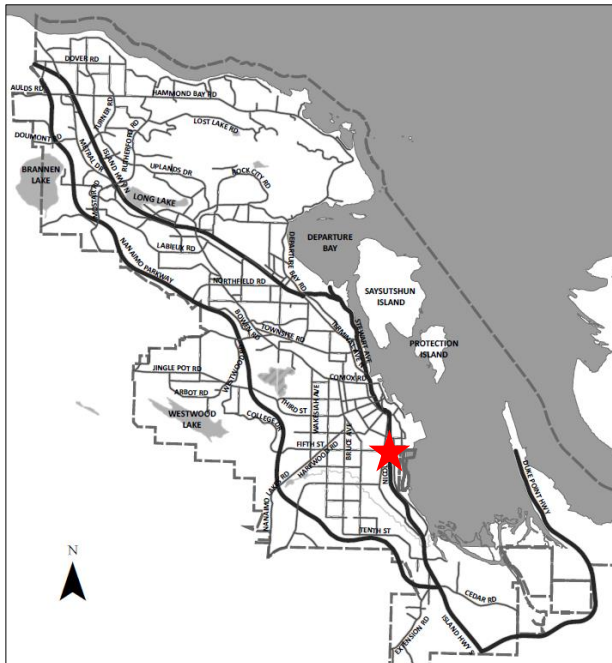


DATE OF MEETING | September 8, 2025

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT COVENANT AMENDMENT APPLICATION NO. CA22 and
DEVELOPMENT PERMIT APPLICATION NO. DP1329 – 355 NICOL
STREET



Proposal:

A six-storey supportive housing building with 35 units

Zoning:

CS1 – Community Service One

City Plan Land Use Designation:

Residential Corridor

Development Permit Areas:

DPA4 – Abandoned Coal Mine
Workings Hazards

DPA8 – Form and Character

Lot Area:

928m²

CA

DP



OVERVIEW

Purpose of Report

To present for Council's consideration a concurrent covenant amendment and development permit to facilitate a supportive housing development at 355 Nicol Street. |

Recommendations

Covenant Amendment

- That Council direct Staff to discharge Section 219 covenant CB986844 from the property title of 355 Nicol Street.

Development Permit

- That Council issue Development Permit No. DP1329 for a supportive housing development at 355 Nicol Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2025-SEP-08. |

BACKGROUND

A development permit application, DP1329, was received from Muchalat Projects Ltd., on behalf of the Provincial Rental Housing Corporation, to permit a six-storey supportive housing development with 35 units at 355 Nicol Street. The subject property is one of four sites identified for housing projects in the July 2020 Memorandum of Understanding between City of Nanaimo and BC Housing. BC Housing has partnered with Snuneymuxw First Nation who intend to manage a permanent supportive housing development on the site. The lot was rezoned in 2023 with site-specific building height and density provisions (RA489).

Subject Property and Site Context

The subject property is located in the South End neighbourhood and is currently vacant. The lot abuts Nicol Street, which is under the jurisdiction of the Provincial Ministry of Transportation and Transit, to the west, and a City lane to the east. The property slopes down approximately 3-4m towards the lane. On the opposite side of the lane is a vacant City-owned property at 354 Haliburton Street and a BC Housing owned property at 364 Haliburton Street. Both properties on Haliburton Street will be utilized by the development at 355 Nicol Street for outdoor amenity space and off-site parking. BC Housing is proposing to incorporate these additional properties into the overall site plan given the limited area of the subject property to accommodate ancillary functions. Lease agreement terms for 354 Haliburton Street and Temporary Use Permit and Development Variance Permit applications for 364 Haliburton Street are being presented for Council's consideration on this same agenda.

The surrounding neighbourhood consists of a mix of residential and commercial uses with Nicol Street acting as a gateway corridor to Downtown Nanaimo. Adjacent properties include a motel to the north at the corner of Nicol Street and Farquhar Street, single dwelling and multi-family dwelling residential properties across the lane to the east, and single residential dwellings to the

south and west. Nearby applications for four-storey and six-storey residential developments further south on the same block are currently in process. |

DISCUSSION

Proposed Development

The proposed development is a six-storey supportive housing building with 35 units ranging between 33m² and 38m² in floor area. The City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) defines supportive housing as a personal care facility. In addition to the dwelling units, the building will include support services for the Snuneymuxw First Nation. The proposed gross floor area is 2,069m² and the total Floor Area Ratio (FAR) will be 2.23, which is the maximum permitted site-specific FAR for a personal care facility at this location.

Site Design

The proposed building will be sited entirely on 355 Nicol Street. The principal building entry will face Nicol Street and a secondary pedestrian access will connect to the lane. All required parking will be provided, with one onsite parking space parallel to the lane and six off-site parking spaces on the opposite side of the lane (two at 354 Haliburton Street and four at 364 Haliburton Street). A covenant and easement will be registered for the off-site parking, as required by the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”).

A significant outdoor amenity space is proposed off-site at 354 and 364 Haliburton Street, with a walkway leading towards the lane from Haliburton Street. Another outdoor courtyard space on 355 Nicol Street, between the building and the lane, will include bicycle parking. Waste collection is proposed from the lane in the southeast corner of the lot. The site lighting plan includes bollard lighting along pathways and throughout the amenity space.

Building Design

Due to the slope of the land, the proposed building will present a five-storey elevation facing Nicol Street and a six-storey elevation facing the lane. Exterior building materials will consist of cementitious panel and corrugated metal siding. The metal siding panels will alternate between vertical and horizontal orientations as a reference to traditional basket weaving. Wall-mounted public art will be featured on the north and south elevations in the Hul’q’umi’num’ language which translates to say “I am here”. Wood-tone metal cladding with ancestral Snuneymuxw symbols will replicate window shutters on the west and east elevations.

