

DATE OF MEETING July 6, 2020

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1169 –
1125 SEAFIELD CRESCENT**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for two rental residential buildings with a total of 124 units at 1125 Seafield Crescent.

Recommendation

That Council issue Development Permit No. DP1169 at 1125 Seafield Crescent with the following variances:

- increase the maximum permitted building height from 14m to 16.13m for Building A, and 16.67m for Building B;
- reduce the minimum required landscape buffer width from 1.8m to 1m for a portion of the east property line; and
- reduce the minimum required number of parking spaces from 137 to 126.

BACKGROUND

A development permit application, DP1169, was received from Daryoush Firouzli Architect Inc. on behalf of the Woodgrove Senior Citizens Housing Society to permit the development of two rental apartment buildings, funded by BC Housing, for low- to moderate-income seniors. The subject property is owned by the Woodgrove Senior Citizens Housing Society and currently contains two residential buildings for seniors. Building 1 will remain on the west side of the property and contains 25 residential units. Building 2 (with 30 units), on the east side of the property, will be demolished and replaced with the proposed buildings.

Subject Property and Site Context:

<i>Zoning</i>	Hospital Urban Centre (CC5)
<i>Location</i>	The subject property is located one block south of the Nanaimo Regional General Hospital (one block from Dufferin Crescent).
<i>Total Area</i>	5,760m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development Hospital Area Plan – Map 1 – Multi-Family High Density
<i>Design Guidelines</i>	General Development Permit Area Design Guidelines Hospital Area Plan

The subject property is located adjacent to a school on the east side, Beaufort Park is located to the south (rear), a multi-family building is located to the west side, and single family residential homes are located just north of the property across Seafield Crescent. The site is centrally located within walking distance of a number of commercial and health-related services.

DISCUSSION

Proposed Development

The applicant proposes to construct two five-storey residential buildings in two phases. Each building will contain 62 affordable rental units for seniors. Phase 1 includes the construction of Building A (62 units), and the demolition of existing Building 2 with 30 units. Phase 2 includes the construction of Building B (62 units), and completion of the raingarden amenity area. The intent is to move existing residents into the new Building A while Building 2 is demolished. The subject property would contain a campus of three buildings and a total of 149 residential units for seniors. The residential unit composition is as follows:

Unit Type	Building A	Building B	Existing Building 1 to remain	Total
One bedroom	54	53	25	132
Two bedroom	8	9	0	17
<i>Total</i>	62	62	25	149

The Hospital Area Plan designates the properties as ‘Multi-Family High Density’ and supports a density of 50 to 150 units per hectare (uph) and buildings up to six storeys in height. The proposed development would achieve a density of 108uph in a five-storey building form. The permitted base Floor Area Ratio (FAR) in the CC5 Zone is 1.00 and an FAR of 0.85 is proposed.

Site Design

Proposed Building A is sited at the rear of the property adjacent to Beaufort Park, and proposed Building B provides street presence along Seafield Crescent. The primary building entrances are oriented to face one another to allow a convenient pedestrian connection between the two buildings. Pedestrian paths, 1.8m in width, are proposed to provide a connection from the building entrances and to Beaufort Park at the rear of the property.

Underground parking will be provided for Building B, and the surface parking for Building A is predominantly located to the rear and side of Building B so as to maximize building presence along the street frontage. The existing two driveways will remain generally in the same locations, and the existing parking areas are proposed to be reconfigured to accommodate more parking spaces. Two screened garbage enclosures will be provided to accommodate the development.

With the proposed phased development and changes to the parking configuration, at the end of Phase 1, the property will include three residential buildings with a total of 87 residential units and 73 parking spaces. At the end of Phase 2 the property will consist of three residential buildings with a total of 149 residential units and 126 parking spaces. The location and number of accessible parking spaces has been considered for both phases.

Building Design

The new buildings have recessed columns to accommodate the decks, and bold horizontal features provide interest and shading for the decks. Exterior façade materials are proposed to be Hardie panel and Hardie horizontal siding, with stone accents, vinyl windows and aluminum railings. The residential units range in size from 52m² to 68m². Most units include a covered deck or patio area that is approximately 5m² in size. A total of 20 units are proposed as accessible units. An amenity room and laundry room is provided on all floors of both buildings. The new buildings will be constructed to meet the requirements of B.C. Energy Step Code 3.

Landscape Design

The front yard area of Building B will be landscaped with lawn and ornamental trees adjacent to the sidewalk and a variety of shrubs to accent the ground-level patios. In the area between Buildings A and B, landscaping is provided to define the primary building entrances and to screen ground-level patios from the parking area. A landscaped rain garden amenity area is provided on the east side of Building A that will contain benches, picnic tables, and an arbour with gate leading to Beaufort Park. A landscaped rain garden and black chain link fence will be provided along the rear property line.

Design Advisory Panel

At its meeting held on 2020-FEB-13, the Design Advisory Panel accepted DP1169 as presented with support for the proposed building height and minimum landscape treatment level variances. The following recommendations were provided:

- It is suggested the project team work with Staff to address Staff comments;
- Consider alternate ways to reduce parking further and create more landscaped areas;
- Look at ways to enhance the entranceways;
- Look at improving pedestrian circulation/connectivity and the width of the sidewalks/pathways;
- Consider enhancing the proposed gate details; and
- Consider reversing Building B to face Building A such that the building entrances to both buildings face one another.

Staff worked with the applicant to address a number of design comments. The applicant has made revisions to off-street parking, improved pedestrian circulation, enhanced the gate to Beaufort Park, and reversed Building B such that the primary building entrances to Buildings A and B face one another.

Proposed Variances

Building Height

The maximum building height in the CC5 zone is 14m. The applicant proposes a height of 16.13m for Building A a variance of 2.13m; and a height of 16.67m for Building B, a variance of 2.67m.

The buildings are five storeys in height, and the Hospital Area Plan ‘Multi-Family High Density’ designation supports a height of six storeys for this property. Building A is sited adjacent to Beaufort Park and school district property and is well separated from existing residences. The proposed height variance for Building B will allow underground parking for this building, and the façade incorporates strong horizontal features and lighter colored finishes on the fifth storey to break the vertical building mass. The proposed development addresses the City’s design guidelines. Staff support the proposed variances.

Minimum Landscape Treatment Level

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) requires a minimum landscape buffer width of 1.8m along the full length of the east property line (adjacent to the school). A variance to the required landscape buffer width, from 1.8m to 1m, is proposed for a portion of the east property line (adjacent to eight parking spaces).

A cedar hedge will be planted between the school property and the eight parking spaces to create a robust landscape screen for this section along the east property line.

