



**DEVELOPMENT PERMIT NO. DP001165**

**DIVER LAKE INVESTMENTS LTD**

**Name of Owner(s) of Land (Permittee)**

**3789 / 3801 SHENTON ROAD**

**Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 4, WELLINGTON DISTRICT, PLAN EPP69258  
PID No. 030-366-810**

**LOT 2, SECTIONS 3 AND 4, WELLINGTON DISTRICT, PLAN EPP69258  
PID No. 030-366-828**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**

**Schedule B Site and Parking Plans**

**Schedule C Building Elevations and Materials**

**Schedule D Landscape Plan and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

### TERMS OF PERMIT

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

1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback requirement for an underground parking structure from 1.8m to 0.0m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height for the proposed building at 3801 Shenton Road from 18.00m to 20.15m.

### CONDITIONS OF PERMIT

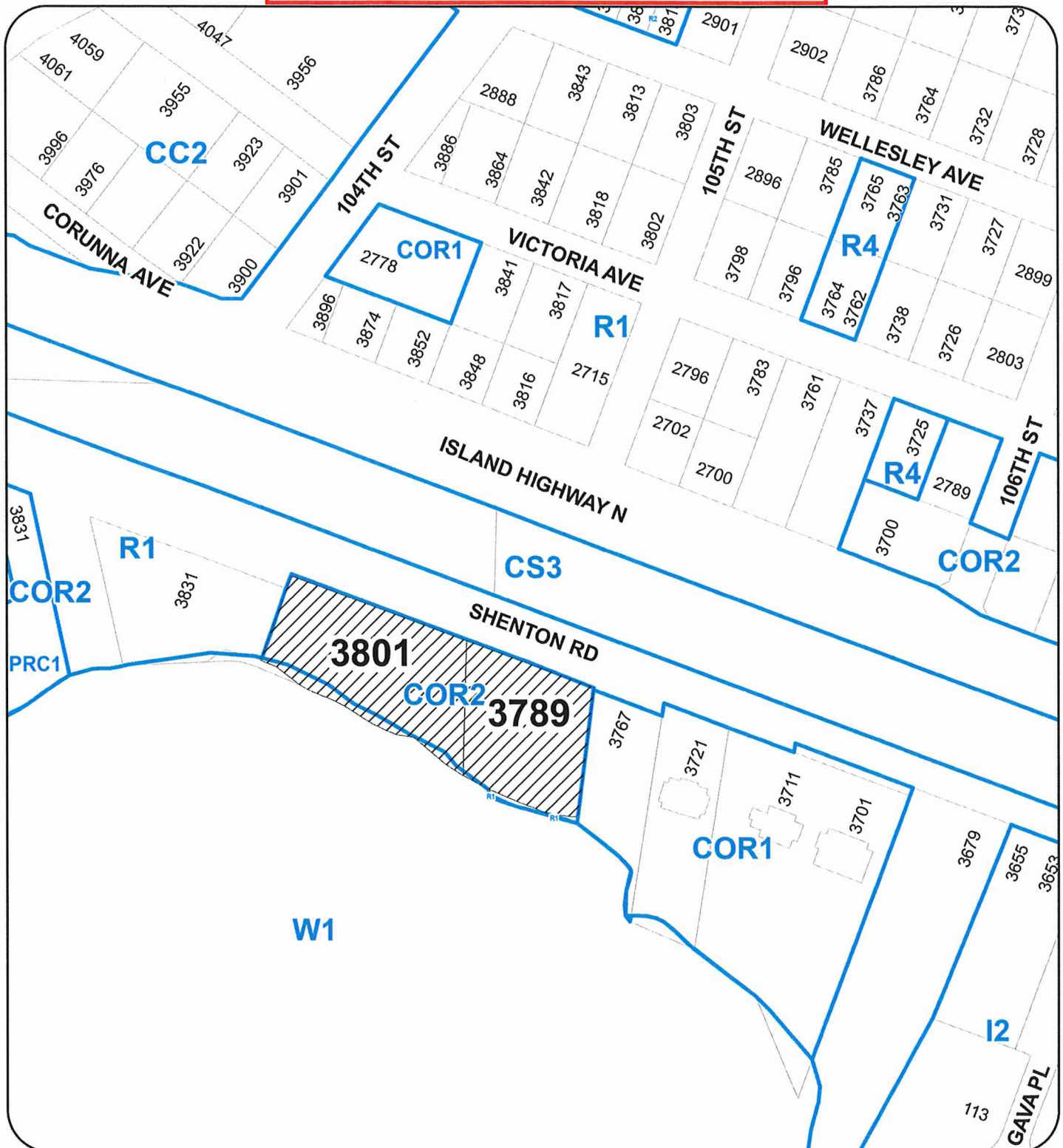
1. The subject properties are developed in accordance with the Site and Parking Plans prepared by dHK Architects, dated 2021-DEC-01, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by dHK Architects, dated 2021-DEC-01, as shown on Schedule C.
3. The subject properties are in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-DEC-01, as shown on Schedule D.
4. A Section 219 covenant with easement is registered on both properties for off-site parking in accordance with the "City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266" section 2.1, to secure access for 3801 Shenton Road to the parking stalls partially located on 3789 Shenton Road identified on Schedule B, to be registered prior to any building permit issuance.
5. An access agreement is registered on the property title of 3767 Shenton Road to secure and grant functional vehicular access to 3789 Shenton Road, prior to any building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE **28TH** DAY OF **FEBRUARY, 2022.**

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001165

LOCATION PLAN

Civic: 3789 & 3801 SHENTON ROAD

Legal: LOTS 1 & 2, SECTIONS 3 AND 4

WELLINGTON DISTRICT, PLAN EPP69258

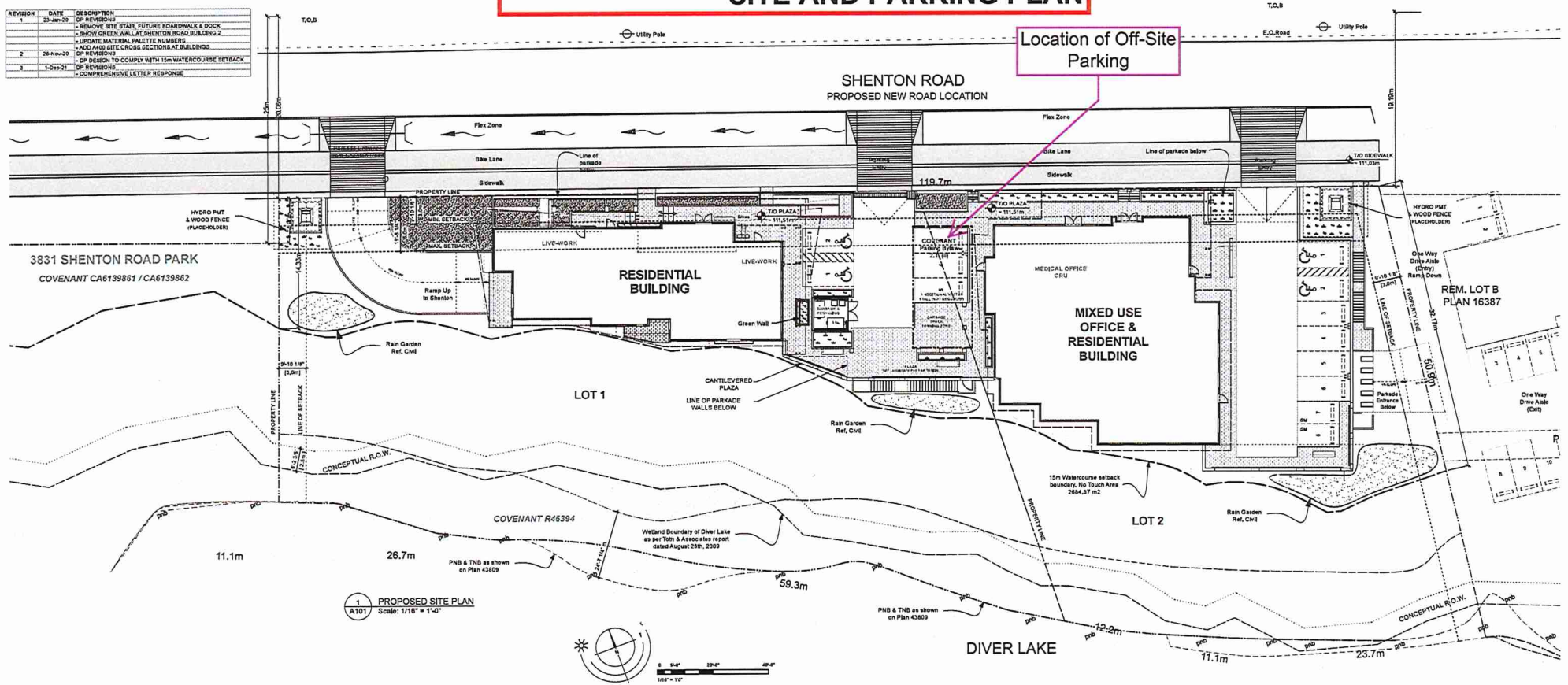


Subject Properties



Development Permit No. DP001165 Schedule B  
3789 & 3801 Shenton Road  
**SITE AND PARKING PLAN**