Landscape Design

Generous landscaping is proposed around the building and throughout the amenity spaces. The landscaping has been designed in collaboration with the Snuneymuxw First Nation with a focus on natural restorative healing elements. The planting plan is made up of native species that are of cultural importance. The amenity space will be developed as a Sacred Garden and amenity features include natural play elements, gathering spaces with seating, and a meditation circle. Site furnishings will include custom designs with references to SFN cultural heritage. Welcome gateways are proposed to frame both entries facing Nicol Street and the lane. A woven willow fence is proposed to encircle the subject property and the Sacred Garden.

The overall development design is in substantial compliance with the applicable City design guidelines and provides visual interest along the street frontage.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-MAR-14, accepted DP1329 as presented and provided the following recommendations:

- Consider adding passive shading and solar gain to the fenestration on the east and west façades;
- Consider ways to enhance natural light in the interior corridors and stairways;
- Consider adding weather protection for the patio area;
- Consider a visual connection on the laneway between the two properties;
- Consider screening the garbage enclosure with materials complementary to the building and landscape plan;
- Ensure an accessible entrance off Nicol Street;
- Consider a visually permeable fence on Haliburton Street; and,
- Consider using a bike rack that accommodates different types of bikes.

The applicant subsequently revised their plans in response to the DAP recommendations by adding windows to the stairwell landings, designing for a pedestrian crossing of the lane, and moving the garbage enclosure away from the south property line. It was noted by the applicant that both entries are accessible and that the proposed fence is visually permeable.

Proposed Variances

Minimum Front Yard Setback

The minimum required front yard setback in the CS1 zone is 6.0m. A front yard setback of 4.8m is proposed facing Nicol Street, a requested variance of 1.2m. The applicant has requested the variance in order to maximize the building enveloped on an undersized lot. Staff note that the zoning of the adjacent lots on Nicol Street permits smaller front yard setbacks between 3.5m and 4.5m. The proposed front yard setback of 4.8m also exceeds the Provincial Ministry of Transportation and Transit minimum setback along Nicol Street (typically 4.5m).

Off-Site Parking

The Parking Bylaw allows the required parking to be provided off-site where the parking is not on a lot zoned for residential use within Part 7 of the Zoning Bylaw. The applicant is proposing off-site parking at 354 and 364 Haliburton Street, both zoned Three and Four Unit Residential (R5). The applicant has requested to vary this condition to facilitate a viable building site and accommodate the required parking in close proximity to the subject property.

Staff support the proposed variances.

COVENANT AMENDMENT

A Covenant Amendment application, CA22, was received from M'akola Development Services, on behalf of the Provincial Rental Housing Corporation, to discharge existing Section 219 covenant CB986844 from the property title of 355 Nicol Street. As a condition of rezoning application RA489, the covenant was registered on the property title to require off-site improvements to the section of public lane between the subject property and Farquhar Street to the north. These improvements included a vehicle lane, sidewalk, and street lighting, to help improve fire vehicle and pedestrian access to the site. The lane is currently a one-way route from north to south.

The applicant has explored options to complete the required improvements within a Statutory-of-Right or dedication from the property adjacent to the lane to the north owned by the Provincial Ministry of the Transportation and Transit (811 Farquhar Street), but has not been able to successfully negotiate either option with the Ministry. Given this, the applicant has revised their building drawings to have the principal entry face Nicol Street which means that lane improvements to accommodate fire access are no longer required. Pedestrian access to the rear of the building is proposed to cross 354 Haliburton Street and will not require the previously proposed sidewalk along the lane. The lane will still be used for vehicle access to the parking spaces and for waste collection access.

Staff support the proposed Covenant Amendment to discharge existing Section 219 covenant CB986844 and eliminate the requirement for improvements within the lane.

Council's *Covenant Amendment Process Policy* outlines the process for considering an amendment to a covenant previously secured through rezoning. Where a proposed Covenant Amendment does not pertain to land use, density, or community contributions, the notification process will be consistent with that of Development Variance Permits, as is the case with CA22.

Notification has taken place prior to Council's consideration of this Covenant Amendment. |

SUMMARY POINTS

- Development Permit Application No. DP1329 is for a six-storey supportive housing development with 35 units at 355 Nicol Street.
- Variances are requested to reduce the minimum required front yard setback and to allow off-site parking on a residential-zoned property.
- Staff support the proposed Covenant Amendment to discharge existing Section 219 covenant CB986844 and eliminate the requirement for improvements within the lane.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 14.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.0m to 4.8m as shown in Attachment C.