Off-Street Parking

The minimum required off-street parking for the proposed development is 137 parking spaces. The proposed number of parking spaces is 126; a variance of 11 parking spaces.

The Woodgrove Senior Citizens Housing Society states there are currently 52 residential units for seniors on the subject property and that 38% of the residents utilize parking spaces. The applicant is proposing 149 affordable rental units for seniors, and 92% of the units would have access to a parking space. Thus, the applicant states the proposed off-street parking would accommodate the residential users and their guests or caregivers.

The proposed variance has also been reviewed in relation to the ‘City of Nanaimo Policy for Consideration of a Parking Variance’ and can be supported with the following rationale:

1. The subject property is located within the Hospital Area Mobility Hub in accordance with the Nanaimo Transportation Master Plan (NTMP). The proposed parking variance is consistent with the NTMP goal to support denser land uses within the City’s mobility hubs.
2. The proposed parking variance is also consistent with the transportation objectives of the Hospital Area Plan for increased densities to support pedestrian, cycling, and transit use throughout the area.

3. The property is located within walking distance of commercial and health-related services, and several bus stops are located on Dufferin Crescent, which is within 100m of the subject property.
4. A parking study is not required for minor variance proposals that are less than 15% of the required total parking spaces; and the proposed parking variance represents an 8% reduction in the required total parking spaces.

SUMMARY POINTS

- Development Permit Application No. DP1169 is for a development with 149 residential units for seniors at 1125 Seafield Crescent.
- Variances are requested to allow an increased building height, a reduction in the landscape buffer width, and reduced vehicle parking spaces.
- 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: Underground Parking Plan
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plans
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, 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 10.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 16.13m for Building A, and to 16.67m for Building B.
2. *Section 17.2.1 Required Landscaping* – to reduce the minimum required landscape buffer width from 1.8m to 1m for a portion of the east property line adjacent to the parking spaces.

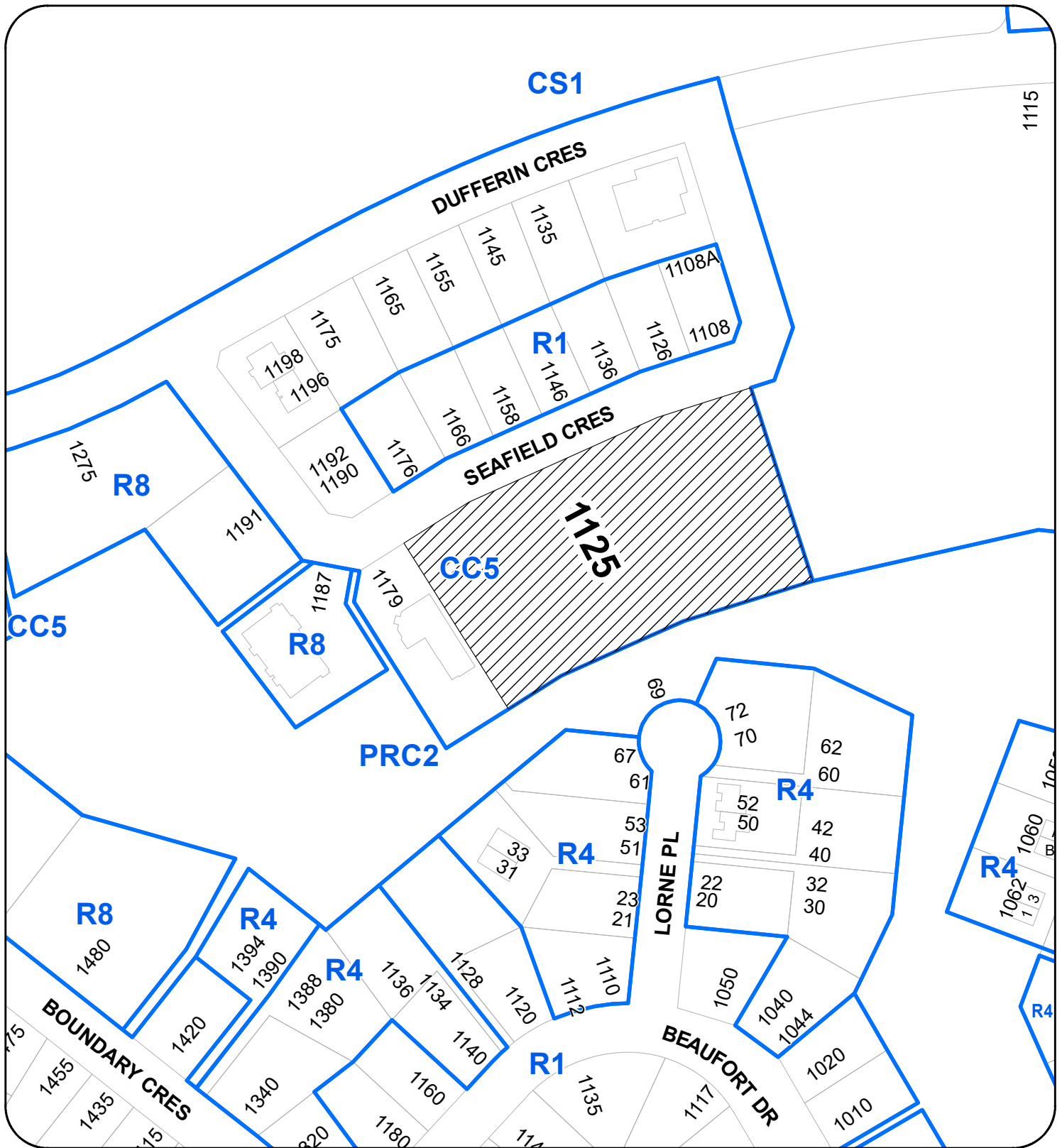
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 137 to 126.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Attachment C.
2. The subject property is developed generally in accordance with the Underground Parking Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Attachment D.
3. The development is in substantial compliance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Macdonald Gray Landscape Architects, dated 2020-JUN-08, as shown on Attachment G.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001169

LOCATION PLAN

Civic: 1125 SEAFIELD CRESCENT
Legal: LOT A, DISTRICT LOT 97G, NEWCASTLE RESERVE
SECTION 1, NANAIMO DISTRICT, PLAN 86500

205

N



SUBJECT PROPERTY

ATTACHMENT C SITE PLAN

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO.	DATE	REVISIONS
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PRELIMINARY

See Landscape Plan for details



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T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

