

DATE OF MEETING July 8, 2019

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1126 –
560 THIRD STREET**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a mixed-use development with 181 residential units and commercial space located at 560 Third Street.

Recommendation

That Council issue Development Permit No. DP1126 at 560 Third Street with the following variances:

- increase the percentage allocated for residential use in order to be eligible for a shared parking reduction from 75% to 96%;
- increase the maximum permitted building height from 14m to 15m; and
- increase the maximum permitted height of a retaining wall outside of the required yard setback area from 3m to 4.1m.

BACKGROUND

The subject property is the site of the former Armishaw Farm, one of Harewood’s historic Five Acre Farms. In 2012, the parent parcel was removed from the City’s Heritage Register, rezoned, and subsequently subdivided to facilitate development of the site. The lots to the north were subdivided and developed with single residential dwellings and the subject property was rezoned with the intent of constructing student housing. The present proposal is for a market multi-family residential development, which is also permitted by the zoning.

Subject Property:

<i>Zoning</i>	COR 2 – Mixed Use Corridor
<i>Location</i>	The proposed development fronts on Third Street, with Lambert Avenue and Howard Avenue flanking the subject property.
<i>Total Area</i>	1.3ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Guidelines

The site is located on Third Street, between Howard Avenue and Lambert Avenue, in the University District. The lot is rectangular in shape and slopes down towards the north, with a

significant grade change from west to east. The lot is currently vacant with an orchard of mature fruit trees remaining from the lot's historic use as a farm.

The property is surrounded by residential uses, including single residential dwellings to the north and west, and townhouses across Howard Avenue to the east. To the south, on the other side of Third Avenue, are single residential dwellings and a new development under construction at 525 Third Street containing student housing, multi-family units / townhouses, and ground-level commercial units along Third Street.

DISCUSSION

Proposed Development

The applicant proposes to construct two four-storey buildings with a total of 181 residential condominium units and a ground-level commercial space (551m²) within Building B. The unit sizes range from 30m² to 102m². The residential unit composition is as follows:

Unit Type	Building A	Building B	Total
Studio	35	51	86
1-Bedroom	37	32	59
2-Bedroom	12	14	26
<i>Total</i>	84	97	181

Site Design

The proposed buildings are configured to build a streetscape along Third Street, with Building A located at the corner of Howard Avenue, and Building B on the corner of Lambert Avenue. A plaza is proposed between the two buildings extending from Third Street adjacent to the commercial space. The plaza provides an outdoor amenity space and a public connection through the site to Armishaw Road via an existing walkway.

Because of the lot's sloping topography, retaining walls are proposed to create three tiered parking areas. There are 188 parking spaces are proposed, with 166 surface parking spaces and 22 under-building parking spaces (beneath Building A). Each building has a loading space, and a total of 100 bicycle parking spaces are provided. Parking is located to the rear of the apartment buildings. An access drive aisle is located along the north property line providing a through-route from Lambert to Howard Avenues. No vehicle access is provided to Third Street. Access to the garbage enclosures will be from the drive aisle.

Building Design

The two buildings are four storeys in height with a rectilinear form and a series of "white boxes" intended to break up the building mass and add visual interest. Finishing materials include stucco, Hardie panel, corrugated metal cladding, and concrete. Steel and glass awning and storefront glazing differentiate the commercial use. Balconies are included on most building elevations and either ground level or raised patios are included with pedestrian connections to Third Street. Building A is located on a significant slope and has been broken into two sections to follow the grade change. Building entrances are provided on all street frontages and to the parking areas.

The buildings also include vertical circulation towers with corrugated metal cladding and windows into the stairwells. The towers extend over the roof to accommodate the stairs, elevator, and enclosed mechanical equipment space.

The units in Building B fronting on Lambert Avenue present a townhouse form of loft units with substantial glazing, increased ceiling heights, and individual patio spaces with stairs to connect to the street. The upper storeys of these units are stepped back to transition the form to adjacent single residential dwellings.

The proposed building forms address the City's design guidelines with strong street presence and building articulation.

Landscape Design

Street trees are proposed along Third Street and Howard Avenue frontages with additional landscape planters at the building corners.

The landscape design includes trees and plantings in islands and atop the retaining walls throughout the parking area. In addition to curving the drive aisle alignment, hedging and other landscaping is used to create separation and screening between the proposed development and single residential dwellings to the north. The applicant has selected warmer-hued, single-lamp, pole-mounted lights, with lower bollard lights along the northern property line to further mitigate off-site illumination impacts.

The plaza includes trees with decorative grates, interlocking paving stones, shrub-filled planters, picnic tables, benches, and bollard lights. The space in front of the commercial unit has been designed to accommodate patio seating, both in front of the entrance from the plaza, and wrapping around the street-facing building elevation.

Certain landscape features have been selected to celebrate the site's heritage significance as a former farm. An area of fruit trees is proposed between the north drive aisle and adjacent single residential dwellings, and a raised bed to function as a "kitchen garden" is provided within the plaza area for use by the future commercial tenant. A plaque recognizing the site's historical significance is also proposed to be located in the central plaza.

Proposed Variances

Shared Parking

Where a multiple-family dwelling utilizes a shared parking reduction, the residential use must occupy between 25% and 75% of the total gross floor area of all buildings on the lot. The proposed residential use comprises 96% of the total gross floor area.

Developments with both multi-family residential and commercial (retail or restaurant) uses are eligible for a parking reduction equal to 90% of the cumulative required parking, provided that the multi-family residential component of the development is between 25% and 75% of the total gross floor area. Allowing the shared parking rate to be used provides more space onsite for increased landscaping, a better transition in grading, and a larger setback between the drive aisle and the neighbouring properties to the north. There are opportunities to share parking between uses on the property, as the two proposed uses have different peak parking hours.

The subject property is located within the Corridor future land-use designation of the OCP and is located within a 600m buffer of a mobility hub identified by the Nanaimo Transportation Master Plan. Public transit stops are located along Third Street and Howard Avenue, near the site.

Building Height

The maximum height in the COR2 zone is 14m, and the applicant proposes a height of 15m for a portion of Building B. This represents a proposed variance of 1m.

The height variance is proposed in order to accommodate an appropriate ceiling height in the commercial unit, allow the townhouse units to feature loft spaces, and to allow for the proposed architectural features.

Retaining Wall Height

The maximum height of a fence or retaining wall outside of the required yard setbacks is 3m. The highest proposed retaining wall is 4.1m; a proposed variance of 1.1m.

There is a significant grade change across the subject property, with a drop of approximately 13m in elevation from the southwest to the northeast. In order to accommodate the drive aisle's connection with Howard Avenue in the northeast, a retaining wall of 4.1m is proposed directly adjacent to the first floor of Building A. The retaining wall will appear as a continuation of the north elevation for Building A.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1126 is for a mixed-use development with 181 residential units and a 511m² commercial space, located at 560 Third Street.
- Variances are requested to allow a shared parking reduction, and to allow increased building height and retaining wall height.
- The proposed development addresses the City's design guidelines and Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plans
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Renderings
ATTACHMENT F: Sections
ATTACHMENT G: Shadow Study
ATTACHMENT H: Landscape Plans
ATTACHMENT I: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning

Concurrence by:

D. Lindsay
General Manager of Development Services

||

ATTACHMENT A
PERMIT TERMS and CONDITIONS

TERMS OF PERMIT

City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 6.10.5 Fence Height* – to increase the maximum allowable height for retaining walls located outside of the required yard setback area from 3m to 4.1m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 14m to 15m.

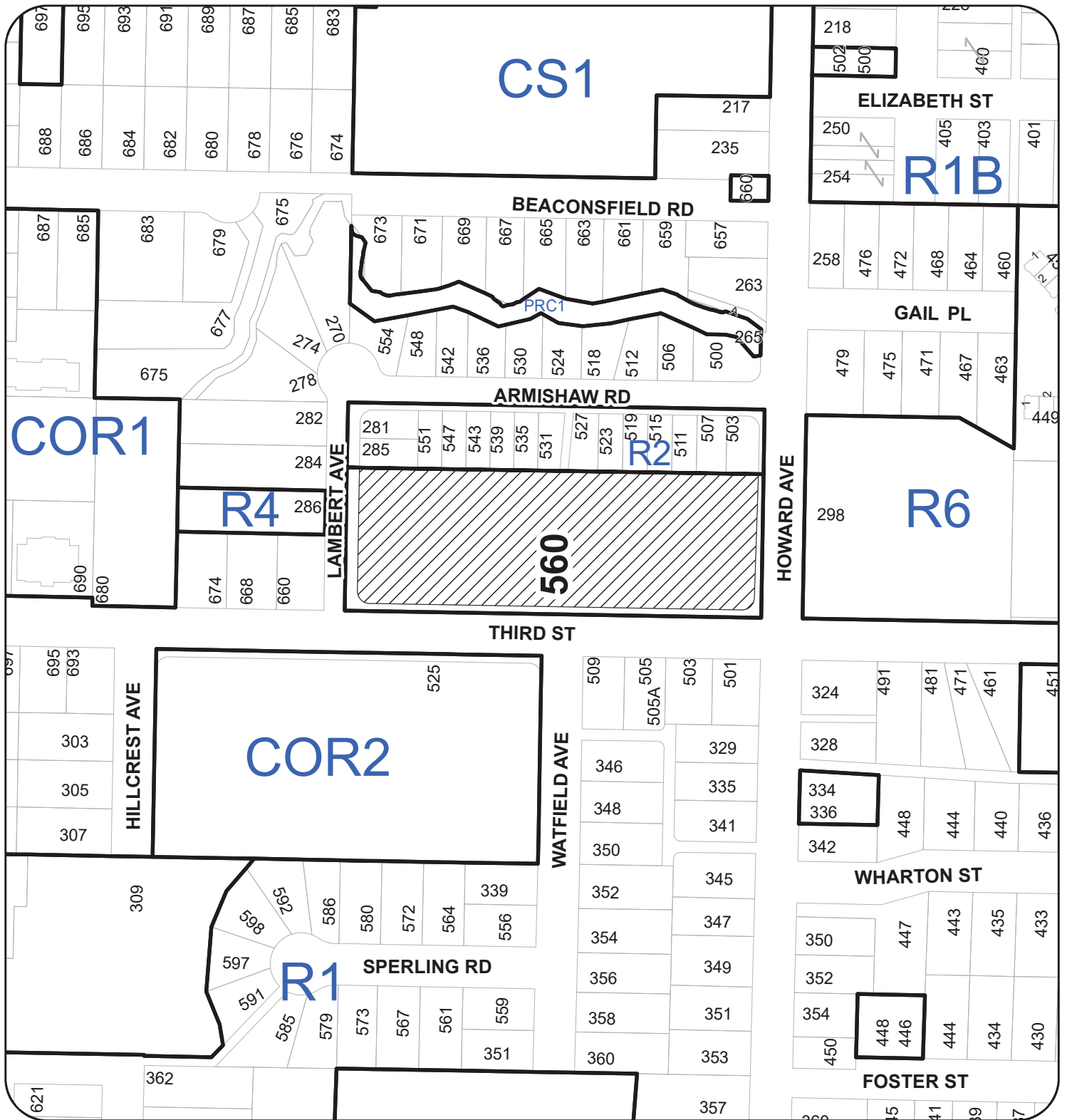
City of Nanaimo “OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266” is varied as follows:

1. *Section 7.3.i.(e) Reduced Parking Conditions* – to increase the maximum percentage of gross floor area dedicated to multi-family residential use from 75% to 96% in order to be eligible for a shared parking reduction.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plans prepared by Wensley Architecture Ltd., dated 2019-JUN-25, as shown on Attachment C.
2. The development is developed in substantial compliance with the Building Elevations prepared by Wensley Architecture Ltd., dated 2019-JUN-25, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray, dated 2019-JUN-25, as shown on Attachment H.
4. A statutory right-of-way is registered on the subject property prior to building occupancy to secure public access within a walkway between Third Street and the existing public walkway connecting to Armishaw Road (generally as shown on Attachment C).

