

Edit

DATE OF MEETING [July 26, 2021]

AUTHORED BY [LISA BRINKMAN, PLANNER, CURRENT PLANNING]

**SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1198  
– 361 ALBERT STREET]**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a five-storey building with 22 residential units and a live/work studio at 361 Albert Street. |

### **Recommendation**

That Council issue Development Permit No. 1198 at 361 Albert Street with one variance to increase the maximum allowable building height from 11.2m to 14.0m. |

## **BACKGROUND**

A development permit application, DP1198, was received from Douglas R. Johnson Architect Ltd. on behalf of Gagan Sharma for a five-storey building with 22 residential units and a live/work studio to be located at 361 Albert Street.

### **Subject Property and Site Context**

<i>Zoning</i>	DT9 Old City Central
<i>Location</i>	The subject property is located in the downtown area on the east end of Albert Street between Cavan Street and Roberts Street.
<i>Total Area</i>	0.1ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development; and Development Permit Area No. 8 – Old City Neighbourhood
<i>Old City Neighbourhood Concept Plan</i>	Sub Area 5 - Central Commercial
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Nanaimo’s Old City Multiple Family Residential Design Guidelines

The subject property is a vacant, sloping site located in the Old City Neighbourhood. The site has a 14m grade change from the northwest corner of the site to the southeast corner. The property is surrounded by a mix of commercial and office uses located on Albert Street, as well as multi-family uses located on Hecate Street. |

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a five-storey building with 22 residential units, a live/work studio, and partial underground parking. The subject property is zoned DT9, which permits a Floor Area Ratio (FAR) of 1.1 when parking spaces are provided fully or partially underground. A FAR of 1.1 is proposed for the development.

<i>Unit Type</i>	<i>Number of Units</i>	<i>Units Sizes</i>
Live/Work studio	1	36m <sup>2</sup>
One bedroom	21	37m <sup>2</sup> – 50m <sup>2</sup>
Two bedroom	1	69m <sup>2</sup>
<i>Total</i>	23 units	

### *Site Design*

The building will front onto Albert Street with a partially underground parking level built into the slope of the land. Street-level pedestrian access is provided to the primary entrance lobby and to the live/work studio on the main level. The driveway access to the parking garage is at the centre of the building. A common outdoor amenity area for residents is proposed on the top of the parking structure at the rear of the property, and is accessed from the second level of the building. Four stepped retaining walls with landscaping are proposed at the rear of the property to provide a gradual transition to the grade changes.

### *Building Design*

The proposed five-storey building will face Albert Street, with four storeys visible from the rear of the parcel. The building is a contemporary design with generous glazing, a flat roof, and balconies for each unit. The exterior façade materials consist of cement panel and horizontal siding. The primary building entrance is accented by a glass canopy with steel supports. The door to the parking garage will be steel frame with frosted glass panels. The parking garage will contain one electric vehicle charger (with rough-in for two additional charging stations), indoor bike storage room with an electrical bike charger, garbage and recycling room, and parking spaces. The upper four storeys consist of residential units with covered outdoor balconies. The proposed design meets the City's design guidelines.

### *Landscape Design*

There is a level pedestrian access from the sidewalk to the primary building entrance, and the front yard area contains a bench, bike rack, and landscaping. The live/work studio can also be accessed from the sidewalk, and generous landscaping screens the outdoor patio space from the public realm. The outdoor amenity area for residents at the rear of the property will contain vegetable garden plots, an outdoor kitchen, play area for children, and plantings. The set of cement retaining walls at the rear will be landscaped with Douglas fir, magnolia trees, various maple trees, and a variety of shrubs and grasses. Concrete steps are located along the south side property line to provide access to the retaining wall landscape areas. At the rear of the property, a railing will be located on the retaining wall along the side and rear property lines. Exterior lighting will be provided at building entrances and within the amenity area.

## Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-SEP-10, accepted DP001198 as presented with support for the proposed variance. The following recommendations were provided:

- Consider the incorporation of Staff comments, particularly with respect to the side elevations.
- Consider the roof material and colour selection to respect the significant overlook by neighbouring properties.
- Consider reducing the parkade length and number of parking stalls to allow for a stepped retaining wall at the rear of the property.

The applicant responded to the DAP recommendations by improving the visual interest on the side elevations of the building with the addition of a pattern of coloured panels in complementary colours. A pattern of artificial grass is proposed on the roof to provide visual interest with a low-maintenance product. The rear yard area was also improved with the addition of stepped retaining walls to create an attractive environment in the rear yard, and to accommodate the change in elevation.

## Proposed Variance

### *Building Height*

The maximum allowable building height is 11.2m in the DT9 zone, and the proposed building height is 14.0m; a proposed variance of 2.8m.

The subject property has a significant grade change of approximately 14m from Albert Street to the rear of the property. The surrounding residential properties are at higher elevations, and the grade of the residential properties to the rear are approximately level with the upper storey of the proposed building. The rear façade of the proposed building is a four-storey presentation, and the front façade is a five-storey presentation.

In addition, the proposed building has a reduced footprint and is sited closer to the front lot line in the lowest portion of the property, with an amenity area and landscaped area proposed for the rear half of the property. Also, the wall face of the upper storey of the building is recessed to allow for larger balconies, reducing the size of the upper storey. A six-storey office building is located directly across the street at 495 Dunsmuir Street.

Thus, the topography of the neighbourhood, the siting of the building, the reduced building footprint, the recessed upper storey, and the amenity and landscaped area at the rear half of the property all contribute to preserving the public view corridors for the area.

Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1198 is for a development with 22 residential units and a live/work studio.
- A variance is requested for the building height from 11.2m to 14.0m.
- The proposed development addresses the City's design guidelines, and Staff support the proposed variance.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site and Parking Plans  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
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**

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 – Size of Buildings* – to increase the maximum allowable principal building height from 11.2m to 14.0m.

## **CONDITIONS OF PERMIT**


1. The subject property shall be developed generally in accordance with the proposed Site and Parking Plans prepared by Douglas R. Johnson Architect Ltd., dated 2021-JUN-01, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations and Details prepared by Douglas R. Johnson Architect Ltd., dated 2021-JUN-01, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by PMG Landscape Architects., dated 2021-MAY-18, as shown on Attachment G.