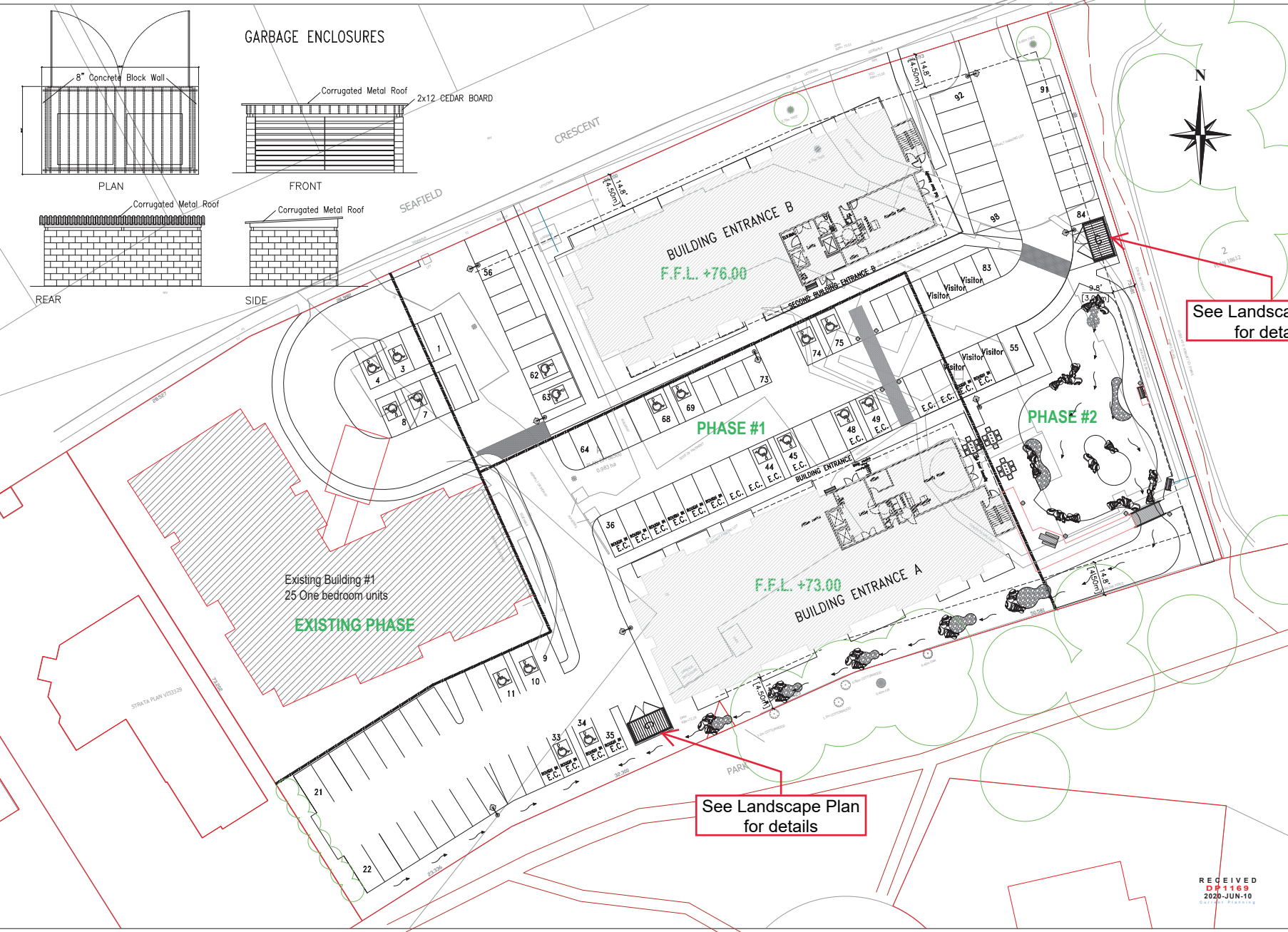
PROJECT
1125 & 1145
Seafield Crescent
NANAIMO, BC

SHEET TITLE
Phase #2
Site Plan
PROJECT NO. 2647

CLIENT
WSCHS 

SCALE —
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DATE 06 JUNE 20
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A1.2
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CITY OF NANAIMO



See Landscape Plan for details

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PROJECT
1125 & 1145
Seafield Crescent
NANAIMO, BC

