

DATE OF MEETING June 19, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP979 – 601 AND 609 BRUCE AVENUE

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a commercial development at 601 and 609 Bruce Avenue.

Recommendation

That Council issue Development Permit No. DP979 at 601 and 609 Bruce Avenue with the following variances:

- reduce the required front yard setback for Building A (Shepherd Avenue) from 4.5m to 3.1m;
- reduce the required flanking side yard for Building A (Fifth Street) from 6m to 3.9m;
- reduce the required flanking side yard for Building B (Fifth Street) from 6m to 2.1m;
- reduce the required front yard setback for Buildings B and C (Bruce Avenue) from 4.5m to 1.8m; and,
- reduce the required front yard setback for Building D (Bruce Avenue) from 4.5m to 3.6m.

BACKGROUND

A development permit application was received from Urban Design Group Architects Ltd., on behalf of DDV Properties (OC) Inc., to permit a commercial development that is comprised of four pad buildings. Previously, the properties were subject to an Official Community Plan amendment and rezoning application to change the land use designation to Corridor and zoning to CC3 – City Centre Commercial, which was approved by Council 2016-NOV-21.

Subject Property

Zoning	CC3 – City Centre Commercial The subject properties were rezoned from R1 to CC3 in 2016
Location	The subject properties are located on the southwest corner of the Fifth Street and Bruce Avenue intersection
Total Area	7,814m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Corridor; Map 3 –Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development Harewood Neighbourhood Plan
Relevant Design Guidelines	General Development Permit Area Design Guidelines Harewood Neighbourhood Plan Urban Design Guidelines

DISCUSSION

Proposed Development

The proposed commercial development is comprised of four pad buildings:

- Building A – 248.3m² (with drive-thru format)
- Building B – 627.1m²
- Building C – 328.4m²
- Building D – 882.6m²

The proposed Floor Area Ratio (FAR) for this development is 0.27 and the allowed FAR is 0.45.

Site Design

The subject properties are through-lots with two front yards, Bruce Avenue and Shepherd Avenue. Fifth Street is the flanking street. There are two commercial pad buildings fronting Fifth Street which provides a degree of street presence to University Village on the north side of the street.

A major site feature is a specimen English oak along the Fifth Street frontage. The tree is also a Harewood neighbourhood icon. Site design, building siting and proposed city works and services accommodate the retention of this tree. The tree location is a visual identifier of a public open space within the proposed commercial development.

The street bulb at the corner of Fifth Street and Bruce Avenue will be branded with a three dimensional public art installation. The public art piece is themed to represent the history of farming in Harewood as well as the growing interest in urban farming. The proposed public art (valued at approximately \$23,440) represents part of the community contribution (\$73,440) that was provided through the rezoning process.

The building siting of the four pad buildings along street edges creates an internal parking court which reduces the visual impact of required at-grade parking for travellers along Fifth Street and Bruce Avenue. Where built form does not contain the internal parking court, there is landscape screening.

The total proposed onsite parking is 89 spaces, including 11 stacked parking spaces within the drive-thru aisles. The required onsite parking is 81 spaces.

As envisioned through the previous rezoning process, the proposed lots are to be consolidated and road dedication provided along the Shepherd Avenue frontage of 601 Bruce Avenue. The road dedication requirement was secured through a covenant at the time of rezoning, and the lot consolidation is noted as a condition of the proposed development permit. Road dedication and lot consolidation must be complete prior to issuance of a building permit.

Building Design

The Harewood Neighbourhood Plan – Urban Design Guidelines are addressed in the building facades as follows:

- All building elevations have vertical articulations which divide the building faces into structure bays to express small scale commercial spaces.

The proposed material finishes provide appropriate detail and quality for the building elevations. A modern awning detail is used over the storefront glazing and commercial unit entrances. The awning adds another layer of detail and reduces the scale of the building elevations. Building lighting is also used to highlight architectural detailing.

Landscape Plan

The landscape plan proposes street trees along the three street edges.

The drive-thru vehicle lane that parallels Shepherd Avenue is screened with intermittent wood screens (1.5m high and 2.5m wide) and hedge row plantings which are installed upon a small berm.

A tree and shrub palette is organized within the internal parking court. The planting plan softens this area, adds texture and divides the parking area into smaller sections.

The specimen oak tree has an understory of ground cover to decorate and finish the ground plain around the tree stem and to clearly demarcate the path for pedestrian access from the street.

PROPOSED VARIANCES

Building A

The minimum required front yard setback from Shepherd Avenue is 4.5m. The proposed setback is 3.1m, a proposed variance of 1.4m.

The minimum required flanking side yard setback from Fifth Street is 6m. The proposed setback is 3.9m, a proposed variance of 2.1m.

Building B

The minimum required flanking side yard setback from Fifth Street is 6m. The proposed setback is 2.1m, a proposed variance of 3.9m.

The minimum required front yard setback from Bruce Avenue is 4.5m. The proposed setback is 1.8m, a proposed variance of 2.7m.

Building C

The minimum required front yard setback from Bruce Avenue is 4.5m. The proposed setback is 1.8m, a proposed variance of 2.7m.

Building D

The minimum required front yard setback from Bruce Avenue is 4.5m. The proposed setback is 3.6m, a proposed variance of 0.9m.

All of the building setbacks along the three fronting streets are appropriate in order to provide the necessary street presence and meet the intent of the Harewood Neighbourhood Urban Design Guidelines.

DESIGN ADVISORY PANEL RECOMMENDATIONS

At its meeting held on 2016-SEP-22, the Design Advisory Panel accepted DP979 as presented, gave support for the requested variances, and provided the following recommendations:

- Consider integrating the Harewood Neighbourhood theme into elements of the building design and landscape plan.
- Consider improving the articulation of the south and east facade of Building D.
- Consider adding a pedestrian access along the drive aisle adjacent to Building D.
- Consider redesigning the vehicle movement through the drive thru.
- Consider adding to the tree density along the perimeter of the site and within the parking lot.
- Consider increasing the screening along the landscape buffer on Shepherd Avenue.
- Consider adding day lighting features to the breezeway to make it brighter and more welcoming.

The following response was provided by the applicant:

1. The storefront casing is amended with headers extended across the vertical trims to lend a more utilitarian character to the building facades and relate somewhat to agricultural and mining structures that dominate Harewood's architectural heritage. Incorporating other more dominant architectural elements found in these historical references, such as gable roofs or head frames, were considered but found to be incompatible with the design intent.
2. The post and lintel trim pattern was extended across the south, west and east facades of Building D, as well as the north and west facades of Building A where back-of-house areas are located and storefront glazing is impractical. The pattern introduces some articulation to these facades in addition to perimeter landscape and planting elements that provide more appeal.
3. A stepped sidewalk was introduced to facilitate pedestrian access.
4. Two parking spaces directly across the drive-thru lane entrance were deleted to reduce the number of vehicular movements in this area.
5. Ten additional trees were introduced in and around the site as recommended.
6. Staff considered the opportunity to expand the landscape buffer into City property along Shepherd Avenue; however, there is a sidewalk currently located adjacent to the

property frontage. Instead, a 0.9m to 1.2m high berm is proposed within the landscape buffer adjacent to the drive-thru to introduce a more permanent screening solution over which planting and trellis screens will be built.

7. A skylight is added to facilitate day lighting in the breezeway.

Staff has reviewed the applicant's response and determined that the proposed changes have improved the site and building design in accordance with the neighbourhood plan design guidelines.

SUMMARY POINTS

- Development Permit DP979 is a commercial development comprised of four pad buildings.
- The proposed development meets the intent of the Harewood Neighbourhood Plan - Urban Design Guidelines.
- Staff supports the proposed variances to building setbacks and building frontage.

ATTACHMENTS


ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Material Finishes
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Overall Aerial Image
ATTACHMENT G: Streetscapes
ATTACHMENT H: Aerial Photo

Submitted by:



L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay
Director, Community Development

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 10.5.1 – Siting of Buildings*

Building A

- To reduce the minimum required front yard setback (Shepherd Avenue) from 4.5m to 3.1m.
- To reduce the minimum required flanking side yard setback (Fifth Street) from 6m to 3.9m.

Building B

- To reduce the minimum required flanking side yard setback (Fifth Street) from 6m to 2.1m.
- To reduce the minimum required front yard setback (Bruce Avenue) from 4.5m to 1.8m.

Building C

- To reduce the minimum required front yard setback (Bruce Avenue) from 4.5m to 1.8m.

Building D

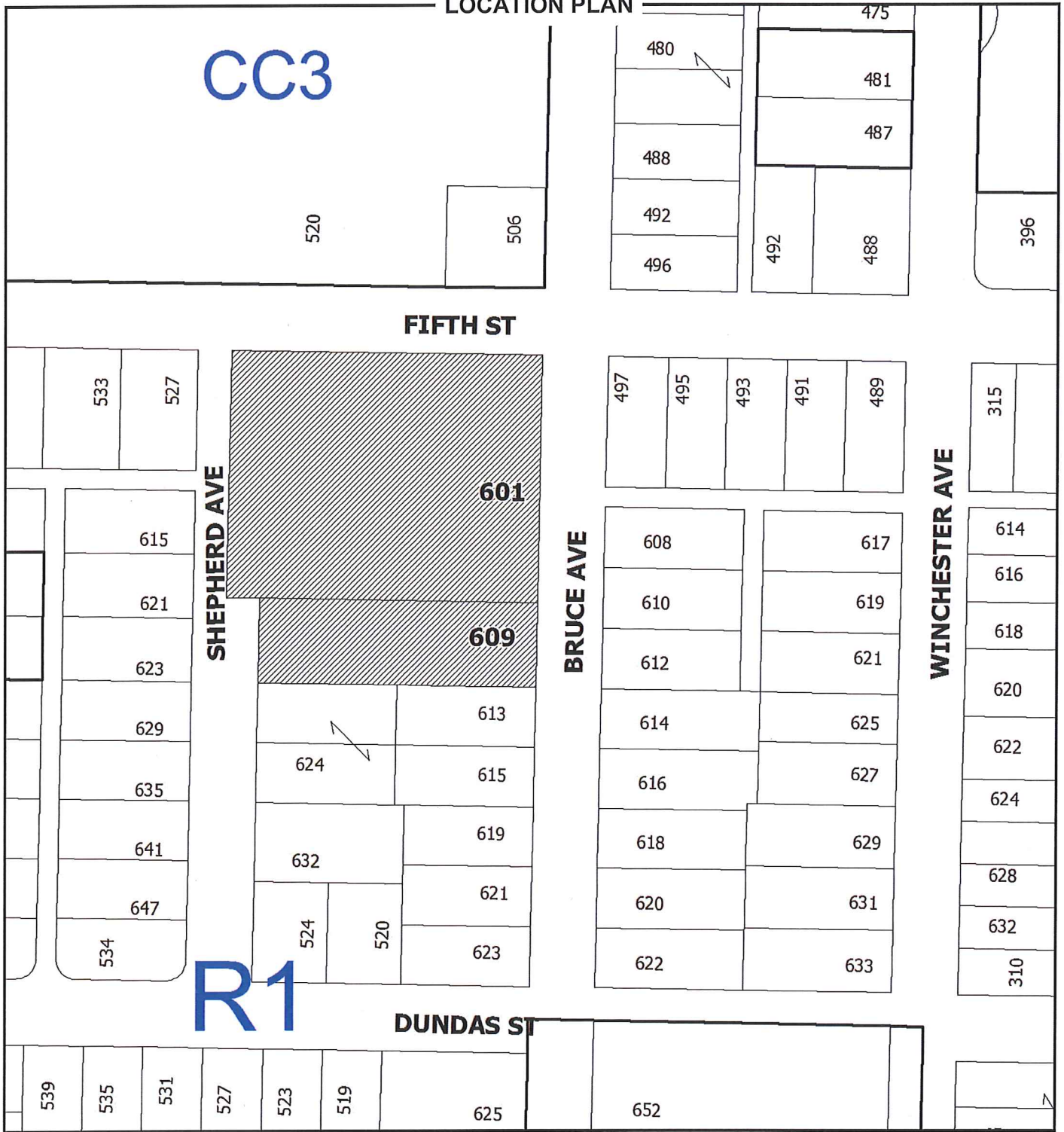
- To the minimum required front yard setback (Bruce Avenue) from 4.5m to 3.6m.

