

DATE OF MEETING | March 29, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1190 –
1300 JUNCTION AVENUE |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a multi-family development at 1300 Junction Avenue. |

Recommendation

That Council issue Development Permit No. DP1190 at 1300 Junction Avenue with a variance to reduce the watercourse setback for Wexford Creek from 15.0m to 9.7m. |

BACKGROUND

A development permit application, DP1190, was received from Westurban Developments Ltd. on behalf 1228581 BC Ltd. to permit a multi-family rental development at 1300 Junction Avenue. The property was rezoned from Single Dwelling Residential (R1) to Mixed Used Corridor (COR2) in 2019 (RA400).

Subject Property and Site Context

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The subject property is bounded by Tenth Street to the north, Lawlor Road to the east, Eleventh Street to the south, and Junction Avenue to the west.
<i>Total Area</i>	1.52ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; and City Commercial Centre Map 3 – Development Permit Area DPA No. 1 – Watercourses; and Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Design Guide: Chase River Town Centre

The subject property occupies a large block in the Chase River town centre in South Nanaimo. The site is generally flat, cleared of natural vegetation, and was historically used for agriculture. Wexford Creek crosses the northeastern section of the property.

The Chase River Neighbourhood Plan and Design Guide (1999) envisions Lawlor Road as a commercial main street; however, the portion of the subject property abutting Lawlor Road has since been identified as a riparian restoration area for Wexford Creek. As such, the Lawlor

Road frontage will not be developed for commercial use but instead is expected to be rehabilitated into a natural riparian state through a future City of Nanaimo Development Cost Charge (DCC) project.

Surrounding land uses include commercial retail centres (Southgate Shopping Centre and South Parkway Plaza) across Lawlor Road to the northeast and east, Chartwell Malaspina care residence across Eleventh Street to the south, single residential dwellings across Junction Avenue to the west, and Wexford Creek Seniors' Community care residence across Tenth Street to the north.

DISCUSSION

Proposed Development

The applicant proposes to construct three 4-storey multi-family rental residential buildings with a combined total of 213 dwelling units. Each building will have a gross floor area of 5,380m² and will consist of 71 dwelling units with a total unit mix as follows:

- 118 one-bedroom units, approximately 57m² in floor area;
- 71 two-bedroom units, between approximately 66m² and 78m² in floor area; and
- 24 three-bedroom units, approximately 86m² in floor area.

The proposed Floor Area Ratio (FAR) is 1.06, which is below the maximum permitted base FAR of 1.25 in the COR2 zone.

Site Design

The proposed development will feature three buildings sited in the central and western portion of the lot. The eastern portion of the property is protected by a statutory right-of-way (SRW) for future restoration of Wexford Creek. Building A is sited in the northwest corner of the property, oriented to align with Tenth Street; Building B is sited in the southwest corner of the property, facing Eleventh Street; and Building C is oriented north-south adjacent to an outdoor amenity area and the protected restoration area.

All three buildings will have primary entrances facing an interior surface parking lot, with additional underground parking accessed via ramps from the parking. Two vehicle entrances are proposed to the site, one from Junction Avenue and one from Eleventh Street. Multiple pedestrian access points are proposed from Tenth Street, Junction Avenue, and Eleventh Street. Painted crosswalks will provide pedestrian connections between the buildings and through the site.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" requires 269 parking stalls for proposed development, and all required parking is provided onsite. The interior surface parking lot will include 134 parking stalls, while each of the proposed buildings will have 45 underground parking stalls. The required long-term bicycle parking will be provided in each building's underground parking level. Two garbage / recycling / organic waste enclosures are proposed: one at the north end of the lot adjacent to Building A's underground parking ramp, and one on the east side of Building B near the drive aisle entry from Eleventh Street.

Building Design

The three proposed buildings are similar in form and character, and reflect the Finnish agrarian heritage of the neighbourhood as outlined by the Chase River Town Centre design guidelines. A rhythm of unique typologies is repeated across all building facades through a mix of different massing forms that provide visual interest. Elements of the façade reflect the community's heritage, with references to agricultural architecture, including farm-building-inspired rooflines.

Individual units will have open balconies, covered balconies, or ground-level patios. An entrance canopy will provide weather protection at the primary entrance of each building. The ends of each building will feature prominent raised pitch roof overhangs.

A mix of exterior materials will add further visual interest to the building façades, including fibre cement panels, fibre cement lap siding, and corrugated metal siding. The siding colour scheme is varied on each building to help distinguish the different buildings.

Landscape Design

The proposed landscape plan includes planting around the perimeter of each building, consisting primarily of English laurel. Significant planting areas are proposed along the north side of Building A facing Tenth Street, at the east ends of Buildings A and B, and to the south and northeast of Building C. Street trees are also proposed along the Junction Avenue and Eleventh Street frontages, along with a seeded grass boulevard. Allan block retaining walls are proposed to support the buildings where there is a grade change onsite.

An outdoor space to the east of Building of C will feature an open lawn for resident use and a stormwater detention pond with perimeter gravel path. To the east of the outdoor area is the protected Wexford Creek right-of-way, which will be rehabilitated as a riparian habitat by the City.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-JUN-25, accepted DP1190 as presented and provided the following recommendations:

- Look at ways to create more definition for building entrances and consider facing the courtyard;
- Consider parking variance to increase the amount of landscaping;
- Consider removing parking stalls in front of entrance ways; and
- Consider the addition of trees into the parking area islands.

The applicant subsequently responded to the DAP recommendations with design revisions including the following:

- A second entrance was added to Building B to face the interior parking lot;
- The surface parking lot was broken up with landscape islands; and
- Pedestrian walkways were added across the interior parking lot to connect the buildings and the onsite amenity spaces.

The applicant reviewed options to further reduce the amount of surface parking, but determined that a parking variance was not desirable and that the underground parking levels for each building were already at their maximum feasible amount of stalls.