CLIENT

 PROJECT NO. _____

SHEET TITLE
PHASE #1
Site Plan

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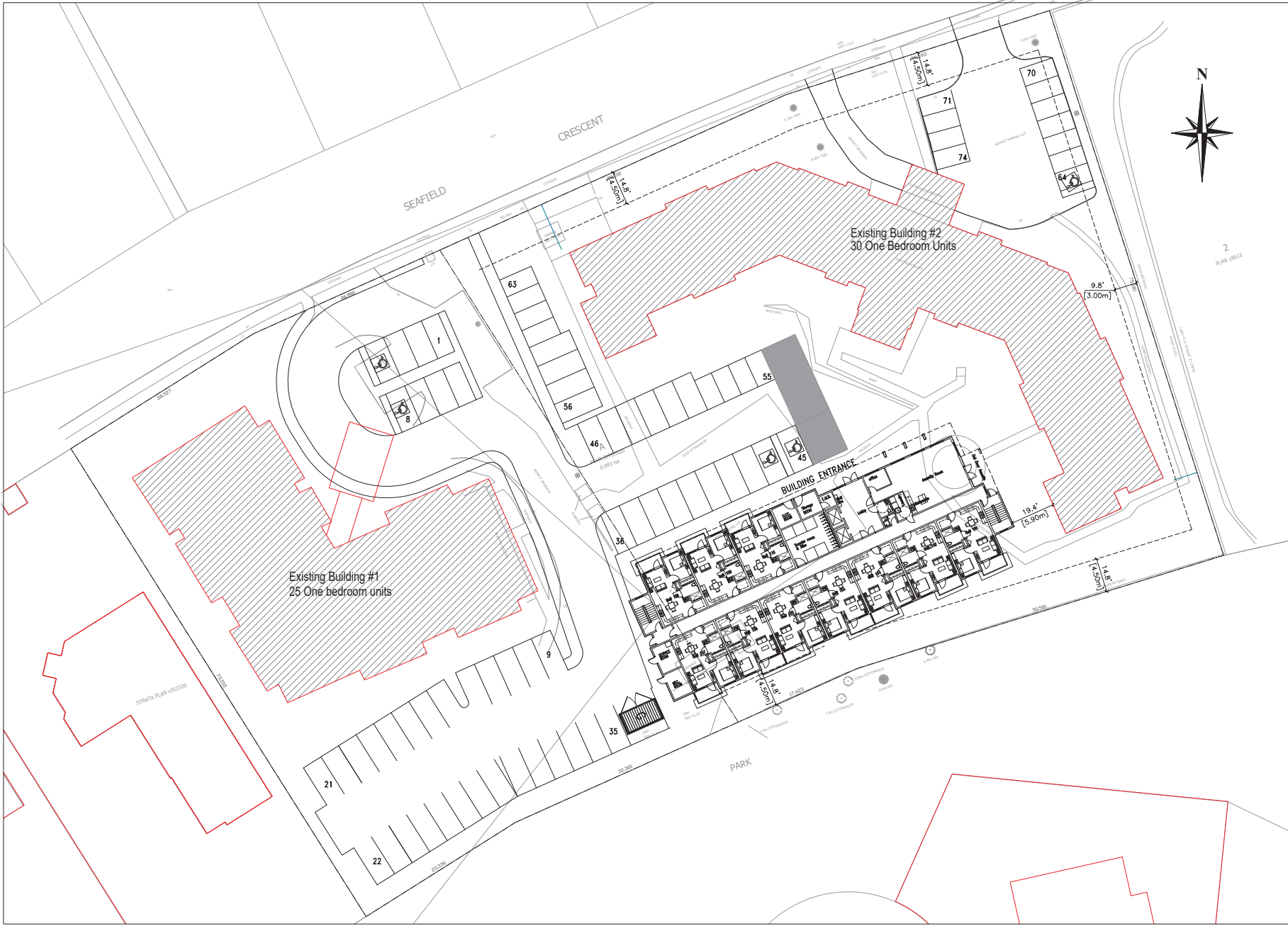
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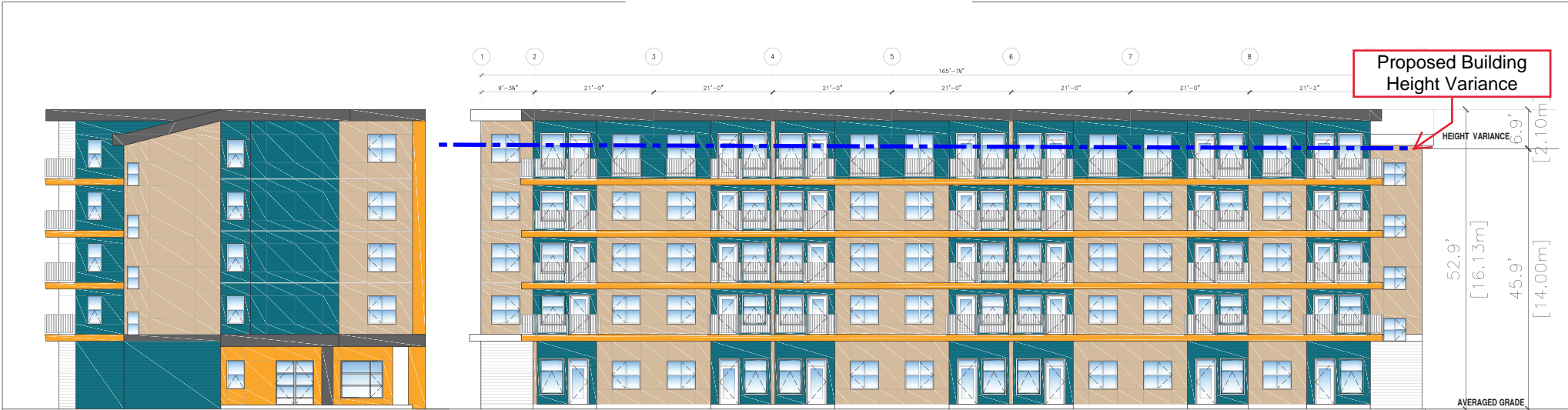
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DP1169
2019-NOV-15
 Current Planning



ATTACHMENT E BUILDING ELEVATIONS



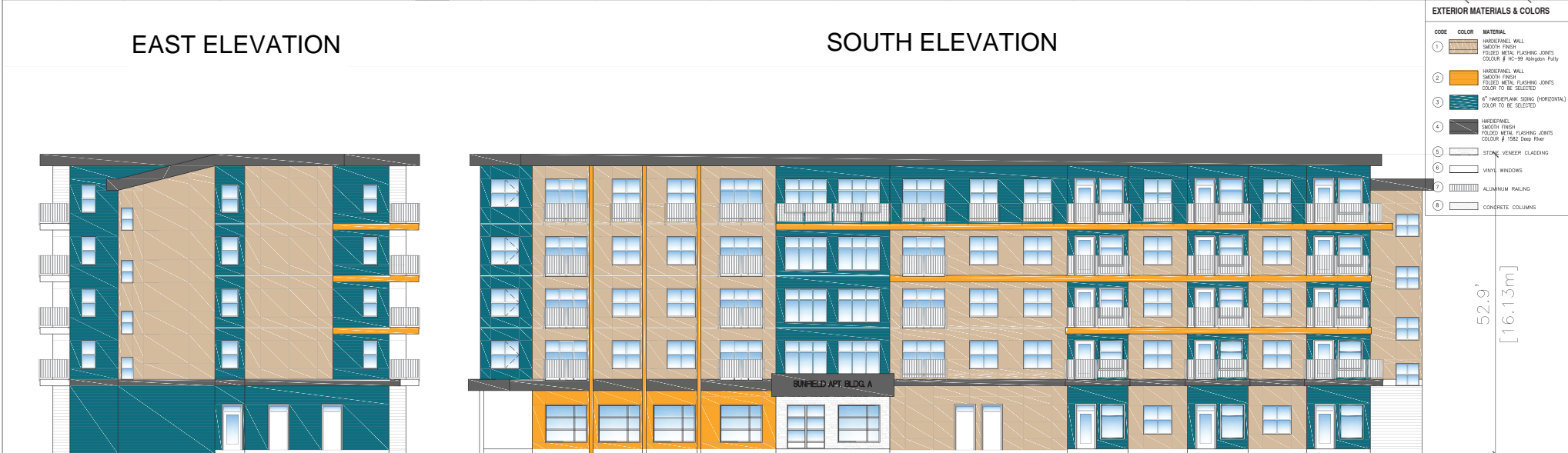
EAST ELEVATION

SOUTH ELEVATION

AVERAGED GRADE

EXTERIOR MATERIALS & COLORS

- | CODE | COLOR | MATERIAL |
|------|-------|--|
| ① | | HARDFANESL MALL
SMOOTH FINISH
FOLDED METAL FLASHING JOINTS
COLOR # IC-99 Ashblon Puty |
| ② | | HARDFANESL MALL
SMOOTH FINISH
FOLDED METAL FLASHING JOINTS
COLOR TO BE SELECTED |
| ③ | | 4" HARDFANESL SIDING (HORIZONTAL)
COLOR TO BE SELECTED |
| ④ | | HARDFANESL
SMOOTH FINISH
FOLDED METAL FLASHING JOINTS
COLOR # 1552 Deep River |
| ⑤ | | STONE VENEER CLADDING |
| ⑥ | | VINYL WINDOWS |
| ⑦ | | ALUMINUM RAILING |
| ⑧ | | CONCRETE COLUMNS |



