



DEVELOPMENT PERMIT NO. DP001267

1323234 B.C. LTD.
Name of Owner of Land (Permittee)

254 ADDERLY ROAD
Civic Address

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

Legal Description:

**LOT A, SECTIONS 9 AND 10, RANGE 8, MOUNTAIN DISTRICT, PLAN
VIP78902**

PID No. 026-296-705

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

Schedule A Subject Property Map
Schedule B Site and Parking Plans
Schedule C Building Elevations and Details
Schedule D Landscape Plans and Details


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

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by dHK Architects, dated 2023-NOV-20 & 2023-SEP-19, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevation and Details, prepared by dHK Architects, dated 2024-MAR-11 & 2024-MAR-21, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Kinship Design Art Ecology, dated 2023-NOV-14, as shown on Schedule D.
4. Registration of a 9.0m wide Statutory Right-of-Way (SRW) with additional width as required to accommodate lighting infrastructure, to be designed and constructed within a modified Urban Local cross-section to be finalized at Design Stage acceptance, prior to building permit occupancy.
5. Registration of a Section 219 Covenant prior building permit issuance to restrict the maximum number of residential dwelling units to be constructed on the subject property to 29, until such time as there is available capacity in the downstream sanitary sewer to support additional dwelling units.
6. The subject property shall be developed in accordance with the recommendations contained within the Environmental Noise Study prepared by BAP Acoustics, dated 2022-JAN-28.

REVIEWED AND APPROVED ON

2024-May-06
Date


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

KM/bm
Prospero attachment: DP001267

SITE AND PARKING PLANS

REV#	DATE	DESCRIPTION
1	10-Aug-22	- RE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	- DP RESPONSE IS AS FOLLOWS: - INCREASE DISTANCE BETWEEN BUILDINGS 4 & 6 - ADD CURVES TO LOWER DRIVE AISLE - PERMEABLE PAVING
3	8-Jun-23	- CONTINUITY OF PEDESTRIAN PATH, SEE LANDSCAPE PACKAGE LETTER RESPONSE
4	19-Sep-23	- COMP. LETTER STAFF COMMENTS RESPONSE - UPDATED PROJECT DATA PROVIDED (A202) - KEYNOTE LEGEND UPDATED (A100, A200-A202) - E.V. CHARGING KEYNOTE 'C' ADDED FOR CLARIFICATION
5	20-Nov-23	- ADDITIONAL TYPICAL DIMENSIONS PROVIDED AS PER CLAUSES 4.1 - 4.3, 4.5, 5.5 (A100, A200-A202) - COMP. LETTER STAFF COMMENTS RESPONSE - PATHWAY & SIDEWALK IN ROAD DEDICATION - FUTURE UNCONSTRUCTED ROADWORKS & TEMPORARY LANDSCAPING TO ROAD ACCESS BEYOND - PATHWAY & SIDEWALK IN ROAD DEDICATION

KEYNOTE LEGEND
NOTE:
 REFER TO A100 SITE PLAN FOR KEYNOTES 'W' & 'B' MARKERS.
 REFER TO A200-A202 UNIT PLAN SHEETS FOR KEYNOTE 'C' MARKERS.

(A) COMMON EV CHARGER (4 STALLS), TYP.
 AS PER CITY OF NANAIMO PARKING BYLAW:
 ELECTRIC VEHICLE PARKING, CLAUSE 7.7 (i)

(B) R.O. ELECTRICAL OUTLET BOX FOR EV CHARGER (4 STALLS), TYP.
 AS PER CITY OF NANAIMO PARKING BYLAW:
 ELECTRIC VEHICLE PARKING, CLAUSE 7.7 (ii)

(C) R.O. ELECTRICAL OUTLET BOX FOR EV CHARGER, TYP.
 ALL OFF-STREET PARKING SPACES WITHIN A ... DEDICATED MULTI-FAMILY DWELLING PARKING SPACE SUCH AS A GARAGE FOR AN INDIVIDUAL UNIT SHALL INCLUDE AN ELECTRICAL OUTLET BOX WIRED WITH A SEPARATE BRANCH CIRCUIT CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT A LEVEL 1 ELECTRIC VEHICLE CHARGE RECEPTACLE.
 AS PER CITY OF NANAIMO PARKING BYLAW:
 ELECTRIC VEHICLE PARKING, CLAUSE 7.7 (iii)

1 Site Plan
 Scale: 1:300



Statutory Right-of-Way



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 2023-DEC-05

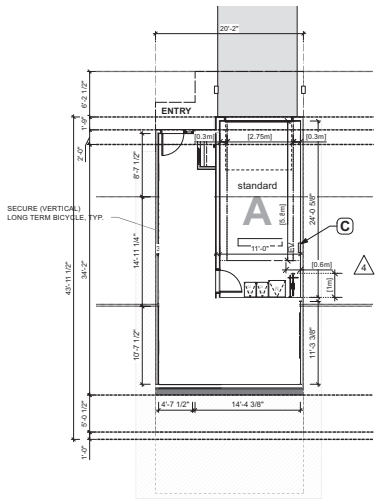
254 Adderly Road
 Nanaimo, BC
 20 NOV 2023

254 Adderly Road

REV. 5 - COMPREHENSIVE LETTER STAFF COMMENT RESPONSE

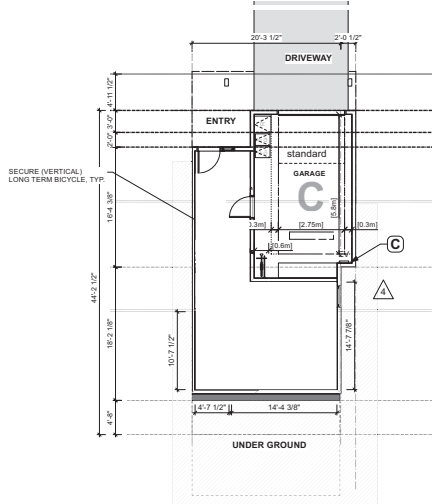
Site Plan A100

architects dKa



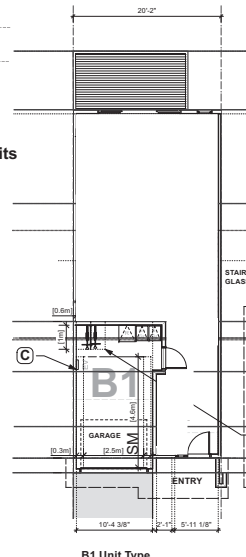
Unit Type A - Up Slope Central Units
Scale: 1/8" = 1'-0"

L1 - Lowest Level
Entry, Garage & Flex Room



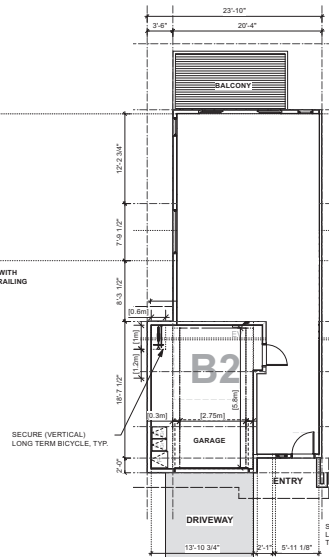
Unit Type C - Up Slope End Units
Scale: 1/8" = 1'-0"

L1 - Lowest Level
Entry, Garage & Flex Room

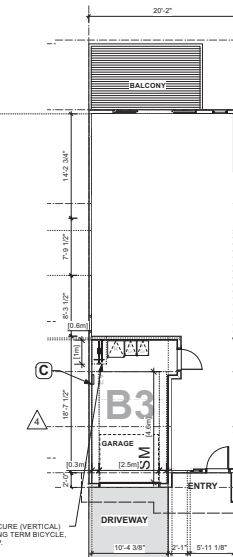


B1 Unit Type
L3 - Main Entry with Garage & Main Living Area

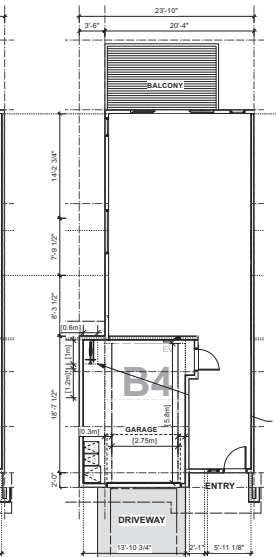
Unit Type B1 - Down Slope Unit Central Unit - Small
Scale: 1/8" = 1'-0"



Unit Type B2 - Down Slope Unit End Unit - Small
Scale: 1/8" = 1'-0"



Unit Type B3 - Down Slope Unit End Unit - Large
Scale: 1/8" = 1'-0"



Unit Type B4 - Down Slope Unit End Unit - Large
Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

- NOTE:**
REFER TO A100 SITE PLAN FOR KEYNOTES 'A' & 'B' MARKERS.
REFER TO A200-A202 UNIT PLAN SHEETS FOR KEYNOTE 'C' MARKERS.
- (A)** COMMON EV CHARGER (4 STALLS), TYP. AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(i)
 - (B)** R.O. ELECTRICAL OUTLET BOX FOR EV CHARGER (4 STALLS), TYP. AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(ii)
 - (C)** R.O. ELECTRICAL OUTLET BOX FOR EV CHARGER, TYP. ALL OFF-STREET PARKING SPACES WITHIN A DEDICATED MULTI-FAMILY DWELLING PARKING SPACE SUCH AS A GARAGE FOR AN INDIVIDUAL UNIT SHALL INCLUDE AN ELECTRIC OUTLET BOX WIRED WITH A SEPARATE BRANCH CIRCUIT CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT A LEVEL 1 ELECTRIC VEHICLE CHARGE RECEPTACLE. AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(iii)

