

DATE OF MEETING [February 3, 2020]
 AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]
 SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1156 –
 666 FITZWILLIAM STREET]

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a new fire station.

Recommendation

That Council issue Development Permit No. DP1156 at 666 Fitzwilliam Street with the following variances to:

- increase the building height from 12m to 15m; and
- reduce the front yard setback from 2.5m to 0m.

BACKGROUND

A development permit application, DP1156, was received from S2 Architecture on behalf of the City of Nanaimo in order to permit a new fire hall at 666 Fitzwilliam Street.

A public road right-of-way (Lubbock Square) between the subject property and the Community Services Building at 285 Prideaux Street was closed by Council on 2019-NOV-18 and a portion is currently being consolidated with the site.

Subject Property and Site Context

<i>Zoning</i>	DT2 - Fitzwilliam
<i>Location</i>	The subject property is located at the northeast corner of the Fitzwilliam / Milton Street intersection.
<i>Total Lot Area</i>	3,160 ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential development

The subject property is located in the Old City Neighbourhood and currently contains the City of Nanaimo’s Fire Station No.1. The existing fire station was built in 1966 and is nearing the end of its operable lifespan. The site slopes slightly downhill from west to east and is situated at a key entrance gateway to Downtown Nanaimo via Fitzwilliam Street.

The surrounding neighbourhood is a transitional area between more intensive commercial uses to the east and residential uses to the west. Nearby properties include single residential

dwelling, low-density commercial uses, multi-family residential buildings, and commercial services. The Nanaimo Detachment of the RCMP is located across Fitzwilliam Street to the south.

DISCUSSION

Proposed Development

The applicant is proposing to develop a new three-storey 2,109.2m² fire station to replace the existing station. The proposed station will be located behind the existing station so that operations can continue in the existing building during the new station's construction. The existing building will be subsequently demolished. The new fire station will consolidate the operations of the existing fire station and the Command & Business Centre, currently located at 580 Fitzwilliam Street. A portion of the closed Lubbock Square road right-of-way is being consolidated with the subject property to facilitate this development.

The proposed building will have a Floor Area Ratio (FAR) of 0.67, which is below the maximum permitted FAR of 2.3.

Site Design

The proposed building is located on the eastern portion of the site and close to Fitzwilliam Street to maximize space for emergency vehicles exiting onto Milton Street and maximize street presence along Fitzwilliam Street. The primary pedestrian entrance will be from the sidewalk on Fitzwilliam Street, while the primary vehicle entrances will access from Milton Street.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" does not specify a minimum parking rate for the proposed use. A total of 18 parking spaces will be provided on site, with 15 spaces accessed from Milton Street and 3 spaces to the northeast of the building.

Garbage and recycling facilities are provided to the rear of the new station, within the parking area.

Building Design

The building is contemporary in design and expresses the intended fire hall use. Fibre cement panel cladding will cover most of the building, and coloured panel cladding will be used on the prominent projecting features and window frames.

The building's massing relates strongly to Fitzwilliam Street and provides significant street presence. The building will frame the entrance to Downtown Nanaimo when arriving via Fitzwilliam Street. A projecting entryway will draw attention to the front entrance and provide a strong horizontal break in the upper and lower building masses. The southeast corner of the building will feature generous glazing on the 2nd and 3rd floors to provide transparency to the building.

The ground floor of the building will be programmed primarily for emergency response and will contain the apparatus bay. The upper floors will contain offices and a dispatch centre.

Landscape Design

A large portion of the site will be required for the fire truck drive aisle. Landscaping will be concentrated along Fitzwilliam Street, between the parking area and the drive aisle, and to the north of the drive aisle. Two raingardens are proposed within the landscape buffers along the drive aisle and northern parking area. Patterned pavers and bollard lighting in the parking areas will add visual interest to the site. A stone installation and bench seating is proposed outside of the front entrance on Fitzwilliam Street.

A public outdoor gathering area is envisioned for the corner of Milton and Fitzwilliam Streets. A future public art display will be featured here.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-OCT-10, accepted DP001156 as presented with support for the building height variance and provided the following recommendations:

- Look at using exterior materials from the building to screen rooftop equipment and any Genset equipment on the ground;
- Explore the plantings along the south edge of the building and consider including indigenous species within the plaza area; and
- Consider ways to increase parking for the facility.

A written response to the DAP's recommendations was received from the applicant on 2019-OCT-30 and the following revisions were highlighted:

- Screening included for the rooftop equipment, Genset equipment, and fuel tank;
- The landscape plan adjusted to provide a robust screening hedge that will reach the height of the window sills; and
- A review of the anticipated demand and supply of parking for the fire station. Three additional parking spaces were incorporated in the northeast portion of the site.

Proposed Variances

Building Height

The maximum allowable building height in the DT2 zone is 12m. The proposed building height is 15m; a proposed variance of 3m.

The requested height variance is required to accommodate the consolidated functions of the fire station within a three-storey structure. The ground floor includes an over-height apparatus bay that is necessary to account for fire truck dimensions. Only portions of the proposed building require a height variance (as shown on Attachment D), providing visual interest and articulation in building design. No negative impacts are anticipated and the proposed building height will help frame the view corridor along Fitzwilliam Street.

