

City of Nanaimo  
REPORT TO COUNCIL

FILE COPY

DATE OF MEETING: 2013-OCT-07

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER,  
PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP854 - 100 GORDON STREET

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STAFF RECOMMENDATION:

That Council issue Development Permit No. DP854 at 100 GORDON STREET.

PURPOSE:

The purpose of this report is to seek Council authorization for a 21 storey, 240 room hotel which also includes 14 commercial rental units located at 100 Gordon Street.

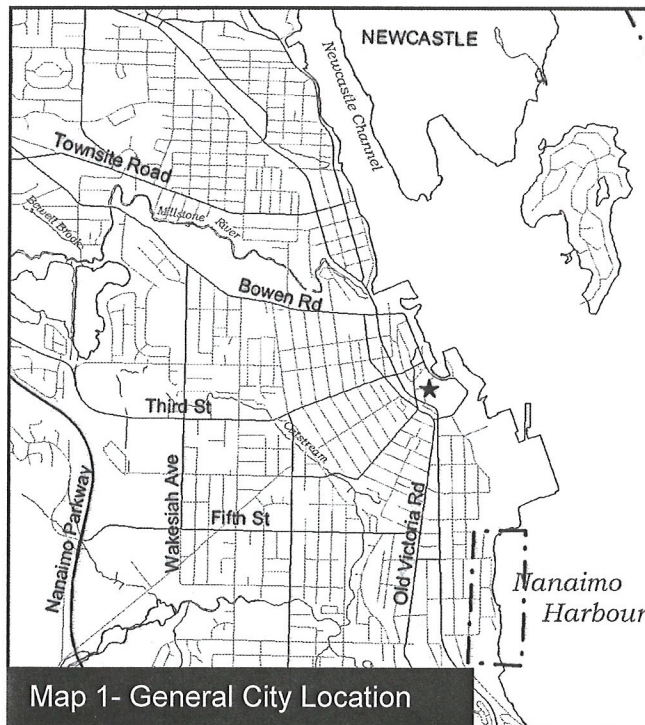
BACKGROUND:

A development permit application was received from GBL ARCHITECTS (Mr. Joey Stevens) on behalf of SSS MANHAO INTERNATIONAL TOURISM GROUP (CANADA) CO. LTD., and the CITY OF NANAIMO, to permit the construction of a 21 storey hotel.

Staff and the Design Advisory Panel (DAP) support the application, and recommend Council approve the development permit.

*Subject Property*

The vacant subject property has a site area of 1695 m<sup>2</sup>. The subject property is in a key location within the Vancouver Island Conference Centre (VICC) precinct and provides covered, overhead pedestrian connections to both the VICC and Piper Park.



Map 1- General City Location

The subject property is zoned DT6 – Port Place. In this zone, the maximum floor area does not apply to the subject property and the maximum allowable height is 87 m. The proposed hotel height is 79 m.

According to Map 1 – Future Land Use Plan of the Official Community Plan (OCP), the subject property is designated Downtown Urban Node. According to Map 3 – Development Permit Areas of the OCP, the subject property is within Development Permit Area (DPA) – Heritage Conservation Area No. 1 (HCA1) – Infill projects. Infill projects are considered to be in Development Permit Area DPA No. 9 (Commercial, Industrial, Institutional, Multi-Family and Mixed Commercial/Residential development). As such, a development permit is required before a building permit can be issued.

## DISCUSSION:

### *Proposed Development*

The 21 floor hotel has 240 rooms (18 rooms per floor) and 14 commercial rental units. The hotel has total floor area of 16,949 m<sup>2</sup>.

The hotel offers full hotel amenities and services, including commercial rental units at pedestrian levels; street level and overhead walkway level; as well as two restaurant spaces on the 21<sup>st</sup> floor.

Integral to the hotel design are two overhead pedestrian connections – one to the 2<sup>nd</sup> floor of the VICC and one to Piper Park.

Construction of the hotel could encourage the construction of two projects for which Council has issued Development Permits: a new Casino building which has a main entrance sited at the corner of Gordon Street and Cameron Road and a four-storey multiple family project (a future phase of the Port Place redevelopment) on Cameron Road, almost directly across from the Military Museum in Piper Park.

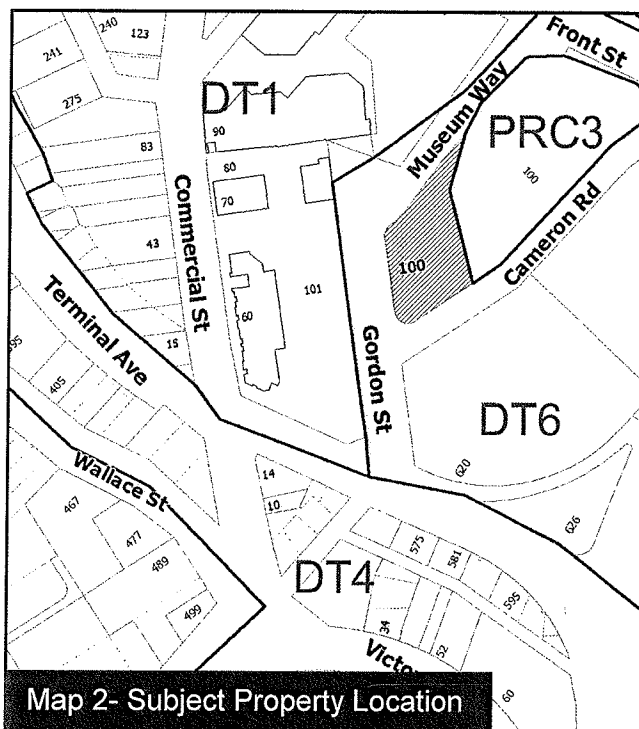
The site and building design meets the General Design Principles of the Downtown Urban Plan and Guidelines.

The ground plane or landscape plan and the building architecture complement the unique cultural and natural assets which frame the subject property within the VICC precinct.

The covered, overhead pedestrian walkways connect Commercial Street via the VICC to the hotel and Piper Park, further animating the project with pedestrian movement.

Commercial units provide an animated streetscape along Gordon Street and Museum Way, as well as along the covered pedestrian walkway on Level 3 (3<sup>rd</sup> floor), where the storefronts provide an inviting pedestrian scale.

The landscape plan builds on the successful hard and soft landscape features found around VICC. Water has been added as a feature to announce the history of the site being part of an



inlet. Informal areas are offered for informal gatherings. The street furniture and water elements are visual features to invite people to stop and enjoy the street texture and activities, making the pedestrian movement from Commercial Street to the hotel and the waterfront a pleasing experience. The area immediately outside the street level commercial rental units has been set aside to allow for outdoor dining, should the rental unit be occupied by a restaurant or coffee bar.

The tower shape, and variety of wall faces, along with the use of exterior materials articulate the building elevations and avoid a monotonous building envelope. The introduction of 2 rooftop restaurants on Level 21 (21<sup>st</sup> floor), which will have a different lighting program to emulate a beacon, allow the roof element to be expressive and distinctive; the defined prow with a playful cut-out of the structure to accommodate an outdoor terrace for one of the restaurants.

*Required Variances*

There are no proposed variances.

*DAP Recommendation*

The Design Advisory Panel, at its meeting held 2013-SEP-27, accepted DP000854 as presented, with the following recommendations:

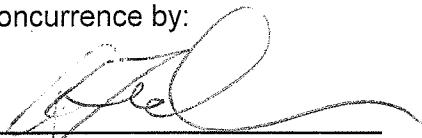
- Look at ways to further enhance the entire corridor between the back of the hotel and the rock face edging Piper Park.
- Look at ways to soften the look of the wall face of the lower floor along Gordon Street at Cameron Road to ensure that the area doesn't appear too hard or industrial.
- Look at incorporating rainwater into the landscape plan by integrating it into the ponds.

Respectfully submitted,



B. Anderson, MCIP  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP  
DIRECTOR  
PLANNING

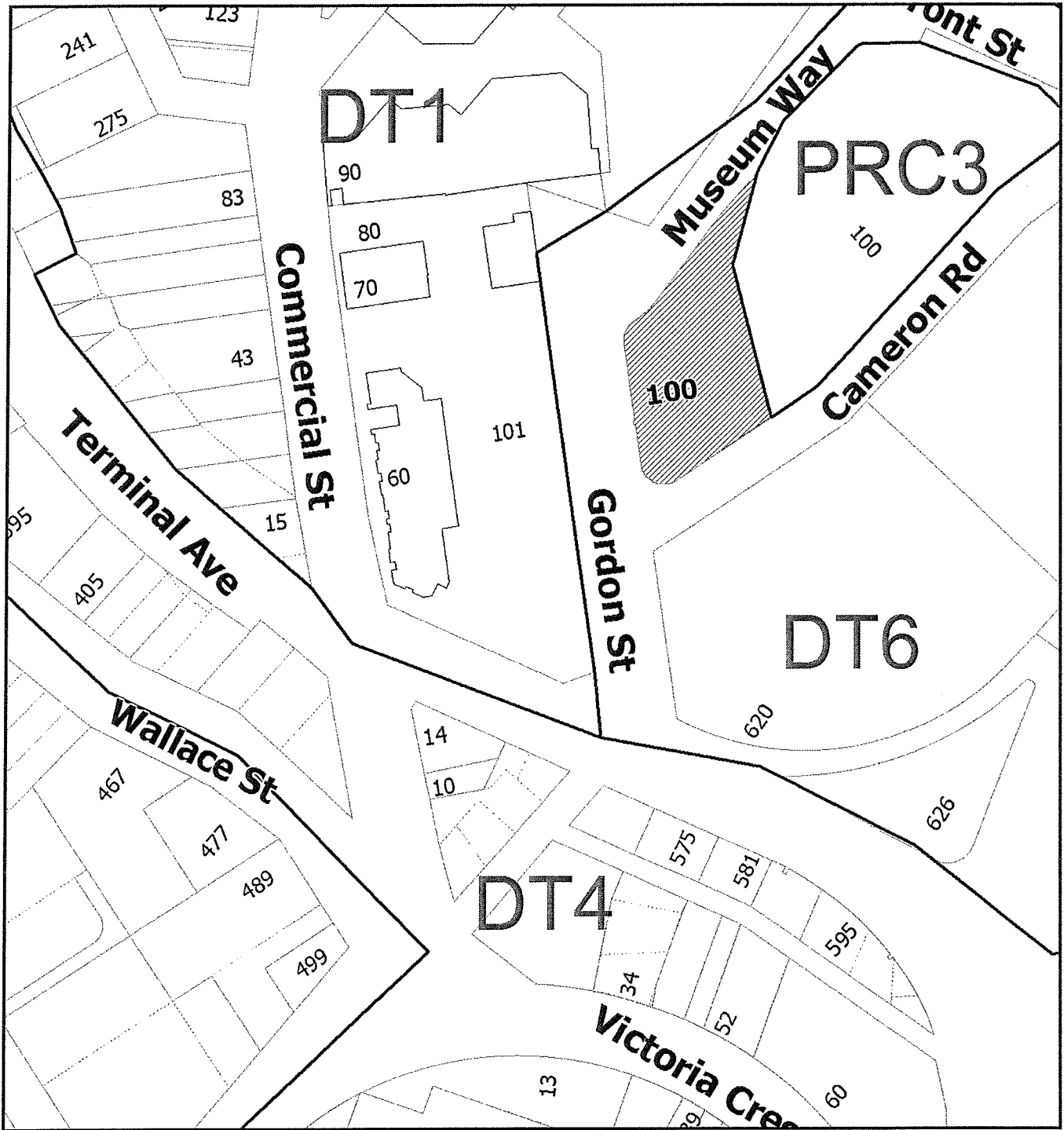


T. Seward  
ACTING GENERAL MANAGER  
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000854

**LOCATION PLAN**

Civic: 100 Gordon Street  
Lot A, Section 1, Nanaimo District and of the  
bed of the Public Harbour of Nanaimo,  
Plan EPP30518