REVISION	DATE	DESCRIPTION
1	20-04-2021	DP REVISIONS - REMOVE SITE STAR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD AND SITE CROSS SECTIONS AT BUILDINGS
2	20-09-2021	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	12-09-2021	DP REVISIONS - COMPREHENSIVE LETTER RESPONSE



REFER TO SHEETS A102, A103, A112 AND A113 FOR INDIVIDUAL SITE PLANS FOR LOTS 1 & 2

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2021-DEC-02

RW Wolf  
Nanaimo, BC  
1 DEC 21

**Elements Mixed Use Development**

REVISION TO DEVELOPMENT PERMIT

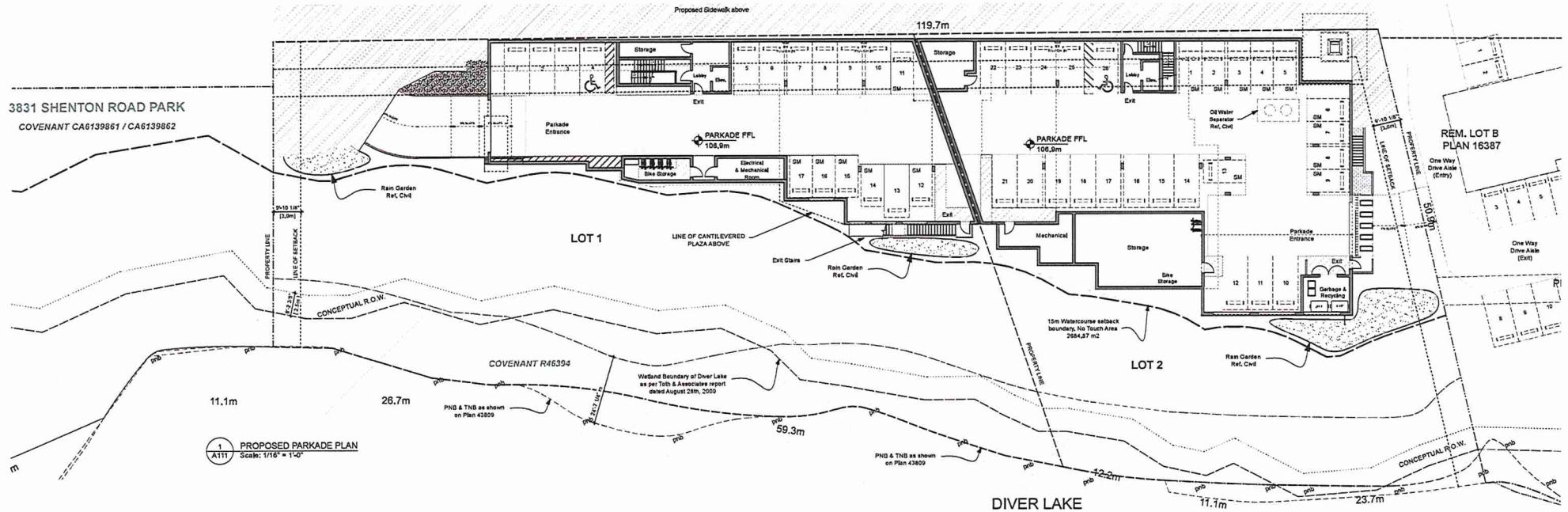
**Site Plan - Subdivide**

A101  
1/16" = 1'-0"



GHKarchitects d+ka

REVISION	DATE	DESCRIPTION
1	2020-03-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD AND DELETE CROSS SECTIONS AT BUILDINGS
2	2020-03-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	2021-12-01	DP REVISIONS - COMPREHENSIVE LETTER RESPONSE



REFER TO SHEETS A102, A103, A112 AND A113 FOR INDIVIDUAL SITE PLANS FOR LOTS 1 & 2

RW Wall  
Nanaimo, BC  
1 DEC 21

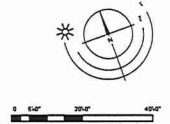
# Elements Mixed Use Development

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Parkade Plan - Subdivide

A111  
1/16" = 1'-0"

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2021-DEC-02  
SOUTH STRATEGY





**BUILDING ELEVATIONS AND MATERIALS****MATERIAL PALETTE**

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 PHINSTONE VENEER, IN OCEAN PEARL, BAWN, ASHUR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 COMFACED WOOD FASCIA, PRINTED TO COLOUR MATCH SOFFIT

- 9 SOFFIT, KAYCAN VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
- 10 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 11 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 12 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 13 SPANDREL PANEL
- 14 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 15 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 16 SLIDING GLASS PARTIO DOOR, IN ANODIZED SILVER

- 17 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS, STOCK COLOUR IN REGENT GREY FINISH
- 18 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 19 CANTILEVERED BALCONY
- 20 LIVING WALL SYSTEM / CASCADING PLANTERS
- 21 GREEN ROOF
- 22 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 23 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 24 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 25 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 26 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS • REMOVE SITE STAIR FUTURE BOARDWALK & DOCK • SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 • UPDATE MATERIAL PALETTE NUMBERS • ADD AND SITE CROSS SECTIONS AT BUILDINGS • DP DESIGN TO COMPLY WITH 15th WATERCOURSE RETRAKE • DP PLANS • COMPREHENSIVE LETTER RESPONSE
2	26-Nov-20	
3	1-Dec-21	



RW Wall  
Nanaimo, BC  
1 DEC 20

**Elements Mixed Use Development**

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DP 1165  
2021-DEC-02

Site Elevations

A300  
3/16\"/>



dHKarchitects



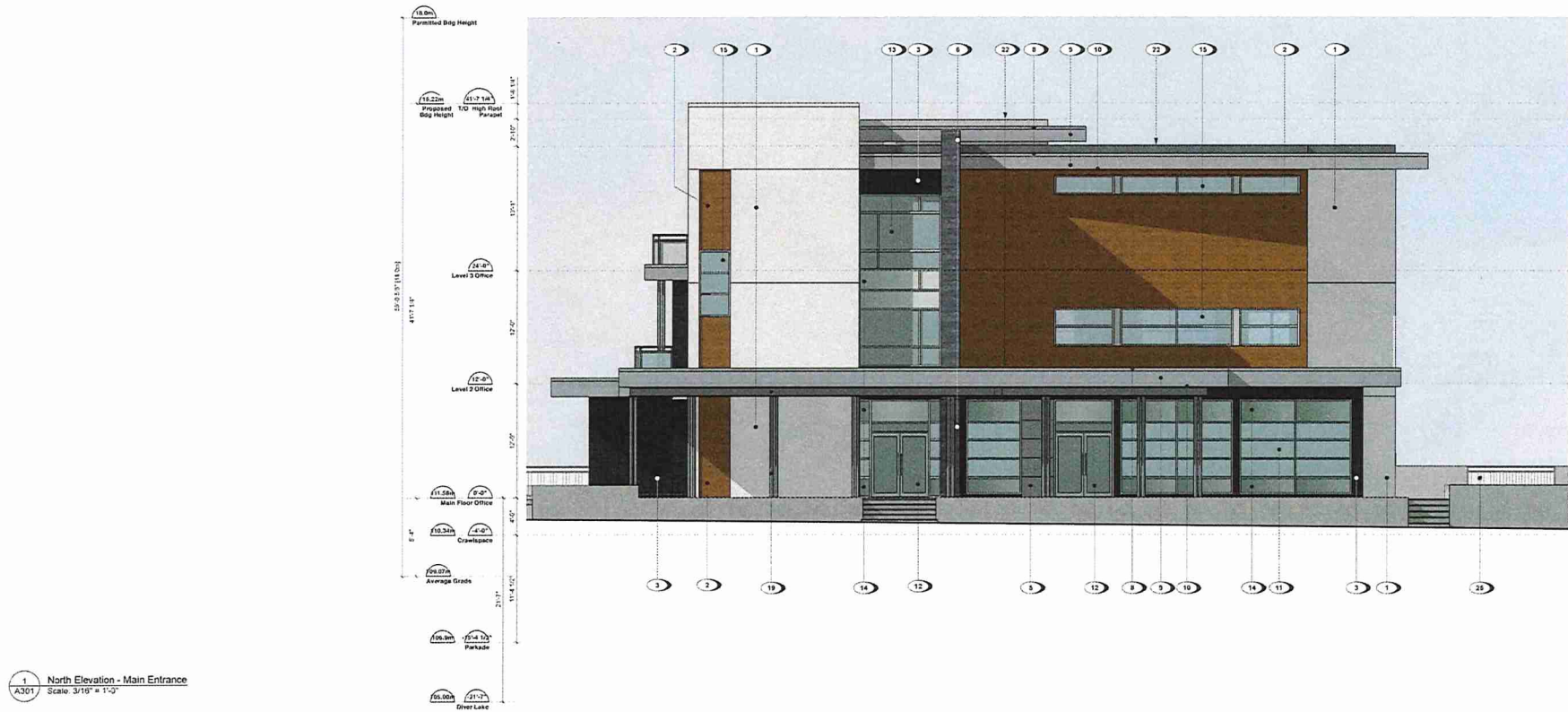
## MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL, DARK ASHLAR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBINED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
- 11 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PARTIAL DOOR, IN ANODIZED SILVER

- 18 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS, STOCK COLOUR IN REGENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21 LIVING WALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 24 MECHANICAL GREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 26 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	20-Jan-20	DP REVISING
		- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALL AT SHENTON HEAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
2	26-May-20	ADD ADD SITE CROSS SECTIONS AT BUILDINGS
		DP REVISING
3	1-Dec-21	DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
		DP REVISING
		COMPREHENSIVE LETTER RESPONSE



