

DATE OF MEETING [August 30, 2021]

AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]

SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1214
– 400 FITZWILLIAM STREET]

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a mixed-use development at Wallace Street and Wentworth Street.

Recommendation

That Council issue Development Permit No. DP1214 at 400 Fitzwilliam Street with a variance to increase the maximum permitted building height of Building A from 14m to 17m and Building B from 14m to 19m.

BACKGROUND

A development permit application, DP1214, was received from Omicron Architecture Engineering Construction Ltd., on behalf of Telus Communications BC Ltd. to permit a mixed-use rental residential and commercial development.

Subject Property and Site Context

<i>Zoning</i>	DT3 – Wallace
<i>Location</i>	The subject development parcel is bound by Richards Street to the west, Wentworth Street to the north, and Wallace Street to the east.
<i>Total Area</i>	0.71ha (development parcel)
<i>Official Community Plan (OCP)</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
<i>Neighbourhood Plan</i>	Nanaimo Downtown Plan – Wallace
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Downtown Urban Design Plan and Guidelines

The subject property is located in downtown Nanaimo’s Old City Quarter. The site is highly visible near the edge of downtown, and is within walking distance of employment, commercial services, cultural and recreational amenities, and active transportation routes. As part of the City’s ‘Complete Streets’ road standards, an off-street bicycle path will abut the edge of the site on the Wentworth Street and Wallace Street frontages.

The property is currently addressed as 400 Fitzwilliam Street and includes the existing Telus building, which faces Fitzwilliam Street. The remainder of the lot is primarily vacant and includes a surface parking area. There is a concurrent subdivision application to separate the Telus building parcel from the development parcel that will front Wallace Street, Wentworth Street, and Richards Street (see Attachment D, the development parcel is labelled “Proposed Lot 1”). The development parcel slopes gradually downhill from southwest to northeast and is currently supported by low retaining walls facing Wallace Street.

The site is within the Wallace precinct of the Downtown Urban Design Plan and Guidelines that were adopted in 2008. The Wallace precinct is noted for its unique urban geometry and grade change towards Terminal Avenue. The intersection of Wallace and Wentworth Streets is a focal point of identified view corridors.

Surrounding land is a mix of residential and commercial uses, with buildings ranging in height from one to three storeys. Neighbouring properties include multi-family residential buildings across Richards Street to the west, a City-owned parking lot across Wentworth Street to the north, retail and office uses across Wallace Street to the east, and commercial uses along Fitzwilliam Street to the south. A nearby six-storey mixed-use development, the Cardea building, was completed in 2019 and is one block south of the site.

DISCUSSION

Proposed Development

The applicant is proposing to construct a mixed-use development branded as “Telus Living” consisting of one seven-storey building and one six-storey building with a combined total of 197 residential units, one commercial retail unit, and a shared underground parking level.

The proposed unit composition is as follows:

Unit Type <i>(Average Unit Size)</i>	3-Bedroom <i>(101m²)</i>	2-Bedroom <i>(67m²)</i>	1-Bedroom <i>(46m²)</i>	Studio <i>(36m²)</i>	Total
Building A	2	13	21	15	51
Building B	8	32	74	32	146
Total	10	45	95	47	197

The commercial retail unit will have a floor area of 37m². The proposed gross floor area (GFA) of the development is as follows:

Building A	3,970.5m ²
Building B	11,109.0m ²
Total Floor Area	15,079.5m²

The Floor Area Ratio (FAR) will equal 2.26, below the maximum permitted FAR of 2.55 in the DT3 zone

Site Design

The two buildings are oriented to face Wallace Street. The site design takes advantage of a bend in Wallace Street, allowing the development to act as a terminating vista from the north. Building A will be sited on the north portion of the site, next to Wentworth Street. Building B will be L-shaped and is sited through the centre of the site, with frontage along Wallace Street.

A public plaza is proposed to face Wallace Street at its intersection with Wentworth Street. The entrance to the commercial retail unit will be from the plaza. Outdoor amenity spaces on site will include a private courtyard between the two buildings, a dog park and playground for residents on the south side of the site, and a rooftop amenity space on Building B. A walkway will connect around the rear of Building B from Wallace Street.

A shared underground parking level will be accessed via a vehicle ramp from Richards Street below the private courtyard. A smaller surface parking lot behind Building B will also have access from Richards Street and will include visitor parking as well as loading spaces. All required parking will be provided on site with a total of 123 parking spaces. Required bicycle parking will be provided with 100 long-term bicycle parking spaces on the underground parking level and 12 individual bicycle racks provided outside the building entries.

Refuse receptacle rooms are proposed in the underground parking level.

Building Design

The buildings are striking in design with projecting lighter shade volumes at the buildings' bases, and darker recessed façades on the upper floors. The recesses will also break up the horizontal massing of the buildings at intervals. The front entry of Building A will face the intersection of Wallace Street and Wentworth Street. The front entry of Building B will have one entry facing Wallace Street mid-block, and its second entrance facing the surface parking lot. The entrances on Wentworth and Wallace Streets include accessible ramps.

The shared parking level will be masked on the Wallace Street elevation, with residential units to present a six-storey east elevation for Building A and a seven-storey east elevation for Building B. To the west, Buildings A and B will present five- and six-storey elevations, respectively. The south wing of Building B will step down gradually, and its southernmost massing presents a three-storey elevation adjacent to the existing retail buildings at Wallace Street and Fitzwilliam Street.

Building A will include the commercial retail unit on the ground level and a multi-purpose room for residents. A fitness room is proposed on the ground level of Building B in addition to indoor and outdoor amenity space on the uppermost level. All units will include private balconies or patios. The private patios facing Wallace Street will be above grade and separated from the sidewalk by a low retaining wall with metal cable-wire guardrail.

Building materials consist of aluminum composite panels, natural wood-look cementitious siding, and corrugated metal cladding. Exposed concrete will be visible above the commercial retail unit and multi-purpose room for Building A, facing the plaza. The proposed development generally complies with the Downtown Urban Design Plan and Guidelines.

Landscape Design

Landscaping is proposed throughout the site with a planting mix of trees, shrubs, groundcovers, and grasses. The site perimeter will be bound by deciduous trees and a cluster of conifers in the northwest corner of the site. The public plaza will be raised from the sidewalk level and separated by planter beds. Plaza programming includes seating and bollard lighting. A staircase will connect the plaza to the private courtyard and will be flanked by landscaping, decorative boulders, and an art feature. A second public art feature is proposed at the intersection of Richards and Wentworth Streets. Additional public realm improvements will include seating nodes around the periphery of the site. Public street design will be determined as part of the frontage works at the detailed design stage.

The rooftop amenity space will include an outdoor kitchen, seating, lounge furniture, and garden planters for residents.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2021-FEB-11, accepted DP1214 as presented with support for the proposed building height variances and provided the following recommendations:

- Consider enhancing the southeast corner stair and its relationship to the street; and
- Give further consideration to enhancing the integration between the building frontage and the Wallace Street streetscape.

The applicant subsequently revised the site and landscape plans to provide improved access between the public plaza and the sidewalk with additional public realm improvements, including a wall-mounted public bench at the southeast entry staircase.

Proposed Variances

The maximum permitted building height in the DT3 zone is 14m. The proposed building height of Building A is 17m, and the proposed building height of Building B is 19m, requested variances of 3m and 5m respectively.

The building height variances are requested to provide more visual interest with varied rooflines and stepped façades. The applicant has demonstrated the same amount of floor area could be provided without a height variance, but without any articulation to the massing (see Attachment H). By articulating the volumes with taller portions for both buildings, the development's massing can be improved with a break between the two buildings, more open space, a transition of building height to adjacent lots, building setbacks for upper floors, and variations in building appearance.

The subject property is located within the Downtown Urban Node identified by the Official Community Plan, where taller residential buildings are supported. The Downtown Urban Design Plan and Guidelines envisions six-storey building height along Wentworth and Wallace Streets, with setbacks above the fifth storey. Proposed Building A presents a six-storey elevation with an additional setback above the fourth storey. Proposed Building B presents a seven-storey elevation for only a small portion of its street-facing façade and is stepped back above the fifth storey. Additionally, Building B is stepped down to six-, five-, and three-storey elevations as the

building transitions to existing retail buildings to the south, and the additional floor allows the proposed building to present itself as a landmark building when viewed from Wallace Street.

The more compact building form and separation between buildings allows for opportunities for view penetration. Staff support the proposed height variances, given the scale and design of the development.

SUMMARY POINTS

- Development Permit Application No. DP1214 is for a mixed-use development consisting of one seven-storey building and one six-storey building with a combined total of 197 residential units, one commercial retail unit, and a shared underground parking level.
- The applicant is requesting to vary the maximum building height from 14m to 17m for Building A, and from 14m to 19m for Building B.
- Staff support the proposed building height variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Subdivision Plan
ATTACHMENT E: Site and Parking Plans
ATTACHMENT F: Building Elevations and Details
ATTACHMENT G: Perspective Views
ATTACHMENT H: Building Massing
ATTACHMENT I: Shadow Study
ATTACHMENT J: Landscape Plan and Details
ATTACHMENT K: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height for proposed Building A from for 14m to 17m and for proposed Building B from 14m to 19m.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site and Parking Plans prepared by Omicron Architecture Engineering Construction Ltd., dated 2021-AUG-12, as shown on Attachment E.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Omicron Architecture Engineering Construction Ltd., dated 2020-NOV-19, as shown on Attachment F.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Connect Landscape Architecture, received 2021-AUG-13, as shown on Attachment I.
4. The subject property is subdivided in substantial compliance with the Subdivision Plan prepared by Omicron Architecture Engineering Construction Ltd., dated, 2021-AUG-12, as shown on Attachment D, prior to building permit application.
5. A Statutory Right-of-Way for the public plaza facing Wallace Street (shown as “Public Terrace” on Attachment I, L1.0) is registered on title prior to building occupancy.