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001126

LOCATION PLAN



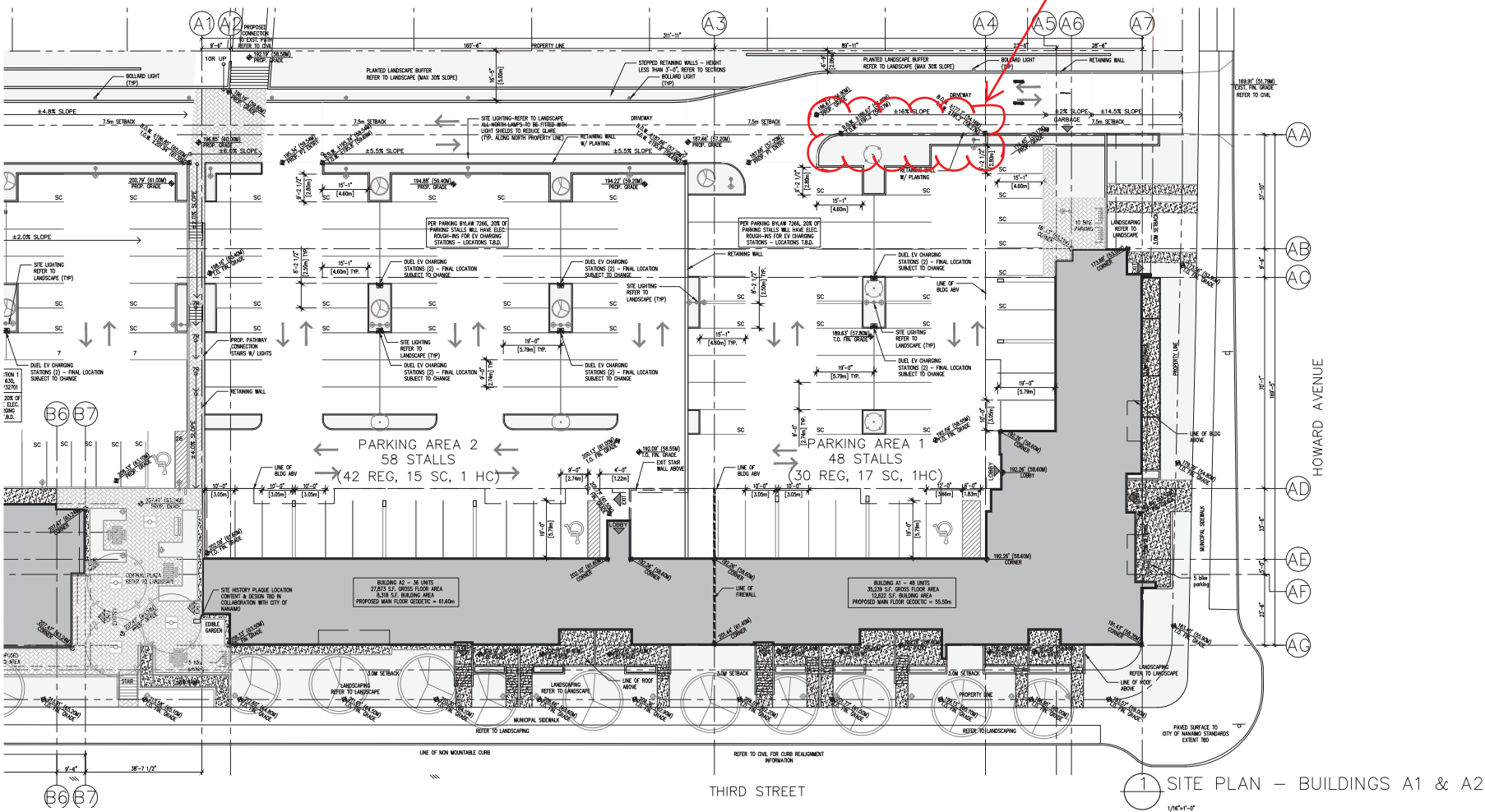
Civic: 560 THIRD STREET
 Legal: SECTION 33, RANGE 6, SECTION 1
 NANAIMO DISTRICT, PLAN 630
 EXCEPT PART IN PLAN EPP32701



Subject Property

ATTACHMENT C SITE PLANS

Proposed Retaining Wall Height Variance



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OWNER/CLIENT
NCC NANAIMO DEVELOPMENTS LTD.
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05	RE-ISSUED FOR DEVELOPMENT PERMIT	06/28/19
04	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18

PROJECT NAME: 560 THIRD ST MIXED USE

PROJECT ADDRESS: 560 THIRD ST NANAIMO, BC

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MECHANICAL: ANGLON MECHANICAL CONSULTANTS
ELECTRICAL: BRUNNENBERG
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MCDONALD-DUFF

DRAWING TITLE: SITE PLAN BLDG A1 & A2

PROJECT NO:	1907	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO.:	A101

THIRD STREET

1 SITE PLAN - BUILDINGS A1 & A2
1/8"=1'-0"

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01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISION	DATE

PROJECT NAME

560 THIRD ST
 MIXED USE

PROJECT ADDRESS
 560 THIRD ST
 NANAIMO, BC

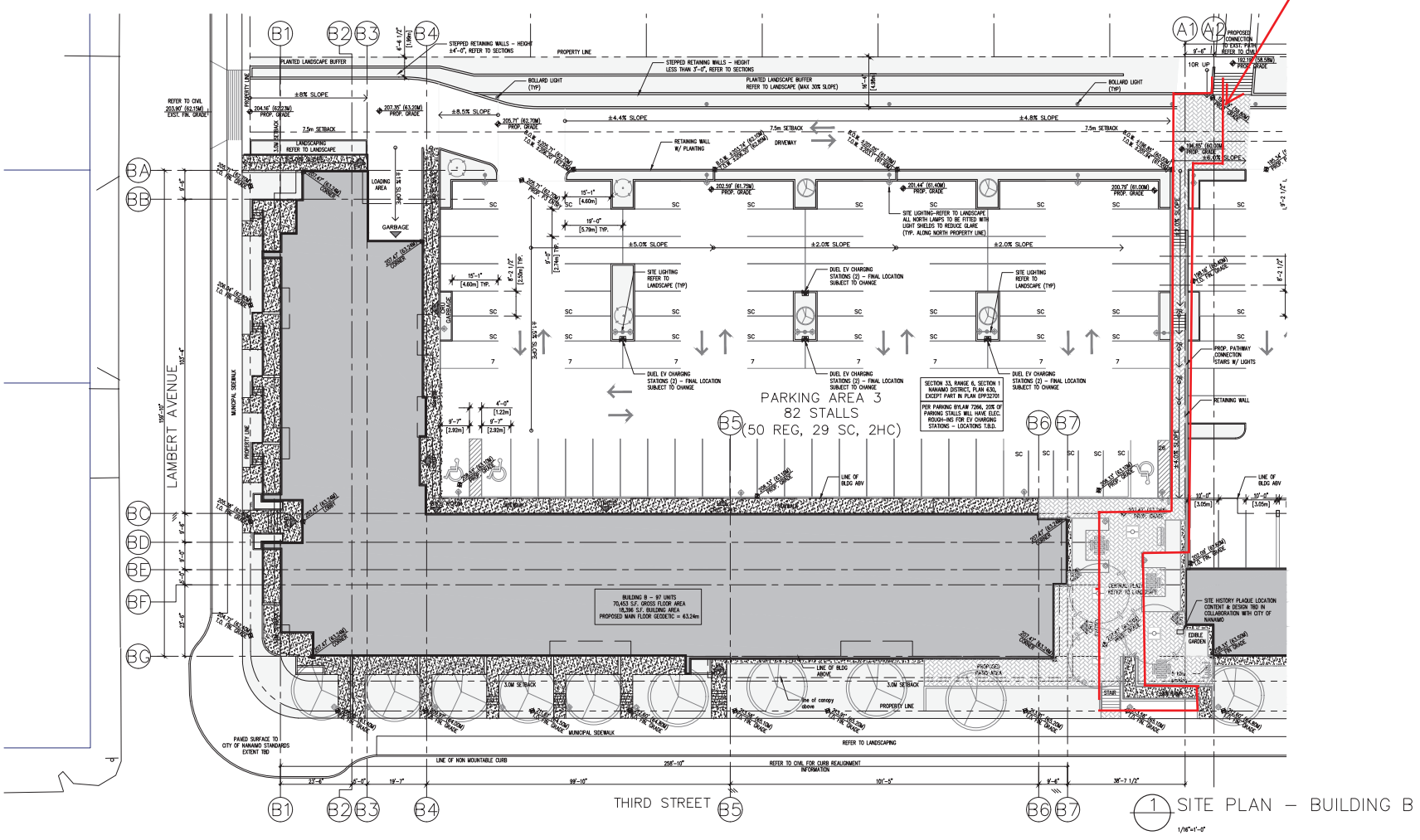


CONSULTANTS:
 STRUCTURAL: SRM
 MECHANICAL: ANALON MECHANICAL CONSULTANTS
 ELECTRICAL: BRUNNENBERG
 CIVIL: JE ANDERSON & ASSOCIATES
 LANDSCAPE: MACDONALD SHUP

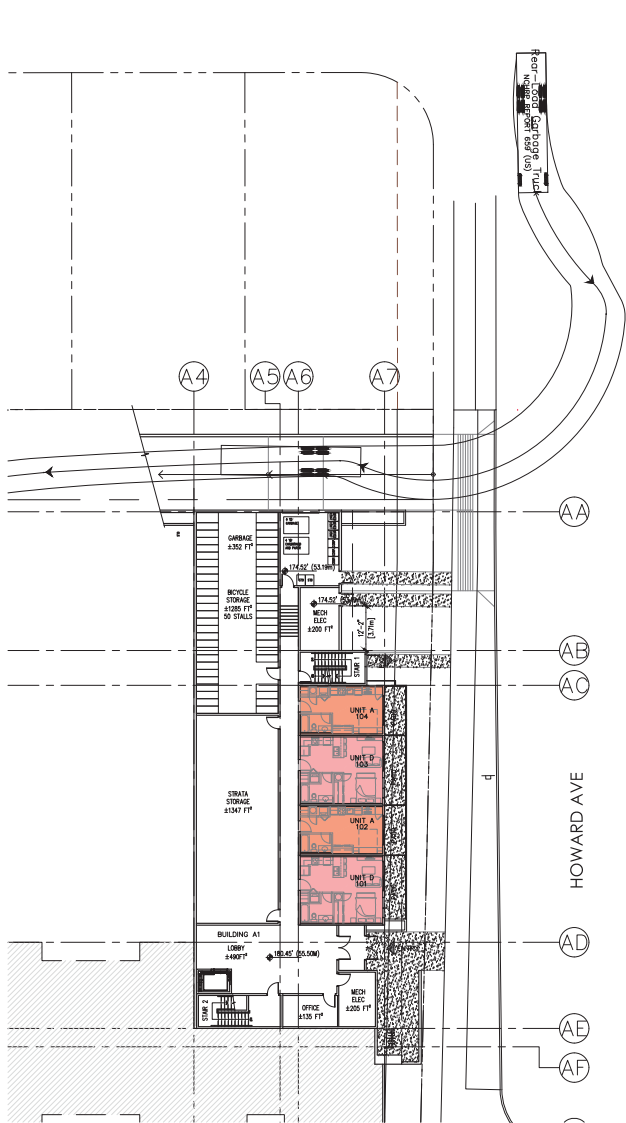
SITE PLAN
 BLDG B

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO.:	A102

General Location of
 Proposed Public Walkway



THIRD STREET B5 1 SITE PLAN - BUILDING B



1 SITE PLAN - BUILDING A - GARBAGE AREA

1/8"=1'-0"

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02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
01	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
NO.	REVISED	NO.
PROJECT NAME		
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ELECTRICAL: H&B ENGINEERING		
CIVIL: J.E. ANDERSON & ASSOCIATES		
LANDSCAPE: MCDONALD-DUFFY		
DRAWING TITLE		
SITE PLAN GARBAGE TRUCK PATH		
PROJECT NO:	1767	DRAWN BY: DS
SCALE:	1/8"=1'-0"	REVIEW BY: DM
DATE:	JULY 25, 2018	DRAWING NO: A103