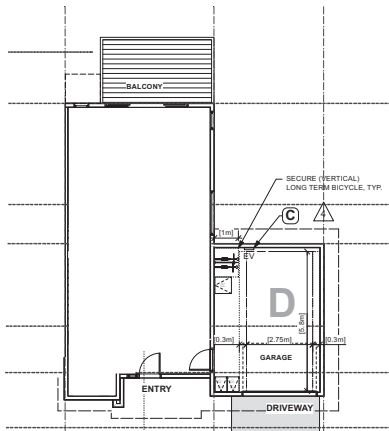
REV #	DATE	DESCRIPTION
1	10-Aug-22	RESUBMIT FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: - INCREASE DISTANCE BETWEEN BUILDINGS 4 & 6 - ADD CURVES TO LOWER DRIVE AISLE - PERMISSIBLE DRIVING - CONTINUITY OF PEDESTRIAN PATH, SEE LANDSCAPE
3	8-Jun-23	COMPREHENSIVE LETTER RESPONSE
4	19-Sep-23	STAFF COMMENTS RESPONSE - UPDATED PROJECT DATA PROVIDED - KEYNOTE LEGEND UPDATED - E.V. CHARGING KEYNOTE 'C' ADDED FOR CLARIFICATION



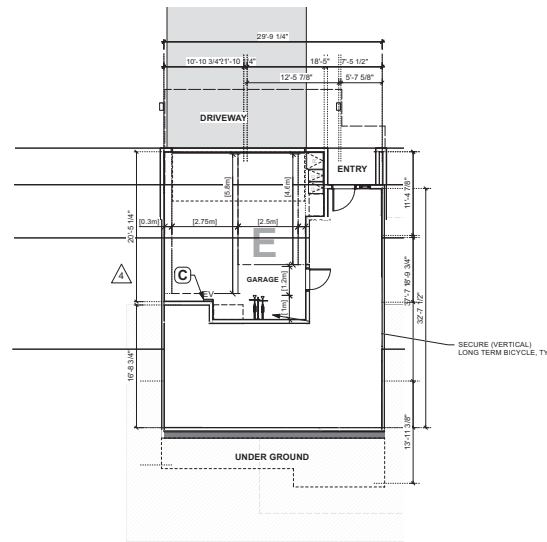
Note: Positions of end unit side windows to be confirmed in each building based on grade conditions

KEYNOTE LEGEND

- NOTE:**
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AS PER CITY OF NANAIMO PARKING BYLAW; ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(iii)

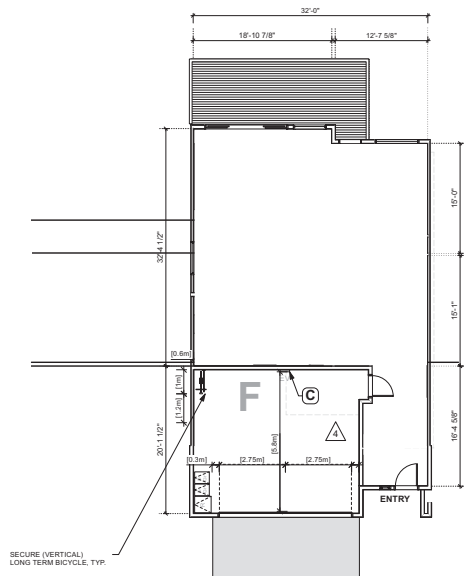


Typical D Unit
 L3 - Main Entry with Garage & Main Living Area
Unit Type D - Up Slope Unit End Unit - Large (4 Bedroom)
 Scale: 1/8" = 1'-0"



Unit Type E - Up Slope Unit Central Unit - Large (5 Bedroom)
 Scale: 1/8" = 1'-0"

Typical E Units
 L1 - Lower Level Main Entry with Garage, Flex Living Room, Storage Room & Powder Room



Unit Type F - Down Slope Unit Central Unit - Large (4 Bedroom)
 Scale: 1/8" = 1'-0"

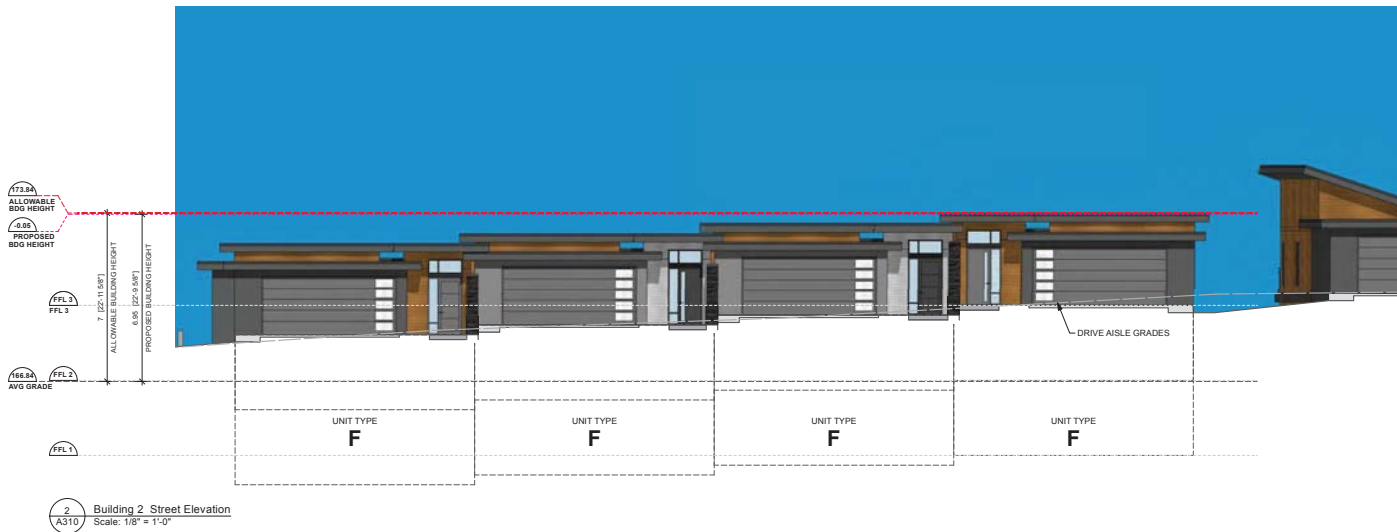
Typical F Units
 L3 - Main Entry with Garage, Main Living Area & Bedroom

REV #	DATE	DESCRIPTION
1	10-Aug-22	RESUBMIT FOR DIP IN RESPONSE TO CITY FEEDBACK
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Note: Positions of end unit side windows to be confirmed in each building based on grade conditions

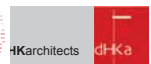
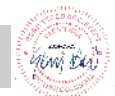
BUILDING ELEVATIONS AND DETAILS

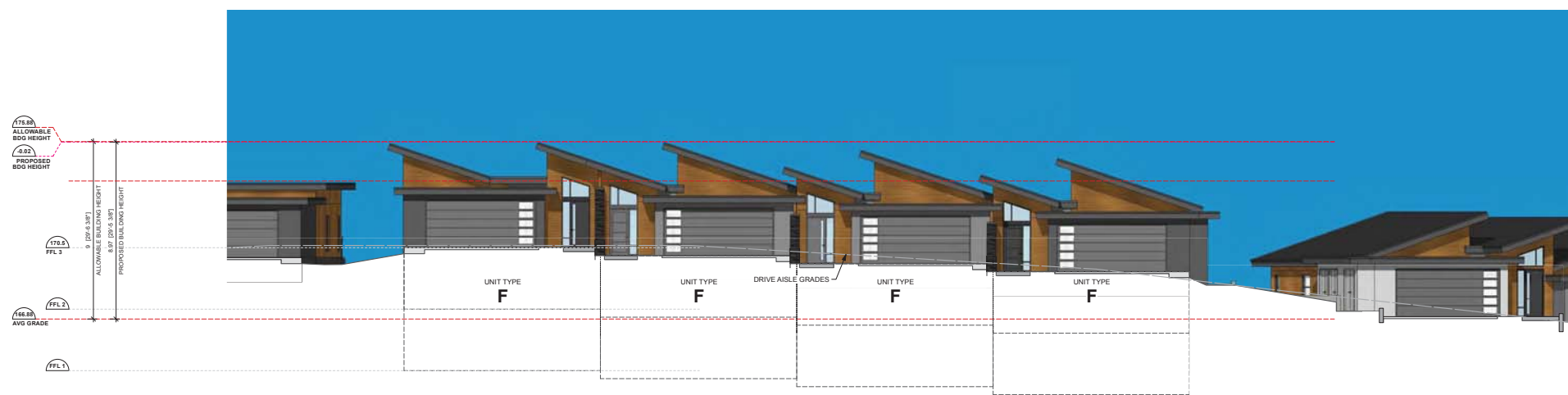


REVISIONS	REV #	DATE	DESCRIPTION
	1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
	2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: • CHANGE AND SOFTEN THE ANGLES OF ROOFLINES • OF BUILDINGS 2, 7 & 11. MODIFY BUILDING HEIGHT • INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS • ADD MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A305-A302
	6	11-Mar-24	