 **Subject  
Property**

SITE PLAN AND SITE DATA

ZONING DATA

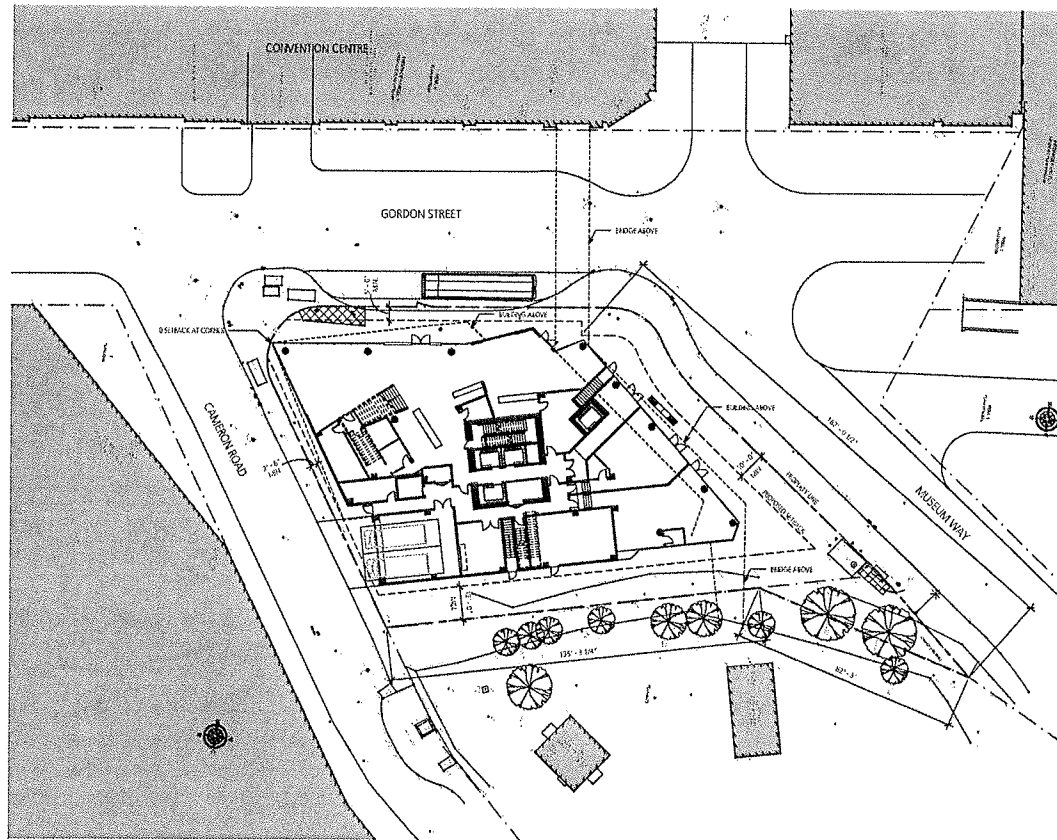
SITE AREA: 1,696.51 sm (18,261.07 sf)  
ZONING: DT6

MAX. HEIGHT: 87m (285.4')  
PROPOSED HEIGHT: 74.37m (244') \*EXCLUDES PARAPET AND MECH. PENTHOUSE

MUSEUM WAY SETBACK: 0 REQUIRED / 10' MINIMUM PROVIDED  
GORDON STREET SETBACK: 0 REQUIRED / 5' MINIMUM (0 AT CORNER OF CAMERON ROAD)  
CAMERON ROAD SETBACK: 0 REQUIRED / 2' - 6' MINIMUM (0 AT CORNER OF GORDON STREET)

MAX. FAR: UNLIMITED  
GROSS BUILDING AREA: 16,952.84 SM (182,478.8 SQ. FT) \*EXCLUDES BASEMENT  
PROPOSED FAR: 182,478.8 SQ. FT. (L1 - L21) / 18,261.07 SQ. FT. = 10

SITE PLAN



DEVELOPMENT DATA

GROSS AREA - BY USE	
NAME	AREA
CIRCULATION	
BASMENT ENTRY	81.4 SF
CIRCULATION	235.10 SF
CIRCULATION / SERVICE	35771.1 SF
ELEC. SUBSTATION	506.1 SF
EXH. STAIR	88.6 SF
GARBAGE / RECYCLING	318.6 SF
LOBBY / CIRCULATION	2028.9 SF
LOCKER ROOM VESTIBULE	76.4 SF
MELTING	1787.9 SF
POOL EQUIPMENT	354.7 SF
POOL STORAGE	40.6 SF
CIRCULATION: 31	43466.3 SF
COMMERCIAL	
COMMERCIAL #1 (CAFE)	1266.3 SF
COMMERCIAL #2	738.9 SF
COMMERCIAL #3	1062.3 SF
COMMERCIAL #4 (KTV)	1537.4 SF
COMMERCIAL #5	540.2 SF
COMMERCIAL #6	1250.7 SF
COMMERCIAL #7	895.0 SF
COMMERCIAL #8	540.2 SF
COMMERCIAL #9	582.1 SF
COMMERCIAL #10	1805.5 SF
COMMERCIAL #11 (BEACHY SALOON)	861.4 SF
COMMERCIAL #12 (SPA)	1578.5 SF
COMMERCIAL #13 (CHINESE RESTAURANT)	3945.7 SF
COMMERCIAL #14 (WESTERN RESTAURANT)	2581.7 SF
COMMERCIAL: 14	15678.4 SF

HOTEL	
BUSINESS CLINIC	413.0 SF
GAME ROOM	327.3 SF
GYM	1627.8 SF
HOTEL LOBBY & LOUNGE	2559.0 SF
LOBBY	416.6 SF
LOUNGE	855.2 SF
LUGGAGE STORAGE	84.4 SF
MEETING ROOM	924.8 SF
MAN'S LOCKER ROOM	382.9 SF
OFFICE	72.1 SF
POOL LOUNGE / HOT TUB	976.6 SF
RESERVATIONS & SWIATCHKBOARD	66.7 SF
SARUNA	86.1 SF
WASHROOM	379.6 SF
WOMEN'S LOCKER ROOM	470.2 SF
HOTEL: 18	9838.2 SF

SERVICE	
GENERAL MANAGER	121.7 SF
HOUSE KEEPING	536.6 SF
HUMAN RESOURCES	420.4 SF
MAINTENANCE	467.6 SF
SALES & MARKETING	482.4 SF
STAFF AREA & CATERING	271.0 SF
STORAGE	204.9 SF
SERVICE: 7	2930.4 SF

UNIT	
UNIT A	25303.2 SF
UNIT B	18420.6 SF
UNIT C	6932.0 SF
UNIT D	6431.7 SF
UNIT E	5834.7 SF
UNIT F	13331.3 SF
UNIT G	8781.7 SF
UNIT H	8608.8 SF
UNIT I	8556.2 SF
UNIT J	6142.3 SF
UNIT: 10	105443.8 SF
Grand total: 313	182478.8 SF

GROSS AREA - BY LEVEL	
LEVEL	AREA
L0	3639.9 SF
L1	9415.2 SF
L2	8034.6 SF
L3	9759.2 SF
L4	7495.3 SF
L5	8225.5 SF
L6	8445.0 SF
L7	8463.6 SF
L8	8481.1 SF
L9	9489.4 SF
L10	8312.7 SF
L11	8526.8 SF
L12	8539.8 SF
L13	8551.7 SF
L14	8562.5 SF
L15	8572.2 SF
L16	8580.7 SF
L17	8588.1 SF
L18	8594.5 SF
L19	8595.4 SF
L20	8600.4 SF
L21	7518.6 SF
Grand total:	182478.8 SF



100-100 WHEEL STREET, VANCOUVER, BC CANADA V6Z 2G9 TEL: 604.346.1100 FAX: 604.318.5779

NOTES

REVISIONS  
NO. DATE DESCRIPTION  
1 SEP. 6. 2013 DEVELOPMENT PERMIT APPLICATION



GORDON STREET HOTEL

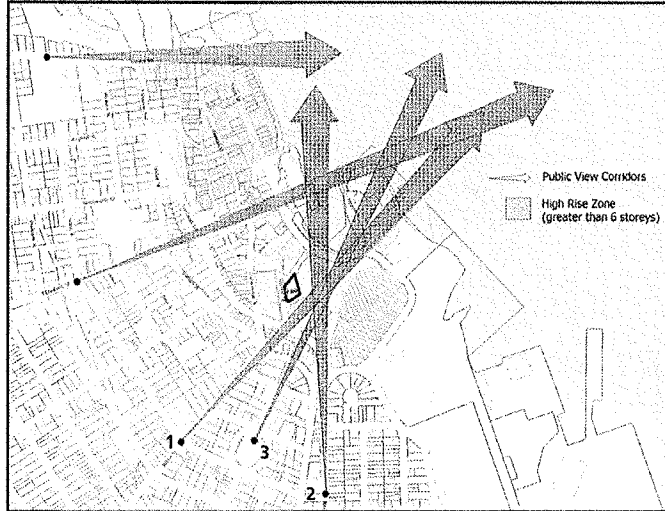
DEVELOPMENT PERMIT

SITE PLAN

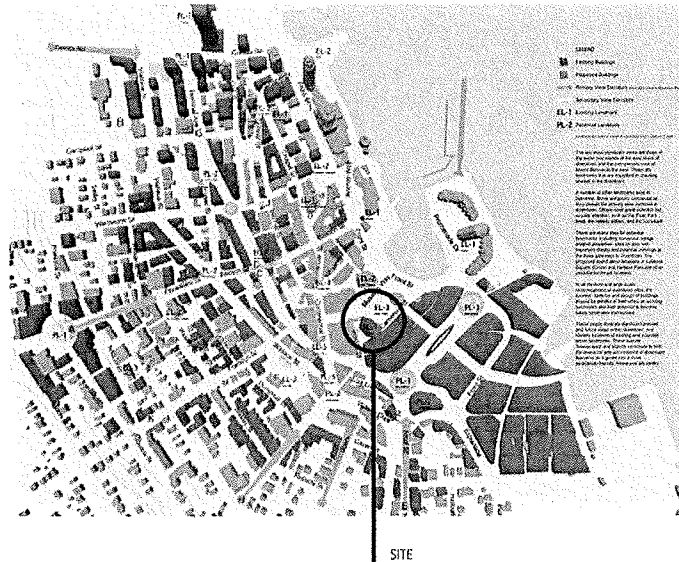
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CHECKED BY: M  
SCALE: 1" = 20' 0"  
JOB NUMBER: 1319

A-0.01

VIEW ANALYSIS



LOCATION OF THE SITE DOES NOT ENCROACH INTO ANY PUBLIC VIEW CORRIDORS AS DEMONSTRATED IN THE DIAGRAMS ABOVE



1: VIEW FROM ALBERT ST. AND SELBY ST.