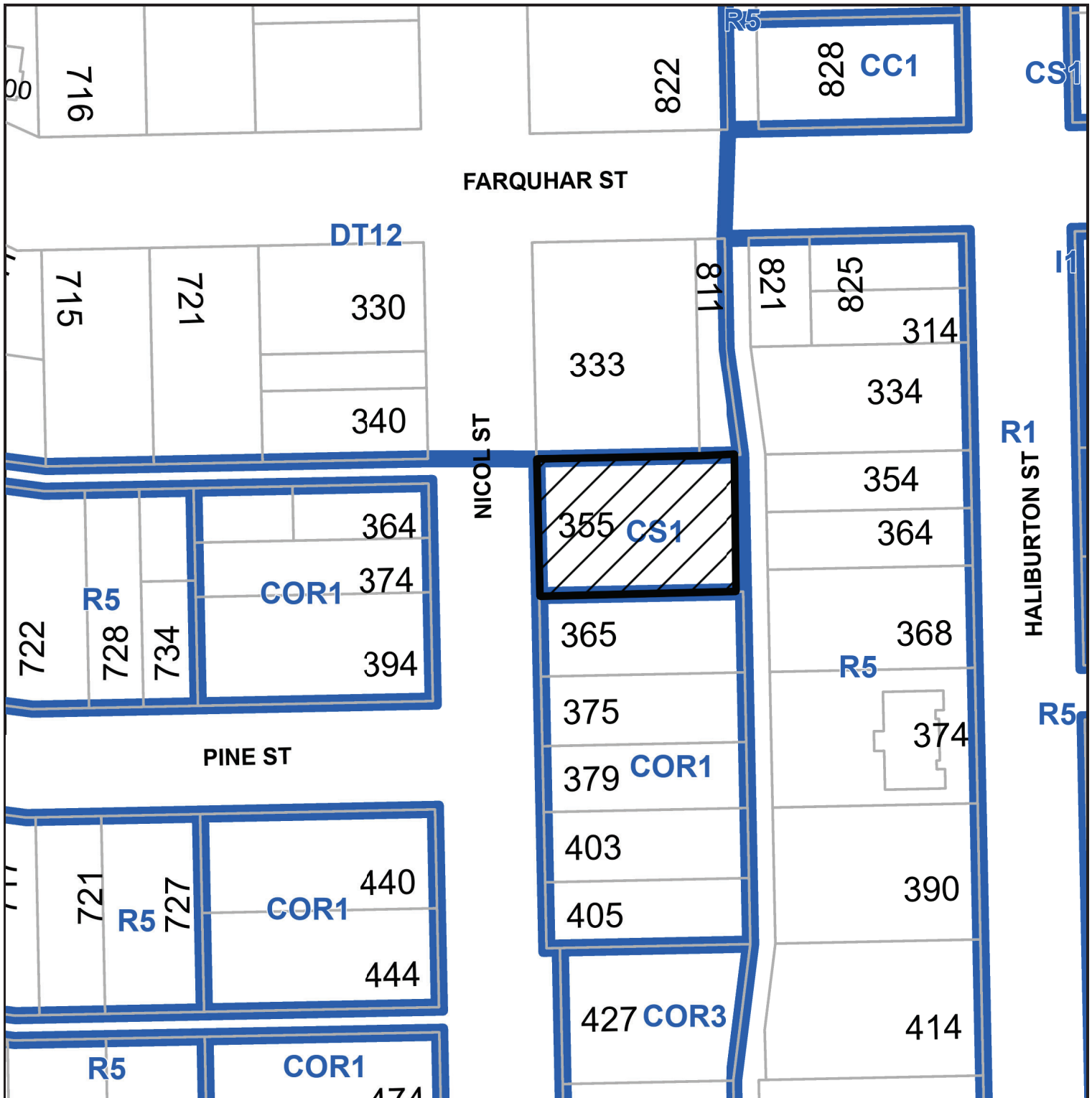
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 2.1.i Off-Site Parking* – to allow off-site parking to be located on a lot zoned as residential as shown in Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan prepared by MacDonald Hagerty Architect Ltd., dated 2025-AUG-06, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by MacDonald Hagerty Architect Ltd., dated 2024-SEP-09, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-AUG-11, as shown on Attachment F.
4. Off-site landscaping shall be completed on the lots legally described as THAT PART OF SECTION 1 NANAIMO DISTRICT SHOWN ON PLAN EPP129816 (354 Haliburton Street) and EAST 1/2 OF LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 4377 EXCEPT PART IN PLAN VIP52121 (364 Haliburton) in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-AUG-11, as shown on Attachment F.
5. Registration of a Section 219 covenant and easement to secure off-site parking on the lots legally described as THAT PART OF SECTION 1 NANAIMO DISTRICT SHOWN ON PLAN EPP129816 (354 Haliburton Street) and EAST 1/2 OF LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 4377 EXCEPT PART IN PLAN VIP52121 (364 Haliburton) as shown in Attachment C, prior to building occupancy.
6. Submission of a geotechnical report to the satisfaction of the building inspector following the City of Nanaimo *Guidelines for Geotechnical Assessments Above Abandoned mine workings* and *Guidelines for Completion of Geotechnical Reports* to satisfy the objectives and guidelines of Development Permit Area No. DPA4 – Abandoned Mine Workings Hazards, and registration of a “save harmless” Section 219 covenant in favour of the City requiring compliance with any of the recommendations of the geotechnical report, prior to building permit issuance.

ATTACHMENT B
SUBJECT PROPERTY MAP



355 NICOL STREET

ATTACHMENT C SITE PLAN

PROJECT CONTEXT



3 Community context and zoning.
Scale: NTS



4 Street view looking south east
Scale: NTS

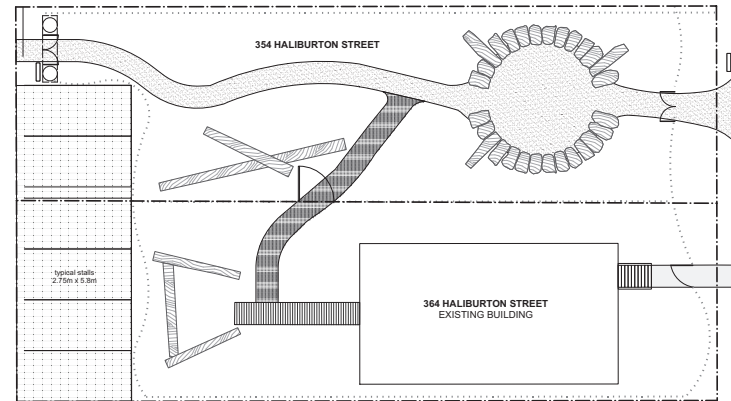
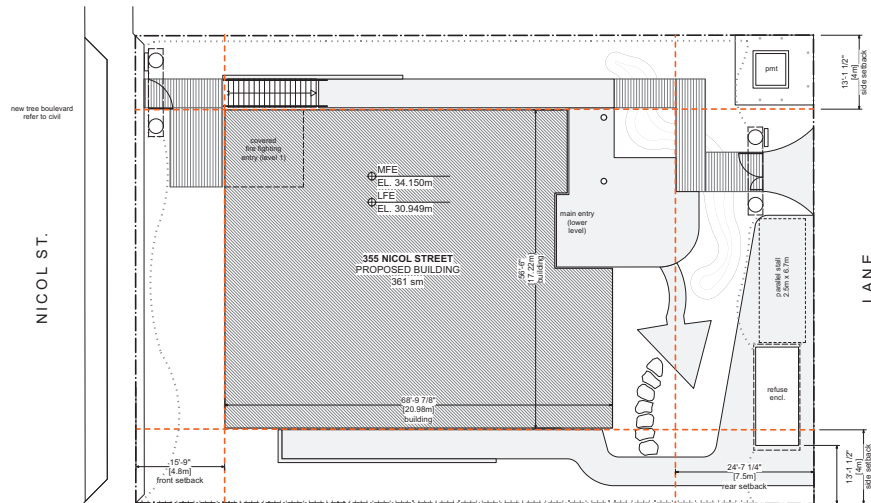