# ATTACHMENT B CONTEXT MAP

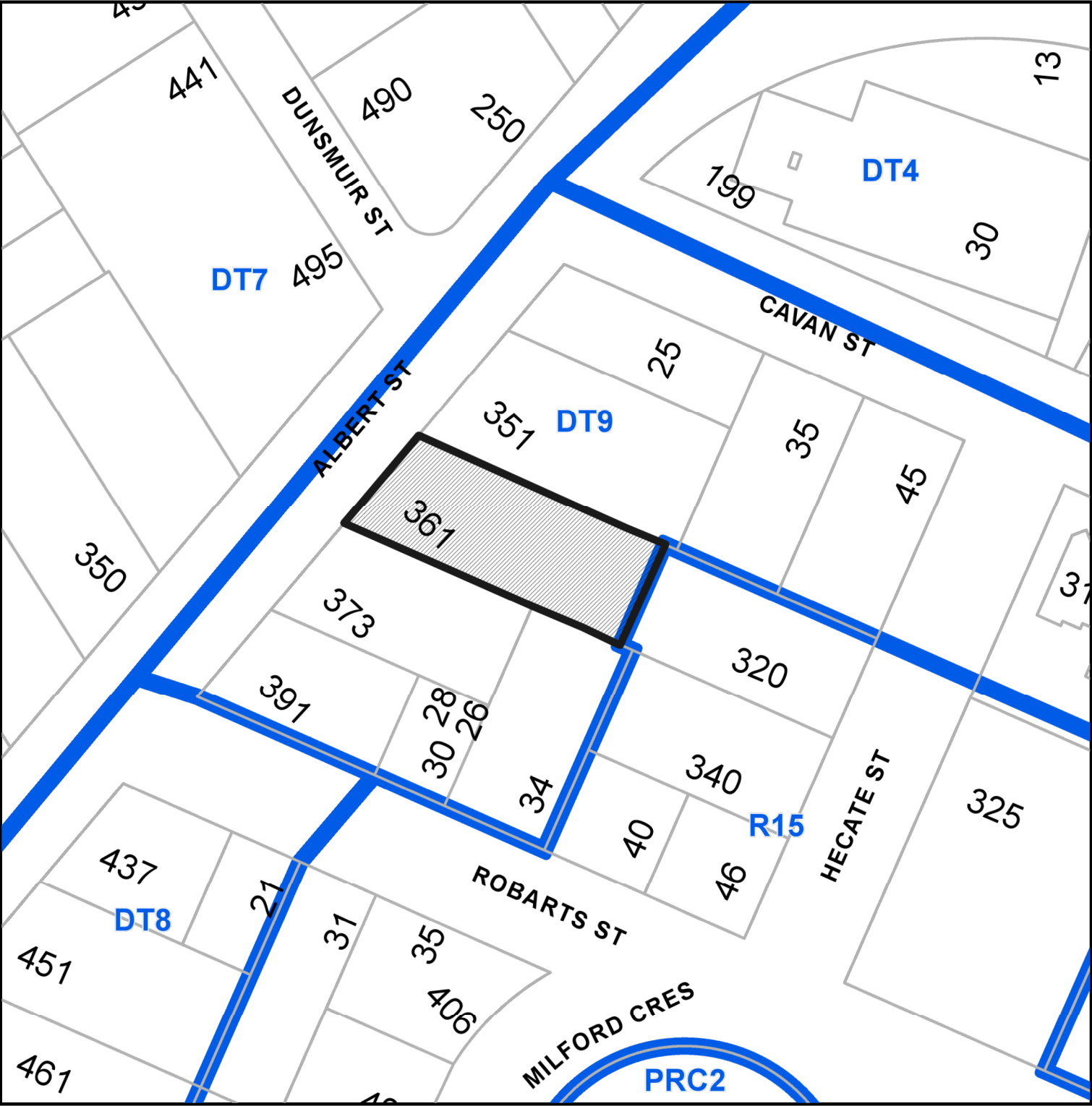


DEVELOPMENT PERMIT APPLICATION NO. DP001198



 361 ALBERT STREET

ATTACHMENT C  
LOCATION PLAN



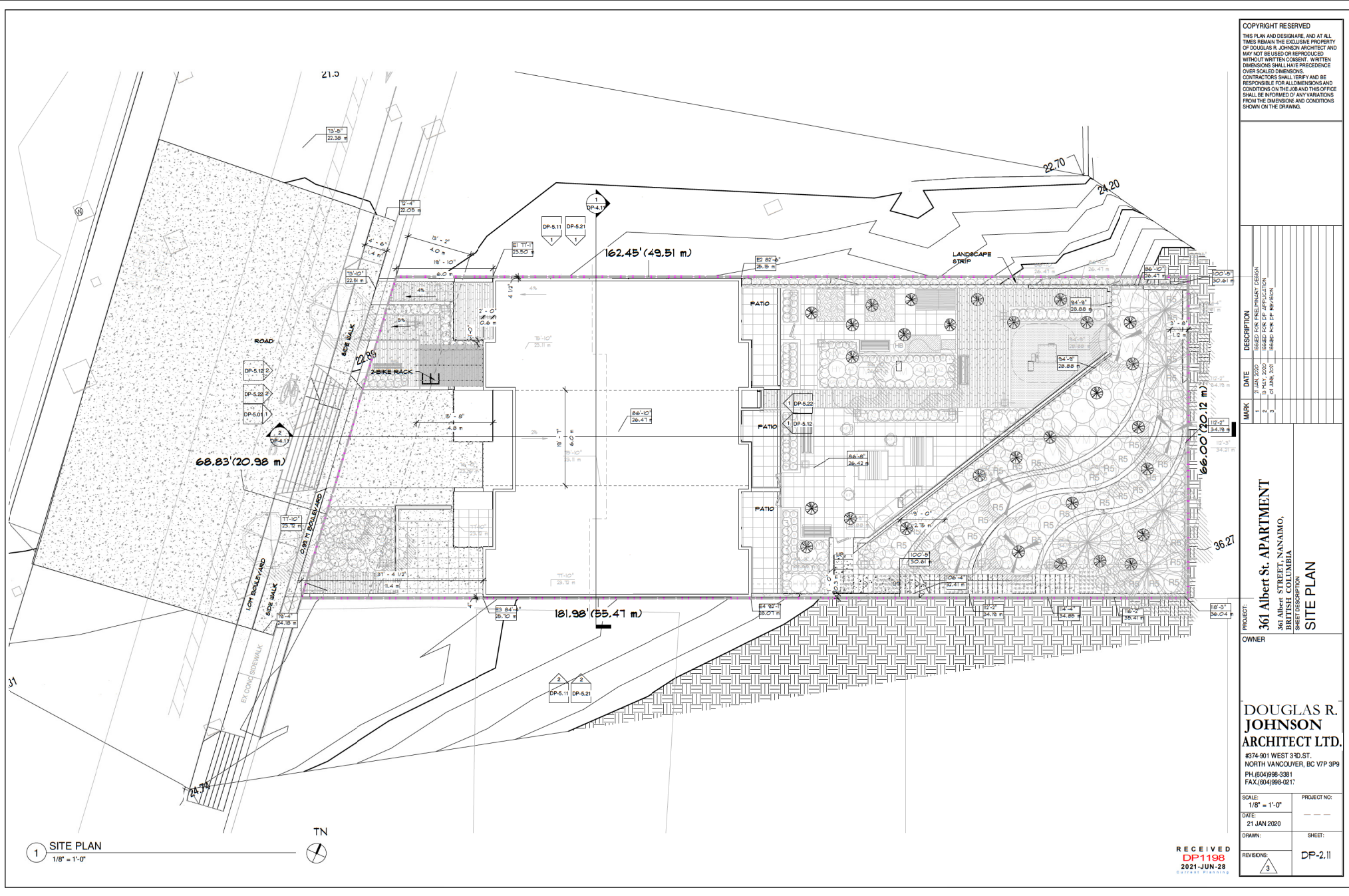
**DEVELOPMENT PERMIT APPLICATION NO. DP001198**



 **Subject Property**

CIVIC: 361 ALBERT STREET  
LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP93852

# ATTACHMENT D SITE AND PARKING PLANS



1 SITE PLAN  