ATTACHMENT B CONTEXT MAP

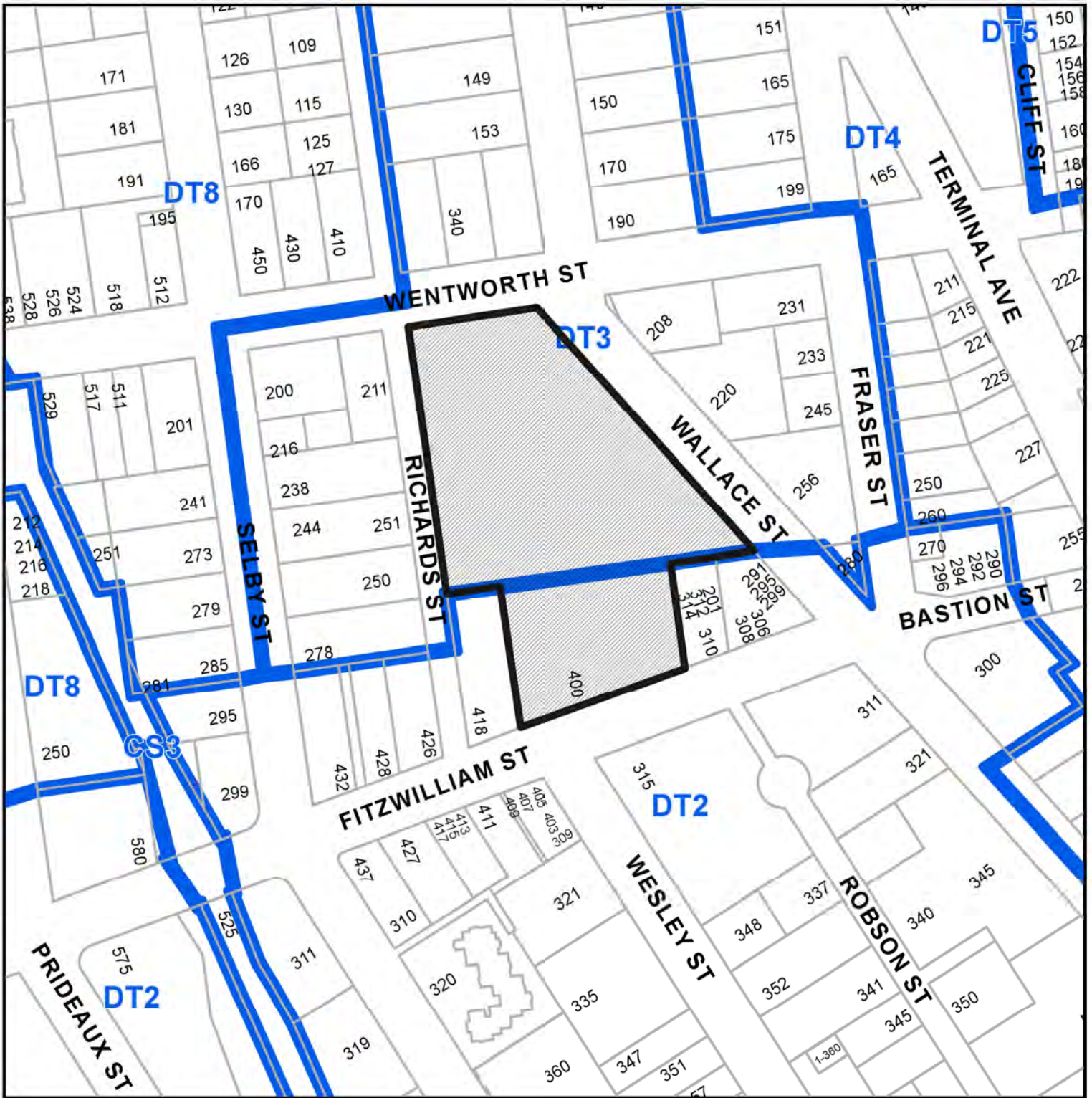


DEVELOPMENT PERMIT APPLICATION NO. DP001214



400 FITZWILLIAM STREET

ATTACHMENT C LOCATION PLAN

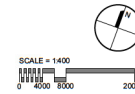
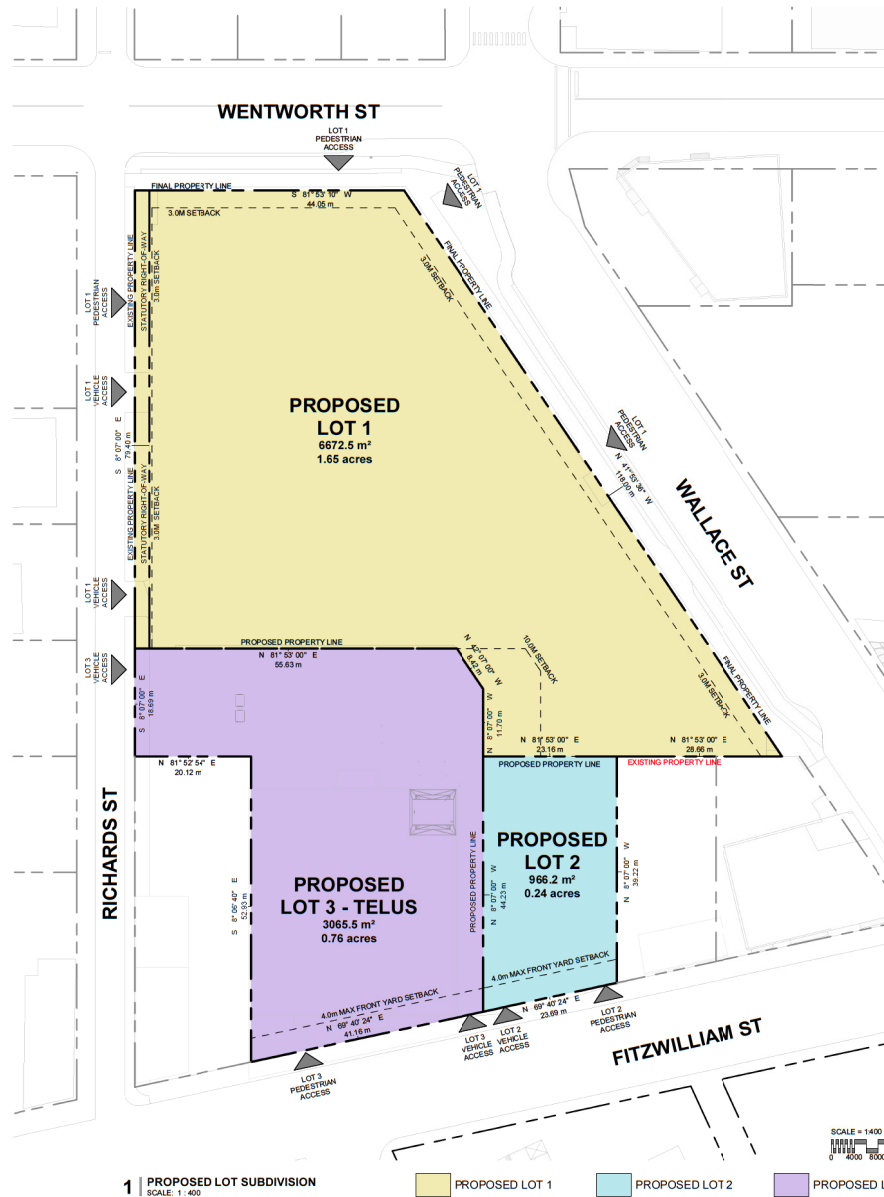


DEVELOPMENT PERMIT NO. DP001214

 **Subject Property**

CIVIC: 400 FITZWILLIAM STREET
LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 26286

ATTACHMENT D SUBDIVISION PLAN



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2021-AUG-13
Context Planning



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

PROPOSED LOT SUBDIVISION
SCALE: 1 : 400 08/12/2021

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ATTACHMENT E SITE AND PARKING PLANS



NOTE:
Off-site frontage layout to be determined through detailed design review at Building Permit stage.

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE SIDEWALK / APRON (ROOM FINISH)
- PAVERS - SEE LANDSCAPE
- ASPHALT PAVING

SITE PLAN KEYNOTES

- 01 LANDSCAPED AREA - REFER TO LANDSCAPE DWGS
- 02 CONCRETE SIDEWALK
- 03 CONCRETE PAVERS
- 04 GUARDRAIL / HANDRAIL
- 05 BIKE RACK - REFER TO LANDSCAPE DWGS
- 06 BOLLARD
- 07 BENCH
- 08 1.8M HIGH FENCE
- 09 RETAINING WALL
- 10 PRIVACY SCREENS
- 11 SIGNAGE
- 12 1.2M HIGH FENCE
- 13 PAD MOUNTED ELECTRICAL TRANSFORMER



1 SITE PLAN
SCALE: 1 : 250

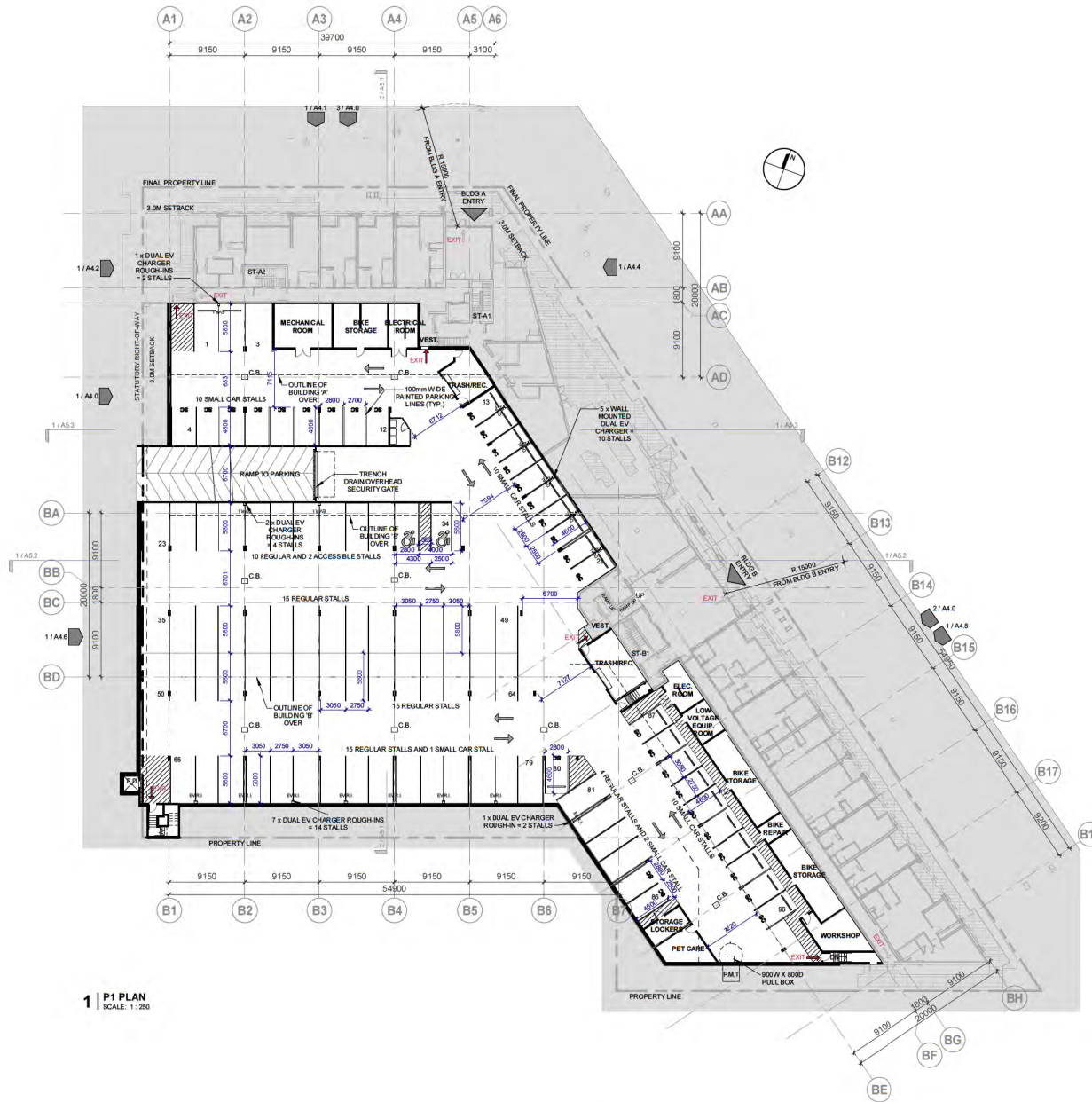


TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

SITE PLAN
SCALE: 1 : 250 08/12/2021

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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