2: VIEW FROM ISLAND HIGHWAY



3: VIEW FROM MILFORD CRESCENT



gBL ARCHITECTS INC.  
100-1074 105TH STREET #1018  
VANCOUVER, BC CANADA V5V 2Z9  
TEL: 604 376 3150  
FAX: 604 376 3179

NOTES

NO.	DATE	DESCRIPTION
1	SEP. 6, 2016	DEVELOPMENT PERMIT APPLICATION

GORDON STREET HOTEL

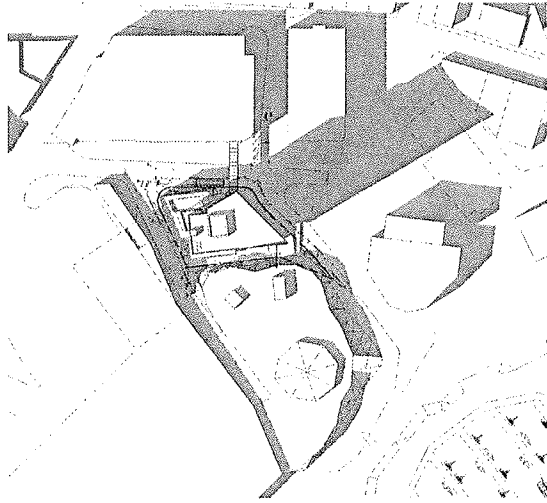
DEVELOPMENT PERMIT

VIEW ANALYSIS

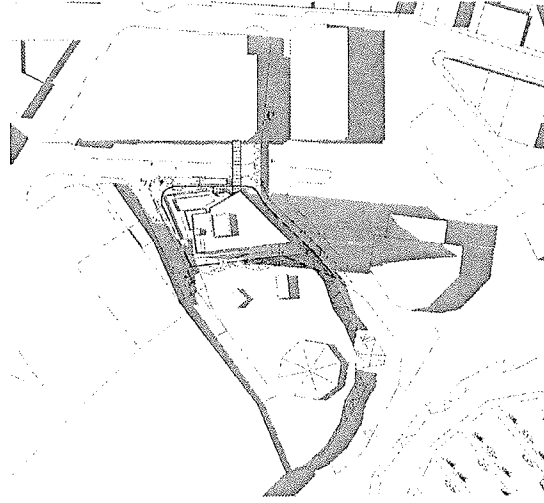
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SCALE	
JOB NUMBER	1319

A-0.03

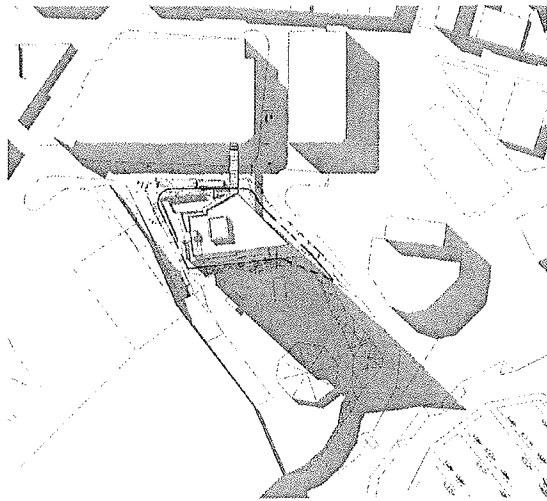
SHADOW STUDY



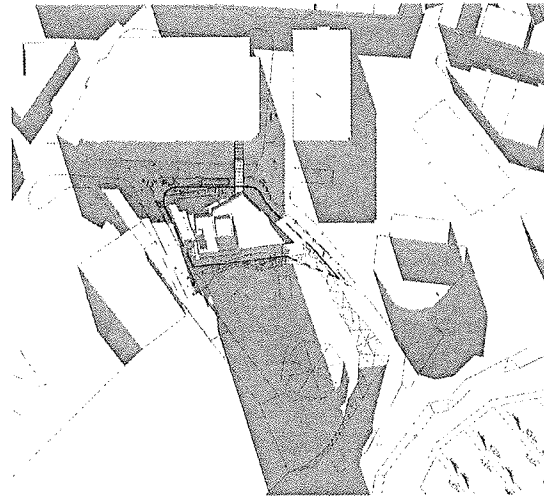
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1" = 80'-0"



SHADOWS - EQUINOX - 12 PM  
1" = 80'-0"



SHADOWS - EQUINOX - 2 PM  
1" = 80'-0"



SHADOWS - EQUINOX - 4 PM  
1" = 80'-0"

**gBL**  
© GBL ARCHITECTS INC.  
830-2054 WHEAT STREET 1118N VANICUL  
VANICUL, BC CANADA V6H 2C9  
TEL: 604 276 8100  
FAX: 604 278 9379

NOTES

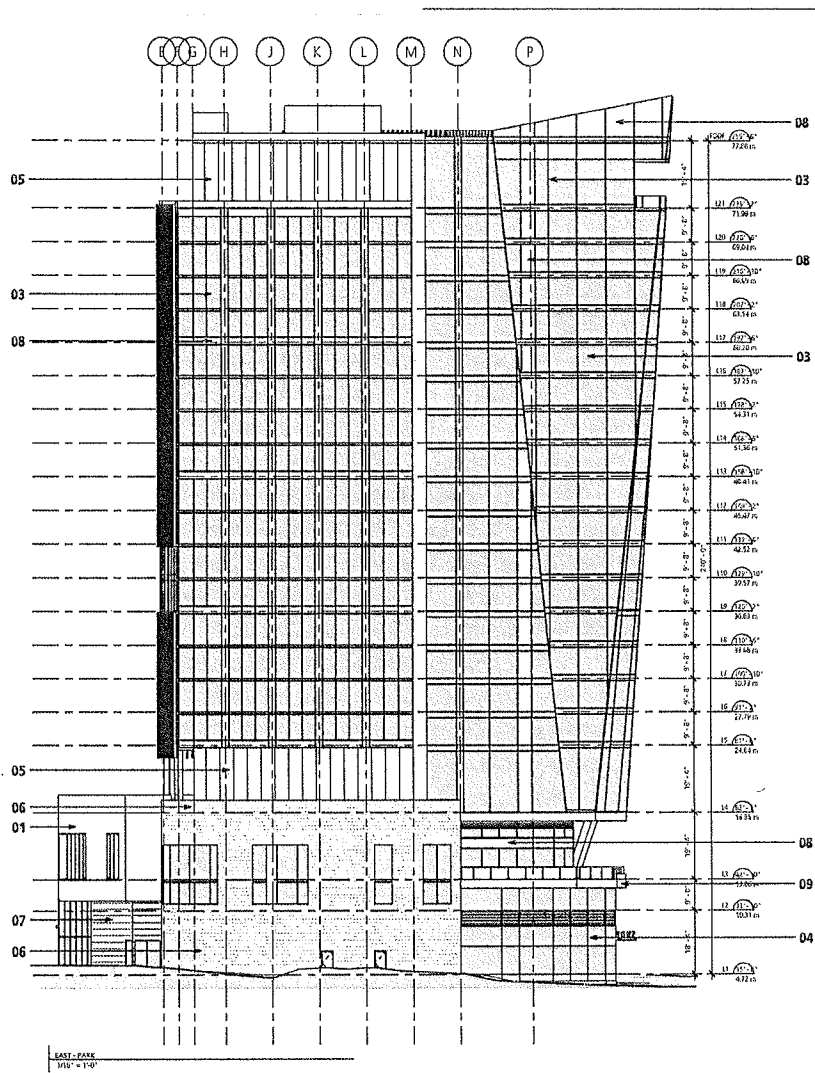
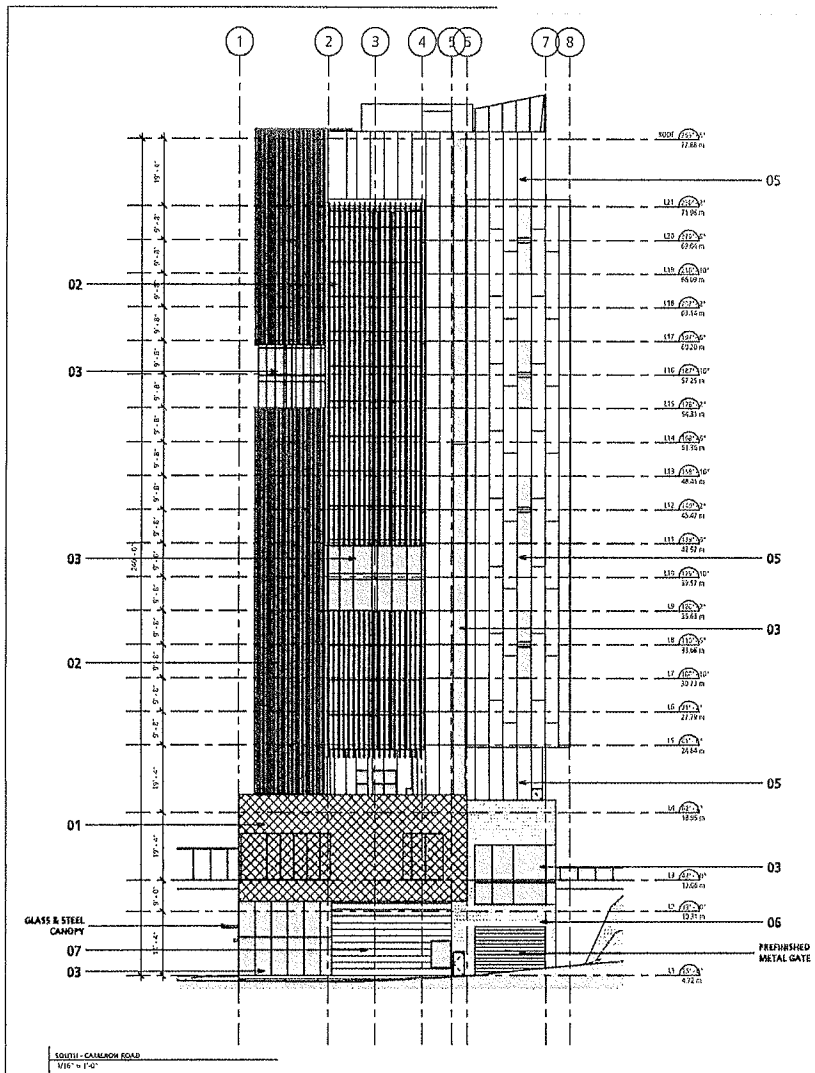
NO.	DATE	DISCUSSION
1	SEP. 8, 2013	DEVELOPMENT PERMIT APPLICATION

  
**GORDON STREET HOTEL**  
DEVELOPMENT PERMIT  
SHADOW STUDY

DATE: 04/02/13 11:38:29 AM  
DRAWN BY: JS  
CHECKED BY: AS  
SCALE: 1" = 80'-0"  
JOB NUMBER: 1319

A-0.02

**BUILDING ELEVATIONS**  
**(South and East)**



**gBL**  
GEL ARCHITECTS INC.  
130-2034 WEST 111TH AVENUE  
VANCOUVER, BC CANADA V6V 2C9  
TEL: 604 346 1952  
FAX: 604 378 5273

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	31-A-2013	DEVELOPMENT PERMIT APPLICATION