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	01 JUN 2021	ISSUED FOR PERMIT REVIEW
3	01 JUN 2021	ISSUED FOR PERMIT REVIEW

PROJECT: **361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
SHEET DESCRIPTION: **SITE PLAN**

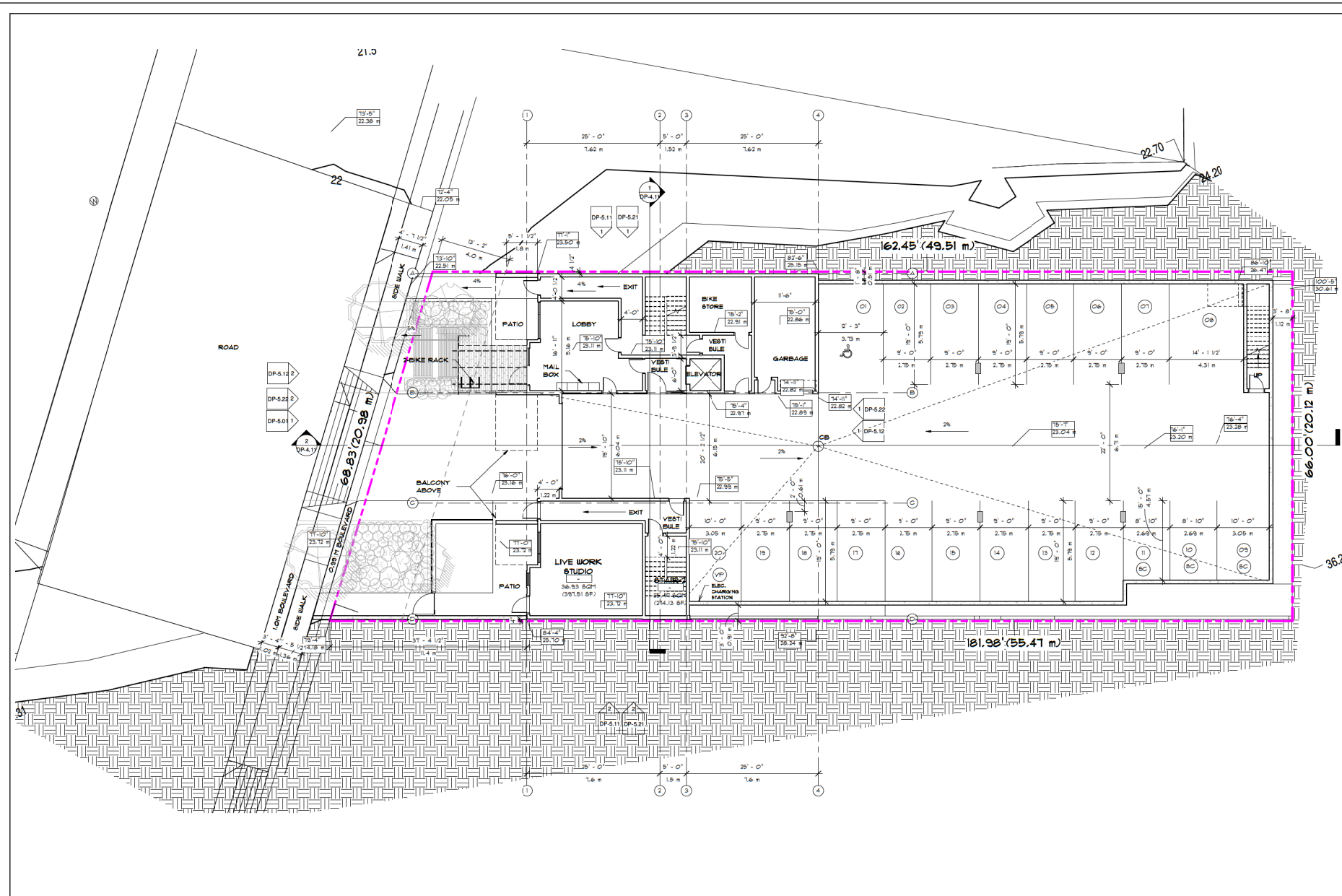
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 33RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: _____
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REVISIONS: <b>3</b>	

