair Grass	#1 POT, B&B	15% @ 0.45m o.c.
	79	<i>Hypericum scouleri</i> / Western St. John's Wort	1 gal., B&B	5% @ 0.45m o.c.
	159	<i>Lathyrus nevadensis</i> / Mountain Pea	#1 POT, B&B	10% @ 0.45m o.c.
	79	<i>Mentha canadensis</i> / American Corn Mint	1 gal., B&B	5% @ 0.45m o.c.
	179	<i>Rosa nutkana</i> / Nootka Rose	#2 POT, B&B	20% @ 0.6m o.c.
	20	<i>Sambucus racemosa</i> / Red Elderberry	#3 POT, B&B	5% @ 0.9m o.c.
	179	<i>Spiraea douglasii</i> / Western Spiraea	#2 POT, B&B	20% @ 0.6m o.c.
	<b>NATIVE PLANTING - VEGETATED SLOPE</b>	33.6	<i>Carex obovata</i> / Slough Sedge	#1 POT, B&B
43		<i>Silyrinchium callifolium</i> / Yellow-eyed Grass	#1 POT, B&B	25% @ 0.45m o.c.
43		<i>Trifolium wormskoldii</i> / Coast Clover	#1 POT, B&B	25% @ 0.45m o.c.
<b>RIPARIAN NATIVE PLANTING - PARTIAL SHADE</b>	88.3	<i>Cornus canadensis</i> / Bunchberry Dogwood	#1 POT, B&B	10% @ 0.45m o.c.
	25	<i>Gaultheria shallon</i> / Salal	#2 POT, B&B	10% @ 0.6m o.c.
	45	<i>Lathyrus nevadensis</i> / Mountain Pea	#1 POT, B&B	10% @ 0.45m o.c.
	64	<i>Polydictyon maritimum</i> / Western Sward Fern	#2 POT, B&B	25% @ 0.6m o.c.
	33	<i>Rosa nutkana</i> / Nootka Rose	#3 POT, B&B	30% @ 0.9m o.c.
	39	<i>Vaccinium parvifolium</i> / Red Huckleberry	#2 POT, B&B	15% @ 0.6m o.c.

PLANTING ZONE	TOTAL AREA (m²)	PLANT SPECIES	PLANT SIZE	PLANTING RATE	
<b>NATIVE PLANTING - SHADE</b>	31.7	<i>Asarum canadense</i> / Wild Ginger	#1 POT, B&B	15% @ 0.45m o.c.	
	9	<i>Allythium filifemina cyclosporum</i> / Common Lady Fern	#2 POT, B&B	10% @ 0.6m o.c.	
	8	<i>Carex leptopoda</i> / Slender-footed Sedge	#1 POT, B&B	5% @ 0.45m o.c.	
	5	<i>Dicentra spectabilis</i> / Bleeding Heart	#2 POT, B&B	5% @ 0.6m o.c.	
	27	<i>Polydictyon maritimum</i> / Western Sward Fern	#2 POT, B&B	30% @ 0.6m o.c.	
	18	<i>Rubus spectabilis</i> / Salmonberry	#2 POT, B&B	20% @ 0.6m o.c.	
	14	<i>Sambucus racemosa</i> / Red Elderberry	#2 POT, B&B	15% @ 0.6m o.c.	
	<b>URBAN AGRICULTURE - MEDICINAL GARDEN</b>	10.8	<i>Cleopidium douglasii</i> / Yerba Buena	#1 POT, B&B	25% @ 0.45m o.c.
		13	<i>Lavandula angustifolia</i> / English Lavender	#1 POT, B&B	25% @ 0.45m o.c.
		13	<i>Mentha canadensis</i> / Canada Mint	#1 POT, B&B	25% @ 0.45m o.c.
13		<i>Stachys cooleyae</i> / Cowley's Hedge Nettle	#1 POT, B&B	25% @ 0.45m o.c.	
<b>OFF-SITE PLANTING</b>	466.4	Turf Seed Drought Tolerant Dwarf Fescue Blend	Seed, Seed		

**PLANTING NOTES:**

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



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**1435 CRANBERRY FAMILY HOUSING**

PROJECT ADDRESS:  
**1435 CRANBERRY RD, NANAIMO, BC**

DESIGNED BY: BB, LB  
DRAWN BY: LB

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Landscape Planning

NO.	ISSUE	DATE
1	REVISED AND RE-ISSUED FOR GP	25/03/06
2	ISSUED FOR COORDINATION	25/01/00
3	ISSUED FOR DRAFT GP	25/01/06
4	ISSUED FOR COORDINATION	24/12/12
5	ISSUED FOR GP	24/09/20
6	ISSUED FOR COORDINATION	24/05/13
7	ISSUED FOR REVIEW	24/08/06
8	ISSUED FOR REVIEW	24/08/20
NO.	ISSUE	DATE