P1 FLOOR PLAN
SCALE: 1 : 250 08/12/2021

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ATTACHMENT F BUILDING ELEVATIONS AND DETAILS

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STONEFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - WENTWORTH ST
SCALE: 1:125



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING A
SCALE: As indicated 11/19/2020



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ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
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- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - RICHARDS ST
SCALE: 1 : 125

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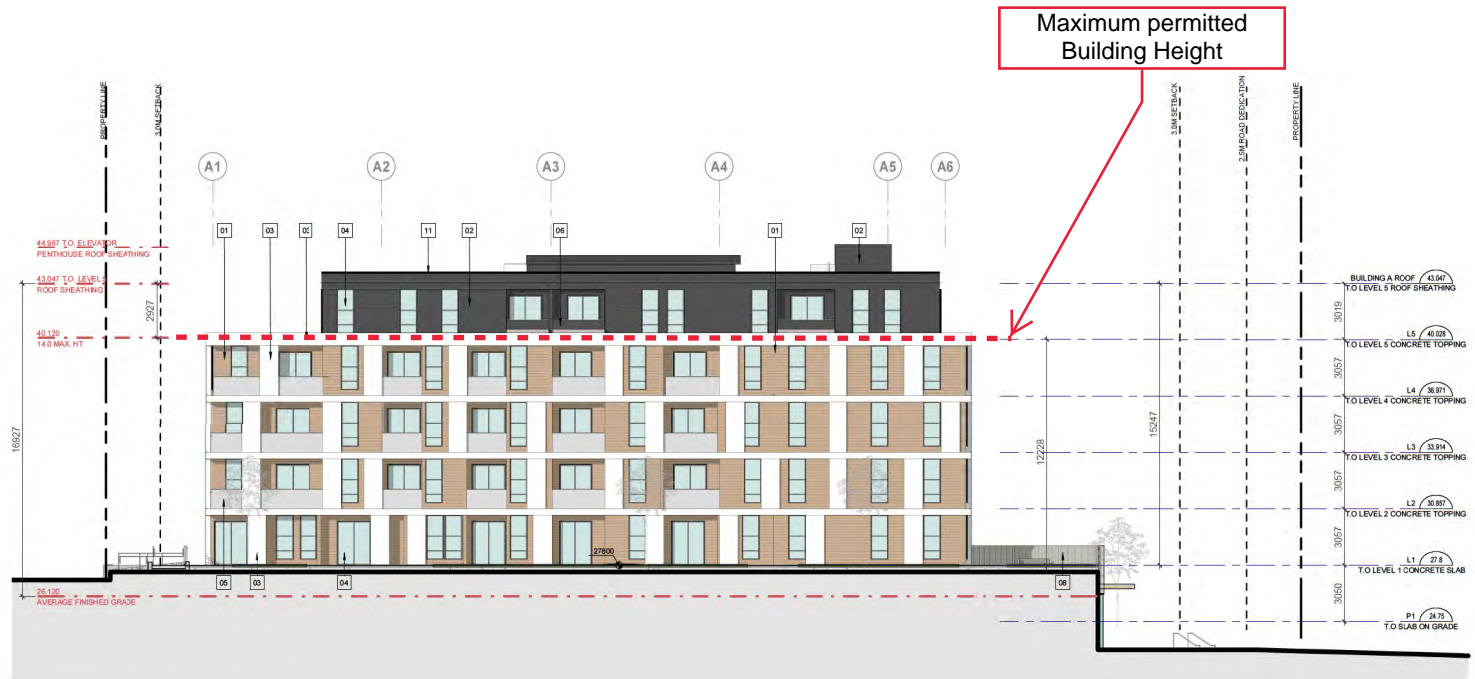
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING A
SCALE: As indicated 11/19/2020

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ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
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- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - COURTYARD
SCALE: 1 : 125



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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING A
SCALE: As indicated 11/19/2020

A4.3

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
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- 12 CORTEN STEEL



Maximum permitted Building Height

1 | ELEVATION - BUILDING A - WALLACE ST
SCALE: 1:125



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING A
SCALE: As indicated 11/19/2020



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ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
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- 10 BACKLIT ALUMINUM LETTER SIGNAGE
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- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - GARDEN COURT
SCALE: 1:125



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated 11/19/2020



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ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
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1 | ELEVATION - BUILDING B - RICHARDS ST
SCALE: 1:125



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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated 11/19/2020

A4.6

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL GLAZ DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
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- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - BACK OF BUILDING
SCALE: 1:125

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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated 11/19/2020

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ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
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- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - WALLACE ST
SCALE: 1:125

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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
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A4.8



1 | ELEVATION - SITE - RICHARDS ST
SCALE: 1 : 200



2 | ELEVATION - SITE - WALLACE ST
SCALE: 1 : 200



3 | ELEVATION - SITE - WENTWORTH ST
SCALE: 1 : 200

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TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

SITE ELEVATIONS
SCALE: As indicated 11/19/2020

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MATERIAL PALETTE

- 1 - WHITE ALUMINUM COMPOSITE PANEL
- 2 - WOOD LOOK SHIPLAP SIDING
- 3 - CORRUGATED METAL CLADDING, PREFINISHED
- 4 - PERFORATED CORRUGATED METAL PANEL
- 5 - GLASS PANEL, CLEAR

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ATTACHMENT G PERSPECTIVE VIEWS



