

DATE OF MEETING February 28, 2022

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT COVENANT AMENDMENT APPLICATION NO. CA16 and  
DEVELOPMENT PERMIT APPLICATION NO. DP1165 – 3789 &  
3801 SHENTON ROAD**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a covenant amendment application and development permit application for a proposed mixed-use residential and office development at 3789 and 3801 Shenton Road.

### **Recommendation**

That:

1. Council direct Staff to amend the Section 219 covenant (CA6139861) on the property titles at 3789 and 3801 Shenton Road to remove the requirement that the lots be consolidated; and,
2. Council approve the issuance of Development Permit No. DP1165 at 3789 and 3801 Shenton Road for a mixed-use residential and office development, with variances to:
  - increase the maximum allowable building height from 18.00m to 20.15m for the proposed building at 3801 Shenton Road; and,
  - reduce the minimum front yard setback for an underground parking structure from 1.8m to 0.0m.

## **BACKGROUND**

A covenant amendment application and a development permit application, CA16 and DP1165, were received from RW (Bob) Wall Ltd., on behalf of Diver Lake Investments Ltd., to amend an existing Section 219 covenant on the property titles of 3789 and 3801 Shenton Road in order to facilitate a proposed mixed-use residential and office development. The existing covenant (CA6139861) was registered on the properties in 2017 as a condition of rezoning (RA346). Among other items, the covenant requires consolidation of the subject properties prior to issuance of a development permit. In addition to the covenant, a blanket statutory right-of-way for the future Diver Lake Loop Trail across the property (exact alignment to be determined) was secured through rezoning and will remain on title until such time that the trail is developed.

On 2022-FEB-07, Council provided direction to proceed with public notification prior to consideration of the covenant amendment application. The public notification has occurred and notices were distributed to neighbouring property owners and occupants as per the City of Nanaimo's Covenant Amendment Process Policy.

## Subject Property and Site Context

<i>Location</i>	The subject properties are located on the south side of Shenton Road facing Diver Lake, between Jingle Pot Road and Kenworth Road.
<i>Total Area</i>	0.54ha
<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development

The subject properties are located in the Diver Lake neighbourhood and are across Shenton Road from the Island Corridor Rail and Island Highway corridors. Both properties are currently vacant, and the property at 3789 Shenton Road previously contained a single residential dwelling that was demolished in 2019. The rear of the properties, adjacent to Diver Lake, includes a 15m-wide protected riparian setback. The site slopes downhill by approximately 4m from Shenton Road to Diver Lake.

Surrounding land uses are a mix of residential, commercial, and industrial. The adjacent property to the east contains a dental office and the adjacent property to the west is an undeveloped portion of Diver Lake Park.

## DISCUSSION

### Proposed Development

The applicant is proposing to construct a three to five-storey mixed-use development consisting of two buildings with a combined total of 18 residential dwelling units and 547m<sup>2</sup> of medical office space. The building at 3801 Shenton Road (Lot 1), to the west, will be five-storeys and will be primarily residential with 15 dwelling units, including two live/work units at ground level. The building at 3789 Shenton Road (Lot 2), to the east, will be three-storeys and will contain a medical/dental office at ground level and three dwelling units above. Both buildings will be on top of an under-the-building parking structure that will be partially exposed to the rear, presenting a six-storey and four-storey elevation towards Diver Lake for the west and east buildings, respectively.

The proposed residential unit composition is as follows:

- 2 studio units;
- 5 one-bedroom units; and
- 11 two-bedroom units.

The proposed gross floor area on Lot 1 is approximately 1,806m<sup>2</sup> and approximately 1,158m<sup>2</sup> on Lot 2, with a combined total of 2,964m<sup>2</sup>. The maximum permitted Floor Area Ratio (FAR) in the COR2 zone is 1.25 and the proposed FAR is 0.61 for Lot 1 and 0.47 for Lot 2.



### *Site Design*

The site is constrained by the shallow depth of the lots and the 15m riparian setback from Diver Lake and its adjacent wetlands. The buildings are sited closer to Shenton Road to avoid encroachment into the riparian setback. Each building will have an under-the-building parking level separated by a fire wall following the existing property line. The parking level for Lot 1 will be accessed by a ramp from Shenton Road, and the parking level for Lot 2 will be accessed through the neighbouring property to the east at 3767 Shenton Road. This property contains the existing Diver Lake Dental Clinic and is owned by the same ownership group as the subject properties. An easement agreement will be required as a condition of the development permit to secure access to Lot 2.

In addition to the under-the-building parking level, two surface parking areas are proposed with separate vehicle entries; a central parking court between both buildings, and a parking court to the east of medical/dental building on Lot 2. All required parking will be provided on the subject properties. Three of the surface parking stalls for Lot 1 will cross the property line into Lot 2 and will be secured by covenant, as permitted by the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266”.

Pedestrian access to both buildings is proposed from Shenton Road. Both surface parking areas and the buildings will be connected by a pedestrian walkway adjacent to Shenton Road. A small plaza is proposed outside of the front entry for each building, in addition to a plaza overlooking the lake within the central parking court. Bicycle parking is proposed with long-term bicycle storage in the under-the-building parking level and short-term bicycle parking in the plazas near the building entries. Refuse/recycling receptacles for Lot 1 will be stored in an enclosure facing the surface parking lot, and for Lot 2 within the under-the-building parking level.

### *Building Design*

The two buildings are contemporary in design and provide visual interest not only along Shenton Road but also from the Island Highway and from Diver Lake. The residential building on Lot 1 orients dwelling units to face away from the highway, but the street-facing elevation still presents itself as the front of the building with a covered entryway at ground level and live/work units facing the street. The vertical massing of the building is broken up by protruding balcony boxes and alternating materials. The building will feature a strong roofline on all elevations.

The design of the building on Lot 2 reflects its medical office use with significant glazing at ground level and strong horizontal lines. The building steps down on the rear elevation and reflects the scale of adjacent commercial uses to the east. A large private outdoor deck is proposed on the third level.

The proposed exterior materials include a mix of stucco, Lux smooth panels, and fibre cement siding. Building entries will be accentuated by thinstone veneer cladding. The two buildings present unique massing and architectural elements but with a cohesive design in the exterior materials and finishes.

### *Landscape Design*

A landscape buffer is proposed along the street frontage including low shrubs, cascading plants, and coniferous trees near the edges of the properties, and a large deciduous tree to anchor the entry to each of the surface parking areas. Substantial vegetation is proposed along the west and east property lines. Raingardens are proposed to the south of both surface parking areas and adjacent to the under-the-building parking ramp. The building on Lot 2 will include a green roof with a mix of groundcovers and grasses. The building on Lot 1 will have a green roof on its entrance canopy and a living wall on the east elevation.

The riparian setback area will be revegetated and restored as required by an existing covenant on the subject properties. A large existing Sequoia tree within the riparian area will be retained.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2020-DEC-15, accepted DP1165 as presented with support for the proposed variances. In the subsequent time, the applicant re-designed the project to accommodate the development without lot consolidation and submitted revised plans in December 2021.

### **Proposed Variances**

#### *Maximum Building Height*

The maximum building height in the COR2 zone is 18.00m where at least 75% of the parking is provided below or beneath a building. The height of the proposed residential building at 3801 Shenton Road (Lot 1) is 20.15m, a requested variance of 2.15m. Both buildings will provide at least 75% of their respective required parking beneath the building.

The applicant is requesting the height variance in order to accommodate the proposed development on the constrained and sloping site. While the COR2 zone allows a maximum lot coverage of 60%, the proposed building on Lot 1 will have a lot coverage of only 18.5% in order to preserve the significant riparian setbacks. Due to the reduced building footprint, the applicant has proposed to increase the building height. Staff support the proposed height variance.

#### *Projections Into Yards*

The minimum front yard setback for an underground parking structure is 1.8m. The proposed parking structure setback from Shenton Road is 0.0m, a requested variance of 1.8m. The applicant is requesting the parking structure setback variance in order to site both buildings to the north away from Diver Lake. The variance will allow the development to accommodate the required dimensions for parking spaces in the parking level without encroaching into the riparian setback. Staff support the proposed parking structure setback variance.

### **Proposed Covenant Amendment**

The proposed covenant amendment will remove the requirement to consolidate the lots prior to issuance of a development permit. At the time of rezoning, the proof of concept provided by the applicant would have necessitated consolidation of the lots in order to meet the COR2 zoning regulations. The east building was originally proposed to be entirely office and the COR2 zone

requires an equal amount of residential floor area on the same lot. Since the time of rezoning, the applicant has developed more detailed plans and included residential units on the same lot as the medical/dental office building (3789 Shenton Road). By doing so, the applicant has demonstrated that the two lots can be developed independently and meet the requirements of the COR2 zone. As a condition of development permit issuance, the applicant will be required to secure shared access and parking agreements between the two lots and the property to the east at 3767 Shenton Road.

The existing covenant CA6139861 is proposed to be amended as follows:

<i>Current Covenant</i>	<i>Proposed Amendment</i>
Section 2 prohibits the sale of the two properties separately from one either until lot consolidation, leaving the lots title-bound.	The timing of the title-bound clause will change, remaining in effect only until such time as the other requirements of the covenant are met.
Section 3 requires that the two lots be consolidate prior to development issuance.	This section will be removed and replaced with a new section to covenant and secure future parking and access agreements between the two lots.

The other conditions of the existing covenant, pertaining to extraordinary frontage works/services and riparian restoration, will remain. The applicant has demonstrated that there is a viable building envelope on each lot under the COR2 zone without having to consolidate the lots. Staff support the proposed covenant amendment.