GORDON STREET HOTEL  
DEVELOPMENT PERMIT  
ELEVATIONS

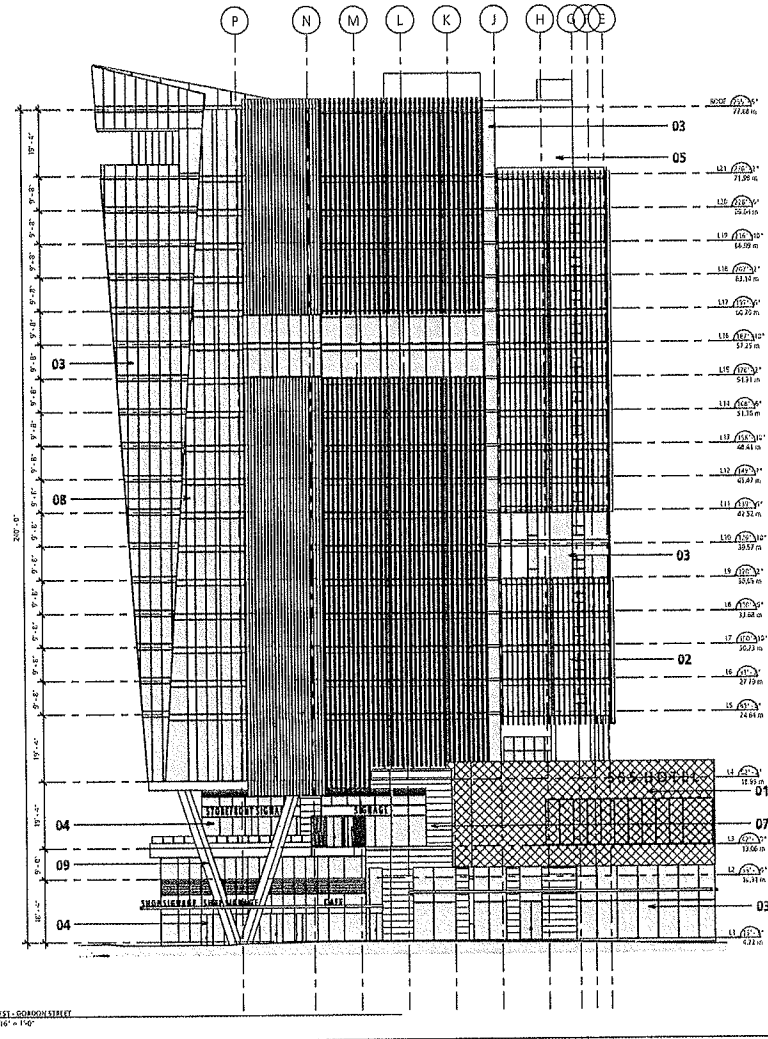
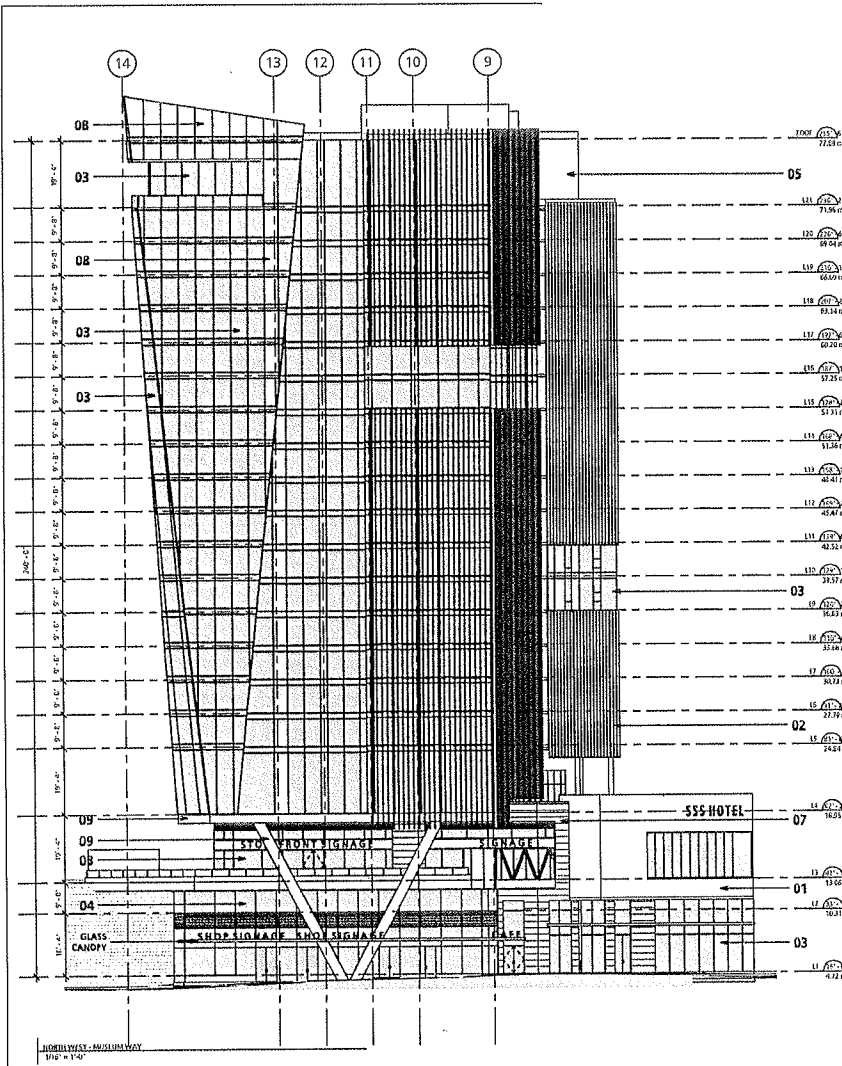
- MATERIAL KEY**
- 01: STAINLESS STEEL PERFORATED SCREEN
  - 02: VERTICAL ALUMINUM BAGUETTE - SNOW WHITE
  - 03: CURTAIN WALL GLAZING
  - 04: MULLIONLESS STOREFRONT GLAZING
  - 05: COMPOSITE METAL PANEL - SPECTRA SAKURA
  - 06: TEXTURED ARCHITECTURAL CONCRETE
  - 07: SLATE GRAY CUT STONE
  - 08: SPANDREL PANEL - SHADOW GRAY
  - 09: PAINTED ARCHITECTURAL CONCRETE

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DRAWN BY: A  
CHECKED BY: AF  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1319

**A-2.01**



**BUILDING ELEVATIONS  
(Northwest & West)**



**MATERIAL KEY**

- 01: STAINLESS STEEL PERFORATED SCREEN
- 02: VERTICAL ALUMINUM BAGUETTE - SNOW WHITE
- 03: CURTAIN WALL GLAZING
- 04: MULLIONLESS STOREFRONT GLAZING
- 05: COMPOSITE METAL PANEL - SPECTRA SAKURA
- 06: TEXTURED ARCHITECTURAL CONCRETE
- 07: SLATE GRAY CUT STONE
- 08: SPANDREL PANEL - SHADOWY GRAY
- 09: PAINTED ARCHITECTURAL CONCRETE



gBL ARCHITECTS INC.  
100-255 FORTY THIRD STREET  
VANCOUVER, BC CANADA V6J 2Z9  
TEL: 604.261.1555  
FAX: 604.261.3279

**NOTES**

- 01: 11'-0" 3.35 m
- 02: 10'-0" 3.05 m
- 03: 9'-0" 2.74 m
- 04: 8'-0" 2.44 m
- 05: 7'-0" 2.13 m
- 06: 6'-0" 1.83 m
- 07: 5'-0" 1.52 m
- 08: 4'-0" 1.22 m
- 09: 3'-0" 0.91 m

REVISIONS	NO.	DATE	DESCRIPTION
1	REV. A	2013	DEVELOPMENT PERMIT ATTACHMENT

GORDON STREET HOTEL

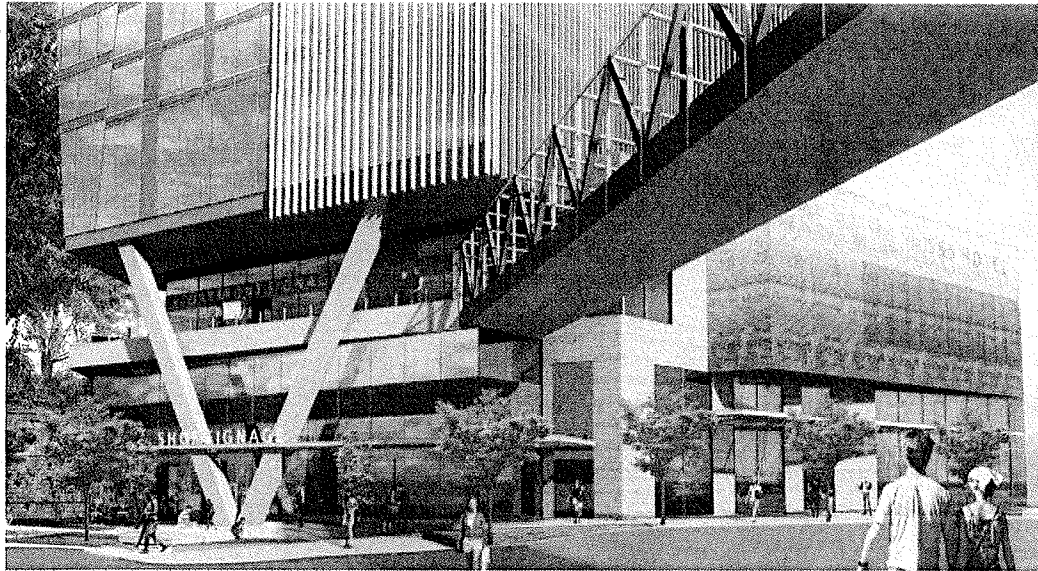
DEVELOPMENT PERMIT

ELEVATIONS

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JOB NUMBER	1319

A-2.02

STOREFRONT ELEVATIONS



**HOTEL SIGNAGE**

- \* **INTERIOR SIGNAGE**
  - PERMITTED ON ANY REGION OF GLAZING
  - LIT OR NON-LIT
- \* **FASCIA SIGNAGE**
  - ALLOWABLE REGIONS LABELED ON ELEVATIONS
  - SIZE, TYPEFACE & MATERIAL TO BE APPROVED BY OWNER AND ARCHITECT
  - LIT OR NON-LIT
- \* **CANOPY MOUNTED SIGNAGE**
  - ALLOWABLE AT ANY AREA ABOVE CANOPIES
  - STAINLESS STEEL CHANNEL LETTERING
  - SIZE AND TYPEFACE TO BE APPROVED BY OWNER AND ARCHITECT
  - LIT OR NON-LIT

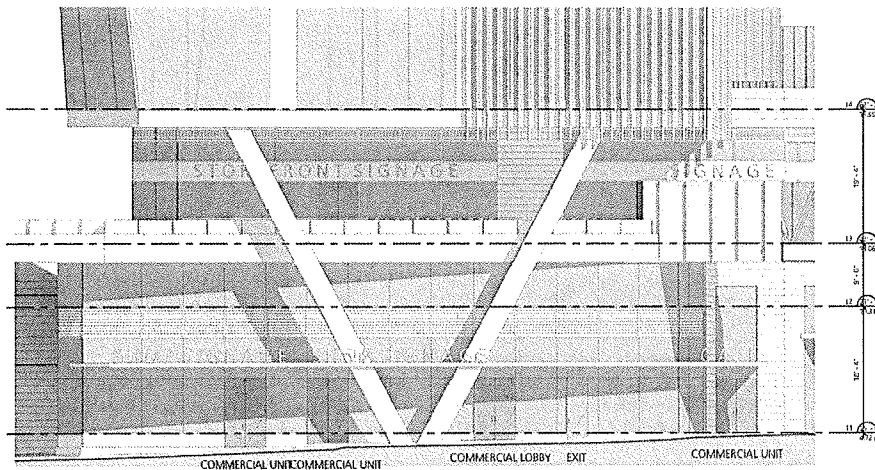
**TENANT SIGNAGE OPTIONS**

- \* **INTERIOR SIGNAGE**
  - PERMITTED ON ANY REGION OF GLAZING
  - LIT OR NON-LIT
- \* **FASCIA SIGNAGE**
  - ALLOWABLE REGIONS LABELED ON ELEVATIONS
  - STAINLESS STEEL CHANNEL LETTERING
  - SIZE AND TYPEFACE TO BE APPROVED BY OWNER AND ARCHITECT
  - LIT OR NON-LIT
- \* **CANOPY MOUNTED SIGNAGE**
  - ALLOWABLE AT ANY AREA ABOVE CANOPIES
  - STAINLESS STEEL CHANNEL LETTERING
  - SIZE AND TYPEFACE TO BE APPROVED BY OWNER AND ARCHITECT
  - LIT OR NON-LIT