5 Street view looking south
Scale: NTS

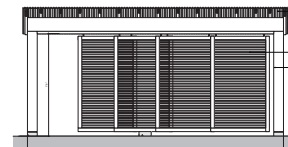
ZONING INFORMATION

Authority: City of Nanaimo
Street Address: 355 Nicol St
Legal Description: Lot A, Section 1, Nanaimo District, Plan EPP29088
Property Identification Number: PID 029-218-560
Project Description: The subject land is a .23 acre parcel bordered by Nicol Street to the West, a motel to the North, single family residential to the South, single family to the East. It is located in close proximity to the downtown core and several nearby parks.

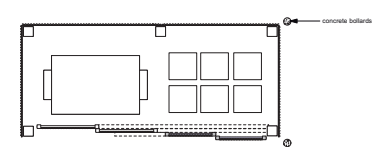
ZONING SUMMARY	PERMITTED UNDER CS1	PROPOSED CS1 (CB)
SETBACKS	FRONT YARD SETBACK: 6 METERS REAR YARD SETBACK: 7.5 METERS SIDE YARD: 4 METERS * SEE SITE PLAN FOR PROPOSED DISTANCES TO LOT LINES	4.8 METERS (Variance) 7.5 METERS 4 METERS
LOT COVERAGE / FSR	PERSONAL CARE FACILITY Max Coverage: 40% Max FSR: 2.23	TOTAL LOT AREA: 928 SQM TOTAL BUILDING AREA: 361.11 SQM TOTAL LOT COVERAGE: 38% TOTAL GROSS FLOOR AREA: 2098 SQM PROPOSED FSR: 2.23
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT: 18.5 METERS	18.5 METERS * SEE ELEVATIONS FOR BUILDING HEIGHTS
USABLE OPEN SPACE	N/A	N/A
OFF STREET PARKING + LOADING	PERSONAL CARE FACILITY: 0.2 PER SLEEPING UNIT Total Required: 7 SPACES	Total provided: 7 SPACES
LANDSCAPE + SCREENING	Landscape Buffer: Fence Height: 2 METERS	SEE LANDSCAPE PLAN



1 Site Plan
Scale: 1:125



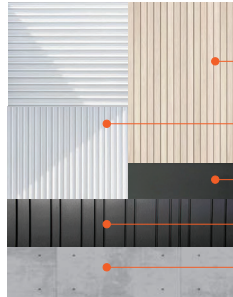
2 Refuse Enclosure - Plan & Elevation
Scale: 1/4" = 1'-0"



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DP1329
2025-AUG-21
CURRENT PLANNING

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL BOARD

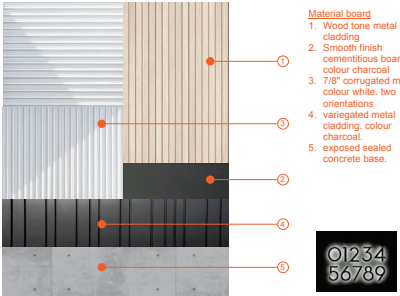


- Material board**
1. Wood tone metal cladding
 2. Smooth finish cementitious board, colour charcoal
 3. 7/8" corrugated metal, colour white, two orientations
 4. variegated metal cladding, colour charcoal
 5. exposed sealed concrete base.