ATTACHMENT D BUILDING ELEVATIONS



1 BLDG A1 - HOWARD AVE. ELEVATION (EAST)



2 BLDG A1 - PARKING ELEVATION 1 (WEST)



3 BLDG A1 - PARKING ELEVATION (NORTH)



4 BLDG A1 - THIRD STREET ELEVATION 1 (SOUTH)

LEGEND OF FINISHES

- 1 HARDPANEL VERTICAL SING, SELECT CEDARWALL, BROWN GRAY
- 2 STUCCO, SMOOTH ACRYLIC, GRANITE GRAY
- 3 STUCCO, SMOOTH ACRYLIC, SUPER WHITE
- 4 HARDPANEL, SMOOTH PANEL W/ HARD REVEAL, BROWN GRAY
- 5 HARDPANEL LAP SING, SMOOTH, ARCTIC WHITE
- 6 SAGPER VERTICAL SING, V-GROOVE PROFILE, HAZEL OAK
- 7 CORRUGATED METAL CLADDING, ANODIZED
- 8 PRE-FINISHED METAL FLASHING, ANTHRACITE
- 9 PRE-FINISHED METAL FLASHING, WHITE
- 10 HARDPANEL, 2 BONES, SMOOTH, COLOUR TO MATCH ADJACENT
- 11 SAGPER VERTICAL SING, HAZEL OAK
- 12 --- RESERVED---
- 13 CONCRETE, NATURAL, SACK RUBBER
- 14 ALUMINUM CLAD PVC WINDOWS, BLACK FRAMES W/ CLEAR GLAZING
- 15 ALUMINUM CLAD PVC WINDOWS, WHITE FRAMES W/ CLEAR GLAZING
- 16 EXTERIOR GLAZING, BLACK FRAMES W/ CLEAR GLAZING
- 17 METAL DOOR, 0.9M FULL LITE, TYPICAL, CLEAR
- 18 METAL DOOR, SOLID, PAINTED TO MATCH
- 19 SECTIONAL OVERHEAD DOOR, PRE-FINISHED TO MATCH
- 20 CLEAR GLASS RAIL, PRE-FINISHED BLACK
- 21 CLEAR GLASS CHAIR WITH BLACK POSTS, TYPICAL
- 22 OBSCURED GLASS PRIVACY SCREEN W/ PRE-FINISHED FRAME
- 23 SIGNAGE - METAL LETTERS ON S.S. STANDOFFS - LIGHTING TRO
- 24 PRE-FINISHED BLACK STEEL & GLASS CANOPY - TYPICAL, CLEAR

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03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISED	NO.

PROJECT NAME

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ELECTRICAL: BR ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD DRYW

DRAWING TITLE
ELEVATIONS

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A401



1 BLDG A2 - PARKING ELEVATION 1 (NORTH)



2 BLDG A2 - THIRD STREET ELEVATION 1 (SOUTH)



3 BLDG A2 - PLAZA ELEVATION (WEST)

LEGEND OF FINISHES

- ① HARDPANEL VERTICAL SIDING, SELECT CEDAR/PALM, IRON GRAY
- ② STUCCO, SMOOTH ACRYLIC, GRANITE GRAY
- ③ STUCCO, SMOOTH ACRYLIC, SUPER WHITE
- ④ HARDPANEL, SMOOTH PANEL W/ HAND REVEAL, IRON GRAY
- ⑤ HARDPANEL LAP SIDING, SMOOTH, ARCTIC WHITE
- ⑥ SHAPED VERTICAL SIDING, V-SMOOTH PROFILE, HAZEL OAK
- ⑦ CORRUGATED METAL CLADDING, ANTIKORR
- ⑧ PRE-FINISHED METAL FLASHING, ANTIKORR
- ⑨ PRE-FINISHED METAL FLASHING, WHITE
- ⑩ HARDPANEL, 1/2 BONDIC, SMOOTH, COLOR TO MATCH ADJACENT
- ⑪ SHAPER VERTICAL SIDING, HAZEL OAK
- ⑫ --- RESERVED ---
- ⑬ CONCRETE, NATURAL, SACK RUBBER
- ⑭ ALUMINUM CLAD PVC WINDOWS, BLACK FRAMES W/ CLEAR GLAZING
- ⑮ ALUMINUM CLAD PVC WINDOWS, WHITE FRAMES W/ CLEAR GLAZING
- ⑯ STOREFRONT GLAZING, BLACK FRAMES W/ CLEAR GLAZING
- ⑰ METAL DOOR, C/W FULL LITE, TEMPERED, CLEAR
- ⑱ METAL DOOR, SOLID, PAINTED TO MATCH
- ⑲ SECTIONAL OVERHEAD DOOR, PRE-FINISHED TO MATCH
- ⑳ PICKET GUARD RAIL, PRE-FINISHED BLACK
- ㉑ CLEAR GLASS GUARD WITH BLACK POSTS, TEMPERED
- ㉒ OBTAINED GLASS PRIVACY SCREEN W/ PRE-FINISHED FRAME
- ㉓ SIGNAGE - METAL LETTERS ON S.S. STANDOFFS - LIGHTING TBD
- ㉔ PRE-FINISHED BLACK STEEL & GLASS CANOPY - TEMPERED, CLEAR

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SEAL			
OWNER/CLIENT			
PROJECT ADDRESS			
DLX ON THIRD			
PROJECT ADDRESS			
550 THIRD STREET NANAIMO, BC			
CONSULTANTS:			
STRUCTURAL: WRM			
MECHANICAL: ANGLON MECHANICAL CONSULTANTS			
ELECTRICAL: BIRKENBERG			
CIVIL: JE ANDERSON & ASSOCIATES			
LANDSCAPE: MACDONALD-DREW			
DRAWING TITLE:			
ELEVATIONS			
PROJECT NO:	1707	DRAWN BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A402



① BLDG B – THIRD STREET ELEVATION (SOUTH)



② BLDG B – PARKING ELEVATION (NORTH)

LEGEND OF FINISHES

- ① HARDPANEL VERTICAL SIDING, SELECT CEDAR/PALM, IRON GRAY
- ② STUCCO, SMOOTH ACRYLIC, GRANITE GRAY
- ③ STUCCO, SMOOTH ACRYLIC, SUPER WHITE
- ④ HARDPANEL, SMOOTH PANEL W/ HANDI REVEAL, IRON GRAY
- ⑤ HARDPANEL, LAP SIDING, SMOOTH, ARCTIC WHITE
- ⑥ SHAPED VERTICAL SIDING, V-SMOOTH PROFILE, HAZEL OAK
- ⑦ COMBINATION METAL CLADDING, HAZEL OAK
- ⑧ PRE-FINISHED METAL FLUOROCARBON, ANTI-RUST
- ⑨ PRE-FINISHED METAL FLUOROCARBON, WHITE
- ⑩ PRE-FINISHED METAL FLUOROCARBON, WHITE
- ⑪ HARDWOOD, 3/4" BONGOS, SMOOTH, COLOUR TO MATCH ADJACENT
- ⑫ SHAPED VERTICAL SIDING, HAZEL OAK
- ⑬ RESERVED
- ⑭ CONCRETE, NATURAL, SACK RUBBER
- ⑮ ALUMINUM CLAD PVC WINDOWS, BLACK FRAMES W/ CLEAR GLAZING
- ⑯ ALUMINUM CLAD PVC WINDOWS, WHITE FRAMES W/ CLEAR GLAZING
- ⑰ STOREFRONT GLAZING, BLACK FRAMES W/ CLEAR GLAZING
- ⑱ METAL DOOR, 3/4" FULL LITE, TEmPERED, CLEAR
- ⑲ METAL DOOR, SOLID, PAINTED TO MATCH
- ⑳ SECTIONAL OVERHEAD DOOR, PRE-FINISHED TO MATCH
- ㉑ PICKET GUARD RAIL, PRE-FINISHED BLACK
- ㉒ CLEAR GLASS GUARD WITH BLACK POSTS, TEmPERED
- ㉓ OPAQUE GLASS PRIVACY SCREEN W/ PRE-FINISHED FRAME
- ㉔ SIGNAGE - METAL LETTERS ON S.S. STANDOFFS - LIGHTING TUB
- ㉕ PRE-FINISHED BLACK STEEL & GLASS CANOPY - TEmPERED, CLEAR

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PROJECT ADDRESS
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ELECTRICAL: BRUNING BERNDT
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DUNN

DRAWING TITLE:
ELEVATIONS

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A403





① BLDG B – PLAZA ELEVATION (EAST)
3/32"=1'-0"



② BLDG B – LAMBERT AVE. ELEVATION (WEST)
3/32"=1'-0"

LEGEND OF FINISHES

- ① HARDPANEL VERTICAL SENS, SELECT CEDARPALL, IRON GRAY
- ② STUCCO, SMOOTH ACRYLIC, GRANITE GRAY
- ③ STUCCO, SMOOTH ACRYLIC, SUPER WHITE
- ④ HARDPANEL, SMOOTH PANEL W/ HAND REVEAL, IRON GRAY
- ⑤ HARDPLANK LAP SENS, SMOOTH, METIC WHITE
- ⑥ SHAPER VERTICAL SENS, V-GROOVE PROFILE, HAZEL OAK
- ⑦ COMBATED METAL CLADDING, ANTIQUE
- ⑧ PRE-FINISHED METAL FLORING, ANTIKOTTE
- ⑨ PRE-FINISHED METAL FLORING, WHITE
- ⑩ HARDPANEL, 1/2 BOMBS, SMOOTH, COLOUR TO MATCH ADJACENT
- ⑪ SHAPER VERTICAL SENS, HAZEL OAK
- ⑫ - - - RESERVED - - -
- ⑬ CONCRETE, NATURAL, SACK RUBBED
- ⑭ ALUMINUM CLAD PVC WINDOWS, BLACK FRAMES W/ CLEAR GLAZING
- ⑮ ALUMINUM CLAD PVC WINDOWS, WHITE FRAMES W/ CLEAR GLAZING
- ⑯ STOREFRONT GLAZING, BLACK FRAMES W/ CLEAR GLAZING
- ⑰ METAL DOOR C/W FULL LITE, TEMPERED, CLEAR
- ⑱ METAL DOOR, SOLID, PAINTED TO MATCH
- ⑲ SECTIONAL OVERHEAD DOOR, PRE-FINISHED TO MATCH
- ⑳ PICKET GUARD RAIL, PRE-FINISHED BLACK
- ㉑ CLEAR GLASS GUARD WITH BLACK POSTS, TEMPERED
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PROJECT NAME
DLX ON THIRD

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T: 250 587-3023
office@wensleyarch.com

CONSULTANTS:
STRUCTURAL: WRM
MECHANICAL: ANALON MECHANICAL CONSULTANTS
ELECTRICAL: BRB ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DUFF

DRAWING TITLE
ELEVATIONS

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A404

ATTACHMENT E BUILDING RENDERINGS



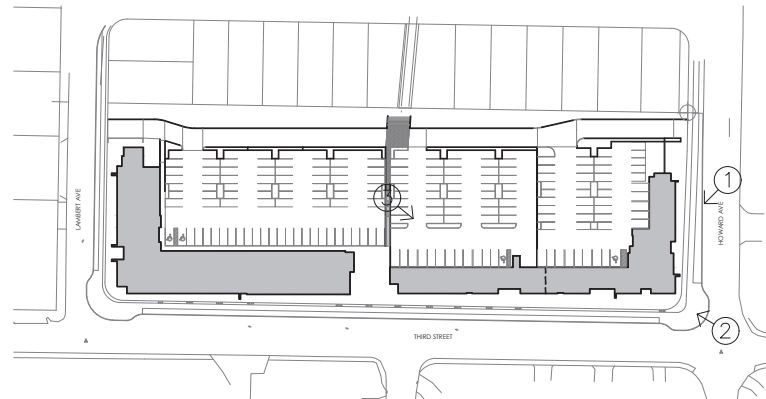
① BLDG A1 – VIEW OF HOWARD AVE. SIDE
N.T.S.



② BLDG A1 / A2 – VIEW FROM CORNER OF THIRD & HOWARD
N.T.S.



③ BLDG A1 / A2 – VIEW OF NORTH SIDE
N.T.S.



VIEW KEY PLAN
N.T.S.