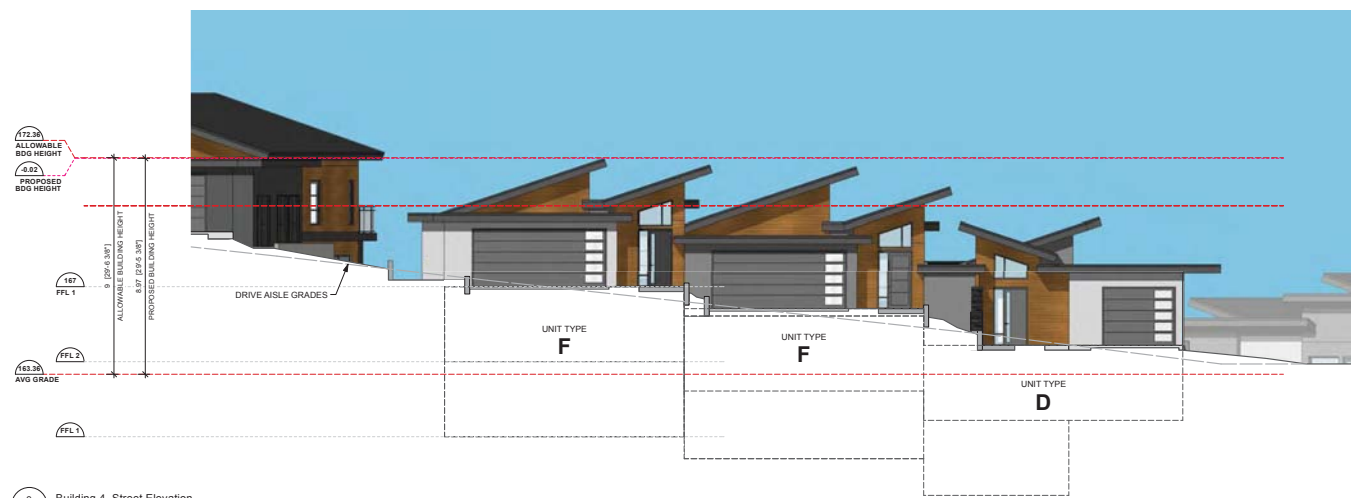
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2024-MAR-25
Current Planning

0 2'-0" 10'-0" 20'-0"
1" = 10'-0"





1 Building 3 Street Elevation
Scale: 1/8" = 1'-0"



2 Building 4 Street Elevation
Scale: 1/8" = 1'-0"

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6	11-Mar-24	

RECEIVED
DP1267
2024-MAR-25
Current Planning

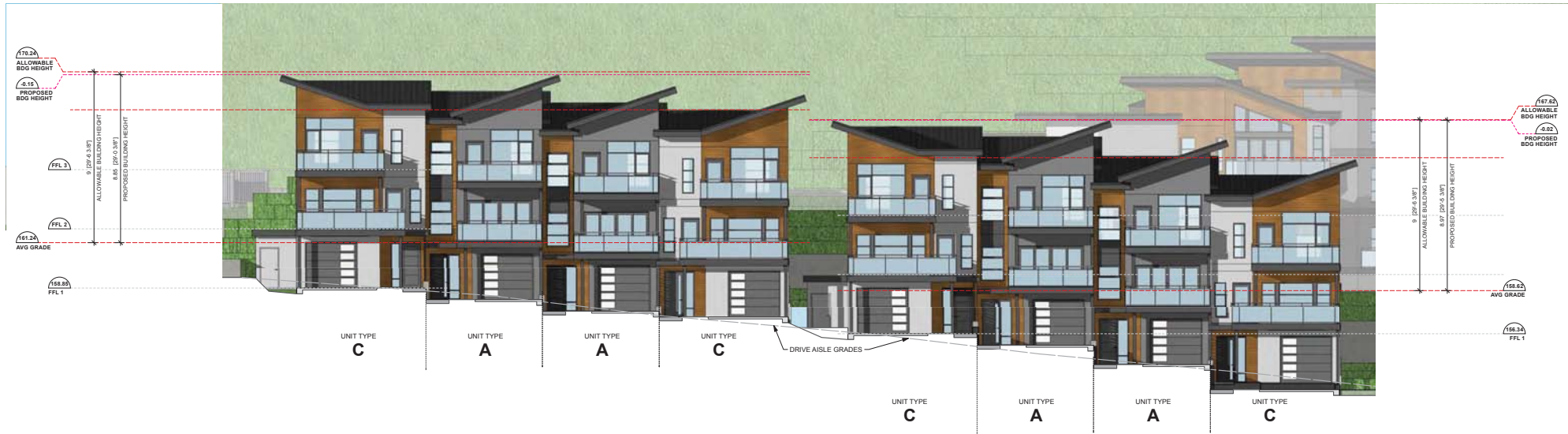


254 Adderly Road
Nanaimo, BC
11 MAR 24

254 Adderly Road

REV. 6 - DAP RESPONSE

Buildings 3 & 4 - Units D & F Building Street Elevations A311



1 Building 5 Street Elevation
Scale: 1/8" = 1'-0"

2 Building 6 Street Elevation
Scale: 1/8" = 1'-0"



3 Building 7 Street Elevation
Scale: 1/8" = 1'-0"

FOR MATERIAL PALETTE TAGS, REFER TO SHEET A300.

REVISIONS	REV #	DATE	DESCRIPTION
	1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
	2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: - CHANGE AND SOFTEN THE ANGLES OF ROOFLINES - OF BUILDINGS 2, 7 & 11. MODIFY BUILDING HEIGHT - INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS - ADD MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
	6	11-Mar-24	

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2024-MAR-25
Current Planning

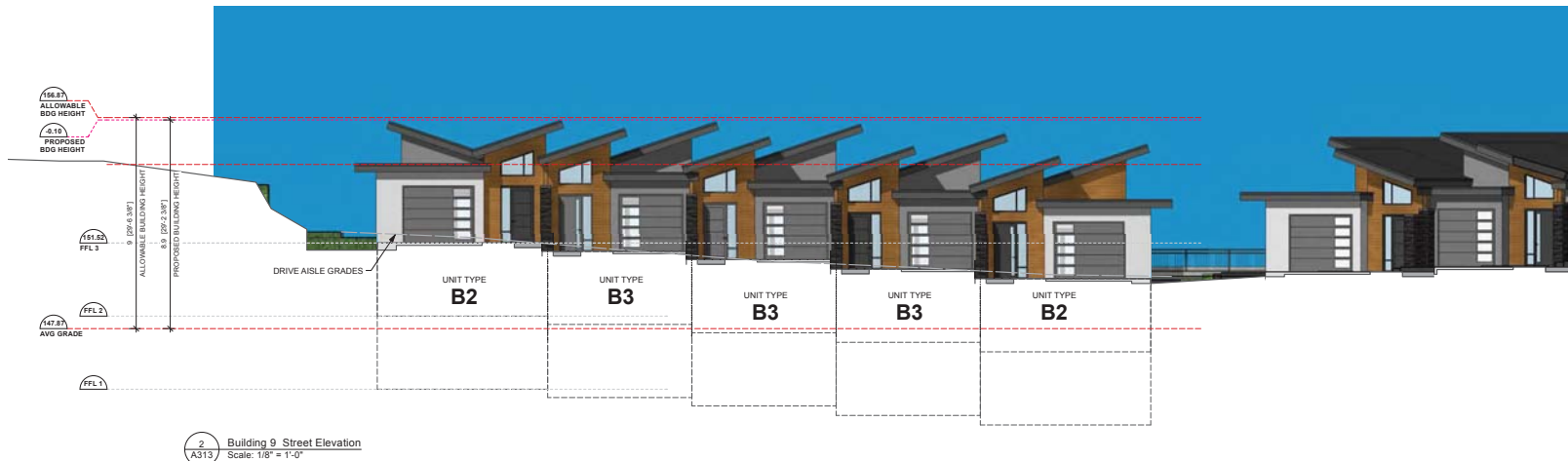


254 Adderly Road
Nanaimo, BC
11 MAR 24

254 Adderly Road

REV. 6 - DAP RESPONSE

Buildings 5, 6 & 7 - Units A & C Building Street Elevations A312



REVISIONS	REV #	DATE	DESCRIPTION
	1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
	2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: • CHANGE AND SOFTEN THE ANGLES OF ROOFLINES • OF BUILDINGS 2, 7 & 11. MODIFY BUILDING HEIGHT • INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS • ADD MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A305-A302
	6	11-Mar-24	

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2024-MAR-25
 Current Planning