A. VIEW OF RESIDENTIAL COURTYARD FROM WALLACE STREET



B. VIEW OF BUILDING A AND B FROM THE CORNER OF WALLACE AND WENTWORTH



C. VIEW FROM WITHIN THE ENTRANCE PLAZA



D. VIEW OF BUILDING B FROM WALLACE STREET



E. VIEW WITHIN THE RESIDENTIAL COURTYARD LOOKING TOWARDS RICHARDS ST.



F. VIEW OF THE WENTWORTH STREET FACADE



G. BIRDS EYE VIEW OF THE ENTRANCE PLAZA



H. BIRDS EYE VIEW LOOKING DOWN INTO THE RESIDENTIAL COURTYARD



I. VIEW FROM THE SURFACE PARKING ENTRANCE ON RICHARDS ST.



J. VIEW OF BUILDING B SURFACE PARKING ENTRANCE



K. VIEW OF BOTH RICHARDS ST. FACADES



L. VIEW FROM THE DOG PARK TOWARDS THE SURFACE PARKING



M. NIGHT VIEW OF RESIDENTIAL COURTYARD FROM WALLACE STREET



N. NIGHT VIEW OF BUILDING B FROM WALLACE STREET



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

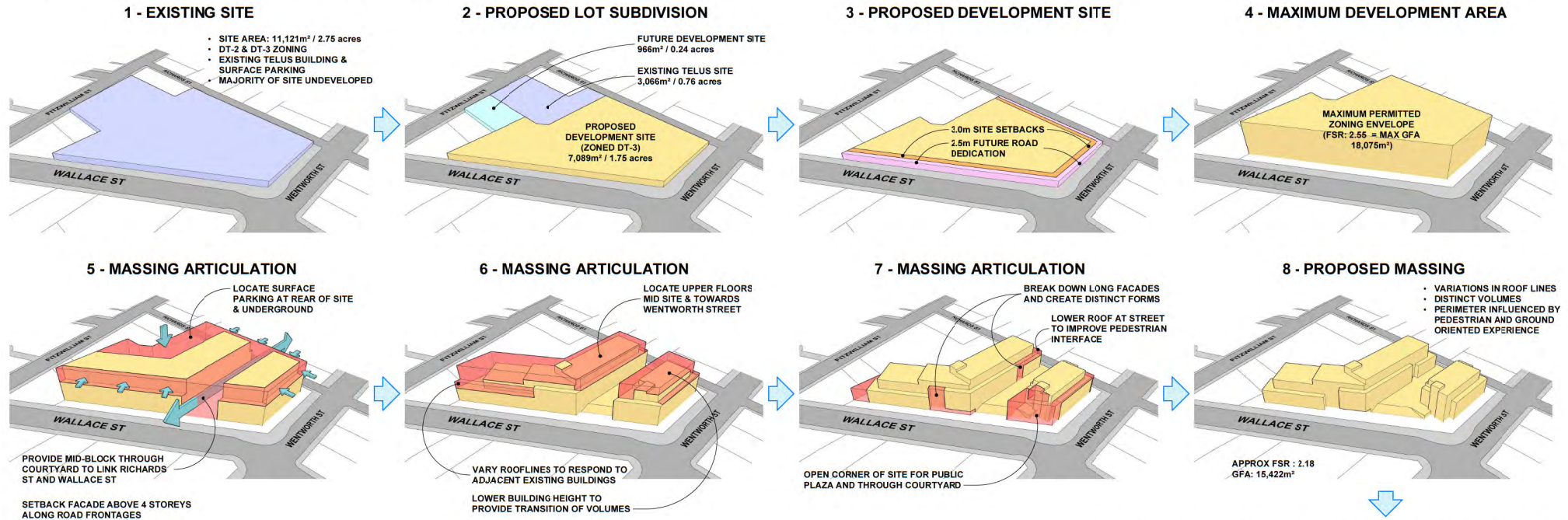
PERSPECTIVE VIEWS
SCALE: 11/19/2020

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CITY OF NANAIMO

A8.5

ATTACHMENT H BUILDING MASSING

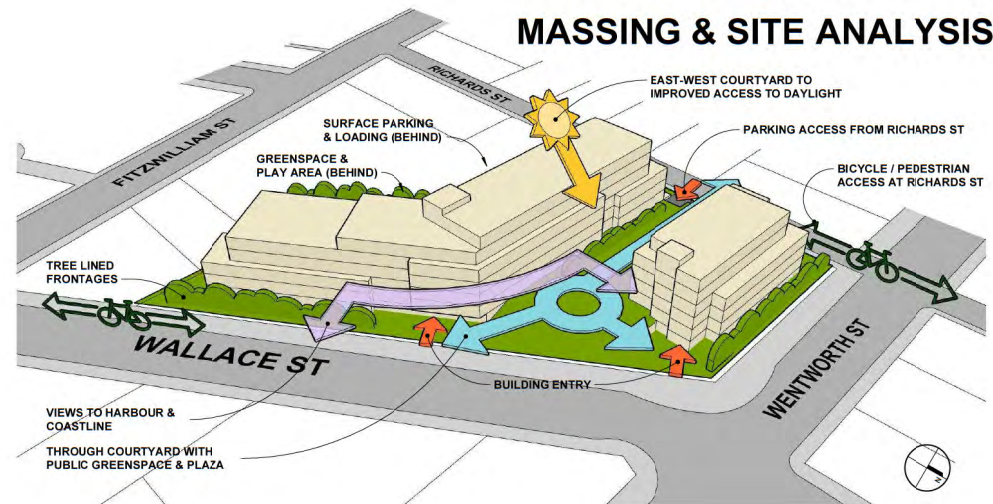
PROPOSED MASSING DESIGN PROCESS

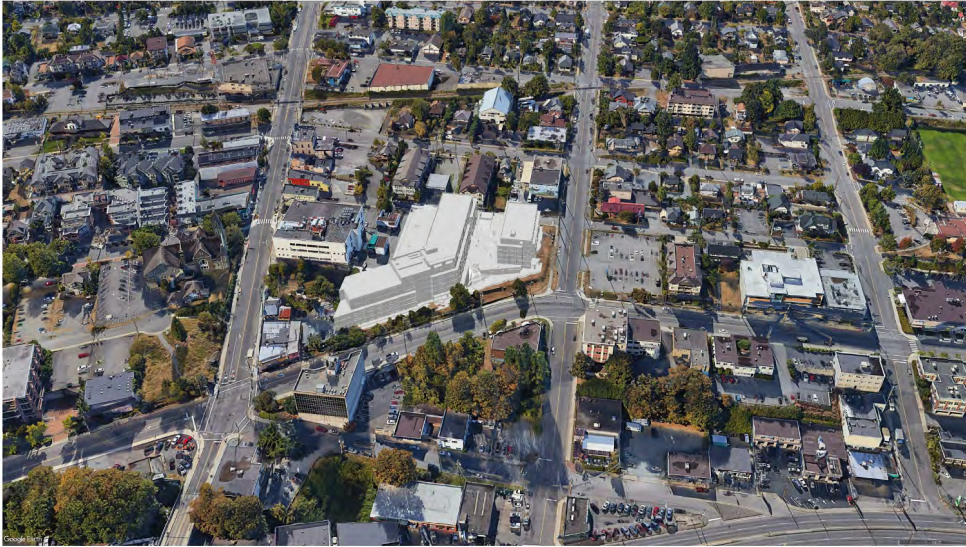


DESIGN CONSIDERATIONS

- PROPOSED DESIGN TO CONFORM TO NANAIMO'S DOWNTOWN URBAN DESIGN GUIDELINES AND DT-3 ZONING (EXCLUDING SEEKING A MAX HEIGHT VARIANCE OF APPROX 3.9m)
- BUILDING DENSITY AT INTERSECTION WITH MID-BLOCK THROUGH COURTYARD & PUBLIC OPEN SPACE
- COMPOSITION OF ROOF FORMS WITH CONSIDERATION TO VIEWS AND ACCESS TO DAYLIGHT
- ARTICULATION AND VARIATION AT STREET LEVEL FACADES TO IMPROVE PEDESTRIAN EXPERIENCE AND PROVIDE AN AUTHENTIC STREETScape
- DISTINCT BUILDING MASSES TO RESPOND TO EXISTING ADJACENT BUILDINGS AND DEVELOPMENT
- USE OF EXISTING TOPOGRAPHY TO PLACE MAJORITY OF PARKING UNDERGROUND AND REDUCE OVERALL BUILDING HEIGHT
- IMPROVEMENTS TO PEDESTRIAN AND CYCLING INFRASTRUCTURE AND OPEN SPACES

MASSING & SITE ANALYSIS

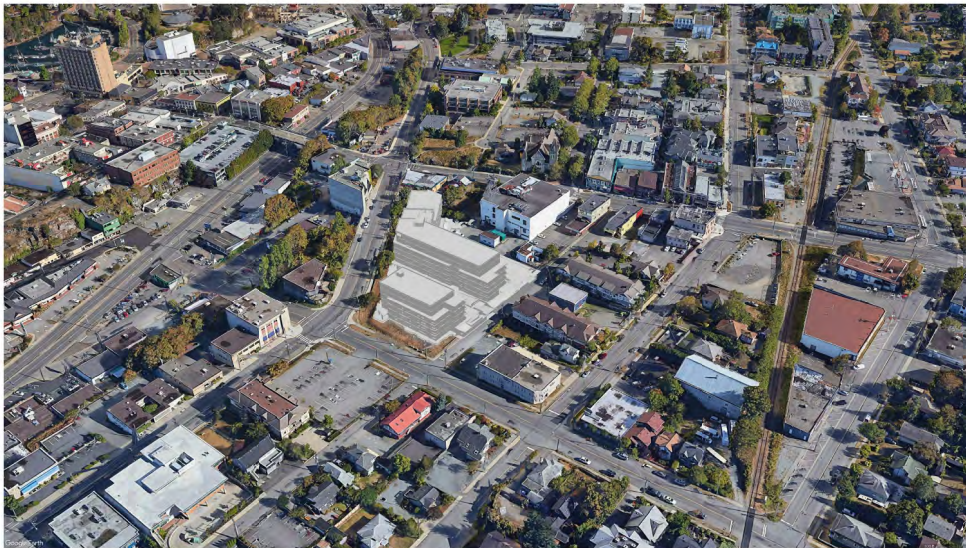




VIEW FROM WEST



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST



VIEW FROM WEST



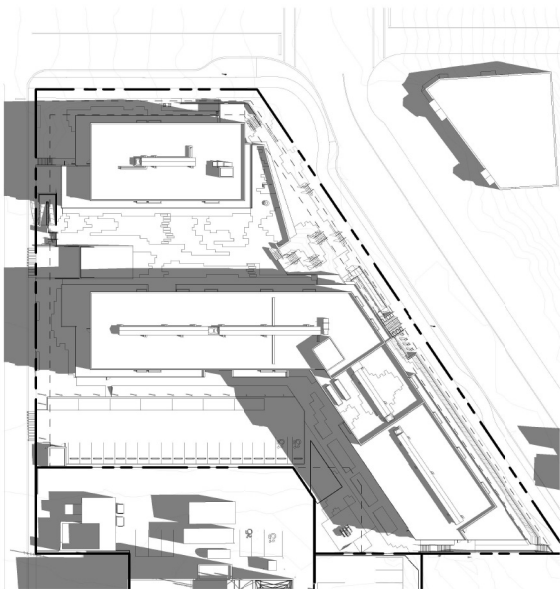
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

MASSING IN CONTEXT
SCALE: 11/19/2020

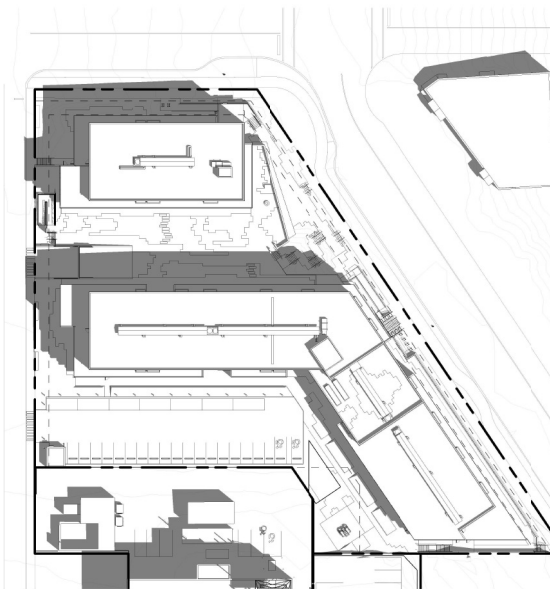
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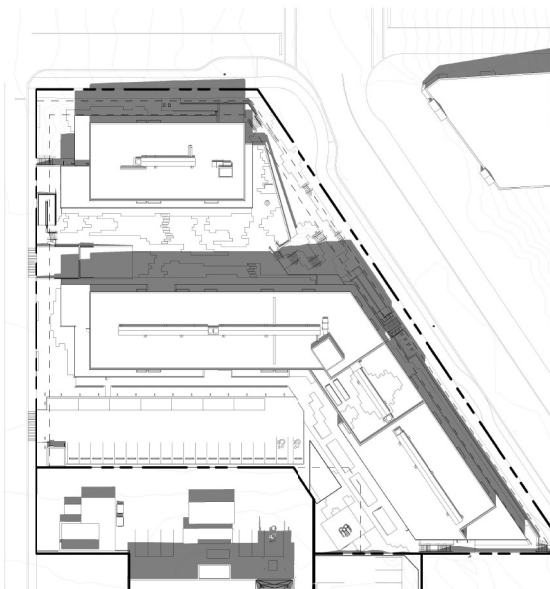
ATTACHMENT I SHADOW STUDY



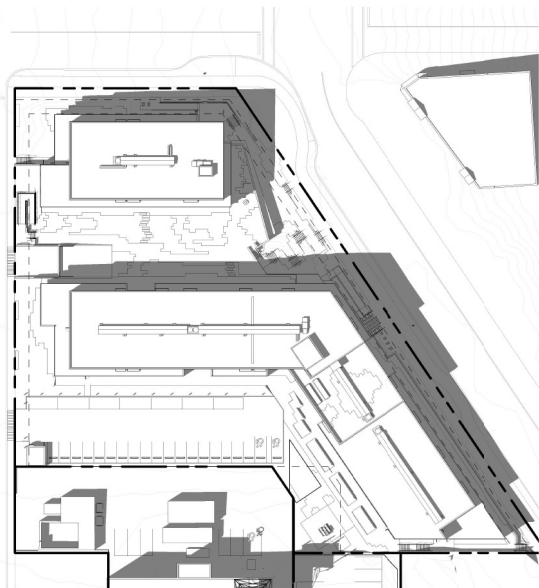
1 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 9 AM
SCALE: 1:500