CONDITIONS OF PERMIT

1. The subject properties shall be developed generally in accordance with the site plan prepared by Urban Design Group Architects BC, received 2017-MAY-30.
2. The subject properties shall be developed generally in accordance with the building elevations prepared by Urban Design Group Architects BC, received 2017-MAY-30.
3. The subject properties shall be developed generally in accordance with the landscape plan and details prepared by M2 Landscape Architecture Arboriculture Ltd., received 2017-MAY-30.
4. The subject properties shall be consolidated at the owner's expense prior to issuance of a building permit.
5. The proposed public art installation is to be determined through a detailed design review and be provided prior to the issuance of a building permit.
6. The subject properties shall be developed in accordance with the Tree Management Plan prepared by M2 Landscape Architecture Arboriculture Ltd., received 2017-FEB-08 with the following additional conditions pertaining to the retention of the existing oak tree between proposed Buildings A and B:
 - The City of Nanaimo Urban Forestry Coordinator must be notified and the project Arborist present for the removal of the existing fence and the construction of the Tree Protection Fencing;
 - The Tree Protection Fencing must be constructed a minimum of 8.64m away from the tree trunk and 360 degrees around the tree;

- Fencing must be 1.8m high, constructed out of firmly anchored 2x4 posts with 2x4 top and bottom rails and cross bracing. Hi-Visibility snow fencing must be firmly affixed around the frame;
- Signage must also be attached around the fencing prohibiting any encroachment within the barrier and stating that the barrier must not be removed without the written authorization of the City of Nanaimo Urban Forestry Coordinator;
- The fencing must be in place and inspected by the City of Nanaimo Urban Forestry Coordinator prior to construction;
- A 7.6cm layer of organic mulch is to be reinstated to amend the soil at the base of the tree once the construction activities are complete;
- Regular deep watering is required as well as an application of slow release fertilizer during the construction process; and
- If any pruning is required, the scope of pruning is to be determined by the City of Nanaimo Urban Forestry Coordinator and the project Arborist and the work must be supervised by the project Arborist.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000979

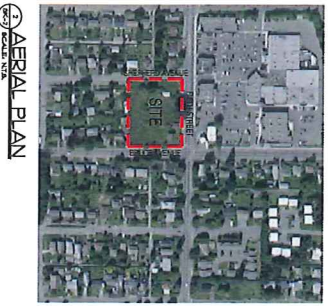
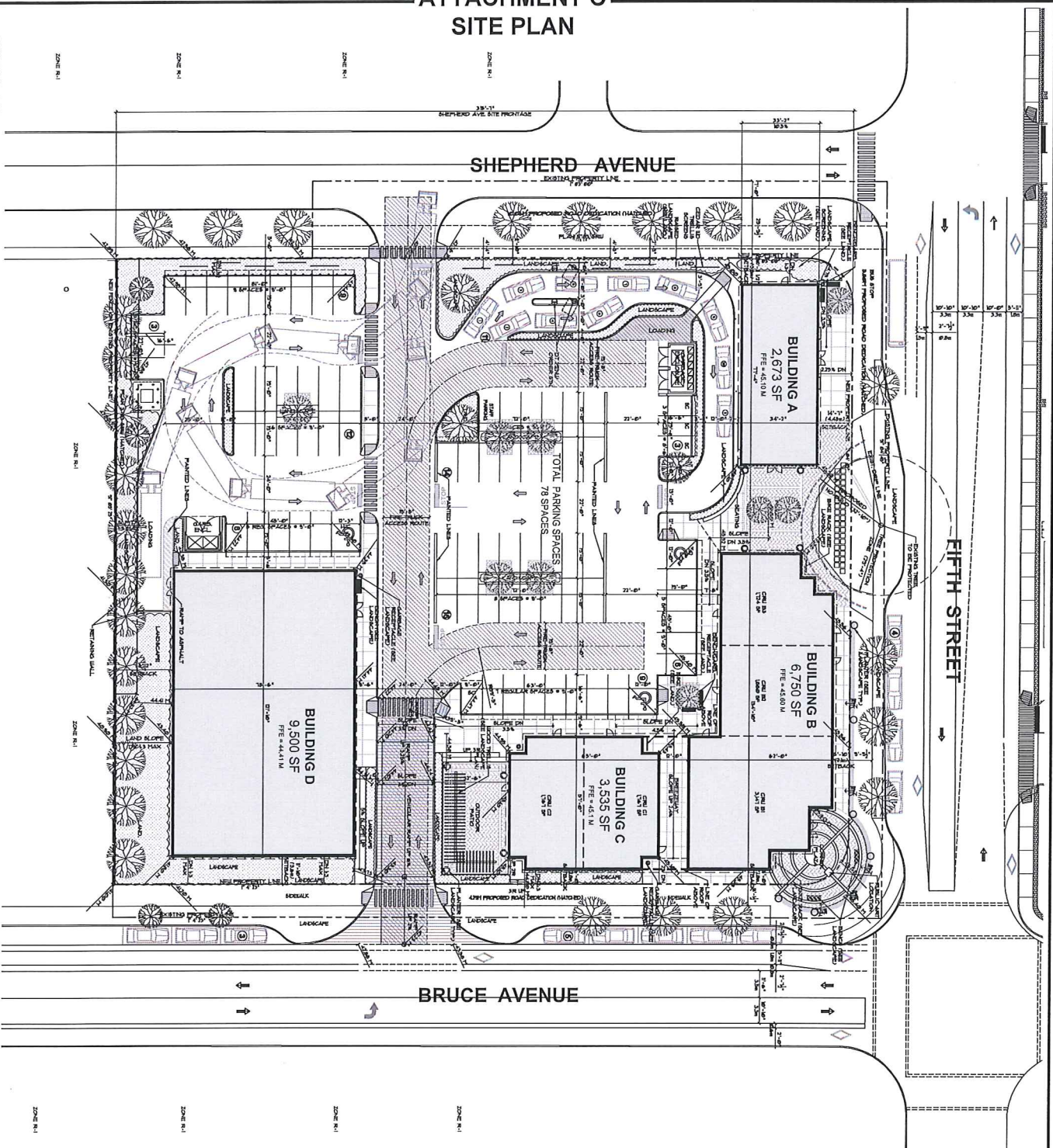
LOCATION PLAN

Civic: 601 & 609 Bruce Avenue
Lot 1, Section 24, Range 8, Section 1,
Nanaimo District, Plan 33154

 **Subject Property**



ATTACHMENT C SITE PLAN



AERIAL PLAN

SITE INFORMATION

LEGAL ADDRESSES:
601 BRUCE AVE.
609 BRUCE AVE. (PART OF SECTION 24, RANGE 6, SECTION 11, TOWNSHIP DISTRICT 17, S. 18 S. 18 W.)
609 BRUCE AVE. (PART OF RANGE 6, SECTION 11, TOWNSHIP DISTRICT 17, S. 18 S. 18 W.)
601 & 609 BRUCE AVE. NANAIMO, BC

PROPOSED ZONING:
R1 - SINGLE DWELLING RESIDENTIAL CENTRE

PROPOSED ZONING:
C03 - CITY COMMERCIAL CENTRE

TOTAL SITE AREA: 84,116 S.F. (1.92 ACRES)
ROAD DEDICATION: 16,208 S.F. (0.37 ACRES)
SITE AREA (GROSS): 108,444 S.F. (2.47 ACRES)
OR 3,028 (HECTARES)

TOTAL BUILDING AREA: 22,498 SF
LOT COVERAGE: (22,498 / 84,116) x 100% = 26.7%

GROSS FLOOR AREAS

BUILDING A: 2,673 SF
BUILDING B: 6,750 SF
BUILDING C: 3,535 SF
BUILDING D: 9,500 SF
TOTAL GROSS FLOOR AREA: 22,458 SF
TOTAL NET GROSS AREA: 20,212 SF
(99% OF GROSS FLOOR AREA)

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED: 20,212 x 4.1 / 100 SF = 81 SPACES

TOTAL PARKING PROVIDED: 101 SPACES

OFF-STREET PARKING: 78 SPACES
DRIVE-THRU STAGING = 11 SPACES

PARKING RATIO: 3.88 SPACES / 1,000 SF (OFF-STREET)
BY-LAW: 2 REQ'D FOR LP TO 100 REQ'D SPACES (0 PROVIDED)

PARKING SIZES:

REGULAR CAR STALL: 9'6" (2.90) x 19'6" (5.94)
HANDICAP CAR STALL: 12'0" (3.71) x 19'6" (5.94)
SMALL CAR STALL (MAX. 25%): 8'7" (2.61) x 16'6" (5.03)
MANEUVERING AISLE (WIDTH FOR SPACES): 22'0" (6.70)
LOADING SPACE (MINIMUM SIZE): 10'0" (3.05) x 50'0" (15.24)

GENERAL NOTE:
ROADWAYS SHOWN ARE NOT TO SCALE. THE EXISTING RECORDS AND THE PLAN FOR THE PROPOSED DEVELOPMENT ARE TO BE USED TO DETERMINE THE LOCATION OF THE PROPOSED DEVELOPMENT.

RECEIVED
5/19/2017

VILLAGE CENTRE
601 & 609 BRUCE AVENUE, NANAIMO BC
For DDV PROPERTIES (OC) INC.