## **SUMMARY POINTS**

- Covenant Amendment Application No. CA16 proposes to amend an existing Section 219 covenant on the property titles of 3789 and 3801 Shenton Road in order to facilitate a proposed mixed-use residential and office development.
- The proposed covenant amendment will remove the requirement that the lots be consolidated prior to issuance of a development permit.
- Development Permit Application No. DP1165 is for a mixed-use development consisting of two buildings with a combined total of 18 residential dwelling units and 547m<sup>2</sup> of medical office space.
- Variances are requested to increase the maximum allowable building height from 18.00m to 20.15m for the building at 3801 Shenton Road and to reduce the minimum front yard setback for an underground parking structure from 1.8m to 0.0m. Staff support the proposed variances and covenant amendment.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site and Parking Plans  
ATTACHMENT E: Building Elevations and Materials  
ATTACHMENT F: Perspective Views  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Aerial Photo

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
Deputy CAO / General Manager,  
Development Services

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

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

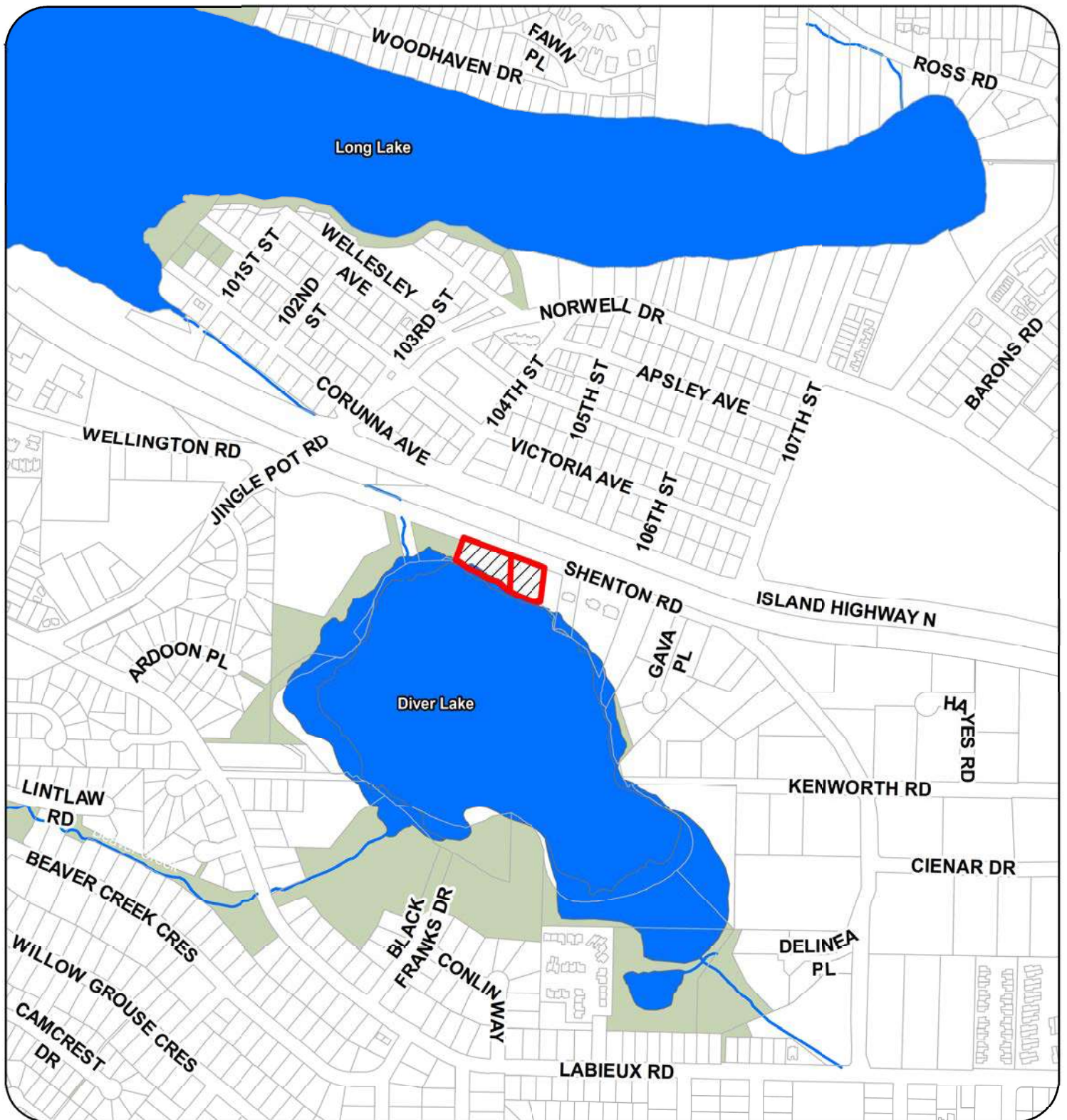
1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback requirement for an underground parking structure from 1.8m to 0.0m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height for the proposed building at 3801 Shenton Road from 18.00m to 20.15m.

### **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 Attachment D.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by dHK Architects, dated 2021-DEC-01, as shown on Attachment E.
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 Attachment H.
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 Attachment D, 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.