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2021-DEC-02

RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 2 - Office Building - N Elevation

A301  
1/16" = 1'-0"



HKArchitects  
dka



# MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINGSTONE VENEER, IN OCEAN PEARL, SAWN ASHLAR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN RECENT GREY, WESTFORM METALS
- 9 COMFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL, SOFFIT, IN MEDIUM GREY  
WITH ALUMINUM CAP FLASHING, IN RECENT GREY, WESTFORM METALS
- 11 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- 18 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS,  
STOCK COLOUR IN RECENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN RECENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21 LIVING WALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN RECENT GREY FINISH
- 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN RECENT GREY FINISH
- 25 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 26 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	25-Jan-20	DP REVISIONS • REMOVE SITE STAMP FUTURE BOARDWALK & DOCK • SHOW GREEN WALL AT DASHTON ROAD BUILDING 2 • UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS • ADD AND SITE CROSS SECTIONS AT BUILDINGS
3	1-Dec-21	DP REVISIONS • UP ELEVATION TO COMPLY WITH 15m WATERCOURSE SETBACK • COMPREHENSIVE LETTER RESPONSE



RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 2 - Office Building - S Elevation

A302  
3/16" = 1'-0"





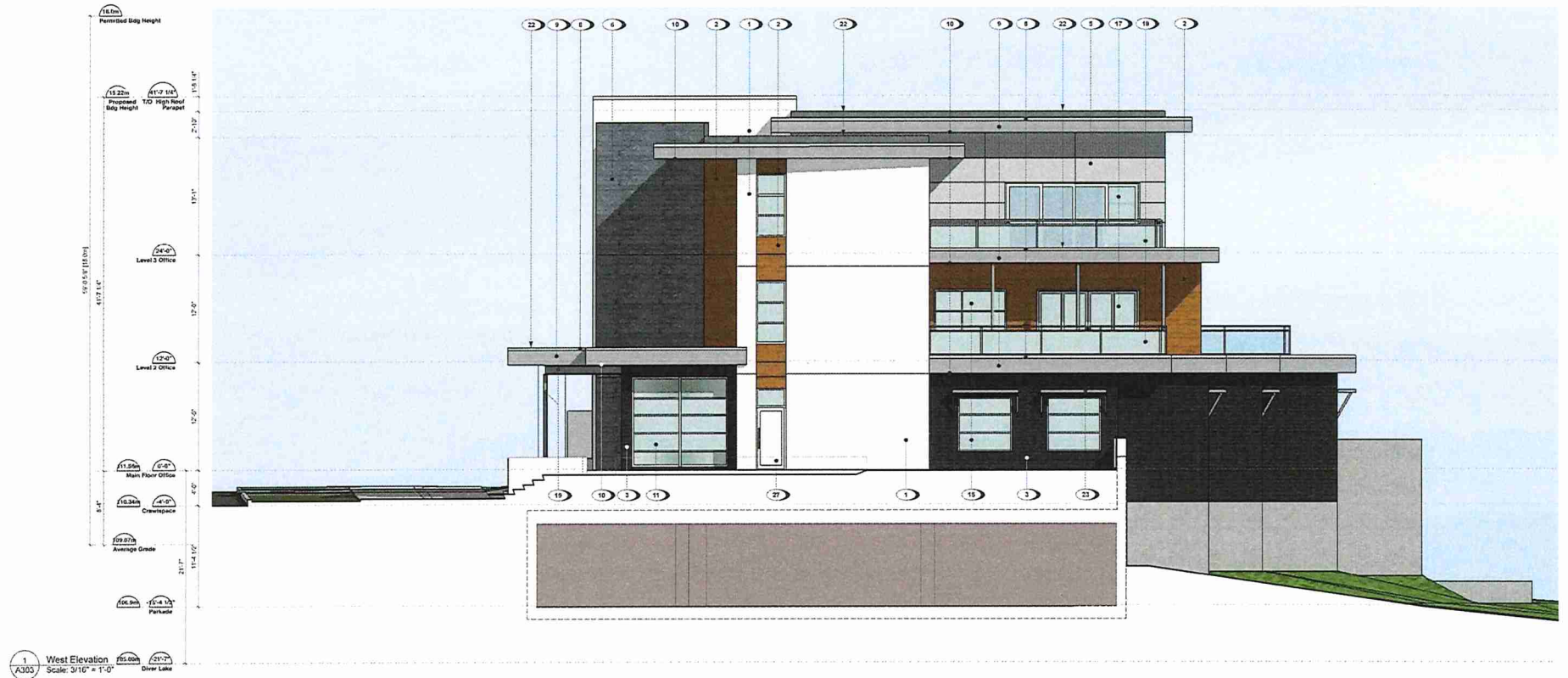
# MATERIAL PALETTE

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- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL SAHN ASHAR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINUM CAP FLASH NG, IN REGENT GREY, WESTFORM METALS
- 11 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
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- 18 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS, STOCK COLOUR IN REGENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21 LIVING HALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 26 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	29-Jan-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD AND SITE CROSS SECTIONS AT BUILDINGS - DP REVISIONS - DP DESIGN TO COMPLY WITH 15th WATERCOURSE SETBACK - DP REVISIONS - COMPREHENSIVE LETTER RESPONSE
2	26-Nov-20	
3	1-Dec-21	



RW Wall  
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1 DEC 20

## Elements Mixed Use Development

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Lot 2 - Office Building - W Elevation

A303  
3/16" = 1'-0"



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dHKA

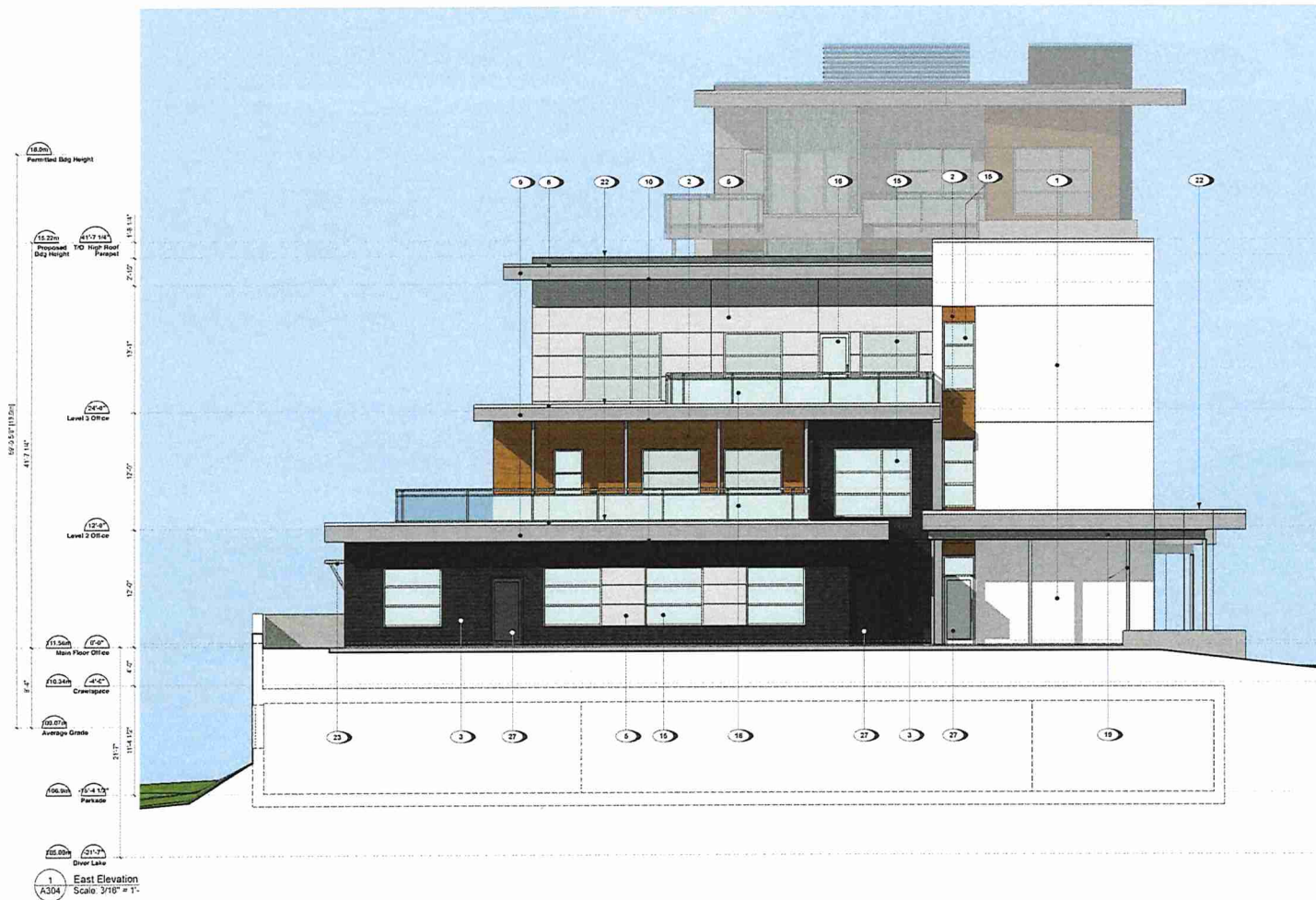
## MATERIAL PALETTE

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- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
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- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL, SAWN ASHLAR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL, SOFFIT, IN MEDIUM GREY WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
- 11 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- 18 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS
- 19 STOCK COLOUR IN REGENT GREY FINISH
- 20 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 21 CANTILEVERED BALCONY
- 22 LIVING WALL SYSTEM / CASCADING PLANTERS
- 23 GREEN ROOF
- 24 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 26 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 27 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 28 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	25-JAN-20	DP REVISIONS: - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHASTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD AND SITE CROSS SECTIONS AT BUILDINGS
2	26-NOV-20	DP REVISIONS: - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	1-DEC-21	DP REVISIONS: - COMPREHENSIVE LETTER RESPONSE