WEST ELEVATION

NORTH ELEVATION

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1	-	-

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CONSULTANT LOGO

SCALE
1/8" = 1'-0"

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DATE
06 JUNE 20

PROJECT
1125&1145 Seafield
Cres., NANAIMO, BC

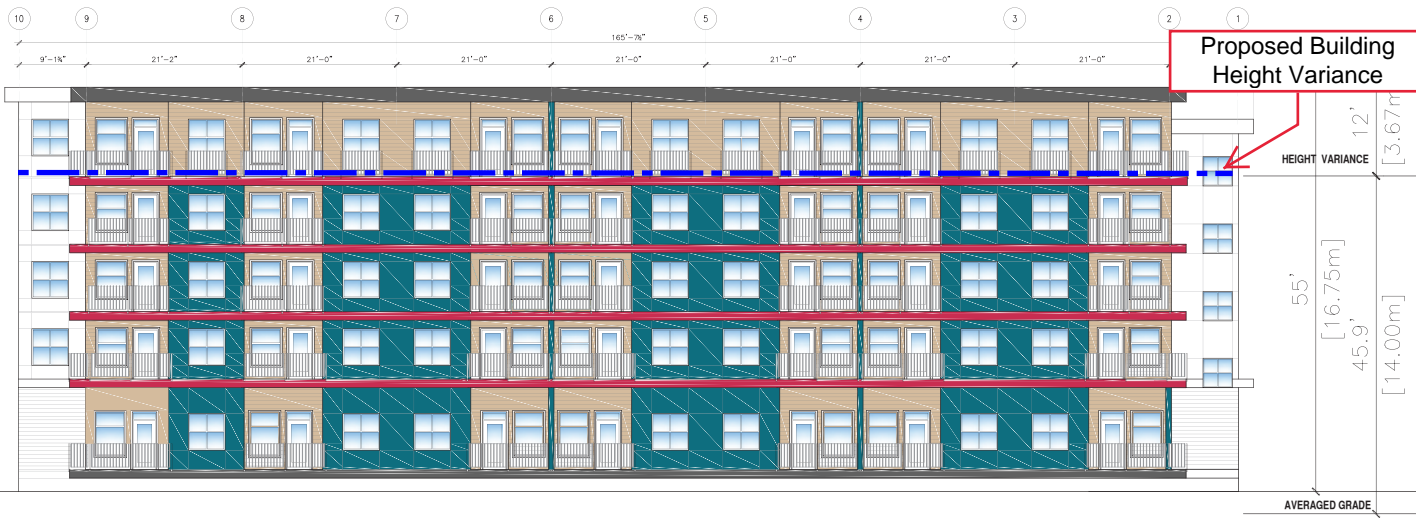
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WSCHS

PROJECT NO.
2647

SHEET TITLE
BUILDING A
ELEVATIONS
PHASE #1

SHEET NO.
A4.1

PROVIDOR



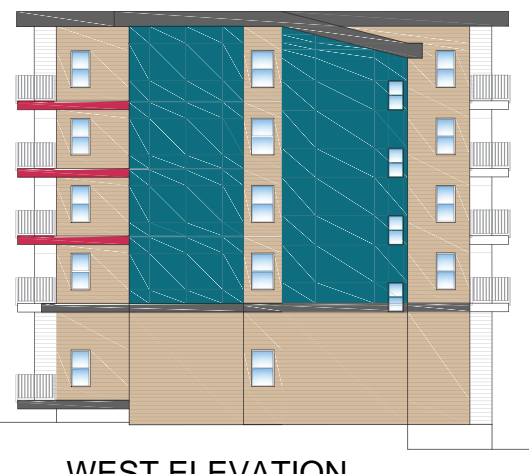
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1	Tan	HANDPAVEL WALL SMOOTH FINISH FLOUED METAL FLASHING JOINTS COLOR: # HC-99 Abrasion Putty
2	Red	HANDPAVEL WALL SMOOTH FINISH FLOUED METAL FLASHING JOINTS COLOR TO BE SELECTED
3	Teal	6" HANDPAVEL SCAND (HORIZONTAL) COLOR TO BE SELECTED
4	Dark Grey	HANDPAVEL SMOOTH FINISH FLOUED METAL FLASHING JOINTS COLOR: # 1583 Deep River
5	White	STONE VENEER CLADDING
6	White	VINYL WINDOWS
7	White	ALUMINUM RAILING
8	White	CONCRETE COLUMNS



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2020-JUN-10
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SHEET TITLE
ELEVATIONS
PHASE #2
BUILDING B

SHEET NO.
A4.2

REASON

ATTACHMENT F BUILDING RENDERINGS



SEAFIELD CRESCENT VIEW

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DATE 15 JUNE 20

PROJECT
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CLIENT
WSCHS
PROJECT NO. 2647

SHEET TITLE
BUILDING A & B RENDERING

SHEET NO.
A5.1
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BUILDING B SEAFIELD CRESCENT VIEW

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CLIENT: WSCHS
PROJECT NO.: 2647

SHEET TITLE
BUILDING B RENDERING

SHEET NO.: **A5.2**
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SEAFIELD CRESCENT VIEW

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SHEET TITLE
BUILDING A & B
RENDERING

SHEET NO.
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BETWEEN TWO BUILDINGS VIEW

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PROJECT
1125&1145 Seafiel
Cres., NANAIMO, BC

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SHEET TITLE
BUILDING A & B
RENDERING