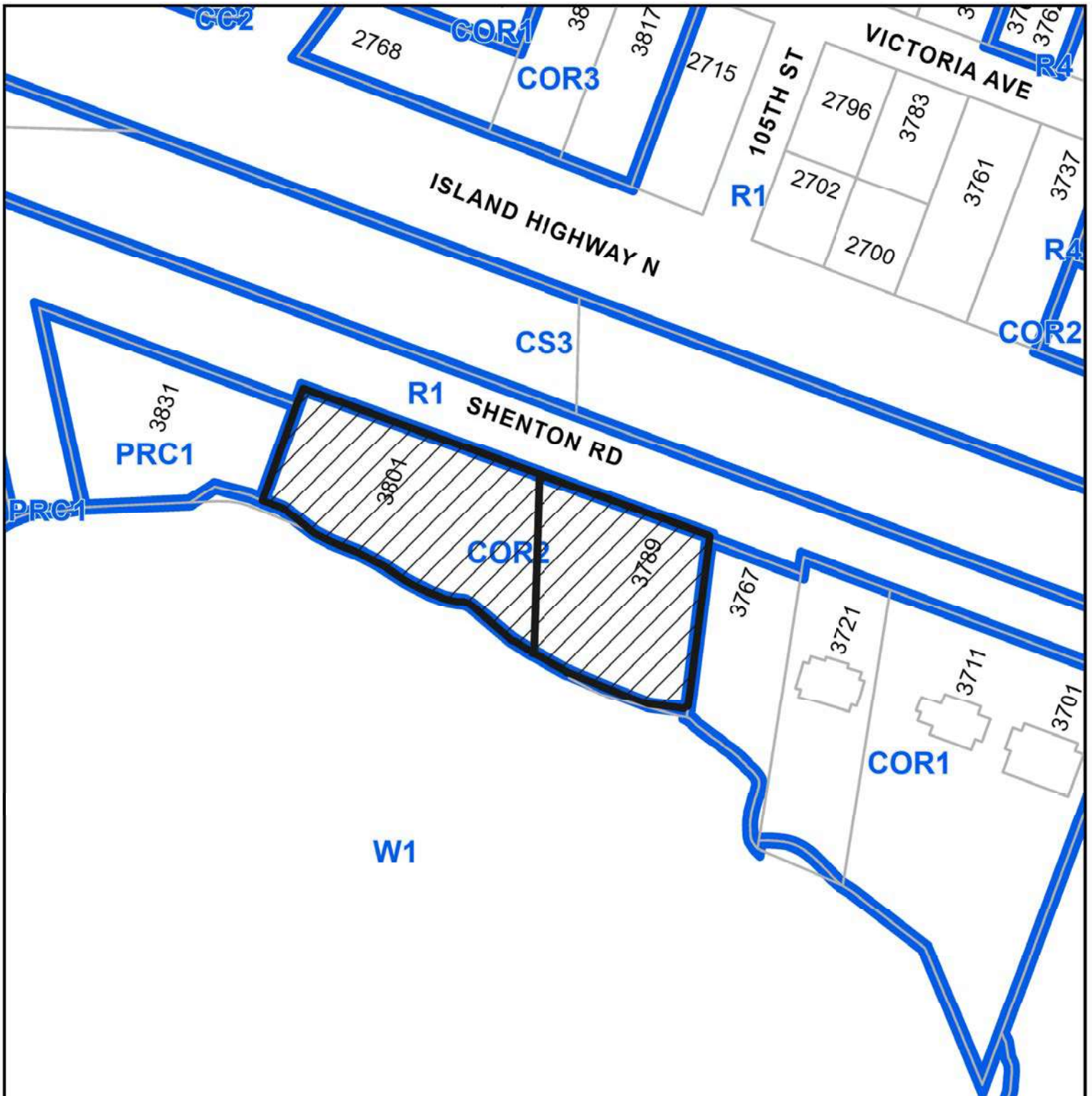


# ATTACHMENT B CONTEXT MAP



3789 & 3801 SHENTON ROAD

# ATTACHMENT C LOCATION PLAN



**Subject Property**

## COVENANT AMENDMENT APPLICATION NO. CA000016

CIVIC: 3789 & 3801 SHENTON ROAD

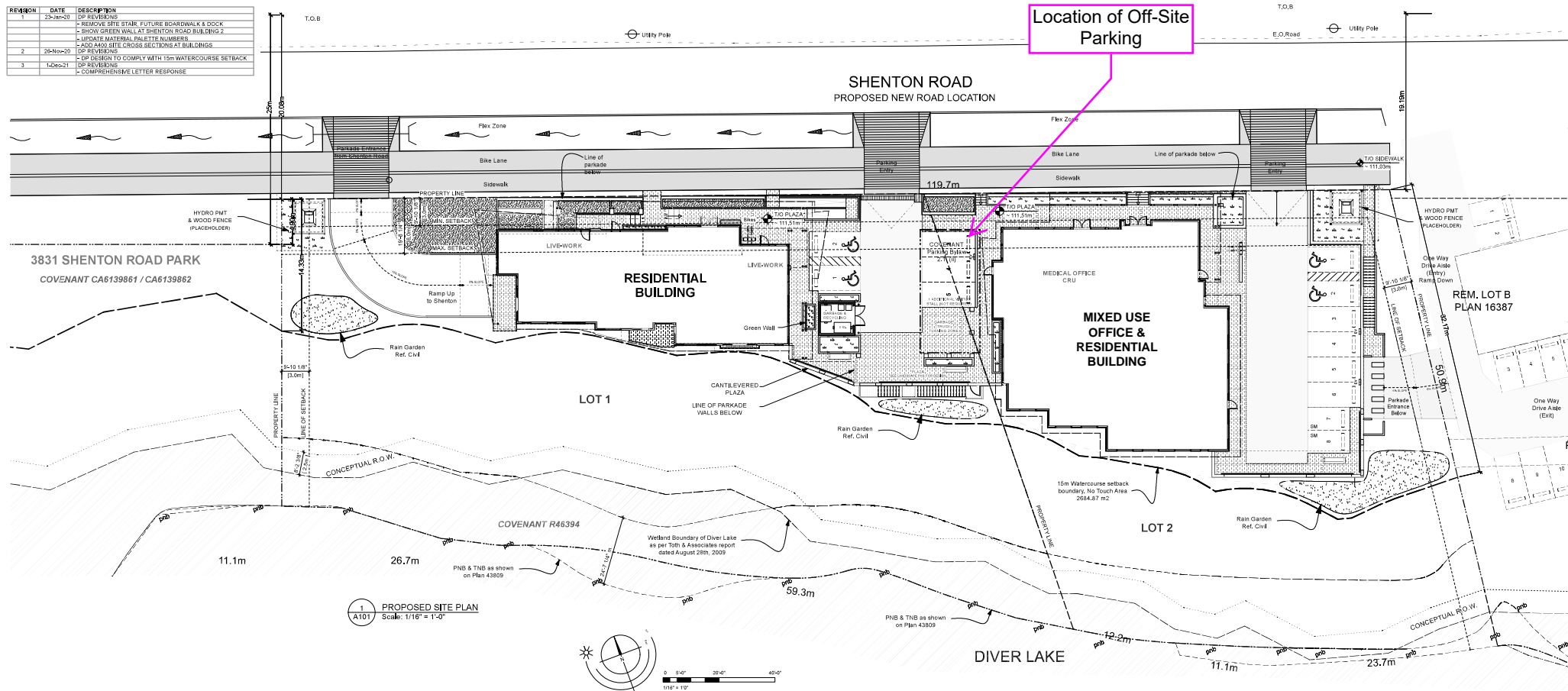
LEGAL: LOT 2 SECTIONS 3 AND 4 WELLINGTON DISTRICT PLAN EPP69258;  
LOT 1 SECTION 4 WELLINGTON DISTRICT PLAN EPP69258



# ATTACHMENT D SITE AND PARKING PLANS

1 of 2

REVISION	DATE	DESCRIPTION
1	23-06-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD A400 SITE CROSS SECTIONS AT BUILDINGS
2	26-06-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	1-06-21	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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**Site Plan - Subdivide**

A101  
1/16" = 1'-0"





# Elements Mixed Use Development

A111



# ATTACHMENT E

## 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 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 COMBFAST WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

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

- 18 CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS,
- 19 STOCK COLOUR IN REGENT GREY FINISH
- 20 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 21 CANTILEVERED BALCONY
- 22 LIVING WALL SYSTEM / CASCAADING PLANTERS
- 23 GREEN ROOF
- 24 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 26 ALUMINIUM 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 SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS
		- DP TO BE SUB TO COMPLY WITH 150' WATERCOURSE SETBACK
3	1-Dec-21	DP REVISIONS
		- COMPARE-REVIEW LETTER RESPONSE



2 Diver Lake Elevation  
A300  
Scale: 3/32" = 1'-0"

RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development  
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2021-DEC-02

Site Elevations  
A300  
3/16" = 1'-0"



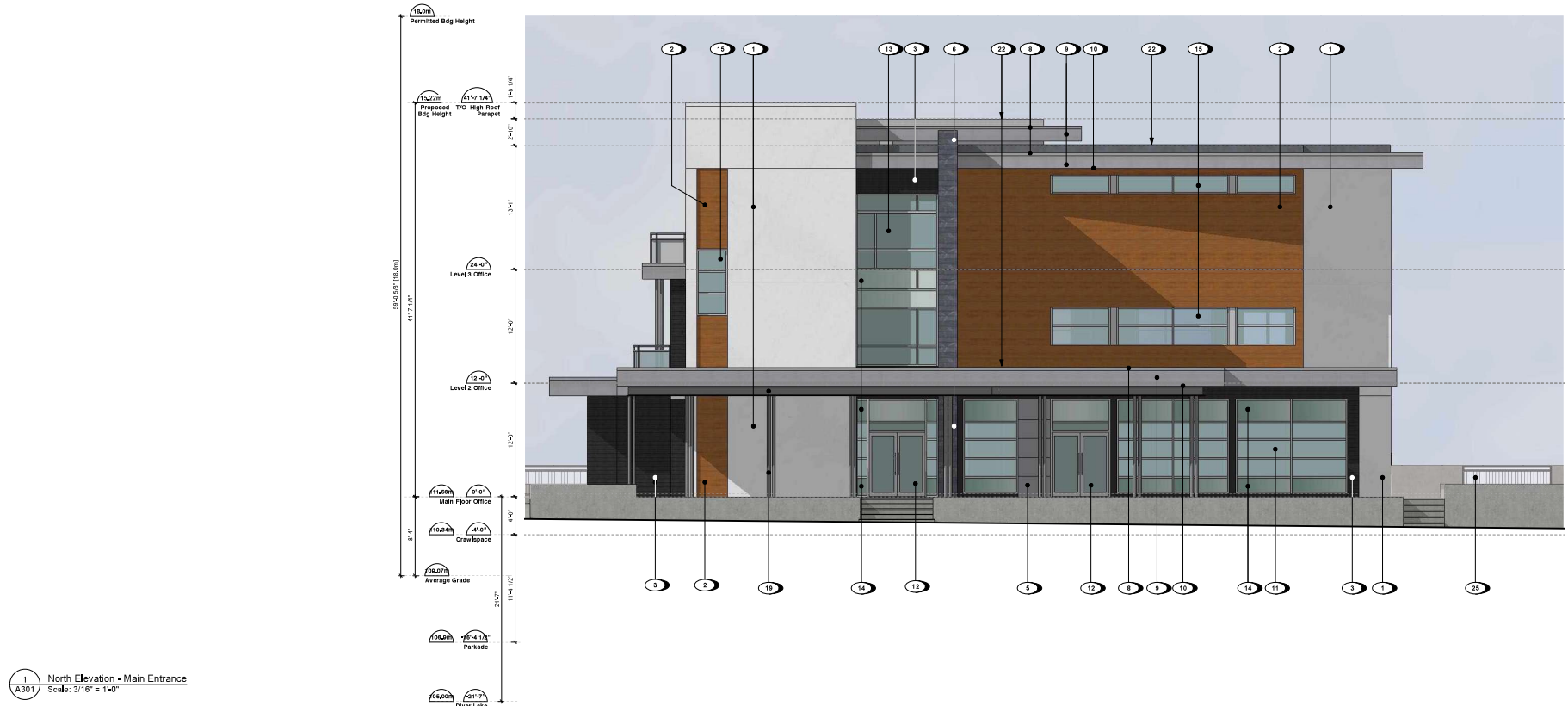
# MATERIAL PALETTE

- 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 SAWN ASHLAR, GREY TONES
- 7 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBFADED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

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

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

REVISION	DATE	DESCRIPTION
1	20-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALL AT SHENTON 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 15m WATERCOURSE SETBACK
		- COMPREHENSIVE LETTER RESPONSE



1 North Elevation - Main Entrance  
A301  
Scale: 3/16" = 1'-0"

## Elements Mixed Use Development

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## Lot 2 - Office Building - N Elevation

A301  
1/16" = 1'-0"



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2021-DEC-02  
Current Planning