Proposed Variances

Watercourse Setback

The minimum required watercourse setback from the top of bank for Wexford Creek is 15.0m, as identified in 'Schedule C' of "City of Nanaimo Zoning Bylaw 2011 No. 4500". The requested watercourse setback is 9.7m; a proposed variance of 5.3m.

Wexford Creek is fish-bearing and is currently above-ground for approximately 70m in the northeast portion of the site before entering a culvert under Lawlor Road. Through the previous rezoning for the property, a 30m-wide SRW was secured for a future City project to realign and daylight a portion of Wexford Creek within the subject property and restore its riparian area. The SRW and realignment will create a functional riparian area in the eastern portion of the property and Wexford Creek will be extended above ground to the intersection of Lawlor Road and Eleventh Street.

A small portion of the proposed development will encroach into the watercourse setback for Wexford Creek, as measured from its existing top of bank. The driveway ramp for Building C will encroach 5.3m into the setback at its closest point, while Building C itself will encroach 2.62m into the setback. Upon completion of the City's realignment project for Wexford Creek, which will establish a new top of bank location, it is anticipated that the development will no longer be sited within the watercourse setback.

The existing functional riparian area onsite is presently limited to below the top-of-bank, as the area within the 15m setback has been previously disturbed for historic agricultural purposes. The proposed development is not within the Provincial Streamside Protection and Enhancement Area (SPEA), which is measured at 10m from the high water mark of the creek and will be located outside of the SRW secured for future riparian restoration.

Staff support the proposed watercourse setback variance as the development will not negatively impact the riparian habitat that will be retained, enhanced, and expanded through the realignment and restoration of Wexford Creek.

SUMMARY POINTS

- Development Permit Application No. DP1190 is for three 4-storey multi-family residential buildings with a combined total of 213 dwelling units.
- The property was rezoned from Single Dwelling Residential (R1) to Mixed Used Corridor (COR2) in 2019 (RA400).
- A variance is requested to reduce the watercourse setback for Wexford Creek from 15.0m to 9.7m.
- Wexford Creek will be realigned and its functional riparian area enhanced through a future City of Nanaimo project, and Staff support the proposed variance.

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
ATTACHMENT F: Building Rendering
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Site Survey
ATTACHMENT I: Aerial Photo |

Submitted by:

Lainya Rowett
Manager, Current Planning Section |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services |

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

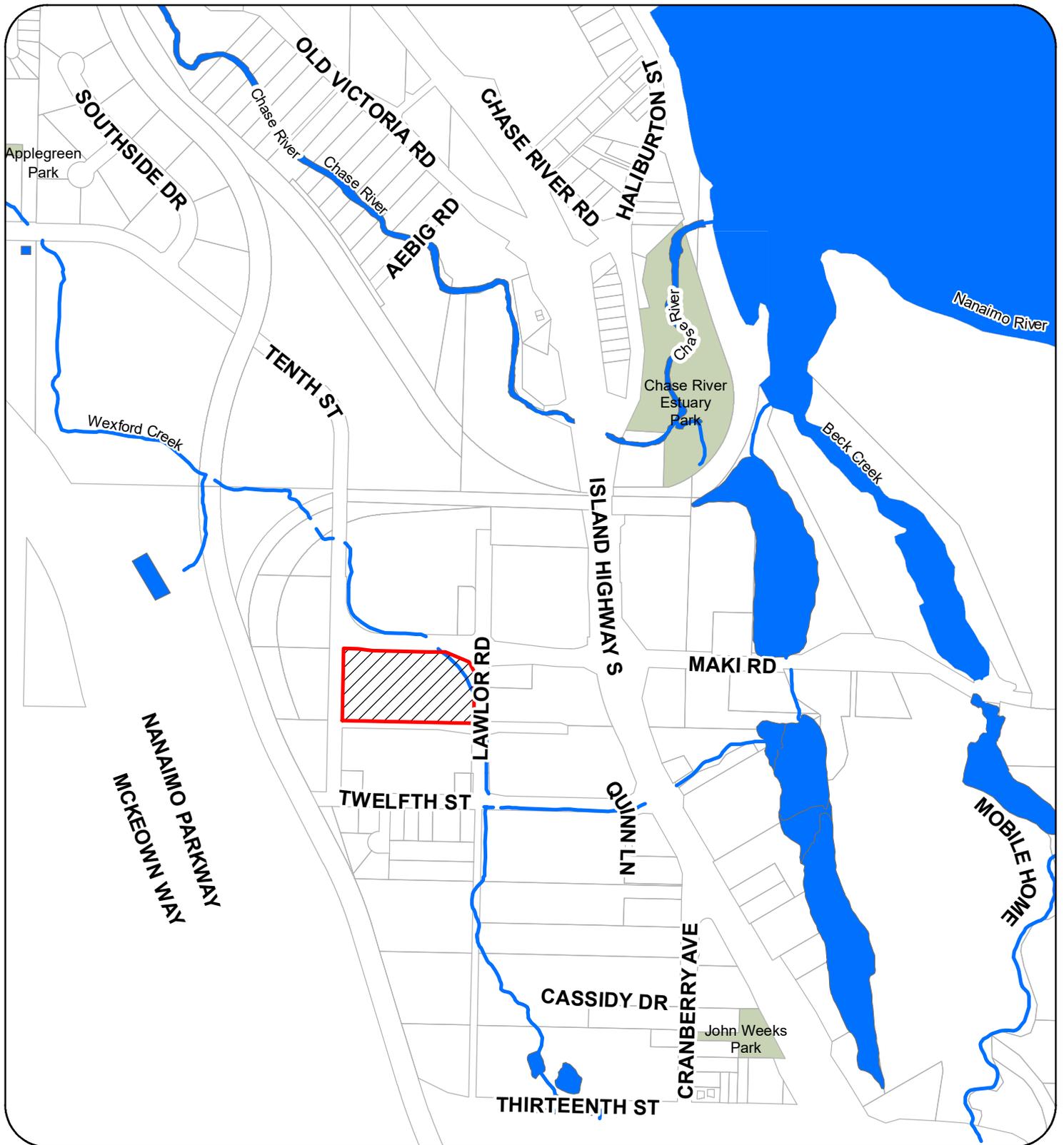
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.3.1.5 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback as measured from the top of bank of Wexford Creek from 15.0m to 9.7m in accordance with the Site Survey prepared by McElhanney, dated 2021-FEB-24, as shown on Attachment H.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by Thuja Architecture + Design, dated 2021-MAR-15 and 2020-OCT-27, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations prepared by Thuja Architecture + Design, dated 2020-OCT-27, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Lazzarin Svisdahl Landscape Architects, dated 2021-MAR-15, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP

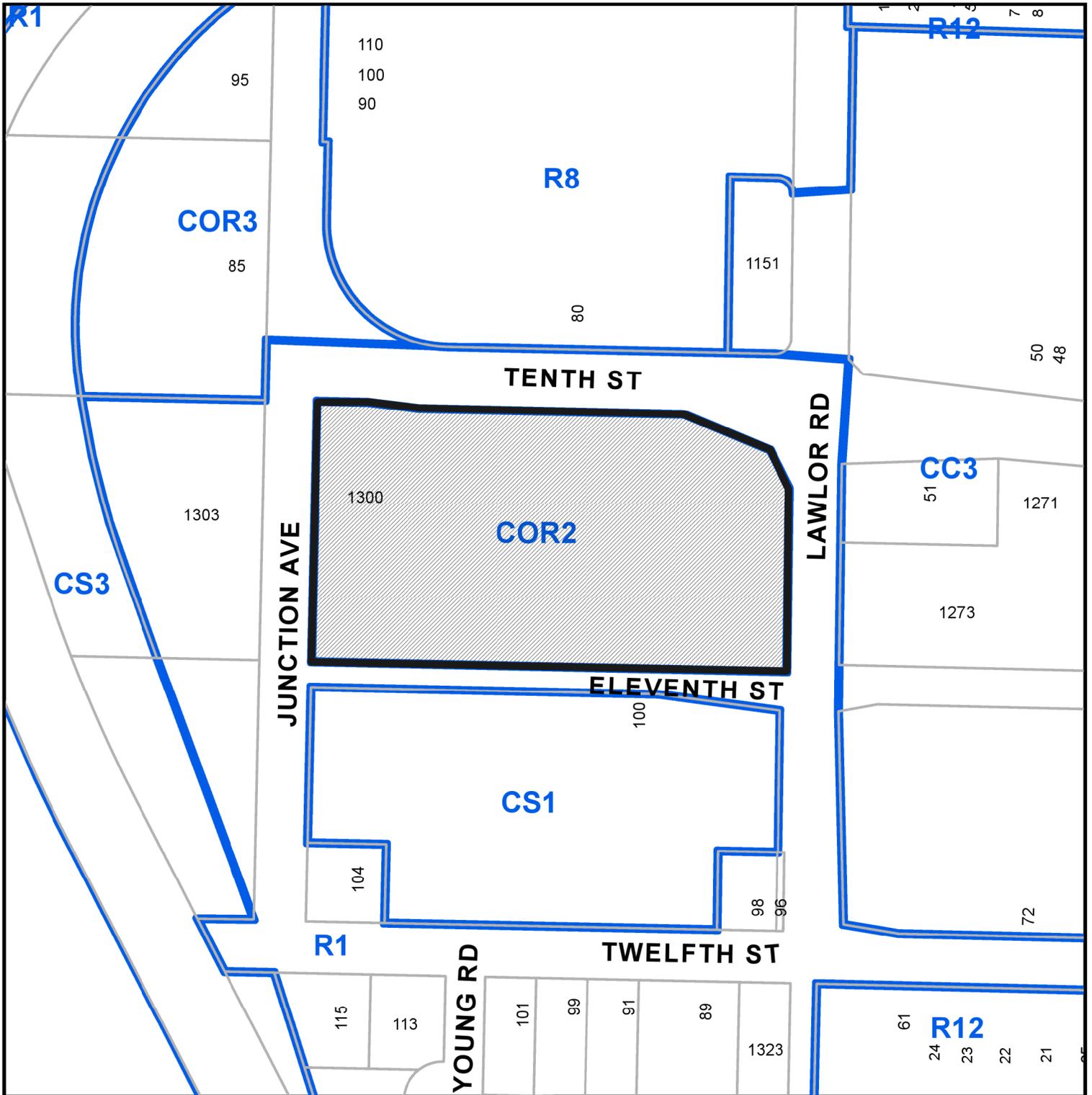


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1300 JUNCTION AVENUE

ATTACHMENT C LOCATION PLAN



DEVELOPMENT PERMIT NO.1190

 **Subject Property**

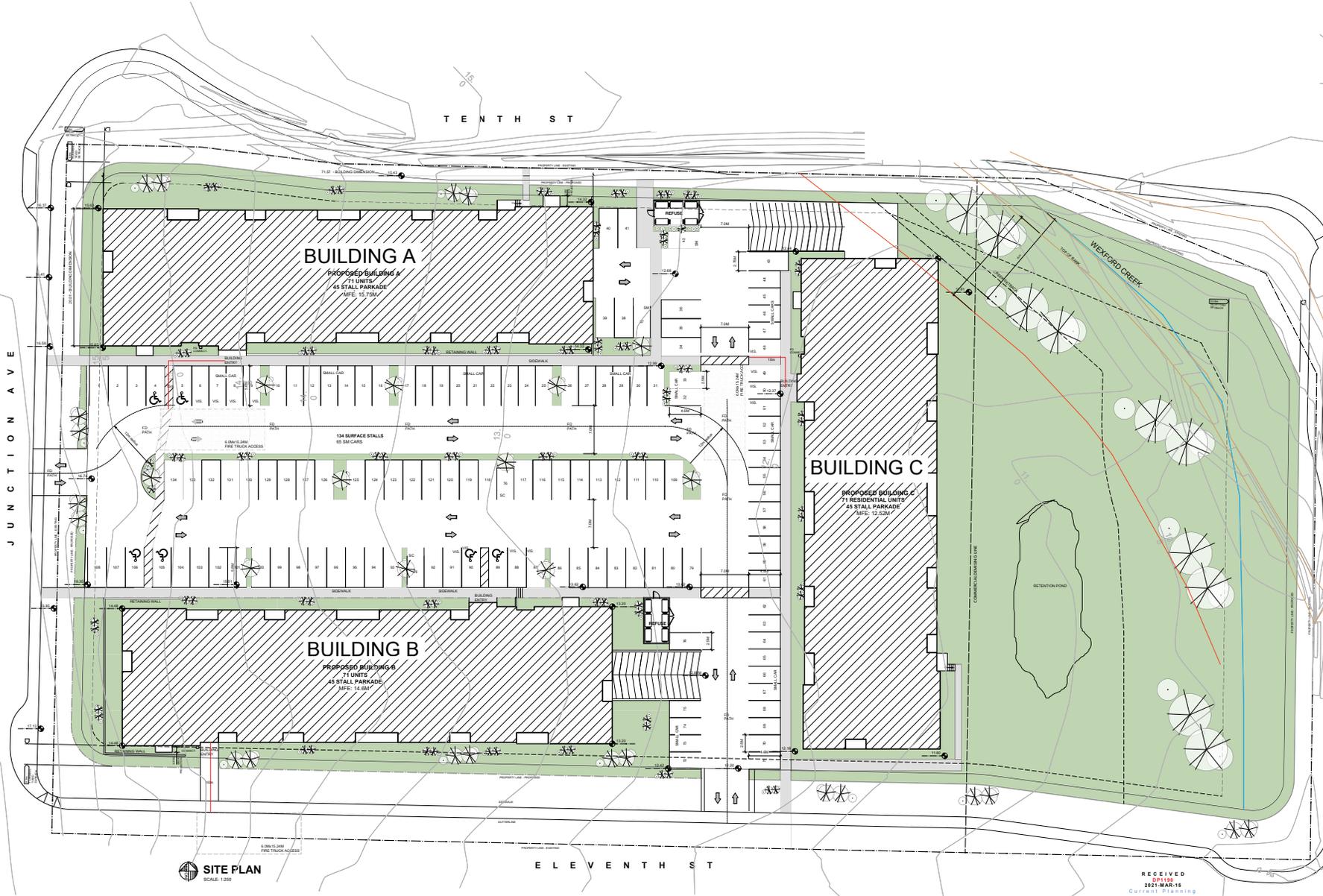
CIVIC: 1300 JUNCTION AVENUE

LEGAL: SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332 EXCEPT PART IN PLAN 3212 RW AND VIP84370

ATTACHMENT D SITE and PARKING PLANS

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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NO.	DATE