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1 MAIN FLOOR PLAN  
1/8" = 1'-0"



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1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
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3	01 FEB 2020	ISSUED FOR CIP REVIEW

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**MAIN FLOOR PLAN**

OWNER

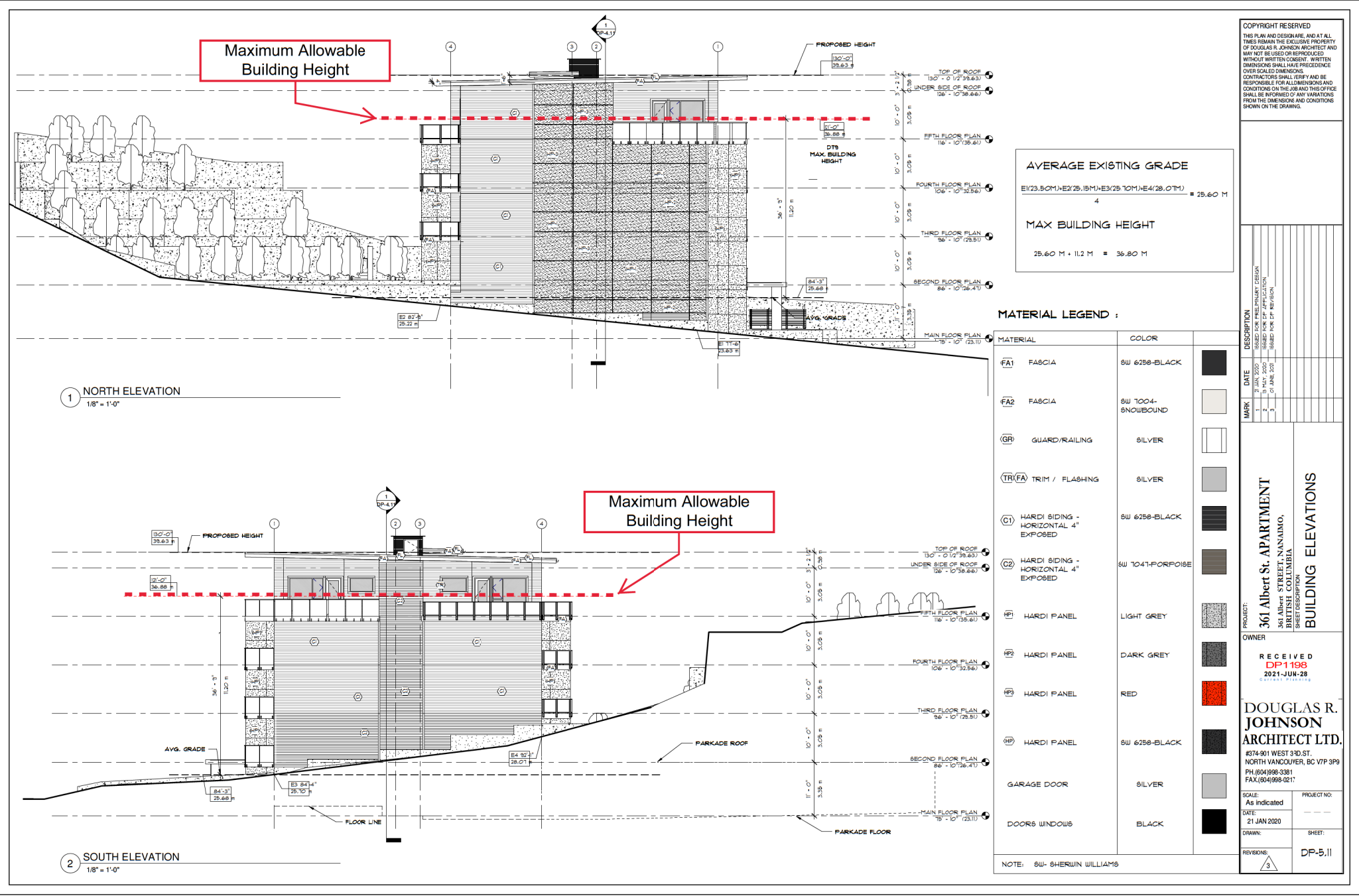
DOUGLAS R. JOHNSON ARCHITECT LTD.  
4374-901 WEST 330 ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
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DP-3.11	

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# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



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3	01 JUNE 2020	ISSUED FOR I.P. REVIEW

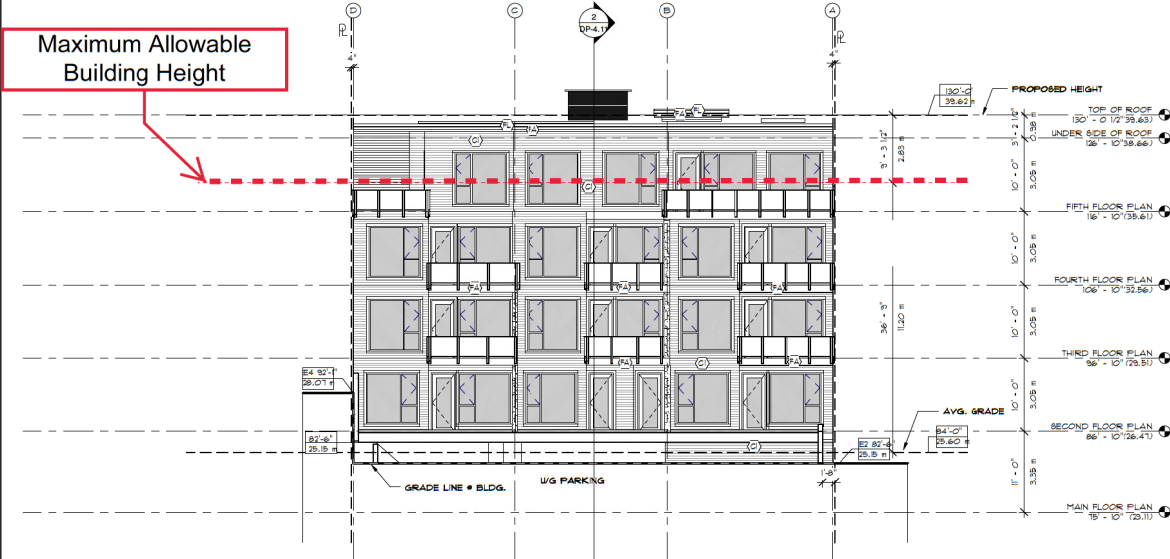
**PROJECT:**  
361 Albert St. APARTMENT  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**BUILDING ELEVATIONS**