Staff support the proposed building height variance.

Front Yard Setback

The minimum front yard setback, where a property abuts a major road and road dedication has not yet occurred, is 2.5m. The proposed front yard setback is 0m; a proposed variance of 2.5m.

The DT2 typically allows for a front yard setback of 0m, except along major roads. Fitzwilliam Street is designated a major road; however, no road widening is anticipated to occur along Fitzwilliam Street under the existing street configuration. Staff in the Engineering Department have reviewed the requested front yard setback variance and have determined that the highest priority street amenities can be incorporated into the road right-of-way, and therefore do not have any concerns or need to protect for additional right-of-way. No negative impacts are anticipated.

Staff support the proposed front yard setback variance.

SUMMARY POINTS

- Development Permit Application No. DP1156 is for a new three-storey 2,109.2m² fire station to replace the existing fire station.
- Variances are requested to increase the building height and reduce the front yard setback. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plans
ATTACHMENT G: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

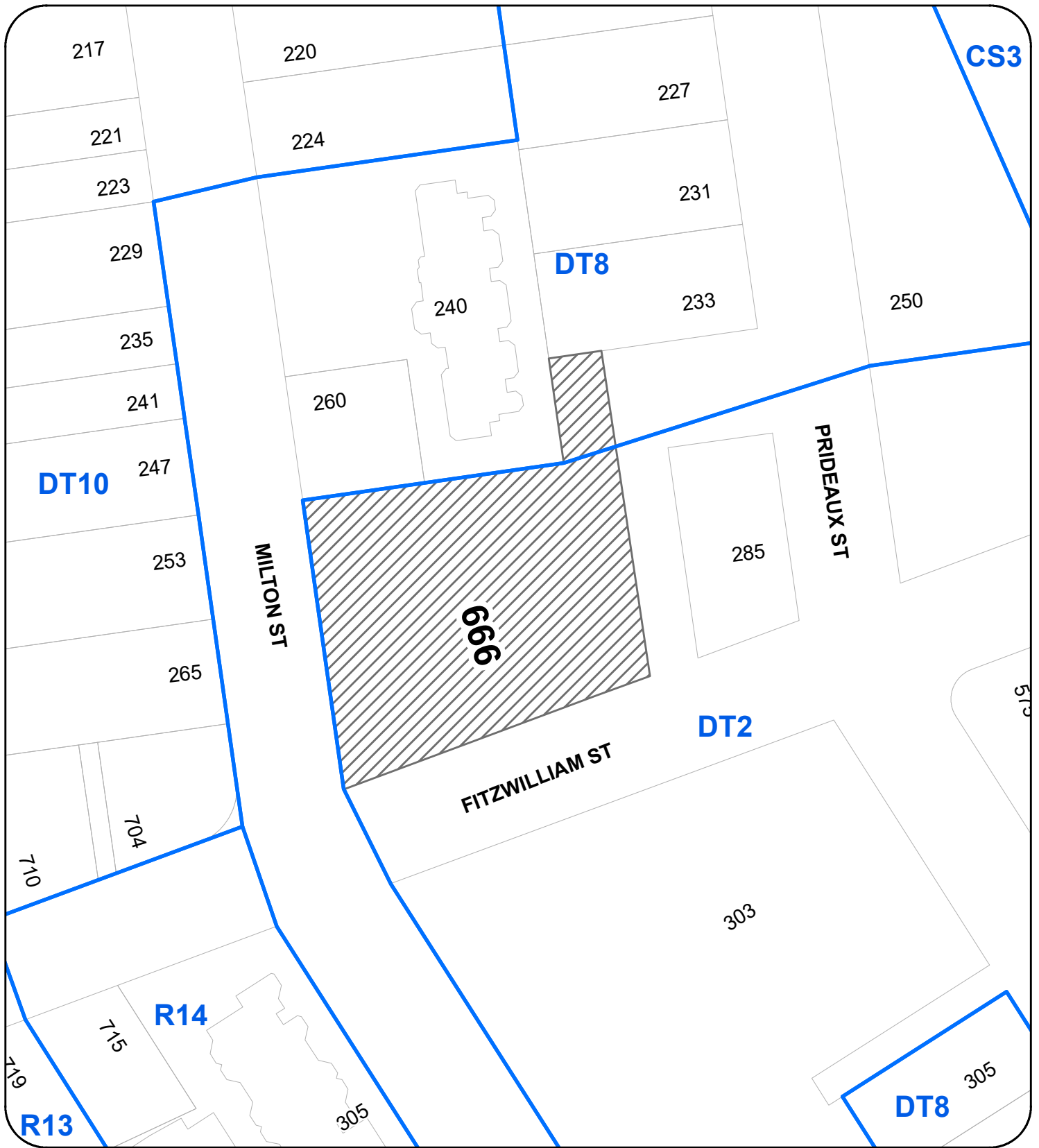
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 11.5.4 Siting of Buildings* – to reduce the additional minimum required front yard setback from 2.5m to 0m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 12m to 15m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by S2 Architecture received 2020-JAN-22, as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Building Elevations, prepared by S2 Architecture received 2020-JAN-17, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by Murdoch de Greef received 2020-JAN-17, as shown on Attachment F.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001156