ISSUED FOR REVIEW	JUL 31 2019
ISSUED FOR DP	NOV 2019
ISSUED FOR COORD	JAN 02 2020
ISSUED FOR COORD	FEB 19 2020
ISSUED FOR COORD	MAR 05 2020
ISSUED FOR DP	MAR 08 2020
REVISED FOR DP	JULY 15 2020
REVISED FOR DP	OCT 27 2020
REVISED FOR DP	MAR 15 2021

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED SITE PLAN

SCALE	PROJECT NO.
AS NOTED	19--
DATE	DRAWN BY
15/25	TS/SS
SHEET	

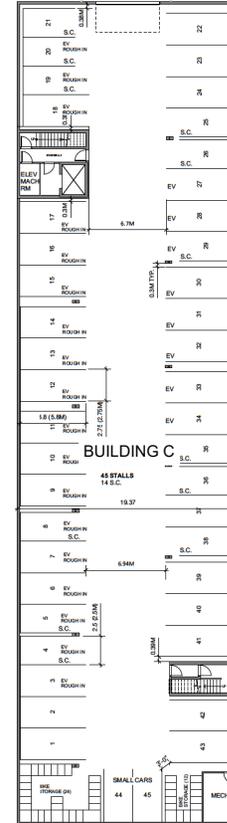
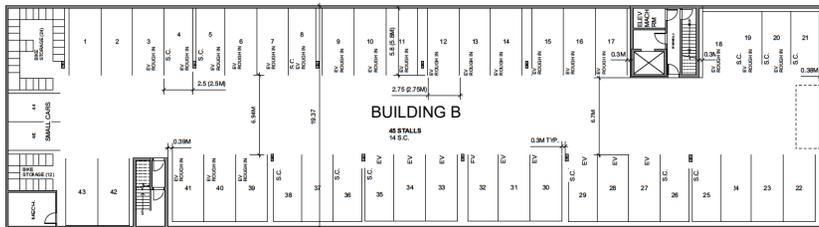
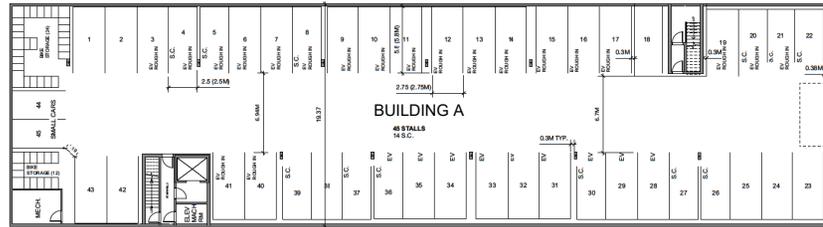
SITE PLAN
SCALE: 1:250