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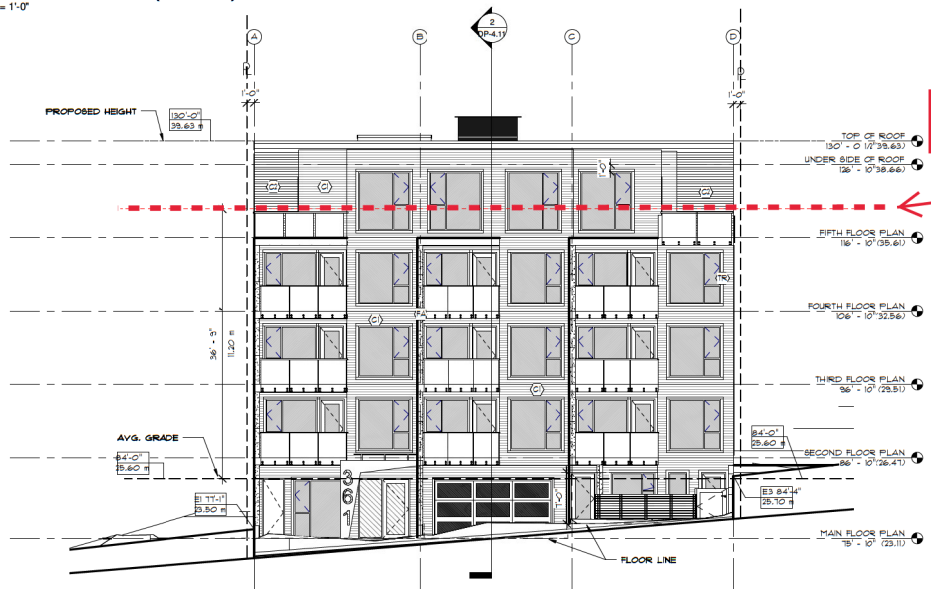
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**DRAWN:**  
**REVISIONS:** 3  
**PROJECT NO.:**  
**SHEET:** DP-5.11

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1 EAST ELEVATION (Rear)  
1/8" = 1'-0"



2 WEST ELEVATION (Albert Street)  
1/8" = 1'-0"

Maximum Allowable Building Height

MATERIAL LEGEND :

MATERIAL	COLOR
FA1 FASCIA	SW 6258-BLACK
FA2 FASCIA	SW 1004-SNOWBOUND
GR GUARD/RAILING	SILVER
TR/FA TRIM / FLASHING	SILVER
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-PORPOISE
HP1 HARDI PANEL	LIGHT GREY
HP2 HARDI PANEL	DARK GREY
HP3 HARDI PANEL	RED
HP4 HARDI PANEL	SW 6258-BLACK
GARAGE DOOR	SILVER
DOORS WINDOWS	BLACK

NOTE: SW- SHERWIN WILLIAMS

AVERAGE EXISTING GRADE  
 $E(23.50M)+E2(25.15M)+E3(25.10M)+E4(28.07M) = 25.60 M$   
 4  
 MAX BUILDING HEIGHT  
 $25.60 M + 11.2 M = 36.80 M$

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1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR PERMIT APPLICATION
3	01 JUNE 2021	ISSUED FOR CIP REFLECTION

PROJECT: 361 Albert St. APARTMENT  
 361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
 SHEET DESCRIPTION: BUILDING ELEVATIONS  
 OWNER:

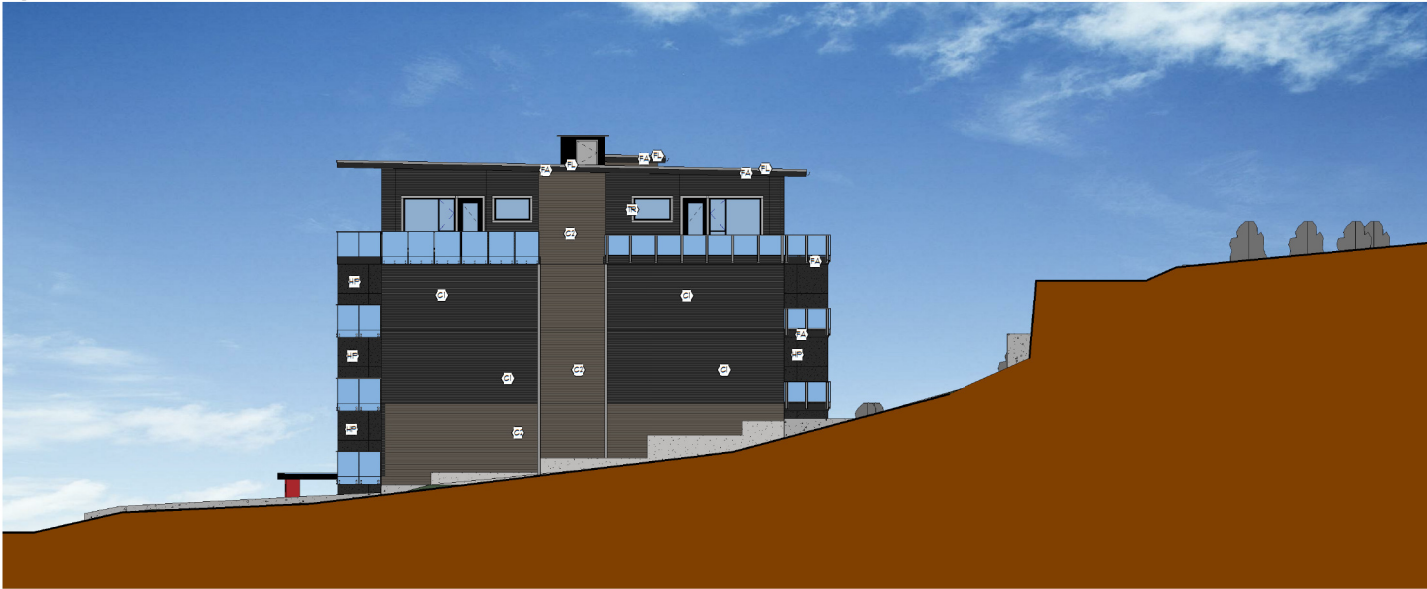
DOUGLAS R. JOHNSON ARCHITECT LTD.  
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 NORTH VANCOUVER, BC V7P 3P9  
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1 COLORED NORTH ELEVATION  
N.T.S