LOCATION PLAN

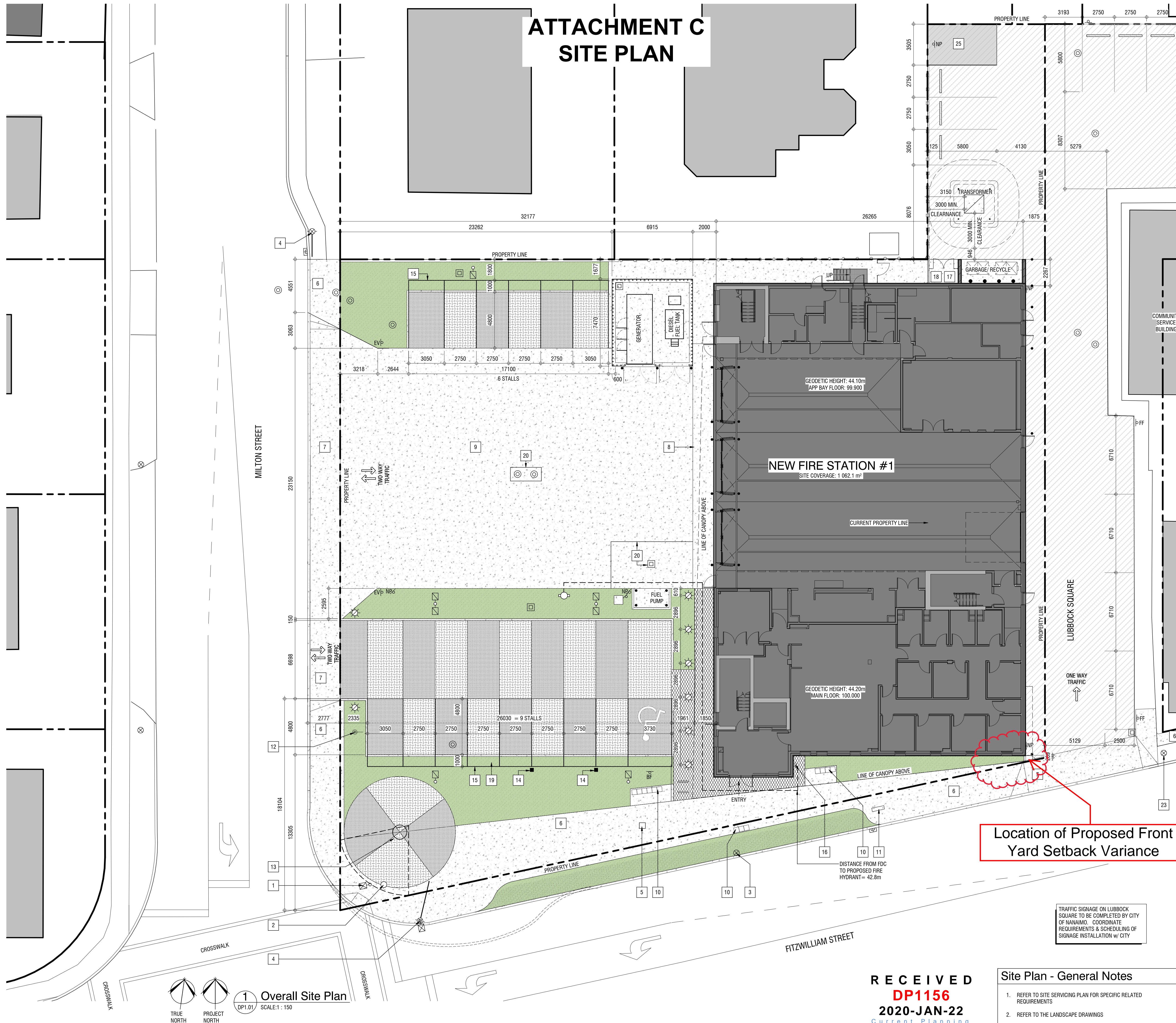
Civic: 666 FITZWILLIAM STREET

Legal: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP95349



Subject Property

ATTACHMENT C SITE PLAN



- ### Site Plan - Symbol Legend
- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
 - INDICATES EXTENT AND LOCATION OF EXISTING BUILDINGS
 - INDICATES EXTENT AND LOCATION OF CONCRETE SIDEWALK / TARMAC, REFER TO CIVIL DWGS
 - INDICATES EXTENT AND LOCATION OF ASPHALT PAVING SURFACE, REFER TO CIVIL DWGS
 - INDICATES EXTENT AND LOCATION OF SOFT LANDSCAPING, REFER TO LANDSCAPE DWGS
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 1), REFER TO LANDSCAPE DWGS
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 2), REFER TO LANDSCAPE DWGS
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 3), REFER TO LANDSCAPE DWGS
 - INDICATES EXTENT AND LOCATION OF GRAVEL, REFER TO LANDSCAPE DWGS
 - INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
 - INDICATES LINE OF CHAIN LINK FENCE
 - INDICATES LOCATION OF PROPOSED CATCH BASIN
 - INDICATES LOCATION OF EXISTING CATCH BASIN
 - INDICATES LOCATION OF PROPOSED MANHOLE
 - INDICATES LOCATION OF EXISTING MANHOLE
 - INDICATES LOCATION OF PROPOSED FIRE HYDRANT
 - INDICATES LOCATION OF BUILDING SIAMSE CONNECTION (FDC)
 - INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
 - INDICATES LOCATION OF PROPOSED LIGHT STANDARD
 - INDICATES LOCATION OF EXISTING LIGHT STANDARD
 - INDICATES LOCATION OF EXISTING POWER POLE
 - INDICATES LOCATION OF EXISTING POWER POLE ANCHOR
 - INDICATES LOCATION OF PROPOSED LIGHT BOLLARD
 - INDICATES LOCATION OF PROPOSED CAR PLUG POST
 - INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
 - INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
 - INDICATES PARKING LINE PAINTED ON ASPHALT / CONCRETE
 - INDICATES LOCATION OF PROPOSED GUARD BOLLARD
 - INDICATES LOCATION OF BIKE RACK
 - INDICATES LOCATION OF PROPOSED FLAG POLE
 - INDICATES "EMERGENCY VEHICLE NO PARKING" POST MOUNTED SIGNAGE
 - INDICATES "BARRIER-FREE PARKING SYMBOL" c/w POLE MOUNTED SIGNAGE
 - INDICATES "NO PARKING" POST MOUNTED SIGNAGE