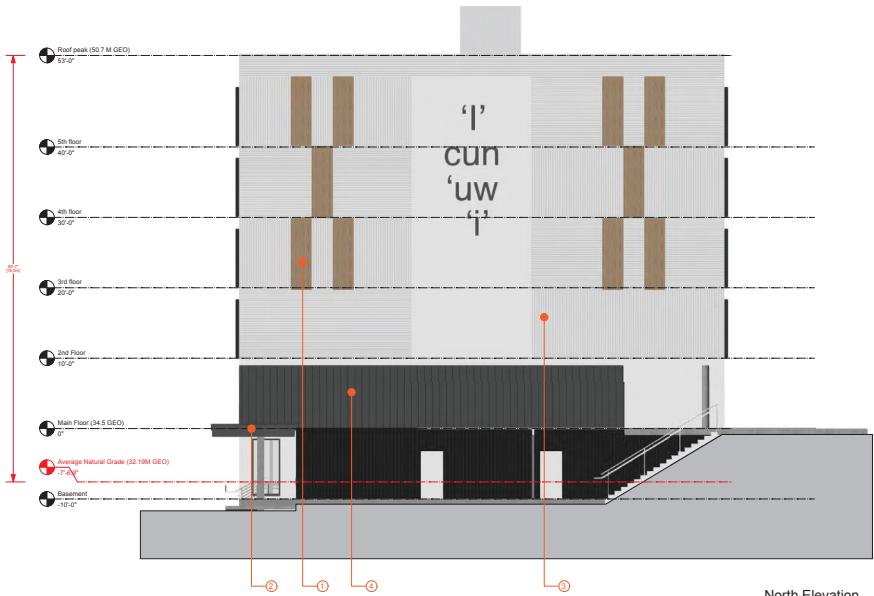
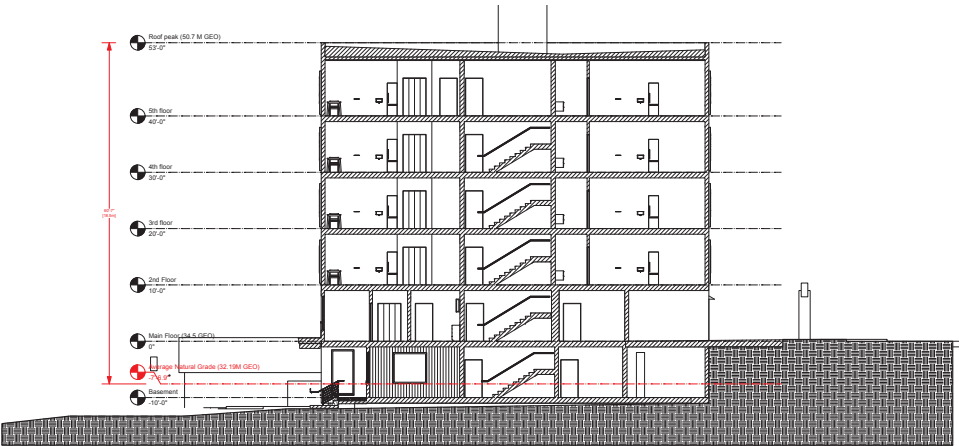
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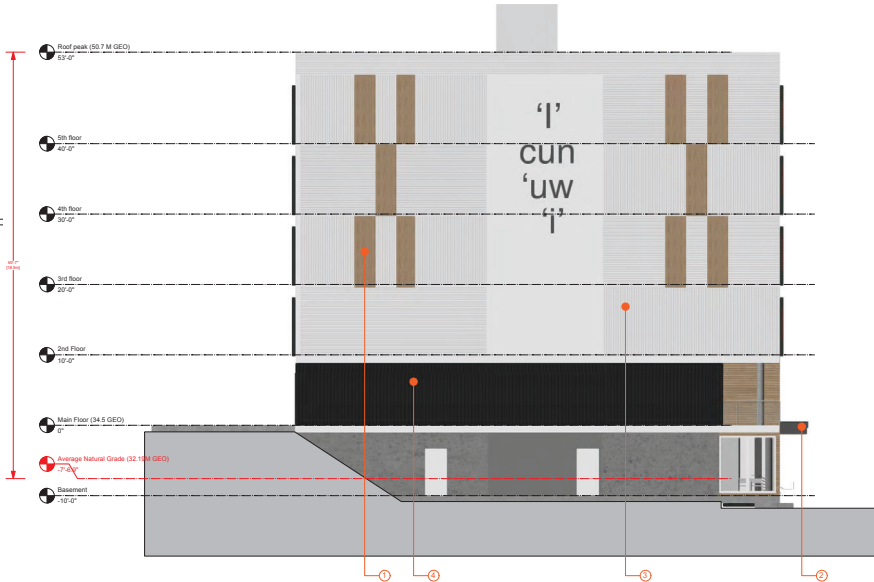
MATERIAL BOARD



- Material board
1. Wood tone metal cladding
 2. Smooth finish cementitious board, colour charcoal
 3. 7/8" corrugated metal, colour white, two orientations
 4. variegated metal cladding, colour charcoal
 5. exposed sealed concrete base.



8 North Elevation
Scale: 1:100



9 South Elevation
Scale: 1:100



BC Housing

355 Nicol St



C	2024-09-09	Issued For DP R3
B	2024-09-10	Issued For DP R1
A	2023-11-16	Issued For DP
REV	1	W. S. H.

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DP1329
2024-SEP-09
Current Planning

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ATTACHMENT E BUILDING RENDERINGS



BC Housing

355 Nicol St



C	2024-09-09	Issued For DP R3
B	2024-09-10	Issued For DP R1
A	2023-11-16	Issued For DP
REV	1	W. S.

RENDER
Renders

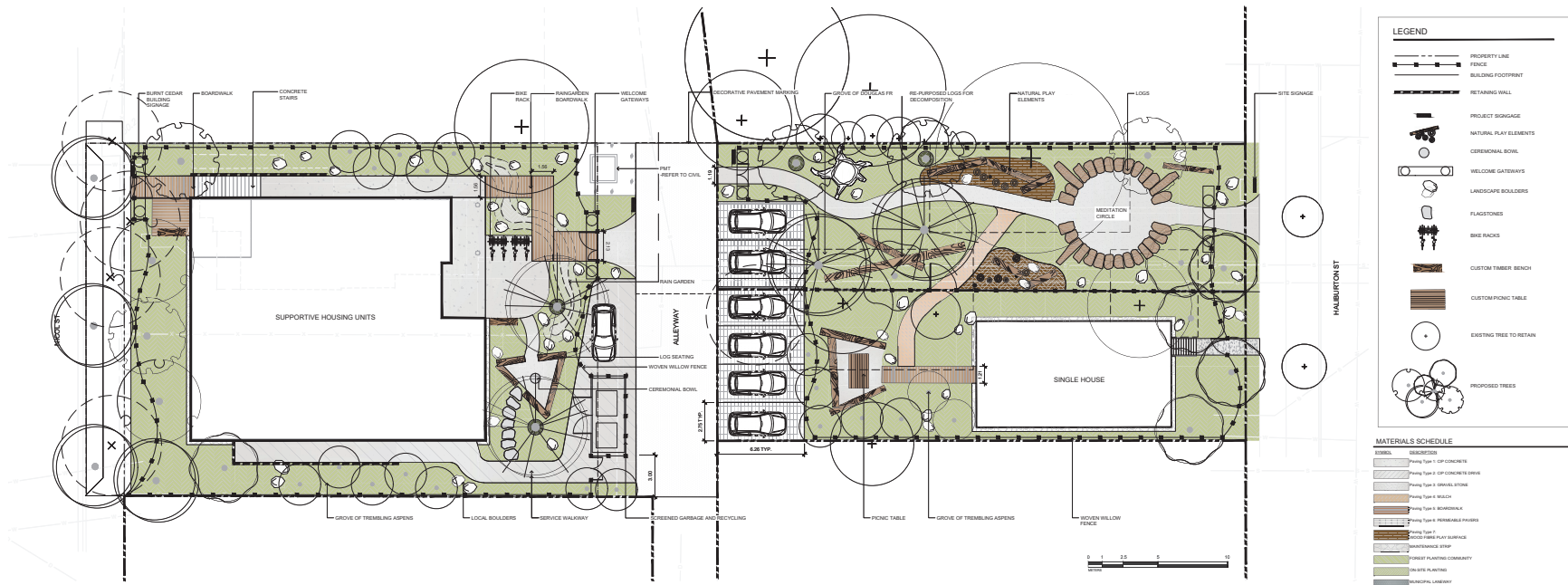
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DP1329
2024-SEP-09
Current Planning