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SEAL

DWNER/CIENT

02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISED	NO.
PROJECT NAME		
DLX ON THIRD		
PROJECT ADDRESS		
580 THIRD STREET NANAIMO, BC		
 301-1446 Alhami St Vancouver, BC V6C 2E4 T: 250-682-3023 office@wensleyarch.com		
CONSULTANTS:		
STRUCTURAL	WIM	
MECHANICAL	AVOLON MECHANICAL CONSULTANTS	
ELECTRICAL	RS ENGINEERING	
CIVIL	JR ANDERSON & ASSOCIATES	
LANDSCAPE	MACDONALD-DREW	
DRAWING TITLE		
RENDERINGS		
PROJECT NO.	1787	DRAWN BY: DS
SCALE	N.T.S.	REVIEW BY: DM
DATE	JULY 25, 2018	DRAWING NO. A701



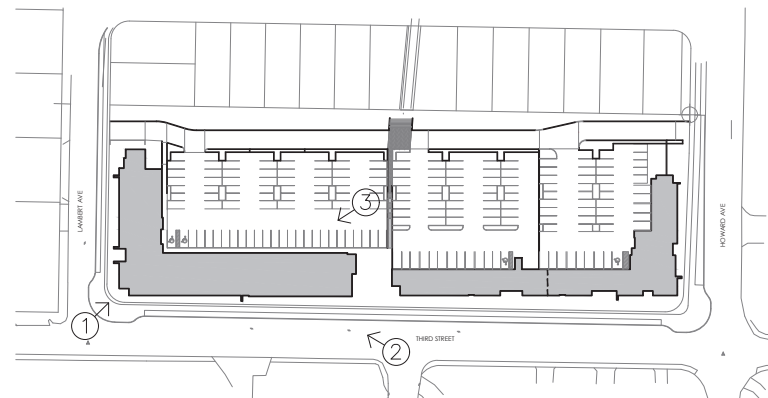
① BLDG B – VIEW FROM LAMBERT AVE. & THIRD ST.
N.T.S.



② BLDG B – VIEW ALONG THIRD STREET
N.T.S.



③ BLDG B – VIEW OF NORTH SIDE
N.T.S.



VIEW KEY PLAN
N.T.S.

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SEAL

OWNER/CLIENT

02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18

NO.	REVISED	DATE

PROJECT NAME
DLX ON THIRD

PROJECT ADDRESS
580 THIRD STREET
NANAIMO, BC

WA
WENSLY ARCHITECTURE LTD
301-1446 Alhami St
Vancouver, BC V6H 2E4
T: 604 682-3023
office@wensleyarch.com

CONSULTANTS:
STRUCTURAL: SHM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: H&B ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DREW

DRAWING TITLE
RENDERINGS

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	N.T.S.	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A702

RECEIVED
DP 1126
2019-JUN-25
Current Planning



① BLDG B – VIEW OF RESTAURANT PATIO
N.T.S.



① BLDG B – VIEW OF PUBLIC COURTYARD FACING B
N.T.S.



① BLDG A – VIEW OF PUBLIC COURTYARD FACING A
N.T.S.

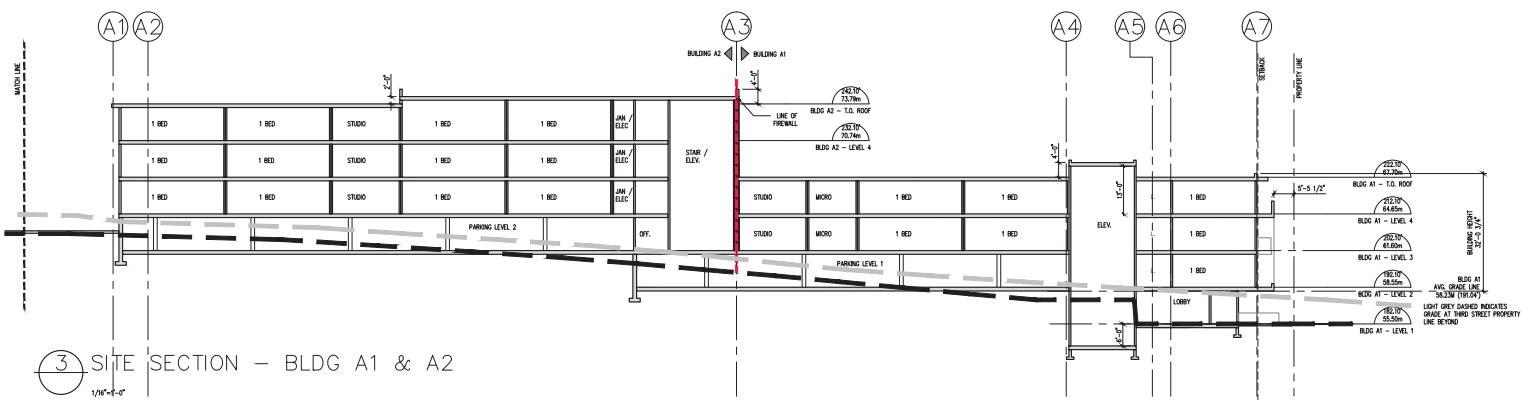
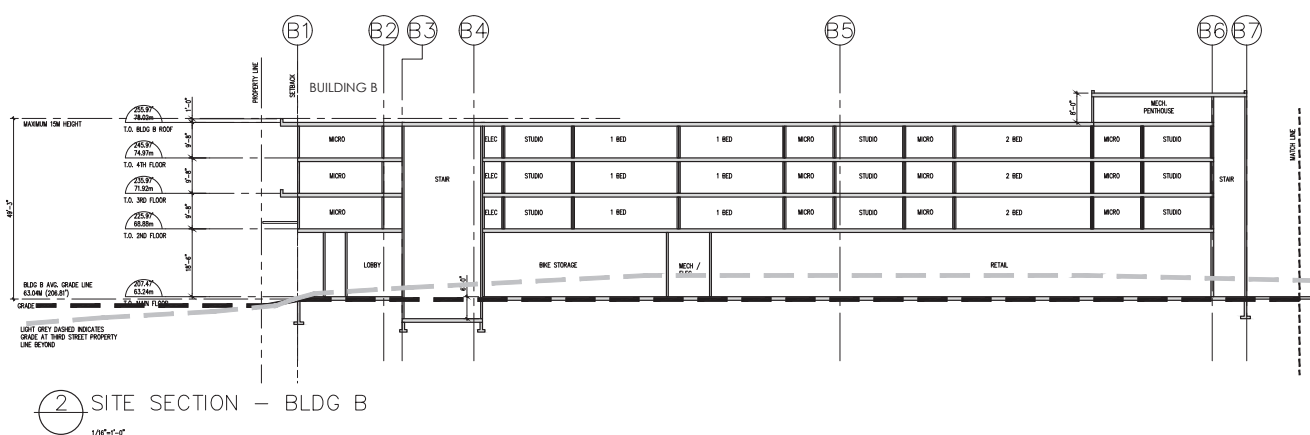
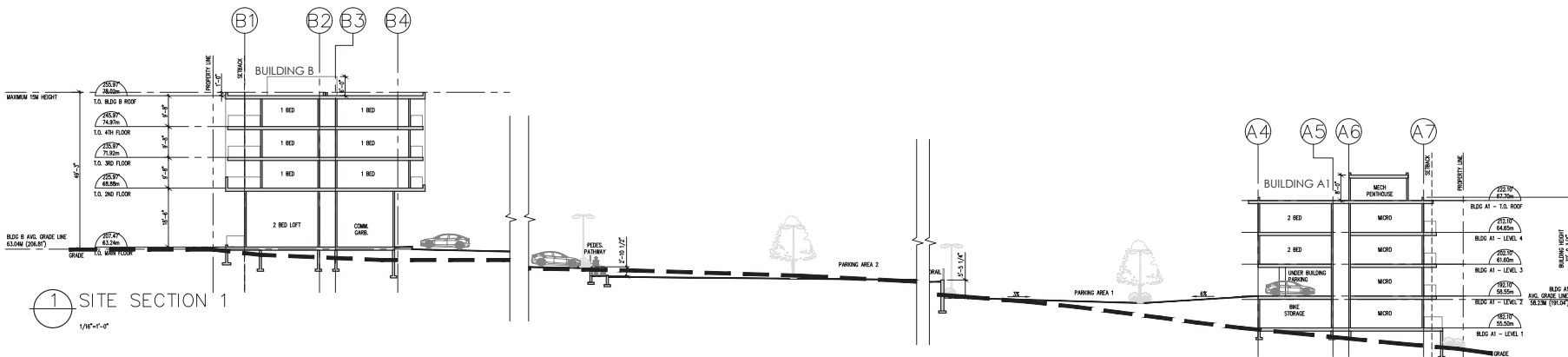
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SEAL

OWNER/CLIENT

02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
01	RE-ISSUED FOR DEVELOPMENT PERMIT	05/15/19
NO.	REVISION	DATE
PROJECT NAME		
DLX ON THIRD		
PROJECT ADDRESS		
560 THIRD STREET NANAIMO, BC		
 301-1444 Alberni St Vancouver, BC V6C 2E4 T: 604 687-3023 info@wensleyarch.com		
CONSULTANTS:		
STRUCTURAL: WRM		
MECHANICAL: AWALON MECHANICAL CONSULTANTS		
ELECTRICAL: P&S ENGINEERING		
CIVIL: J.E. ANDERSON & ASSOCIATES		
LANDSCAPE: MACDONALD-DUFF		
DRAWING TITLE		
RENDERINGS		
PROJECT NO:	1707	DRAWN BY: DS
SCALE:	N.T.S.	REVIEW BY: DM
DATE:	JULY 25, 2018	DRAWING NO: A703

ATTACHMENT F SECTIONS



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SEAL

OWNER/CLIENT

03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISION	NO.

PROJECT NAME

560 THIRD ST
MIXED USE

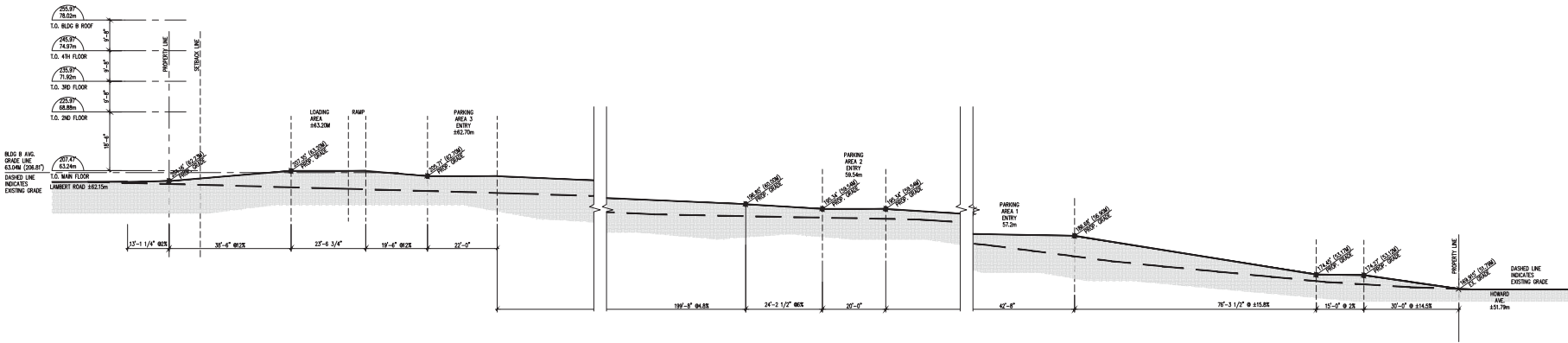
PROJECT ADDRESS
560 THIRD ST
NANAIMO, BC

CONSULTANTS:
STRUCTURAL: SHM
MECHANICAL: ANGLON MECHANICAL CONSULTANTS
ELECTRICAL: BR ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD DRYW