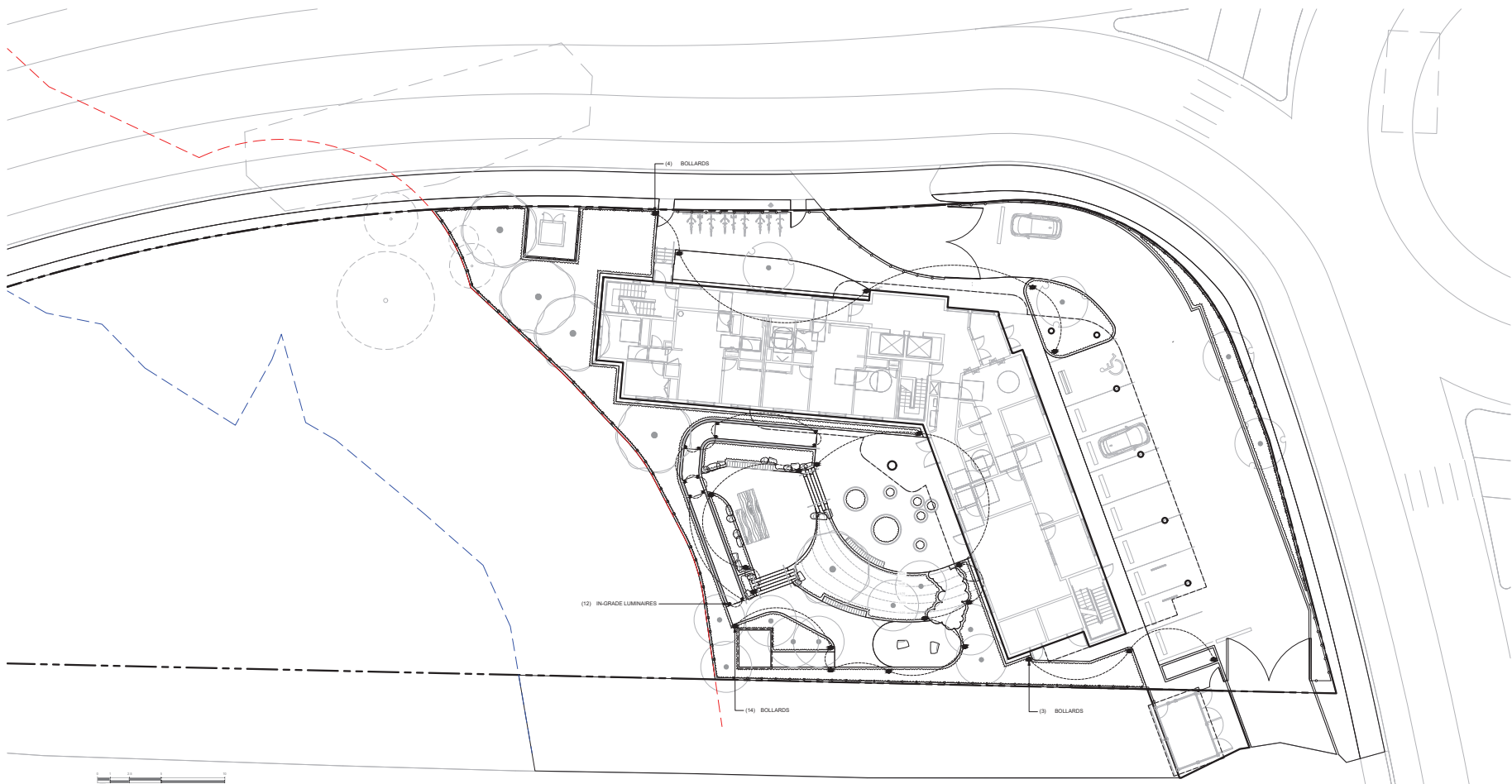


DRAWING TITLE:  
**PLANTING PLAN**

DWG NO:  
**L2.02**

SCALE: 1:100





**LEGEND**

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- - - 15m SPEA BOUNDARY
- - - STREAM BOUNDARY
- 6' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	B84310 - BOLLARD TEXTURED POWDER COAR, BLACK, DIRECT BURIAL ANCHORAGE 2700K	22
■	B77019 - IN-GRADE LUMINAIRE BLACK, IN-GRADE 2700K (K27)	12

**LIGHTING NOTES:**

- LANDSCAPE LIGHTING TO BE COORDINATED WITH ELECTRICAL.