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ATTACHMENT F
LANDSCAPE PLAN AND DETAILS



**BIO
PHI
LIA**

2105 Straits View, Saanichton, BC V8M 1T3
Info@biophilialia.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:
355 Nicol St

PROJECT ADDRESS:
**355 Nicol St,
Nanaimo, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **CHARLIE TWYFORD**

PRECEDENTS



RAIN GARDENS CUSTOM FURNITURE RAIN GARDEN BOARDWALKS BURNT CEDAR BUILDING SIGNAGE NATURAL PLAY ELEMENTS CUSTOM LOG SEATING/MEDITATION CIRCLE WELCOME GATEWAYS WILLOW WOVEN FENCE

DECORATIVE PAVEMENT MARKING APPLIED TO ALLEYWAY TO REINFORCE VISUAL CONNECTION BETWEEN LOTS. PATTERN TO BE DEVELOPED.

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DP1329
2025-AUG-21
Current Planning

7	RE-ISSUED FOR DP	25/08/11
7	ISSUED FOR DP	24/07/21
6	ISSUED FOR 50% COORDINATION	25/05/09
5	ISSUED FOR 30% COORDINATION	25/04/14
4	RE-ISSUED FOR DP	24/08/27
3	RE-ISSUED FOR DP	24/07/21
2	ISSUED FOR DP	23/10/09
1	ISSUED FOR R2/DP	22/02/04
NO.	ISSUE	YYMMDD

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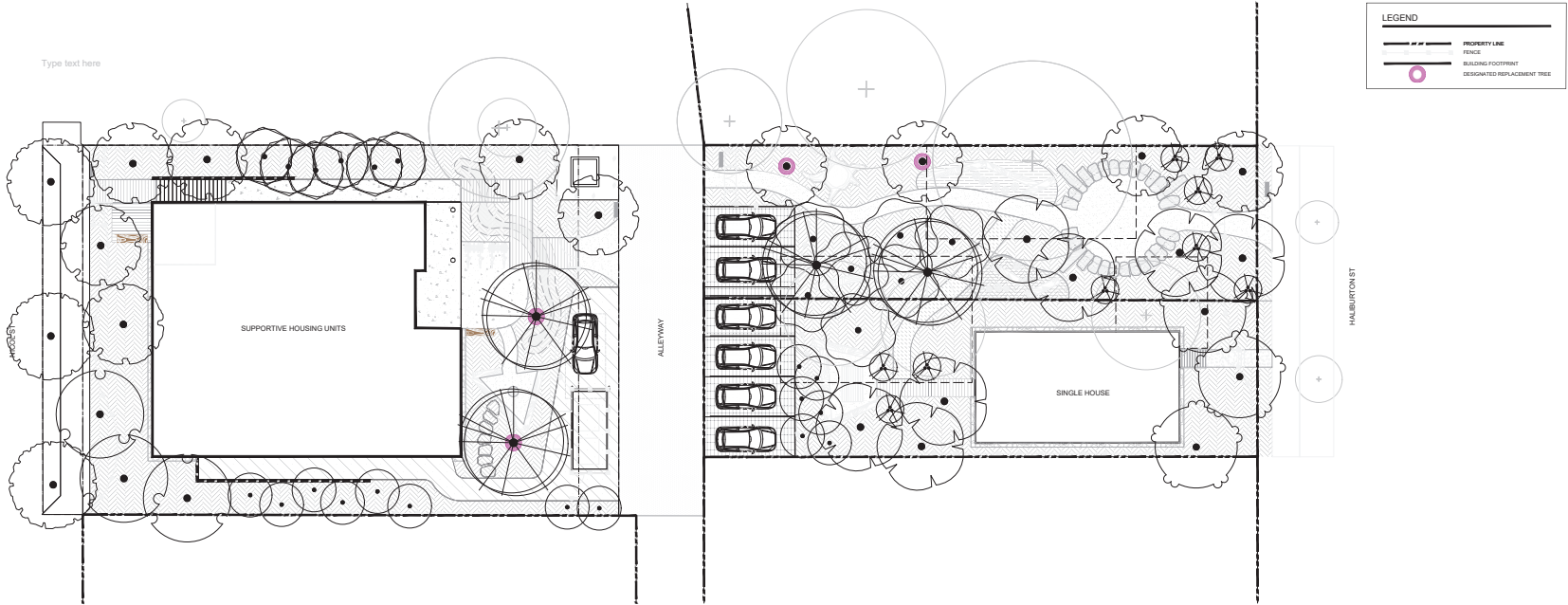
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MATERIALS PLAN

DWG NO:
L1.01

SCALE: 1:150

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PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
TREES						
	AM	10	Acer macrophyllum	Big Leaf Maple	Ball & Burlap	60mm Cal.
	AR	3	Acer rubrum	Red Maple	Ball & Burlap	60mm Cal.
	AS	9	Amelanchier alnifolia	Serviceberry	S&B Multi-Stem	60mm Cal.
	AP	3	Arbutus menziesii	Pacific Madrone	Ball & Burlap	60mm Cal.
	CN	6	Cornus nuttallii	Pacific Dogwood	Ball & Burlap	60mm Cal.
	CR	7	Crataegus douglasii	Douglas Hawthorn	Ball & Burlap	60mm Cal.
	PT	14	Populus tremuloides	Quaking Aspen	Ball & Burlap	50mm Cal.
	PE	3	Prunus emarginata	Bitter Cherry	Ball & Burlap	60mm Cal.
	PD	7	Pseudotsuga menziesii	Douglas Fir	Ball & Burlap	70mm Cal.
	TP	4	Thuja plicata	Western Red Cedar	Ball & Burlap	70mm Cal.