SHK Architects dKa



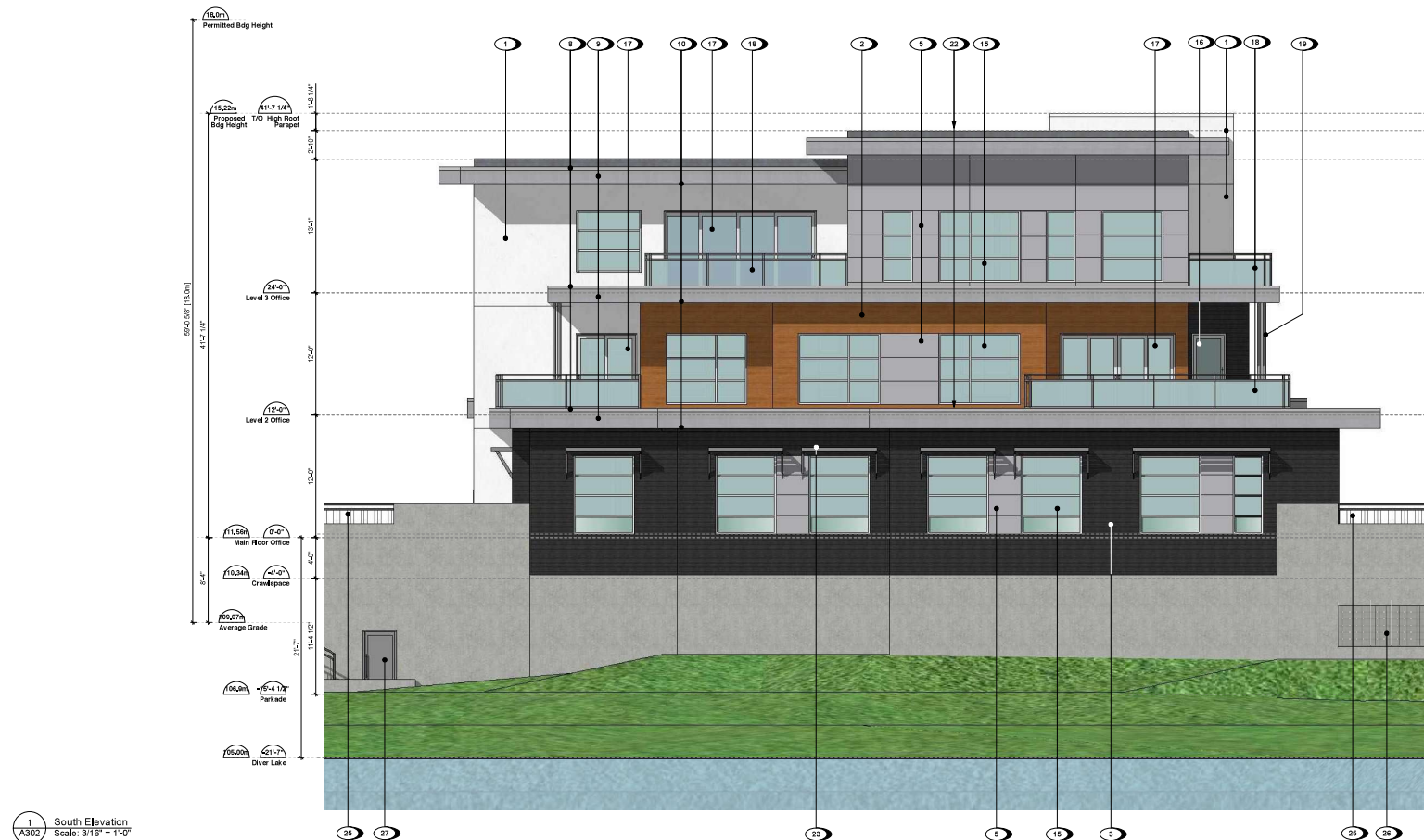
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- 7 ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMB FACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL, SOFFIT, IN MEDIUM GREY
- 11 WITH ALUMINUM CAP 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
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- 17 ALUMINUM DOOR FRAMES, IN ANODIZED SILVER
- 18 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- 19 CLEAR GLASS RAILING AND ALUMINUM GUARDRAILS,
- 20 STOCK COLOUR IN REGENT GREY FINISH
- 21 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 22 CANTILEVERED BALCONY
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- 24 GREEN ROOF
- 25 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 26 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 27 ALUMINUM GUARDRAILS WITH PICKETS, IN CHARCOAL
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- 29 STEEL DOOR, PREFINISHED

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1 South Elevation  
A302  
Scale: 3/16" = 1'-0"

RW Wall  
Nanaimo, BC  
1 DEC 20

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Lot 2 - Office Building - S Elevation

A302  
3/16" = 1'-0"



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Current Planning

dhKarchitects dhK

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RW Wall  
Nanaimo, BC  
1 DEC 20

## Elements Mixed Use Development

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## Lot 2 - Office Building - W Elevation

A303  
3/16" = 1'-0"



RECEIVED  
DP 1165  
2021-DEC-02

dhKarchitects dhKa

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- 9 COMBACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL, SOFFIT, IN MEDIUM GREY
- 11 WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
- 12 ALUMINUM STORE FRONT GLAZING, 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 / CASCAADING 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 SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS - DP TO BE BUILT TO COMPLY WITH 150' WATERCOURSE SETBACK
3	1-Dec-21	DP REVISIONS - COMPREHENSIVE LETTER RESPONSE





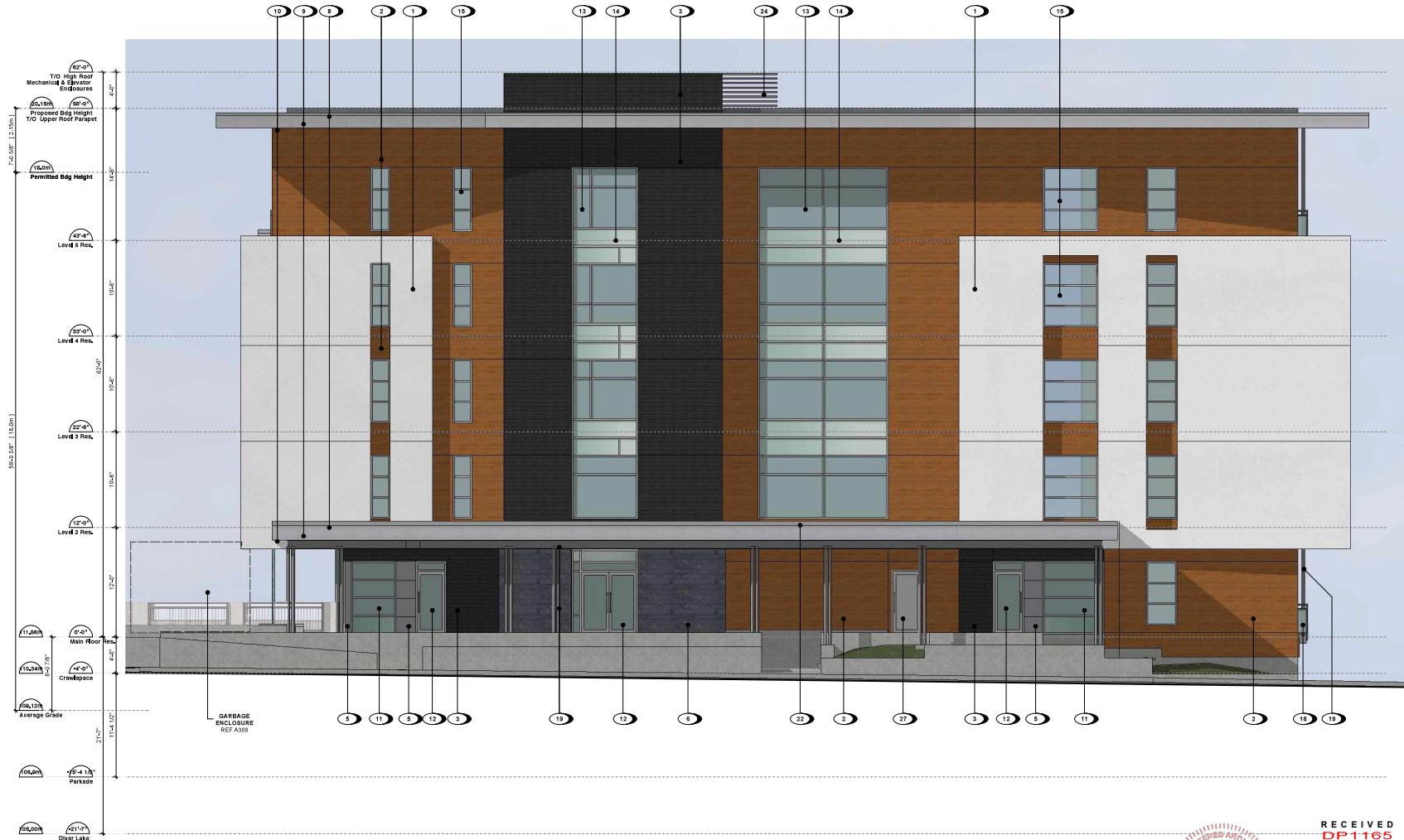
# MATERIAL PALETTE

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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
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- 8 ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- 9 COMBFAST WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

- 10 SOFFIT, KAYCAN, VENTED VINYL, SOFFIT, IN MEDIUM GREY WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
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REVISION	DATE	DESCRIPTION
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		- ADD AND SITE CROSS SECTIONS AT BUILDINGS
3	1-Dec-21	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
		- COMPREHENSIVE LETTER RESPONSE



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

RECEIVED  
DP 1-165  
2021-DEC-02  
Current Planning

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"