 - INDICATES "STOP" POST MOUNTED SIGNAGE
 - INDICATES "NO ENTRY" POST MOUNTED SIGNAGE
 - INDICATES "NO PARKING FIRE FIGHTERS ONLY" POST MOUNTED SIGNAGE

- ### Site Plan - Code Legend
- | | |
|----|---|
| 1 | EXISTING TRAFFIC LIGHT w/ STREET LIGHT |
| 2 | EXISTING JUNCTION BOX |
| 3 | EXISTING UTILITY POLE |
| 4 | EXISTING UTILITY POLE w/ ANCHOR |
| 5 | EXISTING UTILITY BOX |
| 6 | CONCRETE WALKWAY |
| 7 | CONCRETE WALKWAY LETDOWN |
| 8 | CONCRETE APRON |
| 9 | CONCRETE TARMAC |
| 10 | BENCH TYP. |
| 11 | BUS STOP BENCH |
| 12 | FLAG POLE |
| 13 | PUBLIC ART DISPLAY |
| 14 | ELECTRIC VEHICLE CHARGER RECEPTACLE |
| 15 | INDICATES EXTENT OF CAR OVERHANG INTO LANDSCAPED AREA |
| 16 | FIRE DEPARTMENT CONNECTION (FDC) |
| 17 | PROPOSED GAS METER LOCATION, C/W SECURE FENCING |
| 18 | PROPOSED SEISMIC GAS VALVE, C/W SECURE FENCING |
| 19 | LOW SOFT LANDSCAPING IN VEHICLE BUMPER OVERHANG AREA. REFER TO LANDSCAPE DRAWINGS |
| 20 | SUMP AREA FOR SPILLED FUEL, CATCHBASIN & SLOPED CONCRETE |
| 21 | GAS METER CHAINLINK ENCLOSURE |
| 22 | EXTERIOR STAIR c/w GUARD & HANDRAILS. PAINTED DARK GREY |
| 23 | RELOCATED POLE. REFER TO CIVIL DRAWINGS |
| 24 | PAINTED LINES TO DENOTE NO PARKING AREA, AS PER CITY OF NANAIMO STANDARDS |

Location of Proposed Front Yard Setback Variance

TRAFFIC SIGNAGE ON LUBBOCK SQUARE TO BE COMPLETED BY CITY OF NANAIMO. COORDINATE REQUIREMENTS & SCHEDULING OF SIGNAGE INSTALLATION w/ CITY

Site Plan - General Notes

- REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
- REFER TO THE LANDSCAPE DRAWINGS

Overall Site Plan
SCALE: 1:150
TRUE NORTH
PROJECT NORTH
DP1.01

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DP1156
2020-JAN-22
Current Planning



SITE PLAN

Nanaimo Fire Station #1 Replacement
618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo

218166

NOT FOR CONSTRUCTION

This drawing supercedes previous issues. Do not scale these drawings.
Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.
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REVISION	DATE
1 DEVELOPMENT PERMIT	16.08.2019
2 D.P. REVISION	14.01.2020