2105 Straits View, Saanichton, BC V8M 1T3
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:

355 Nicol St

PROJECT ADDRESS:

355 Nicol St,

Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: CHARLIE TWYFORD

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3	RE-ISSUED FOR DP	24/10/21
2	ISSUED FOR DP	23/10/08
1	ISSUED FOR R2/DP	22/02/04
NO.	ISSUE	YYMMDD

SEAL:



NORTH ARROW



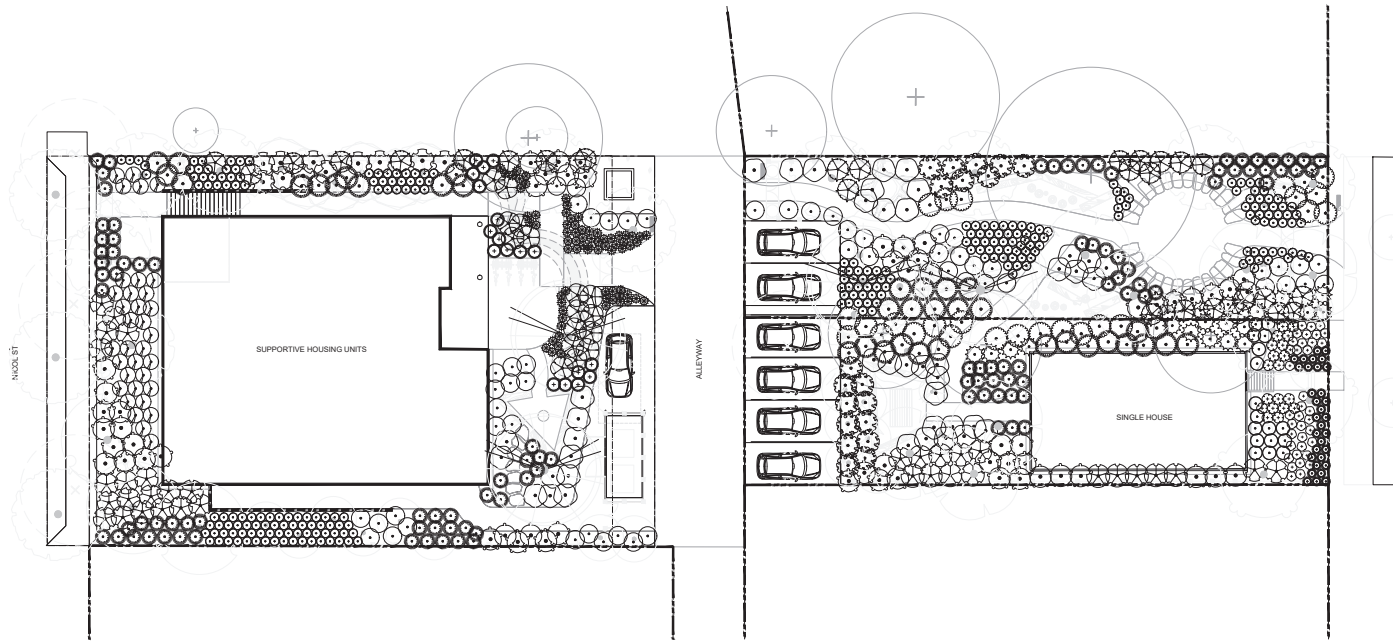
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TREE PLANTING PLAN

DWG NO:

L2.01

SCALE: 1:150



LEGEND	
	PROPERTY LINE
	POUCE
	BUILDING FOOTPRINT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	AM2	37	<i>Achillea millefolium</i>	Common Yarrow	#1 Container
	AT	42	<i>Anthy trichophylla</i>	Vanilla Leaf	#1 Container
	CO2	73	<i>Carex obovata</i>	Slough Sedge	#1 Container
	FF	32	<i>Festuca nelsonii</i>	Rosner's Fescue	#1 Container
	GS2	11	<i>Gaultheria shallon</i>	Sale	#3 Container
	HD2	28	<i>Holodiscus discolor</i>	Oceanspray	#1 Container
	JE2	18	<i>Juncus effusus</i>	Soft Rush	#1 Container
	MN	20	<i>Mahonia nervosa</i>	Oregon Grape	#1 Container
	OC	35	<i>Oenothera caerulea</i>	Oxeye	#3 Container
	PM2	37	<i>Polydictum maritimum</i>	Western Seaside Fern	#1 Container
	PW	103	<i>Pteridium aquilinum</i>	Western Bracken Fern	#1 Container
	RN	54	<i>Rosa nutkana</i>	Nootka Rose	#2 Container
	SG	17	<i>Solidago canadensis</i>	Goldenrod	#1 Container
	SD3	16	<i>Spiraea douglasii</i>	Western Spirea	#1 Container
	SA2	58	<i>Symphoricarpos albus</i>	Common Snowberry	#3 Container
	SD2	19	<i>Symphiotrichum subspicatum</i>	Douglas Aster	#1 Container
	TT2	243	<i>Thlaspi foliolata</i>	Threelobed Foxtail	#1 Container
	UD2	34	<i>Urtica dioica</i>	Stinging Nettle	#1 Container
	VO2	26	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 Container
	VP2	19	<i>Vaccinium parvifolium</i>	Red Huckleberry	#3 Container



2105 Straits View, Saanichton, BC V8M 1T3
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:

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DESIGNED BY: BIANCA BODLEY
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3	ISSUED FOR DP	23/10/09
1	ISSUED FOR RZDP	22/02/04
NO.	ISSUE	YYMMDD

SEAL:



NORTH ARROW



DRAWING TITLE:

PLANTING PLAN

DWG NO:

