

DATE OF MEETING | May 27, 2019 |  
AUTHORED BY | BRIAN ZUREK, PLANNER, COMMUNITY AND CULTURAL PLANNING |  
SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1123 – 4979 WILLS ROAD** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a 160-unit seniors' congregate care and multi-family residential development located at 4979 Wills Road. |

### **Recommendation**

That Council issue Development Permit DP1123 at 4979 Wills Road with the following variances:

- increase the maximum allowable building height from 14m to 26.13m;
- reduce the front yard setback from 6m to 4.7m,
- reduce the side yard setback from 3m to 1.14m,
- reduce the parking requirement from 101 to 96 spaces, and
- reduce the minimum number of loading spaces from 3 to 1. |

## **BACKGROUND**

A development permit application, DP1123, was received from Finlayson Bonet Architecture Ltd., on behalf of 1035452 BC Ltd. (Nanaimo Retirement Living LP), in order to permit a 160-unit seniors' development offering independent living and congregate care.

The City approved four previous development permits for the subject property. The proposed development is the second phase of the owner's concept for a comprehensive campus of seniors' care in Nanaimo. The first phase created the 79-unit Nanaimo Memory and Complex Care facility at 4989 Wills Road, which opened in April 2017.

In September 2008, the City first approved a development permit (DP567) for a comprehensive seniors' care centre. The concept included 183 units in two buildings contained on one lot, with variances for building height and yard setbacks. Council subsequently renewed the development permit twice: first in September, 2010 (DP672); and second in October 2012 (DP808). The owner updated the concept for the site in 2014 (DP887) and subdivided the parent parcel into two lots (4989 Wills Road and the subject property, 4979 Wills Road). These previous iterations included four storeys of residential units and care units situated on the northern portion of the site. The applicant has revised the building siting and design to create a more compact building footprint to minimize disturbance of treed areas adjacent to the multi-use Lakeview Road Trail.

**Subject Property:**

<i>Zoning</i>	R8 – Medium Density Residential W1 – Waterfront
<i>Location</i>	The subject property is located on the north west side of Long Lake, adjacent to Nanaimo Memory and Complex Care facility.
<i>Total Area</i>	3.7 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines; and General Development Permit Area Design Guidelines

The subject property is vacant and located in the Long Lake neighbourhood between Nanaimo North Town Centre and Long Lake in the OCP-designated Corridor along Rutherford Road. The Nanaimo Memory and Complex Care facility is located to the north at 4989 Wills Road. To the west, Wills Road separates the subject property from WorkSafe BC regional offices, while Lakeview Park and a multi-use trail separate the subject property from existing residential developments in Long Lake Heights and the proposed residential development at 4800 Cedar Ridge Place (DP1114). A range of existing and proposed commercial uses are also located within 140m along Wills Road, including a proposed rezoning application (RA397) to allow two car dealerships at 4900 Island Highway North (received third reading on 2019-MAR-14).

The elevation of the irregularly-shaped property falls approximately 11m from a rock outcrop in the northwest corner of the lot to the Long Lake shore. The OCP identifies steep slope features within the lot, which is subject to the City’s Steep Slope Development Permit Area Guidelines.

Stands of mature coniferous forests cover the majority of the site. An existing lakeside trail was constructed by the developer during Phase 1 and provides public access across the subject property from Wills Road to Lakeview Road Trail.

The subject property is within walking distance of transit service and Nanaimo North Town Centre, which is designated a Commercial Centre and a Mobility Hub by the OCP and Transportation Master Plan, respectively.

**DISCUSSION**

**Proposed Development**

The proposed development is a seven-storey 160-unit building offering both independent living and assisted care, and shared amenities with the existing dementia care facility at 4989 Wills Road. The care model allows staff to work in both Phase I and Phase II facilities, supporting a continuation of housing and support services. The proposed development includes:

- Five storeys of residential units
  - 50 multi-family dwelling units (senior'- oriented living)
  - 110 seniors' congregate care units

- One storey of resident amenities, administration, and parking on the ground level
- One storey of under-the-building parking and amenity space.

The proposed floor area is 14,289.87m<sup>2</sup>, and the Floor Area Ratio (FAR) is 1.23. The R8 Zone allows an FAR of 1.25.

The proposed project density is 138 units per hectare, which complies with the OCP's density range for Corridors of 50 to 150 units per hectare. Residential developments in the Corridor designation are encouraged to achieve medium- to high-level densities, generally in two- to six-storey building forms. The proposed development meets the intent of the OCP to support increased residential densities, including six storeys of residential use at the street on a one-storey podium of under-the-building parking in close proximity to surrounding services, transit, and recreational amenities.

### *Site Design*

The current proposal concentrates the development in the center of the property in order to preserve mature stands of trees adjacent to the public multi-use trail (Lakeview Road) and riparian areas adjacent to Long Lake. Previously, the City secured a covenant on the title of the subject property to limit the maximum lot coverage to 27%. The proposed lot coverage is 26.4%. A shared driveway provides access to the existing (Phase I) and proposed (Phase II) development.

The development permit approved previously (DP808) located the proposed building in areas of existing mature forest, and away from the high point of the site (a rock outcrop). To inform the current development proposal, the applicant provided an environmental assessment of the site in keeping with the Steep Slope Development Permit Area Guidelines. The assessment concluded there is no significant or rare plant species in the vicinity of the outcrop, and the rock is not a significant environmental habitat. Instead, the assessment recommended preserving an area of approximately 1,752m<sup>2</sup> of forest through this development; therefore, the building siting reflects this priority by retaining mature trees that will function as a vegetated buffer to public trails and a stormwater feature for the site.

The majority of the parking is under the building, with the access ramp located to the northwest of the building entrance. A drive-isle circle is located in front of the building that accommodates visitor parking and loading at the main entrance of the building.

The City requires the developer to improve a portion of the Lakeview Road multi-use trail along the northeast boundary of the subject property. The Urban Hard Surface Trail standard includes 3m of asphalt and pedestrian-scale lighting.

### *Building Design*

The proposed building is Y-shaped with long horizontal wall faces maximizing southern exposure with views of Long Lake. The vertical building bays feature unit balconies with shed roof caps that articulate the building elevation vertically and punctuate its roofline. Due to the slope of the site, the building is six storeys on the Wills Road frontage, and seven storeys on other aspects.