SCALE: As Indicated
DATE: 1/22/2020 12:39:27 PM
DRAWN BY: NH, MT
CHECKED BY: GJO

DRAWING NO. **DP1.01**

ATTACHMENT D BUILDING ELEVATIONS

Elevation - General Notes

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

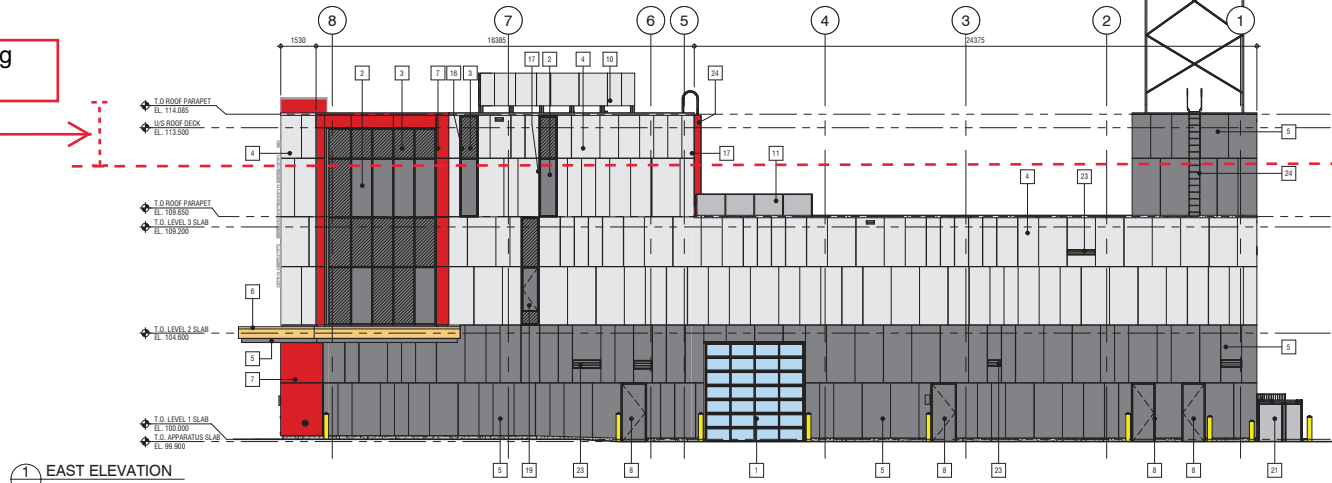
Elevation - Code Legend

- | | |
|----|--|
| 1 | CLEAR VISION GLASS |
| 2 | TINTED GLASS |
| 3 | SPANDREL PANELS |
| 4 | WHITE FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 5 | DARK GREY FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 6 | BRASS CANOPY FASCIA |
| 7 | RED PHENOLIC PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 8 | PAINTED METAL DOORS, DARK GREY ACCENT PAINT |
| 9 | AWNING WINDOW c/w TINTED GLASS |
| 10 | WHITE FIBRE CEMENT PANEL CLADDING MECHANICAL ROOF SCREEN SYSTEM |
| 11 | 1070 HIGH STEEL ROOF TERRACE GUARDRAIL, PAINTED DARK GREY |
| 12 | GLASS DOORS IN ALUMINUM FRAME |
| 13 | PRE-FINISHED GLAZED OVERHEAD DOOR |
| 14 | PRE-FINISHED BI-FOLD DOORS |
| 15 | NEW COMMUNICATION TOWER, 10m HIGH |
| 16 | BLACK ALUMINUM WINDOW FRAMING SYSTEM |
| 17 | RED ALUMINUM ACCENT WINDOW FRAME BOX |
| 18 | INSULATED ALUMINUM DOOR |
| 19 | OPERABLE CASEMENT WINDOW IN CURTAIN WALL |
| 20 | BUILDING SIGNAGE |
| 21 | GAS METER CHAINLINK ENCLOSURE |
| 22 | EXTERIOR STAIR c/w GUARD & HAND RAILS, PAINTED DARK GREY |
| 23 | PREFINISHED LOUVER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH |
| 24 | ROOF LADDER, PAINTED TO MATCH ADJACENT EXTERIOR FINISH |