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T E N T H S T

J U N C T I O N A V E



PARKADE LEVEL PLAN - ALL BUILDINGS
SCALE: 1/200

E L E V E N T H S T

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THUJA
architects + design

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PARKADE LEVEL PLAN

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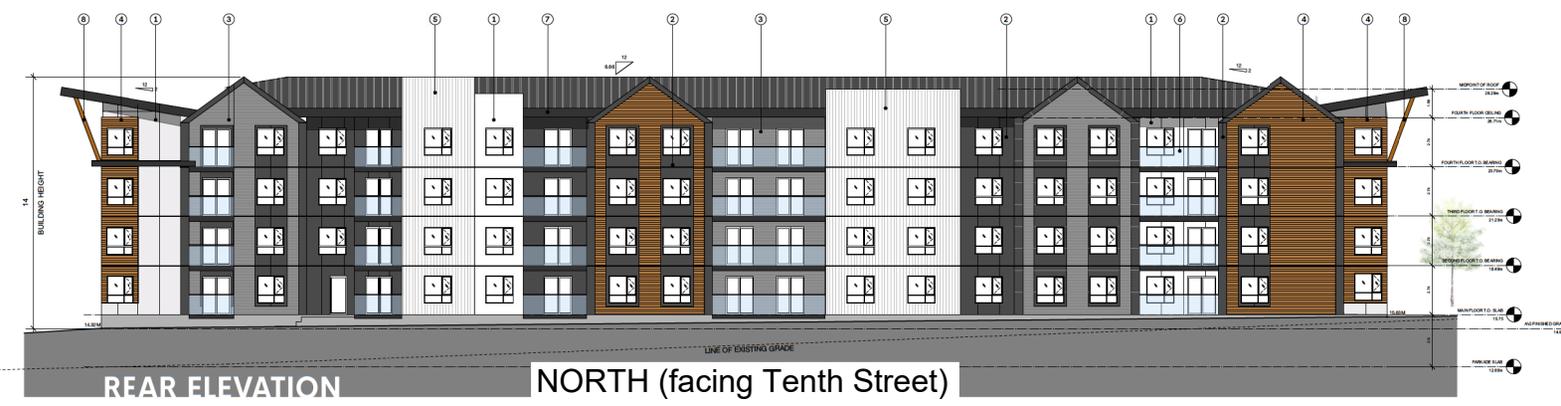
ATTACHMENT E BUILDING ELEVATIONS

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEY'S, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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- MATERIAL LEGEND**
- ① FIBRE CEMENT PANELS IN "LUD-HI MIST"
 - ② FIBRE CEMENT PANELS IN "IRON GREY"
 - ③ FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
 - ④ FIBRE CEMENT LAP SIDING "CIBARTON" 7" EXPOSURE
 - ⑤ CORRUGATED METAL SIDING - REGENT GREY
 - ⑥ RAILINGS - PAINTED BLACK WITH GLASS FASCIA - BLACK
 - ⑦ SOFFIT - PERFORATED METAL BLACK
 - ⑧ STEEL COLUMNS - PAINTED
 - ⑨ ROOFING - STANDING SEAM METAL - CHARCOAL GREY



THUJA
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ISSUED FOR COORD	MAR 05 2020
ISSUED FOR DP	MAR 08 2020
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REVISED FOR DP	OCT 27 2020

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FRONT ELEVATION - BLDG B NORTH (facing Parking Lot)



- MATERIAL LEGEND**
- ① FIBRE CEMENT PANELS IN "LIGHT MIST"
 - ② FIBRE CEMENT PANELS IN "IRON GREY"
 - ③ FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
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 - ⑥ RAILINGS - PAINTED BLACK WITH GLASS FASCIA - BLACK
 - ⑦ SOFFIT - PERFORATED METAL BLACK
 - ⑧ STEEL COLUMNS - PAINTED
 - ⑨ ROOFING - STANDING SEAM METAL - CHARCOAL GREY

SIDE ELEVATION EAST (facing Building C)



SIDE ELEVATION WEST (facing Junction Avenue)



REAR ELEVATION SOUTH (facing Eleventh Street)



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PROJECT
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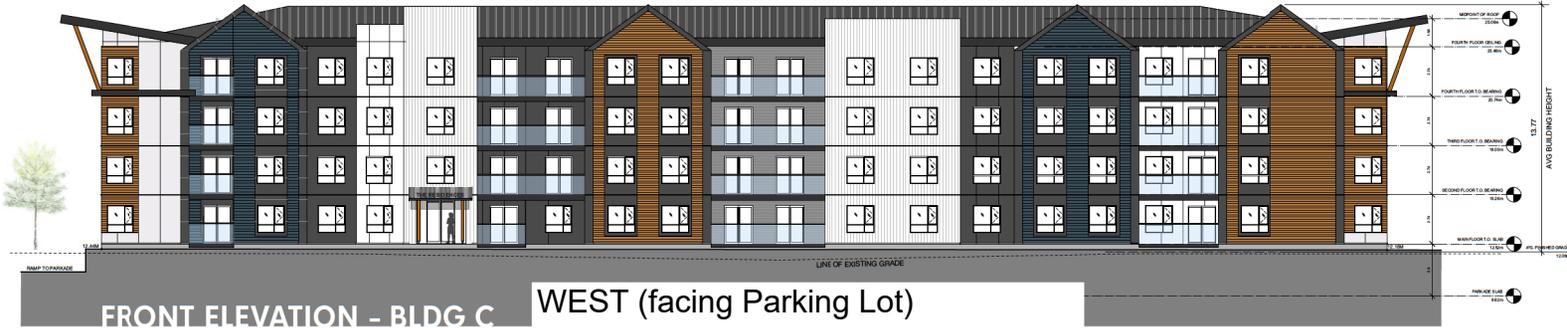
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DATE	DRAWN BY	SHEET
		TS/SS

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 - ⑧ STEEL COLUMNS - PAINTED
 - ⑨ ROOFING - STANDING SEAM METAL - CHARCOAL GREY



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PROJECT
1300 JUNCTION MULTI-FAMILY