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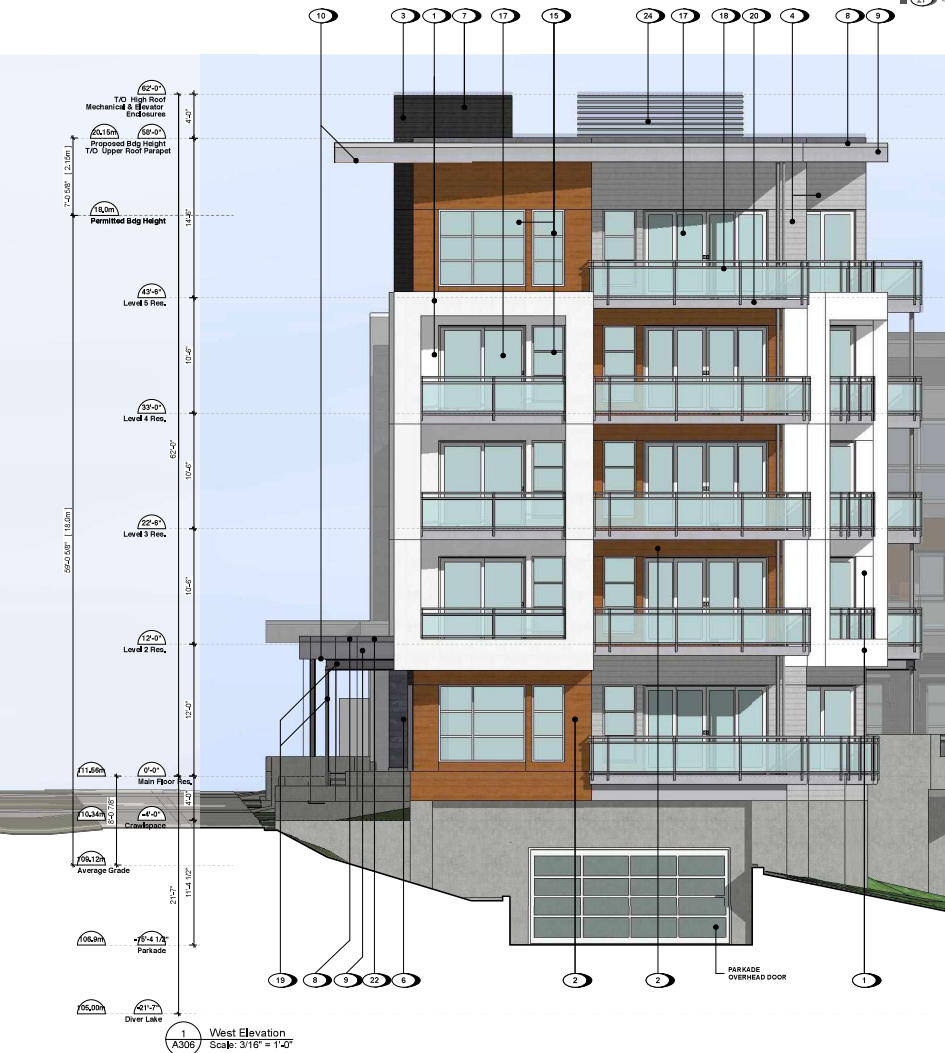
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REVISION	DATE	DESCRIPTION
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		- UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS
		- ADD AND SITE CROSS SECTIONS AT BUILDINGS
3	1-Dec-21	DP REVISIONS
		- DP TO BE SUB TO COMPLY WITH 150' WATERCOURSE SETBACK
		- COMPARE-REVIEW LETTER RESPONSE



## 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
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- (15) SPANDREL PANEL
- (16) ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER
- (17) ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER
- (18) SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

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- (20) STOCK COLOUR IN REGENT GREY FINISH
- (21) STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- (22) CANTILEVERED BALCONY
- (23) LIVING WALL SYSTEM / CASCADING PLANTERS
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- (26) MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
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1  
A307  
South Elevation  
Scale: 3/16" = 1'-0"

RECEIVED  
DP1165  
2021-DEC-02

GARBAGE  
ENCLOSURE  
REF A306

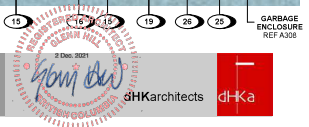
RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Lot 1 - Residential Building - S Elevations

A307  
3/16" = 1'-0"





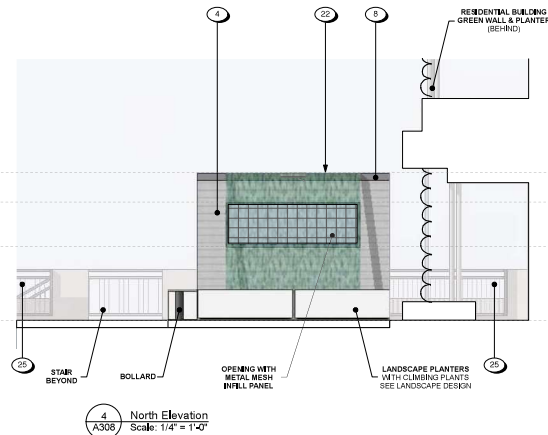
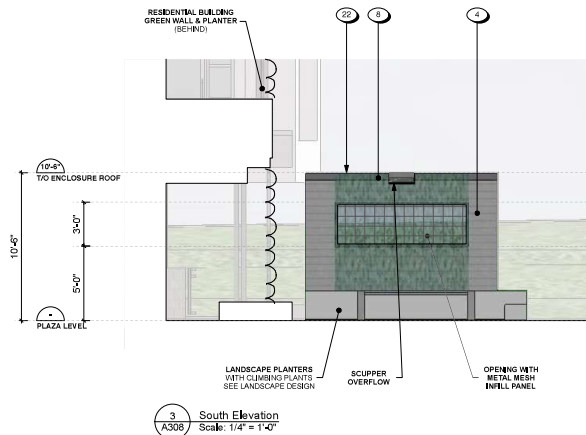
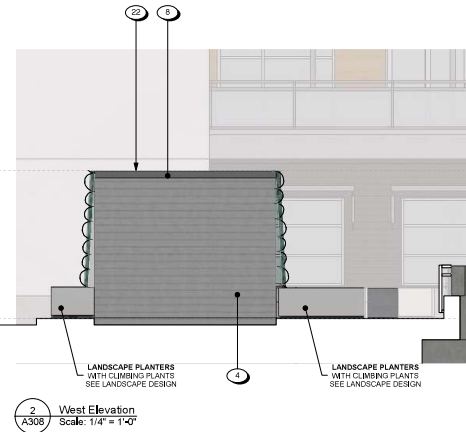
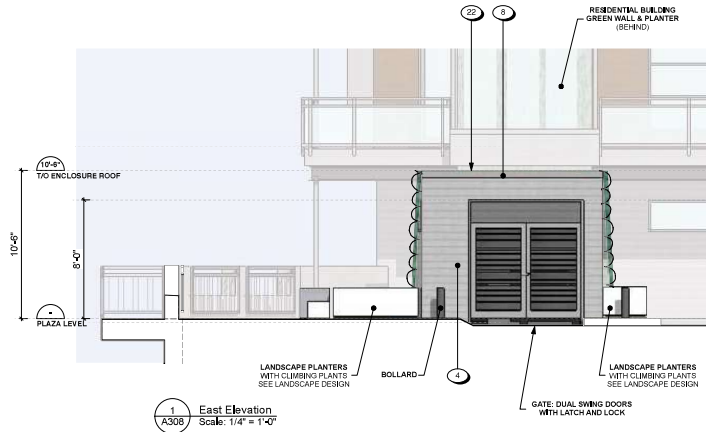
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REVISION	DATE	DESCRIPTION
1	23-JUN-20	DP REVISIONS
		- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD ADDITIONAL CROSS-SECTIONS AT BUILDINGS
2	26-NOV-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	1-DEC-21	DP REVISIONS
		- COMPREHENSIVE LETTER RESPONSE



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"



RECEIVED  
DP 1165  
2021-DEC-02

SHK Architects dKa



# Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

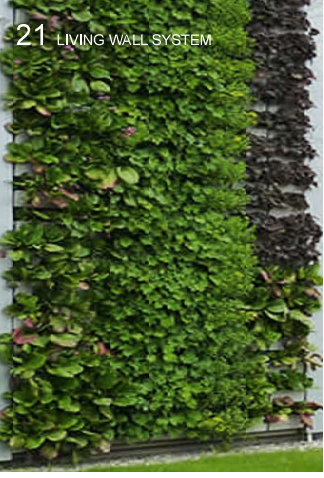
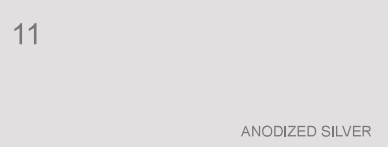
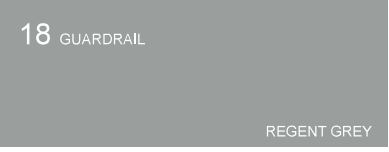
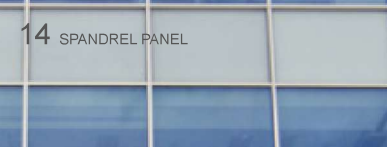
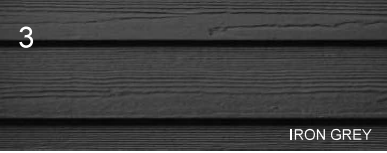
## Lot 1 - Residential Building - Proposed Height Variance

A310  
1/8" = 1'-0"



MATERIAL PALETTE

- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
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REVISION	DATE	DESCRIPTION
1	25-Nov-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHERTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD ADD 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