The proposed building design complements the existing complex care building and presents an exterior with patterns of coloured squares and long horizontal rectangles of board & batten vinyl siding to break up the mass of the building. Stone fascia frames the underbuilding parking entrance and exposed wall face areas. Cedar shake siding accents are used to highlight architectural features such as building entrance areas and elongated windows.

### *Landscape Design*

The developer proposes to integrate the landscaping and stormwater management requirements by creating rain gardens north and south of the proposed building. The landscaping plans propose a substantial outdoor amenity area that includes seating, gardens, and pathways extending off the lakeside dining room to the existing public lakeside trail. The proposed trail network offers residents multiple local walking loops. Additionally, the developer proposes to incorporate rock from the site within the landscaping.

### **Design Advisory Panel Recommendations**

The Design Advisory Panel, at its meeting held on 2018-DEC-13, accepted DP001123 as presented with variances, and provided the following recommendations:

- Look at strengthening the horizontal rooflines and detailing at the roof edges of the building to create more definition;
- Look at ways to enhance the main entrance way;
- Incorporate a lighting plan with your submission;
- Work with Staff to ensure an effective Tree Management Plan is in place;
- Revisit the proposed tree selection and provide an inventory list for each zone;
- Look at integrating the natural with the built edges of the path;
- Consider more natural plantings within the lakeside amenity area along the pathway edge to better transition to the lake;
- Revisit the City's Steep Slope Guidelines;
- Reconsider the use of Heavenly Bamboo due to its toxicity to wildlife.

The applicant has addressed the recommendations of the Design Advisory Panel. Updated architectural drawings indicate a more defined roofline and new timber elements to strengthen the main building entrance. Revised landscaping plans will be used to inform the Tree Management Plan required during the building permit process.

### **Proposed Variances**

#### *Building Height*

The maximum allowable building height is 14m. The proposed building height is 26.13m; a variance of 12.13m. Building height is measured from the average grade of the sloping site to the top of the structure's shed roofs. The proposed shed roofs add visual interest and break up the mass of the structure; the bulk of the building mass is approximately 24m high. The existing covenant reduces the building's lot coverage from 40% to 27%, and limits the number of surface parking spaces to minimize site disturbance. Additionally, the proposed building is subject to the flood construction level at Long Lake, which establishes a minimum elevation for the building's lowest floor. With a limited building footprint, underbuilding parking and a minimum floor elevation, the developer proposes to achieve its project requirements by constructing an over-height building. Due to the orientation of the proposed building and the steeply sloping

topography of the area, the proposed building would not limit views of Long Lake from the upslope properties. Staff support the proposed building height variance.

### *Siting of Buildings*

The required front yard setback is 6m. The proposed front yard setback is 4.7m; a variance of 1.3m. In addition, the required side yard setback is 3m. The proposed side yard setback is 1.1m; a variance of 1.9m.

The steeply sloping nature of the site and sensitive habitats constrain the building locations on the subject property. To minimize disturbance, the proposed building encroaches into front and side yard setbacks. The side yard is adjacent to the parking area for the Phase I building, and the two buildings are meant to function as one interconnected campus. Additionally, the proposed front setback provides street presence along Wills Road. Despite the setback variances, the proposed building is well separated from existing buildings on neighbouring lots. Staff support the proposed variances to building siting.

### *Off-Street Parking and Loading*

The required number of vehicle parking spaces is 101. The proposed parking is 96 spaces; a variance of 5 parking spaces. In addition, the minimum required number of loading spaces is 3; 1 loading space is proposed; a variance of 2 loading spaces.

The proposed seniors' residential use of the building is not expected to generate a demand for vehicle parking in excess of the proposed supply. Additionally, the developer will provide transportation services, including a vehicle shuttle, to help on-site residents attend medical appointments, recreation activities, or shopping centres. In addition, the arrivals court at the main building entrance will provide adequate drop-off and loading areas. Based on the proposed seniors'-oriented residential use and the parking provided, Staff support the requested parking and loading variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1123 proposes a seven-storey, 160-unit multi-family and seniors' congregate care development.
- The OCP Corridor designation supports the proposed development density and multi-storey building form.
- The proposed development complies with the intent of the Development Permit Area Design Guidelines.
- Staff support the proposed variances to building height, yard setbacks, and parking and loading requirements.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Parking and Amenity Plans  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Perspective Views  
ATTACHMENT H: Landscape Plan  
ATTACHMENT I: Aerial Photo |

### **Submitted by:**

L. Rowett, Manager  
Current Planning

### **Concurrence by:**

D. Lindsay, Director  
Community Development

## **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 4.74m; and the minimum required side yard setback from 3m to 1.4m.
2. *Section 7.6 Size of Buildings* – to increase the maximum allowable building height for a principal building from 14m to 26.13m.