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 PROPOSED ELEVATIONS - BUILDING C

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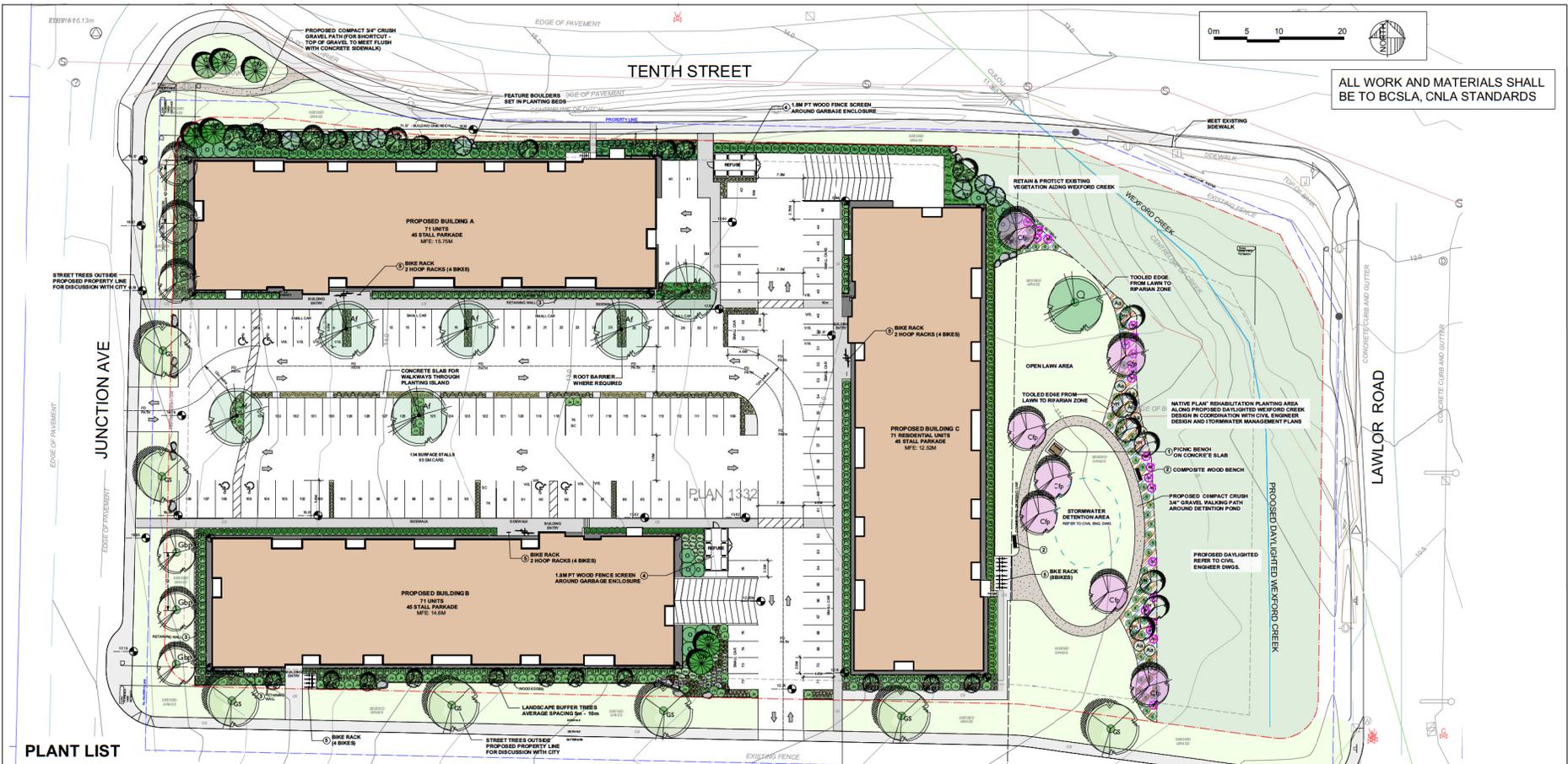
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**ATTACHMENT F
BUILDING RENDERING**

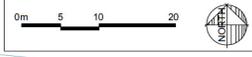


ELEVENTH STREET

ATTACHMENT G LANDSCAPE PLAN and DETAILS



ALL WORK AND MATERIALS SHALL BE TO BCSLA, CNLA STANDARDS



Date	Revisions	By
August 20 2018	ISSUE FOR REDLINING	LS
Oct. 18, 2019	FOR DISCUSSION	LS
FEB. 10, 2020	UPDATE FOR DISCUSSION	LS
MAR. 13, 2020	ISSUE FOR CP SUBMISSION	LS
AUG. 18, 2020	PARKING REVISION	SD
OCT. 21, 2020	CITY COMMENT REVISION	SD
NOV 23, 2020	SITE PLAN UPDATE & RESUBMIT	SD
March 15, 2021	RESUBMIT DP	LS

LAZZARIN SVISDAHL
LANDSCAPE ARCHITECTS
203-1300 1st Avenue Prince George B.C. V2Y 2Y3
250-563-6158 www.la-landarch.com

Project
1300 Junction Avenue
Nanaimo, BC

Sheet Title
Landscape Plan

Date
August 13, 2018

Scale
1:300

Drawn By
LS

Project No.