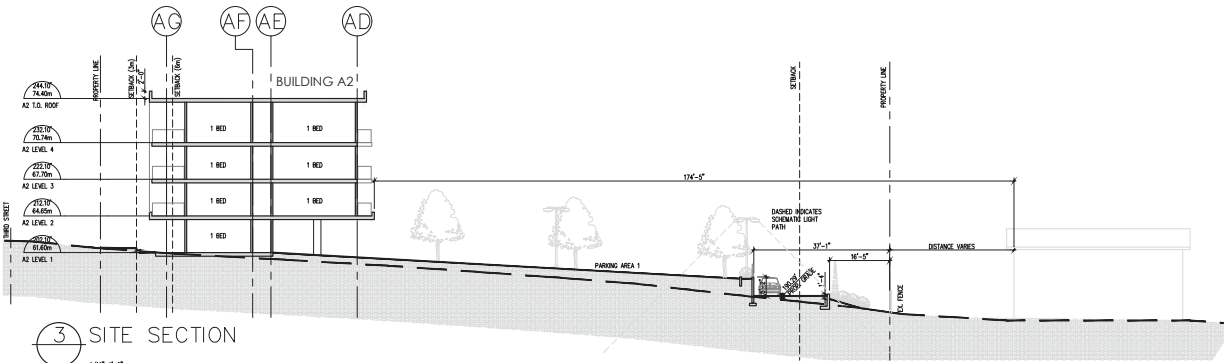
PRAWING TITLE

SECTIONS

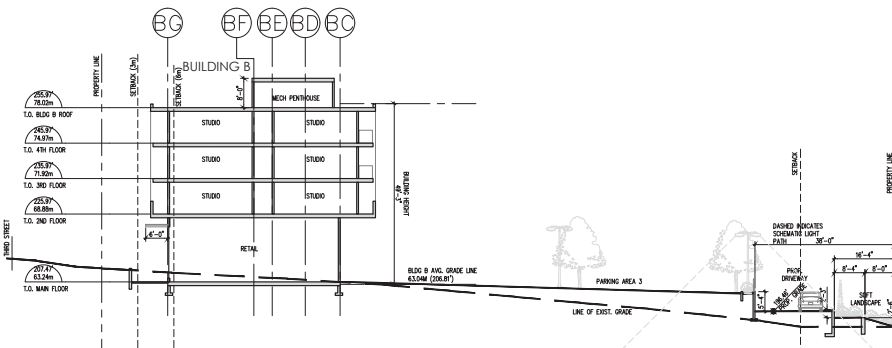
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SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A501



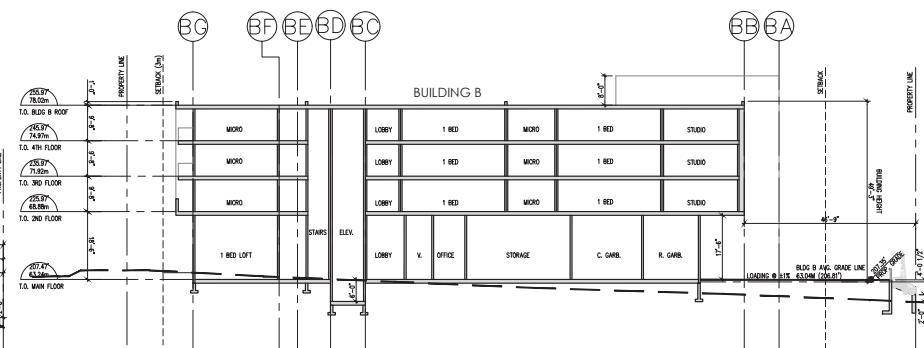
1 SITE SECTION – NORTH PARKING RAMP
1/16"=1'-0"



3 SITE SECTION
1/16"=1'-0"



4 SITE SECTION
1/16"=1'-0"



5 SITE SECTION
1/16"=1'-0"

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OWNER/CLIENT

03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISION	NO.

PROJECT NAME

560 THIRD ST
MIXED USE

PROJECT ADDRESS
560 THIRD ST
NANAIMO, BC

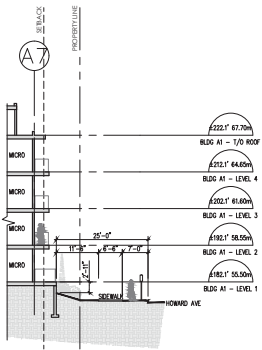


CONSULTANTS:
STRUCTURAL: WRM
MECHANICAL: ANGLON MECHANICAL CONSULTANTS
ELECTRICAL: RB ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DRUP

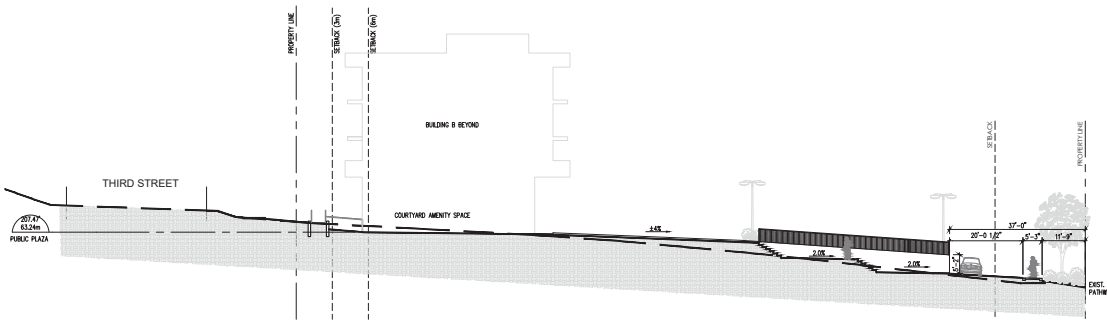
PARKING TITLE

SECTIONS

PROJECT NO:	1787	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A502

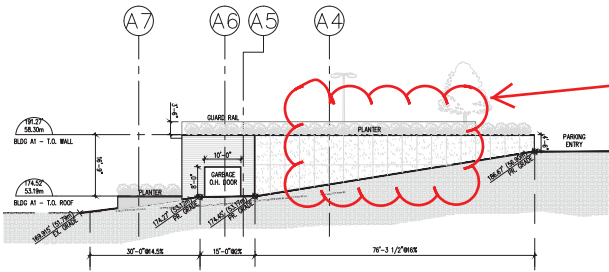


1 SITE SECTION – BUS STOP @ HOWARD AVE
1/16"=1'-0"



2 SITE SECTION – PEDESTRIAN PATHWAY CONNECTION
1/16"=1'-0"

Proposed Retaining Wall Height Variance



3 SITE SECTION – BUILDING A GARBAGE ROOM
1/16"=1'-0"

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SEAL

OWNER/CLIENT

03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/25/18
NO.	REVISED	NO.

PROJECT NAME

560 THIRD ST
MIXED USE

PROJECT ADDRESS
560 THIRD ST
NANAIMO, BC

WA
WENSLEY ARCHITECTURE LTD
301-1444 Blenheim St
Nanaimo, BC V9Y 2E1
T: 250.682.3023
info@wensleyarch.com

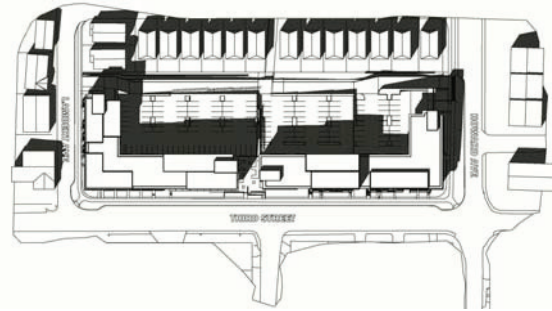
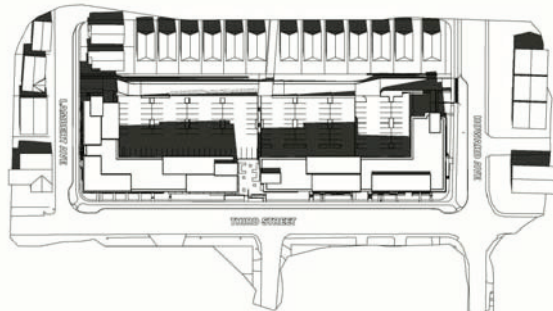
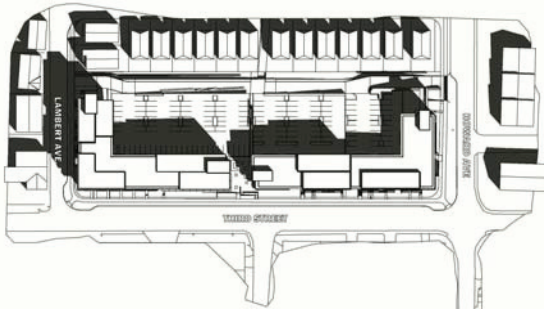
CONSULTANTS:
STRUCTURAL: WMM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: H&R ENGINEERING
CIVIL: J & ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DREW

DRAWING TITLE

SECTIONS

PROJECT NO.	1787	DRAWN BY	DS
SCALE	1/16"=1'-0"	REVIEW BY	DM
DATE	JULY 25, 2018	DRAWING NO.	A503

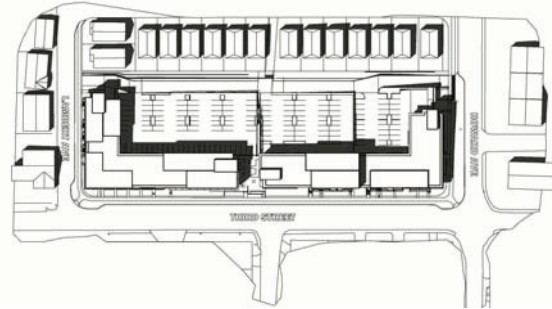
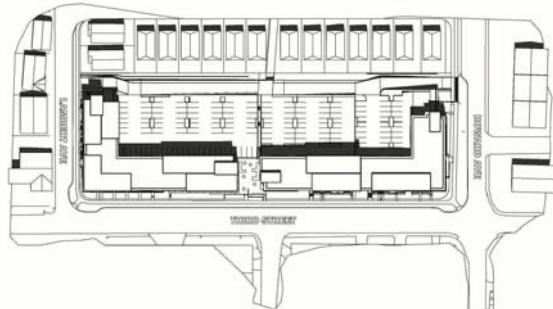
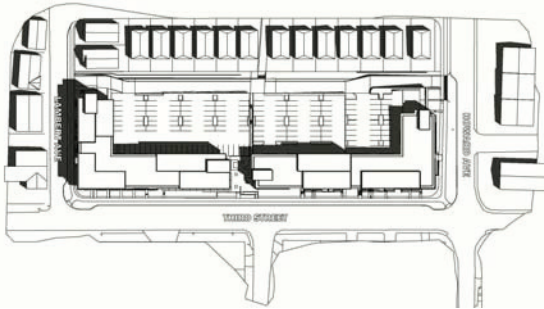
ATTACHMENT G SHADOW STUDY



① MARCH / SEPT 20 - 10 am
N.T.S.

② MARCH / SEPT 20 - 12 pm
N.T.S.

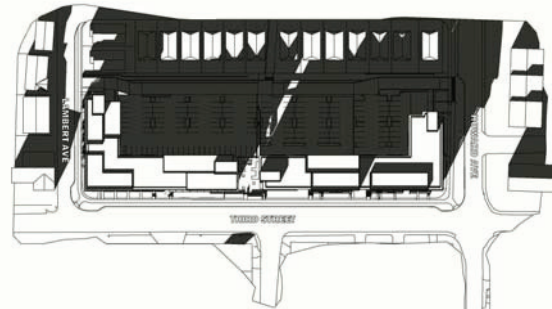
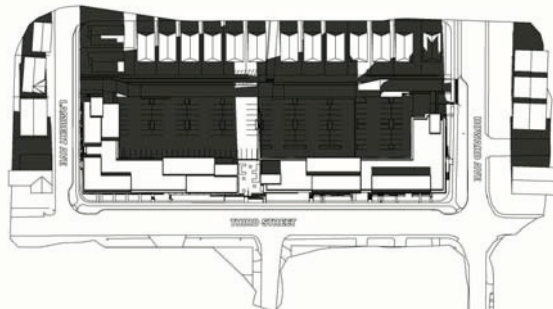
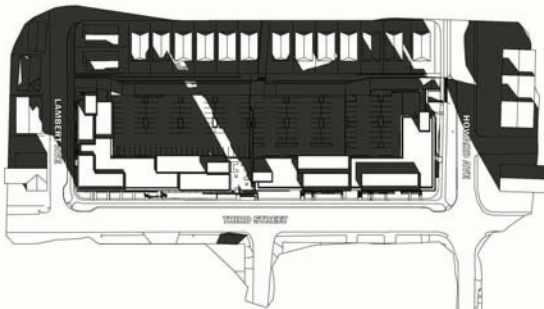
③ MARCH / SEPT 20 - 2 pm
N.T.S.



④ JUNE 20 - 10 am
N.T.S.

⑤ JUNE 20 - 12 pm
N.T.S.

⑥ JUNE 20 - 2 pm
N.T.S.



① DECEMBER 22 - 10 am
N.T.S.

② DECEMBER 22 - 12 pm
N.T.S.

③ DECEMBER 22 - 2 pm
N.T.S.