2 East Elevation at Parkade Entry  
Scale: 1/16" = 1'-0"

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2021-DEC-02



sHK Architects  
dHKA

RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 2 - Office Building - E Elevation

A304  
3/16" = 1'-0"



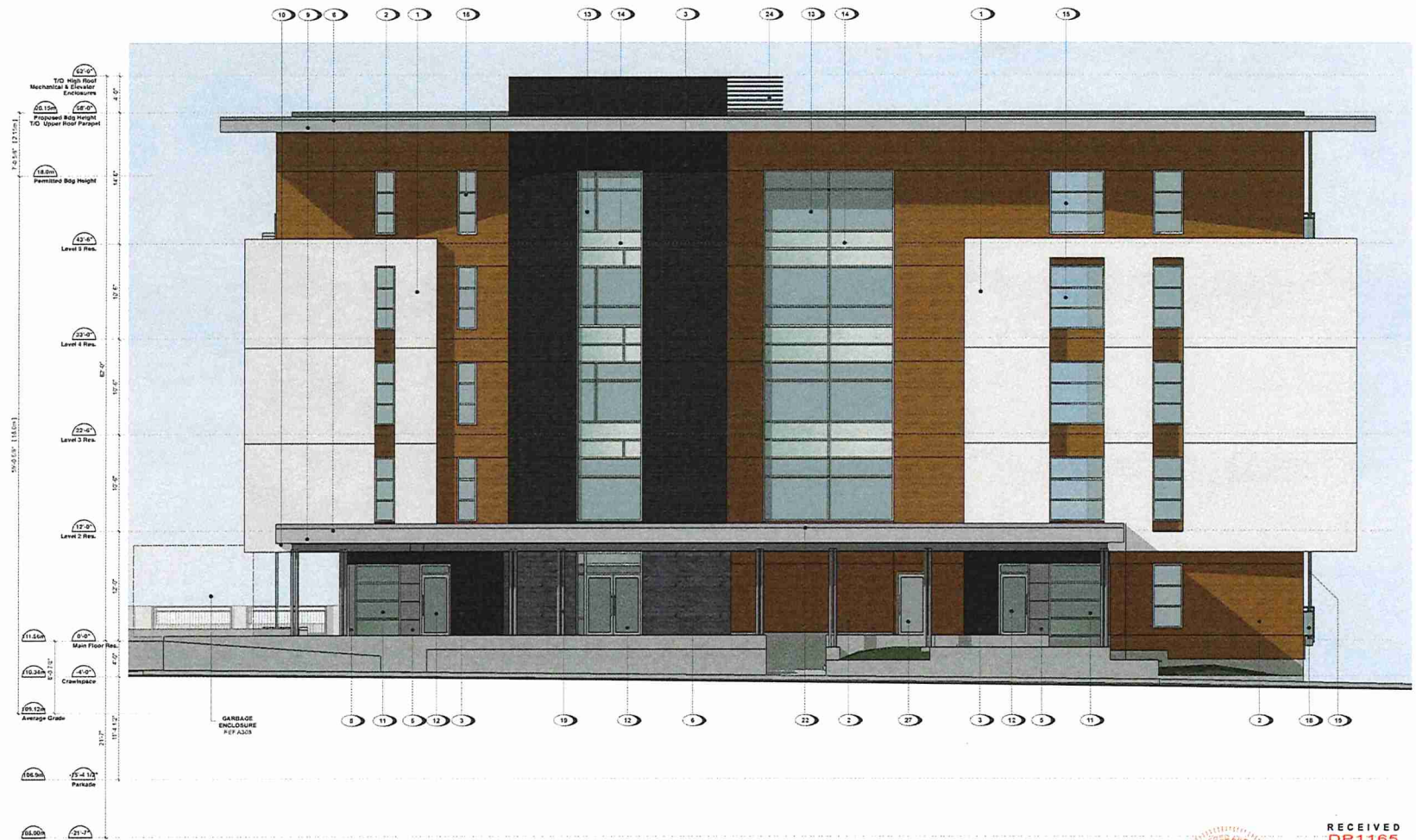
# MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE WOOD TEXTURE, IN IRON GREY
- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL, SAINI ASHLAR, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBIFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KATCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY
- 11 WITH ALUMINUM/ZIP FLASHING, IN REGENT GREY, WESTFORM METALS
- 12 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 13 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 14 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 15 SPANDREL PANEL
- 16 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 17 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 18 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- 19 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS, STOCK COLOUR IN REGENT GREY FINISH
- 20 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 21 CANTILEVERED BALCONY
- 22 LIVING WALL SYSTEM / CASCADING PLANTERS
- 23 GREEN ROOF
- 24 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 26 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 27 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 28 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	25-Jan-20	DP REVISIONS - REMOVE SITE STAMP, FUTURE BOARDWALK & DOCK - SHOW GUEST VILLAGE AT SHANTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD AREA SITE CROSS SECTIONS AT BUILDINGS
2	26-Feb-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	1-Dec-21	DP REVISIONS - COMPREHENSIVE LETTER RESPONSE



1 North Elevation - Main Entrance  
A305 Scale: 3/16" = 1'-0"

RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 1 - Residential Building - N Elevation

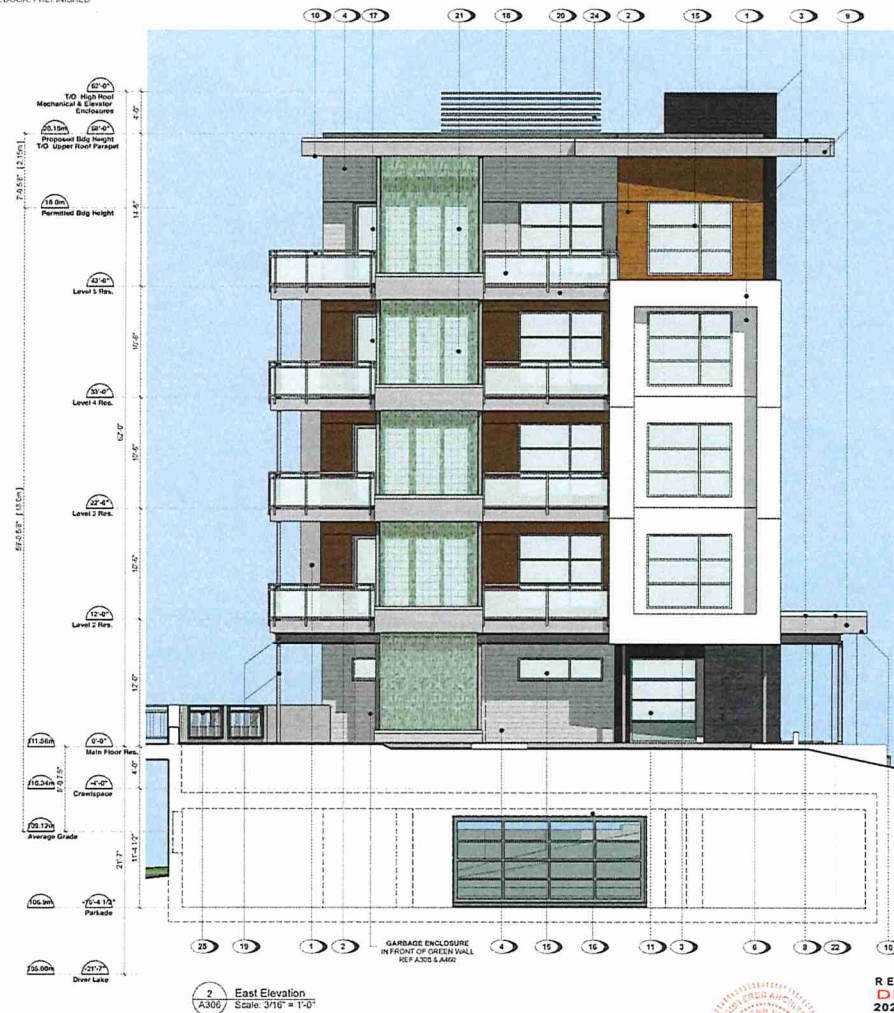
A305  
1/16" = 1'-0"