Scale: 1" = 100'
North Arrow

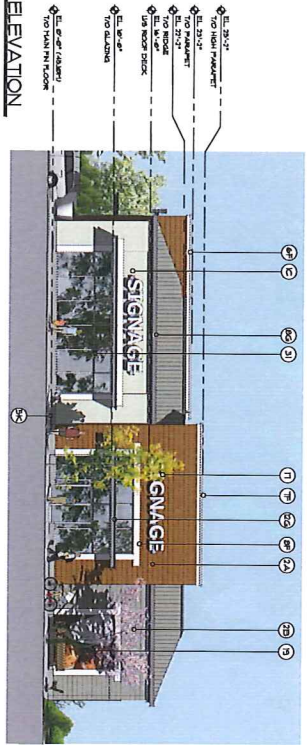
ordirects ltd
401-745 HOLLOW ST
VANCOUVER, BC V6C 2K6
TEL: 604-276-8888
FAX: 604-276-8889

DDV PROPERTIES (OC) INC.
1100 W. 10TH AVE. SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-276-8888
FAX: 604-276-8889

5852
SITE PLAN

ATTACHMENT D
BUILDING ELEVATIONS AND MATERIAL FINISHES

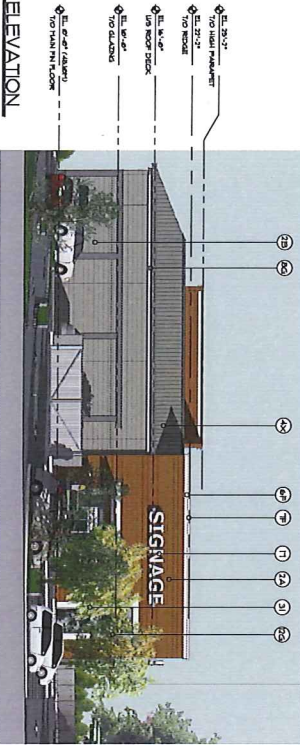
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



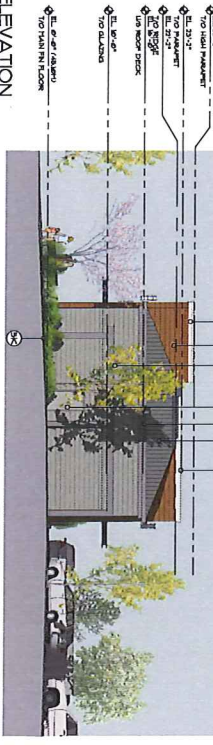
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS

1	BR STUCCO PAINTED
2	FIBRE CEMENT 4" EXPOSURE HORIZONTAL LAP SONG
3	PRE-FIN ANODIZED ALUM. FRAME CLEAR DOUBLE GLAZED THERMALLY BROKEN STOPGROUHS
4	STAINING SASH METAL PANEL ROOFING
5	CONCRETE BASE
6	BR STUCCO CONCRETE
7	PRE-FINISHED METAL FLASHING
8	FIBRE CEMENT FACIA BOARDING/CLING PAINTED
9	BRICK/CLAY/BR ALUMINUM
10	EXTERIOR LIGHT FIXTURES BRASS/PAINTED
11	FLATTEEN SYSTEM, POWDER COATED
12	STEEL CANOPY, CLEAR LAMINATED THERMED GLASS
13	ROUGH CUT THERM THERMALLY STAINED
14	METAL RAILING PAINTED
15	HOLLOW METAL DOOR PAINTED
16	BRASS/CLAY GLAZED
17	BRASS/CLAY TYPANT
18	ALUMINUM AND GLASS GUARDRAIL
19	VINT. LEBSTHITTE SCREEN
20	GREEN WALL ON ALUMINUM FRAME

COLORS AND FINISHES

A	HAIRY STAIN BY BIODORIDE 11800-449-544
B	LAYERED UNCOLORED COLONIAL GRAY
C	BR 31-448 BARRON FLAIN
D	BR 16-088 SANDY HOOK GRAY PALE
E	BR 16-084 COMET GRAY
F	BR 10-170 AMERICAN WHITE
G	BR 10-130 IRON MOUNTAIN
H	BRICK/CLAY/BR METAL, ZINC GREY
I	KAUBER 41 CLEAR ANODIZED
J	OLYMPIC STAIN, METAL, TONE GRAY 716
K	BRASS/CLAY FINISH
L	BR 10-130 DEEP GRAY

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	08/26/2017
PROJECT	VILLAGE CENTRE
CLIENT	DDV PROPERTIES (OC) INC.
DESIGNER	architects ltd
SCALE	1/8" = 1'-0"

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VILLAGE CENTRE
601 & 609 BRUCE AVENUE, NANTUCKET, MA 01901
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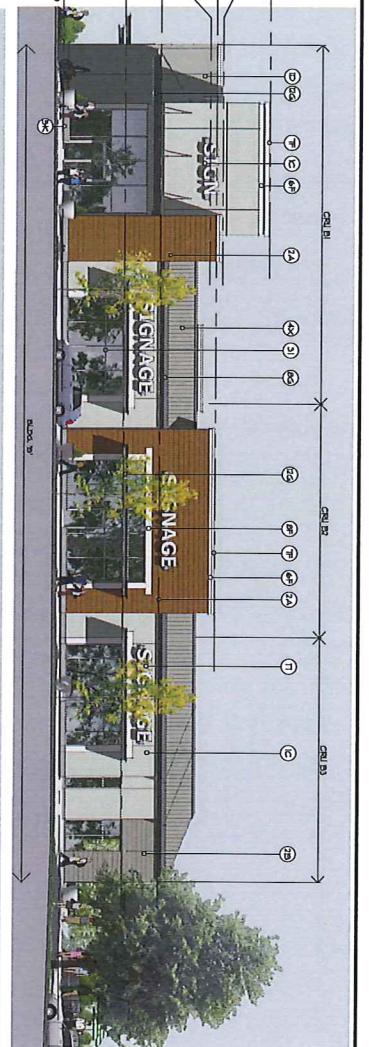
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architects ltd
401-785 THURLOW ST
NANTUCKET, MA 01901
PHONE: 508-228-1111
WWW.ARCHITECTSLTD.COM

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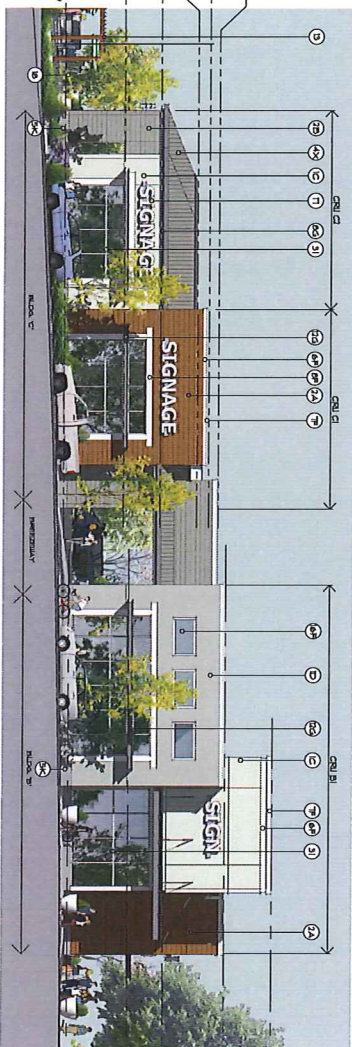
Buildings B and C

NORTH ELEVATION



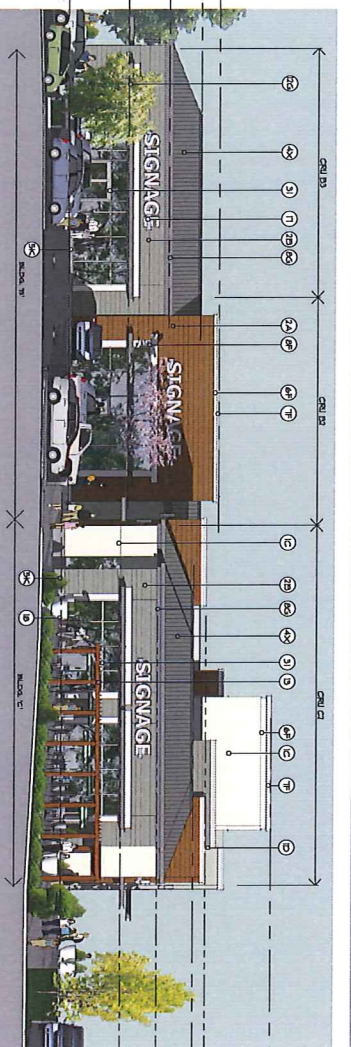
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EAST ELEVATION



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SOUTH ELEVATION



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WEST ELEVATION



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- 18. 1/2" HAZEL HIN FLOOR (RELOC. BY)
- 19. 1/2" HAZEL HIN FLOOR (RELOC. BY)
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- 27. 1/2" HAZEL HIN FLOOR (RELOC. BY)
- 28. 1/2" HAZEL HIN FLOOR (RELOC. BY)
- 29. 1/2" HAZEL HIN FLOOR (RELOC. BY)

EXTERIOR MATERIALS

1	EPS STUCCO PAINTED
2	FIBRE CEMENT w/ EXPOSURE HORIZONTAL LAY BRICK
3	PRE-FINISHED ALUMINUM FRAME CLEAR DOUBLE GLAZED THERMALLY BROKEN WINDOWS
4	STAINING WHITE VERTICAL PANEL ROOFING
5	CONCRETE SLAB
6	EPS STUCCO CORNER
7	PRE-FINISHED METAL FLASHING
8	FIBRE CEMENT PANEL BOARD/CORNER PAINTED
9	BROWNISH ALUMINUM
10	EXTERIOR LIGHT FIXTURE SURFACE MOUNTED
11	BATHING SYSTEM HOLLOW COATED
12	STEEL CORNER, CLEAR UNPAINTED THERMALLY BROKEN GLASS
13	ROUGH CUT THERMALLY BROKEN GLASS
14	VERTICAL BULKHEAD PAINTED
15	HOLLOW METAL DOOR PAINTED
16	SPRINKLER GLAZING
17	SHOULDER BY TYPICAL
18	ALUMINUM AND GLASS SUBSTITUTION
19	VENT LIGHTSITE GREEN
20	GREEN WALL OF ALUMINUM FRAME

COLORS AND FINISHES

A	HAZEL STAIN BY UPPERCOTE LABOR-FIN-2044
B	LAYERS HAZEL COLORED GREY
C	BY 21-40 BURNISH PLAN
D	BY 12-04 SANDY HOOK GREY/ SLATE
E	BY 12-04 CORNET GREY
F	BY 21-09 AMERICAN WHITE
G	BY 21-04 NON-VOLATILE
H	SPRINKLER METAL ZINC GREY
I	KALKREUTH M. CLEAR ANODIZED
J	OLYMPIC STAIN NATURAL TONE CEDAR T18
K	SANDERS FINISH
L	BY 21-09 DEEP SPACE

RECEIVED
08/18/22
08/18/22
08/18/22

VILLAGE CENTRE

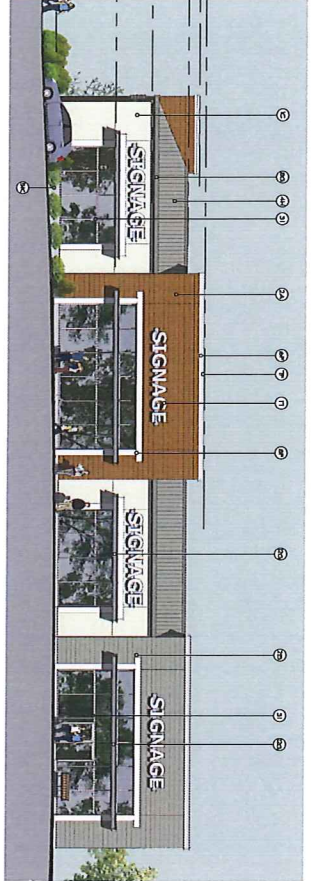
601 & 609 BRUCE AVENUE, NANTUCKET, MA 02586

For DDV PROPERTIES (OC) INC.