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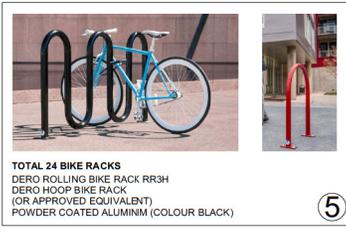
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2021 MAR-16
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PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	<i>Acer circinatum</i>	Vine Maple (small stem)	8	#50pt
AM	<i>Acer x freemanii 'Autumn Blaze'</i>	Freeman Maple	6	60m Cal.
CN	<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	7	2.5m
CR	<i>Cornus nuttallii 'Eddie's White Wonder'</i>	Pacific Dogwood Eddie's White Wonder	7	60m Cal.
CLP	<i>Cornus canadensis 'Floral Fantasy'</i>	Floral Fantasy Dogwood	7	60m Cal.
FS	<i>Fagus sylvatica 'Red Obsidian'</i>	Red Obsidian Beech	3	60m Cal.
GS	<i>Gleditsia tricanthos var. inermis 'Sunburst'</i>	Sunburst Honeylocust	7	60m Cal.
PHI	<i>Platanus purgnans 'Hogonoff'</i>	Hogonoff Blue Sycamore	7	2.5m
DI	<i>Quercus agrifolia</i>	Cherry Oak	1	60m Cal.
GBp	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	6	60m Cal.
GSp	<i>Ginkgo biloba 'Gold Spire'</i>	Gold Spire Maenderhat	11	60m Cal.
Shrubs				
AS	<i>Aspidochelone alberta</i>	Stamanderry	9	#20pt
JA	<i>Jaspione communis 'Elfin'</i>	Common Juniper (horizontal form)	82	#20pt
S	<i>Gaultheria Shallon</i>	Shall	83	#20pt
O	<i>Hydrangea dissecta</i>	Cooper's hydrangea	14	#20pt
LO	<i>Malva moschata</i>	Low Oregon Grape	48	#10pt
OG	<i>Mahonia aquifolium</i>	Tall Oregon Grape	58	#20pt
PM	<i>Pinus mugo pumilio</i>	Dwarf Mugo Pine	13	#20pt
PI	<i>Pinus banksiana 'Oso Lanier'</i>	Oso Lanier English Laurel	211	#20pt
RHC	<i>Rhododendron x Cunningham's White'</i>	Cunningham's White Rhododendron	16	#20pt
RI	<i>Rosa multiflora</i>	Noisette Rose	21	#20pt
SP	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spirea	15	#20pt
SC	<i>Sarcococca confusa</i>	Sweet Box	66	#20pt
SJ	<i>Skimmia japonica</i>	Japanese Skimmia	64	#20pt
Ornamental Grasses				
CS	<i>Calamagrostis x canadensis 'Karl Foerster'</i>	Feather Reed Grass	51	#10pt
DR	<i>Drachemata cespitosa 'Bronze nectar'</i>	Tufted Hair Grass	335	#10pt
PH	<i>Pennisetum alpestris 'Tangle'</i>	Dwarf Fountain Grass	49	#10pt
Ferns				
MF	<i>Adiantum</i>	Middleleaf Fern	49	#10pt
W	<i>Polydium munitum</i>	Seed Fern	77	#10pt
Perennials				
HB	<i>Hemerocallis hybrid</i>	Daylily hybrid	8	#10pt
X	<i>Xanthoxylum var. unguis-cati</i>	Yarrowmint	14	10 cm



LEGEND

- Existing Property Line
- Proposed Property Line
- Brushed Concrete Sidewalk - Refer to Civil Eng. Dwg.
- Ground Floor Patio/Decks - Surface Treatment TBD (See Arch.)
- 3/4" Minus Compact Crushed Gravel Walkway
- Native Planting Blended into Riparian Area Along Creek
- Planting Beds cw 60 mm Bark Mulch on Filter Fabric on Approved Growing Medium At Specified Depths (450 mm minimum For Shrubs & 750 mm minimum For Trees)
- Planting Bed cw 60 mm 3/4" Washed Crush Rock Groundcover on Filter Fabric on Approved Growing Medium, 450 mm Min.
- Seeded Grass For Lawn Areas cw 150 mm Min. of Approved Growing Medium Over Prepared Subgrade.
- Decorative Cobble River Rock/Drain Rock (OR APPROVED ALTERNATIVE) on Filter Fabric cw 2' x 4' Pressure Treated Wood Edger Where Noted On Plan
- 4" x 4" Pressure Treated Wood Edger Between Plant Bed & Lawn
- Retaining Walls - Refer to Eng. For Details & Heights
- Locally Sourced Boulder, 1/2 - 3/4 Buried Below Grade

ATTACHMENT H SITE SURVEY

LEGAL DESCRIPTION:
SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT,
PLAN 1332 EXCEPT PART IN PLAN 3212 RW AND VP8470
E.D.: 007-593-601
Q.V.C. ADDRESS: 1300 JUNCTION AVE, NANAIMO, BC
ZONING: CITY OF NANAIMO ZONING BYLAW NO. 4500
R1 SINGLE DWELLING RESIDENTIAL
SURVEY DATE: SEPTEMBER 5, 2017 AND AUGUST 2, 2019
PARCEL DIMENSIONS ARE IN METERS AND ARE DERIVED
FROM FIELD SURVEYS AND LAND TITLE AND SURVEY
AUTHORITY RECORDS BEING PLAN 1332, EPP94582,
EPP94588
BEARINGS ARE OGD DERIVED FROM OBSERVATIONS TO
GEODETIC CONTROL MONUMENTS 7795151 AND 7795153.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.
NOTE: CONTOUR INTERVAL IS 0.50 METERS.
NOTE: ELEVATIONS ARE GEODETIC (VD0298C) BASED ON
MASCOT GEODETIC CONTROL MONUMENT 7795151
BUILDING LOCATIONS SHOWN AS PER THEIA ARCHITECTURE
AND DESIGN DRAWING DATED OCTOBER 27, 2020.