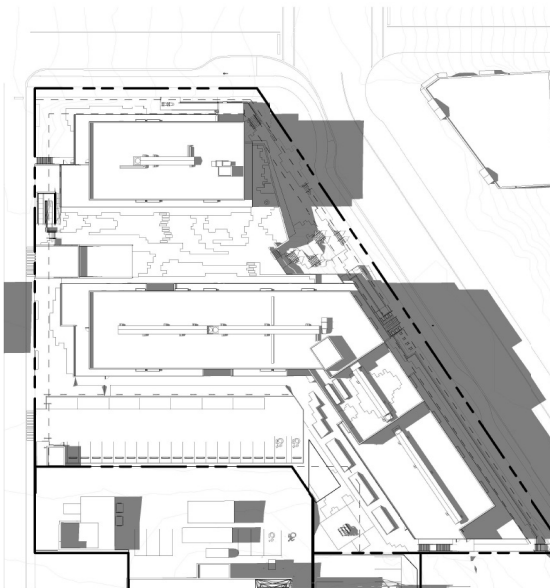
2 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 11 AM
SCALE: 1:500



3 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 1 PM
SCALE: 1:500



4 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 3 PM
SCALE: 1:500



5 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 5 PM
SCALE: 1:500



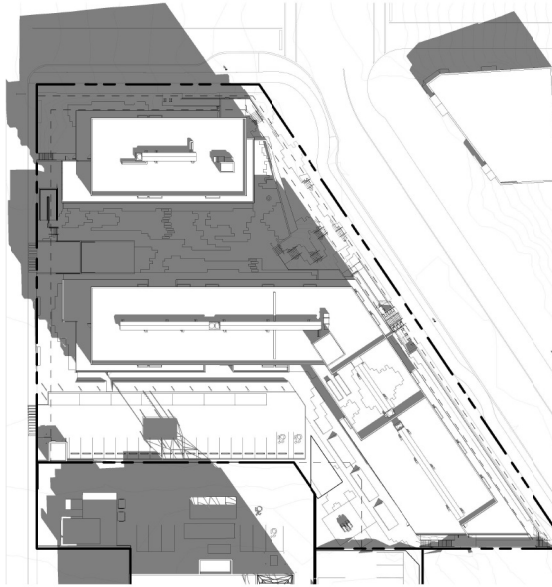
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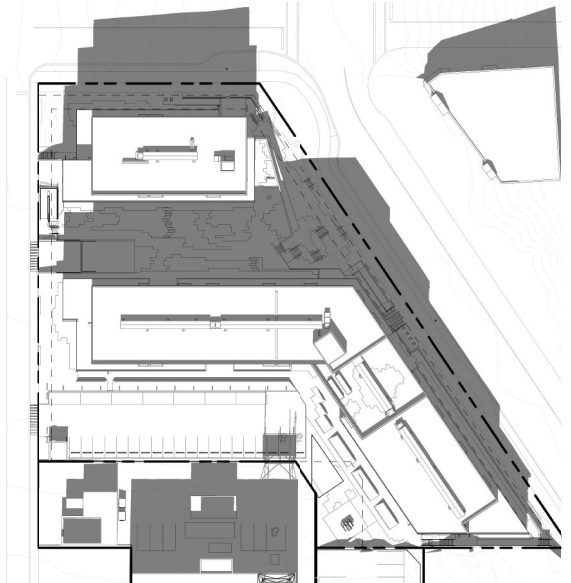




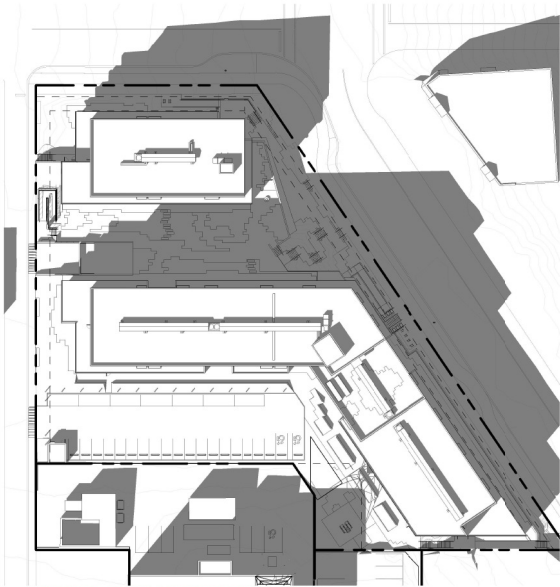
1 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 9 AM
SCALE: 1:500



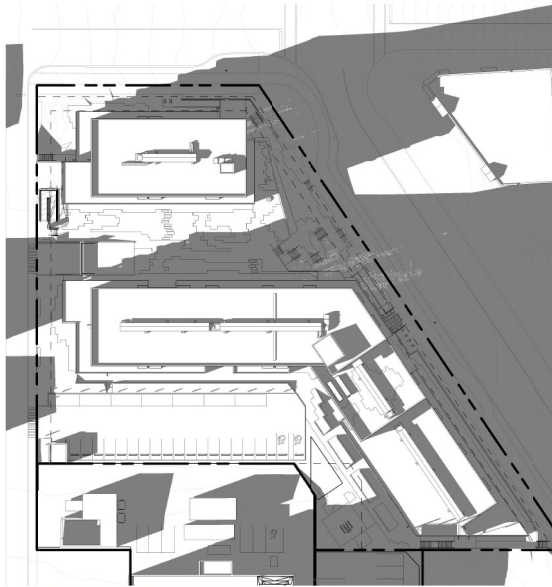
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3 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 1 PM
SCALE: 1:500



4 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 3 PM
SCALE: 1:500



5 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 5 PM
SCALE: 1:500



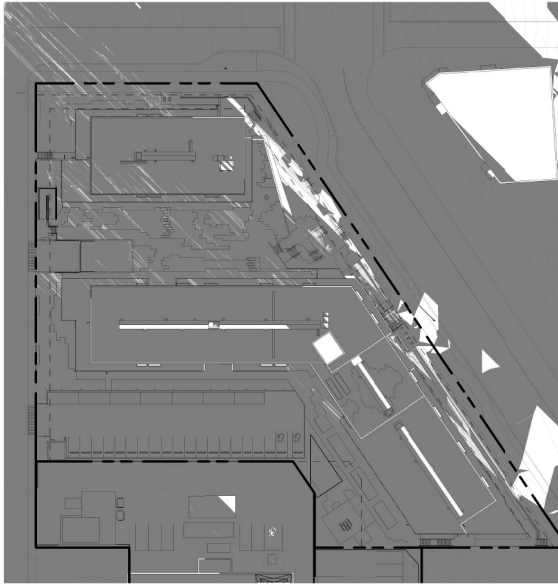
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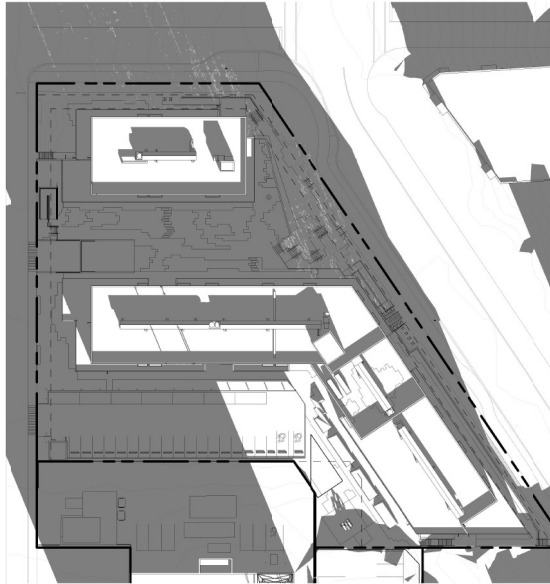
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

SHADOW STUDY - SPRING
SCALE: As indicated 11/19/2020

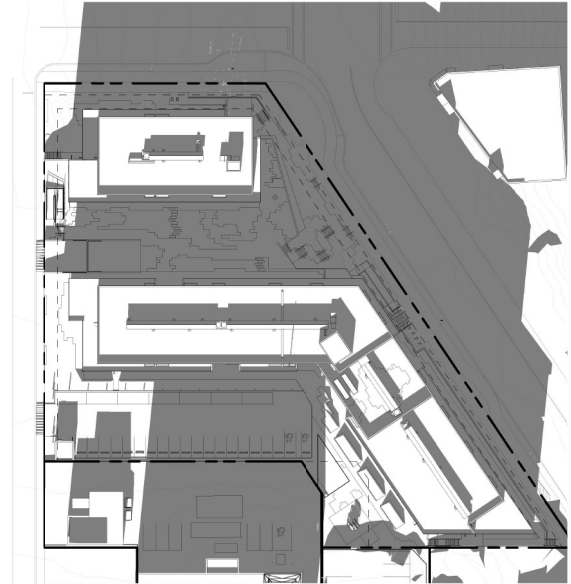
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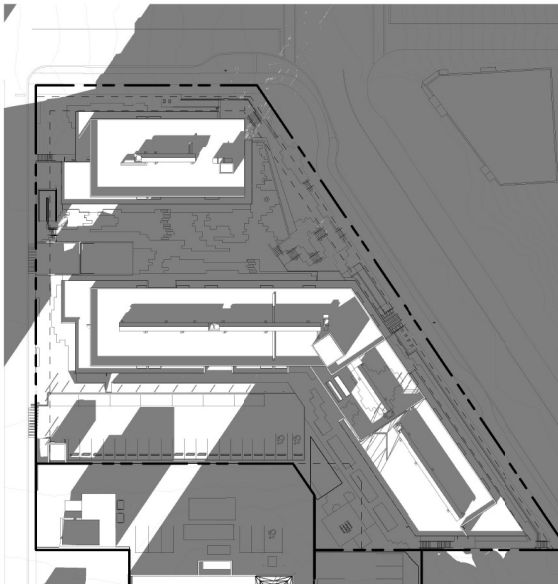
1 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 9 AM
SCALE: 1:500