## MATERIAL PALETTE

- |   |                                                                     |    |                                                              |    |                                                               |
|---|---------------------------------------------------------------------|----|--------------------------------------------------------------|----|---------------------------------------------------------------|
| 1 | STUCCO, IN POLYESTER WHITE                                          | 10 | SOFFIT, KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY          | 19 | CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS                  |
| 2 | LUX SMOOTH 4"X-GROOVE PANELS, IN SADDLE                             | 11 | WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS | 20 | STOCK COLOUR IN REGENT GREY FINISH                            |
| 3 | FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY  | 12 | ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER            | 21 | STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH              |
| 4 | FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY | 13 | ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER              | 22 | GANTLEVERED BALCONY                                           |
| 5 | FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY            | 14 | ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER           | 23 | LIVING WALL SYSTEM / CASCADED PLANTERS                        |
| 6 | THINSTONE VENEER, IN OCEAN PEARL, SAVAN ASHLAR, GREY TONES          | 15 | SPANDREL PANEL                                               | 24 | GREEN ROOF                                                    |
| 7 | ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS          | 16 | ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER                  | 25 | LOUVERS, METAL FRAME, IN REGENT GREY FINISH                   |
| 8 | ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS            | 17 | ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER                    | 26 | MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH |
| 9 | COMBIFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT              | 18 | SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER                 | 27 | ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL                |
|   |                                                                     |    |                                                              | 28 | PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES |
|   |                                                                     |    |                                                              | 29 | STEEL DOOR, PREFINISHED                                       |

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS <ul style="list-style-type: none"> <li>• REMOVE SITE STAIR, FUTURE BOARDWALK &amp; DOCK</li> <li>• SHOW GREEN WALL AT SHENFON ROAD BUILDING 2</li> <li>• UPDATE MATERIAL PALETTE NUMBERS</li> </ul>
2	26-Nov-20	DP REVISIONS <ul style="list-style-type: none"> <li>• DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK</li> </ul>
3	1-Dec-21	DP REVISIONS <ul style="list-style-type: none"> <li>• COMPREHENSIVE LETTER RESPONSE</li> </ul>



RW Wall  
Nanaimo, BC  
1 DEC 20

# Elements Mixed Use Development

## Lot 1 - Residential Building - WE Elevations

A306  
C 3/18" = 1'-0"

RECEIVED  
DP1165  
2021-DEC-02

dHKarchitects dHka



## MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
- 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL, SAVANNAH, GREY TONES
- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINUM CAP FLASHING, IN REGENT GREY WESTFORM METALS
- 11 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- 18 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS STOCK COLOUR IN REGENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21 LIVING WALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 26 PARKAGE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	25-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR FUTURE BOARDWALK & DOCK
		- CHISEL GREEN VINYL AT SHANTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS
		- ADD AND SITE CROSS SECTIONS AT BUILDINGS
3	1-Dec-21	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15th WATERCOURSE SETBACK
		- COMPREHENSIVE LETTER RESPONSE



R/W Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 1 - Residential Building - S Elevations

A307  
3/16" = 1'-0"

2 Dec 2021  
you don't  
SHK Architects  
dHKA

# MATERIAL PALETTE

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1 STUCCO, IN POLYESTER WHITE</li> <li>2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE</li> <li>3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY</li> <li>4 FIBRE CEMENT LAPPED SIDING, 8" PROFILE, WOOD TEXTURE, IN PEARL GREY</li> <li>5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY</li> <li>6 THINGTONE VENEER, IN OCEAN PEARL, SAVANNAH, GREY TONES</li> <li>7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS</li> <li>8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS</li> <li>9 COMPACTED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT</li> </ul> | <ul style="list-style-type: none"> <li>10 SOFFIT, KAYCAN VENTED VINYL SOFFIT, IN MEDIUM GREY</li> <li>11 WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS</li> <li>12 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER</li> <li>13 ALUMINUM STORE FRONT GLAZING, IN ANODIZED SILVER</li> <li>14 ALUMINUM CURTAIN WALL GLAZING, IN ANODIZED SILVER</li> <li>15 SPANDREL PANEL</li> <li>16 ALUMINUM WINDOW FRAMES, IN ANODIZED SILVER</li> <li>17 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER</li> <li>18 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER</li> </ul> | <ul style="list-style-type: none"> <li>19 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS</li> <li>20 STOCK COLOUR IN REGENT GREY FINISH</li> <li>21 STEEL COLUMNS &amp; STRUCTURE, IN REGENT GREY FINISH</li> <li>22 CANTILEVERED BALCONY</li> <li>23 LIVING WALL SYSTEM / CASCADING PLANTERS</li> <li>24 GREEN ROOF</li> <li>25 LOUVERS, METAL FRAME, IN REGENT GREY FINISH</li> <li>26 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH</li> <li>27 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL</li> <li>28 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES</li> <li>29 STEEL DOOR, PREFINISHED</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REVISION	DATE	DESCRIPTION
1	22-MAR-22	DP REVISIONS
2	26-MAR-22	REMOVED SITE STAIR, FUTURE BOARDWALK & DOCK SHOW GREEN WALL AT SHANTON ROW-BUILDING 2 UPDATE MATERIAL PALETTE NUMBERS
3	1-DEC-21	ADD AREA ETC CROSS SECTIONS AT BUILDINGS DP REVISIONS DP DESIGN TO COMPLY WITH 15m INTERCOURSE SETBACK DP REVISIONS COMPREHENSIVE LETTER RESPONSE



RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 1 - Garbage & Recycling Enclosure Elevations

A308  
1/16" = 1'-0"









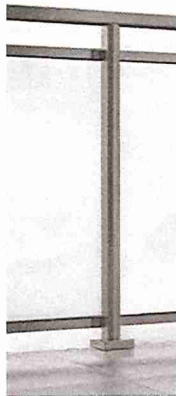
## MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
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- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES
- 7 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMB-FACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
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- 20 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 21 CANTILEVERED BALCONY
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- 26 ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- 27 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 28 STEEL DOOR, PREFINISHED



21 LIVING WALL SYSTEM

18 GUARDRAIL



CHARCOAL GREY



REGENT GREY



9 COMB-FACED WOOD FASCIA



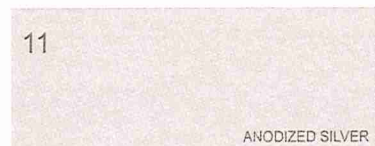
10 SOFFIT

MEDIUM GREY



18 GUARDRAIL

REGENT GREY



11

ANODIZED SILVER



1 STUCCO

POLYESTER WHITE



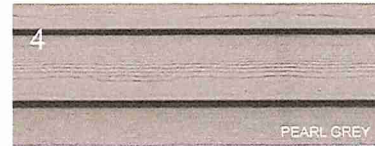
2

SADDLE



3

IRON GREY



4

PEARL GREY



5

PEARL GREY



6

OCEAN PEARL ASHLAR



14 SPANDREL PANEL

REVISION	DATE	DESCRIPTION
1	20-Jan-22	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT DOWNTOWN RICHMOND BUILDING 2
2	20-Nov-20	DP REVISIONS - UPDATE MATERIAL PALETTE NUMBERS - ADD AND SITE CROSS SECTIONS AT BUILDINGS
3	1-Dec-21	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK - COMPREHENSIVE LETTER RESPONSE