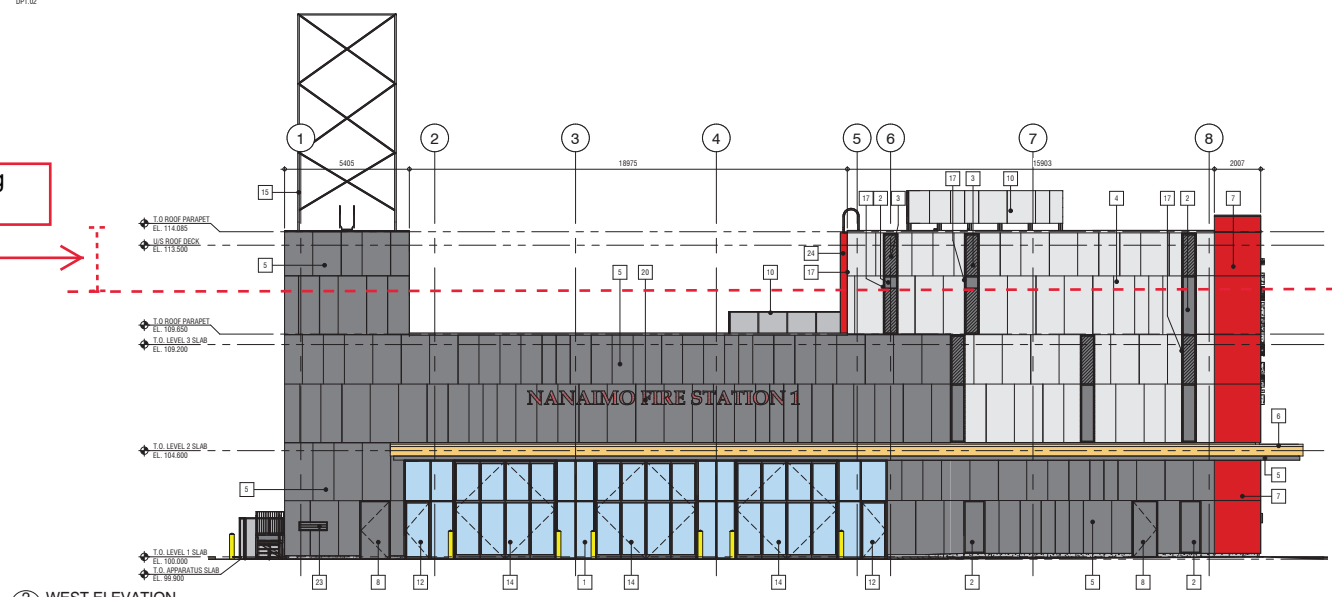
BUILDING ELEVATIONS
Nanaimo Fire Station #1 Replacement
 618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
 City of Nanaimo
 2/18/20

Proposed Building Height Variance



1 EAST ELEVATION
 DP3.07 SCALE: 1:100
 DPI.02

Proposed Building Height Variance



2 WEST ELEVATION
 DP3.07 SCALE: 1:100
 DPI.02

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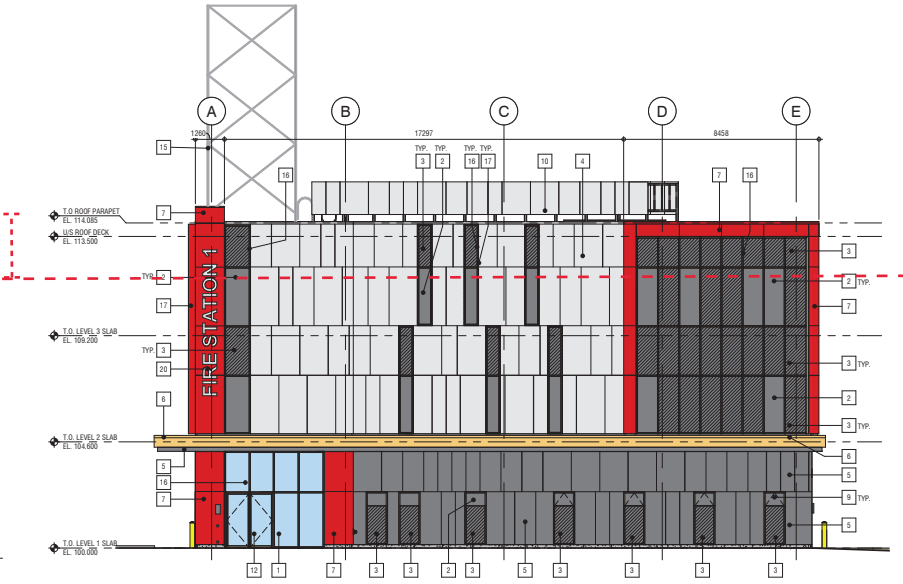
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 2020-JAN-17**
CITY OF NANAIMO