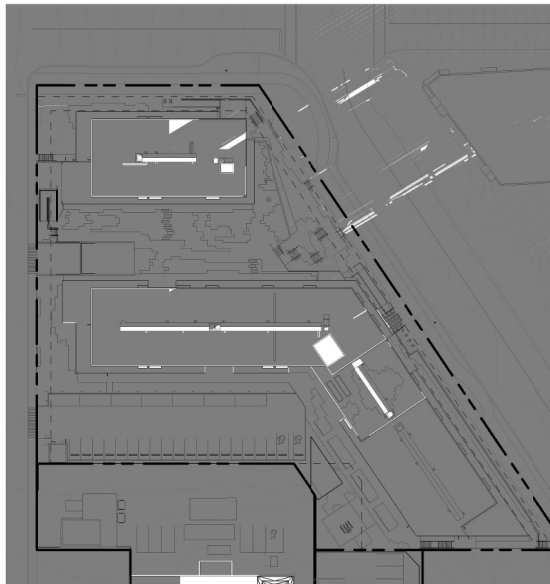
2 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 11 AM
SCALE: 1:500



3 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 1 PM
SCALE: 1:500



4 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 3 PM
SCALE: 1:500



5 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 5 PM
SCALE: 1:500



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SHADOW STUDY - WINTER
SCALE: As indicated 11/19/2020

A1.4

PROGRAM LEGEND

- 1 CENTRAL COURTYARD
 - 2 WALLACE TERRACE
 - 3 WALLACE CORNER
 - 4 CHILDREN'S PLAY
 - 5 BARK PARK
 - 6 PRIVATE PATIO
 - 7 PARKING COURT
 - 8 PARKADE ENTRY
- ▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

- CIP CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- GRAVEL
- ARTIFICIAL TURF
- FALL SURFACING
- PLANTING
- SOD LAWN
- GUARDRAIL
- 1.5M HT METAL FENCE WITH GATE
- PRIVACY SCREEN
- 1.8M HT SECURITY FENCE
- PICNIC TABLE
- BENCH
- BOULDERS
- BIKE RACK
- BOLLARD
- PUBLIC ART BY OTHERS
- GARBAGE/RECYCLING
- METAL PLANTER

UPDATED STAIRS
PUBLIC NODE W/
SEATING

UPDATED STAIRS/RAMP
HANGING PLANTS
ON WALL

PUBLIC NODE W/
SEATING

UPDATED PARKING
LAYOUT

SOCIAL NODE WITH SEATING AND
POTENTIAL PUBLIC ART

WALL MOUNTED
HYDRO/ELECTRICAL UTILITY FOR
PUBLIC EVENTS

ENLARGED STEPS TO
PUBLIC TERRACE

PUBLIC TERRACE 25 PEOPLE
CAPACITY

POTENTIAL PUBLIC ART

WALL MOUNTED
BENCH

EXISTING TELUS PROPERTY
(SUBDIVIDED)

PROPOSED LOT
(SUBDIVIDED)

EXISTING COMMERCIAL
PROPERTIES

ENTRY NODE WITH
WALL MOUNTED
BENCH

3. RE-ISSUED FOR DP	21-08-12
3. RE-ISSUED FOR DP	21-05-20
2. ISSUED FOR REVIEW	21-02-24
1. ISSUED FOR REVIEW	20-10-23
REVISIONS	

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DPT 12148
2021-AUG-13
CITY OF VANCOUVER

TELUS LIVING
NANAIMO, BC

Scale:	1:150
Drawn:	YL
Reviewed:	KL
Project No.:	06-713

LANDSCAPE
SITE PLAN



L1.0

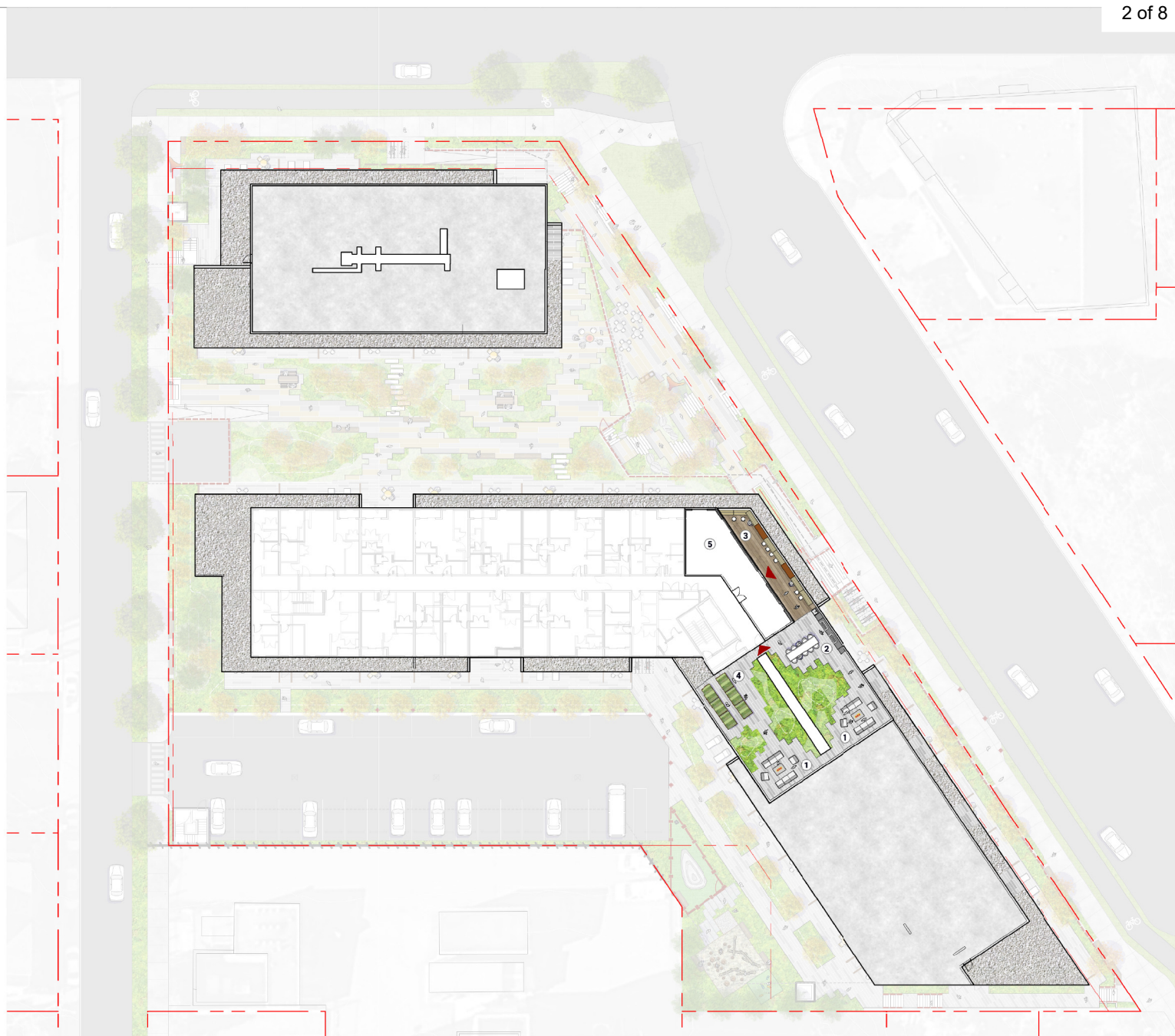


PROGRAM LEGEND - ROOF

- ① SOCIAL LOUNGE
- ② OUTDOOR KITCHEN & DINING
- ③ OUTDOOR WORK BAR
- ④ URBAN AGRICULTURE
- ⑤ AMENITY ROOM
- ▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

- PAVER TYPE 3
- GRAVEL
- WOOD DECK
- PLANTING
- AGRICULTURE PLANTER
- OUTDOOR KITCHEN
- BAR TABLE & STOOLS
- TABLE & CHAIRS
- LOUNGE FURNITURE/ FIRE B



4. RE-ISSUED FOR DP	21-08-12
3. RE-ISSUED FOR DP	21-05-20
2. ISSUED FOR REVIEW	21-02-24
1. ISSUED FOR REVIEW	20-10-23

REVISIONS

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2321-AUG-13

TELUS LIVING

NANAIMO, BC	
Scale:	1:150
Drawn:	YL
Reviewed:	KL
Project No.	06-713

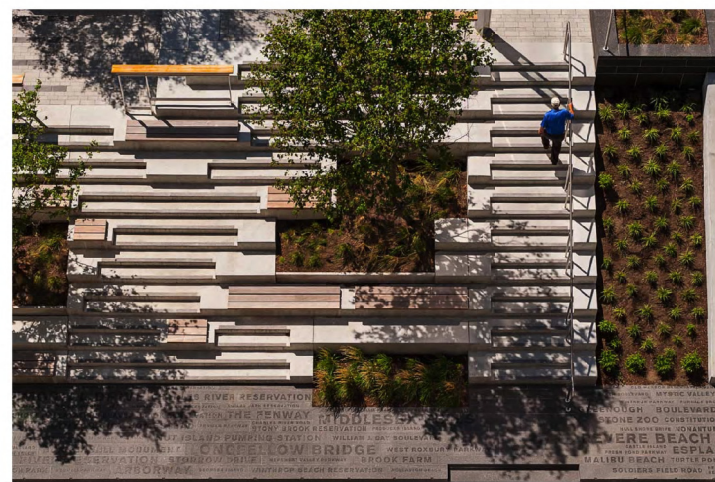
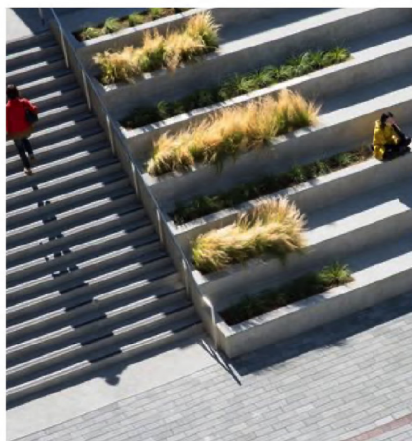
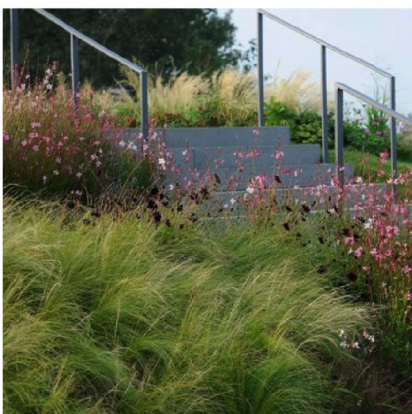
LANDSCAPE
ROOF PLAN

PROGRAM LEGEND

- ① WALLACE CORNER
- ② WALLACE TERRACE
- ③ CLIFF WALK
- ④ ACCESSIBLE RAMP
- ⑤ CENTRAL COURTYARD

LAYOUT & MATERIALS LEGEND

- CIP CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- PLANTING
- SOD LAWN
- GUARDRAIL
- PRIVACY SCREEN
- PICNIC TABLE
- BENCH
- BOULDERS
- BIKE RACK
- BOLLARD
- PUBLIC ART BY OTHERS
- GARBAGE/RECYCLING
- METAL PLANTER