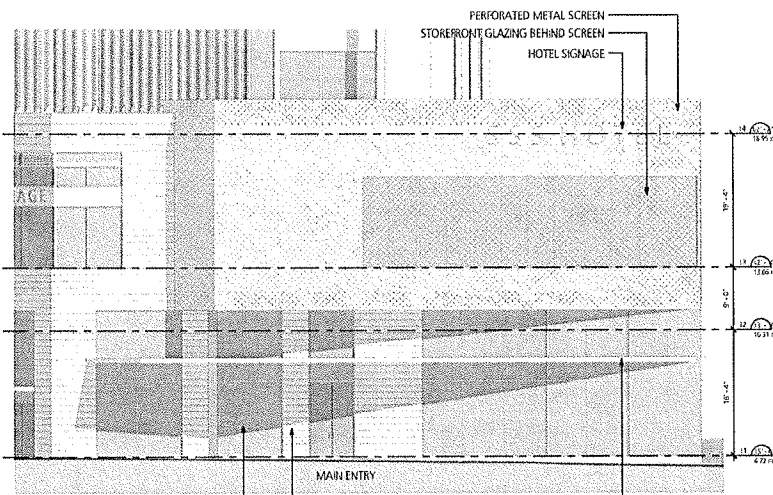
gBL ARCHITECTS INC.  
100-2044 WILMINGTON AVE. TORONTO, ONT. M6H 1B7  
TEL: 416-593-1150  
FAX: 416-593-1159  
WWW.GBLARCHITECTS.COM

NOTES

NO.	DATE	DESCRIPTION
1	SEP. 4, 2013	DEVELOPMENT PERMIT APPLICATION



ALUMINUM WAY FRONTAGE  
1/8" = 1'-0"



GORDON STREET FRONTAGE  
1/8" = 1'-0"

GORDON STREET  
HOTEL

DEVELOPMENT PERMIT

STOREFRONT &  
SIGNAGE

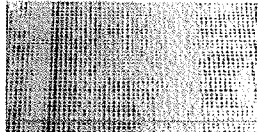
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JOB NO./&OR	1319

A-4.03

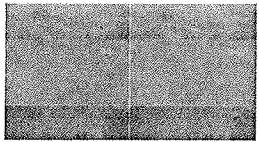
# MATERIAL BOARD

GBLARCHITECTS

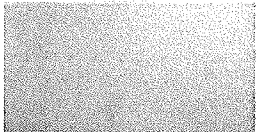
## MATERIAL BOARD



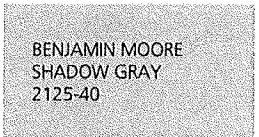
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- STAINLESS STEEL



02: PACIFIC ASHLAR STONE



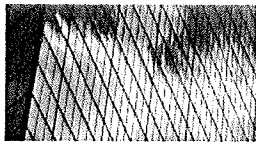
03: ALUCOBOND METAL PANEL  
- SPECTRA SAKURA



04: SPANDREL PANEL

BENJAMIN MOORE  
SNOW WHITE  
2122-70

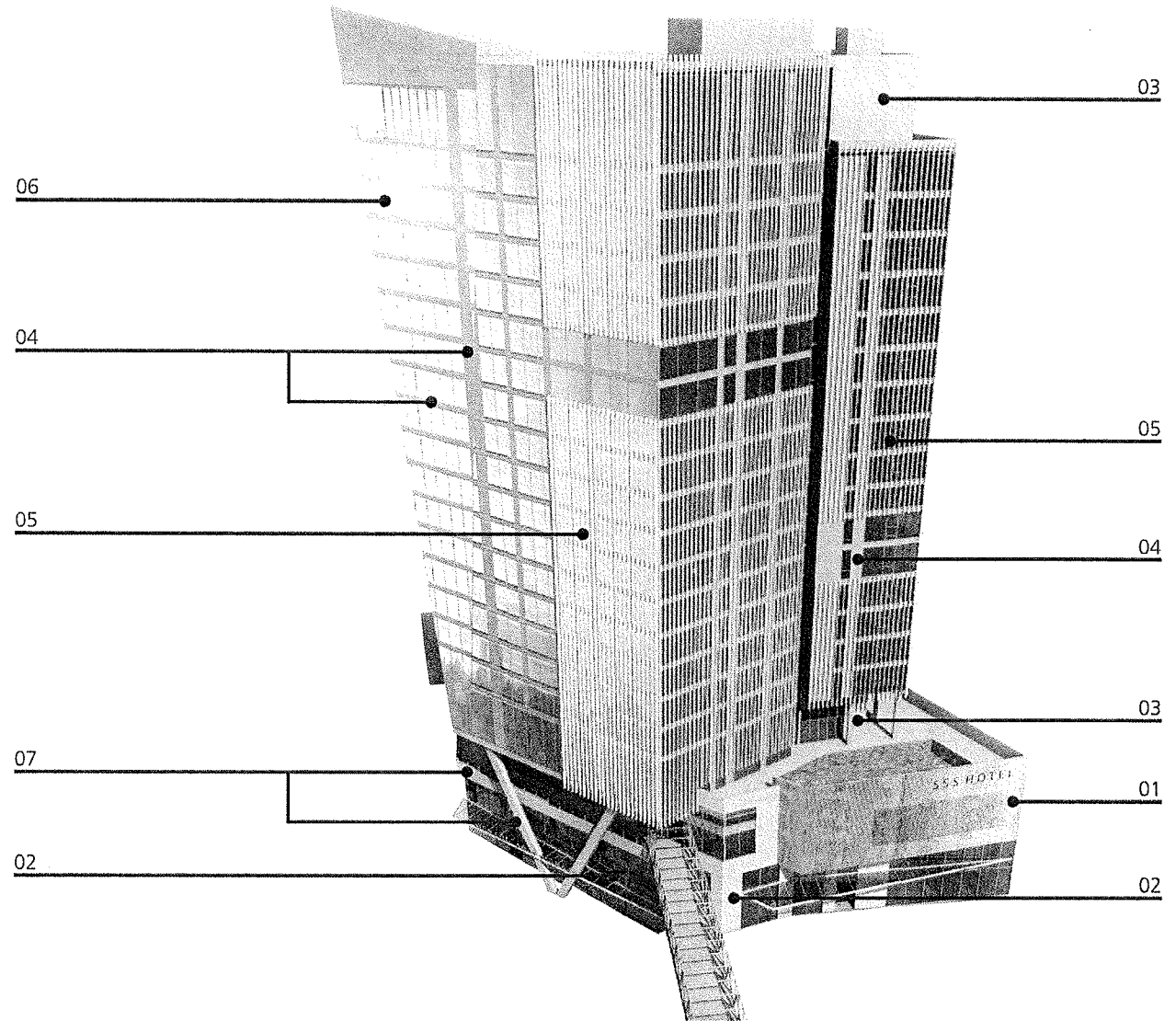
05: ALUMINUM SOLAR SHADE



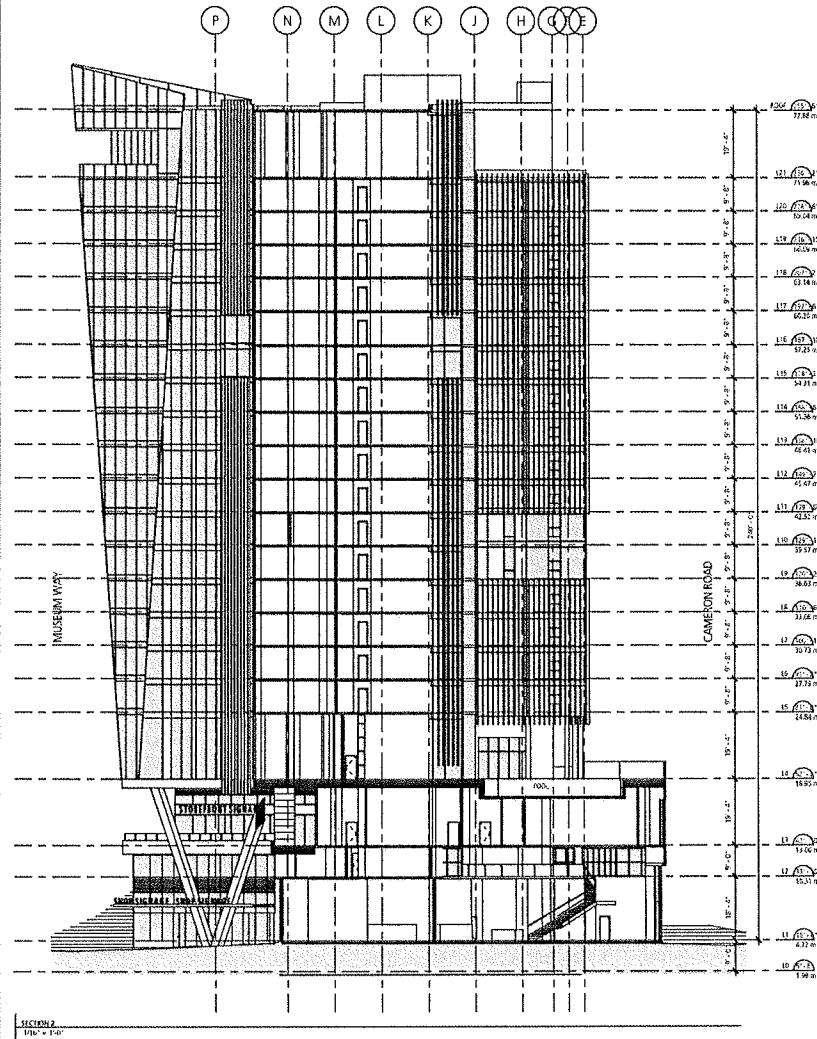
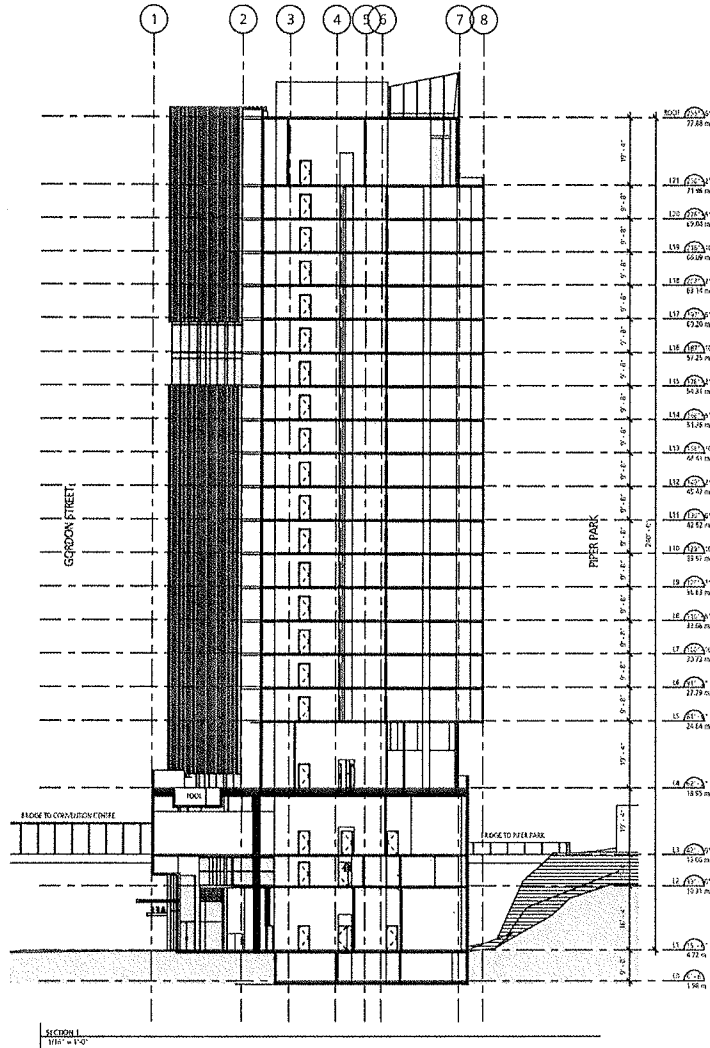
06: CURTAIN WALL GLAZING

BENJAMIN MOORE  
SNOW WHITE  
2122-70

07: PAINTED CONCRETE



BUILDING SECTIONS



**gBL**  
 GBL ARCHITECTS INC.  
 130-2054 WEST 111th AVENUE  
 VANCOUVER, BC CANADA V6V 1P9  
 TEL: 604 746 1132  
 FAX: 604 278 1328