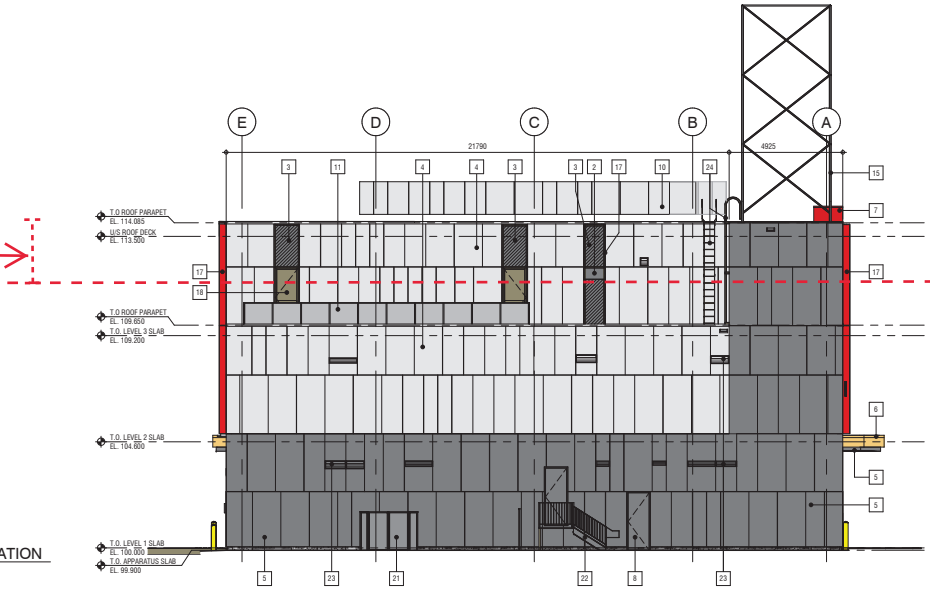
DRAWING NO. **DP3.01**

Proposed Building Height Variance



1 SOUTH ELEVATION
SCALE: 1 : 100
DPI1.02

Proposed Building Height Variance



2 NORTH ELEVATION
SCALE: 1 : 100
DPI1.02

- Elevation - General Notes**
1. ALL ALUMINUM SFFIT, EAVES & RAINWATER LEADERS TO BE DARK GREY
 2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

- Elevation - Code Legend**
- 1 CLEAR VISION GLASS
 - 2 TINTED GLASS
 - 3 SPANDREL PANELS
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 - 5 DARK GREY FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED
 - 6 BRASS CANOPY FASCIA
 - 7 RED PHENOLIC PANEL CLADDING, PANEL SIZES TO BE CONFIRMED
 - 8 PAINTED METAL DOORS, DARK GREY ACCENT PAINT
 - 9 AWNING WINDOW c/w TINTED GLASS
 - 10 WHITE FIBRE CEMENT PANEL CLADDING MECHANICAL ROOF SCREEN SYSTEM
 - 11 1070 HIGH STEEL ROOF TERRACE GUARDRAIL, PAINTED DARK GREY
 - 12 GLASS DOORS IN ALUMINUM FRAME
 - 13 PRE-FINISHED GLAZED OVERHEAD DOOR
 - 14 PRE-FINISHED BI-FOLD DOORS
 - 15 NEW COMMUNICATION TOWER, 10m HIGH
 - 16 BLACK ALUMINUM WINDOW FRAMING SYSTEM
 - 17 RED ALUMINUM ACCENT WINDOW FRAME BOX
 - 18 INSULATED ALUMINUM DOOR
 - 19 OPERABLE CASEMENT WINDOW IN CURTAIN WALL
 - 20 BUILDING SIGNAGE
 - 21 GAS METER CHAMBLINK ENCLOSURE
 - 22 EXTERIOR STAIR c/w GUARD & HAND RAILS, PAINTED DARK GREY
 - 23 PREFINISHED LOUVER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH
 - 24 ROOF LADDER, PAINTED TO MATCH ADJACENT EXTERIOR FINISH



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BUILDING ELEVATIONS

Nanaimo Fire Station #1 Replacement
618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo

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REVISION	DATE
1	DEVELOPMENT PERMIT 16.08.2019
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DRAWN BY: G.J.O. M.H. WPT
CHECKED BY: G.J.O.

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DP1156
2020-JAN-17
CITY OF NANAIMO

DRAWING NO. DP3.00

ATTACHMENT E
BUILDING RENDERINGS







ATTACHMENT F LANDSCAPE PLAN

LEGEND

	PROPERTY LINE
	EXTENT OF ROOF OVERHEAD
	EXISTING TREE TO BE REMOVED - MANAGED BY PROJECT ARBORIST
	EXISTING TREE TO BE RETAINED/ PROTECTED - MANAGED BY PROJECT ARBORIST
	PROPOSED TREES REFER TO PLANTING PLAN FOR SPECIES

LANDSCAPE MATERIALS	
	1. PARKING STALL PAVERS - CONCRETE UNIT PAVING EPOXYCRETE VSS COLLECTION 75 X 300 X 108MM, GREY COLOUR, 90 DEGREE RUNNING BOND.
	2. PARKING STALL PAVERS - CONCRETE UNIT PAVING EPOXYCRETE VSS COLLECTION 75 X 300 X 108MM, CHARCOAL COLOUR, RUNNING BOND.
	3. WALKWAY PAVERS - CONCRETE UNIT PAVING ABBOTSFORD CONCRETE STANDARD SERIES, HALF STANDARD SIZE (115 X 112.5 X 60MM), RUNNING BOND, SHADOW COLOUR.
	4. PUBLIC ART PLAZA PAVING - CONCRETE UNIT PAVING
	5. CAST IN PLACE CONCRETE REFER TO CIVIL DRAWINGS FOR SIDEWALK AND TRUCK ACCESS PAVING DETAILS
	6. MAINTENANCE EDGE
	7. RAINGARDEN RAIN GARDEN GROWING MEDIUM, DEPTH VARIES, REFER TO LANDSCAPE SPECIFICATIONS.
	8. TREE AND SHRUB PLANTING 450 MM DEPTH ON GRADE SHRUB/TREE GROWING MEDIUM, REFER TO LANDSCAPE SPECIFICATIONS.