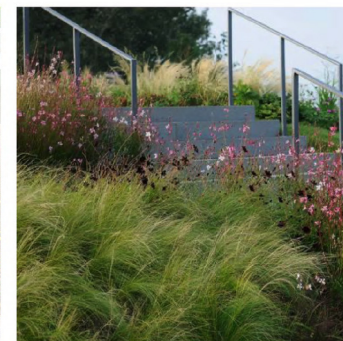
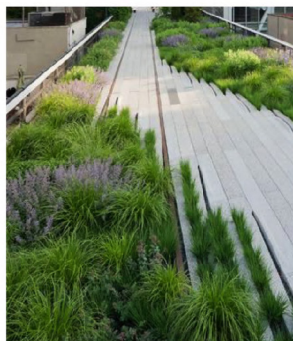
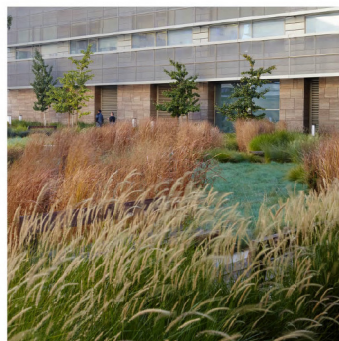
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3. RE-ISSUED FOR DP	21-05-20
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Reviewed: XL
Project No: 06-713

ENLARGEMENT
WALLACE CORNER





SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
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ON-SITE

TREES (CONFER)



ABIES GRANDIS		GRAND FIR		
PINUS CONTORTA VAR. CONTORTA		SHORE PINE		
PSEUDOTSUGA MENZIESII		DOUGLAS FIR	MIX 3-4M. HT., B&B	
THUJA PLICATA		WESTERN RED CEDAR		

TREES (DECIDUOUS)



ACER CIRCINATUM		VINE MAPLE	MIX 2-4M HT. B&B, MULTI-STEM	
ACER GINNALA 'FLAME'		AMUR MAPLE		
AMELANCHIER		SERVICEBERRY		
ARBUTUS MENZIESII		PACIFIC MADRONE		
BETULA NIGRA		RIVER BIRCH	MIX 3-4M HT. B&B, MULTI-STEM	
CORNUS KOUSA 'MILKY WAY'		KOUSA DOGWOOD	MIX 3-4M HT. B&B, MULTI-STEM	
CORNUS NUTTALLII 'EDDIES WHITE WONDER'		WHITE WONDER DOGWOOD		
MALUS		PACIFIC CRAB APPLE		
QUERCUS GARRYANA		GARRY OAK		

SHRUBS



ARBUTUS UNEDO 'COMPACTA'	#5 POT	STRAWBERRY BUSH		
CORNUS SERICEA KELSEYI	#2 POT	KELSEY DOGWOOD		
HAMAMELIS VIRGINIANA	#3 POT	WITCH HAZEL		
MAHONIA NERVOGA	#2 POT	LONGLEAF MAHONIA		
PHYSOCARPUS OPULIFOLIUS 'CENTRE GLOW'	#2 POT	NINEBARK		
POTENTILLA ANSERINA	#2 POT	'PACIFICA' SILVERWEED		
RIBES SANGUINEUM 'KING EDWARD'	#5 POT	RED-FLowering CURPANT		
ROSA NOOTKANA	#2 POT	NOOTKA ROSE		
SALIX PURPUREA 'GRACILIS'	#2 POT	ARCTIC WILLOW		
SPIRAEA DOUGLASII	#3 POT	HARDHACK		
SYMPHORICARPOS ALBUS CHENAULTII	#2 POT	HANCOCK SNOWBERRY		
VACCINIUM OVATUM	#2 POT	EVERGREEN HUCKLEBERRY		

GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI	10 CM	KINNIKINNIK	300MM O.C.	
FRAGARIA CHILOENSIS	10 CM	COASTAL STRAWBERRY	300MM O.C.	
GAULTHERIA PROCCUMBENS	10 CM	WINTERGREEN	300MM O.C.	
GAULTHERIA SHALLOON	10 CM	SALAL	300MM O.C.	
MAHONIA REPENS	#2 POT	CREeping OREGON GRAPE	600MM O.C.	
PINUS MUGO 'MOPS'	#2 POT	DWARF MUGO PINE	600MM O.C.	
POLYPODIUM GLYCYPHYZA	#1 POT	LICORICE FERN	450MM O.C.	
POLYSTICHUM MUNITUM	#2 POT	SWORD FERN	450MM O.C.	
SEDUM OREGANUM	10 CM	OREGON STONECROP	300MM O.C.	
SEDUM SPATHULIFOLIUM	#1 PCT	BROADLEAF STONECROP	600MM O.C.	

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
--------	------	----------------	-------------	----------------

ON-SITE

GRASSES



AGROSTIS PALLENS	#2 POT	BENT GRASS	450MM O.C.
CAREX FANGA	#2 POT	DUNE SEDGE	450MM O.C.
CAREX TESTACEA 'PRAIRIE FIRE'	#2 POT	PRAIRIE FIRE SEDGE	450MM O.C.
CAREX TUMULICOLA	#2 POT	BERKELEY SEDGE	450MM O.C.
FESTUCA GLAUCA / RUBRA	#2 POT	BLUE FESCUE / RED FESCUE	450MM O.C.
FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	#2 POT	IDAHO FESCUE	450MM O.C.
FESTUCA OVINA VULGARIS	#2 POT	SHEEP'S FESCUE	450MM O.C.
HELIOTRICHON SEMPERVIRENS	#2 POT	BLUE OAT GRASS	450MM O.C.
KOELERIA MACRANTHA	#2 POT	JUNE GRASS	450MM O.C.
MISCANTHUS NANA	#2 POT	MAIDEN-HAIR GRASS	450MM O.C.
SISYRINCHIUM BELLUM	#2 POT	CALIFORNIA BLUE-EYED GRASS	450MM O.C.
STIPA TENNUISSIMA	#2 POT	MEXICAN FEATHER GRASS	450MM O.C.

PERENNIALS / BULBS

ALLIUM COLUMBIANUM		TIGER LILY	300MM O.C.
ANAPHALIS MARGARITACEA		PEARLY EVERLASTING	300MM O.C.
ARMERIA MARITIMA		COMMON THRIFT	300MM O.C.
ASTER SUBSPICATUS		DOUGLAS ASTER	300MM O.C.
BRODIAEA		CLUSTER LILY	300MM O.C.
CAMASSA		COMMON CAMAS	300MM O.C.
ECHINACEA PURPUREA		PURPLE CONE FLOWER	300MM O.C.
ERYTHRONIUM REVOLUTUM		PINK FAWN LILY	300MM O.C.
ESCHSCHOLZIA CALIFORNICA		CALIFORNIA POPPY	300MM O.C.
FRITILLARIA AFFINS		CHECKER LILY	300MM O.C.
RUDBECKIA HIRTA		BLACK-EYED SUSAN	300MM O.C.

OFF-SITE



TREES
TO CITY OF NANAIMO STANDARD



SOD LAWN
TO CITY OF NANAIMO STANDARD

3. RE-ISSUED FOR DP	21-08-12
3. RE-ISSUED FOR DP	21-05-20
2. ISSUED FOR REVIEW	21-02-24
1. ISSUED FOR REVIEW	20-10-23

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NANAIMO, BC
Scale:
Drawn: YL
Reviewed: KL
Project No. 06-713

PLANT PALETTE

PLANTING LEGEND

-  CONIFER TREE
-  DECIDUOUS TREE 1
-  DECIDUOUS TREE 2
-  DECIDUOUS TREE 3
-  OFFSITE TREE
-  SHRUBS
-  GROUNDCOVERS
-  GRASSES / PERENNIALS
-  OFFSITE LAWN

PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF NANAIMO PRIOR TO COMMENCEMENT OF WORK.
3. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM, WITH TIME FIXTURE AND RAIN SENSOR.
6. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION..



3. RE-ISSUED FOR DP	21-08-12
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CONCEPTUAL PLANTING PLAN



MATERIALS & FURNISHING

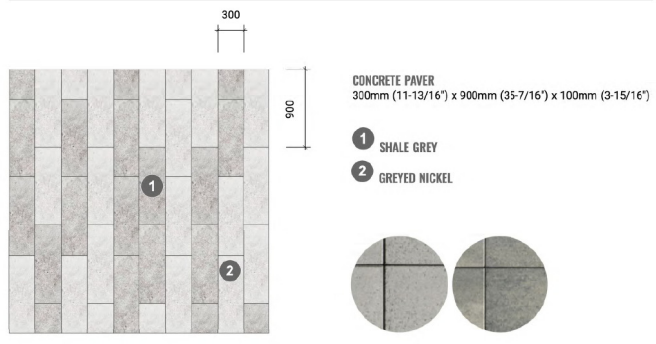
1. BROOM FINISH CONCRETE
2. CONCRETE FORM LINER TEXTURED WALL
3. METAL PLANTER
CORTEN FINISH, HEIGHT VARIES
4. PAVER
DIMENSION VARIES
5. METAL GUARDRAIL
STAINLESS FINISH, W/ CABLE WIRES
6. PRIVACY SCREEN
WOOD SLATS ON METAL FRAME
7. OMEGA SECURITY FENCE
1.8M HT
8. CUSTOMIZED BIKE RACK
CORTEN FINISH
9. HARVEST TABLE
10. BENCH
WOOD W/ CONCRETE BASE
11. GARBAGE/RECYCLING

LIGHTING

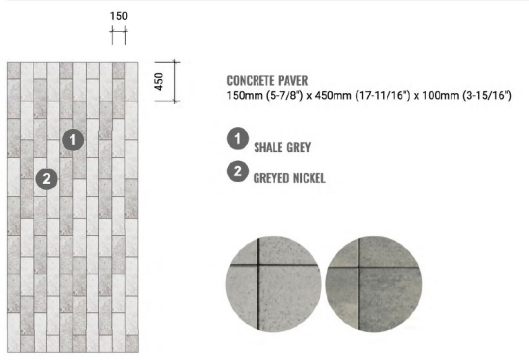
- A. BENCH LIGHT
- B. BOLLARD
- C. LIGHT STRIP AT STAIRS



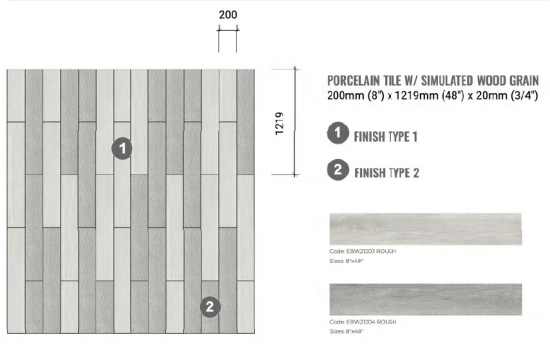
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PAVER TYPE 2