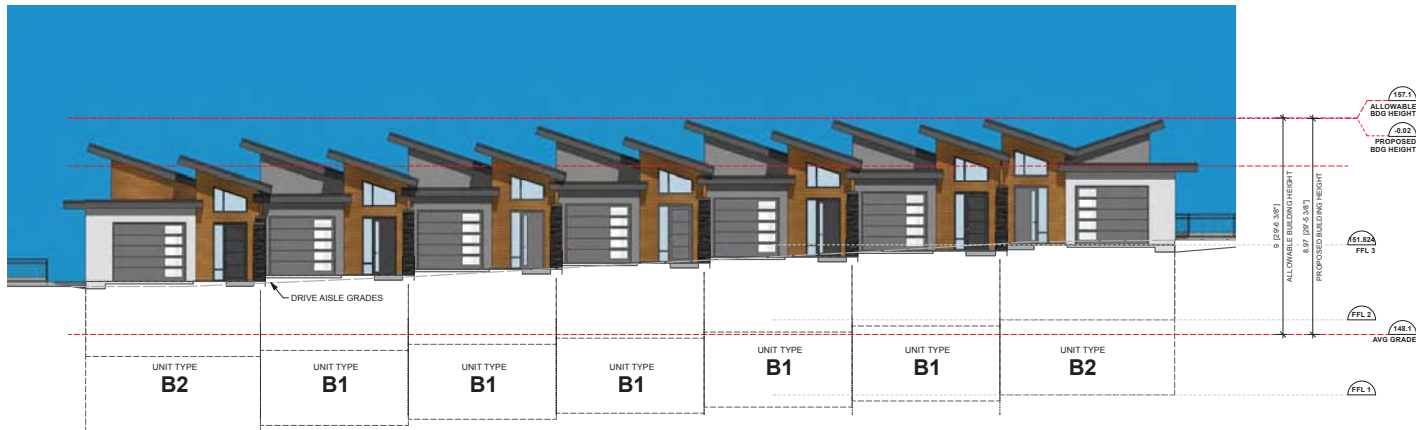
254 Adderly Road
 Nanaimo, BC
 11 MAR 24

254 Adderly Road

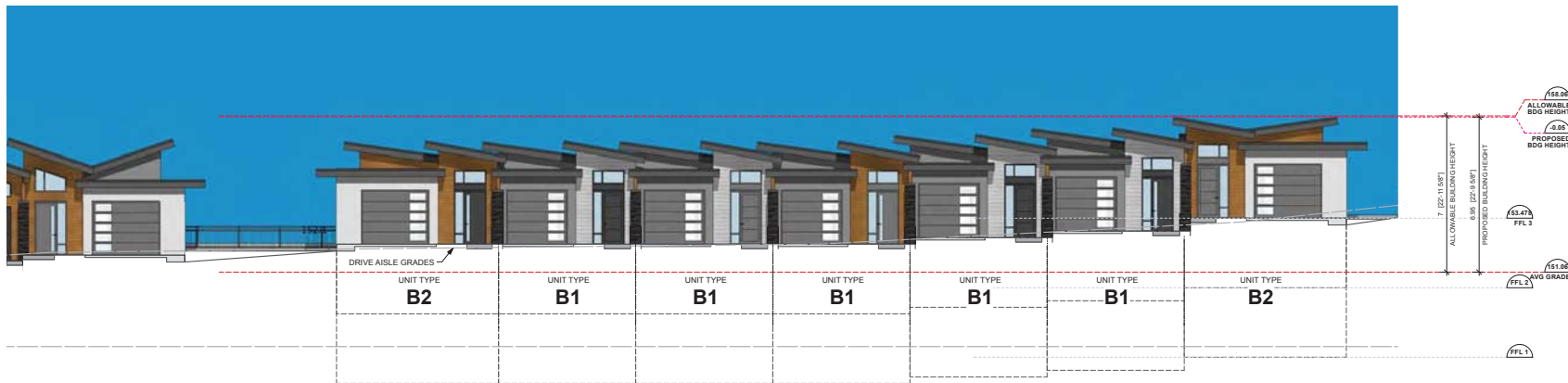
REV. 6 - DAP RESPONSE

Buildings 8 & 9 - Units A, B2, B3 & C
 Building Street Elevations A313





1 Building 10 Street Elevation
A314 Scale: 1/8" = 1'-0"

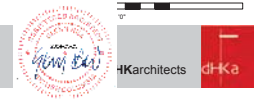


2 Building 11 Street Elevation
A314 Scale: 1/8" = 1'-0"

FOR MATERIAL PALETTE TAGS, REFER TO SHEET A301.

REVISIONS	REV #	DATE	DESCRIPTION
	1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
	2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: <ul style="list-style-type: none"> CHANGE AND SOFTEN THE ANGLES OF ROOFLINES OF BUILDINGS 2, 3 & 11. MODIFY BUILDING HEIGHT INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS ADOPT MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
	6	11-Mar-24	

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2024-MAR-25
Current Planning

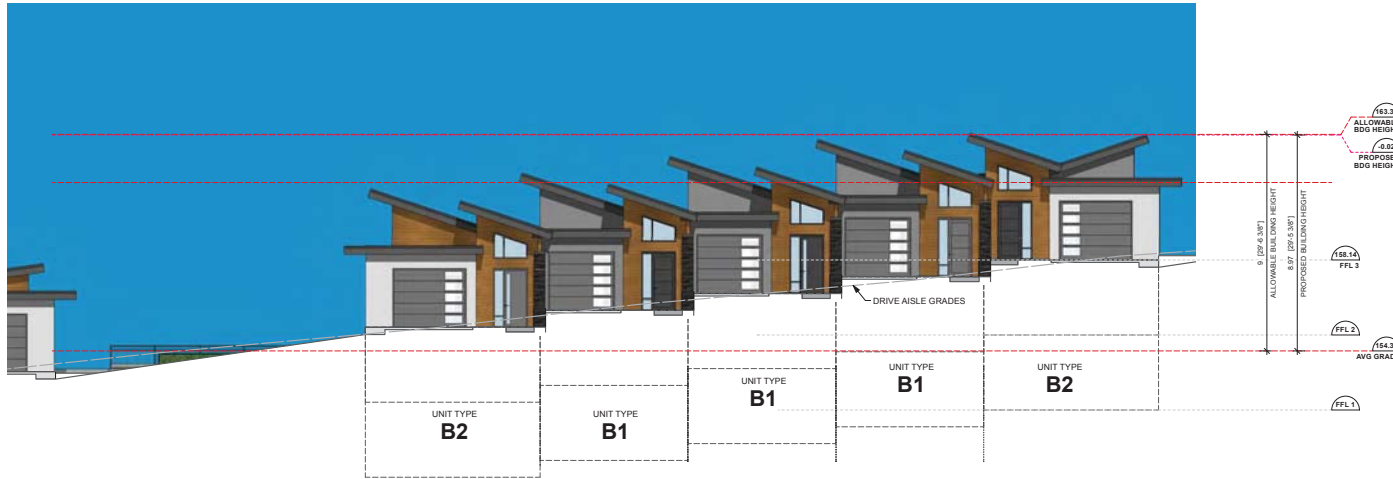


254 Adderly Road
Nanaimo, BC
11 MAR 24

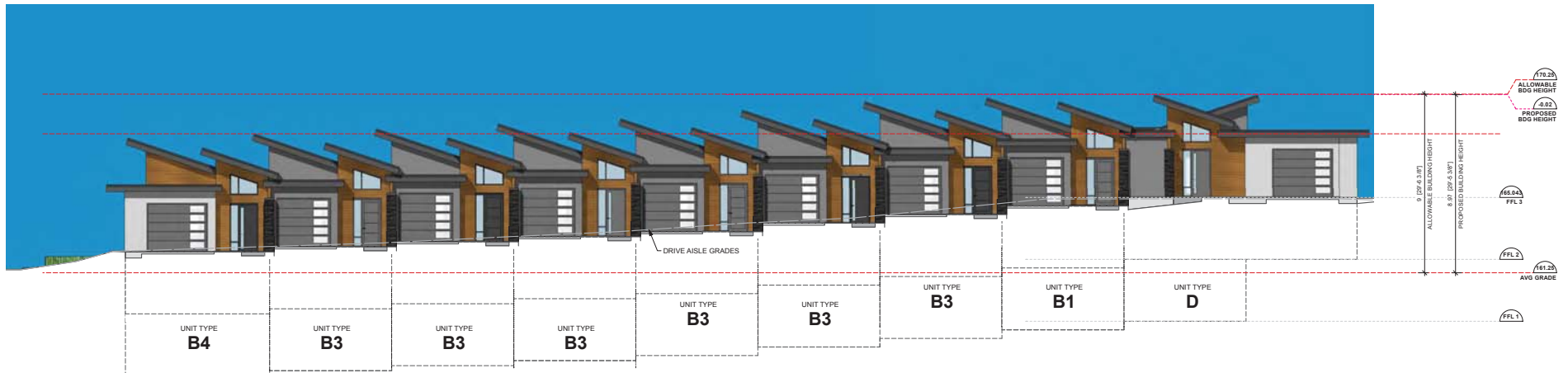
254 Adderly Road

REV. 6 - DAP RESPONSE

Buildings 10 & 11 - Units B1 & B2 Building Street Elevations A314



1 Building 12 Street Elevation
A315 Scale: 1/8" = 1'-0"



2 Building 13 Street Elevation
A315 Scale: 1/8" = 1'-0"

FOR MATERIAL PALETTE TAGS, REFER TO SHEET A302.