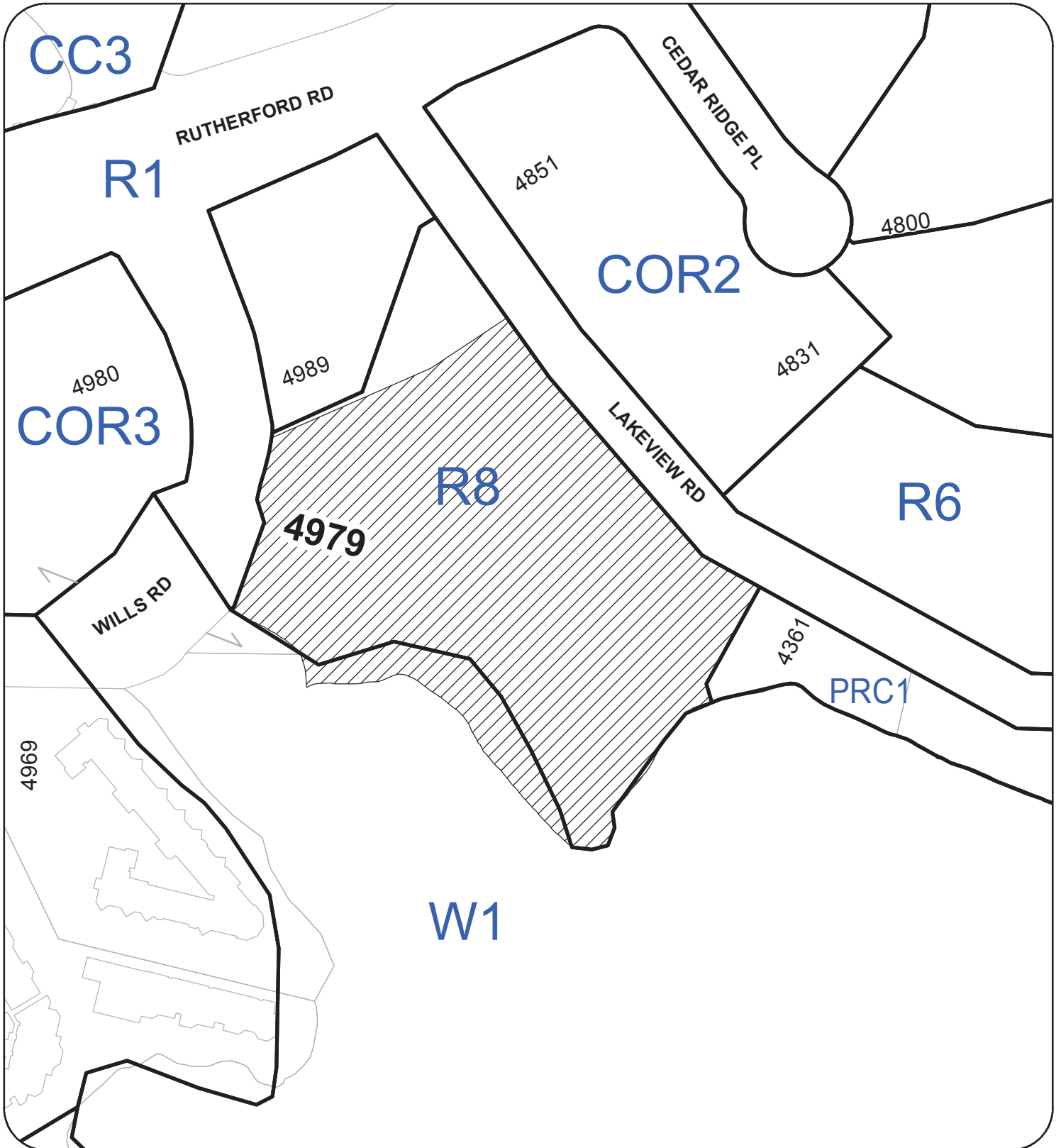
City of Nanaimo “Development Parking Bylaw 2005 No. 7013” is varied as follows:

1. *Section 6.1.b.* – to reduce the required number of loading spaces from 3 to 1.
2. *Sections 7.1 and 7.2* – to reduce the required number of off-street parking spaces from 101 to 96 parking spaces.

### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Finlayson Bonet Architecture Ltd., dated 2019-MAY-09 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Finlayson Bonet Architecture Ltd., dated 2019-MAY-06 as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by 4 Site Landscape Architecture and Site Planning, received 2019-MAY-07 as shown on Attachment H.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001123