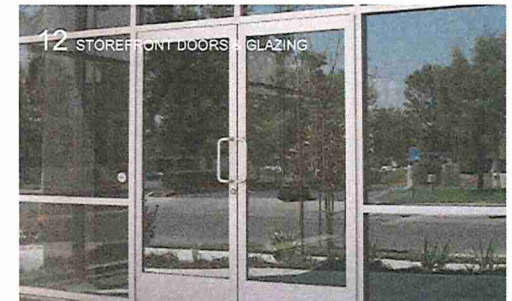


2 LUX V-GROOVE PANELS

LUX ARCHITECTURAL PANEL



3 LAPPED SIDING



12 STOREFRONT DOORS &amp; GLAZING

RW Wall  
Nanaimo, BC  
1 DEC 20

# Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

RECEIVED  
DP 1165  
2021-DEC-02

## Material Palette

A800



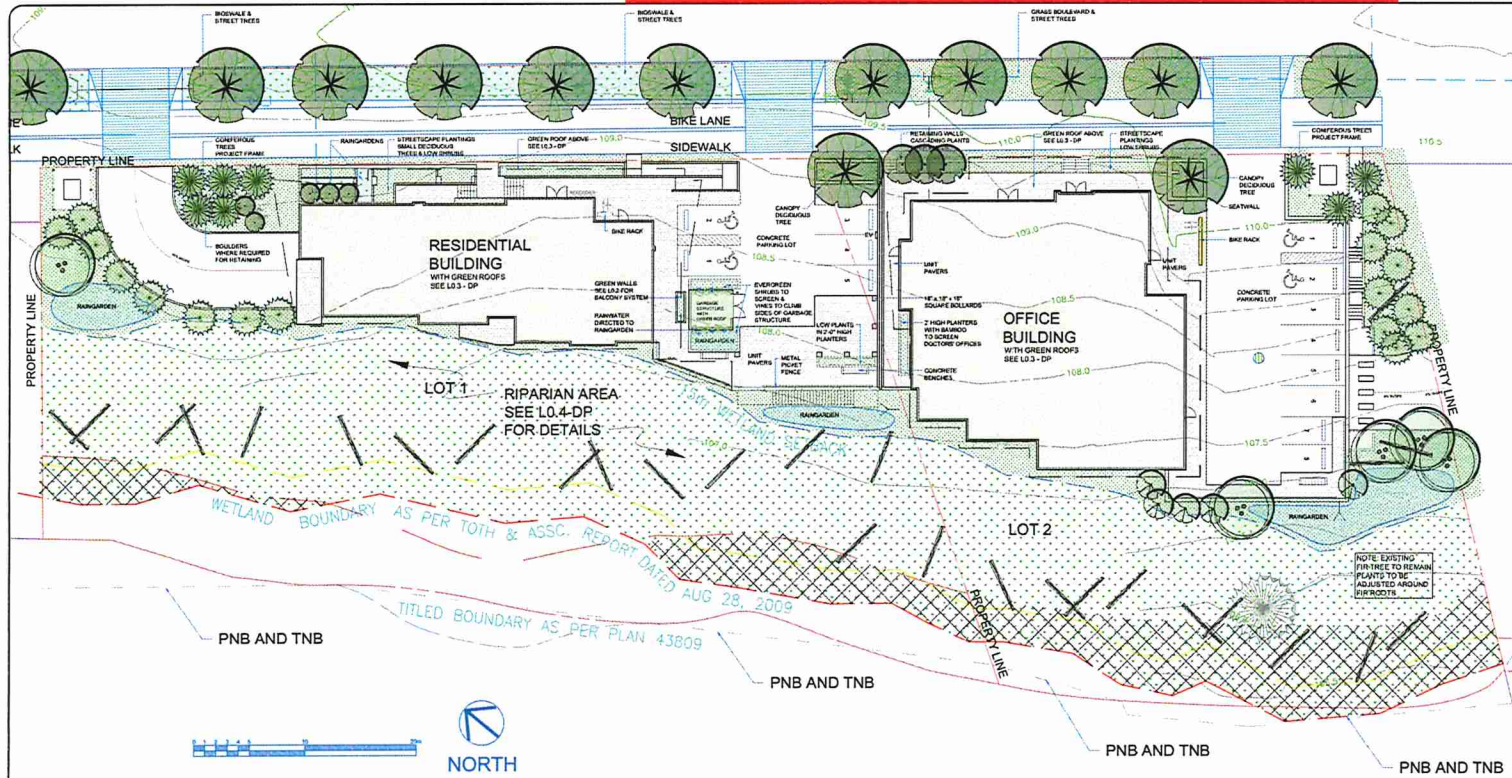
SHK Architects





Development Permit No. DP001165 Schedule D  
3789 & 3801 Shenton Road  
**LANDSCAPE PLAN AND DETAILS**

1 of 5



**LEGEND**

- SERBIAN SPRUCE
- DOUGLAS FIR
- BIG LEAF MAPLE
- CANOPY DECIDUOUS
- BITTER CHERRY
- SMALL DECIDUOUS TREES
- RAINGARDENS
- SHRUBS & GROUNDCOVERS NORTH OF 15m SETBACK LINE
- SHRUBS & GROUNDCOVERS IN RIPARIAN AREA
- PLANTED PARTS OF COVENANT AREA R46394
- WOODY DEBRIS LOGS 5m X .45 RADIUS

NOTES:  
For grading information, see Civil & Architectural drawings.  
ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS:  
Submitted to City for Review - 2019Sep12  
Issued for DP - 2019Sep18  
Rev #1 - C.O.N. Comments - 2020Jan23  
DP Rev for Coordination - 2020Nov23  
Reissued for DP - 2020Nov26  
Rev #2 - C.O.N. Staff Comments - 2020Dec15  
Reissued for DP - 2021Nov18  
Revised for DP - 2021Dec01



PROJECT:  
**3789-3801 SHENTON ROAD, NANAIMO, BC**

SITE LEGAL DESCRIPTION:  
Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**

SCALE: 1:200 DATE: SEP. 11, 2019  
DRAWN: DR CHECKED: VJD  
PROJECT NUMBER: SHENTON ROAD 2019  
DRAWING NUMBER: L0.1 - DP

**PLANT PALETTE**

NOTE: The plants for this scheme will be chosen from the following list as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability.

Key	Botanical Name	Common Name	Pot Size	Spacing	Remarks	Season
<b>Coniferous Trees</b>						
Psb	<i>Picea canadensis</i>	Serbian Spruce	2m ft	see plan	uniform specimen	all
Prmn	<i>Pseudotsuga menziesii</i>	Douglas Fir	2m ft	see plan	uniform specimen	all
<b>Deciduous Trees</b>						
Ag	<i>Amelanchier grandiflora</i>	Servicberry	10 gail	see plan	uniform specimen	all
Ge	<i>Cornus nuttallii</i>	Eddies White Wonder Dogwood	6 cm cal	see plan	see plan	all
Sj	<i>Syrinx japonica</i>	Snowbell Tree	6 cm cal	see plan	see plan	all
<b>Evergreen Shrubs</b>						
Dc	<i>Daphne genkwa</i>	Rose Daphne	1 gail	6.0 c.	all	all
Os	<i>Gaultheria shallon</i>	Sail	1 gail	5m o.c.	all	all
En	<i>Escallonia</i>	Escallonia	1 gail	6.0 c.	all	all
Lp	<i>Lonicera pileata</i>	Privet Honeysuckle	1 gail	1m o.c.	all	all
Ma	<i>Magnolia nervosa</i>	Dul Oregon Grape	1 gail	6.0 c.	all	all
La	<i>Lavandula angustifolia</i>	English Lavender	1 gail	6.0 c.	all	all
LaM	<i>Lavandula ang.</i>	Munstead Lavender	1 gail	6.0 c.	all	all
LaS	<i>Lavandula stoechas</i>	Spanish Lavender	1 gail	1 x1	all	all
LaA	<i>Lavandula stoechas</i>	Anouk	1 gail	1 x2	all	all
Ndm	<i>Nandina domestica</i>	Heavenly Bamboo	1 gail	2'x2'	all	all
RbP	<i>Rosa rugosa</i>	Creeping Rosemary	1 gail	6.0 c.	all	all
Sh	<i>Sarcococca humilis</i>	Sweetbox	1 gail	2'x2'	all	all
Vd	<i>Viburnum davidii</i>	David's viburnum	1 gail	2'x2'	all	all

Rm	Deciduous Shrubs	white groundcover rose	1 gail	1m o.c.	all	all
Gr	Grasses	Blue Oat Grass	1 gail	6.0 c.	all	all
Pa	<i>Penstemon alpinus</i>	Penstemon	1 gail	6.0 c.	all	all
Mm	<i>Muscadine</i>	Little Miss Red Maiden Grass	1 gail	2'x2'	all	all
<b>Rain Gardens</b>						
Cd	<i>Cornus stolonifera</i>	Red twigged dogwood	1 gail	all	all	all
Gr	<i>Gaultheria shallon</i>	Sail	1 gail	all	all	all
Lj	<i>Lonicera involucrata</i>	Twinseed Honeysuckle	1 gail	all	all	all
Mg	<i>Myrica gale</i>	Myrtle	1 gail	all	all	all
Rpa	<i>Rubus parviflorus</i>	Thimbleberry	1 gail	all	all	all
Rho	<i>Rubus spectabilis</i>	Salmonberry	1 gail	all	all	all
Sr	<i>Sambucus racemosa</i>	Red Elderberry	1 gail	all	all	all
Pm	<i>Polystichum munifolium</i>	Saved fern	1 gail	all	all	all
Co	<i>Carex obovata</i>	Slough sedge	10 cm	all	all	all
Ja	<i>Juncus effusus</i>	Common Rush	10 cm	all	all	all
Lyr	<i>Lysichiton americanus</i>	Skunk Cabbage	1 gail	all	all	all
Sm	<i>Scorpus microcarpus</i>	Small flowered bulrush	10 cm	all	all	all
<b>Vines for green walls</b>						
Cr	<i>Clematis vitalba</i>	Trumpet Vine	1 gail	all	all	all
Cr	<i>Clematis tangutica</i>	Oriental Clematis	1 gail	all	all	all
Cr	<i>Clematis montana</i>	Mountain Clematis	1 gail	all	all	all
Cr	<i>Clematis armandi</i>	Evergreen Clematis	1 gail	all	all	all
Ja	<i>Jasminum officinale</i>	Common Jasmine	1 gail	all	all	all
Lp	<i>Lonicera periclymenum</i>	Honeysuckle	1 gail	all	all	all
Tj	<i>Trachelium perfoliatum</i>	Star Jasmine	1 gail	all	all	all

**GREEN WALL BALCONY SYSTEM**



RECEIVED  
DP1165  
2021-DEC-02  
CITY OF NANAIMO



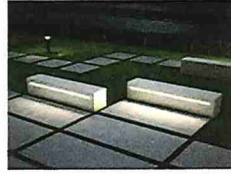
**DESIGN RATIONALE**

The site is located between Shenton Road and Divers Lake on a disturbed site, with expansive views south over the Lake and to Mount Benson.

The landscape component of the property is limited to the streetscape, buffers and riparian areas.



Concrete Planters



Lighting/Bench



Green Roofs



Raingardens



Tall Oregon Grape



Evergreen Huckleberry

**Streetscape**

The Streetscape consists of a structured landscape of plazas and planters which have been designed to reflect the geometry of the architecture. Within this formal structure the planting by contrast is informal, soft in form and full in growth habit.

A series of planter walls allow enough soil depth on top of the parkade to support small trees which soften and frame the buildings. Lighting will be an integral part of the walls to light the walkways.

Green Roofs form a part of the stormwater management plan, as well as providing habitat for birds and insects, ameliorating the urban heat island and insulating the building from heat and noise. The water from the canopies will run down rain chains into a series of raingardens.

**Buffers**

The plantings to the South, East and West of the buildings, will be planted with native plants and will tie in seamlessly with the riparian restoration plants in the 15m setback to the south. Raingardens are incorporated into this landscape scheme.