REV #	DATE	DESCRIPTION
1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: • CHANGE AND SOFTEN THE ANGLES OF ROOFLINES • DP BUILDINGS 2, 3 & 11 - MODIFY BUILDING HEIGHT • INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS • ADD MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A305-A302
6	11-Mar-24	

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Current Planning



254 Adderly Road
Nanaimo, BC
11 MAR 24

254 Adderly Road

REV. 6 - DAP RESPONSE

Buildings 12 & 13 - Units B1, B2, B3, B4 & D
Building Street Elevations A315



1 Building 1 West Elevation
A303
Scale: 1/8" = 1'-0"



2 Building 1 East Elevation
A303
Scale: 1/8" = 1'-0"

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD-LOOK METAL PLANK LIP SIDING, WOOD GRAIN FINISH
- 4 WOOD-LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5 FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 7 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
- 8 WRAPPED METAL FASCIA BOARD, IN IRON GRAY
- 9 VENTED METAL SOFFIT, IRON GRAY
- 10 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN FTR
- 11 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 12 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
- 13 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
- 14 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
- 15 VINYL SWING ENTRY DOOR, IN CHARCOAL GREY
- 16 VINYL SWING ENTRY DOOR, IN LEAD GREY
- 17 VINYL WINDOW, IN CHARCOAL GREY
- 18 VINYL WINDOW, IN LEAD GREY
- 19 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
- 20 RATED SWING BI-PART DOOR, IN LIGHT MIST
- 21 WOOD POSTS, CLEAR STAIN
- 22 WOOD POSTS, CHARCOAL GRAY
- 23 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
- 24 EXPOSED CONCRETE WALL BACK FINISHED, PAINT SEALED IN LIGHT GREY TONES
- 25 BLACK TASK PROSTACK LEDGE STONE
- 26 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY

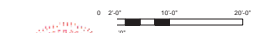
- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDING 1, REF. A310



3 Building 1 South Elevation
A303
Scale: 1/8" = 1'-0"

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1	10-Aug-22	- PRE ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
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6	11-Mar-24	
7	21-Mar-24	- DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

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2024-MAR-25
Current Planning

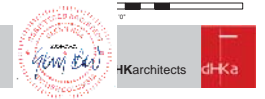


254 Adderly Road
Nanaimo, BC
21 MAR 24

254 Adderly Road

REV. 7 - DAP RESPONSE

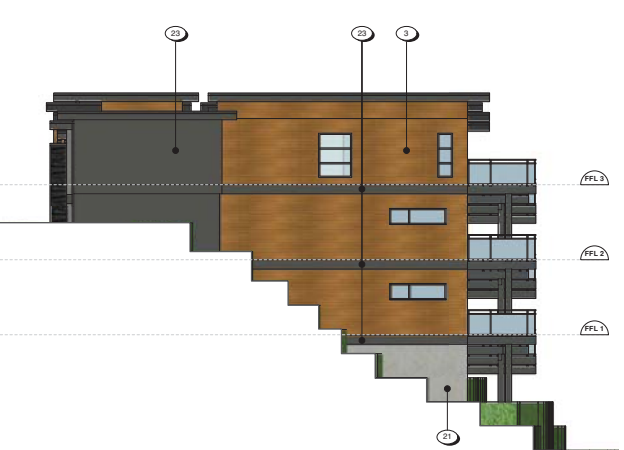
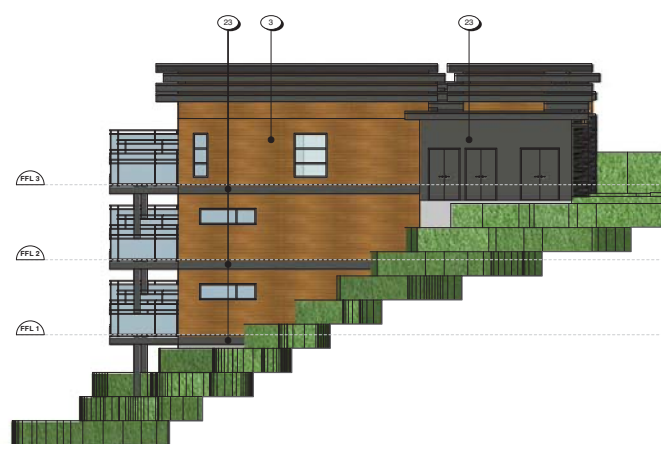
Building 1 Elevations A303



MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD LOOK METAL PLANK LIP SIDING, WOOD GRAIN FINISH
- 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5 FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 7 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
- 8 WRAPPED METAL FASCIA BOARD, IN IRON GRAY
- 9 VENTED METAL SOFFIT, IRON GRAY
- 10 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN FTR
- 11 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 12 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
- 13 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
- 14 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
- 15 VINYL SWING ENTRY DOOR, IN CHARCOAL GREY
- 16 VINYL SWING ENTRY DOOR, IN LEAD GREY
- 17 VINYL WINDOW, IN CHARCOAL GREY
- 18 VINYL WINDOW, IN LEAD GREY
- 19 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
- 20 RATED SWING BI-PART DOOR, IN LIGHT MIST
- 21 WOOD POSTS, CLEAR STAIN
- 22 WOOD POSTS, CHARCOAL GRAY
- 23 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
- 24 EXPOSED CONCRETE WALL BACK FINISHED, PAINT SEALED IN LIGHT GREY TONES
- 25 BLACK TASK PROSTACK LEDGE STONE
- 26 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY

- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
 - FOR STREET ELEVATIONS OF BUILDING 2, REF. A310



1 Building 2 West Elevation
 Scale: 1/8" = 1'-0"

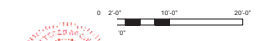
2 Building 2 East Elevation
 Scale: 1/8" = 1'-0"



3 Building 2 North Elevation
 Scale: 1/8" = 1'-0"

REV #	DATE	DESCRIPTION
1	10-Aug-22	PRE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: - CHANGE AND SOFTEN THE ANGLES OF ROOFLINES - DP BUILDINGS 2, 7 & 11 - MODIFY BUILDING HEIGHT - INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS - LARGO MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
6	11-Mar-24	LARGO MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
7	21-Mar-24	DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

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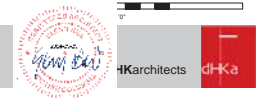


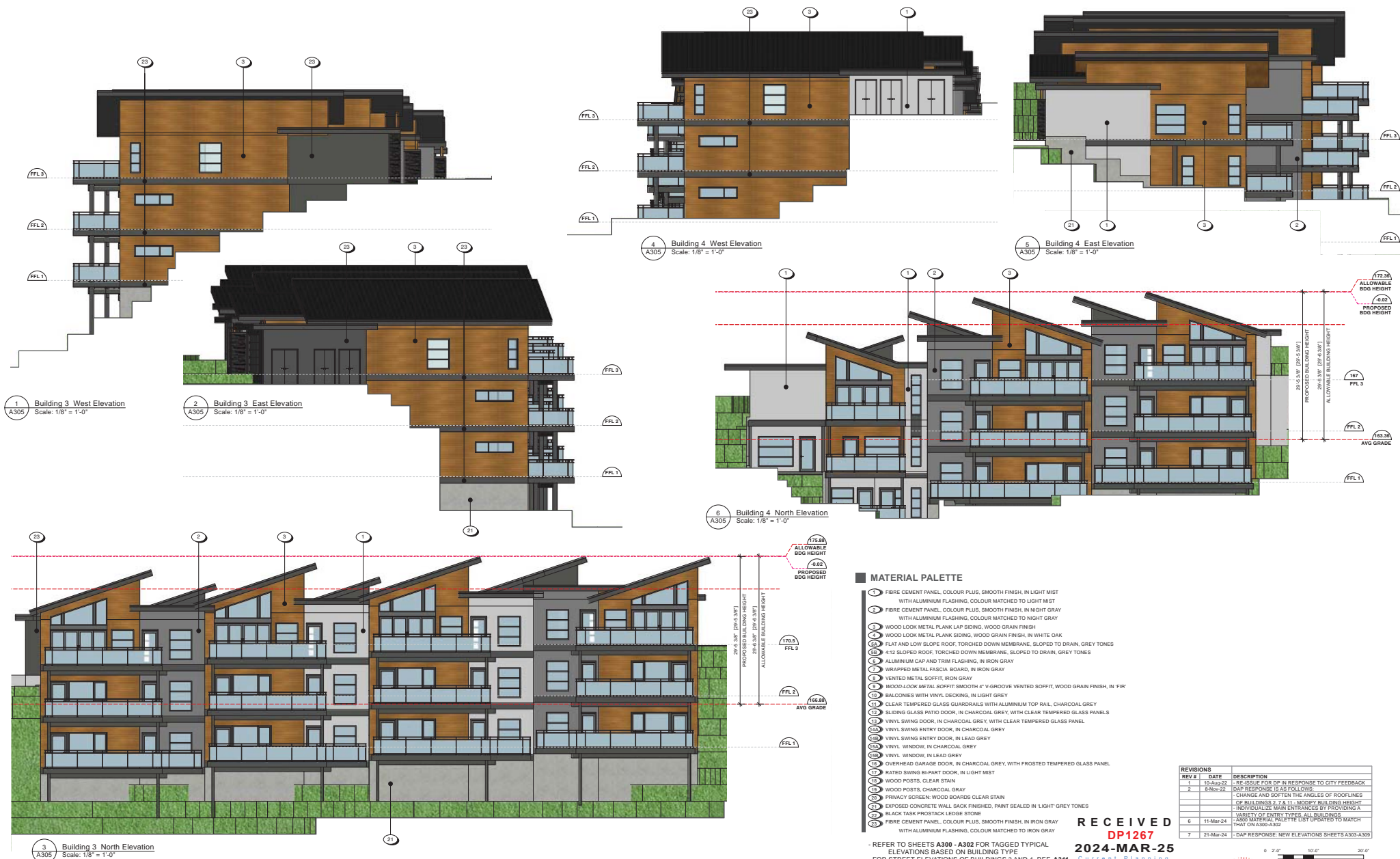
254 Adderly Road
 Nanaimo, BC
 21 MAR 24