**LOCATION PLAN**

Civic: 4979 WILLS ROAD  
Legal: LOT 2, DISTRICT LOT 17  
WELLINGTON DISTRICT  
PLAN EPP45424



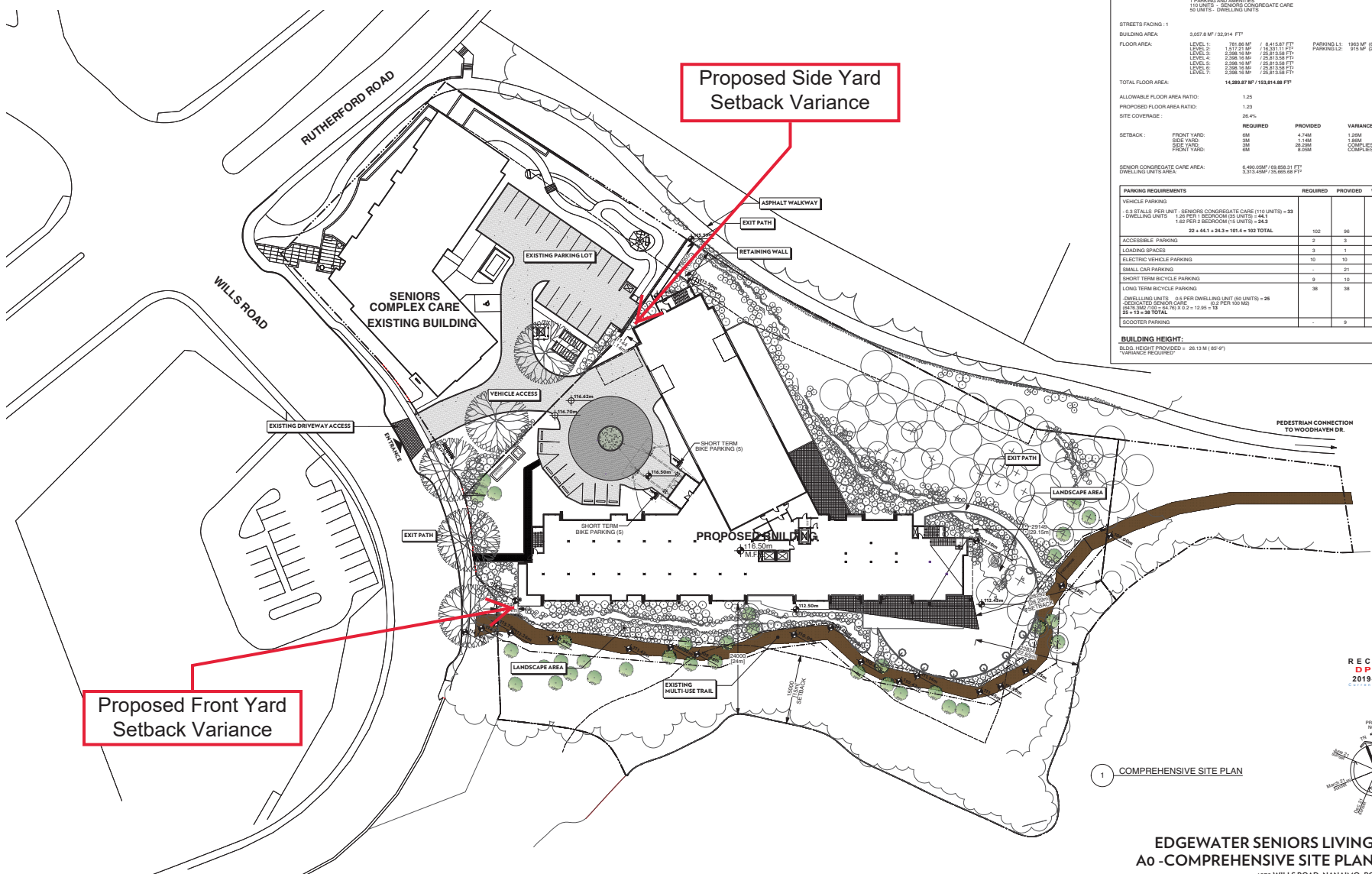
Subject Property



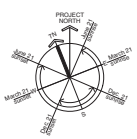


# ATTACHMENT C SITE PLAN

PROJECT DATA			
LEGAL:	LOT 2 DISTRICT LOT 17 AND SECTION 5 WELLINGTON DISTRICT PLAN EPR6424		
CIVIC ADDRESS:	4979 WILLS ROAD, NANAIMO, BC		
BUILDING DESIGN:			
ZONING:	R6 - MEDIUM DENSITY RESIDENTIAL		
TOTAL SITE AREA:	11,880 MF / 124,655 SQ.FT.		
AVERAGE GRADE:	113.25M		
NO. OF UNITS:	110 UNITS		
NO. OF DWELLING UNITS:	95 UNITS		
TOTAL:	160 UNITS		
NO. OF STOREYS:	7 STOREYS		
USES:			
1 MAIN FLOOR APARTMENTS, PARKING AND ADMINISTRATION			
1 PARKING AND APARTMENTS			
110 UNITS - SENIOR CONgregate CARE			
95 UNITS - DWELLING UNITS			
STREETS FACING 1			
BUILDING AREA:	3,057.8 MF / 32,914 FT <sup>2</sup>		
FLOOR AREA:	LEVEL 1: 781.86 MF / 8,415.87 FT <sup>2</sup>	PARKING L1: 1963 MF (80 STALLS)	
	LEVEL 2: 2,272.25 MF / 25,231.14 FT <sup>2</sup>	PARKING L2: 913 MF (28 STALLS)	
	LEVEL 3: 2,368.18 MF / 25,613.38 FT <sup>2</sup>		
	LEVEL 4: 2,368.18 MF / 25,613.38 FT <sup>2</sup>		
	LEVEL 5: 2,368.18 MF / 25,613.38 FT <sup>2</sup>		
	LEVEL 6: 2,368.18 MF / 25,613.38 FT <sup>2</sup>		
	LEVEL 7: 2,368.18 MF / 25,613.38 FT <sup>2</sup>		
TOTAL FLOOR AREA:	14,289.87 MF / 153,814.88 FT <sup>2</sup>		
ALLOWABLE FLOOR AREA RATIO:	1.25		
PROPOSED FLOOR AREA RATIO:	1.23		
SITE COVERAGE:	26.4%		
SETBACK:			
FRONT YARD:	REQUIRED	PROVIDED	VARIANCE
SIDE YARD:	6M	4.74M	1.26M
REAR YARD:	3M	1.14M	1.86M
FRONT YARD:	3M	9.25M	COMPLES
	6M	8.05M	COMPLES
SENIOR CONgregate CARE AREA:			
SENIOR CONgregate CARE AREA:	6,490.05MF / 69,868.31 FT <sup>2</sup>		
DWELLING UNITS AREA:	3,373.49MF / 36,065.68 FT <sup>2</sup>		
PARKING REQUIREMENTS			
	REQUIRED	PROVIDED	VARIANCE
VEHICLE PARKING			
15 STALLS PER UNIT - SENIOR CONgregate CARE (110 UNITS) = 33			
DWELLING UNITS			
1.25 PER 1 BEDROOM (65 UNITS) = 81.25			
1.00 PER 2 BEDROOM (50 UNITS) = 50			
22 + 81.25 + 50 = 153.25 TOTAL	102	96	6
ACCESSIBLE PARKING	2	3	
LOADING SPACES	3	1	2
ELECTRIC VEHICLE PARKING	-	10	
SMALL CAR PARKING	-	21	
SHORT TERM BICYCLE PARKING	9	10	
LONG TERM BICYCLE PARKING	38	38	
DWELLING UNITS	0.5 PER DWELLING UNIT (95 UNITS) = 47.5		
SENIOR CONgregate CARE AREA	0.25 PER 100 SQ.M (12 PER 300 SQ.M)		
12 PER 300 SQ.M (12 PER 300 SQ.M)			
25 + 47.5 + 12 = 84.5 TOTAL		9	
SCOOTER PARKING:			
BUILDING HEIGHT:			
BUILD. HEIGHT PROVIDED =	26.13 M (85'-9")		
VARIANCE REQUIRED?			