**Riparian Restoration**

See plan L0.5



Mixed Planting



Snowbell Tree



Rain Chains



Indian Plum



Saskatoonberry

**KEY**

- ① Conifers frame project along Shenton
- ② Deciduous trees frame building
- ③ Green roofs
- ④ Rain chains
- ⑤ Rain gardens
- ⑥ Low evergreen & deciduous planting
- ⑦ Small deciduous trees
- ⑧ Green balcony wall beyond

**SHENTON ROAD STREETSCAPE . NTS****NOTES:**

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.

**REVISIONS:**

Submitted to City for Review - 2019Sep12

Issued for DP - 2019Sep18

Rev #1 - C.O.N. Comments - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

Rev #2 - C.O.N. Staff Comments - 2020Dec15

Reissued for DP - 2021Nov18

Revised for DP - 2021Dec01

**CONSULTANT:****PROJECT:**

3789-3801  
SHENTON ROAD.  
NANAIMO, BC

**SITE LEGAL DESCRIPTION:**

Lot 1, Section 4, Wellington District,  
Plan EPP 69258

**SHEET TITLE:**

LANDSCAPE  
DESIGN  
ELEMENTS

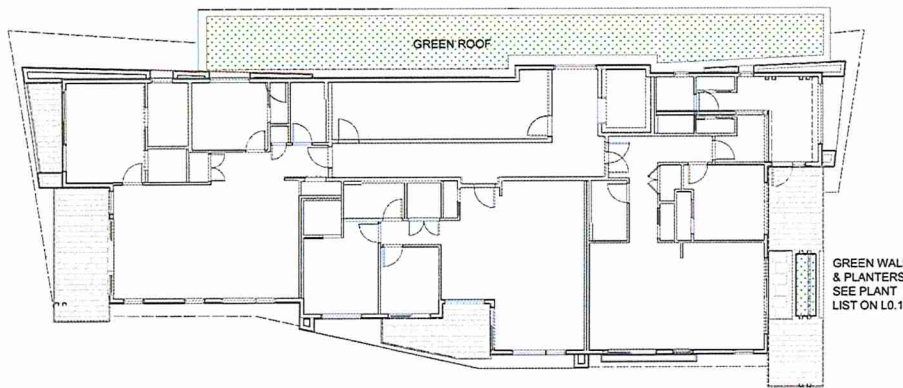
SCALE: AS NOTED DATE: SEP. 11, 2019

DRAWN: DR CHECKED: VJD

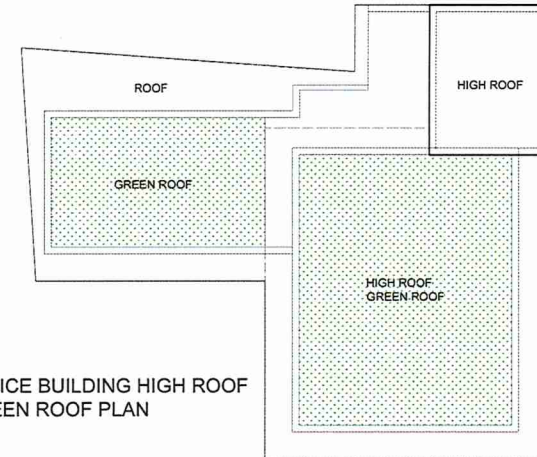
PROJECT NUMBER:  
SHENTON ROAD 2019

DRAWING NUMBER:  
L0.2 - DP

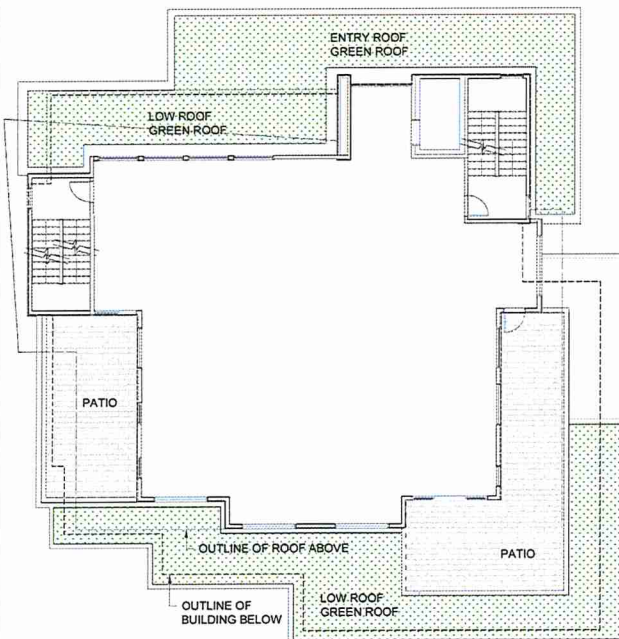




RESIDENTIAL BUILDING  
GREEN ROOF PLAN



OFFICE BUILDING HIGH ROOF  
GREEN ROOF PLAN



OFFICE BUILDING LEVEL 2  
GREEN ROOF PLAN

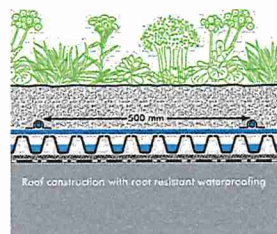
### PLANT PALETTE

The plants will be selected from this plant palette.  
Not all plants will necessarily be used, others may  
be substituted depending on availability and suitability  
in the final design.

Key	Botanical Name	Common Name	Pot Size
Ac	Allium cernuum	Nodding onion	plugs
As	Allium schoenoprasum	Chives	plugs
Am	Artemisia maritima	Sea Pink	plugs
Sam	Sedum album 'Mural'	White Stonecrop	plugs
S	Sedum kamischaticum	Kamischaticum Stonecrop	plugs
So	Sedum oregonum	Oregon Stonecrop	plugs
Sd	Sedum divergens	Spreading Stonecrop	plugs
Sa	Sedum spathulifolium	Broad Leaved Stonecrop	plugs
Sd	Saxifraga douglasii	Douglas's Blue-eyed Grass	plugs

#### NOTES:

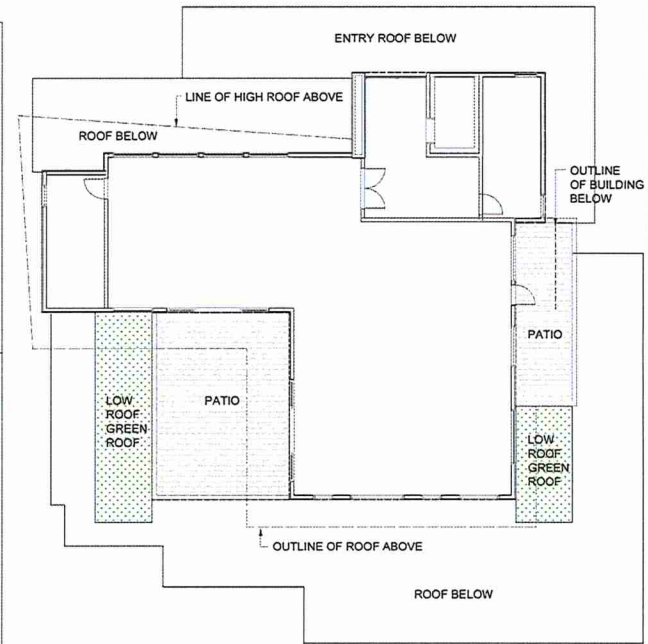
- Green Roof system to be Zinc Urban Climate Roof or equivalent.  
<https://zinc-urbanclimate.com/systems/urban-climate-roof/>
- Minimum soil depth to be 150mm (6")
- All planted areas to be irrigated.



Plant Community  
"Urban Climate Roof"  
System Substrate "Rockery Type Plants"  
Dripperline 500-12  
Aqueduct AF-300  
Floordrain FD-40-E\*  
Protection Mat SSM-45  
Root Barrier WSF-40,  
if waterproofing is not root-resistant

• The Build-up height can be reduced or increased as required using a different drainage element.

- All plants and planting to be to BCSLA/BCNTA Landscape Standards, latest edition.
- Any plant substitutions must be shade tolerant species for the North Roof and sun loving species for the South Roof.
- Plant in groups of 5, or multiples of 5 in staggered rows.



OFFICE BUILDING LEVEL 3  
GREEN ROOF PLAN

#### NOTES:

For grading information,  
see Civil & Architectural drawings.  
ALL PLANTED AREAS TO BE  
IRRIGATED.