Prepared by: S. B. B. Architects
 421-765 THURLOW ST
 WILMINGTON, MA 01897
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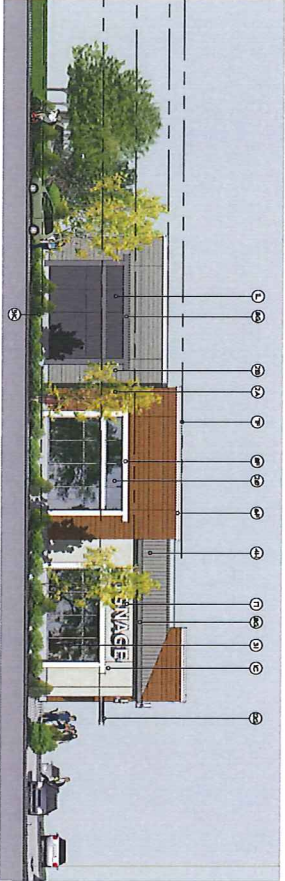
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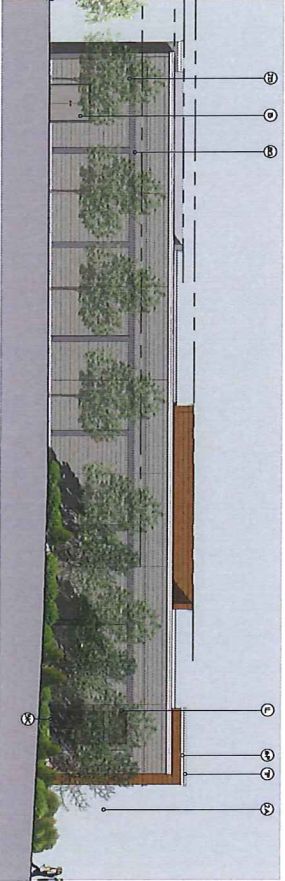
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10' 0" x 17' 0"

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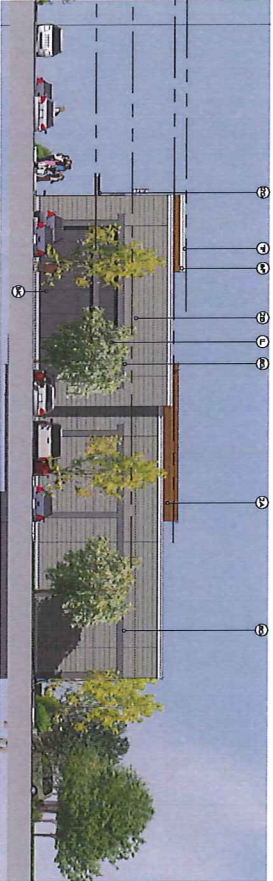
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- TO CLADDING
- TO CLADDING
- TO MAIN FLOOR



110 SOUTH ELEVATION
10' 0" x 17' 0"

- TO EAST ELEVATION
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- TO EAST ELEVATION
- TO ROOF
- TO ROOF
- TO ROOF
- TO CLADDING
- TO CLADDING
- TO MAIN FLOOR



110 WEST ELEVATION
10' 0" x 17' 0"

EXTERIOR MATERIALS

1	ERS STUCCO PAINTED
2	ROSE CENTER & EXPOSED HORIZONTAL LAP SIDING
3	ROSE IN MIDDLE, ALUMNIT AND GLASS DOUBLE GLAZED THERMALLY BROKEN STOREFRONT
4	STANDING SEAM METAL PANEL ROOFING
5	CONCRETE BASE
6	ERS STUCCO CORNICE
7	PRE-PANDED METAL FLASHING
8	ROSE CENTER FACIA BOARDING, PAINTED
9	BRAUSHAWNE ALUMNIT
10	EXTERIOR LIGHT FIXTURES, SINKAGE MOUNTED
11	EXTERIOR STUDY PATTERN COATED
12	STEEL CLAMP, CLEAR LAMP, PAINTED THERMALLY BROKEN GLASS
13	ROUGH CUT THERMALLY BROKEN GLASS
14	METAL BALKING PAINTED
15	HOLLOW METAL DOOR, PAINTED
16	SPANDREL GLAZING
17	BRASS IN BRASS
18	ALUMNIT AND GLASS QUADRAL
19	VANT LIGHTS IN THE SCREEN
20	GREEN WALL ON ALUMNIT FRAME

COLORS AND FINISHES

A	PAUSE STAIN, BY BOONLINE 1480-6493-944
B	LIRES HARBOR COASTAL GRAY
C	BRUSHED BRASS FINISH
D	BRUSHED SANDY HOOK GRAY TABLE
E	BRUSHED COPPER GRAY
F	BRUSHED AMERICAN WHITE
G	BRUSHED NON-VOLCANIAN
H	BERKELEY METAL ZINC GREY
I	KAUSERS M1 CLEAR ANODIZED
J	OLYMPIC STAIN, METAL TONE CLEAR FIN
K	ANODIZED FINISH
L	BRUSHED BRASS FINISH

DO NOT SCALE OR MEASURE FROM THIS DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN. ALL DIMENSIONS SHALL BE IN UNITS AS SHOWN. ALL DIMENSIONS SHALL BE IN UNITS AS SHOWN. ALL DIMENSIONS SHALL BE IN UNITS AS SHOWN.

NO.	REVISION	DATE	BY

VILLAGE CENTRE
601 & 609 BRUCE AVENUE, NANAIMO BC
For DDV PROPERTIES (OC) INC.



ord/rhodes ltd
4421-765 TRILLOX ST
VANCOUVER BC V6S 4T8
TEL: 604-271-3838
FAX: 604-271-3838
WWW.ORDRHODES.COM

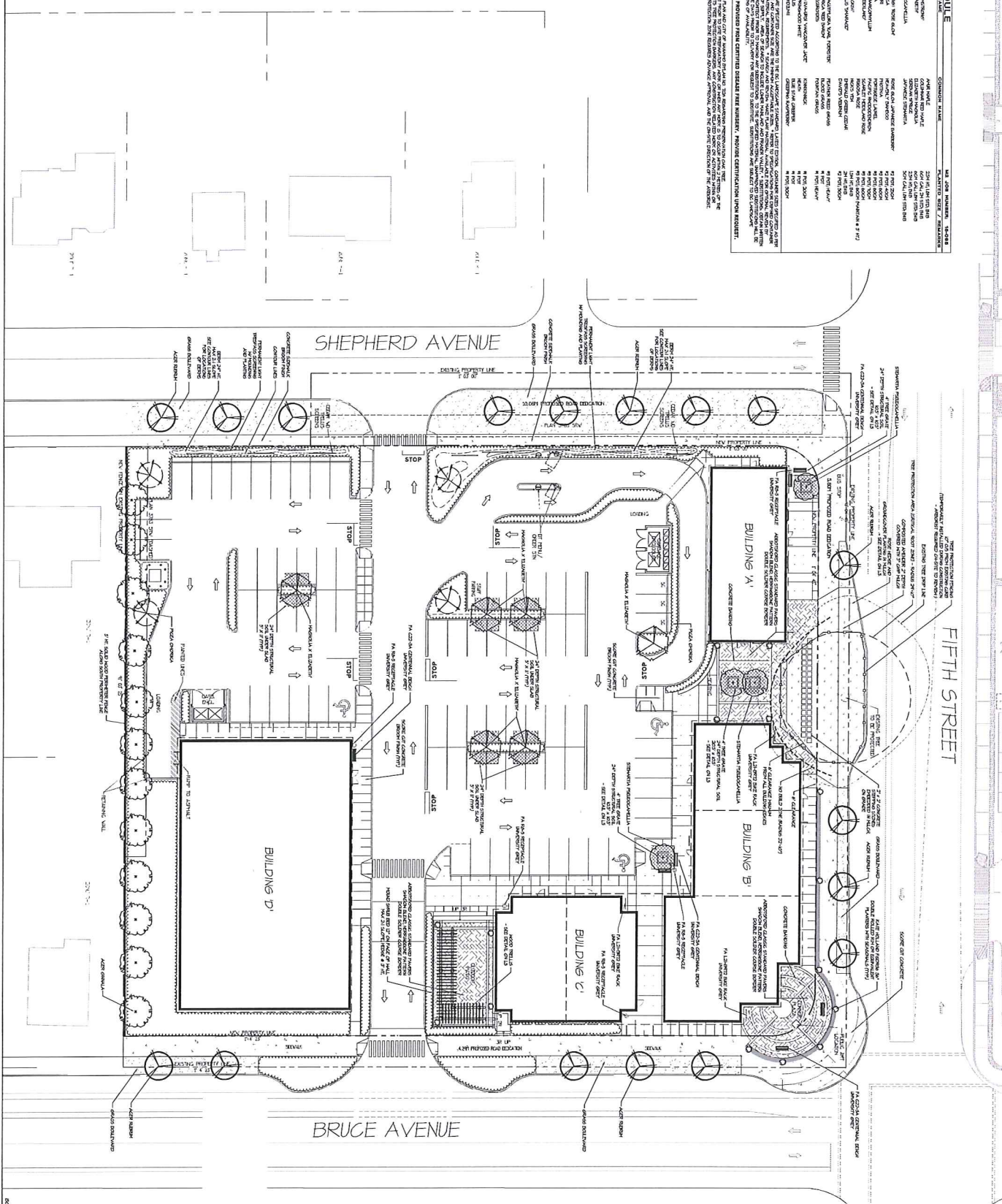
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09/24/2017
10:30 AM

ATTACHMENT E LANDSCAPE PLAN AND DETAILS

PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	PLANT SPECIES	PLANT SIZE / FINISH
1	(Symbol)	ACACIA	ACACIA	20' PLANT
2	(Symbol)	ACACIA	ACACIA	20' PLANT
3	(Symbol)	ACACIA	ACACIA	20' PLANT
4	(Symbol)	ACACIA	ACACIA	20' PLANT
5	(Symbol)	ACACIA	ACACIA	20' PLANT
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48	(Symbol)	ACACIA	ACACIA	20' PLANT
49	(Symbol)	ACACIA	ACACIA	20' PLANT
50	(Symbol)	ACACIA	ACACIA	20' PLANT

NOTE: ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS.