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BUILDING A VIEW

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DATE 15 JUNE 20

PROJECT
1125&1145 Seafield
Cres., NANAIMO, BC

CLIENT
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PROJECT NO. 2647

SHEET TITLE
BUILDING A
RENDERING

SHEET NO.
A5.5
REVISION



BUILDING A VIEW FROM PARK

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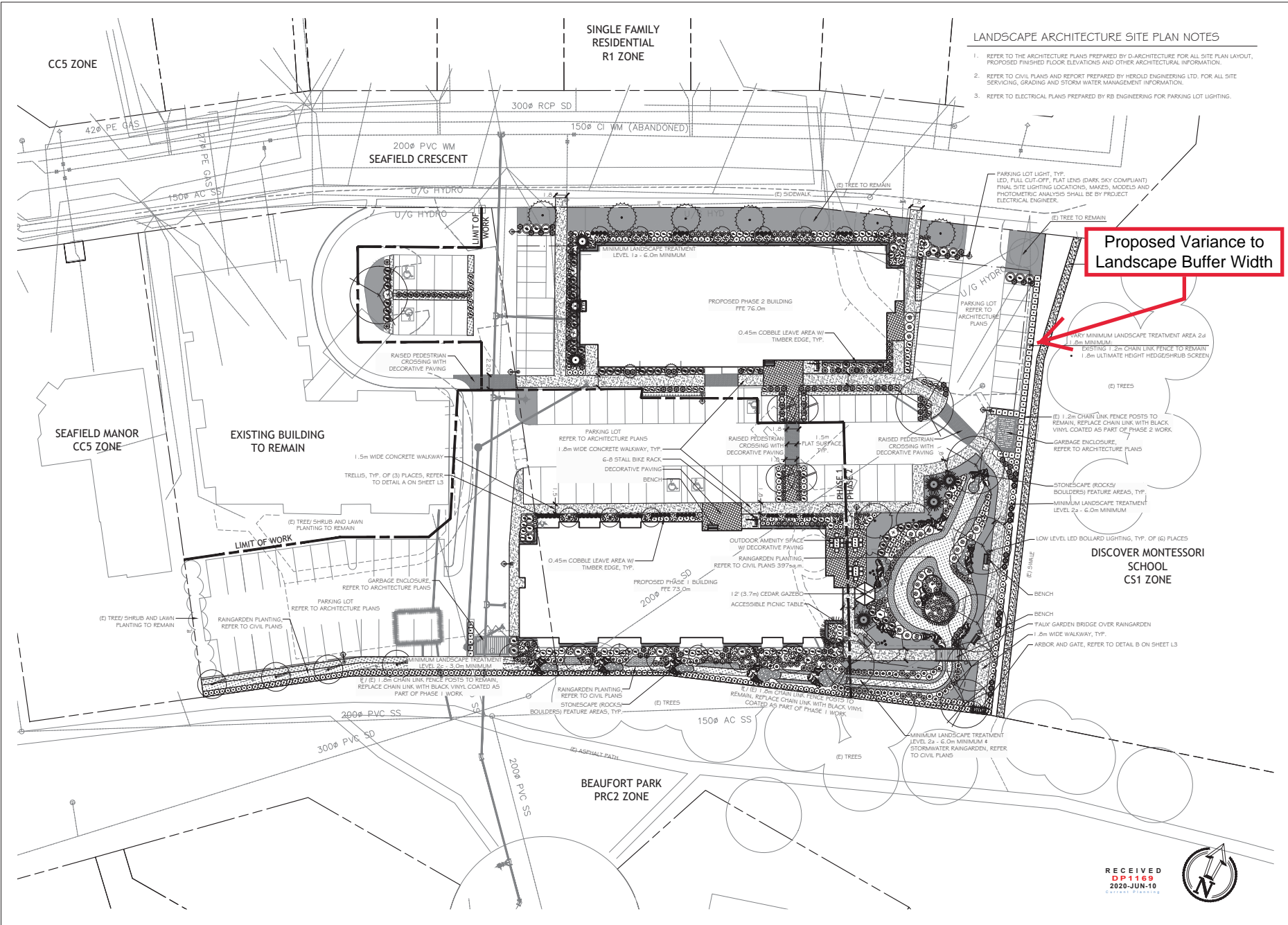
PROJECT
1125&1145 Seafield Cres., NANAIMO, BC

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WSCHS
PROJECT NO. 2647

SHEET TITLE
BUILDING A RENDERING

SHEET NO.
A5.6
REVISION

ATTACHMENT G LANDSCAPE PLAN



- LANDSCAPE ARCHITECTURE SITE PLAN NOTES**
- REFER TO THE ARCHITECTURE PLANS PREPARED BY D-ARCHITECTURE FOR ALL SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
 - REFER TO CIVIL PLANS AND REPORT PREPARED BY HEROLD ENGINEERS LTD. FOR ALL SITE SERVICING, GRADING AND STORM WATER MANAGEMENT INFORMATION.
 - REFER TO ELECTRICAL PLANS PREPARED BY RB ENGINEERING FOR PARKING LOT LIGHTING.



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Proposed Variance to Landscape Buffer Width

1125 & 1145 Seafield Crescent
Woodgrove Senior Citizen Housing Society
Nanaimo, BC

SCHEMATIC LANDSCAPE PLAN

Date: June 8, 2020
 Drawn: CM
 Checked: NG
 Scale: 1:250 metric
 Project Number: 19-0235
 DRAWING NUMBER: **L1 of 3**

#	REVISION	DATE	NOTES
0	12SEP2019		Schematic for Pricing
1	31OCT2019		Issued for DP
2	05MAY2020		Revised for DP
3	08JUN2020		Revised for DP

RECEIVED
DP 1169
2020-JUN-10





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1125 & 1145 Seafield Crescent
Woodgrove Senior Citizen Housing Society
 Nanaimo, BC

LEGENDS & NOTES
 Date: June 8, 2020
 Drawn: CW
 Checked: NG
 Scale: AS NOTED
 Project Number: 19-0235
 DRAWING NUMBER: **L2** of **3**

REVISION SCHEDULE		NOTES	
#	Date	Description	By
0	12SEP2019	Schematic for Pricing	
1	31OCT2019	Issued for DP	
2	05MAY2020	Revised for DP	
3	08JUN2020	Revised for DP	