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SEAL

OWNER/CLIENT

NO.	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/19
PROJECT NAME		

DLX ON THIRD

PROJECT ADDRESS
580 THIRD STREET
NANAIMO, BC

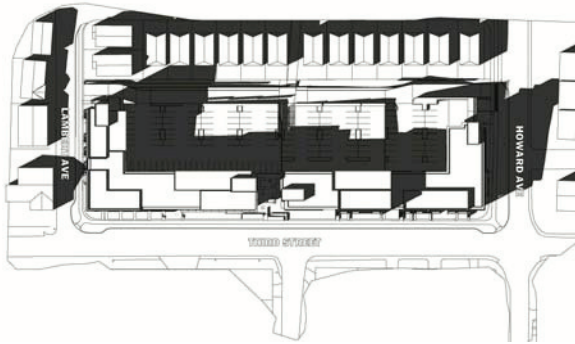
301-1446 Alford St
Nanaimo, BC V9T 2E4
T: 250-687-3023
info@wensleyarch.com

WA
WENSLEY ARCHITECTURE LTD

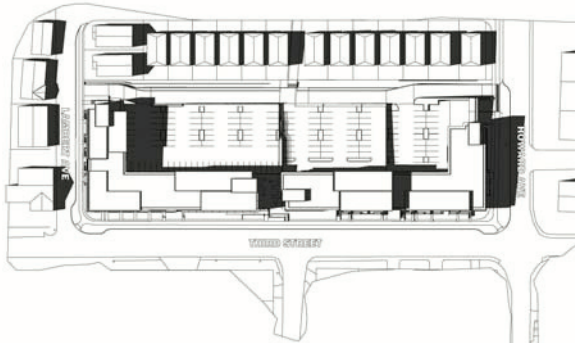
CONSULTANTS:
STRUCTURAL: WRM
MECHANICAL: AWLON MECHANICAL CONSULTANTS
ELECTRICAL: BR ENGINEERING
CIVIL: JE ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD-DUFF

DRAWING TITLE
SHADOW STUDY

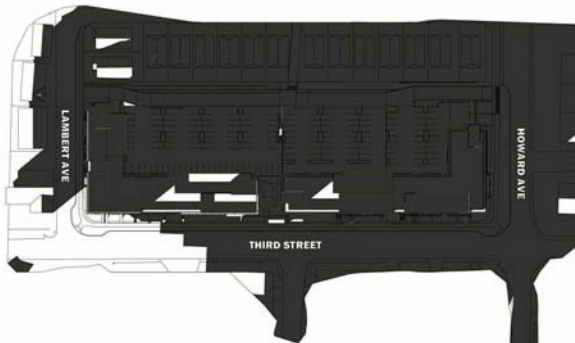
PROJECT NO:	1767	DRAWN BY:	DS
SCALE:	N.T.S.	REVIEW BY:	DM
DATE:	JULY 25, 2018	DRAWING NO:	A801



① MARCH / SEPT 4 pm
N.T.S.



④ JUNE 20 - 4 pm
N.T.S.




① DECEMBER 22 - 4 pm
N.T.S.

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SEAL

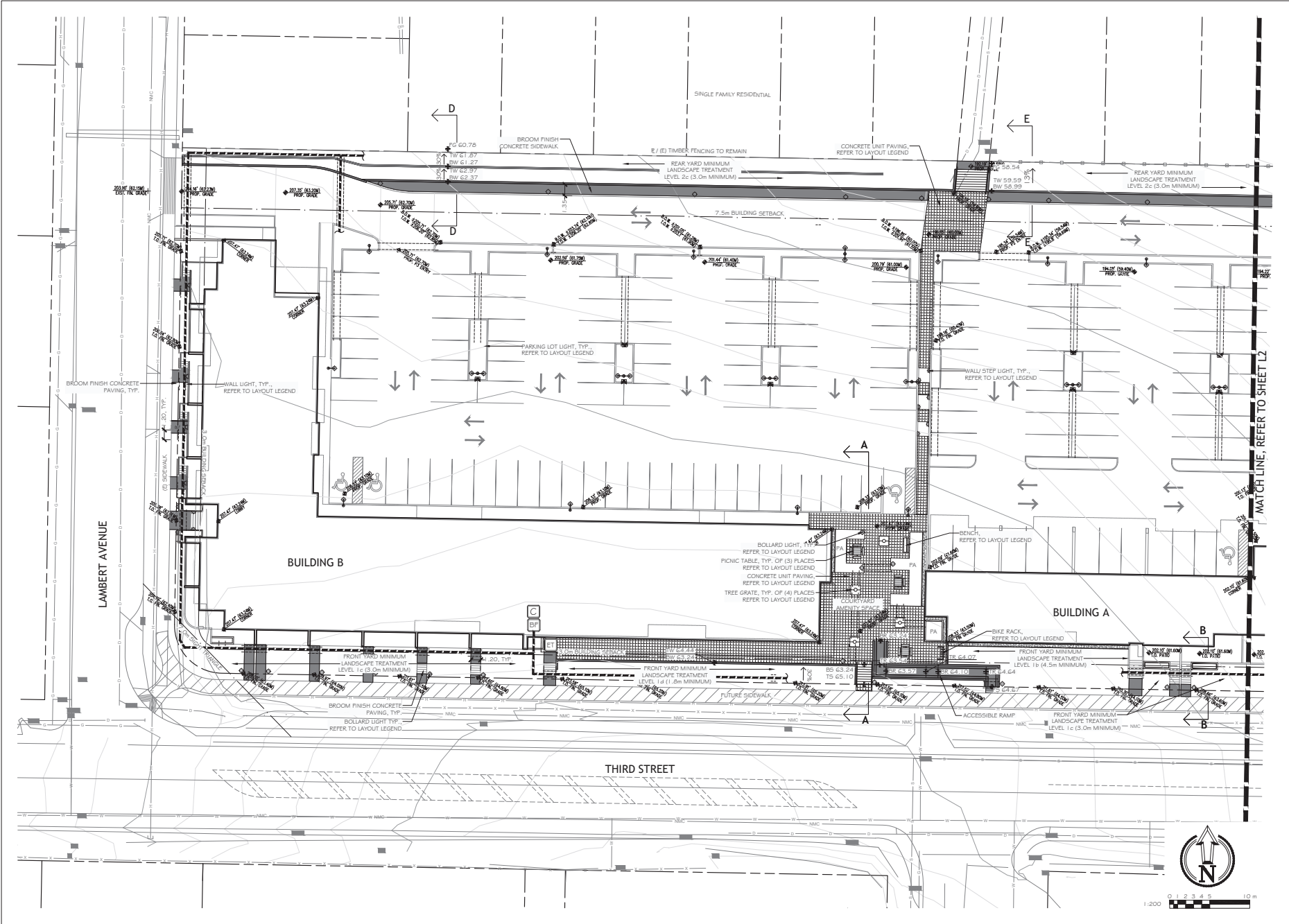
OWNER/CLIENT

NO.	REVISION	DATE
01	RE-ISSUED FOR DEVELOPMENT PERMIT	06/15/19
PROJECT NAME		
DLX ON THIRD		
PROJECT ADDRESS		
560 THIRD STREET NANAIMO, BC		
 301-1444 Alberni St Vancouver, BC V6V 2E4 T: 604 687-3023 info@wensleyarch.com		
CONSULTANTS:		
STRUCTURAL	WM	
MECHANICAL	AVOLON MECHANICAL CONSULTANTS	
ELECTRICAL	RS ENGINEERING	
CIVIL	JL ANDERSON & ASSOCIATES	
LANDSCAPE	MACDONALD-DUFF	
DRAWING TITLE		
SHADOW STUDY		
PROJECT NO.	1767	DRAWN BY: DS
SCALE	N.T.S.	REVIEW BY: DM
DATE	JULY 25, 2018	DRAWING NO. A802

ATTACHMENT H LANDSCAPE PLANS



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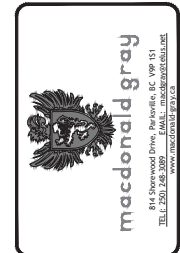
560 Third Street
Wertman Development Corporation
Nanaimo, BC

LANDSCAPE ARCHITECTURE SITE PLAN	
Date:	June 25, 2019
Drawn:	CW
Checked:	NG
Scale:	1:200 metric
Project Number:	18-0208
DRAWING NUMBER:	L1 of 5

#	REVISION SCHEDULE	NOTES
0	13JUN2018	Coordination Review
1	26JUL2018	Preliminary Review
2	29AUG2018	Issued for Pricing
3	19SEP2018	Issued for DP
4	19OCT2018	Issued for DP
5	29OCT2018	Issued for DP
6	07MAY2019	Reissued for DP
7	25JUN2019	Reissued for DP



1:200 0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0



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560 Third Street
 Wertman Development Corporation
 Nanaimo, BC

LANDSCAPE ARCHITECTURE
 SITE PLAN
 Date: June 25, 2019
 Drawn: CW
 Checked: NG
 Scale: 1:200 metric
 Project Number: 18-0208
 DRAWING NUMBER: L2 of 5

#	REVISION SCHEDULE	NOTES
1	13JUN2018	Coordination Review
2	26JUL2018	Preliminary Review
3	29AUG2018	Issued for Pricing
4	19SEP2018	Issued for DP
5	19OCT2018	Issued for DP
6	07MAY2019	Issued for DP
7	25JUN2019	Reissued for DP

RECEIVED
 DP 1126
 2019-JUN-25
 Current Planning

LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: HARDWOOD
2. REFER TO SITE PLAN PREPARED BY WENSLEY ARCHITECTURE LTD. FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, STREET FRONTAGES, BUILDING ENTRANCES, STAIRS, WALLS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY J.E. ANDERSON & ASSOCIATES FOR ALL SITE SERVICING, GRADING AND STORM WATER MANAGEMENT INFORMATION.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
E	PROPERTY LINE
FA	PLANTING AREA
TYF	TYPICAL