RECEIVED
2017 MAR 28

PROJECT:
VILLAGE CENTRE
600 BRUCE AVENUE
NANAIMO, BC

SCALE:
AS SHOWN

DATE:
2017 MAR 28

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DATE:
2017 MAR 28

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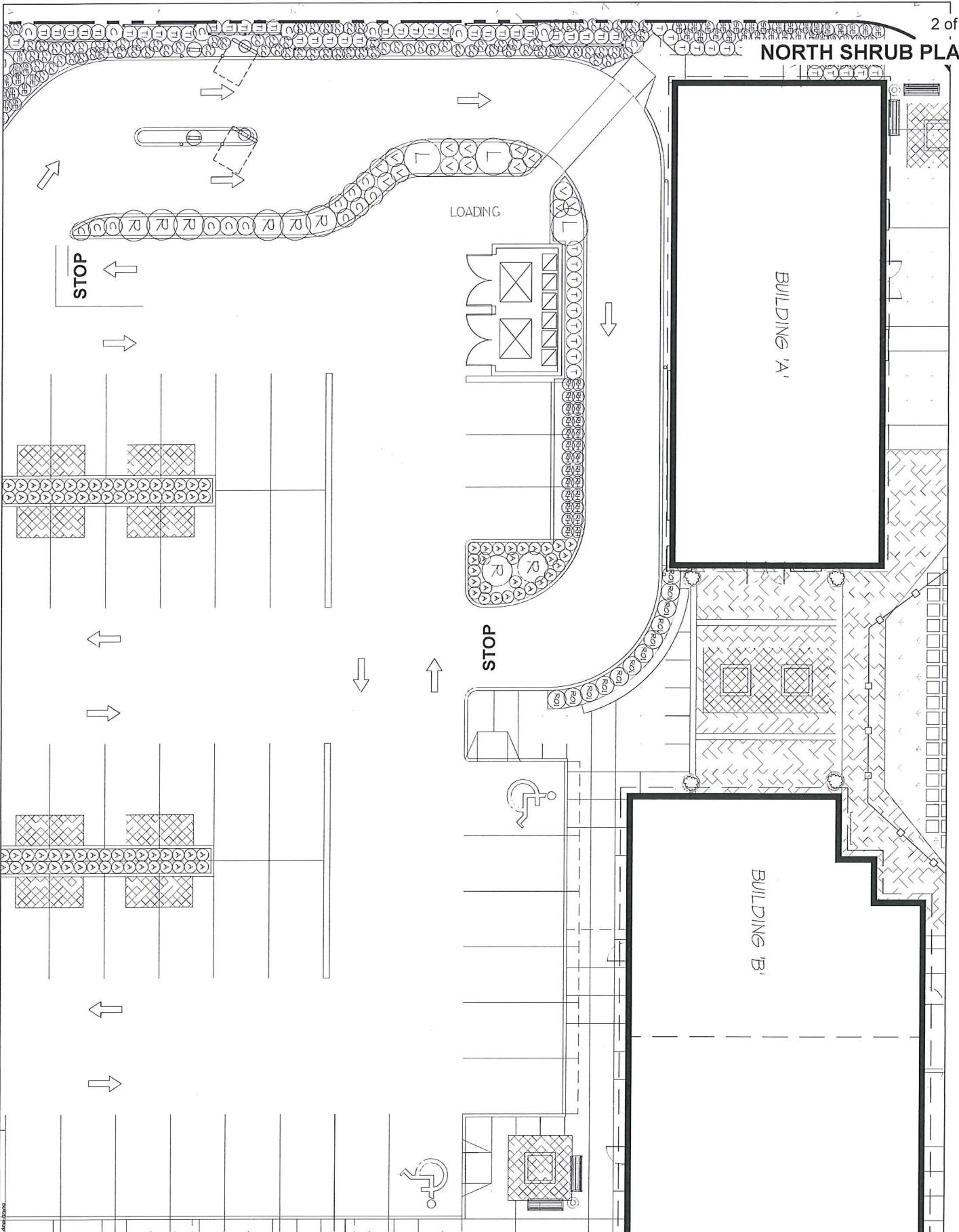
DATE:
2017 MAR 28

LANDSCAPE ARCHITECTURE

M2

4220 - 26 Lorne Meads
New Westminster, British Columbia
Tel: 604.553.0044
Fax: 604.553.0045
Email: info@m2arch.com

NORTH SHRUB PLAN



M2
 LANDSCAPE ARCHITECTURE
 #220 - 26 Burne Meadows
 New Westminster, British Columbia
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2l.com



Approved for Construction: This drawing shall be used in accordance with the terms and conditions of the contract and shall not be used for any other purpose without the written consent of the architect.

NO.	DATE	REVISION DESCRIPTION	BY
1		ISSUED FOR PERMITTING	
2		ISSUED FOR CONSTRUCTION	
3		ISSUED FOR CONSTRUCTION	
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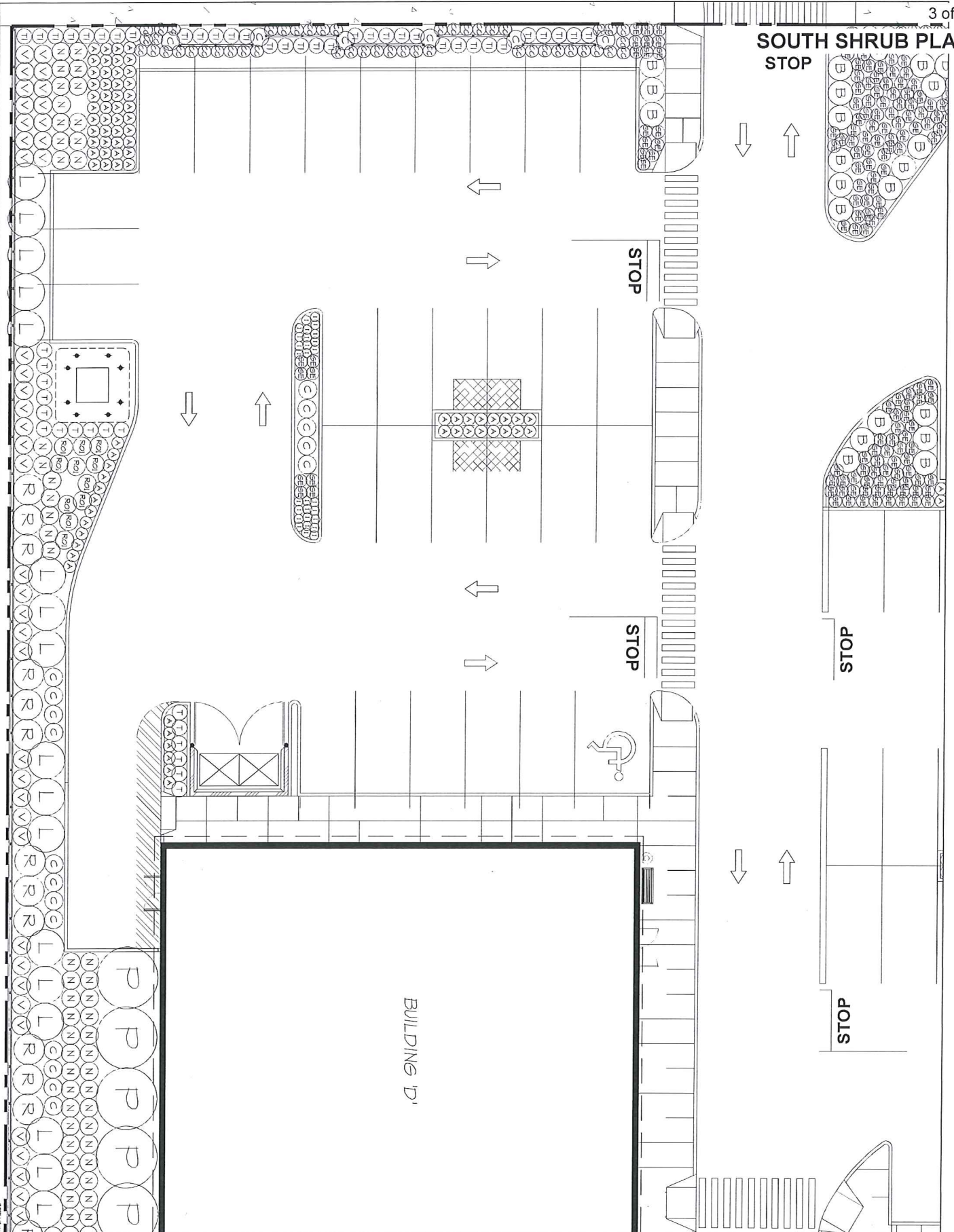
PROJECT
 VILLAGE CENTRE
 807 BRIDGE AVENUE
 VANCOUVER, BC

SYNOPSIS TITLE
 SHRUB PLAN
 NORTH

DATE	DESIGNER	DRAWING NUMBER
2014	SAWYER	L2
2014	CHEN	
2014	CHEN	
2014	CHEN	

OFFICE: 1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 3G7
 TEL: 604.553.0044
 FAX: 604.553.0045
 WWW.M2L.COM

SOUTH SHRUB PLAN
STOP



M2
LANDSCAPE ARCHITECTURE
#220 - 26 Iona Meur
New Westminster, British Columbia
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2landscape.com



NO.	DATE	DESCRIPTION	BY
1	12/12/11	ISSUED FOR PERMIT	ML
2	01/10/12	REVISED AS PER CITY COMMENTS	ML
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VILLAGE CENTRE
601 BRUCE AVENUE
VANCOUVER, BC

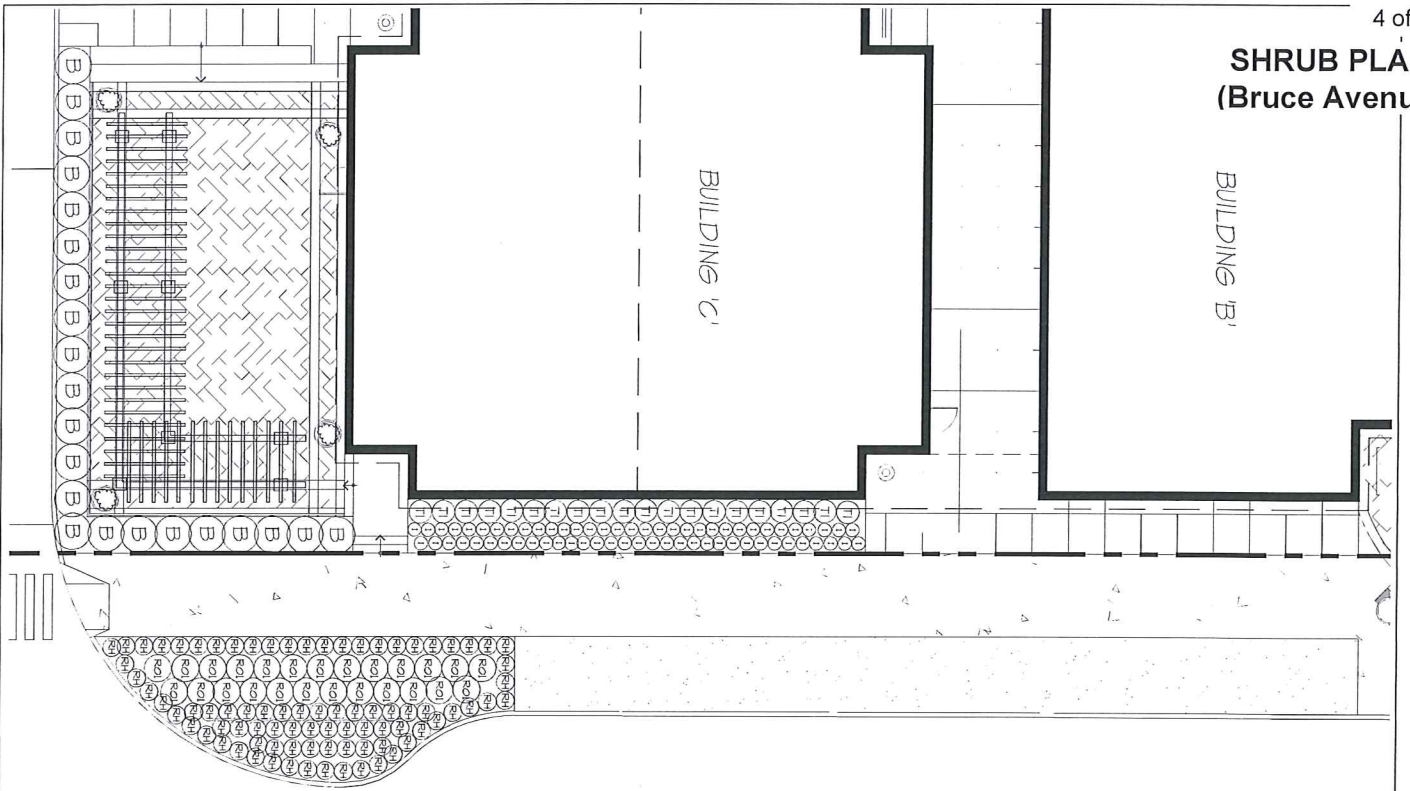
SHRUB PLAN
SOUTH

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CHECKED BY	ML	
DATE	02/02/12	