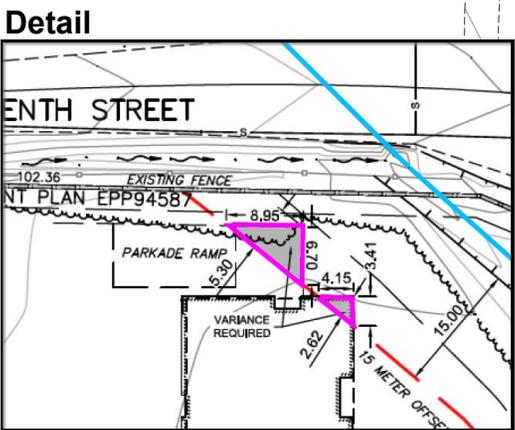
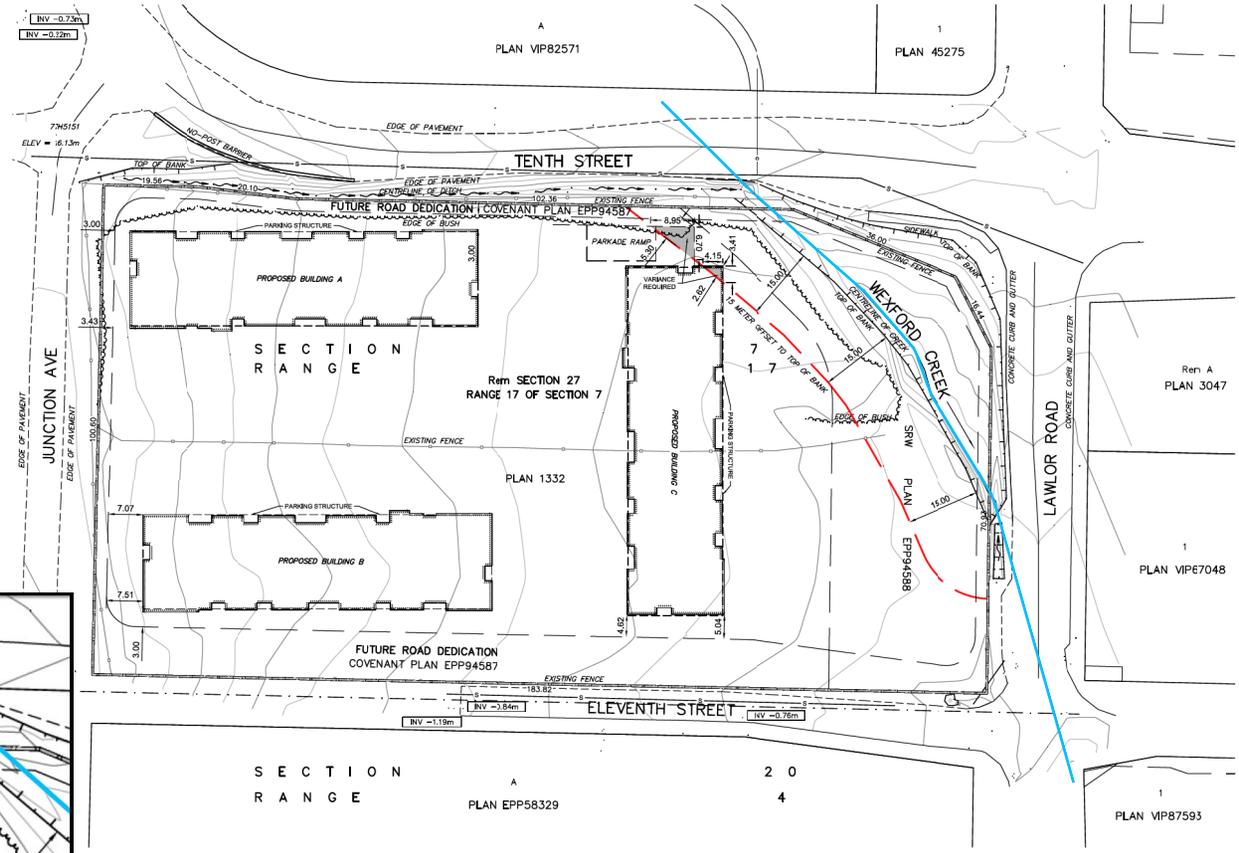
LEGEND:

SYMBOLS DESCRIPTION

FOUND PLACED

- △ TRAVERSE HUB
- STANDARD IRON POST
- EXISTING SIGN POST
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING CATCHBASIN
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING HYDROTEL POLE
- ⊙ EXISTING ANCHOR
- ⊙ EXISTING SANITARY INSPECTION CHAMBER

— EXISTING SANITARY MAIN
— EXISTING STORM MAIN
— EXISTING FENCE



CERTIFIED CORRECT THIS 24th DAY OF FEBRUARY, 2021.
Tyson Quocksister
RPCUG1
TYSON QUOCKSISTER, BOLS
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

Digitally signed by Tyson Quocksister
RPCUG1
DN: c=CA, ou=Tyson Quocksister RPCUG1,
ou=Basic Land Services, o=British Columbia
www.gov.bc.ca/land-services, email=tyson.quocksister@bc.ca,
serial=2021.02.24.19:01:52.0000

Rev	Date	Description	Drawn	Checked	App'd
1	2021-02-24	PARKING STRUCTURE ADDED	TQ	TQ	
2	2021-02-18	SITE PLAN FOR DEVELOPMENT PERMIT	TQ	TQ	

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McElhanney
Scale 1:1000
25

Scale 1
1301 Estevan Road
Nanaimo BC
Canada V9S 3Y3
T 250 716 2338

WESTURBAN DEVELOPMENTS LTD.

SITE PLAN
1300 JUNCTION AVE
NANAIMO, BC

Drawing No. 00330-6-V-4
Project Number 2232-00330-06
Rev. 1

Approved Sealed

RECEIVED
DP1190
2021-MAR-09
Current Planning

ATTACHMENT I AERIAL PHOTO



DEVELOPMENT PERMIT NO.1190

 1300 JUNCTION AVENUE

Delegation Request

Delegation's Information:

Sarah Alexander has requested an appearance before Council.

City: Campbell River
Province: BC

Delegation Details:

The requested date is March 29, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation: I am not preparing a presentation, but was asked to be available for questions related to DEVELOPMENT PERMIT APPLICATION NO. DP001190 – 1300 JUNCTION AVENUE. Thank you.