RECEIVED  
DP 1123  
2019-MAY-07

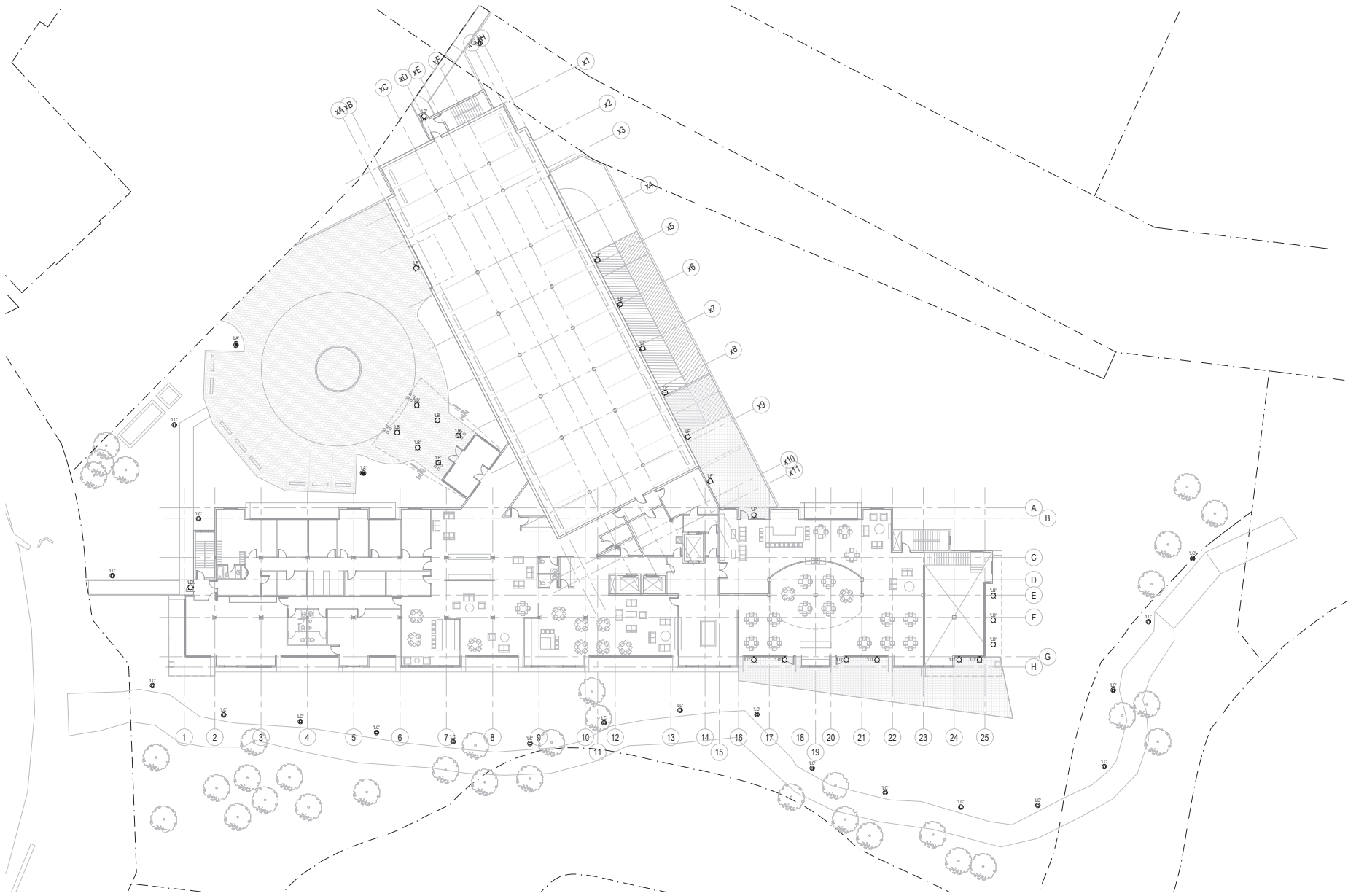


1 COMPREHENSIVE SITE PLAN

**EDGEWATER SENIORS LIVING  
A0 - COMPREHENSIVE SITE PLAN**  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 MAY 2, 2019







1 SITE LIGHTING - PARKADE P2 AND LEVEL 2  
 E1.02 1:200



**FINLAYSON BONNET ARCHITECTURE**  
 #4 - 7855 East Saanich Rd.  
 Saanich BC V8M 2B4  
 Phone: 250-656-0224  
 Fax: 250-656-2279  
 info@finlaysonbonnet.ca

**AES**  
 Engineering & Architecture  
 400 - 2000 Highway 10  
 Nanaimo, BC V9T 4M6  
 Tel: 250-754-1111  
 www.aesbc.ca

Rev	Date	Description
1	DDMMYY	ISSUE
Checked		RTD
Drawn		BCKNH
Scale		AS NOTED
Date	MAY 2019	

Project Name  
**AVENIR SENIORS HOMES**  
 4279 Wills Road  
 Nanaimo, BC

Drawing Title  
**SITE LIGHTING PARKADE P2 AND LEVEL 2**

Drawing No.  
**E1.02**

Project No.  
 1-18-193

**RECEIVED**  
**DP1123**  
 2019-MAY-07  
 Current Planning

-4232001- 03-MAY-19 10:14 H:\PROJECTS\2018\1-18-193\2018\2018-1-18-193-1102\_SIT-E1-P2\_L2.LWG MANU:KOROS

# ATTACHMENT E BUILDING ELEVATIONS



WEST ELEVATION

MATERIAL FINISHES		
1	FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE 'CHANTELLY LACE' OC-65	
2	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'ROCKPORT GRAY' HC-105	
3	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'SUNBRED TOMATO' OC-62	
4	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'WROUGHT IRON' 2124-10	
5	PHENOLIC PANEL CLADDING WALNUT FINISH	
6	VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
7	ALUMINUM STOREFRONT GLAZING, FRAME COLOUR: DARK BRONZE	
8	STONE MASONRY VENEER - K2 STONE BLACK PEARL	
9	GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
10	PREFINISHED METAL FASCIA, COLOUR: CHARCOAL	
11	STANDING SEAM METAL ROOF, COLOUR: DARK BRONZE	
12	ALUMINUM SOFT LUX PANEL - DRIFTWOOD	
13	PAINTED STEEL DOOR	
14	PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
15	PREFINISHED ALUMINUM FLASHING	
16	OVERHEAD DOOR	
17	EXPOSED ARCHITECTURAL CONCRETE	
18	PAINTED PERFORATED PANEL	



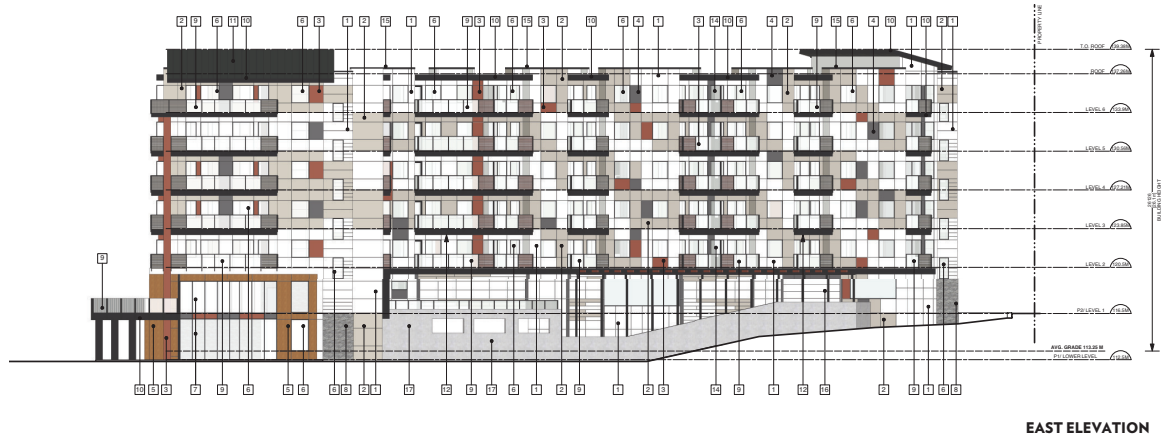
SOUTH ELEVATION

RECEIVED  
DP 1123  
2019-MAY-07

EDGEWATER SENIORS LIVING  
A14 - ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1:200  
MAY 4, 2019