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2	ISSUED FOR COORDINATION	25/01/00
3	ISSUED FOR DRAFT DP	25/01/16
4	ISSUED FOR COORDINATION	24/12/12
5	ISSUED FOR DP	24/09/20
6	ISSUED FOR COORDINATION	24/09/13
7	ISSUED FOR REVIEW	24/09/08
8	ISSUED FOR REVIEW	24/09/20
9	ISSUE	24/09/20



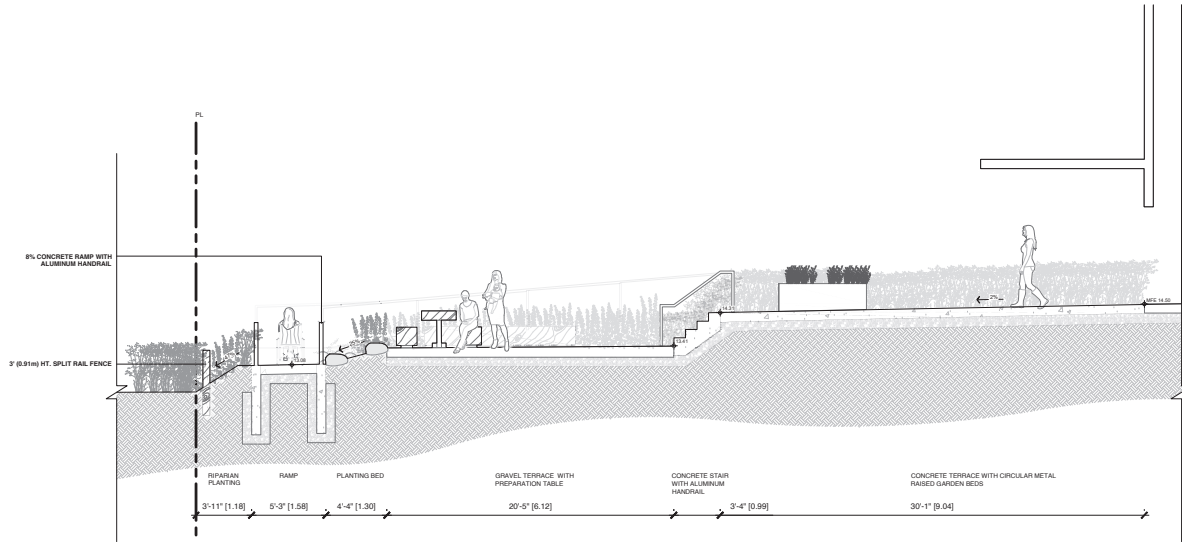
NORTH ARROW

DRAWING TITLE:  
**LIGHTING PLAN**

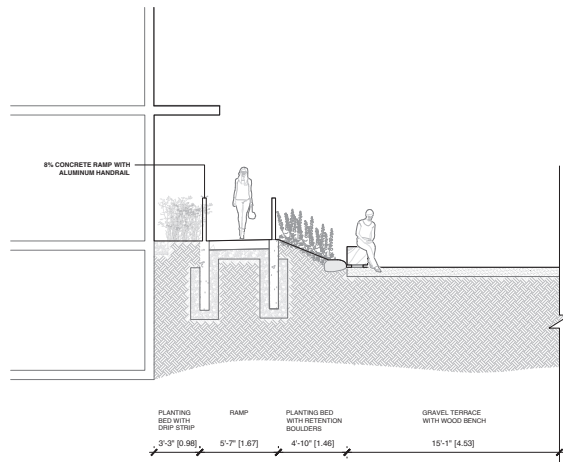
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**L4.01**

SCALE: 1:100

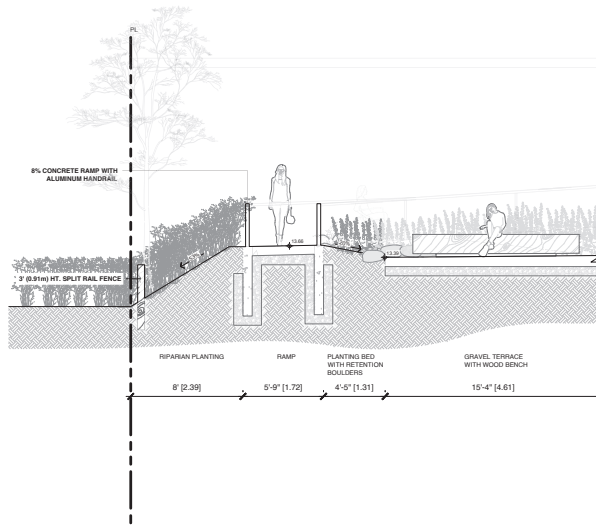




1 SECTION A-A' - RAMP TO VESTIBULE  
1:50



2 SECTION B-B' - UNIT TO GRAVEL TERRACE  
1:50



3 SECTION C-C' - WEXFORD CREEK TO GRAVEL TERRACE  
1:50



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1	REVISED AND RE-ISSUED FOR DP	250106
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5	ISSUED FOR DP	240920
6	ISSUED FOR COORDINATION	240913
7	ISSUED FOR REVIEW	240806
8	ISSUED FOR REVIEW	240820
9	ISSUE	250106

SEAL



NORTH ARROW



DRAWING TITLE:  
SECTIONS

DWG NO:

L5.01

SCALE: 1:100