254 Adderly Road

REV. 7 - DAP RESPONSE

Building 2 Elevations A304





1 Building 3 West Elevation
Scale: 1/8" = 1'-0"

2 Building 3 East Elevation
Scale: 1/8" = 1'-0"

4 Building 4 West Elevation
Scale: 1/8" = 1'-0"

5 Building 4 East Elevation
Scale: 1/8" = 1'-0"

6 Building 4 North Elevation
Scale: 1/8" = 1'-0"

3 Building 3 North Elevation
Scale: 1/8" = 1'-0"

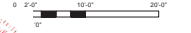
MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD LOOK METAL FLANK LAP SIDING, WOOD GRAIN FINISH
- 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5 FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 7 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
- 8 WRAPPED METAL FASCIA BOARD, IN IRON GRAY
- 9 VENTED METAL SOFFIT, IRON GRAY
- 10 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN FIR
- 11 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 12 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
- 13 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
- 14 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
- 15 VINYL SWING ENTRY DOOR, IN LEAD GREY
- 16 VINYL SWING ENTRY DOOR, IN LEAD GREY
- 17 VINYL WINDOW, IN CHARCOAL GREY
- 18 VINYL WINDOW, IN LEAD GREY
- 19 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
- 20 RATED SWING BI-PART DOOR, IN LIGHT MIST
- 21 WOOD POSTS, CLEAR STAIN
- 22 WOOD POSTS, CHARCOAL GRAY
- 23 PRIVACY SCREEN, WOOD BOARDS CLEAR STAIN
- 24 EXPOSED CONCRETE WALL BACK FINISHED, PAINT SEALED IN 'LIGHT' GREY TONES
- 25 BLACK TASK PROSTACK LEDGE STONE
- 26 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY

- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDINGS 3 AND 4, REF. A311

REV #	DATE	DESCRIPTION
1	10-Aug-22	RE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	DAP RESPONSE (AS FOLLOWS) - CHANGE AND SOFTEN THE ANGLES OF ROOFLINES - USE BUILDINGS 2, 3 & 4, 1:1, SHOROT BUILDING HEIGHT - INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES, ALL BUILDINGS - ADD MATERIAL TO THE LIST OF MATERIALS TO MATCH THAT ON A300-A302
6	11-Mar-24	
7	21-Mar-24	DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

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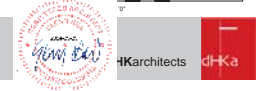


254 Adderly Road
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254 Adderly Road

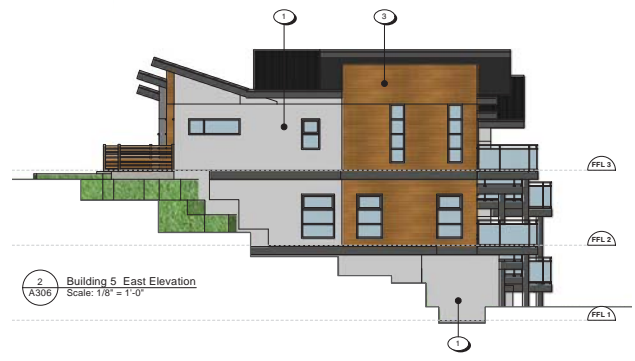
REV. 7 - DAP RESPONSE

Buildings 3 & 4 Elevations A305





1 Building 5 West Elevation
Scale: 1/8" = 1'-0"



2 Building 5 East Elevation
Scale: 1/8" = 1'-0"



4 Building 6 West Elevation
Scale: 1/8" = 1'-0"



5 Building 6 East Elevation
Scale: 1/8" = 1'-0"



3 Building 5 South Elevation
Scale: 1/8" = 1'-0"



6 Building 6 South Elevation
Scale: 1/8" = 1'-0"

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT GRAY
 - 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
 - 3 WOOD LOOK METAL PLANK LIP SIDING, WOOD GRAIN FINISH
 - 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
 - 5 FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
 - 6 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
 - 7 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
 - 8 WRAPPED METAL FASCIA BOARD, IN IRON GRAY
 - 9 VENTED METAL SOFFIT, IRON GRAY
 - 10 WOOD-LOOK METAL SOFFIT: SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN FTR
 - 11 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
 - 12 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
 - 13 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
 - 14 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
 - 15 VINYL SWING ENTRY DOOR, IN CHARCOAL GREY
 - 16 VINYL SWING ENTRY DOOR, IN LEAD GREY
 - 17 VINYL WINDOW, IN CHARCOAL GREY
 - 18 VINYL WINDOW, IN LEAD GREY
 - 19 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
 - 20 RATED SWING BI-PART DOOR, IN LIGHT MIST
 - 21 WOOD POSTS, CLEAR STAIN
 - 22 WOOD POSTS, CHARCOAL GRAY
 - 23 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
 - 24 EXPOSED CONCRETE WALL BACK FINISHED, PAINT SEALED IN LIGHT GREY TONES
 - 25 BLACK TASK PROSTACK LEDGE STONE
 - 26 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY
- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDINGS 5 & 6, REF: A312

REV #	DATE	DESCRIPTION
1	10-Aug-22	- PRE ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	- DAP RESPONSE (AS FOLLOWS): - CHANGE AND SOFTEN THE ANGLES OF ROOFLINES - DP BUILDINGS 5, 7 & 11 - INCREASE BUILDING HEIGHT - INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES, ALL BUILDINGS - LARGO MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
6	11-Mar-24	-
7	21-Mar-24	- DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

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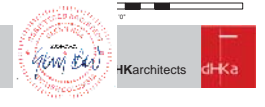


254 Adderly Road
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21 MAR 24

254 Adderly Road

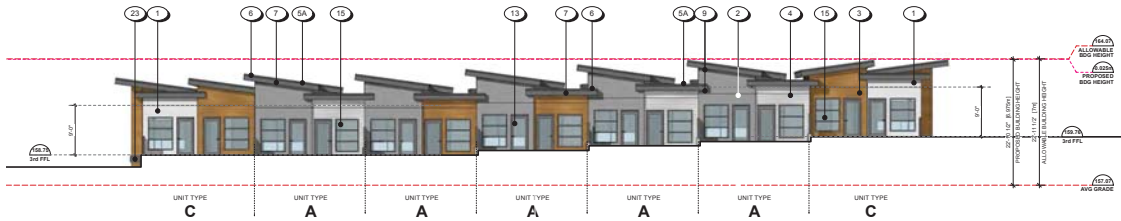
REV. 7 - DAP RESPONSE

Buildings 5 & 6 Elevations A306

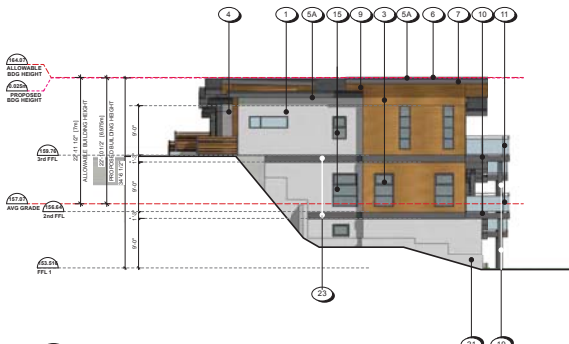




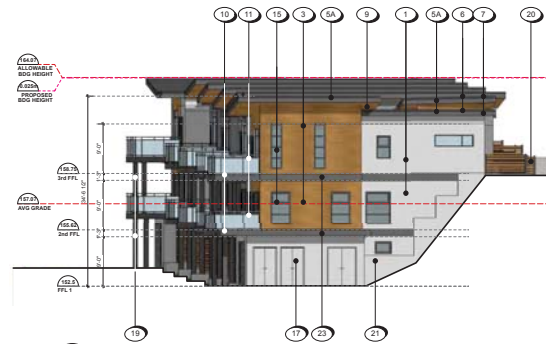
1 Front Elevation
A300 Scale: 3/32"=1'0"
REFER TO BUILDING ELEVATION ON 3 / A312 FOR MORE INFORMATION