#### REVISIONS:

Submitted to City for Review - 2019Sep12
Issued for DP - 2019Sep18
Rev #1 - C.O.N. Comments - 2020Jan23
DP Rev for Coordination - 2020Nov23
Released for DP - 2020Nov26
Rev #2 - C.O.N. Staff Comments - 2020Dec15
Revised for DP - 2021Dec01

#### CONSULTANT:



#### PROJECT:

3789-3801  
SHENTON ROAD,  
NANAIMO, BC

#### SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District,  
Plan EPP 89258

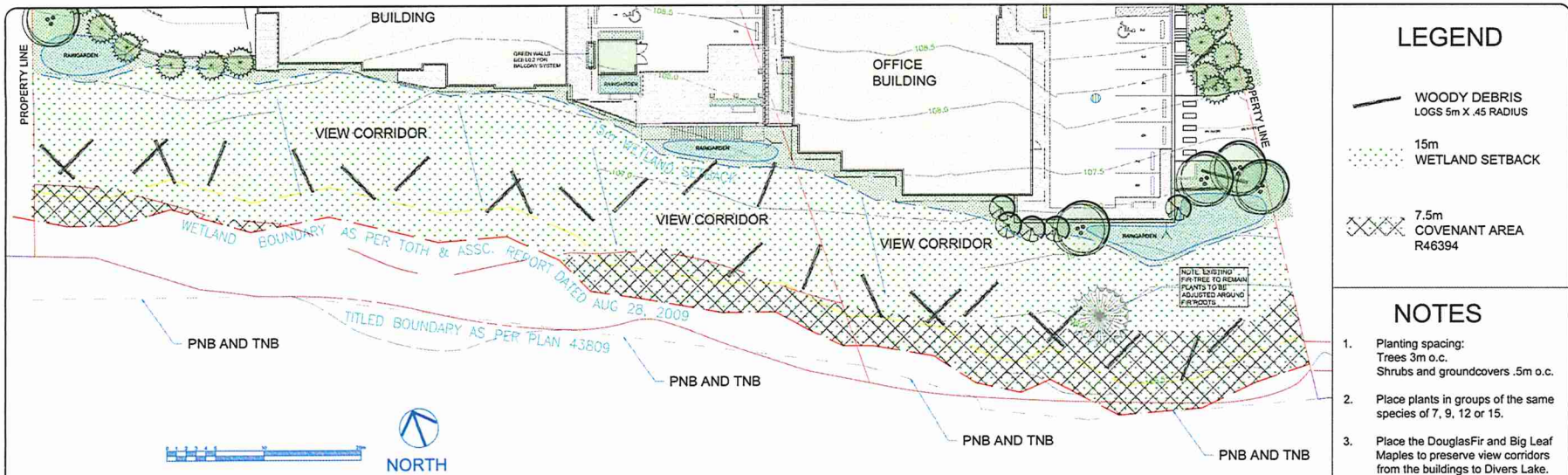
#### SHEET TITLE:

GREEN ROOF  
PLANS

SCALE: 1:100 DATE: SEP. 11, 2010  
DRAWN: DR CHECKED: VJO

PROJECT NUMBER:  
SHENTON ROAD 2019  
DRAWING NUMBER:

L0.3-DP



## RIPARIAN PLANT LISTS




15m Wetland setback parts only  
WITHIN 7.5m Riparian Covenant Area R46394

Key	Total	Botanical Name	Common Name	Pot Size	growing conditions
<b>DEODOROUS TREES</b>					
Arg	6	<i>Acacia galeata</i>	Dragon's Maple	2 gal	moist/ sun
Ar	6	<i>Alnus rubra</i>	Rd Alder	1 gal	moist/ sun
Cd	6	<i>Corymbus douglasii</i>	Black Hestern	1 gal	moist/ sun/ shade
Lt	6	<i>Lonicera caerulea</i>	Blue Honeysuckle	1 gal	moist/ sun/ shade
Pr	6	<i>Prunus laurocerasus</i>	Cherry Laurel	2 gal	dry/ moist/ sun/ shade
Sc	6	<i>Sassafras albidum</i>	Sassafras	1 gal	moist/ sun/ shade
Sc	6	<i>Sassa scopulorum</i>	Scopely Yellow	cuttings	moist/ sun/ shade
Se	6	<i>Sassa schimmi</i>	Silba Willow	cuttings	moist/ sun/ shade
Se	6	<i>Sassa bicolor</i>	Hudson Yellow	cuttings	moist/ sun/ shade
<b>SHRUBS</b>					
As	126	<i>Amelanchier alnifolia</i>	Saskatoonberry	1 gal	dry/ sun
Cd	126	<i>Cornus spicata</i>	Rd twigged dogwood	1 gal	moist/ sun/ shade
Gr	126	<i>Gaultheria phillyifolia</i>	Tall gal	1 gal	shade/ dry
Lt	126	<i>Lonicera involucrata</i>	White Honeysuckle	1 gal	sun/ moist
My	126	<i>Myrica aspera</i>	Myrica	1 gal	shade/ dry
Ny	126	<i>Nyssa sylvatica</i>	Northern	1 gal	moist/ sun/ shade
Rb	126	<i>Ribes latrochneum</i>	Black Currant	1 gal	shade/ moist
Rt	126	<i>Ribes lacustre</i>	Rice Cut	1 gal	shade/ moist to dry
Sa	126	<i>Sambucus racemosa</i>	Gooseberry	1 gal	moist/ sun/ shade
Sp	126	<i>Spiraea prunifolia</i>	Thornspirea	1 gal	moist/ sun/ shade/ moist
Sp	126	<i>Spiraea alba</i>	White Spirea	1 gal	moist/ sun/ shade/ moist
Sp	126	<i>Spiraea tomentosa</i>	Rd Elderberry	1 gal	moist/ sun/ shade/ moist
Sp	126	<i>Spiraea sparganii</i>	Hairberry	1 gal	moist/ sun/ shade/ moist
<b>PERENNIALS</b>					
Prun	126	<i>Potamogeton nuttallianum</i>	Sword fern	1 gal	all

15m Wetland setback EXCLUDING those parts within  
7.5m Riparian Covenant Area R46394

Key	Total	Botanical Name	Common Name	Pot Size	growing conditions
<b>CONIFEROUS TREES</b>					
Prun	25	<i>Pinus strobus</i>	Douglas Fir	2 gal	dry/in shade
<b>DECIDUOUS TREES</b>					
Am	25	<i>Acer macrocarpum</i>	Big-leaf Maple	2 gal	moisture
Asp	25	<i>Aster alpinus</i>	Douglas Hellebore	2 gal	moisture
Am	25	<i>Amelanchier</i>	Shadblow	1 gal	moisture
Cr	25	<i>Cornus</i>	Black hawthorn	1 gal	moisture/shade
Vi	25	<i>Viburnum</i>	Crabapple	2 gal	moisture/shade
Pr	25	<i>Prunus virginiana</i>	Black Cherry	2 gal	dry/moisture/shade
<b>SHRUBS</b>					
Aj	25	<i>Asplenium adnigrum</i>	Silene aconitifolia	1 gal	dry/shade
Cr	25	<i>Cornus</i>	Red hipped dogwood	1 gal	moisture/shade
Li	25	<i>Lonicera</i>	Salix	1 gal	moisture
Li	25	<i>Lonicera</i>	Red Spiny	1 gal	moisture
Li	25	<i>Lonicera</i>	Twinnel	1 gal	moisture
Ma	25	<i>Malva</i>	Monarda	1 gal	moisture
Ma	25	<i>Malva</i>	Tall Oregon Grape	1 gal	shade
Pr	25	<i>Prunus</i>	Marble	1 gal	shade dry
Pr	25	<i>Prunus</i>	Common	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Coastal Coast	1 gal	dry/shade
Pr	25	<i>Prunus</i>	Yucca	1 gal	moisture
Pr	25	<i>Prunus</i>	Physocarpus opulifolius	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Ribes cereum	1 gal	moisture
Pr	25	<i>Prunus</i>	Ribes sanguineum	1 gal	moisture
Pr	25	<i>Prunus</i>	Ribes	1 gal	moisture to dry
Pr	25	<i>Prunus</i>	Cowberry	1 gal	moisture
Pr	25	<i>Prunus</i>	Red hawthorn	1 gal	dry/shade
Pr	25	<i>Prunus</i>	Norfolk Island	1 gal	moisture
Pr	25	<i>Prunus</i>	Rubus	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Rubus spectabilis	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Red Elderberry	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Spiraea	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Syringa	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Syringa	1 gal	moisture/shade
Pr	25	<i>Prunus</i>	Vaccinium	1 gal	moisture/shade
<b>PERENNIALS</b>					
Prun	25	<i>Prunella</i>	Sandil fern	1 gal	moisture/shade

### LEGEND

-  **WOODY DEBRIS**  
LOGS 5m X .45 RADIUS
-  **15m**  
**WETLAND SETBACK**
-  **7.5m**  
**COVENANT AREA**  
R46394

## NOTES

1. **Planting spacing:**  
Trees 3m o.c.  
Shrubs and groundcovers .5m o.c.
2. **Place plants in groups of the same species of 7, 9, 12 or 15.**
3. **Place the Douglas Fir and Big Leaf Maples to preserve view corridors from the buildings to Divers Lake.**

**NOTES:**  
For grading information,  
see Civil & Architectural drawings.

**ALL PLANTED AREAS TO BE  
IRRIGATED.**

## REVISIONS:

Submitted to City for Review - 2019Sep12

Issued for DP - 2019Sep18

Rev #1 - C.O.N. Comments - 2020Jan23

DP Rev for Coordination - 2020

Reissued for DP - 2020Nov26

Rev #2 - C.O.N. Staff Comments - 2020Dec15

Reissued for DP - 2021Nov18

Revised for DP - 2021Dec01

## CONSULTANT:



## PROJECT:

3789-3801  
SHENTON ROAD.  
NANAIMO, BC

## SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District,  
Plan EPP 69258

## SHEET TITLE:

RIPARIAN  
REVEGETATION  
PLAN

SCALE: 1:200	DATE: SEP. 11, 2019
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DRAWN: DR	CHECKED: VJD
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PROJECT NUMBER: SHENTON ROAD 2019
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DRAINAGE NUMBER:

L0.4-DP