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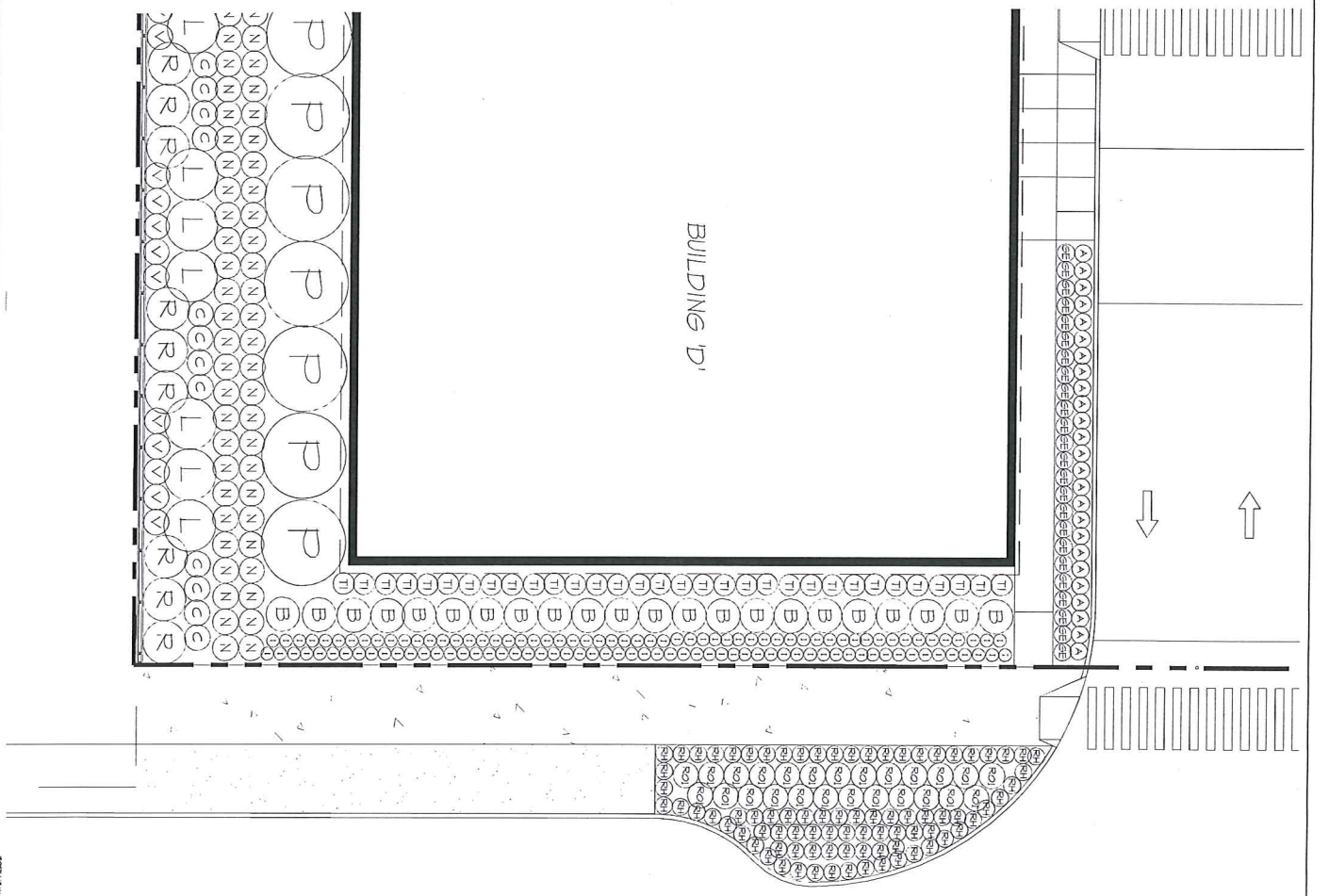
JOB NO. 2-005

**SHRUB PLAN
(Bruce Avenue)**



MATCH LINE

MATCH LINE



DETAIL 1/8"


M2
 LANDSCAPE ARCHITECTURE
 4230 - 25th Street, Mount
 New Westminster, British Columbia
 V3W 3L7 S53 0M4
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION/DESCRIPTION	BY
1		ISSUED FOR APPROVAL	PK
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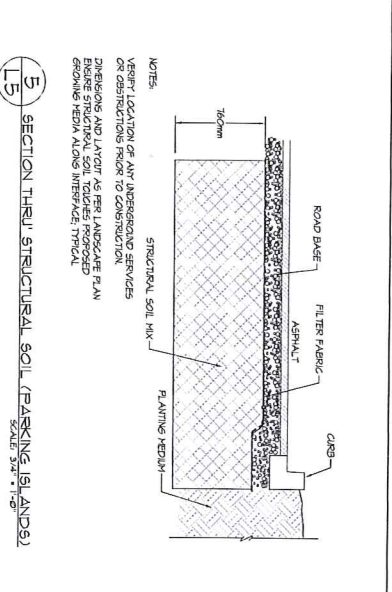
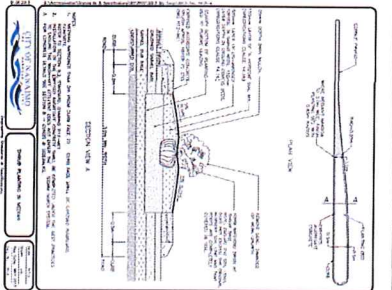
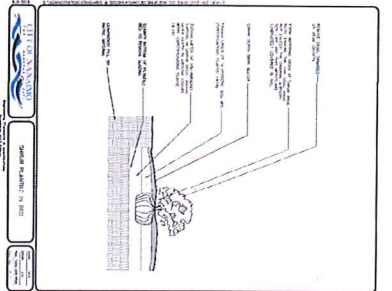
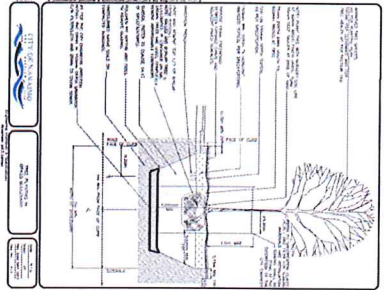
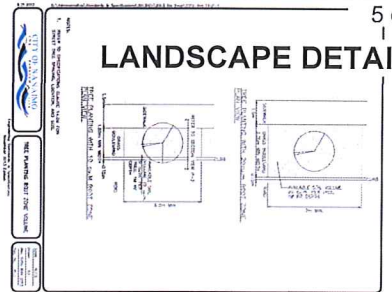
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PROJECT
**VILLAGE CENTRE
 601 BRUCE AVENUE
 MOUNTAINVIEW, BC**

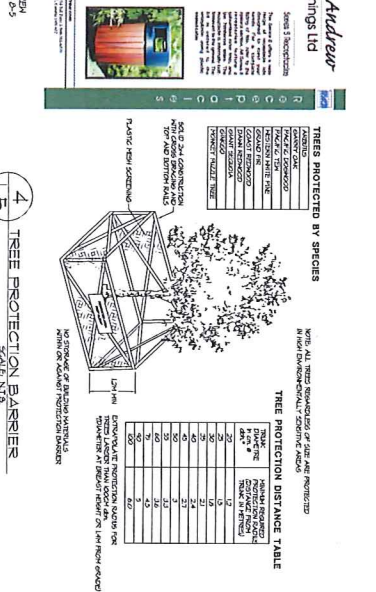
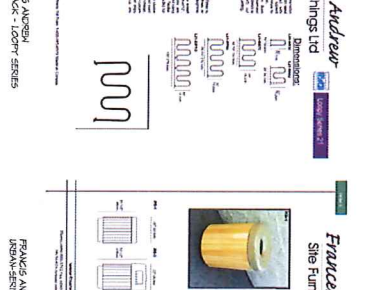
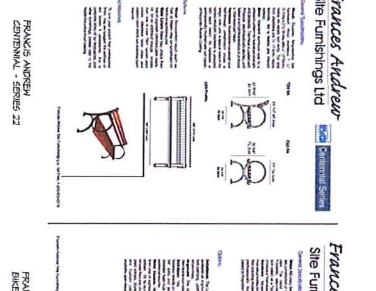
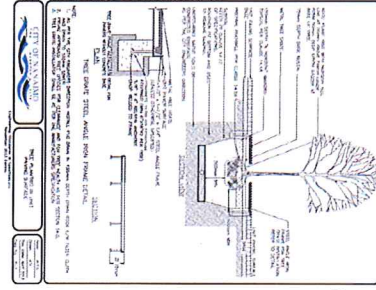
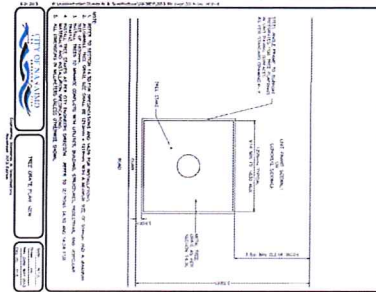
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 BRUCE AVENUE N/S**

DATE: 2019-07-01
 DRAWING NUMBER: **L4**
 JOB NO. 19-002
 SHEET NO. 4 OF 6

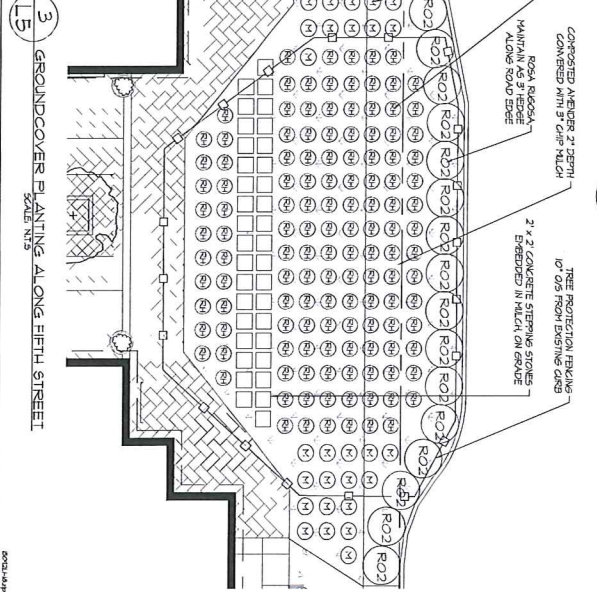
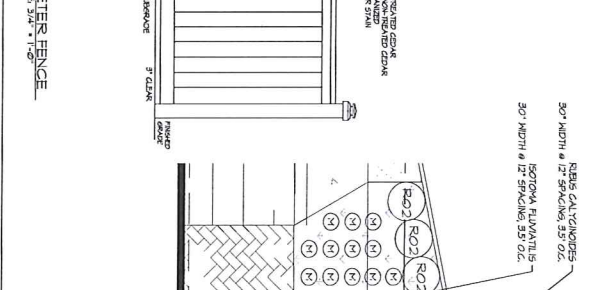
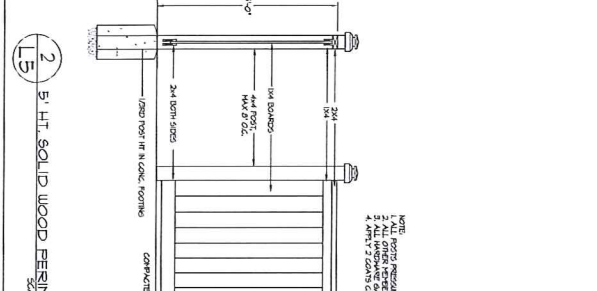
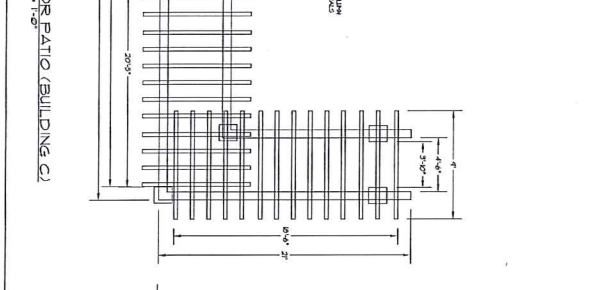
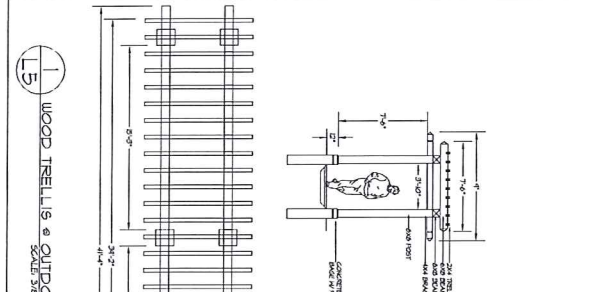
LANDSCAPE DETAILS