2 Back Elevation
A300 Scale: 3/32"=1'0"



3 Side Elevation 1 (SE)
A300 Scale: 3/32"=1'0"



4 Side Elevation 2 (NW)
A300 Scale: 3/32"=1'0"

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD LOOK METAL PLANK LAP SIDING, WOOD GRAIN FINISH
- 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5A FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 5B 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
- 7 WRAPPED METAL FASCIA BOARD, IN IRON GRAY
- 8 VENTED METAL SOFFIT, IRON GRAY
- 9 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 10 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 11 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
- 12 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
- 13 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
- 14A VINYL SWING ENTRY DOOR, IN CHARCOAL GREY
- 14B VINYL SWING ENTRY DOOR, IN LEAD GREY
- 15A VINYL WINDOW, IN CHARCOAL GREY
- 15B VINYL WINDOW, IN LEAD GREY
- 16 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
- 17 RATED SWING BI-PART DOOR, IN LIGHT MIST
- 18 WOOD POSTS, CLEAR STAIN
- 19 WOOD POSTS, CHARCOAL GRAY
- 20 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
- 21 EXPOSED CONCRETE WALL SACK FINISHED, PAINT SEALED IN 'LIGHT' GREY TONES
- 22 BLACK TASK PROSTACK LEDGE STONE
- 23 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY

REV #	DATE	DESCRIPTION
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2	8-Nov-22	DAP RESPONSE (AS FOLLOWS) • CHANGE AND SOFTEN THE ANGLES OF ROOFLINES • DP BUILDINGS 2, 7 & 11, MODIFY BUILDING HEIGHT • INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES, ALL BUILDINGS
6	11-Mar-24	A300 MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302

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254 Adderly Road

REV. 6 - DAP RESPONSE

Building 7 - Units A & C
Elevations & Material Palette A300



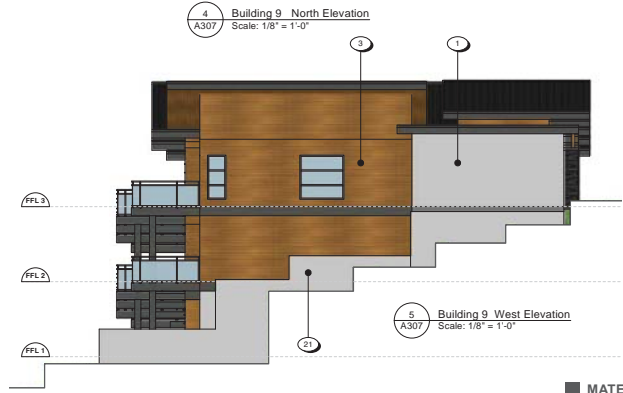
1 Building 8 West Elevation
Scale: 1/8" = 1'-0"



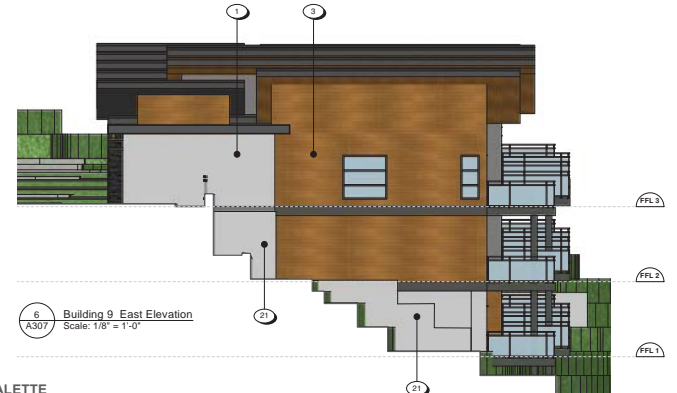
4 Building 9 North Elevation
Scale: 1/8" = 1'-0"



2 Building 8 East Elevation
Scale: 1/8" = 1'-0"



5 Building 9 West Elevation
Scale: 1/8" = 1'-0"



6 Building 9 East Elevation
Scale: 1/8" = 1'-0"



3 Building 8 South Elevation
Scale: 1/8" = 1'-0"

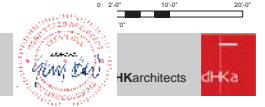
MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD LOOK METAL PLANK LAP SIDING, WOOD GRAIN FINISH
- 4 WOOD LOOK METAL PLANK LAP SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5 FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
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6	11-Mar-24	-DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309
7	21-Mar-24	-DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDINGS 8 AND 9, REF. A313

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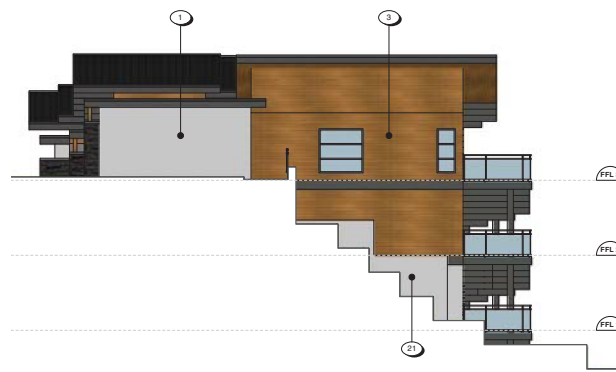
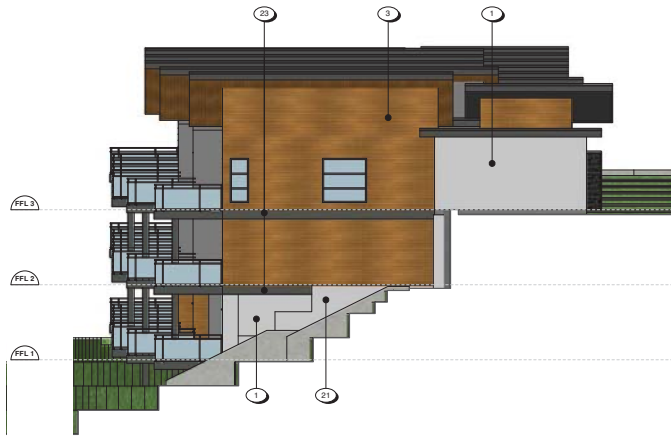


254 Adderly Road
Nanaimo, BC
21 MAR 24

254 Adderly Road

REV. 7 - DAP RESPONSE

Building 8 & 9 Elevations A307

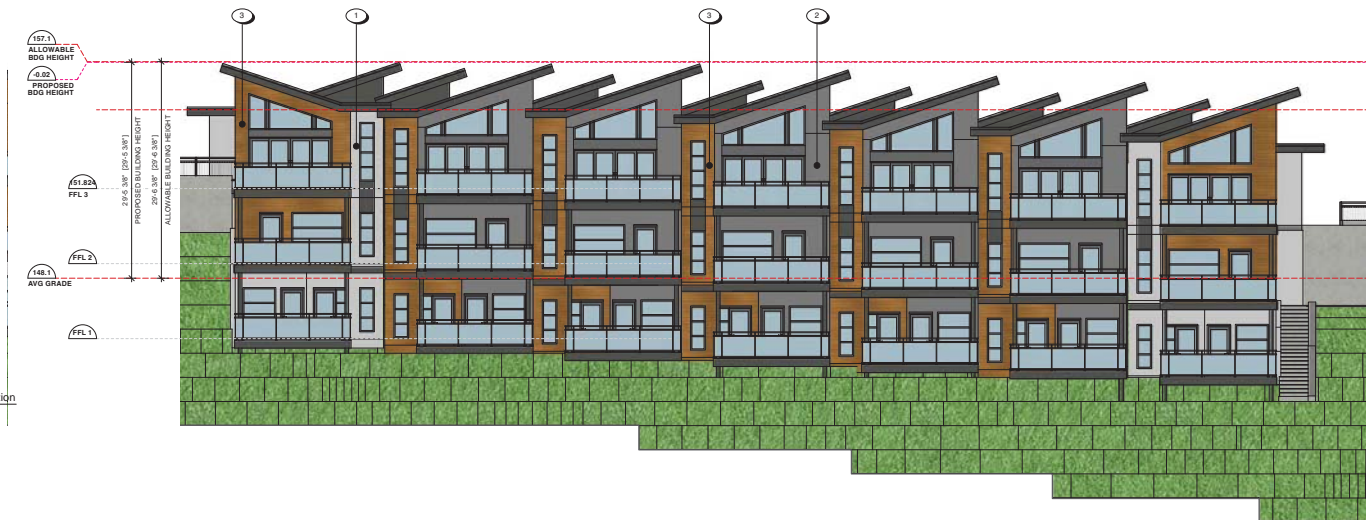


1 Building 10 West Elevation
Scale: 1/8" = 1'-0"

2 Building 10 East Elevation
Scale: 1/8" = 1'-0"

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
 - 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
 - 3 WOOD LOOK METAL PLANK LIP SIDING, WOOD GRAIN FINISH
 - 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
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 - 19 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
 - 20 RATED SWING BI-PART DOOR, IN LIGHT MIST
 - 21 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
 - 22 WOOD POSTS, CLEAR STAIN
 - 23 WOOD POSTS, CHARCOAL GRAY
 - 24 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
 - 25 EXPOSED CONCRETE WALL BACK FINISHED, PAINT SEALED IN LIGHT GREY TONES
 - 26 BLACK TASK PROSTACK LEDGE STONE
 - 27 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY
- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDING 10, REF: A314



3 Building 10 North Elevation
Scale: 1/8" = 1'-0"

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DP1267
2024-MAR-25
Current Planning

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6	11-Mar-24	-
7	21-Mar-24	-DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

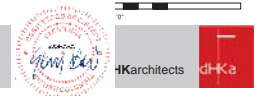
0 2'-0" 10'-0" 20'-0"
1"