NOTES

NO.	DATE	DESCRIPTION
1	SEP. 6, 2013	FOR DEVELOPMENT PERMIT APPLICATION

GORDON STREET HOTEL

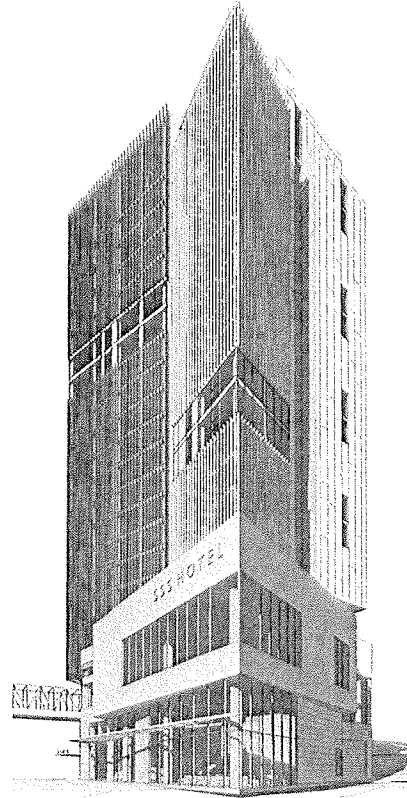
DEVELOPMENT PERMIT

SECTIONS

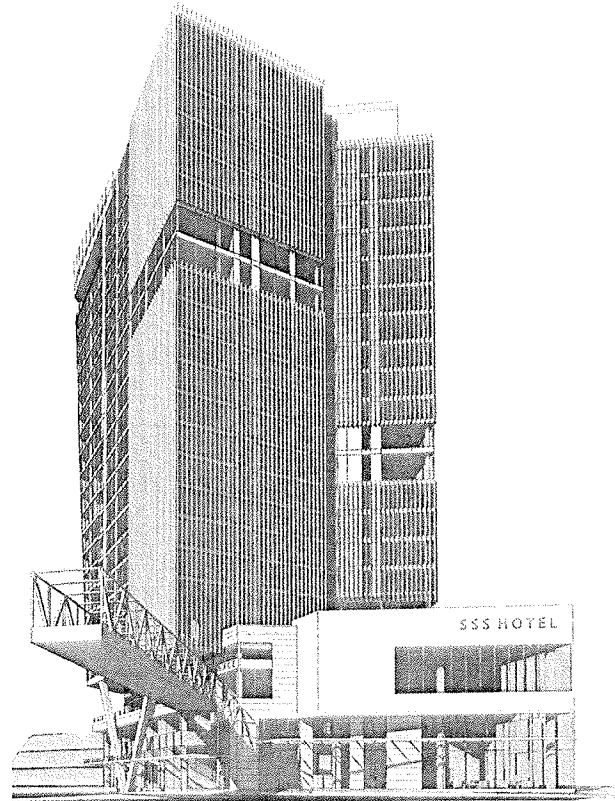
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JOB NUMBER	1319

A-3.01

3D RENDERINGS  
(Cameron Rd and Gordon St)



Corner of Gordon Street and Cameron Road



Gordon Street



■ C/E ARCHITECTS INC.  
140-2500 WEST 17TH AVENUE TEL: 608-261-1156  
VINCENNES, ILL. 62456-3425 FAX: 608-261-1213

NOTES

REVISIONS		
NO	DATE	DESCRIPTION
1	SEP 4, 2013	DEVELOPMENT PERMIT APPLICATION

GORDON STREET  
HOTEL

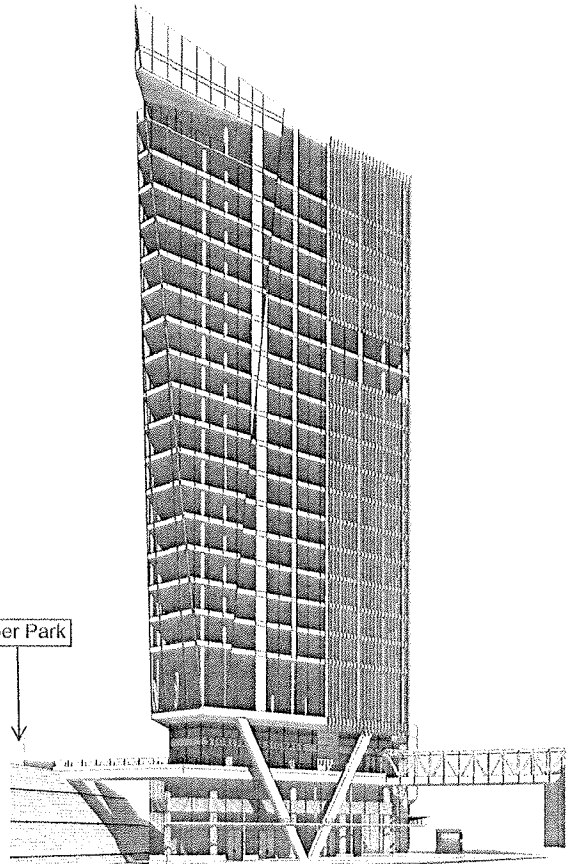
DEVELOPMENT PERMIT

3D RENDERINGS

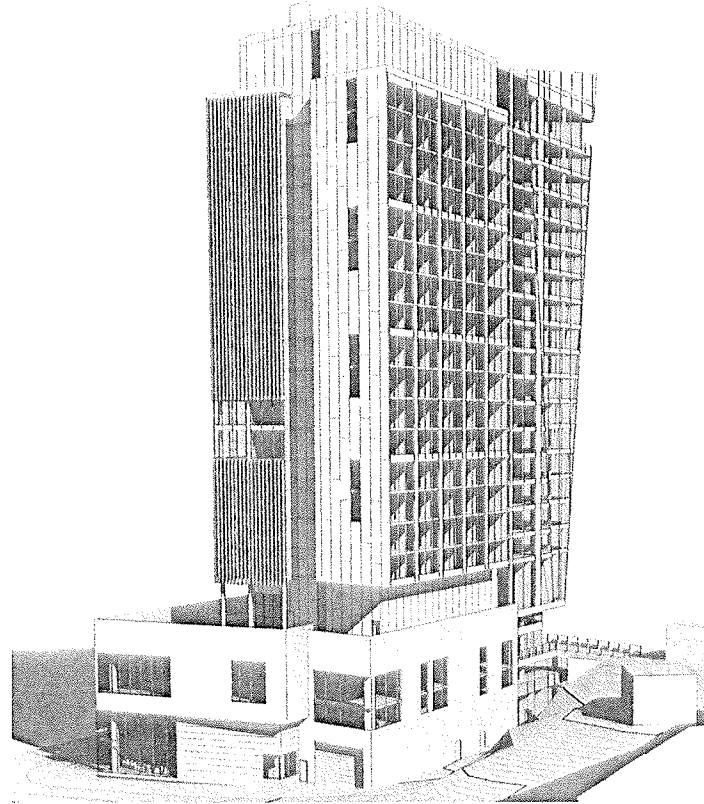
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A-9.01

3D RENDERINGS  
(Cameron Rd and Museum Way)



Museum Way



Cameron Road



• G.B. ANDERSON INC.  
140-200 RIVER STREET  
WINDHAM, VT 05795-0001

TEL: 802-244-1100  
FAX: 802-244-1219

NOTES

NO	DATE	DESCRIPTION
1	SEP 4, 2013	DEVELOPMENT PERMIT APPLICATION

GORDON STREET  
HOTEL

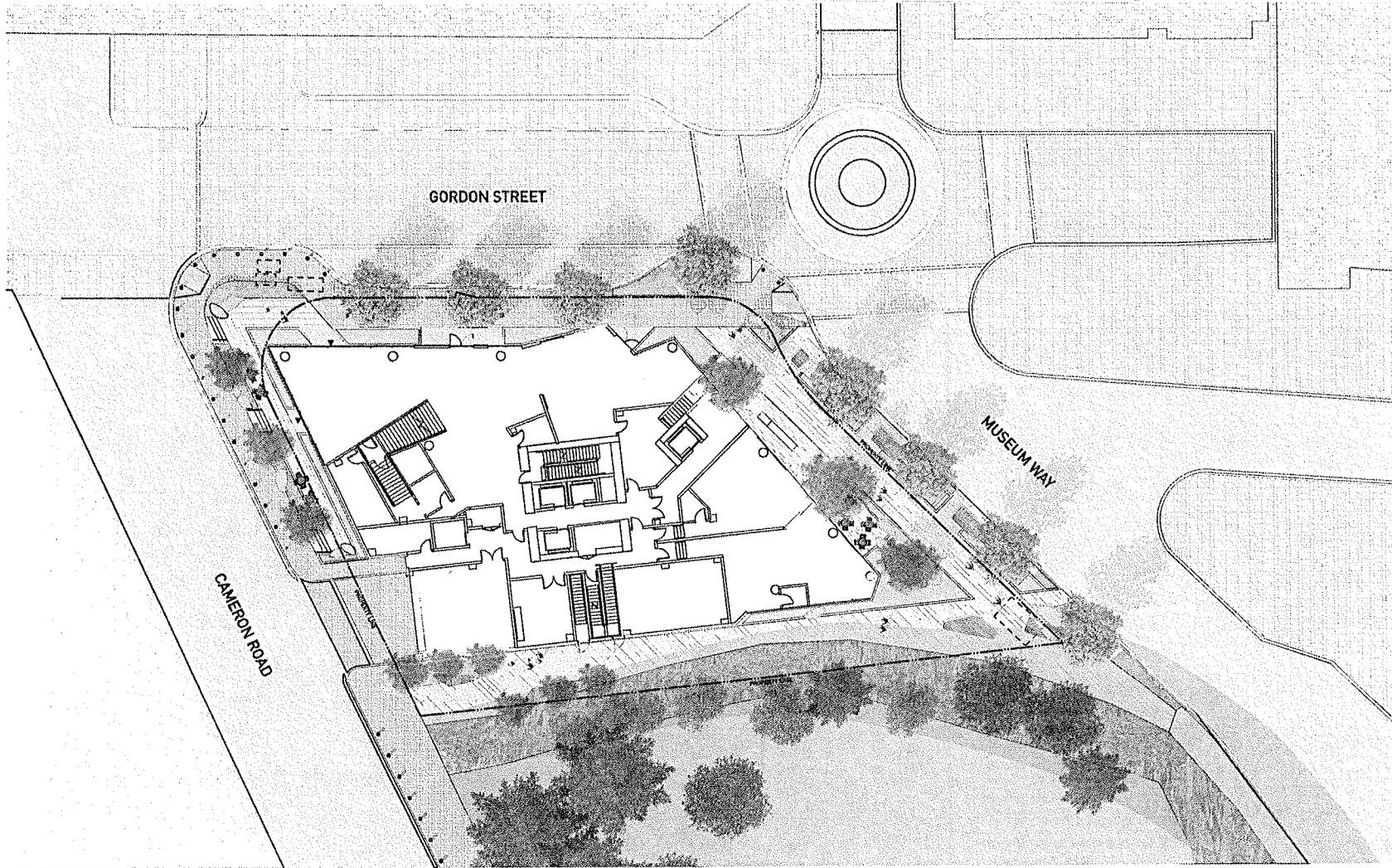
DEVELOPMENT PERMIT

3D RENDERINGS

DATE: 04/24/13 11:41:05 AM  
DRAWN BY: AS  
CHECKED BY: JH  
SCALE:  
JOB NUMBER: 1319

A-9.02

RENDERED LANDSCAPE PLAN



**PWL** partnership  
 PWS Environmental Services Ltd.  
 1000 West Street  
 Nanaimo, BC V9X 1A5  
 www.pwland.com  
 Tel: 250.754.1111  
 Fax: 250.754.1112


DATE: 2013/08/27  
 BY: [Signature]  
 FOR: [Signature]