RECEIVED
DP 116
 2020-JUN-10
 LANDSCAPE ARCHITECTURE

PLANT LEGEND, SHRUBS - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
⊙	ARBITUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	10	DROUGHT TOLERANT
⊙	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERRY	1.0m	0.9m O.C.	34	SCREEN, DROUGHT TOLERANT
⊙	CEANOTHUS VICTORIA' VICTORIA CALIFORNIA LILAC	#5 POT	1.2m O.C.	39	NATIVE CULTIVAR
⊙	CORNUS SERICEA 'BUD 'S YELLOW' YELLOW TWIG DOGWOOD	#1 POT	1.0m	21	NATIVE CULTIVAR NORTH AND SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAINGARDEN
⊙	CORNUS SERICEA 'BUD 'S YELLOW' YELLOW TWIG DOGWOOD	#1 POT	1.5m	21	
⊙	COTINUS COGGYGRIYA 'ANGOT' GOLDEN SPIRIT SMOKESHUSH	#5 POT	SEE PLAN	12	DROUGHT TOLERANT
⊙	HAMAMELUS X INTERMEDIA 'DIANE' DIANE WITCH HAZEL	#5 POT	SEE PLAN	3	DROUGHT TOLERANT
⊙	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	#2 POT	1.0m O.C.	64	DROUGHT TOLERANT
⊙	OSMANTHUS HETEROOPHYLLUS 'GOSHIKI' GOSHIKI FALSE HOLLY	1.0m	0.9m O.C.	9	SCREEN, DROUGHT TOLERANT
⊙	PICEA PUNGENS 'GLAUCA GLOBOSA' DWARF COLORADO SPRUCE	1.0m	0.9m O.C.	18	SCREEN, DROUGHT TOLERANT
⊙	POLYSTICHUM MUNITUM SWARTZERIA	#1 POT	1.0m O.C.	26	NATIVE SPECIES
⊙	RHOODOENDRON SSP. RHOODOENDRON	#5 POT	1.2m O.C.	26	SHADE TOLERANT
⊙	ROSA NOOTKATENSIS NOOTKA ROSE	1.0m	0.9m O.C.	42	SCREEN, NATIVE SPECIES
⊙	TAXUS X MEDIA 'HICKSI' HICKS YEW	1.2m	1.0m O.C.	21	SHADE TOLERANT
⊙	THUJA PLICATA 'EXCELSA' EXCELSA WESTERN RED CEDAR	1.0m	0.9m O.C.	40	HEDGE, NATIVE CULTIVAR
⊙	VIBURNUM BODANITENSE 'PINK DAWN' PINK DAWN VIBURNUM	#5 POT	SEE PLAN	4	DROUGHT TOLERANT
⊙	VIBURNUM DAVIDI DAVIDS VIBURNUM	#2 POT	1.0m O.C.	34	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
⊙	ARCTOSTAPHYLOS UVA-URSI KINKINICK	#1 POT	1.0m O.C.	63	NATIVE SPECIES, DROUGHT TOLERANT
⊙	ASTILBE 'SILVER PINK' & 'YOUNIQUE WHITE' LIGHT PINK & WHITE ASTILBE	#1 POT	0.75m	11	SHADE TOLERANT
⊙	BERGENIA CRASSIFOLIA 'BRESSINGHAM BEAUTY' MAGENTA FISSGLEEK	#1 POT	0.6m	16	SHADE TOLERANT
⊙	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#2 POT	1.0m	76	ORNAMENTAL GRASS, RAINGARDEN
⊙	CAREX OBLIQUA SLOUGH SEDGE	1.0cm POT	0.45m	370	NATIVE SPECIES SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAINGARDEN
⊙	JUNCUS EFFUSUS COMMON RUSH	1.0cm POT	0.45m	90	NATIVE SPECIES SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAINGARDEN
⊙	ROSA MEDILAND 'IC' WHITE MEDILAND ROSE	#1 POT	1.0m O.C.	21	DROUGHT TOLERANT
LAWN					
⊙	SOD: CERTIFIED CANADA NO. 1	SOD		190sq.m	

PERENNIALS & GROUNDCOVERS

ASTILBE 'SILVER PINK' & 'YOUNIQUE WHITE' LIGHT PINK & WHITE ASTILBE

BERGENIA CRASSIFOLIA 'BRESSINGHAM BEAUTY' MAGENTA FISSGLEEK

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS

CAREX OBLIQUA SLOUGH SEDGE

JUNCUS EFFUSUS COMMON RUSH

ROSA MEDILAND 'IC' WHITE MEDILAND ROSE

SOD: CERTIFIED CANADA NO. 1

190sq.m

TREE LEGEND, TREES - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
⊙	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	9	NATIVE SPECIES, SHADE TOLERANT
⊙	ACER PALMATUM 'OSAKAZUKI' # 'KATSURA' JAPANESE MAPLES	#5 POT	SEE PLAN	1	PATIO TREE/ SPECIMEN, SHADE TOLERANT
⊙	CARPINUS BETULUS 'FRANZ FONTAINE' COLUMNAR HORNBEAM	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT, SHADE TOLERANT
⊙	CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' JUBILEE WEEPING ALASKA CEDAR	2.0m	SEE PLAN	7	DROUGHT TOLERANT
⊙	MAGNOLIA 'GALAXY' GALAXY MAGNOLIA	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
⊙	NYSSA SYLVATICA 'TUPELO TOWER' TUPELO TOWER BLACK GUM	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
⊙	PRUNUS YEDONENSIS 'AKEBONO' AKEBONO JAPANESE FLOWERING CHERRY	6cm CAL.	1.5m O.C. AVG. SEE PLAN	6	ORNAMENTAL STREET TREE TO MATCH (E) TO REMAIN
⊙	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE ORNAMENTAL PEAR	6cm CAL.	1.5m O.C. AVG. SEE PLAN	3	DROUGHT TOLERANT
⊙	TAXODIUM DISTICHUM BALD CYPRESS	2.0m	SEE PLAN	1	RAINGARDEN, MOISTURE TOLERANT
⊙	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	6cm CAL.	1.5m O.C. AVG. SEE PLAN	5	DROUGHT TOLERANT

IRRIGATION EQUIPMENT LEGEND BUILDING 1

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
⊙	PER. MECHANICAL	PER. MECHANICAL	50mm (2") DOUBLE CHECK VALVE ASSEMBLY PER CSA STANDARDS INSTALLED IN MECHANICAL ROOM
⊙	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
⊙	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE.
⊙		SCHEDULE 40	50mm (2") PVC MAINLINE
⊙		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP: MAINLINE & CONTROL WIRE: 150mm (6") LATERALS & CONTROL WIRE: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION EQUIPMENT LEGEND BUILDING 2

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
⊙	PER. MECHANICAL	PER. MECHANICAL	38mm (1.5") DOUBLE CHECK VALVE ASSEMBLY PER CSA STANDARDS INSTALLED IN MECHANICAL ROOM
⊙	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
⊙	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE.
⊙		SCHEDULE 40	38mm (1.5") PVC MAINLINE
⊙		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP: MAINLINE & CONTROL WIRE: 150mm (6") LATERALS & CONTROL WIRE: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART "ET" EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
- THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IABIC) 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).
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- 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.
- 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.
- ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