RW Wall  
Nanaimo, BC  
1 DEC 20

Elements Mixed Use Development  
REVISION TO DEVELOPMENT PERMIT

RECEIVED  
DP1165  
2021-DEC-02

Material Palette A800



dhKarchitects



# ATTACHMENT F PERSPECTIVE VIEWS



RW Wall  
Nanaimo, BC  
1 DEC 21

## Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT 106

## Vignettes



dHKarchitects







Diver Lake Elevation

RW Wall  
Nanaimo, BC  
1 DEC 21

# Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT 107

## Vignettes



dHKarchitects





RW Wall  
Nanaimo, BC  
1 DEC 21

# Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT 108

Vignettes



dHKarchitects







RW Wall  
Nanaimo, BC  
1 DEC 21

# Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT 109

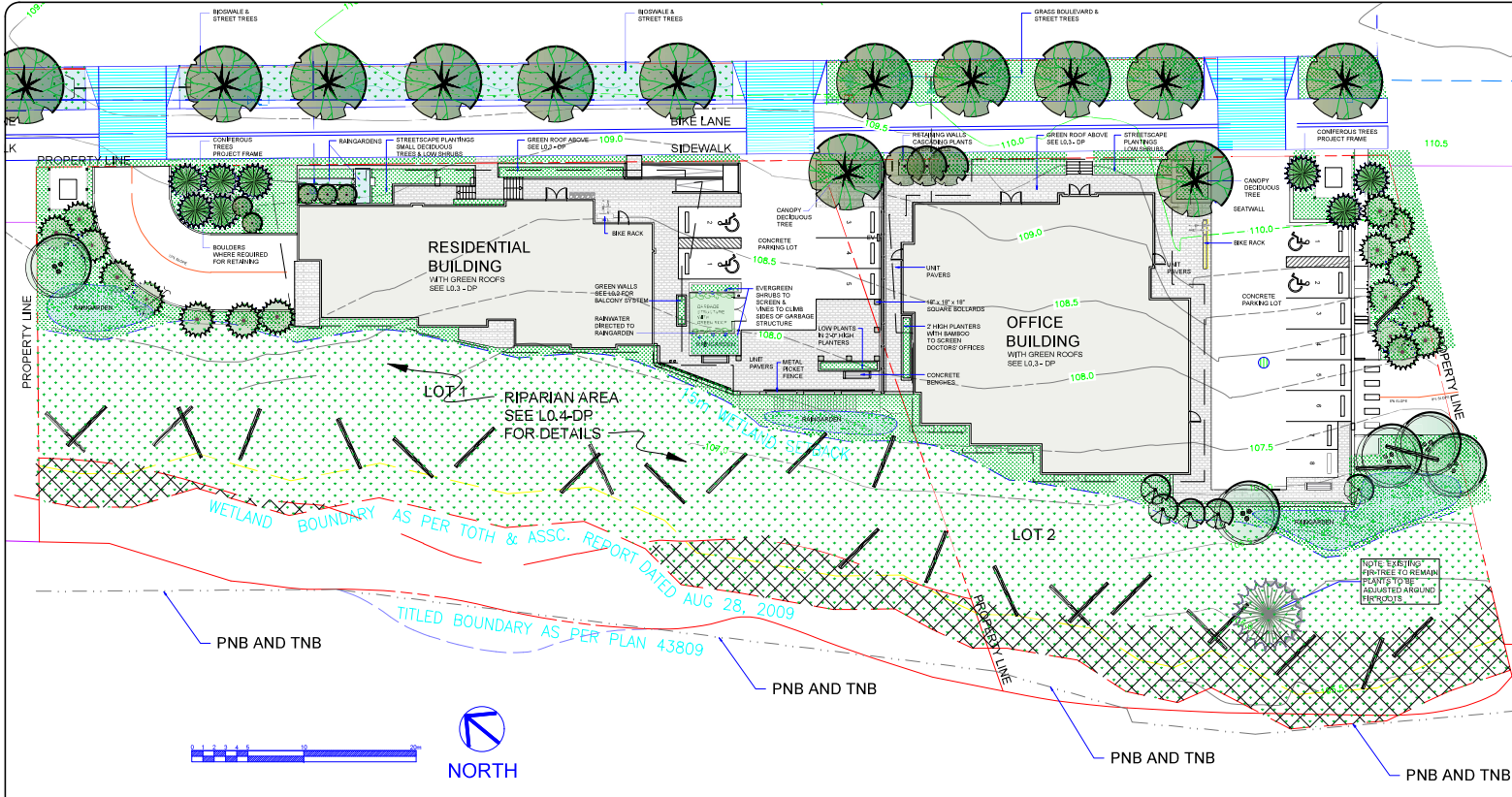
## Vignettes



dHKarchitects



# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



## 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 69298

SHEET TITLE:  
**CONCEPTUAL  
LANDSCAPE  
PLAN**

SCALE:  
1:200  
DRAWN:  
DR

DATE:  
SEP. 11, 2019  
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>						
Pob	Picea omorika bruns	Serbian Spruce	2m ht	see plan	uniform specimens	all
Pmen	Pseudotsuga menziesii	Douglas Fir	2m ht	see plan		
<b>Deciduous Trees</b>						
Agr	Amelanchier grandiflora	Serviceberry	10 gall	see plan	Uniform specimens	all
Ce	Cornus nuttallii eddies white wonder	Eddies White Wonder Dogwood	6 cm cal	see plan	branching ht 1.5m	spring white flowers
Sij	Syrax japonica	Snowbell Tree	6 cm cal	see plan	branching ht 1.5m	spring white flowers
<b>Evergreen Shrubs</b>						
Dc	Daphne chrysantha	Rose Daphne	1 gall	6 o.c.	ht. 2	winter
Gs	Gaultheria shallon	Salal	1 gall	6m o.c.	ht. 5m	winter pink berries
Cnd	Escallonia newport dwarf	Escallonia	1 gall	6 o.c.	ht. 1m	spring
Lp	Lonicera pileata	Privet Honeysuckle	1 gall	1m o.c.	ht. 6	winter
Ma	Matrona nervosa	Dull Oregon Grape	1 gall	6 o.c.	ht. 45	winter
La	Lavandula angustifolia Hidote	English lavender	1 gall	6 o.c.	ht. 6	winter purple flowers
LaM	Lavendula ang. Munstead	Munstead Lavender	1 gall	6 o.c.	ht. 45	winter blue flowers
LaAs	Lavandula stoechas Silver Anouk	Spanish Lavender	1 gall	1'x1'	evergreen, fragrant	bees
LaAr	Lavandula stoechas Anouk	Spanish Lavender	1 gall	1'x2'	evergreen, fragrant	bees
Ndm	Deep Rose Nandina domestica Moon Bay	Heavenly Bamboo	1 gall	2'x2'	flowers, evergreen, tall color	winter fall
RpP	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gall	6 o.c.	ht. 15	winter
Sh	Sarcococca humilis	Sweetbox	1 gall	2'x2'	Evergreen, white flowers	winter
Vd	Viburnum davidii	David's viburnum	1 gall	2'x2'	flowers, evergreen	winter

Rm	Deciduous Shrubs	Rosa meidland white	white groundcover rose	1 gall	1m o.c.	15.1m	summer white flowers
<b>Grasses</b>							
Hs	Helictotrichon sempervirens	Blue Oat Grass		1 gall	6 o.c.	ht. 3	winter blue
Pa	Pennisetum alopecuroides	Fountain Grass		1 gall	6 o.c.	ht. 4	
Msm	Miscanthus 'Little Miss'	Little Miss Red Maiden Grass		1 gall	2'x2'		red foliage
<b>Rain gardens</b>							
Cetol	Cornus stolonifera	Red twigged dogwood		1 gall			red twigs
Ge	Gaultheria shallon	Salal		1 gall			evergreen
Li	Lonicera involucrata	Twined Honeysuckle		1 gall	sun/moist		all
Mg	Myrica gale	Myrtle		1 gall	shade/dry		scorched leaves
Rpa	Rubus parviflorus	Thimbleberry		1 gall	moist		hummers
Rsp	Rubus spectabilis	Salmonberry		1 gall	moist		
Sr	Sambucus racemosa	Red Elderberry		1 gall	moist		
Pmun	Polystichum munifolium	Sword fern		1 gall	moist/dry		
Co	Carex obovata	Slough sedge		10 cm			
Jb	Juncus effusus	Common Rush		10 cm			
Lya	Lysichiton americanus	Skunk Cabbage		1 gall			
Sm	Scirpus microcarpus	Small flowered bulrush		10 cm			
<b>Vines for green walls</b>							
Cr	Campsis radicans	Trumpet Vine		1 gall		orange/red	summer
Cl	Clematis tangutica	Oriental Clematis		1 gall		yellow ball	summer
Cl	Clematis montana	Mountain Clematis		1 gall		white	spring
Ca	Clematis armandi	Evergreen Clematis		1 gall		green	early spring
Rp	Jasminum officinale	Common Jasmine		1 gall		scented	spring
Lpe	Lonicera periclymenum	Honeysuckle		1 gall		scented	summer
Tj	Trachelospermum jasminoides	Star Jasmine		1 gall		evergreen	summer