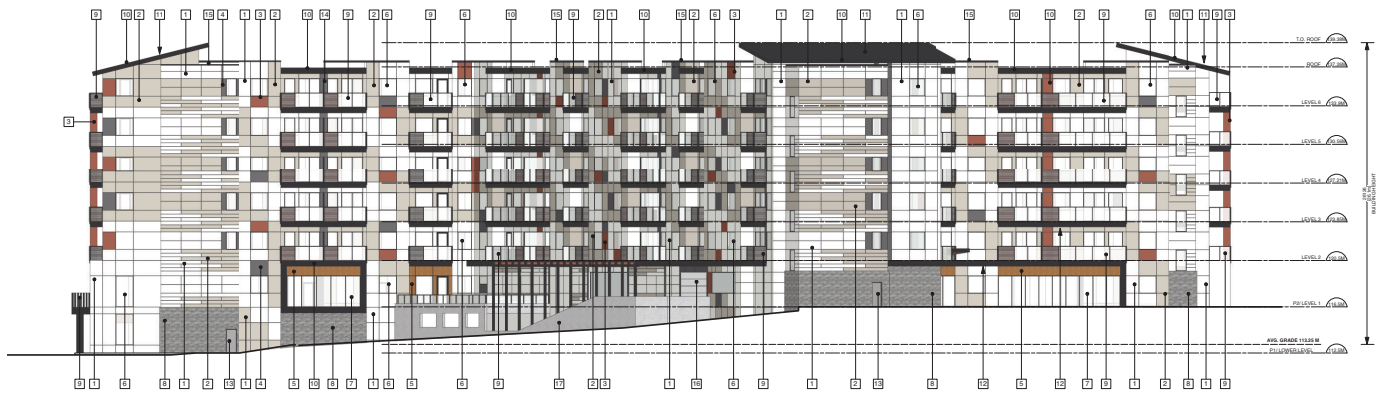


© Copyright reserved. These plans and designs are and all other content the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans and designs may be reproduced without written permission.



EAST ELEVATION

MATERIAL FINISHES		
1	FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE 'CHANTELLY LACE' DC-65	
2	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'ROCKPORT GRAY' HC-105	
3	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'SUNROED TOMATO' CC-62	
4	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'WROUGHT IRON' Z124-10	
5	PHENOLIC PANEL CLADDING WALNUT FINISH	
6	VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
7	ALUMINUM STOREFRONT GLAZING, FRAME COLOUR: DARK BRONZE	
8	STONE MASONRY VENEER - K2 STONE BLACK PEARL	
9	GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
10	PREFINISHED METAL FASCIA, COLOUR: CHARCOAL	
11	STANDING SEAM METAL ROOF, COLOUR: DARK BRONZE	
12	ALUMINUM SOFFT, LUX PANEL - DRIFTWOOD	
13	PAINTED STEEL DOOR	
14	PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
15	PREFINISHED ALUMINUM FLASHING	
16	OVERHEAD DOOR	
17	EXPOSED ARCHITECTURAL CONCRETE	
18	PAINTED PERFORATED PANEL	



NORTH ELEVATION

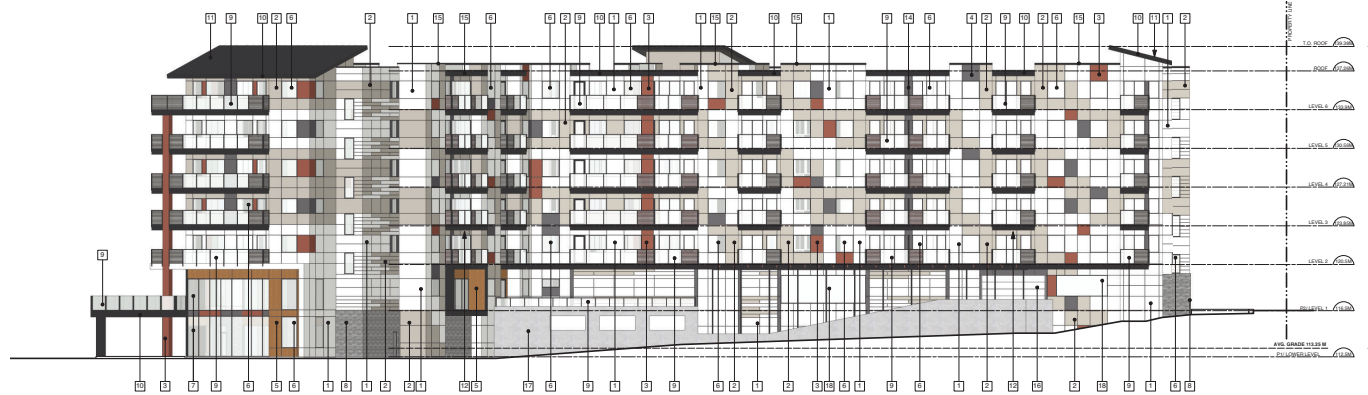
RECEIVED  
DP 1123  
2019-MAY-07

EDGEWATER SENIORS LIVING  
A15- ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199



SCALE: 1:200  
MAY 4, 2019  
FINLAYSON  
BONET  
ARCHITECTURE LTD.

© Copyright reserved. These plans and designs are and all their contents the property of Finlayson Bonet Architecture Ltd. and shall not be used for any other project without the written consent of Finlayson Bonet Architecture Ltd.