M2 LANDSCAPE ARCHITECTURE
 1220 - 26 Lorne Meves
 New Westminster, British Columbia
 TEL: 604.553.0044
 FAX: 604.553.0045
 Email: office@m2lands.com



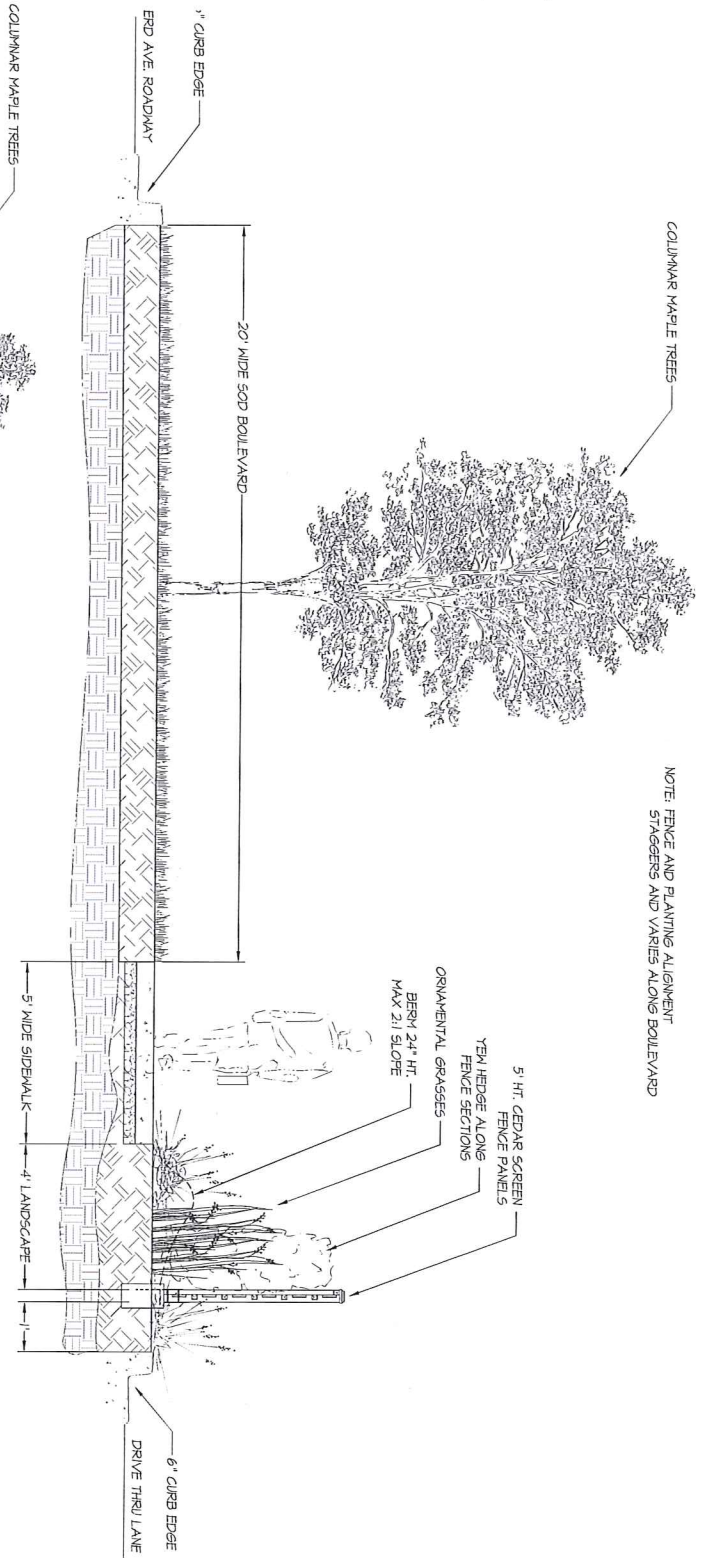
M2 LANDSCAPE ARCHITECTURE
 1220 - 26 Lorne Meves
 New Westminster, British Columbia
 TEL: 604.553.0044
 FAX: 604.553.0045
 Email: office@m2lands.com



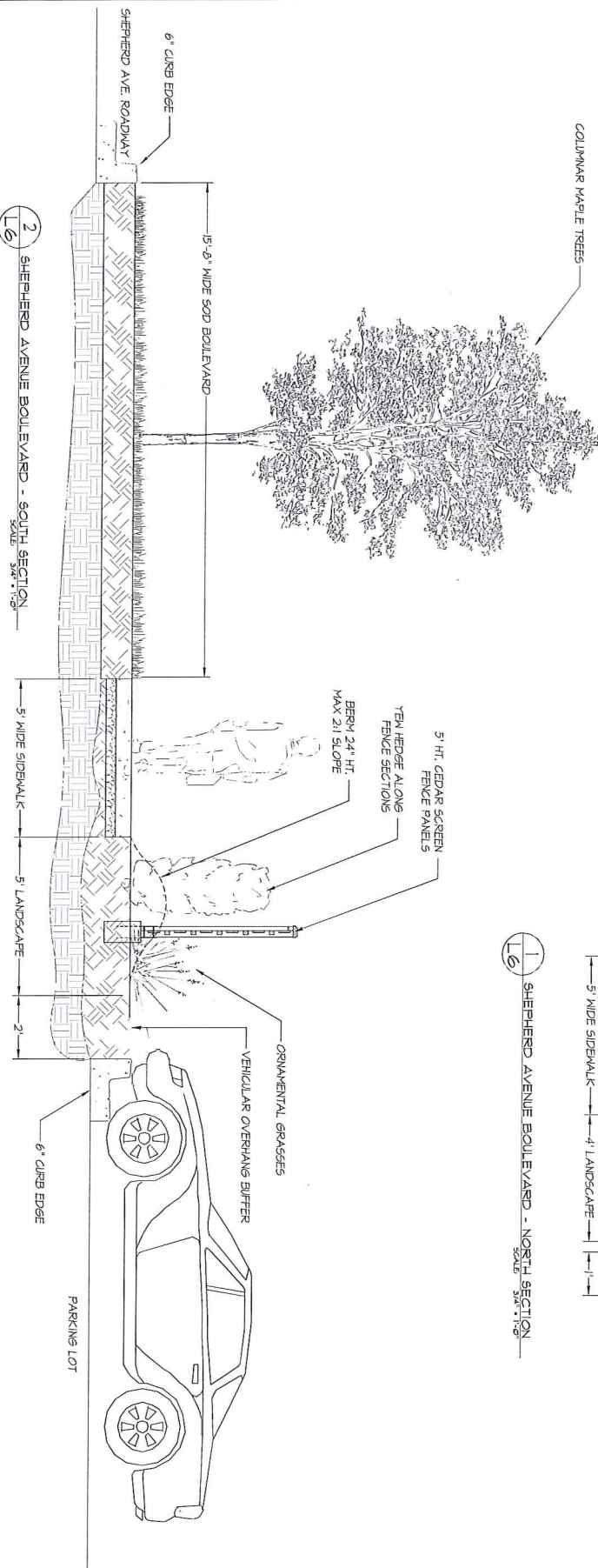
M2 LANDSCAPE ARCHITECTURE
 1220 - 26 Lorne Meves
 New Westminster, British Columbia
 TEL: 604.553.0044
 FAX: 604.553.0045
 Email: office@m2lands.com

LANDSCAPE SCREENING SECTIONS (Shepherd Avenue)

NOTE: FENCE AND PLANTING ALIGNMENT STAGGERS AND VARIES ALONG BOULEVARD



16 SHEPHERD AVENUE BOULEVARD - NORTH SECTION



2 SHEPHERD AVENUE BOULEVARD - SOUTH SECTION

M2
LANDSCAPE ARCHITECTURE

8220 - 26 Drive, Mississauga
New Westminster, British Columbia
V5M 3J7, 553 9044
Fax: 604 553 0045
Email: office@m2ia.com