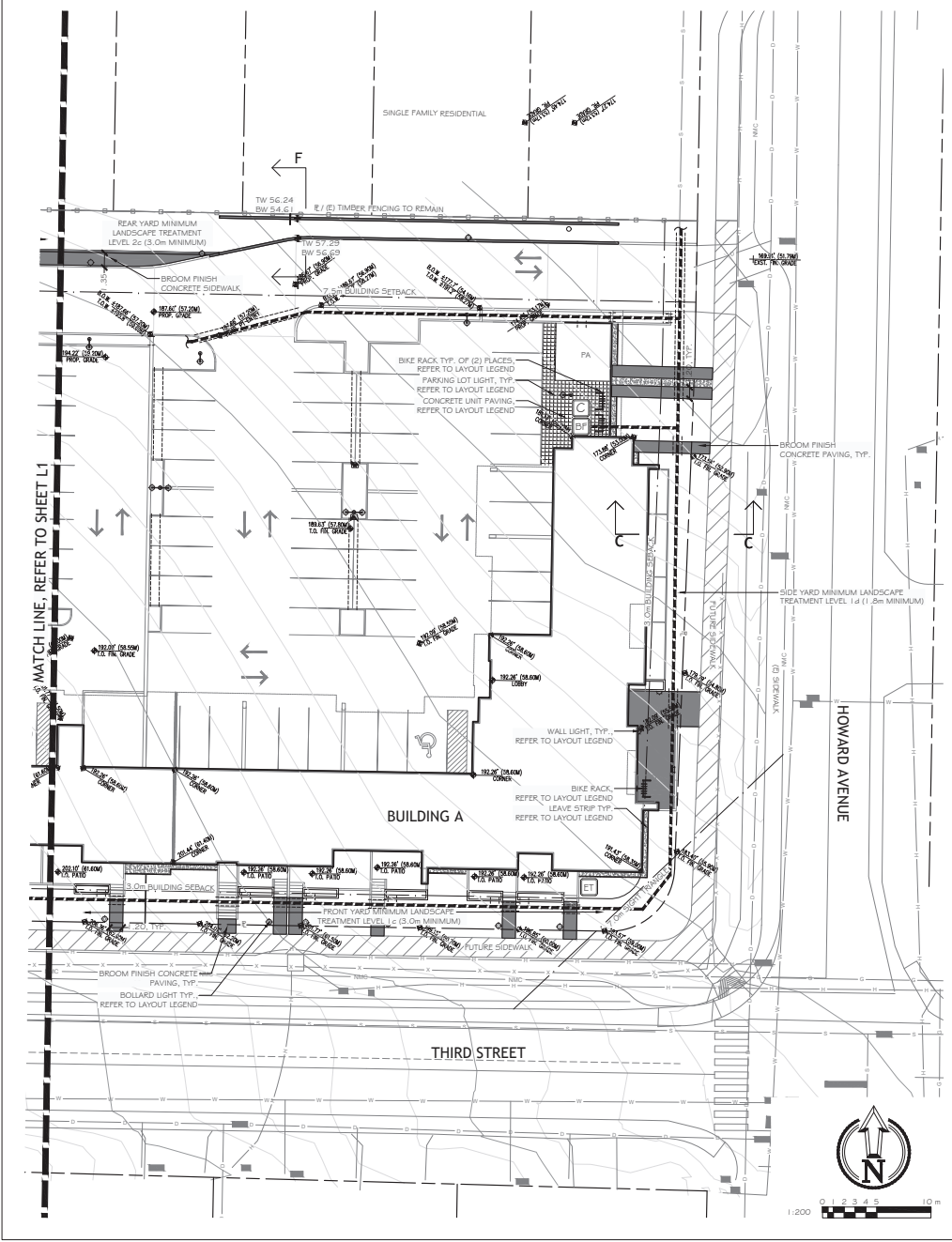
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EXISTING TIMBER FENCING TO REMAIN
---	CONCRETE RETAINING WALL TO MATCH ARCHITECTURAL FINISH
---	BROOM FINISH CONCRETE PAVING
---	CONCRETE UNIT PAVING: MANUFACTURER: ARBOTSFORD CONCRETE STYLE: 3 STANDARD FIELD 4 STANDARD SOLDIER COURSE COLOUR: CHARCOAL WITH NATURAL SOLDIER COURSE PATTERN: 3 1 OFFSET RUNNER BOND
---	LEAVE STRIP WITH TIMBER EDGE, 0.45m MIN. WIDTH OF 50mm (2) MINUS, WASHED RIVER ROCK OVER LANDSCAPE FABRIC
---	TREE GRATE: QTY: 4 MANUFACTURER: WELLINGTON FOUNDRY STYLE: 1.2m (4) SQUARE
---	BENCH, SURFACE MOUNTED ON 1.2m X 0.5m BROOM FINISH CONCRETE PAD: QTY: MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: BESELT PARK BENCH - ALL METAL MODEL: BALS COLOUR: BLACK SUPER TEXTURE
---	PICNIC TABLE, IN-GROUND MOUNT: QTY: 3 MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: SINGLE FED PICNIC TABLE MODEL: (2) SPFTGCP-40 4 (1) SPFTWCGP-40 (ACCESSIBLE ONE SIDE) SLAT COLOUR: HARBOUR GREY FRAME COLOUR: BLACK SUPER TEXTURE
---	(E-3) STALL BIKE RACK: QTY: 4 MANUFACTURER: CORA CANADA STYLE: MULTI RACK MODEL: WS508 COLOUR: BLACK
---	BOLLARD LIGHTING: QTY: 3 MANUFACTURER: KING LUMINAIRE OR APPROVED EQUAL STYLE: SILOUETTE LED MODEL: KLA-5 COLOUR: STANDARD BLACK
---	PARKING LOT LIGHT (FULL CUT OFF, LED FLAT LENS): MANUFACTURER: KING LUMINAIRE OR APPROVED EQUAL STYLE: CENTURION LED MODEL: KNS2 COLOUR: STANDARD BLACK
---	LED STEP LIGHT/WALL LIGHT/ENTRY MARKER: MAKE AND MODEL AND COLOUR TO BE COORDINATED WITH ARCHITECTURAL LIGHTING SCHEME
---	FINAL PARKING LOT LIGHTING, BOLLARD LIGHTING AND STEP/WALL LIGHTS MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	HUNTER	TBD	(2) AUTOMATIC IRRIGATION CONTROLLERS IN MECHANICAL ROOMS OF BUILDINGS
ET	HUNTER	WSS-5EN	(2) WIRELESS SOLAR-SYNC SENSORS ON SOUTH-FACING EAVES
BP	BY MECHANICAL	BY MECHANICAL	(2) 38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLY
---		SCHEDULE 40	(2) 38mm (1.5") PVC MAINLINES
---		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP. MANLINE & LATERALS: 100mm (4") LATERALS ONLY: 75mm (3") CONTROL WIRE: 50mm (2") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART ET EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IBIS) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) & CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
4. THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED 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.
5. 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.
6. ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.



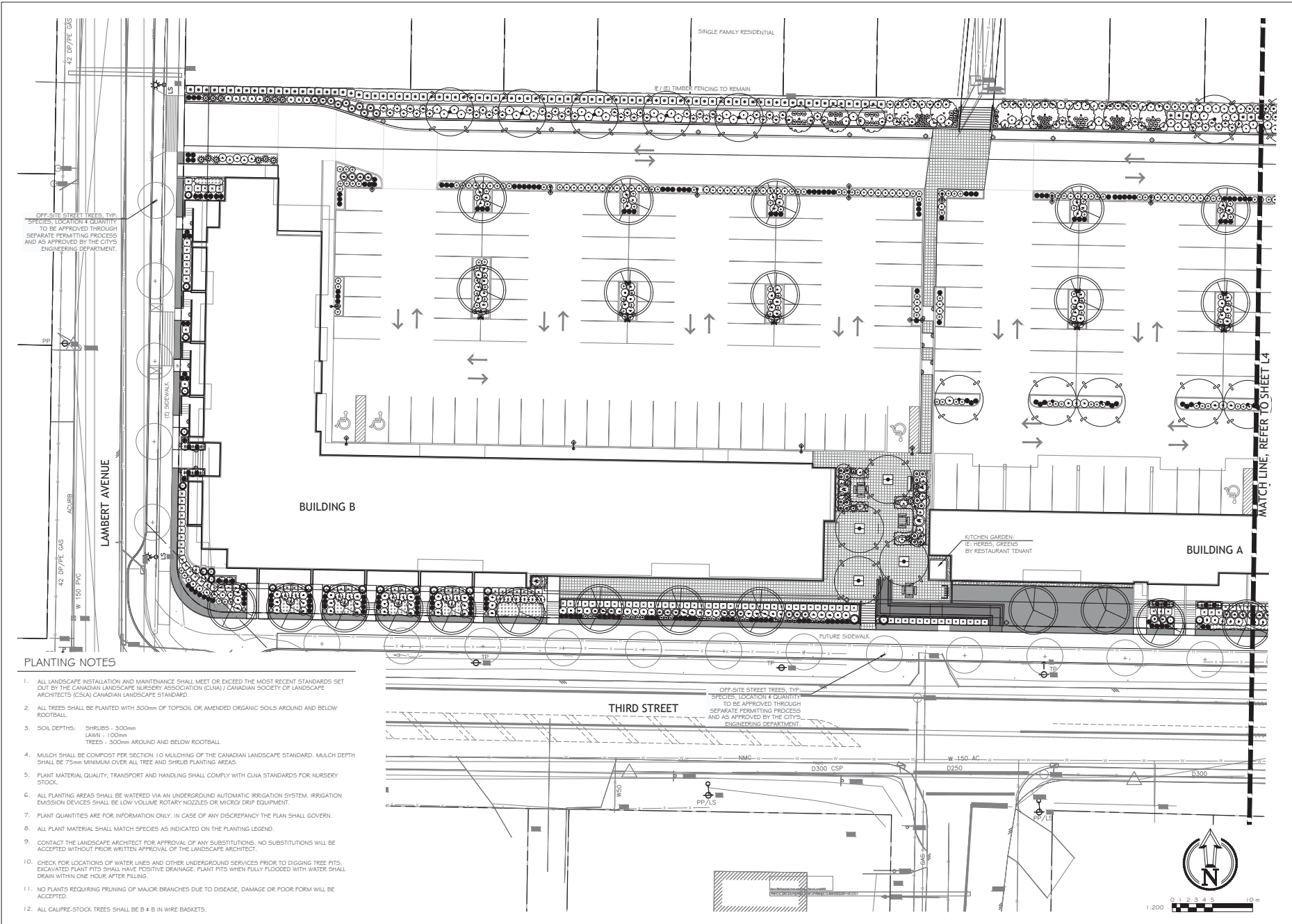


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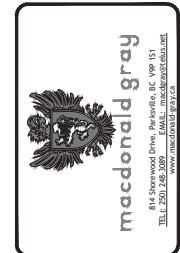
560 Third Street
 Wertman Development Corporation
 Nanaimo, BC

PLANTING PLAN	
Date:	June 25, 2019
Drawn:	CW
Checked:	NG
Scale:	1:200 metric
Project Number:	18-0208
DRAWING NUMBER:	L3 of 5

#	REVISION SCHEDULE	NOTES
1	13JUN2018	Coordination Review
2	26JUL2018	Preliminary Review
3	29AUG2018	Issued for Pricing
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6	07MAY2019	Revised for DP
7	25JUN2019	Revised for DP



- PLANTING NOTES**
1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
 2. ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
 3. SOIL DEPTHS: SHRUBS - 300mm
LAWN - 100mm
TREES - 300mm AROUND AND BELOW ROOTBALL
 4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
 5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNA STANDARDS FOR NURSERY STOCK.
 6. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
 7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
 8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
 9. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 10. 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.
 11. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
 12. ALL CAULP- STOCK TREES SHALL BE B 4 B IN WIRE BASKETS.



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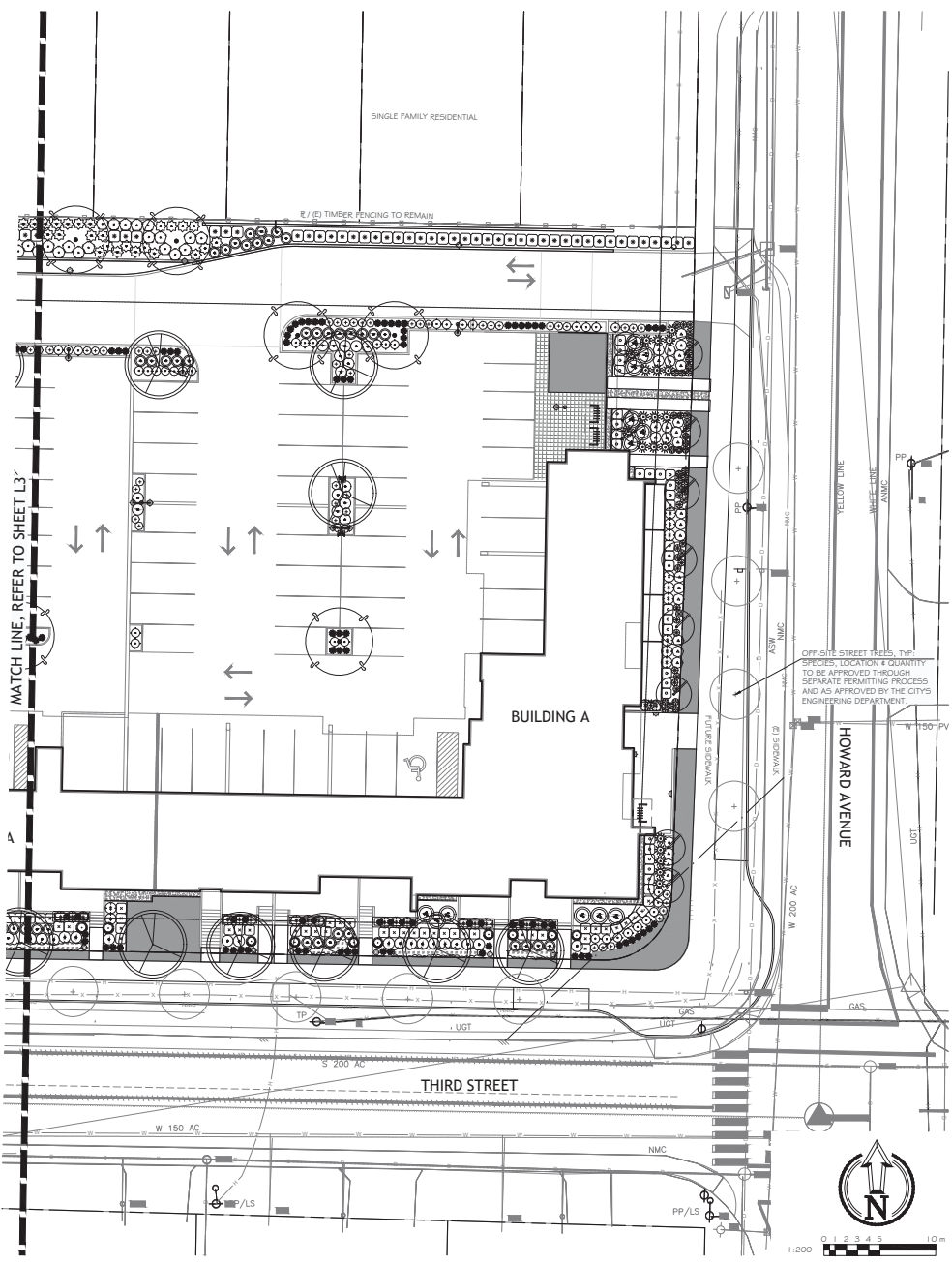
560 Third Street
Wertman Development Corporation
 Nanaimo, BC