LANDSCAPE STRUCTURES/ FURNISHINGS	
	9. BIKE RACK (4 BICYCLE CAPACITY) ICONIC COLLECTION: MBR-2300-00001 BIKE RACK, 2 TOTAL. Supplier: Maglin
	10. STEPPING STONE FOR CHARGE STATION ACCESS 900 X 600MM HYDRAPRESSED SLAB, 2 TOTAL.
	11. LIGHTING BOLLARD 6 TOTAL. Refer to Electrical drawings for details and model.
	12. BENCH FORUMS - SURFACES CHADRA SEATING SYSTEM SBCHA-17.5 (432 MM X 432 MM), 13 TOTAL.
	13. INLET @ CURB DROP

UTILITIES (refer to Civil drawings)	
EXISTING	PROPOSED
	Storm drain
	Sewer
	Water
	Electrical
	Gas
	Hydro (overhead)

DRAWING NOTES

- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planted areas. To current IALRC Standards and Contract Specifications.
- Landscape installation to carry a 2 year warranty from date of acceptance.
- Plant materials, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Trip protection fencing, for existing trees, to be installed prior to commencement of all site work.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



Jan. 23, 2020

LANDSCAPE PLAN
Nanaimo Fire Station #1 Replacement
666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo



NOT FOR CONSTRUCTION

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Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are shown to face of member, unless otherwise noted. All dimensions shall be in millimetres, unless noted otherwise on the drawing.
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REVISIONS	DATE
DEVELOPMENT PERMIT	18.01.19
REVISION 1 - DAP	18.03.19
REVISION 2 - DAP	18.01.20
SCALE	AS NOTED
DATE	
DRAWN BY	GJ.M.L.
CHECKED BY	POOJ.
DRAWING NO.	

L1.01



ATTACHMENT F LANDSCAPE PLAN

PLANT LABEL	Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES					
AC	4	Acer x freemanii 'Celebration'	Celebration Maple	6.0m cal. S&B	
AC	1	Aesculus x carnea	Red Horsechestnut	6.0m cal. S&B	
Pv	1	Pseudotsuga menziesii	Douglas Fir	2.0m H. S&B	
Zs	3	Zelkova serrata	Japanese Zelkova	6.0m cal. S&B	
SHRUBS					
Brs	11	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	
BMG	35	Buxus 'Green Beauty'	Green Beauty Boxwood	#1 pot	
CVF	169	Calluna vulgaris 'Fragly'	Fragly Scotch Heather	#1 pot	
Cal	520	Calluna vulgaris 'Prairie Fire'	Prairie Fire Sedge	Sp3	
CVR	99	Carex verticillata 'Red Butter'	Thread-Leaf Carex	#1 pot	
Cam	66	Campanula sangeriana 'Mablette Fir'	Mablette Fir Campanula	#1 pot	
End	106	Euclidia scabra 'Newport Dwarf'	Newport Dwarf Euclidia	#1 pot	
Jag	316	Juniperus 'Camden's Grey'	Ball Common Rush	Sp3	
LSB	63	Leucostemum x spectabile 'Beauty'	Beauty Daisy	#1 pot	
LJ	25	Ligularia japonicum 'Tessalon'	Waxleaf Plant	#3 pot	
Mar	62	Malva rosea	Purple Oregon Creeper	#1 pot	
Mm	67	Malva caerulea ssp. caerulea 'Moorlambton'	Purple Moor Creeper	#1 pot	
Pm	57	Polystichum maximum	Sword Fern	#1 pot	
Pla	15	Prunella laevis	Cherry Laurel	#5 pot	
Rf	11	Rutbeckia filida	Black-Eyed Susan	#1 pot	
Sis	79	Schizanthus litoralis 'Oregon Sunset'	Oregon Flag	#1 pot	
Vo	17	Vaccinium corymbosum 'Thunderbolt'	Evergreen Huckleberry	#3 pot	
	0				

GENERAL PLANTING NOTE
1. Plant quantities and species may change between issuance of dxgs and construction due to plant availability.

DRAWING NOTES

- DO NOT SCALE DRAWING. Verify all property lines and existing structural/vegetation to remain prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planted areas to current IABC Standards and Contract Specifications.
- Landscape Irrigation to carry a 2 year warranty from date of acceptance.
- Plant materials installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

Jan. 23, 2020
PLANTING PLAN
Nanaimo Fire Station #1 Replacement
666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo



NOT FOR CONSTRUCTION
This drawing represents previous issues. Do not scale from drawings.
Verify all dimensions, elevations and details and report any discrepancies to the Architect prior to construction. Dimensions are shown to face of member, unless otherwise indicated. Size of member, material, finish or accessories shall be as shown, unless noted otherwise on the drawing.
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REVISIONS	DATE
DEVELOPMENT PERMIT	16.04.19
REVISION 1 - DAP	16.03.19
REVISION 2 - DAP	17.01.20
REVISION 3 - DAP	20.01.20

SCALE AS NOTED
DATE DRAWN BY: CLM
CHECKED BY: PDD
DRAWING NO. L3.01

**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001156

Legend

 Subject Property