PAVER TYPE 3



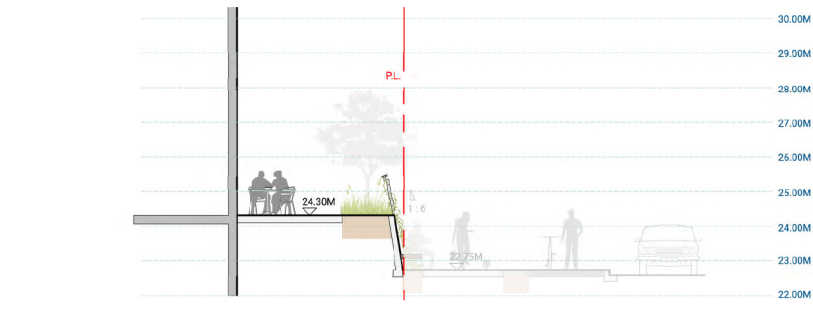
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3. RE-ISSUED FOR DP	21-05-20
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SUNSHINE PROJECTS

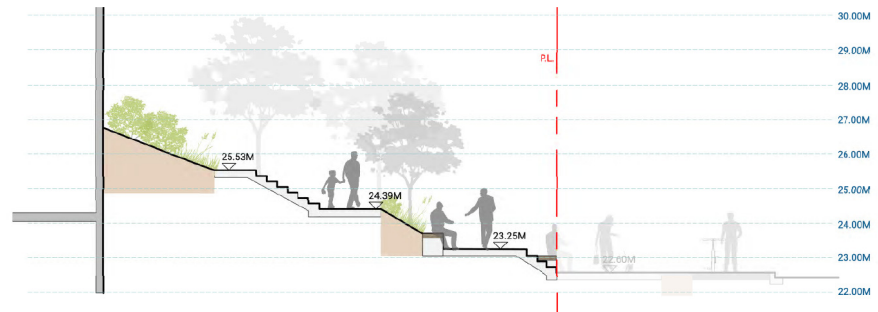
TELUS LIVING
NANAIMO, BC

Scale:
Drawn: YL
Reviewed: KL
Project No: 06-713

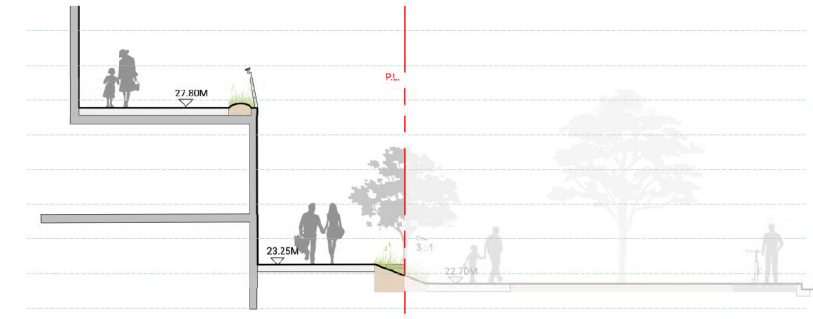
MATERIALS & FURNISHING PALETTE



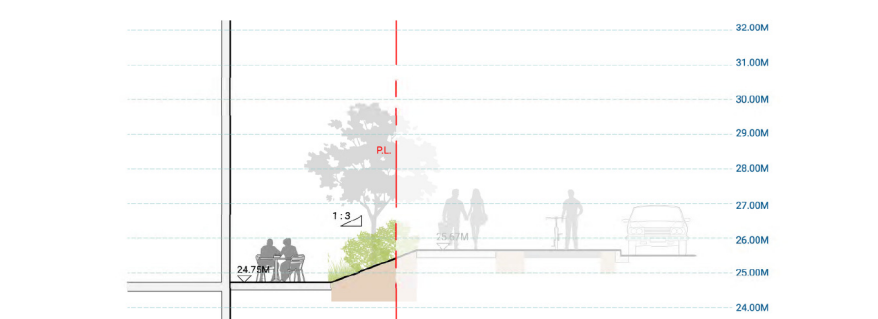
A BUILDING 3 M PRIVATE PATIO 2.3 M WALL & PLANTING 2.3 M SIDEWALK 0.8 M BLVD 2.3 M BIKE PATH WALLACE ST



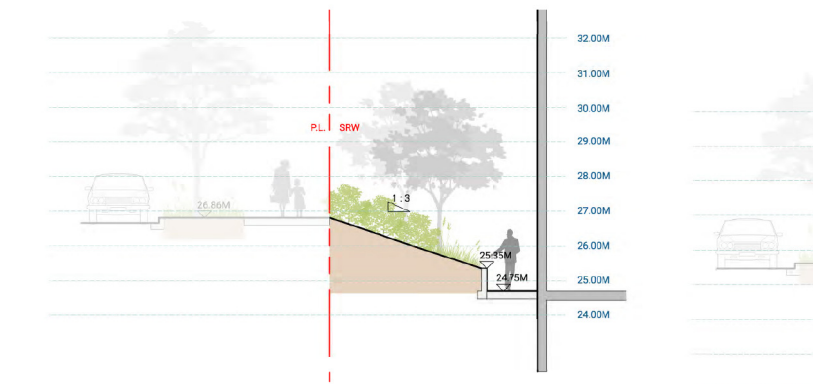
B BUILDING 3.2 M PLANTED SLOPE 4.8 M CLIFF WALK STAIRS 1.2 M PLANTING UPPER TERRACE 3 M SEAT WALL & STAIRS 1.5 M SIDEWALK 2.4 M BLVD 0.9 M BIKE PATH 2.4 M WALLACE ST



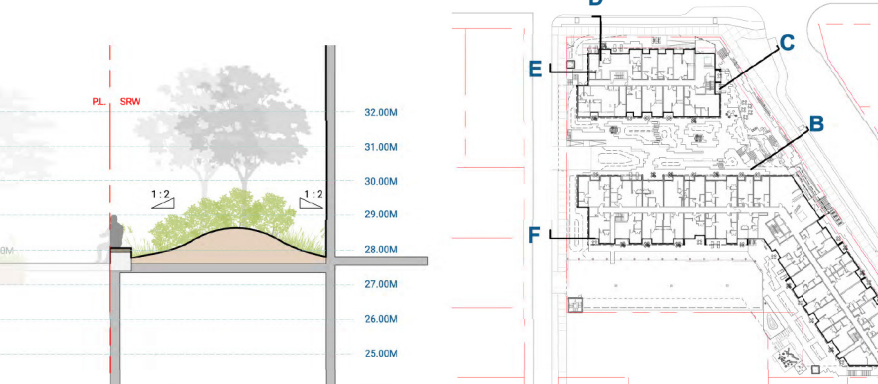
C UPPER COURTYARD 3.4 M UPPER TERRACE 1.5 M SEAT WALL & PLANTED SLOPE 2.4 M SIDEWALK 6.5 M BLVD 1.8 M BIKE PATH WALLACE ST



D BUILDING 2.9 M PRIVATE PATIO 2.5 M PLANTED SLOPE 2.3 M SIDEWALK 0.8 M BLVD 2.2 M BIKE PATH 0.6 M BLVD WENTWORTH ST

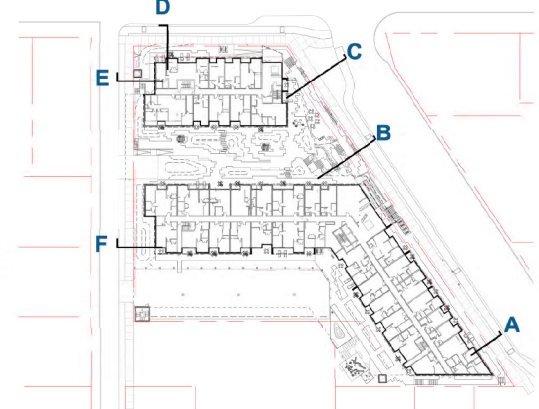


E RICHARDS ST 2.4 M BLVD 2.5 M SIDEWALK 4.5 M PLANTED SLOPE 1.5 M PAVED PATH BUILDING



F RICHARDS ST 2.4 M BLVD 2.5 M SIDEWALK 0.6 M BENCH 6.2 M PLANTED SLOPE BUILDING

KEY PLAN



3. RE-ISSUED FOR DP	21-08-12
3. RE-ISSUED FOR DP	21-05-20
2. ISSUED FOR REVIEW	21-02-24
1. ISSUED FOR REVIEW	20-10-23
REVISIONS	

RECEIVED
 DP1214
 2021-AUG-13

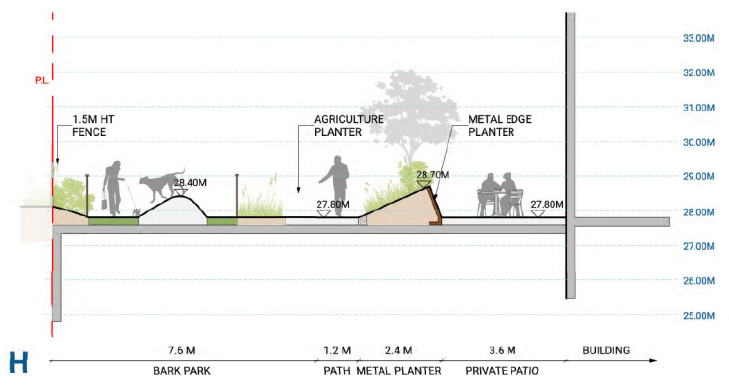
TELUS LIVING
 NANAIMO, BC
 Scale: 1:50
 Drawn: YL
 Reviewed: KL
 Project No. 06-713

SECTIONS



G PRIVATE PATIO 3.4 M PLANTED BERM 6.6 M PAVED PATH 3 M PLANTED BERM 3.6 M PRIVATE PATIO 3.2 M BUILDING

BUILDING PRIVATE PATIO 3.6 M METAL PLANTER 2.6 M PARKING LOT 14.1 M PLANTING & FENCE 2 M



H BARK PARK 7.5 M PATH 1.2 M METAL PLANTER 2.4 M PRIVATE PATIO 3.6 M BUILDING

KEY PLAN



3. RE-ISSUED FOR DP	21-08-12
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 DP 1214
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 CONTACT PLANNING

TELUS LIVING
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SECTIONS