## GREEN WALL BALCONY SYSTEM



SIDE ELEVATION

FRONT ELEVATION

RECEIVED  
DP 1165  
2021-DEC-02



## 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.



Mixed Planting



Snowbell Tree



Rain Chains



Indian Plum



Saskatoonberry

## Riparian Restoration

See plan L0.5

## 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  
DRAWN:  
DR

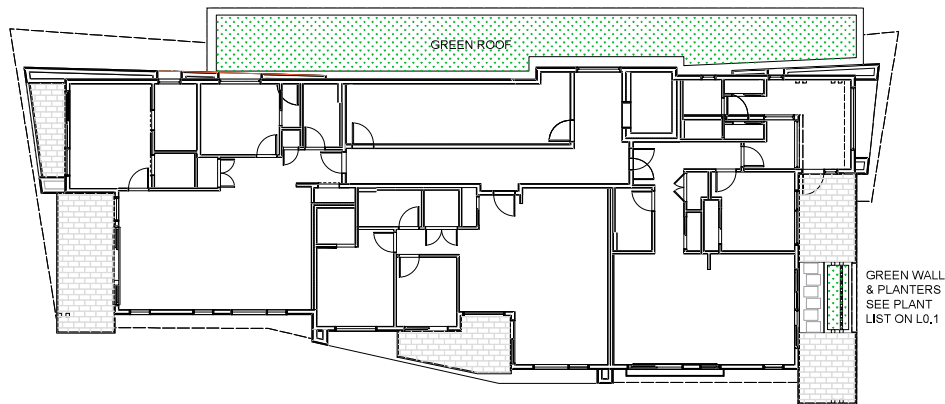
DATE:  
SEP. 11, 2019  
CHECKED:  
VJD

PROJECT NUMBER:  
SHENTON ROAD 2019

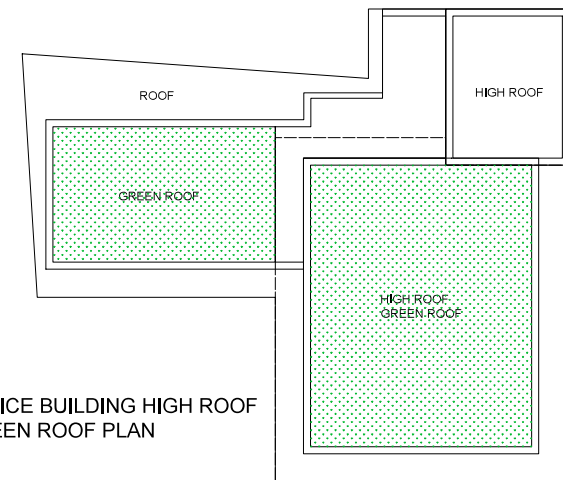
DRAWING NUMBER:  
L0.2 - DP



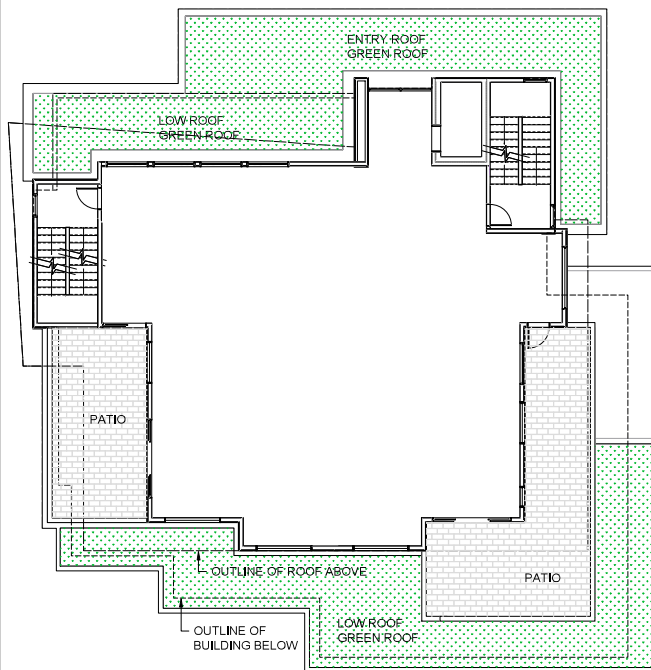
SHENTON ROAD STREETSCAPE . NTS



RESIDENTIAL BUILDING  
GREEN ROOF PLAN



OFFICE BUILDING HIGH ROOF  
GREEN ROOF PLAN



OFFICE BUILDING LEVEL 2  
GREEN ROOF PLAN

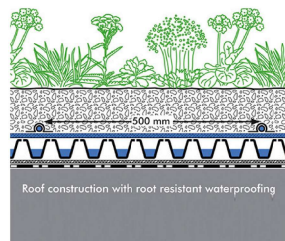
### PLANT PALETTE

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.

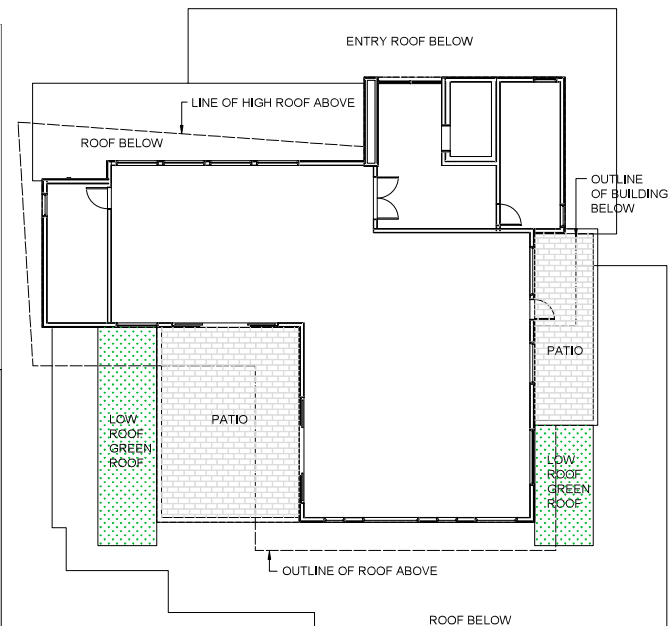
Key	Botanical Name	Common Name	Pot Size
Ac	Allium cernuum	Nodding onion	plugs
As	Allium schoenoprasum	Chives	plugs
Am	Armeria maritima	Sea Pink	plugs
Sam	Sedum album 'Mulle' White Stonecrop	White Stonecrop	plugs
S	Sedum kamtschaticum	Kamtschaticum Stonecrop	plugs
So	Sedum oregonum	Oregon Stonecrop	plugs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

#### NOTES:

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



- All plants and planting to be to BC SLA/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.

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#### CONSULTANT:



#### PROJECT:

3789-3801  
SHENTON ROAD,  
NANAIMO, BC

#### SITE LEGAL DESCRIPTION:

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

#### SHEET TITLE:

GREEN ROOF  
PLANS

SCALE: 1:100 DATE: SEP, 11, 2019

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER: L0.3- DP







<p><b>1.0. GENERAL</b></p> <p>1.0.1 REFERENCES by all Landscape work: BCSLA/BCNTA Landscape Standard, Latest Edition, City of Nanaimo <i>Manual of Engineering Standards and Specifications</i>, latest edition. The Landscape Contractor shall make him/herself aware of all prevailing standards Referenced therein and ensure work accordingly as it will govern all landscape preparations, execution and deficiencies.</p> <p>1.0.2 SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings (by others) and 'Call First' Line at 1 800 474 6986.</p> <p>1.0.3 SITE REVIEW MEETING Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting/drawing review, especially regarding possible building oriented change orders and non-conforming site conditions.</p> <p><b>2.0. NOT APPLICABLE</b></p> <p><b>3.0. GRADING</b></p> <p>3.0.1 It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawings.</p> <p>3.0.2 Remove and dispose to approved off site disposal areas all debris, building material, contaminated soil/sed, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.</p> <p>3.0.3 The sub-grade shall be scarified to a minimum depth of 150mm immediately before placing growing medium or drainage material.</p> <p>3.0.4 Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.</p> <p>3.0.5 Grade the sub-grade elevations to within the tolerances given below: Rough grades to follow the depths below finished grades.</p> <p><b>4.0. GROWING MEDIUM</b></p> <p>4.0.1 All topsoil, imported or on-site soil, shall be tested and modified as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.</p> <p>4.0.2 Growing medium shall be placed at a depth of 450 mm (18").</p> <p>4.0.3 Where native soil remains in good condition no additional topsoil needs to be added but it may be amended according to the recommendations on the soil test.</p> <p>4.0.4 Topsoil shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.</p> <p>4.0.5 The intention of the plan is that where the native soil remains in good condition it is to be protected from construction equipment and activity. The replanting can then occur in these native undisturbed soils. This soil is to be tested (4.0.3) and amended as needed.</p>	<p><b>5.0. PLANTING - GENERAL</b></p> <p>5.0.1 All plants and planting to be to BCSLA/BCNTA Standards, latest edition.</p> <p>5.0.2 Plants shall be characteristic of the genus, species and cultivars indicated on the construction drawings and specified herein.</p> <p>5.0.3 All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall be planted prior to delivery and are to be approved by the Landscape Architect. Container stock shall have been established in the size of container specified in at least six (6) months prior to delivery. The roots shall not have grown beyond the limits of the container.</p> <p>5.0.4 It is the Contractor's responsibility to verify and comply with all regulations regarding the inter-regional movement of plant material, including nursery stock, within the Province of British Columbia. Imported plant materials must be accompanied by copies of the necessary permits and import licenses required by Federal and Provincial regulators.</p> <p>5.0.5 Plants shall be properly proportioned, not weak, thin or elongated.</p> <p>5.0.6 Plants shall have normal, well-developed branches and vigorous, fibrous root systems. They shall be healthy and free from defects, decay, grinding roots, scabbed injuries, abrasions of the bark, and plant diseases, insect pests, eggs, borers and all forms of infestation.</p> <p>5.0.7 Trees shall have straight stems unless uncharacteristic for the species/cultivar. Pruning wounds shall show healthy callous growth at the branch collar without bark tearing or fungal growth. Cambium tissue shall be moist and exhibit the correct colouration for the species. Plants exhibiting fungal staining shall be rejected.</p> <p>5.0.8 All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Architect. The use of such plants shall not increase the contract price. If larger plant material is used, the ball of earth shall be increased in proportion to the size of the plant. All plants shall be measured when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to root base or from branch tip to branch tip. Where trees are measured by caliper (c.c.), reference is made to the diameter of the trunk measured 300 mm above ground as the tree stands in the nursery.</p> <p>5.0.9 Native plants shall be propagated in nurseries and not harvested from wild sites, except where salvaged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the burlap or other suitable packing material or in the case of containerized plants, until such time that the roots grow to fill and hold the soil within the container.</p> <p>5.0.10 Collected plants shall not be used without prior approval in writing by the Landscape Architect.</p> <p>5.0.11 Balled and burlapped conifers and trees in excess of 3 metres height must have been dug with a sufficient large root system to sustain 75% of the fibrous and tender root system. Rootballs shall be free of live root inns.</p> <p>5.0.12 Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on site.</p> <p>5.0.13 During loading, transportation, offloading, and planting, protect all trees against damage to stems and branches. Protect bark against chaffing from chains, slivers, equipment, or other forces by a wrapping of cardboard or burlap. Separate entangle tree branches without damage to branches.</p>	<p>5.0.14 Plants with broken or abraded trunks or major branches will not be accepted. Prune damaged limbs to ISA pruning guidelines using secateurs.</p> <p>5.0.15 Immediately cover and protect bare root stock from damage to roots by frost, sun, and wind.</p> <p>5.0.16 Handle material supplied in pots and containers by the container only to reduce breakage of branches and leaves.</p> <p>5.0.17 Carefully label and burlapped plant materials with caution to maintain the firmness of the balls. No plants shall be used when the ball of earth surrounding the roots has been cracked or broken preparatory to or during the process of planting, or when the burlap, slivers, and ropes required in connection with their transplanting have been removed.</p> <p>5.0.18 Do not lift trees supplied in wire baskets by the trunk.</p> <p>5.0.19 During the growing season, store all plants in containers, balled &amp; burlapped or wire basket in an upright position if not planted immediately and take care to provide enough space between plants such that light reaches all portions of the plant in order to avoid burning when planted out.</p> <p>5.0.20 Protect rootballs of balled and burlapped material by heating in with material suitable to protect them from drying out (i.e., sawdust, peat moss, topsoil). Do not store containerized or balled &amp; burlapped plants intended to be planted in the open in a building or in an area of low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected from heat and frost.</p> <p>5.0.21 Plants shall be acclimatized or "hardened off" against the environmental conditions of their final planting location and shall not be taken directly from shade houses or greenhouses and planted in drastically different environment. Preparation for the new environment should include an appropriate period of storage in an intermediate environment, managing fertilizer applications to avoid excessively lush growth and provision of aggraduated watering regime.</p> <p>5.0.22 The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.</p> <p>5.0.23 All plant materials shall be guaranteed in writing to the owner for one year against death due to unhealthy supply and/or improper installation conditions and/or wrong selection of species or variety of plants. One year period begins at date of landscape Contractor's final invoice.</p> <p><b>6.0. TREE PLANTING</b></p> <p>6.0.1 The planting pits shall be excavated to the dimensions indicated in the drawings. Pit sides wherever possible shall be dug with sloping sides at a preferable angle of 45°, scarified to remove glazing and providing a roughened soil interface. A minimum 300mm depth scarified layer of native soil shall be created in the bottom of the tree pit. Remove all stones larger than 75mm.</p> <p>6.0.2 Roughen bottom and sloping side surfaces of tree pit to remove glazing and provide a roughened soil interface prior to placement of tree and subsoil. Subsoil elevation under where tree is to be placed so that the nursery soil line on the tree trunk will be 50mm above finish grade to allow for settlement.</p> <p>6.0.3 Remove wire basket prior to placement in planting pit. With the tree in the planting pit untie and remove burlap and cord from top 1/3 portion of a balled &amp; burlapped material. Completely remove, with care, impermeable containers from container-grown or bag-grown trees.</p> <p>6.0.4 Trees with the following defects shall be replaced at the Contractor's expense: (a) Lack of root ball integrity. (b) Broken or abraded structural or main roots.</p>
<p>(c) Presence of fungal mass or huling bodies and root discoloration, (d) Poor root development with few fibrous roots, or (e) Any other evidence of pathogenic or accidental injury.</p> <p>6.0.5 Unwrap and spread out encircling roots and tease out roots growing to the outside of the rootball.</p> <p>6.0.6 The tree shall be installed plumb and faced to provide the best appearance toward the primary viewing location, as determined by the Landscape Architect.</p> <p>6.0.7 Place 2/3 depth of the topsoil and water to remove air voids.</p> <p>6.0.8 If indicated in the construction drawings, and prior to completion of backfilling, place tree stakes, avoiding penetration of the root system. Stakes shall be driven plumb and to a sufficient depth in the subgrade that the portion exposed above finish grade equals 1 metre height.</p> <p>6.0.9 Place remaining 1/3 of topsoil lightly foot tamping to remove air voids. Ensure soil level does not exceed original nursery soil line. From earth surface to main water over rootball and water in the tree.</p> <p>6.0.10 Secure tree to stakes with counter-tensioned, non-twisted loops of 19mm polypropylene webbing, applied to the stakes.</p> <p>6.0.11 Place 75mm bark mulch over soil surface.</p> <p><b>7.0. SHRUB AND GROUND COVER PLANTING</b></p> <p>7.0.1 Shrub beds shall be a total of a 450 mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>7.0.2 Areas of ground covers shall be a total of a 300mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>7.0.3 Excavate individual pits in the placed topsoil mix for shrubs, to the same depth as the container holding the shrub, and 1 to 1.5 times the width of the container. Place shrubs to show the best side towards the primary viewpoint. Water shrubs in the pits prior to backfilling with the planting medium.</p> <p>7.0.4 Rake shrub and ground cover beds to a smooth surface prior to placement of 50mm depth bark mulch layer.</p> <p>7.0.5 Plant ground covers through bark mulch layer into the 'A' horizon layer below. The Contractor shall not plant ground covers into the mulch layer without first root burl in the soil.</p> <p>7.0.6 Rake mulch layer to a smooth finish grade and water bed.</p> <p><b>8.0. PRUNING</b></p> <p>8.0.1 Trees which, at the time of planting, require the removal of damaged or diseased branches larger than 12mm diameter, that have broken leaders, or that have a damaged trunk, will be rejected by the Landscape Architect.</p> <p>8.0.2 Pruning shall be limited to the minimum necessary to remove dead or damaged secondary branches or twigs, or to provide safe headroom adjacent to streets and sidewalks. Pruning shall be done in such a manner as to preserve the natural character of the plant.</p>	<p>8.0.3 For pruning cuts 12mm diameter and smaller use clean sharp secateurs. The cut shall be perpendicular to the branch angle and located to the outside edge of the branch collar only, leaving no stubs or bark tears.</p> <p>8.0.4 Pruning cuts larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person. The 3-cut method shall be employed using a clean sharp pruning saw.</p> <p>8.0.5 MULCH</p> <p>9.0.1 Mulch shall be 50mm deep.</p> <p>9.0.2 If available mulch with salvaged leaf litter to introduce mycorrhizal fungi into new soil ecosystems.</p> <p>9.0.3 Mulch shall be 100% organic mulch and shall be virtually free of invasive and noxious weeds and reproductive parts, soil, stones, salts or other harmful chemicals, or other extraneous matter that would prohibit seed germination or the healthy development of plant material.</p> <p>9.0.4 Supply sample of mulch to Landscape Architect prior to installation.</p> <p><b>10.0. NOT APPLICABLE</b></p> <p><b>11.0. IRRIGATION - AQUATIC SETBACK AREA</b></p> <p>11.0.1 Irrigation system is to be designed and installed by Irrigation Contractor.</p> <p>11.0.2 Irrigation contractor to provide irrigation shop drawings prior to installation. Location, types and size of all pipes, valves, head, controllers and splices to be recorded on drawings.</p> <p>11.0.3 Prior to installation check grades and locations of all components including sewer, drain lines, water and gas mains.</p> <p>11.0.4 Landscape Architect to approve system layout.</p> <p>11.0.5 All work to conform to the BC Plumbing Code as amended to installation date. All workmanship is to be to Irrigation Industry Association of BC (IIBC) Standards, latest edition.</p> <p>11.0.6 The system shall be installed in accordance with applicable electrical, plumbing and health codes.</p> <p>11.0.7 All points of connection to domestic water supply to be protected by a backflow prevention device that complies with the Plumbing Code.</p> <p>11.0.8 Ensure installation of sleeves and services from mains prior to any site paving works, to be coordinated with the Site Contractor. Sleeves are to be 100-200mm deep kept clear of soil and stones and buried with a visible surface marker by Site Contractor.</p> <p>11.0.9 Select and size all irrigation equipment such that flow velocities do not exceed 5 f/s (1.5 m/sec).</p> <p>11.0.10 Pipe of 1" to be Schedule 40. Smaller sizes to be Class 200 PVC. All fittings to the Schedule 40 PVC all CSA approved.</p>	<p>11.0.11 Bury mains min 450 mm (18"). Bed pipe with min 150mm (4") sand under, to sides and above. Dig system to be 4" below surface of bed (including mulch layer).</p> <p>11.0.12 Balance branched circuits to minimize critical circuit lengths are ensure even sprinkler performance.</p> <p>11.0.13 Supply/install commercial grade valves in lockable boxes. Do not install boxes within areas of high aesthetic attention such as feature planting beds, feature paving, etc. Ensure all boxes are filled with non-corrosive granules.</p> <p>11.0.14 All valves to be electric solenoid complete with automatic timer.</p> <p>11.0.15 All sprinklers within a circuit to have matched precipitation rates and have integral check valves to prevent low-head drainage.</p> <p>11.0.16 Contractor to provide one complete "flow-out" (winterization) and one spring start-up as part of bid price. Winterization is no later than end of October and start up April/May depending on weather.</p> <p>11.0.17 Final inspection shall require system pressure testing with Landscape Architect present.</p> <p>11.0.18 Provide as-built drawings and operations manual to Owner and review system with Owner.</p> <p><b>12.0. IRRIGATION / WATERING - PRIVATE PROPERTY</b></p> <p>12.0.1 Install one Triangler Original Slow Release watering bag per tree according to manufacturer's instructions.</p> <p>12.0.2 Ensure watering bags are installed and filled at the time of planting. Keep bags filled at least once a week. Monitor bags to ensure bags are functioning. Filling times will vary according to weather.</p> <p><b>13.0. MISCELLANEOUS</b></p> <p>13.0.1 TREE PROTECTION Install 2" x 4" galvanized mesh fences around trees to protect from beavers and deer browse. The fence height should be a minimum of 6' ft, with a gap of 12 between the mesh and under and the tree trunk. Fasten the sides of the fence with wire prongs.</p> <p><b>14.0. MAINTENANCE</b> See VEGETATION MANAGEMENT PLAN (SEPARATE DOCUMENT)</p>

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

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PROJECT:  
  
3789-3801  
SHENTON ROAD,  
NANAIMO, BC

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

SHEET TITLE:  
  
LANDSCAPE  
SPECIFICATIONS  
FOR RIPARIAN  
AREA

SCALE: AS NOTED	DATE: SEP. 11, 2019
DRAWN: DR	CHECKED: VJD
PROJECT NUMBER: SHENTON ROAD 2019	
DRAWING NUMBER: L0.5- DP	

ATTACHMENT H  
AERIAL PHOTO



**COVENANT AMENDMENT APPLICATION NO. CA000016**



3789 & 3801 SHENTON ROAD