PLANT LEGEND - PHASE 1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
⊙	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	1	NATIVE SPECIES, SHADE TOLERANT
⊙	ACER PALMATUM 'OSAKAZUKI' # 'KATSURA' JAPANESE MAPLES	#5 POT	SEE PLAN	8	PATIO TREE/ SPECIMEN, SHADE TOLERANT
⊙	CARPINUS BETULUS 'FRANZ FONTAINE' COLUMNAR HORNBEAM	4cm CAL.	SEE PLAN	1	DROUGHT TOLERANT, SHADE TOLERANT
⊙	CEDRUS ATLANTICA 'GLAUCA 'PASTIGIATA' COLUMNAR BLUE ATLAS CEDAR	2.0m	SEE PLAN	1	DROUGHT TOLERANT
⊙	NYSSA SYLVATICA 'TUPELO TOWER' TUPELO TOWER BLACK GUM	6cm CAL.	1.0m O.C. AVG. SEE PLAN	11	RAINGARDEN, MOISTURE TOLERANT
SHRUBS					
⊙	ARBITUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	9	DROUGHT TOLERANT
⊙	CORNUS SERICEA 'BUD 'S YELLOW' YELLOW TWIG DOGWOOD	#1 POT	1.0m O.C.	18	NATIVE CULTIVAR
⊙	OSMANTHUS HETEROOPHYLLUS 'GOSHIKI' GOSHIKI FALSE HOLLY	1.0m	0.9m O.C.	60	SCREEN, DROUGHT TOLERANT
⊙	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	32	NATIVE SPECIES
⊙	RHOODOENDRON SSP. RHOODOENDRON	#5 POT	1.2m O.C.	22	SHADE TOLERANT
⊙	ROSA NOOTKATENSIS NOOTKA ROSE	1.0m	0.9m O.C.	56	SCREEN, NATIVE SPECIES
⊙	TAXUS X MEDIA 'HICKSI' HICKS YEW	1.2m	1.0m O.C.	15	SHADE TOLERANT
⊙	THUJA PLICATA 'EXCELSA' EXCELSA WESTERN RED CEDAR	1.0m	0.9m O.C.	6	HEDGE, NATIVE CULTIVAR
⊙	VIBURNUM DAVIDI DAVIDS VIBURNUM	#2 POT	1.0m O.C.	43	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
⊙	ARCTOSTAPHYLOS UVA-URSI KINKINICK	#1 POT	1.0m O.C.	46	NATIVE SPECIES, DROUGHT TOLERANT
⊙	ASTILBE 'SILVER PINK' & 'YOUNIQUE WHITE' LIGHT PINK & WHITE ASTILBE	#1 POT	0.75m	11	SHADE TOLERANT
⊙	BERGENIA CRASSIFOLIA 'BRESSINGHAM BEAUTY' MAGENTA FISSGLEEK	#1 POT	0.6m	37	SHADE TOLERANT
⊙	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#2 POT	1.0m	17	ORNAMENTAL GRASS, RAINGARDEN
⊙	CAREX OBLIQUA SLOUGH SEDGE	1.0cm POT	0.45m	370	NATIVE SPECIES
⊙	JUNCUS EFFUSUS COMMON RUSH	1.0cm POT	0.45m	90	NATIVE SPECIES
⊙	ROSA MEDILAND 'IC' WHITE MEDILAND ROSE	#1 POT	1.0m O.C.	21	DROUGHT TOLERANT
VINE					
⊙	CLEMATIS ARMANDI EVERGREEN CLEMATIS	#1 POT	1.2m O.C.	9	SHADE TOLERANT, (3) PER TRELLIS

PLANTING NOTES

- 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.
- 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' - ZL.
 GROWING MEDIUM DEPTHS: RAINGARDENS/ SWALES - 450mm
 SHRUBS - 450mm
 LAWN - 100mm
 TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUNDCOVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- 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.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- 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.
- 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.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPE-Stock TREES SHALL BE B & B IN WIRE BASKETS.



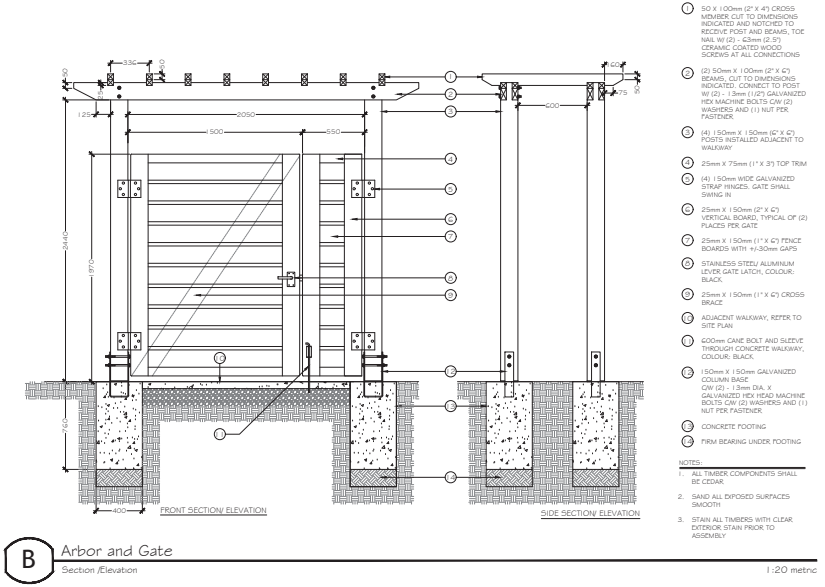
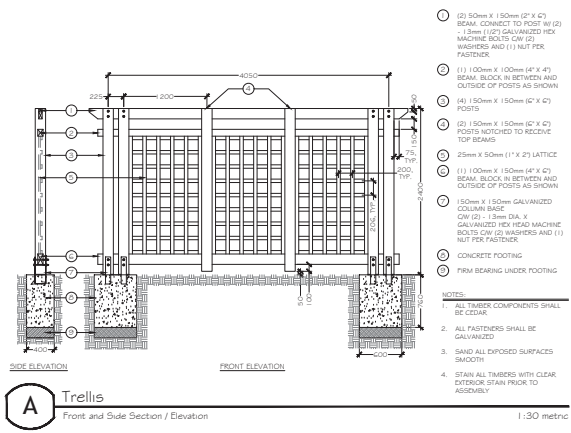
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1125 & 1145 Seafield Crescent
Woodgrove Senior Citizen Housing Society
 Nanaimo, BC

DETAILS	
Date:	June 8, 2020
Drawn:	CM
Checked:	NG
Scale:	AS NOTED
Project Number:	19-0235
DRAWING NUMBER:	L3 of 3

#	Date	NOTES
0	12SEP2019	Schematic for Pricing
1	31OCT2019	Issued for DP
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RECEIVED
DP 1155
 2020-JUN-10
CLIMATE PLANNING



ATTACHMENT H
AERIAL PHOTO



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Legend

 SUBJECT PROPERTY