2 COLORED SOUTH ELEVATION  
N.T.S

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOUEBOUND	
GR GUARD/RAILING	SILVER	
TR(FA) TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-PORPOISE	
HP1 HARDI PANEL	LIGHT GREY	
HP2 HARDI PANEL	DARK GREY	
HP3 HARDI PANEL	RED	
HP4 HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR PERMIT APPLICATION
3	21 JAN 2020	ISSUED FOR P.P. REFLECTION

PROJECT: **361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
SHEET DESCRIPTION: **COLORED ELEVATIONS**  
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 330 ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
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1 COLORED EAST ELEVATION  
N.T.S.



2 COLORED WEST ELEVATION (Albert Street)  
N.T.S.

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 7004-SNOWBOUND	
GR GUARD/RAILING	SILVER	
TR(FA) TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7041-FORPOISE	
HP1 HARDI PANEL	LIGHT GREY	
HP2 HARDI PANEL	DARK GREY	
HP3 HARDI PANEL	RED	
HP4 HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR PERMITTING
3	01 JUNE 2021	ISSUED FOR R.F. REVISION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**COLORED ELEVATIONS**

OWNER  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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1 STREET SCAPE VIEW  
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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	01 FEB 2020	ISSUED FOR PERMIT APPLICATION
3	01 JUNE 2020	ISSUED FOR CIP REVIEW

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION:  
**STREET SCAPE VIEW**

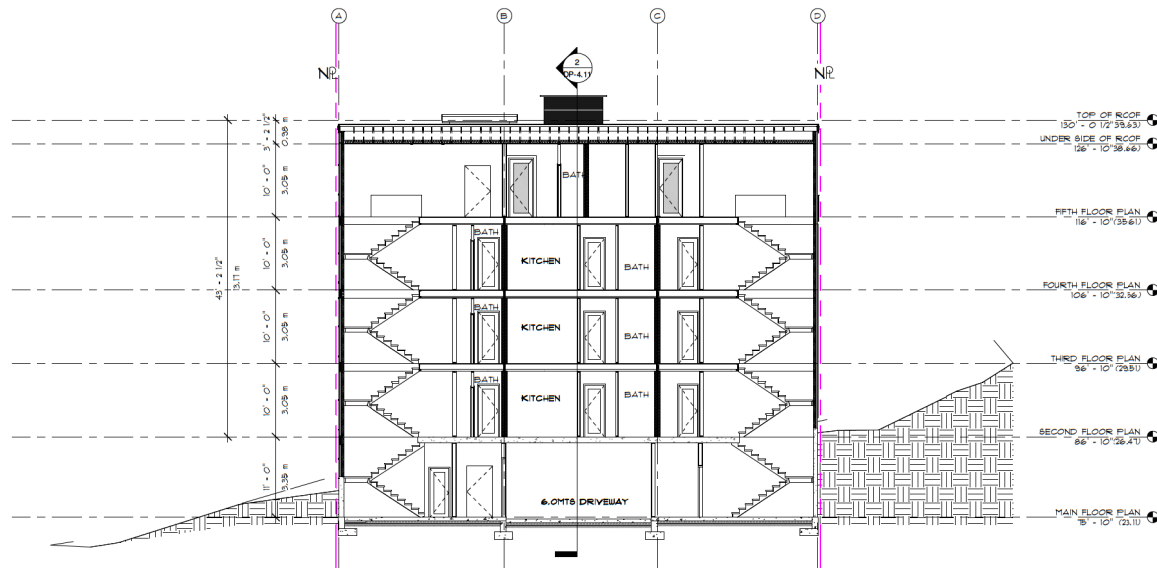
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 330 ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

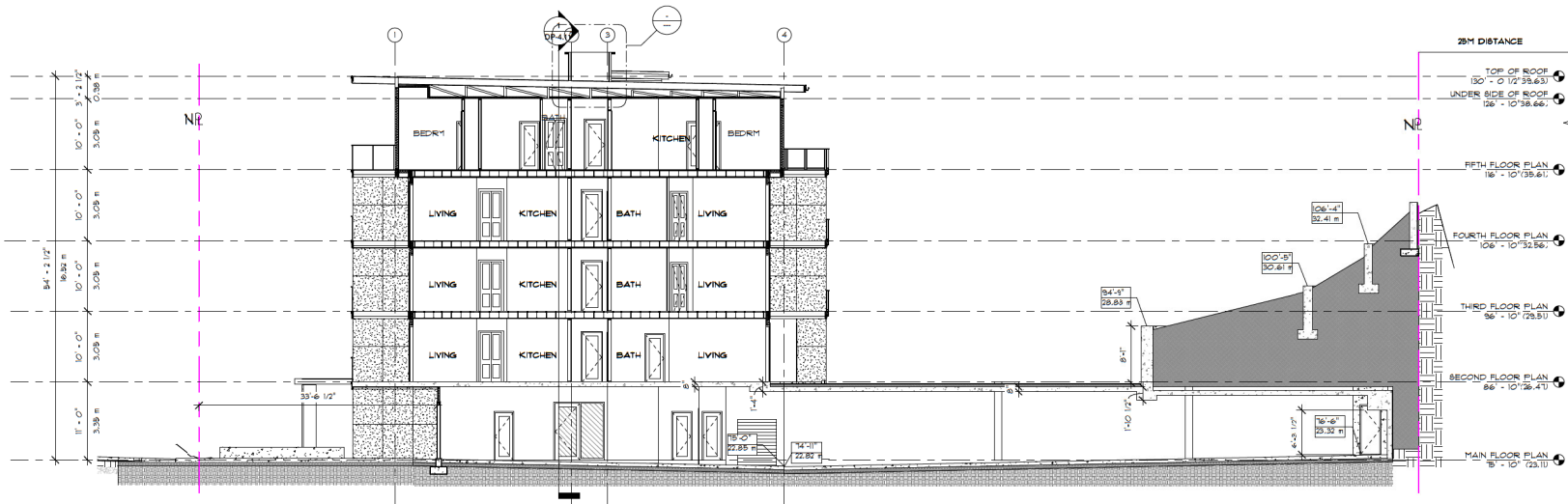
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DRAWN: ---	REVISIONS: 3
REVISIONS: 3	DP-5.01