PLANTING PLAN	
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Scale:	1:200 metric
Project Number:	18-0208
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PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES					
1.5m BUFFER					
	FRUIT TREES DWARF, SEMI-DWARF SSP. IE: APPLE, CHERRY, PLUM	#7 POT MIN.	4.5m O.C.	10	
	LIQUIDAMBAR SYRACIFLUA 'SLENDER SILHOUETTE' SLENDER SILHOUETTE SWEETGUM	6cm CAL.	+/-6m O.C. SEE PLAN	8	DROUGHT TOLERANT
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE FLOWERING PEAR	6cm CAL.	SEE PLAN	20	DROUGHT TOLERANT
	TILIA CORDATA LITTLE-LEAF LINDEN	6cm CAL. 5cm CAL.	+/-10m O.C. SEE PLAN	18 13	THIRD STREET FRONTAGE PARKING LOT DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	10	NATIVE SPECIES
	BERBERIS THUNBERGII 'CHERRY BOMB' CHERRY BOMB JAPANESE BARBERY	#1 POT	1.0m O.C.	141	DROUGHT TOLERANT
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.0m O.C.	108	NATIVE SPECIES, DROUGHT TOLERANT, ORCHARD COMPANION PLANTING
	ILEX CRENATA 'CONVEKA' JAPANESE HOLLY	1.0m	0.9m O.C.	163	HEDGE/ SHRUB SCREEN, DROUGHT TOLERANT
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	#5 POT	SEE PLAN	33	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	#1 POT	0.75m O.C.	179	DROUGHT TOLERANT
	NANDINA DOMESTICA HEAVENLY BAMBOO	#2 POT	1.0m O.C.	69	DROUGHT TOLERANT
	PNYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#3 POT	SEE PLAN	16	DROUGHT TOLERANT
	POLYSTICHUM MUNIUM SWORD FERN	#2 POT	1.0m O.C.	41	NATIVE SPECIES
	POTENTILLA FRUTICOSA 'GOLDFINGER' # ABBOTSWOOD	#1 POT	1.0m O.C.	91	PLANT SO/50 MIX, NATIVE CULTIVARS
	TRIBES SANGUINEUM RED-FLOWERING CURRANT	#3 POT	1.0m O.C.	77	NATIVE SPECIES, ORCHARD COMPANION PLANTING, DROUGHT TOLERANT
	SENECIO GREYI 'SUNSHINE' SUNSHINE DAISY BUSH	#1 POT	1.0m O.C.	66	DROUGHT TOLERANT
	TAXUS MEDIA H.M. EDDIE H.M. EDDIE YEW	1.0m	0.9m O.C.	30	HEDGE/ SHRUB SCREEN, DROUGHT TOLERANT
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE	1.0m	0.9m O.C.	135	HEDGE/ SHRUB SCREEN, DROUGHT TOLERANT
	VIBURNUM DAVIDII DAVID'S VIBURNUM	#2 POT	1.0m O.C.	51	DROUGHT TOLERANT
PERENNIALS, VINES # GROUNDCOVERS					
	ACHILLEA MILLEFOLIUM 'MOONSHINE' YELLOW YARROW	#1 POT	0.6m O.C.	30	NATIVE CULTIVAR, DROUGHT TOLERANT, ORCHARD COMPANION PLANTING
	ASTILBE 'YOUNIQUE WHITE' # 'BURGUNDY RED' RED # WHITE ASTILBE	#1 POT	0.6m O.C.	21	SHADE TOLERANT
	ELYONIMUS FORTUNEI VAR. RADICANS WINTER CREEPER	10cm POT	0.45m O.C.	205	DROUGHT TOLERANT
	GALIUM ODORATUM SWEET WOODRUFF	10cm POT	0.45m O.C.	35	SHADE TOLERANT
	HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	30	SHADE TOLERANT
	HOSTA SSP. 'BLUE # VARIEGATED' HOSTA	#1 POT	0.6m O.C.	18	SHADE TOLERANT
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	#1 POT	0.6m O.C.	65	DROUGHT TOLERANT, ORCHARD COMPANION PLANTING
	PENNISETUM ALOPECUROIDES 'HAMELY' DWARF FOUNTAIN GRASS	#1 POT	0.6m O.C.	288	
	LAWN, ON-SITE	SOD		265 sq.m.	
	LAWN, OFF-SITE	HYDROSEED		260 sq.m.	





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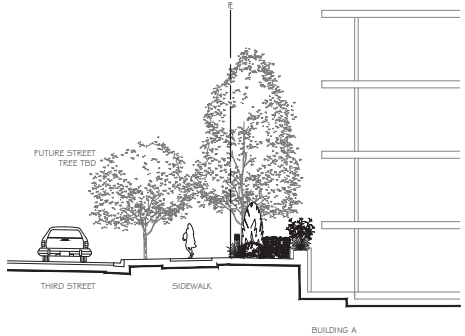
560 Third Street
Wertman Development Corporation
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SECTIONS	Date:	June 25, 2019
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	Scale:	1:100 metric
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	DRAWING NUMBER:	L5 of 5

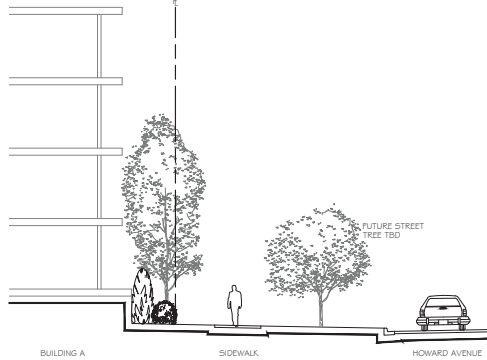
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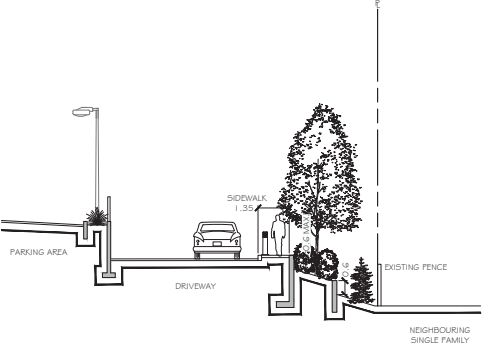
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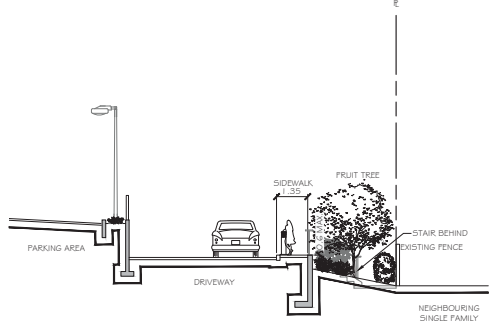
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Section/ Elevation



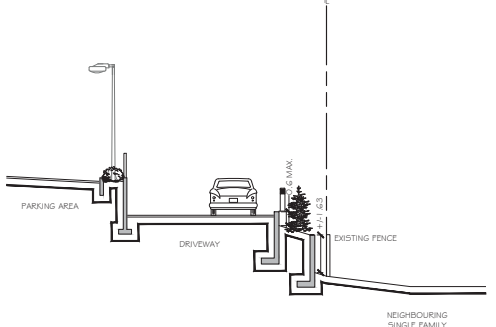
Section C-C
1:100 metric
Section/ Elevation



Section D-D
1:100 metric
Section/ Elevation

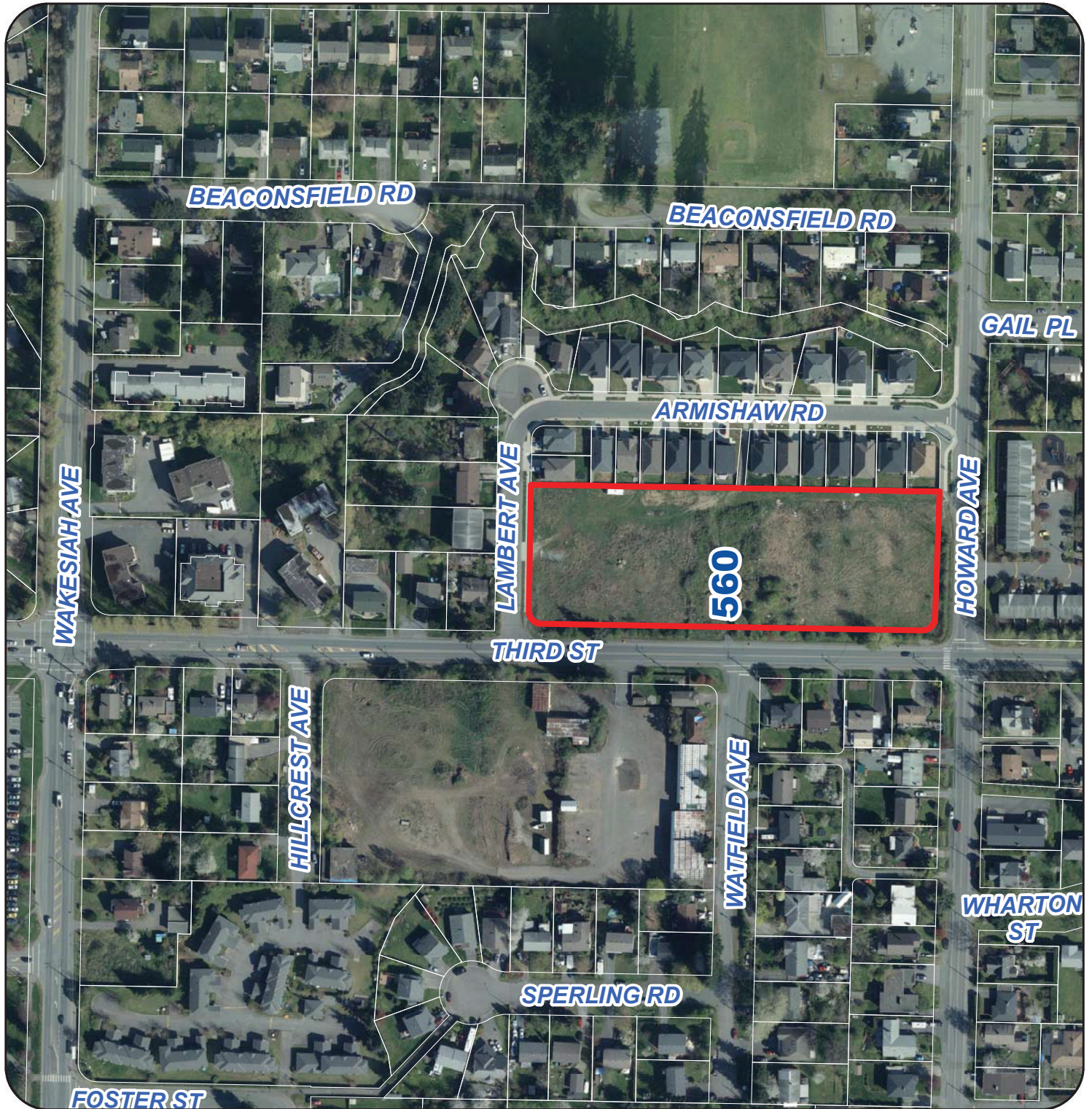


Section E-E
1:100 metric
Section/ Elevation



Section F-F
1:100 metric
Section/ Elevation

ATTACHMENT I
AERIAL PHOTO



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