1000 WEST STREET  
 NANAIMO, BC V9X 1A5  
 TEL: 250.754.1111  
 FAX: 250.754.1112

**Hotel Gordon**  
Nanaimo, BC

Rendered Landscape Plan

		Scale: 1:150
PROJECT NO.	12217	
DATE	August 27, 2013	
DESIGNER	gBL	
CLIENT	Hotel Gordon	
SCALE	As Shown	
DATE	2013/08/27	
BY	[Signature]	
FOR	[Signature]	

LDP 0.01

# LANDSCAPE, LAYOUT & MATERIALS LEGEND



ISSUE NO. 11557  
REV. DATE DESCRIPTION  
01 2013/04/27 ISSUED FOR PRE-APPLICATION MEETING  
02 2013/07/04 ISSUED FOR DP



PROJECT  
**Hotel Gordon**  
Nanaimo, BC

## LANDSCAPE & MATERIALS LEGEND

Scale: 1:100

PROJECT NO. 11557  
DATE August 27, 2013  
JOB SHEET 11557 Plan Area  
PROJECTOR S.J./J.L. & J.S./S.M. P.M.  
DRAWN BY J.L. CHECKED BY J.L./J.S.  
DATE

# LDP 1.00

PAVING LEGEND		
KEY	DETAIL	DESCRIPTION
⬡	○	PAVING TYPE: CIP Concrete Paving SUPPLIER: DESCRIPTION: Cast In Place with Saw Cut Joints SIZE: FINISH: Sandblast, Natural Colour COMMENT:
⬡	○	PAVING TYPE: Stone Paving SUPPLIER: DESCRIPTION: Granite Pavers SIZE: 300mm x 400mm x 50mm FINISH: Flamed COMMENT:
⬡	○	PAVING TYPE: CIP Concrete Stairs SUPPLIER: DESCRIPTION: SIZE: FINISH: Sandblast, Natural Colour COMMENT:
⬡	○	PAVING TYPE: Sidewalk - City of Nanaimo SUPPLIER: DESCRIPTION: As Specified by the City of Nanaimo SIZE: As Specified by the City of Nanaimo FINISH: As Specified by the City of Nanaimo COMMENT: As Specified by the City of Nanaimo
⬡	○	PAVING TYPE: Unit Pavers - Type A SUPPLIER: DESCRIPTION: To Match P4 SIZE: To Match P4 FINISH: To Match P4 COMMENT:
⬡	○	PAVING TYPE: Unit Pavers - Type B SUPPLIER: DESCRIPTION: Texas Hydropressed Slabs SIZE: 300mm x 600mm x 50mm FINISH: Light Shot-Blast, Natural Colour COMMENT:
⬡	○	PAVING TYPE: CIP Concrete Banding SUPPLIER: DESCRIPTION: Saw Cut Bands SIZE: FINISH: Sandblast, Natural Colour COMMENT:
⬡	○	PAVING TYPE: Weed Deck SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:

HARDSCAPE LEGEND		
KEY	DETAIL	DESCRIPTION
⬡	○	HARDSCAPE TYPE: Curb & Gutter - Type A SUPPLIER: DESCRIPTION: City of Nanaimo Standards SIZE: FINISH: City of Nanaimo Standards COMMENT:
⬡	○	HARDSCAPE TYPE: Curb & Gutter - Type B SUPPLIER: DESCRIPTION: City of Nanaimo Standards SIZE: FINISH: City of Nanaimo Standards COMMENT:
⬡	○	HARDSCAPE TYPE: CIP Concrete Curb SUPPLIER: DESCRIPTION: SIZE: FINISH: Medium Sandblast, Natural Colour COMMENT:
⬡	○	HARDSCAPE TYPE: CIP Concrete Wall - Type A SUPPLIER: DESCRIPTION: SIZE: FINISH: Medium Sandblast, Natural Colour COMMENT:
⬡	○	HARDSCAPE TYPE: CIP Concrete Wall - Type B SUPPLIER: DESCRIPTION: SIZE: FINISH: Medium Sandblast, Natural Colour COMMENT:
⬡	○	HARDSCAPE TYPE: Maintenance Strip SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:

LIGHTING LEGEND		
KEY	DETAIL	DESCRIPTION
⬡	○	LIGHTING TYPE: Post Light SUPPLIER: TBD DESCRIPTION: City of Nanaimo Standard SIZE: City of Nanaimo Standard FINISH: TBD COMMENT:
⬡	○	LIGHTING TYPE: Wall Light SUPPLIER: TBD DESCRIPTION: SIZE: TBD FINISH: TBD COMMENT:
⬡	○	LIGHTING TYPE: In Ground Light SUPPLIER: TBD DESCRIPTION: Directed Light With Cut Off, Flush Mounted SIZE: TBD FINISH: TBD COMMENT:

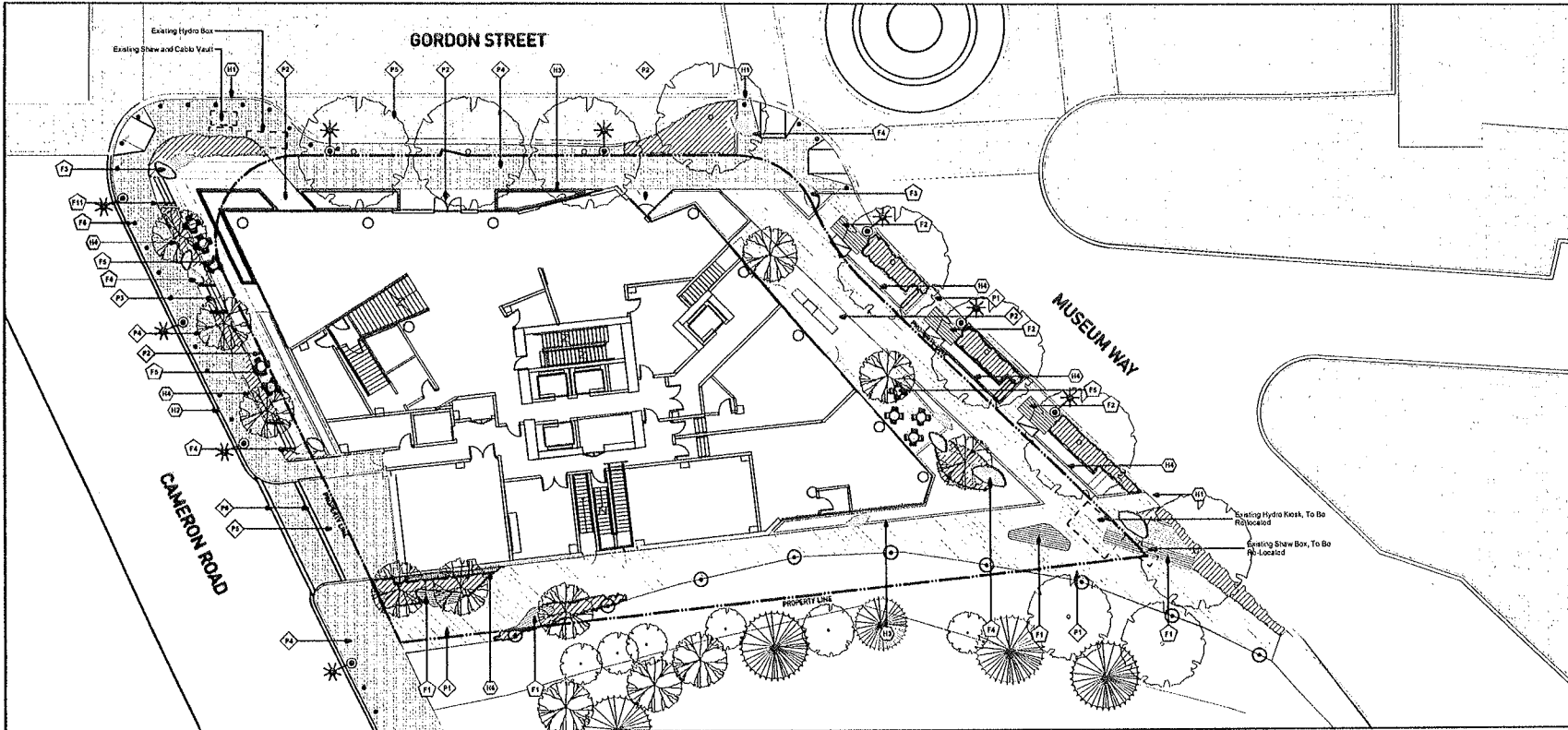
SITE FURNISHING LEGEND					
KEY	DETAIL	DESCRIPTION	KEY	DETAIL	DESCRIPTION
⬡	○	FURNISHING TYPE: Custom Wood Bench - Type A SUPPLIER: DESCRIPTION: City of Nanaimo Standards SIZE: FINISH: COMMENT:	⬡	○	FURNISHING TYPE: Custom Oak Fireplace SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:
⬡	○	FURNISHING TYPE: Custom Wood Bench - Type B SUPPLIER: DESCRIPTION: City of Nanaimo Standards SIZE: FINISH: City of Nanaimo Standards COMMENT:	⬡	○	FURNISHING TYPE: Sun Loungers SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:
⬡	○	FURNISHING TYPE: Boulder Seats SUPPLIER: DESCRIPTION: SIZE: FINISH: Lumble Top, Flame Finish On All Four Sides COMMENT:	⬡	○	FURNISHING TYPE: Outdoor Couches SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:
⬡	○	FURNISHING TYPE: Decorative Boulders SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:	⬡	○	FURNISHING TYPE: Outdoor Planter SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:
⬡	○	FURNISHING TYPE: Tables & Chairs SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:	⬡	○	FURNISHING TYPE: Handrail SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:
⬡	○	FURNISHING TYPE: Bollards SUPPLIER: DESCRIPTION: SIZE: FINISH: COMMENT:			

### LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND OUTERS.



LAYOUT & MATERIALS PLAN  
(Ground Level)



REVISIONS AND NOTES

NO.	DATE	DESCRIPTION
01	2013/04/27	ISSUED FOR PERM APPLICATION REVIEW
02	2013/05/04	ISSUED FOR CP



G. BLAKE ARCHITECTS INC.  
100-1000 BURNARD STREET  
VANCOUVER, BC V6C 2K7  
TEL: 604.681.1111  
FAX: 604.681.1112

Hotel Gordon  
Nanaimo, BC

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SCHEDULE ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION FOR EXTERIOR LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