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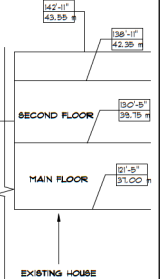
1 Section 1  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	01 FEB 2020	ISSUED FOR PERMITTING
3	01 MAR 2020	ISSUED FOR CIP REVISION



PROJECT: **361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
SHEET DESCRIPTION: **BUILDING SECTION**

DOUGLAS R. JOHNSON ARCHITECT LTD.  
4374-901 WEST 330 ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

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2021-JUN-28  
CITY OF NANAIMO

# ATTACHMENT F BUILDING RENDERINGS



1 3D RENDER VIEW  
N.T.S

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	01 FEB 2020	ISSUED FOR PERMIT APPLICATION
3	01 JAN 2021	ISSUED FOR RFP REVISION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**3D RENDER VIEW**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE: 3/32" = 1'-0"	PROJECT NO:
DATE: 21 JAN 2020	
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1 3D VIEW-1

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR PERMIT APPLICATION
3	01 JUNE 2021	ISSUED FOR RFP REVISION

PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAAMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION:  
**3D VIEW-1**

OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE:	PROJECT NO:
DATE: 21 JAN 2020	
DRAWN:	SHEET:
REVISIONS: 3	DP-0.03

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 2021-JUN-28

6/25/2021 12:21:35 PM



1 3D VIEW-2

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	FOR PERMIT APPLICATION
3	01 JUNE 2021	ISSUED FOR RFP REVISION

PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION:  
**3D VIEW-2**

OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE:	PROJECT NO:
DATE: 21 JAN 2020	
DRAWN:	SHEET:
REVISIONS: 3	DP-O.04

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# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