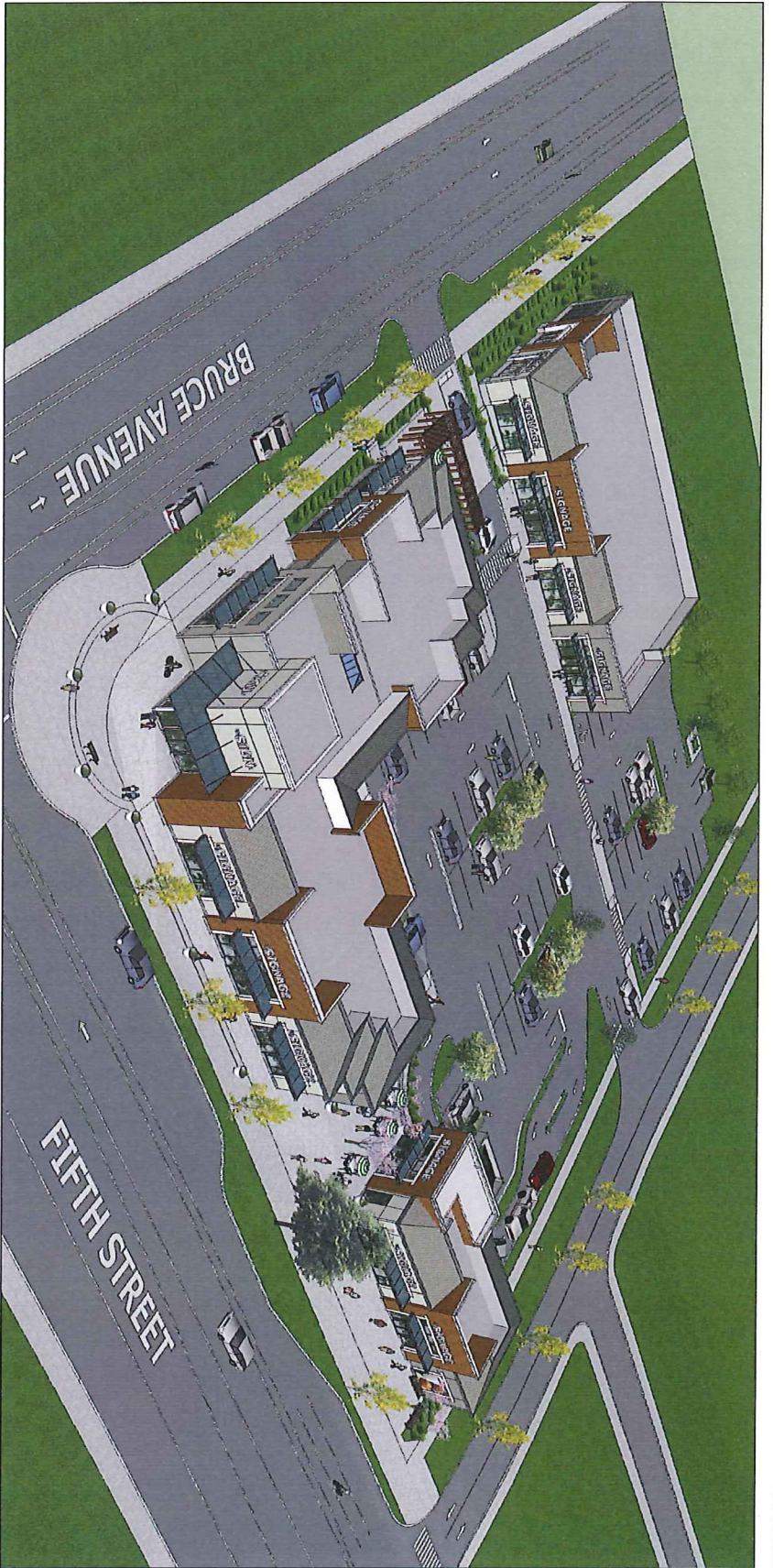
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01/18/2017
VILLAGE CENTRE
600 BRUCE AVENUE
MISSISSAUGA, ONT
L4V 1R6

DATE: 01/18/17
SCALE: 3/8" = 1'-0"
DRAWN: PNF
CHECKED: PNF
DATE: 01/18/17

LANDSCAPE SECTIONS
L6

DATE: 01/18/17
JOB NO: 17-005

ATTACHMENT F
OVERALL AERIAL IMAGE



COMMERCIAL DEVELOPMENT
FOR DDV PROPERTIES (OC) INC.
601 & 609, BRUCE AVENUE, NANAIMO, B.C.

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<p>OWNER DDV Properties (OC) Inc. 601-609 Bruce Avenue, Nanaimo, B.C. Tel: 250-754-1111 www.ddvproperties.com</p> <p>ARCHITECT OrdiArchitects Ltd. 401-745 Hallow St Nanaimo, B.C. V9S 3K6 Tel: 250-754-1111 www.ordiarchitects.com</p> <p>LANDSCAPE Landscape Architecture 250-754-1111 www.landscape.com</p> <p>SUBMITTER CIVIL TRANSPORT</p>		<p>ARCHITECTURAL</p> <table border="1"> <tr><td>1-01</td><td>COVER SHEET</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-02</td><td>GENERAL NOTES</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-03</td><td>PHOTO CONTEXT PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-04</td><td>SITE PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-05</td><td>BUILDING 1 FLOOR AND ROOF PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-06</td><td>BUILDING 2 FLOOR AND ROOF PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-07</td><td>BUILDING 3 FLOOR AND ROOF PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-08</td><td>BUILDING 4 FLOOR AND ROOF PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> <tr><td>1-09</td><td>BUILDING 5 FLOOR AND ROOF PLAN</td><td>U1</td><td>LANDSCAPE PLAN</td></tr> 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1-03	PHOTO CONTEXT PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-04	SITE PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-06	BUILDING 2 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-07	BUILDING 3 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-11	BUILDING 7 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-14	BUILDING 10 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-15	BUILDING 11 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-16	BUILDING 12 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-17	BUILDING 13 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-18	BUILDING 14 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-19	BUILDING 15 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-20	BUILDING 16 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-21	BUILDING 17 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-22	BUILDING 18 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-23	BUILDING 19 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-24	BUILDING 20 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-28	BUILDING 24 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-29	BUILDING 25 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-30	BUILDING 26 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-31	BUILDING 27 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-32	BUILDING 28 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-34	BUILDING 30 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-35	BUILDING 31 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-36	BUILDING 32 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-37	BUILDING 33 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-38	BUILDING 34 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-39	BUILDING 35 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-40	BUILDING 36 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-41	BUILDING 37 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-42	BUILDING 38 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-43	BUILDING 39 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-44	BUILDING 40 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-45	BUILDING 41 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-46	BUILDING 42 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-47	BUILDING 43 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-48	BUILDING 44 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-49	BUILDING 45 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-50	BUILDING 46 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-51	BUILDING 47 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-52	BUILDING 48 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-53	BUILDING 49 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-54	BUILDING 50 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-55	BUILDING 51 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-56	BUILDING 52 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-57	BUILDING 53 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-58	BUILDING 54 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-59	BUILDING 55 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-60	BUILDING 56 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-61	BUILDING 57 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-62	BUILDING 58 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-63	BUILDING 59 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-67	BUILDING 63 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-68	BUILDING 64 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-69	BUILDING 65 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-70	BUILDING 66 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-71	BUILDING 67 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-72	BUILDING 68 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-73	BUILDING 69 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-74	BUILDING 70 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-75	BUILDING 71 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-76	BUILDING 72 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-77	BUILDING 73 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-78	BUILDING 74 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-79	BUILDING 75 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-80	BUILDING 76 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-81	BUILDING 77 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-82	BUILDING 78 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-83	BUILDING 79 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-84	BUILDING 80 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-85	BUILDING 81 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-86	BUILDING 82 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-87	BUILDING 83 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-88	BUILDING 84 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-89	BUILDING 85 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-90	BUILDING 86 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-91	BUILDING 87 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
1-92	BUILDING 88 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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1-94	BUILDING 90 FLOOR AND ROOF PLAN	U1	LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																
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VILLAGE CENTRE
601 & 609 BRUCE AVENUE, NANAIMO, BC
For DDV PROPERTIES (OC) INC.

COVER SHEET
3882
401-745 HALLOW ST
NANAIMO, B.C. V9S 3K6
TEL: 250-754-1111
WWW.ORDIARCHITECTS.COM

ATTACHMENT G STREETSCAPES



AERIAL VIEW
SCALE: 1/8" = 1'-0"



VIEW FROM CORNER PLAZA
SCALE: 1/8" = 1'-0"



SOUTHBOUND VIEW AT FIFTH ST. & BRUCE AVE.
SCALE: 1/8" = 1'-0"



WESTBOUND VIEW AT FIFTH ST. & BRUCE AVE.
SCALE: 1/8" = 1'-0"



EASTBOUND VIEW ALONG FIFTH ST.
SCALE: 1/8" = 1'-0"



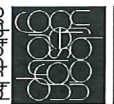
ON-SITE NORTH VIEW
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION

Notes: 1. All drawings are based on the information provided to the architect. 2. The architect is not responsible for any errors or omissions in the drawings. 3. The architect is not responsible for any construction methods or materials not specified in the drawings. 4. The architect is not responsible for any construction methods or materials not specified in the drawings.

VILLAGE CENTRE
601 & 609 BRUCE AVENUE, NANTUCKET, MA 01903
For DDV PROPERTIES (OC) INC.

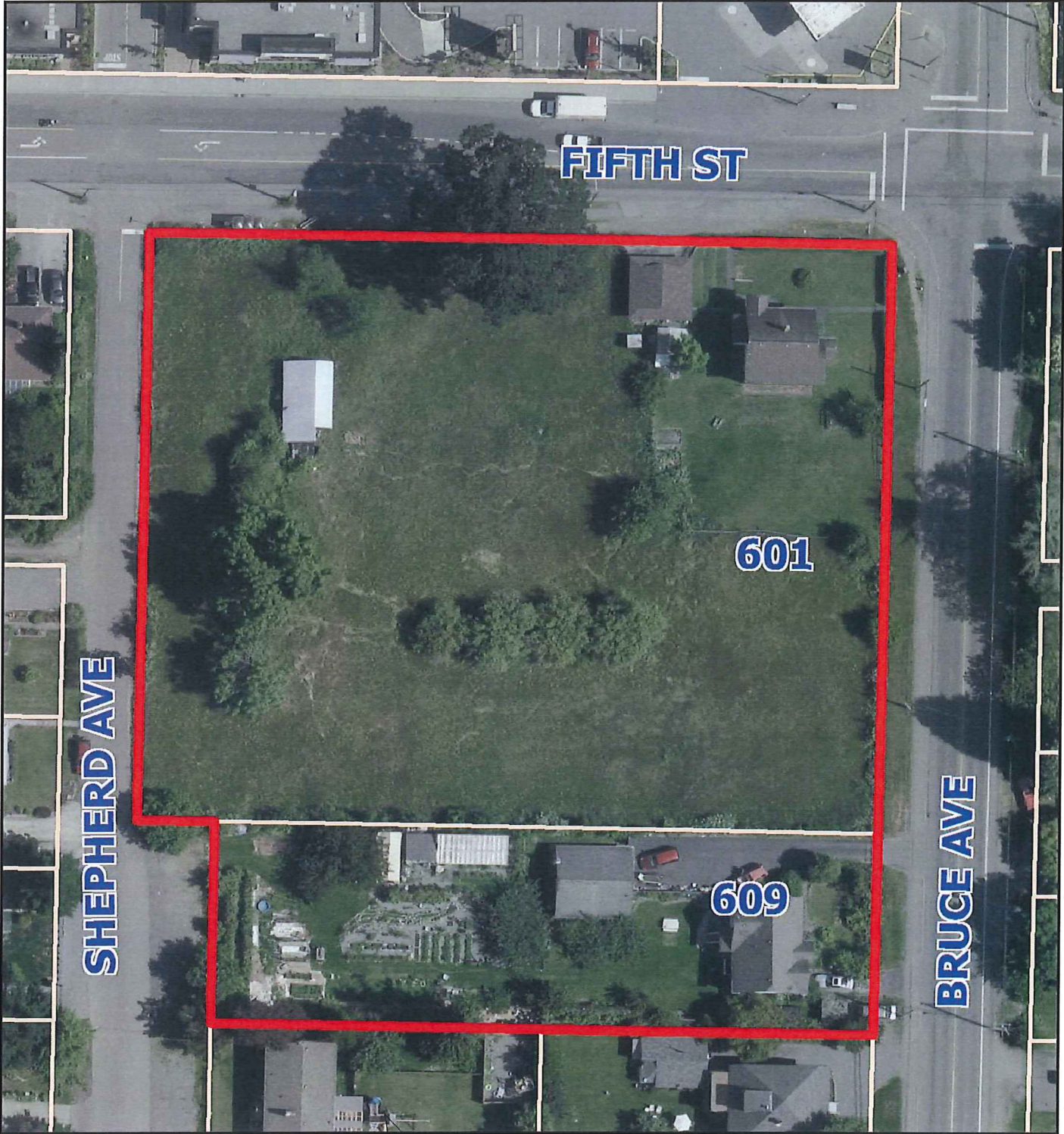
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36892
PERSPECTIVE
SKETCHES
A-0.1

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP000979