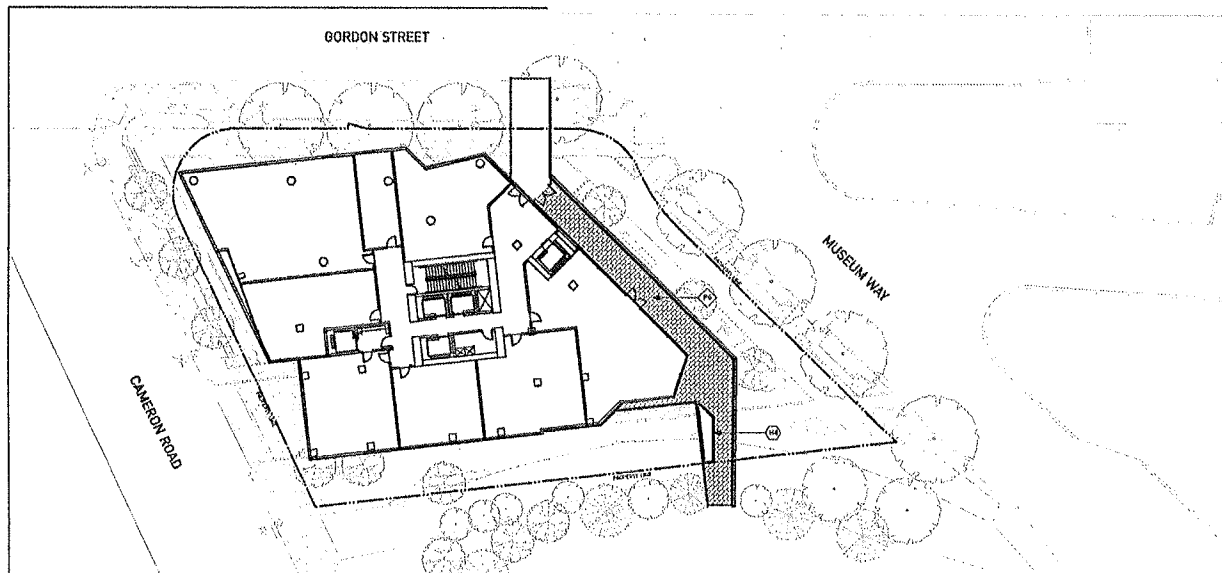
LAYOUT & MATERIALS PLAN  
GROUND LEVEL

Scale: 1:150

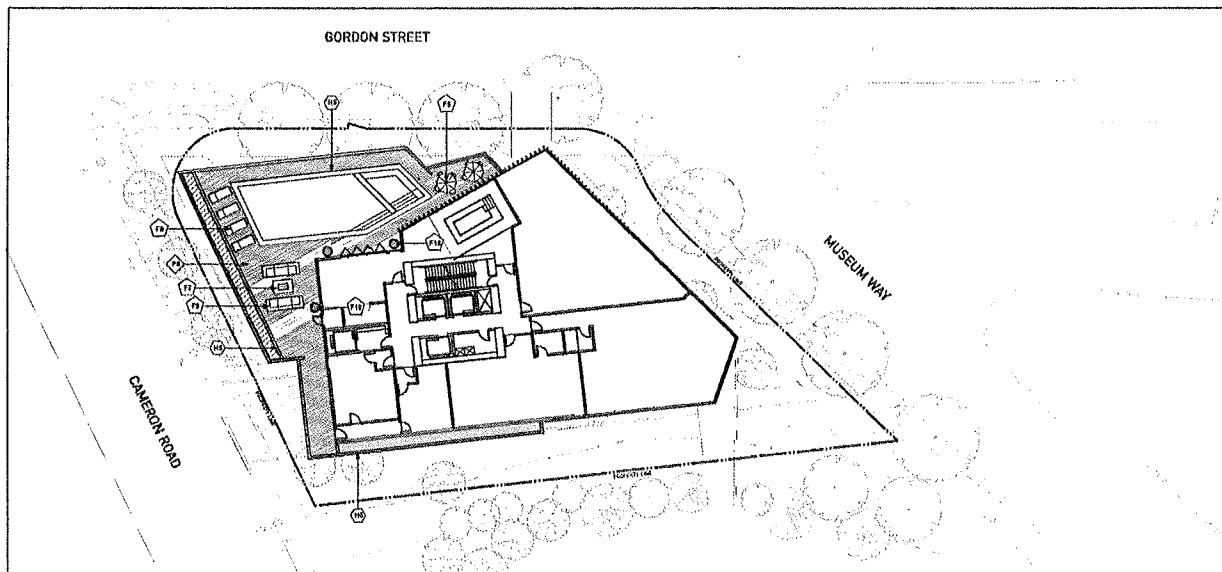
PROJECT NO.	1387
DATE	August 27, 2013
FILE NAME	1387 Plan.mxd
PROJECT	10018 at 80613 A10
DRAWN BY	JT
CHECKED BY	REVIEW
DATE	DL / LN

LDP 1.01

LAYOUT & MATERIALS  
PLAN (Levels 3 & 4)



LEVEL 3



LEVEL 4

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE EXHIBITS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION SEE ELECTRICAL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND OUTLETS.



PWL Partnership  
Professional Landscape Architects Inc.  
2000 West 10th Street  
Vancouver, BC V6H 2G6  
www.pwlpartnership.com  
(604) 681-1111

DATE	BY	DESCRIPTION
01/20/2014	JK	ISSUED FOR PERMIT APPLICATION SUBMITTAL
02/20/2014	JK	ISSUED FOR CP



gBL  
1200 BROADVIEW ST. W. #100  
VANCOUVER, BC V6H 2G6  
TEL: (604) 681-1111  
WWW.GBLPAC.COM

Hotel Gordon  
Nanaimo, BC

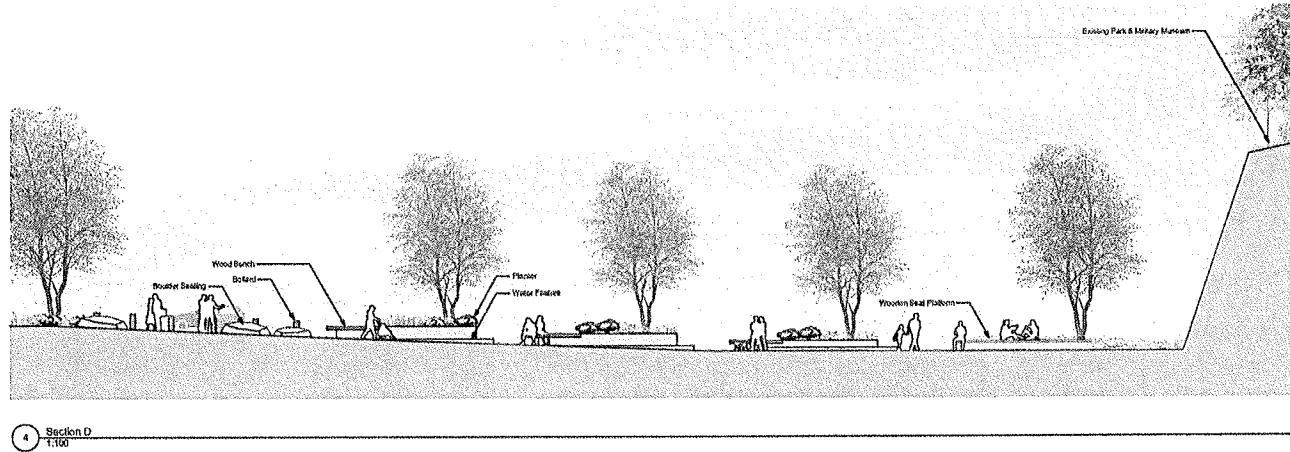
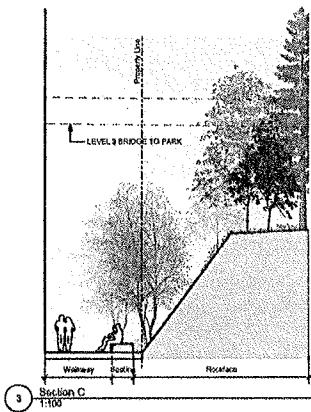
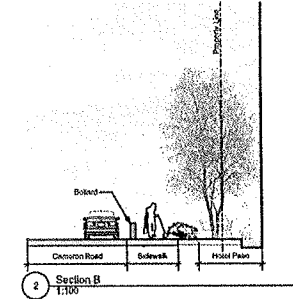
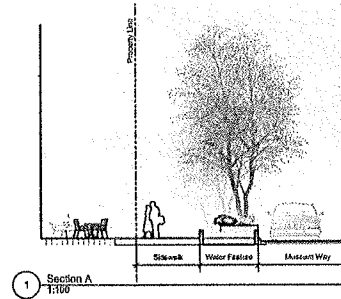
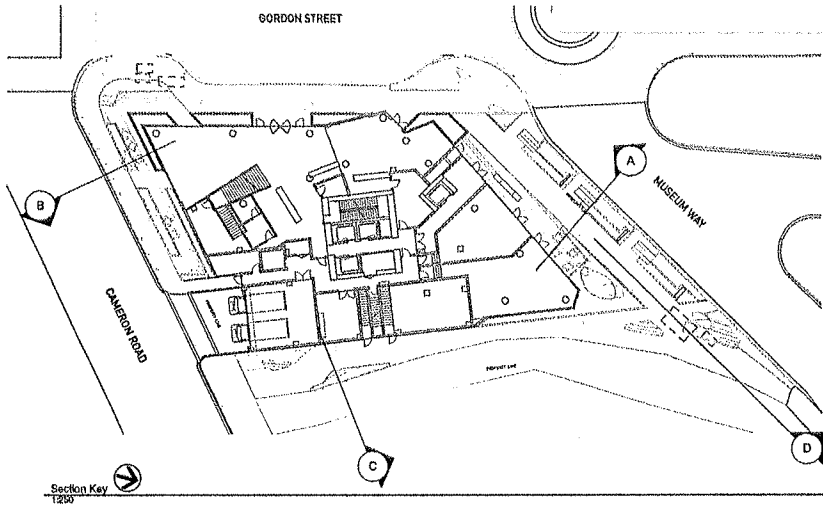
LAYOUT & MATERIALS PLAN  
LEVEL 3 & 4

Scale: 1:200

Project No.	1187
Date	August 27, 2013
Client	1187 Project
Project Name	1187/13 at 1026 24th
Sheet No.	JI
Scale	1:200
Drawn By	JK
Checked By	JK

LDP 1.02

SECTIONS AND ELEVATIONS



**PWL** partnership  
PWL Partnership Architects Inc.  
1150 West 10th Street  
Vancouver, BC V6H 2G6  
www.pwlpartnership.com  
Tel: 604.681.1111

PROJECT LOCATION  
NO. NAME 100 Gordon Street  
01 DEVELOPER BOARD FOR THE ENVIRONMENT BUILDING  
02 ARCHITECT BLAKE ARCHITECTS



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NO. 100 GORDON STREET  
VANCOUVER, BC V6H 2G6

Hotel Gordon  
Nanaimo, BC

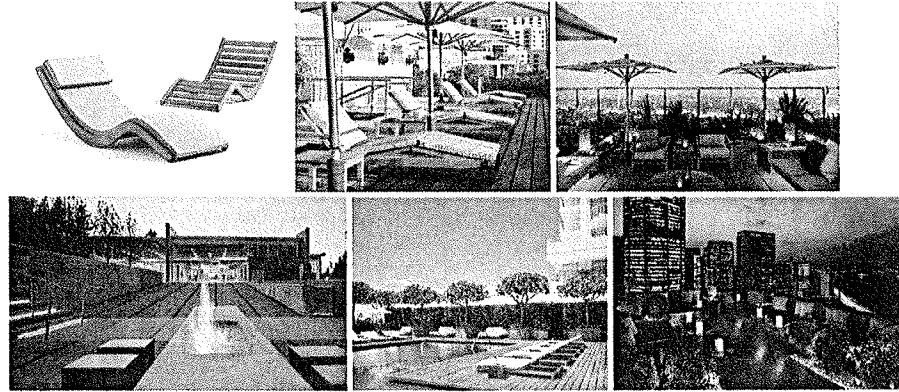
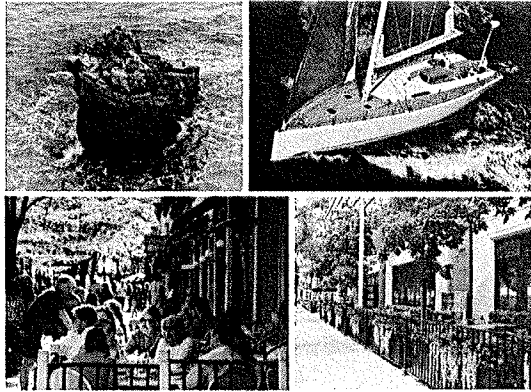
Sections & Elevations

DATE	9/2
AS INDICATED	
PROJECT	1187
DATE	August 27, 2013
BY	1187 Section/Plan
PROJECT	1187 Section/Plan
DATE	11/13 at 12:00 PM
BY	JT
SCALE	AS SHOWN

LDP 4.01

PRECEDENT IMAGES

INSPIRATION



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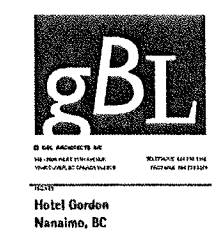
PLANTING



PAVING



PLANTING TREES



PRECEDENT IMAGES

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Scale: [Blank]  
Date: [Blank]  
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Title: [Blank]

LDP 4.02