NORTHEAST ELEVATION

MATERIAL FINISHES		
1	FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE 'CHANTELY LACE' CC-65	
2	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'ROCKPORT GRAY' HC-105	
3	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'SUNROED TOMATO' CC-62	
4	FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE 'WROUGHT IRON' Z124-10	
5	PHENOLIC PANEL CLADDING WALNUT FINISH	
6	VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
7	ALUMINUM STOREFRONT GLAZING, FRAME COLOUR: DARK BRONZE	
8	STONE MASONRY VENEER - K2 STONE BLACK PEARL	
9	GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
10	PREFINISHED METAL FASCIA, COLOUR: CHARCOAL	
11	STANDING SEAM METAL ROOF, COLOUR: DARK BRONZE	
12	ALUMINUM SOFFIT, LUX PANEL - DRAFTWOOD	
13	PAINTED STEEL DOOR	
14	PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
15	PREFINISHED ALUMINUM FLASHING	
16	OVERHEAD DOOR	
17	EXPOSED ARCHITECTURAL CONCRETE	
18	PAINTED PERFORATED PANEL	



SOUTHWEST ELEVATION

RECEIVED  
DP 1123  
2019-MAY-07

EDGEWATER SENIORS LIVING  
A16 - ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199



SCALE: 1:200  
MAY 4, 2019  
FINLAYSON BONET ARCHITECTURE LTD.

PROPOSED BUILDING HEIGHT VARIANCE



WEST ELEVATION



SOUTH ELEVATION

EDGEWATER SENIORS LIVING  
A19 - VARIANCE ELEVATIONS

RECEIVED  
D P 1 12 3  
2019-MAY-07  
COURTESY PLANNING

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199  
SCALE: N.T.S.  
APR 26, 2019



© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans may be reproduced without written consent.

# ATTACHMENT F BUILDING RENDERINGS



EDGEWATER SENIORS LIVING  
A20 - PERSPECTIVE

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
MAY 4, 2019

RECEIVED  
DP 1123  
2019-MAY-07  
CITY OF NANAIMO

© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans and designs may be reproduced without written permission.



FINLAYSON  
BONET  
ARCHITECTURE LTD.





EDGEWATER SENIORS LIVING  
A21 - PERSPECTIVE

RECEIVED  
DP 1123  
2019-MAY-07  
CONTACT FINLAYSON

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199

SCALE: N/A  
MAY 6, 2019

© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonnet Architecture Ltd. All rights reserved. No part of these plans and designs may be reproduced without written permission.



FINLAYSON  
BONNET  
ARCHITECTURE LTD.



**EDGEWATER SENIORS LIVING  
A22 - PERSPECTIVE**

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
MAY 4, 2019

RECEIVED  
DP 1123  
2019-MAY-07

© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans and designs may be reproduced without written permission.



**FINLAYSON  
BONET  
ARCHITECTURE LTD.**



**EDGEWATER SENIORS LIVING  
A23 - PERSPECTIVE**

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
MAY 6, 2019

RECEIVED  
DP 1123  
2019-MAY-07

© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonet Architecture. No part of these plans and designs may be reproduced without written permission.



**FINLAYSON  
BONET**  
ARCHITECTURE LTD.

# ATTACHMENT G PERSPECTIVE VIEWS

VIEW FROM ISLAND HIGHWAY



EDGEWATER SENIORS LIVING  
A25 - PERSPECTIVE

RECEIVED  
DP 1123  
2019-MAY-07

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
MAY 6, 2019



FINLAYSON  
BONET  
ARCHITECTURE LTD.

© Copyright reserved. These plans and designs are and all in them remain the property of Finlayson Bonet Architecture. All rights reserved. No part of these plans and designs may be reproduced without written permission.



**EDGEWATER SENIORS LIVING  
A24 - PERSPECTIVE**

RECEIVED  
DP 1123  
2019-MAY-07

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199

SCALE: N/A  
MAY 6, 2019

© Copyright reserved. These plans and designs are and all other contents the property of Finlayson Bonset Architecture Ltd. All rights reserved. No part of these plans and designs may be reproduced without written permission.