L2.02

SCALE: 1:150

OVERSTORY PLANTING - TREES



XPEY/ THUJA PLICATA/
WESTERN RED CEDAR



TS'SEY/ PSEUDOTSUGA
MENZIESII/ DOUGLAS-FIR



TS'ALHULHP/ ACER
MACROPHYLLUM/ BIGLEAF
MAPLE



KWITXULHP/ CORNUS
NUTTALLII/ FLOWERING
DOGWOOD



QAANLHP/ ARBUTUS
MENZIESII/ PACIFIC
MADRONE



TUSHNETS/ AMELANCHIER
ALNIFOLIA/ SASKATOON
BERRY



TULUMULPH/ PRUNUS
EMARGINATA/ BITTER
CHERRY



QWIIQW'IYUL'USHULHP/
POPULUS TREMULOIDES/
DANCING TREE

UNDERSTORY PLANTING - SHRUBS, FERNS AND GROUNDCOVERS



EPIOBIUM
ANGUSTIFOLIUM/
FIREWED

MEDICINAL USE:
RICH IN VITAMIN C,
FLOWERS A GREAT
SOURCE OF HONEY
NECTAR, MATURE STEMS
PRODUCE FIBRE FOR
CORDAGE



ATHYRIUM FILIX-FEMINA/
LADY FERN

MEDICINAL USE:
WOUND HEALING



SUNII'ULHP/ MAHONIA
NERVOSA/ OREGON-GRAPE

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



TEOE/ GAULTHERIA
SHALLON/ SALAL

MEDICINAL USE:
EDIBLE BERRIES, USED
AROUND FOOD IN
PITCOOKING AS
FLAVOURING



TTHULETHLE/ ASARUM
CAUDATUM/ WILD GINGER

MEDICINAL USE:
AROMATIC PLANT FOR
GOOD FORTUNE, STEMS
USED TO ALLEVIATE
INDIGESTION, BLOATING,
AND OTHER DIGESTIVE
DISCOMFORTS



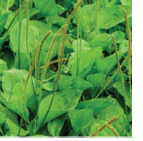
TL'USIPI/ POLYPODIUM
GLYCRRHIZA/ LICORICE
FERN

MEDICINAL USE:
GOOD FOR COUGHS,
COLDS, SORE THROATS



TULIQW'ULHP/ ACHILLEA
MILLEFOLIUM/ YARROW

MEDICINAL USE:
AROMATIC BATH FOR SICK
PEOPLE, USED TO TREAT
COLDS AND RESPIRATORY
AILMENTS, TEA DRUNK AS
TONIC



SXU'ENHWEEN/ PLANTAGO
MAJOR/ BROADLEAVED
PLANTAIN

MEDICINAL USE:
LEAVES USED AS A
POULTICE FOR BURNS,
SORES AND STINGS



TEETS'ULHP/ SPIRAEA
DOUGLASII/ HARDHACK

MEDICINAL USE:
WOOD USED FOR SALMON
SPREADERS



LILA/ RUBUS SPECTABILIS/
SALMONBERRY

MEDICINAL USE:
EDIBLE SHOOTS, PEELED
IN SPRING



P'UP'Q'IYAASULHP/
SYMPHORICARPOS ALBUS/
SNOWBERRY

MEDICINAL USE:
BERRIES USED
MEDICINALLY AGAINST
WARTS, TWIGS BOILED AND
SOLUTION USED TO RELAX
MUSCLES



'AYUM SOW'IL MUHW/
EVERGREEN
HUCKLEBERRY/ VACCINIUM
OVATUM

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



SXWELE'ULHP/ SALIX
SITCHENSIS/ SITKA WILLOW

MEDICINAL USE:
BARK USED GENERALLY AS
PAIN-KILLING MEDICINE



STHEXELUM/ POLYSTICHUM
MUNITUM/ SWORD FERN

MEDICINAL USE:
WOUND HEALING, FRONDS
USED IN CEREMONIAL
BATHING AND WINTER
DANCES



S'PEETH/ RIBES
BRACTEOSUM/ STINK
CURRANT

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



XWINLHP/ ROSA
GYMNOCARPA/ DWARF
WILD ROSE

MEDICINAL USE:
PETALS CONSUMED FOR
THEIR POTENTIAL MILD
DIURETIC OR ASTRINGENT
PROPERTIES



TTHUXTHUX/ URTICA
DIOICA/ STINGING NETTLE

MEDICINAL USE:
RELIEVE JOINT AND
MUSCLE PAIN.



2105 Straits View, Saanichton, BC V8M 1T3
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:

355 Nicol St

PROJECT ADDRESS:

355 Nicol St,

Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: CHARLIE TWYFORD

RECEIVED
DP1329
2025-AUG-21
Current Planning

7	RE-ISSUED FOR DP	250811
7	ISSUED FOR DP	240121
4	ISSUED FOR 50% COORDINATION	250509
5	ISSUED FOR 30% COORDINATION	250414
4	RE-ISSUED FOR DP	240827
3	RE-ISSUED FOR DP	240121
3	ISSUED FOR DP	231008
1	ISSUED FOR RZDP	230204
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:

PLANTING IMAGERY

DWG NO:

L2.03

SCALE: N/A



2105 Straits View, Saanichton, BC V8M 1T3
Info@biophiliccollective.ca 250 590 1156

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635 Nicol St,
Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: CHARLIE TWYFORD

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RECEIVED
DP1329
2025-AUG-21
Current Planning

7	RE-ISSUED FOR DP	25/08/11
7	ISSUED FOR BP	25/07/21
6	ISSUED FOR 50% COORDINATION	25/06/06
5	ISSUED FOR 30% COORDINATION	25/04/14
4	RE-ISSUED FOR DP	24/08/27
3	RE-ISSUED FOR DP	24/01/31
2	ISSUED FOR DP	23/10/06
1	ISSUED FOR RZ/DP	22/02/24
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:

LIGHTING PLAN

DWG NO:

L3.01

SCALE: 1:150