MAGLIN - 2 Space Bike Rack



MAGLIN BENCH



MAGLIN PICNIC TABLE



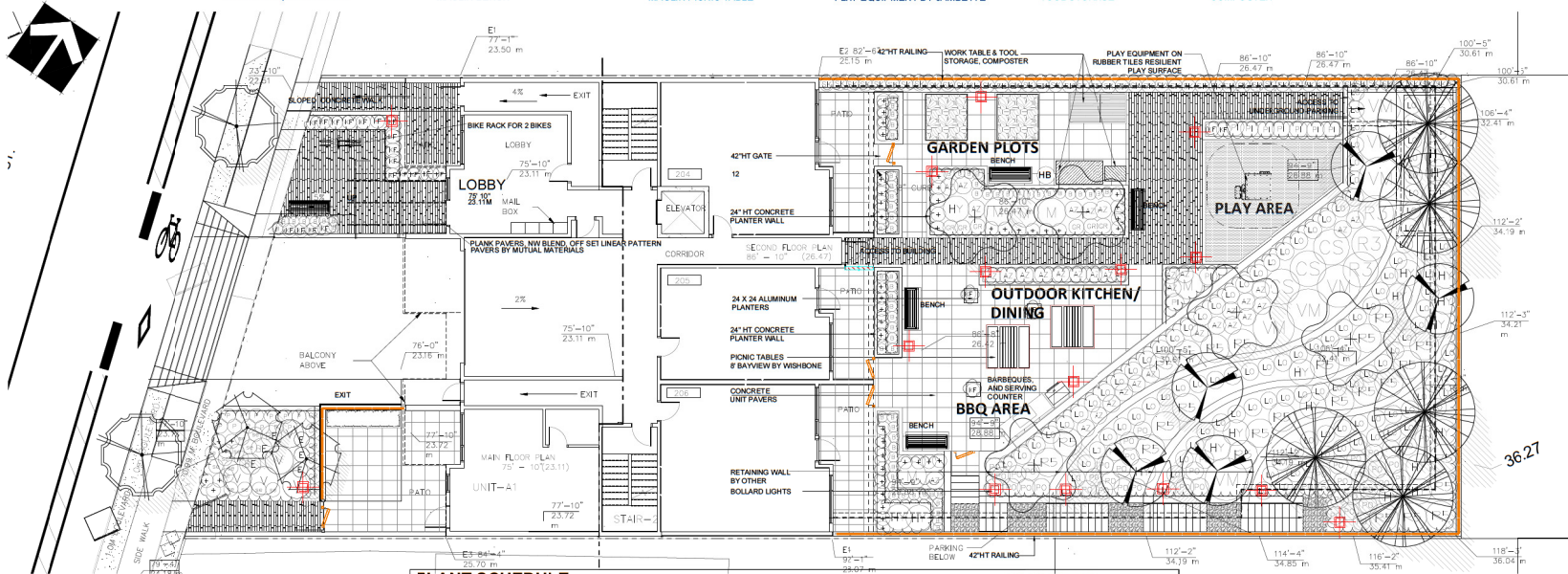
PLAY EQUIPMENT BY JAMBETTE



TOOL STORAGE



COMPOSTER



KEY		QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>					
(T)	5	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL, 1.5M STD, B&B, TREE FORM	
(T)	2	ACER RUBRUM 'KARPICK'	COLUMNAR KARPICK MAPLE	6CM CAL, 2M STD, B&B	
(T)	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL, 1M STD	
(T)	5	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	2M HT, B&B	
(T)	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT, B&B	
<b>SHRUB</b>					
(S)	35	AZALEA JAPONICA 'MARTHA HITCHCOCK'	AZALEA, SPREADING WHITE	#2 POT, 25CM	
(S)	3	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT, 40CM	
(S)	68	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD	#2 POT, 25CM	
(S)	3	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT, 50CM	
(S)	19	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT, 80CM	
(S)	9	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT, 50CM	
(S)	3	RHOODENDRON 'NACMI'	NACMI RHOODENDRON	#3 POT, 50CM	
(S)	30	RHOODENDRON 'SNOW LADY'	RHOODENDRON; WHITE	#3 POT, 50CM	
(S)	48	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT	
(S)	7	VIBURNUM P.T. 'MARIES'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B	
(S)	5	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT, 60CM	
<b>GRASS</b>					
(G)	24	CALAMAGROSTIS X A. VAR. 'FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY	
(G)	12	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT	
(G)	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
(G)	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT	
<b>PERENNIAL</b>					
(P)	47	ARTEMESIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	15CM POT	
(P)	3	EUPHORBIA CYPARISSIAS 'FENS FUBY'	FENS RUBY SPURGE	15CM POT	
(P)	14	SEDUM TELEPHUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT	
<b>GC</b>					
(GC)	117	LONCERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 25CM	
(GC)	46	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM	

PMG PROJECT NUMBER: 20-052

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	21MAY18	NEW SITE PLANS CITY COMMENTS	GD
1	25JUL07	REVIS PER CITY COMMENT	DR

CLIENT:

PROJECT:  
**4-STORY APARTMENT BUILDING**

**361 ALBERT STREET NANAIMO**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 20APR27 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: JR  
DESIGN:  
CHKD: PC OF 2

PMG PROJECT NUMBER: 20-052

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DP1188  
2021-JUN-02  
Current Planning

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-052
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
	5	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL; 1.5M STD; B&B; TREE FORM
	2	ACER RUBRUM 'KARPICK'	COLUMNAR KARPICK MAPLE	6CM CAL; 2M STD; B&B
	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1M STD.
	5	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	2M HT; B&B
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
<b>SHRUB</b>				
	35	AZALEA JAPONICA 'MARTHA HITCHCOCK'	AZALEA; SPREADING WHITE	#2 POT; 25CM
	3	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM
	68	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD	#2 POT; 25CM
	3	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM
	19	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
	9	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
	3	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
	30	RHODODENDRON 'SNOW LADY'	RHODODENDRON; WHITE	#3 POT; 50CM
	48	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT
	7	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
5	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM	
<b>GRASS</b>				
	24	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	#2 POT, HEAVY
	12	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
	5	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
	47	ARTEMESIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	15CM POT
	3	EUPHORBIA CYPARISSIAS 'FEN'S FUBY'	FENS RUBY SPURGE	15CM POT
	14	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT
<b>GC</b>				
	117	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
	46	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

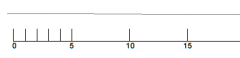
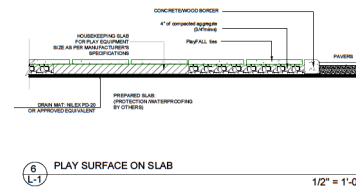
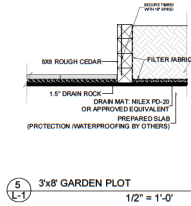
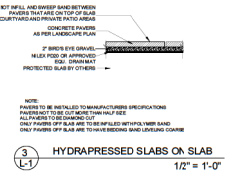
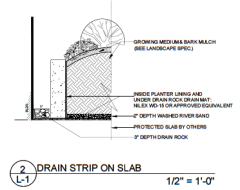
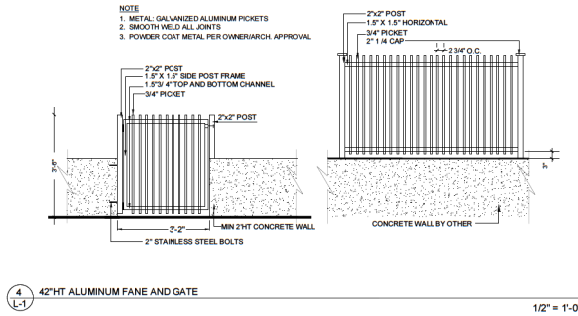
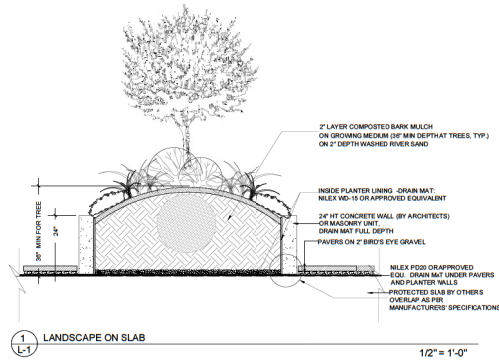
(Excerpt from Landscape Plan, Page 1 of 3)

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0111 f: 604-294-0022

SEAL:




2	21.MAY.18	NEW SITE PLANS CITY COMMENTS	DD
-	21.06.07	REVIS PER CITY COMMENT	JR
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:  
**4-STORY APARTMENT BUILDING**  
361 ALBERT STREET  
NANAIMO

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 20.APR.27 DRAWING NUMBER:  
SCALE: L2  
DRAWN: JR  
DESIGN:  
CHKD: PC OF 2

RECEIVED  
DP 1198  
2021-JUN-02  
Current Planning

2005-2-2P PMG PROJECT NUMBER: 20-052

ATTACHMENT H  
AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001198

 361 ALBERT STREET

## Delegation Request

---

### **Delegation's Information:**

Piyusha Sharma has requested an appearance before Council.

City: Nanaimo  
Province: BC

### **Delegation Details:**

The requested date is July 26, 2021.

The requested meeting is:  
Council

Bringing a presentation: No

Details of the Presentation:  
Available to respond to questions.