**FINLAYSON  
BONSET  
ARCHITECTURE LTD.**

# ATTACHMENT H CONCEPTUAL LANDSCAPE PLAN



### Suggested Plant List

	Common Name	Latin Name	Size
<b>Large Trees</b>	Kahuna Tree	<i>Leucodaphnolobium japonicum</i>	8cm Cal
	Azalea Flowering Cherry	<i>Prunus adamsiana</i>	8cm Cal
	Western Red Cedar	<i>Thuja plicata</i> var. <i>Excelsior</i>	2.2m HTS
<b>Small Trees</b>	Yew Male	<i>Acid conrotundum</i>	6cm Cal
	Red Japanese Maple	<i>Acid palmatum</i> var. <i>Thoucaifood</i>	6cm Cal
	Sensation Berry	<i>Amelanchier alnifolia</i>	6cm Cal
	Japanese Spindle	<i>Picea japonica</i>	2.2m HTS
<b>Large Shrubs</b>	Escallonia	<i>Escallonia</i> var. <i>Pink Princess</i>	#5 Pot
	Dragon Grass	<i>Mahonia aquifolium</i>	#5 Pot
	Norfolk	<i>Photocarpus reticulata</i> var. <i>Diabolo</i>	#5 Pot
	Leaf of the Valley Shrub	<i>Pteris japonica</i> var. <i>Forest Flame</i>	#5 Pot
	Mock Orange	<i>Philadelphus lewisii</i>	#5 Pot
<b>Medium Shrubs</b>	Rhododendron	<i>Rhododendron</i> var. <i>The Wallace</i>	#5 Pot
	Shrubby Flowering Viburnum	<i>Viburnum kneri</i> var. <i>Opima</i> 'Bouquet'	#5 Pot
<b>Small Shrubs</b>	Vandegata Dogwood	<i>Cornus alba</i> var. <i>Variegata</i>	#5 Pot
	Winged Burning Bush	<i>Euonymus alata</i> var. <i>Compactus</i>	#5 Pot
	Sala	<i>Gaultheria salal</i>	#1 Pot
	Rhododendron	<i>Rhododendron</i> var. <i>Uniquo</i> & <i>Christmas Cheer</i>	#5 Pot
	Red Flowering Currant	<i>Ribes sanguineum</i> var. <i>Long Island</i>	#5 Pot
	Norfolk Rose	<i>Rosa norfolkia</i>	#5 Pot
	Mountain Blueberry	<i>Vaccinium corymbosum</i>	#5 Pot
	Dwarf Viburnum	<i>Viburnum edulis</i>	#5 Pot
	Burgundy Azalea	<i>Azalea japonica</i> var. <i>Empire White</i>	#5 Pot
	Deer Fern	<i>Polystichum acrostichum</i>	#1 Pot
<b>Vines</b>	Autumn Fern	<i>Dryopteris erythrosperma</i>	#1 Pot
	Winter Flowering Heather	<i>Erica carnea</i> var. <i>Arthur Johnston</i>	#1 Pot
	Climbing Scumho	<i>Clematis montana</i> var. <i>Empire Beauty</i>	#1 Pot
	Calceolifolia	<i>Mahonia repens</i>	#1 Pot
	Dwarf Fern	<i>Pteris japonica</i> var. <i>Empire Beauty</i>	#5 Pot
	Dwarf Maple Pine	<i>Pinus mugo</i> 'Pumila'	#5 Pot
	Barrel Fern	<i>Polycaulus munroii</i>	#1 Pot
	Dwarf Rhododendron	<i>Rhododendron</i> var. <i>Blue Bell</i>	#5 Pot
	Dwarf Shrub Wraith	<i>Pteris japonica</i> var. <i>Empire Beauty</i>	#1 Pot
	<b>Ground Covers</b>	Dogwood Clematis	<i>Clematis arvensis</i>
Montana Clematis		<i>Clematis montana</i> var. <i>Sackmann</i> '4 Elizabeth'	#5 Pot
Vianna Creeper		<i>Parthenocissus quinquefolia</i> var. <i>Empireman</i>	#1 Pot
<b>Perennials</b>	Deakberry	<i>Arctostaphylos uva-ursi</i> var. <i>Nanooker</i> 'Jack'	#5P4 Pot
	Banberry	<i>Cornus canadensis</i>	#5P4 Pot
	Trailing Cottonseed	<i>Cottonseed japonica</i>	#5P4 Pot
	Wintergrass	<i>Gaultheria procumbens</i>	#5P4 Pot
<b>Bulbs</b>	Mountain Cranberry	<i>Vaccinium vitis-idaea</i>	#5P4 Pot
	Azalea	<i>Azalea chinensis</i> var. <i>Pumila</i>	#5P5 Pot
	Reddy Grasses	<i>Gentiana sanguinea</i> var. <i>Shepherd's Warning</i>	#5P5 Pot
	Yellow Dwarf Daylily	<i>Hemerocallis</i> var. <i>Eme Weaver</i>	#5P5 Pot
	Purple Dwarf Daylily	<i>Hemerocallis</i> var. <i>Lilac</i> 'Specter'	#5P5 Pot
	Coral Bell	<i>Heuchera moranensis</i> var. <i>Bronze</i>	#5P5 Pot
	Deer Iris	<i>Iris pallida</i> var. <i>Variegata</i>	#5P5 Pot
	Trailing Arizer	<i>Lamium angustifolium</i> var. <i>Munstead</i>	#5P5 Pot
	Japanese Variegated Dogwood	<i>Cornus mucronata</i> var. <i>Aurora-Variegata</i>	#5P5 Pot
	Winter Crocus	<i>Crocus chrysanthus</i> sp.	Fls
Snowdrops	<i>Galanthus morio</i>	Fls	
Hyacinth	<i>Narcissus</i> var. <i>Tete a Tete</i>	Fls	
Tulip	<i>Tulipa clusiana</i>	Fls	

Trees to be Retained

- LEGEND**
- ⊗ BOLLARD LIGHT
  - ⊕ 1.4' HT. LIGHT POLE
  - △ UPLIGHT
  - STEPLIGHT

- LEGEND**
- ⊕ EXISTING TREE TO BE RETAINED
  - ⊕ EXISTING TREE TO BE REMOVED
  - LARGE SHRUB
  - MEDIUM SHRUB
  - SMALL SHRUB
  - LARGE & SMALL CONIFEROUS TREES
  - ⊕ GROUND COVER & PERENNIALS

- A TURNING CIRCLE**
  - ◆ Permeable paving drive aisle
  - ◆ Planted island c/w sculpture fountain & Avenir signature signage
- B SOCIAL AREA AT ENTRY**
- C PARKING AREA**
  - ◆ Flowering trees and foundation plantings
  - ◆ Lawn edges
- D RAMP TO UNDERGROUND PARKING**
- E EXISTING VEGETATION**
- F BISTRO TERRACE**
  - ◆ Timber frame Gazebo
  - ◆ Shuffleboard court
- G WATER FEATURE**
- H PEDESTRIAN BRIDGE**
- I DINING TERRACE**
  - ◆ Special paving
  - ◆ Patio tables & chairs
  - ◆ 2-storey Pavilion c/w fireplace
  - ◆ Shade Arbour c/w climbing roses
- J LARGE LAWN social area**
  - ◆ Fence and shrubs for screening
  - ◆ Flowers for seasonal interest
- K ACCESS POINT TO PARK TRAIL**
  - ◆ Security Gate access
  - ◆ Signage
- L RAIN GARDEN & DRY STREAM**
- M STORMWATER WATERFALL**
- N PRIVATE DINING TERRACE**
  - ◆ Patio tables c/w Umbrellas
  - ◆ Special paving
- O MEDIA ROOM PATIO**
  - ◆ Rain garden for security
  - ◆ Rocking Chairs
- P WALKING LOOP**
- Q PROTECTED NATURE AREA**
- R BUFFER TREE PLANTING**
- S BOULEVARD TREES**
  - ◆ Deciduous Street Trees
- T LONG LAKE TRAIL**
- U CAFETERIA DECK OVER**
- V BALCONY**
- W PORTE COCHERE**
- X STAFF PATIO**

Notes: - All landscape work to conform with B.C.S.L.A./B.C.I.T.A. standard specification.  
- All areas to be irrigated with an automatic underground system.

# EDGEWATER - NANAIMO LANDSCAPE CONCEPT PLAN

SCALE: 1/32"=1'-0" MAY 2019



ATTACHMENT I  
AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001123**