254 Adderly Road
Nanaimo, BC
21 MAR 24

254 Adderly Road

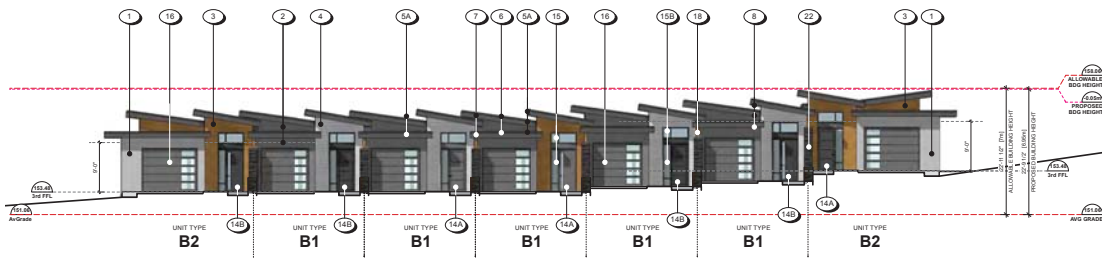
REV. 7 - DAP RESPONSE

Building 10 Elevations A308

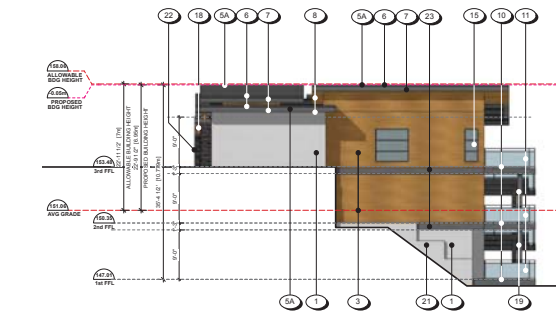




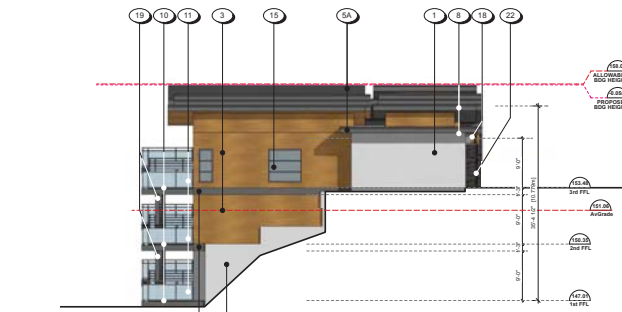
1 Back Elevation
A301
Scale: 3/32"=1'0"



2 Front Elevation
A301
Scale: 3/32"=1'0"
REFER TO BUILDING ELEVATION ON 2 / A314 FOR MORE INFORMATION



3 Side Elevation 1 (SE)
A301
Scale: 3/32"=1'0"



4 Side Elevation 2 (NW)
A301
Scale: 3/32"=1'0"

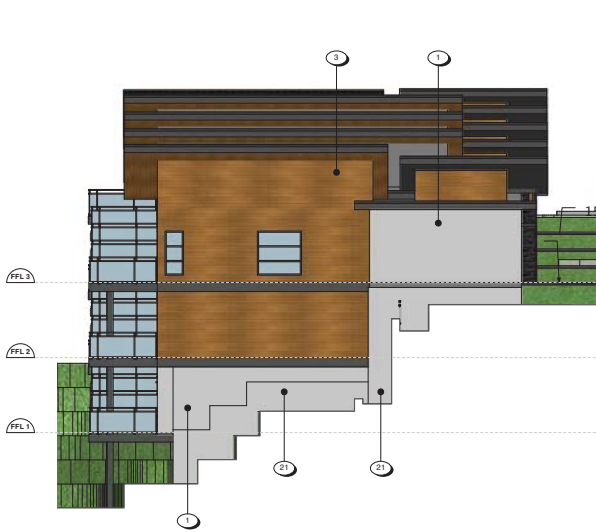
MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
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- 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5A FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
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- 9 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
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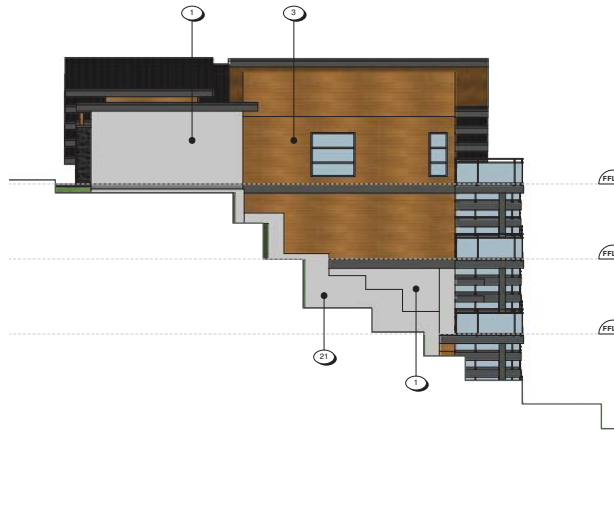
REV #	DATE	DESCRIPTION
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6	11-Mar-24	

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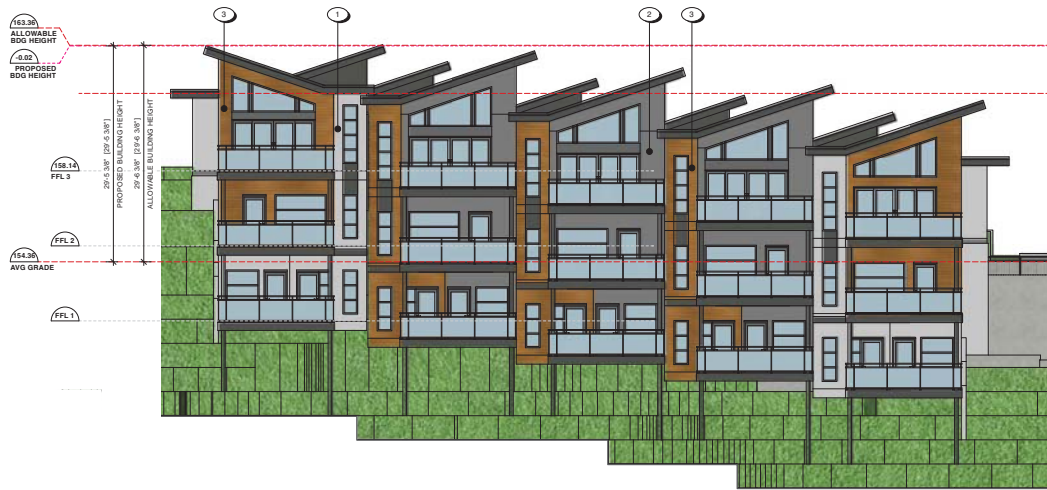




1 Building 12 West Elevation
Scale: 1/8" = 1'-0"



2 Building 12 East Elevation
Scale: 1/8" = 1'-0"



3 Building 12 North Elevation
Scale: 1/8" = 1'-0"

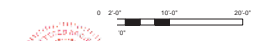
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- REFER TO SHEETS A300 - A302 FOR TAGGED TYPICAL ELEVATIONS BASED ON BUILDING TYPE
- FOR STREET ELEVATIONS OF BUILDING 12, REF: A315

REV #	DATE	DESCRIPTION
1	10-Aug-22	- RE ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	- DAP RESPONSE (AS FOLLOWS: - CHANGE AND SOFTEN THE ANGLES OF ROOFLINES - DP BUILDINGS 2, 7 & 11 - REDUPY BUILDING HEIGHT - INDIVIDUALIZE MAIN ENTRANCES BY PROVIDING A VARIETY OF ENTRY TYPES. ALL BUILDINGS - LARGO MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302
6	11-Mar-24	
7	21-Mar-24	- DAP RESPONSE: NEW ELEVATIONS SHEETS A303-A309

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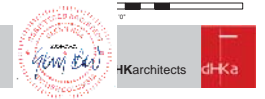


254 Adderly Road
Nanaimo, BC
21 MAR 24

254 Adderly Road

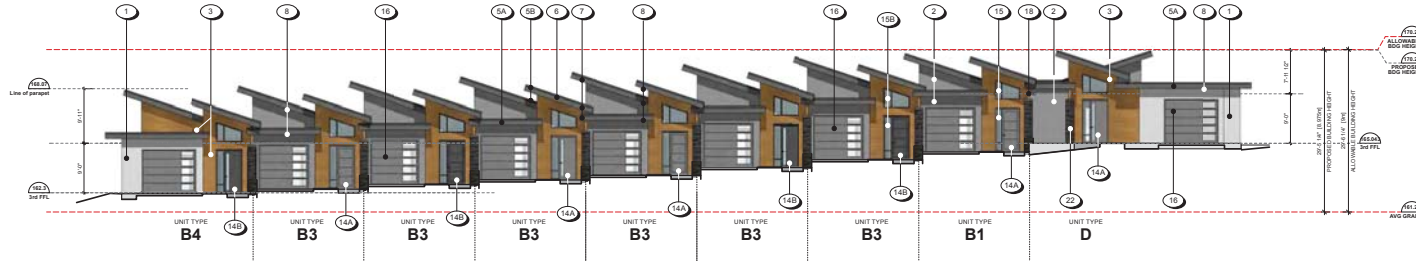
REV. 7 - DAP RESPONSE

Building 12 Elevations A309

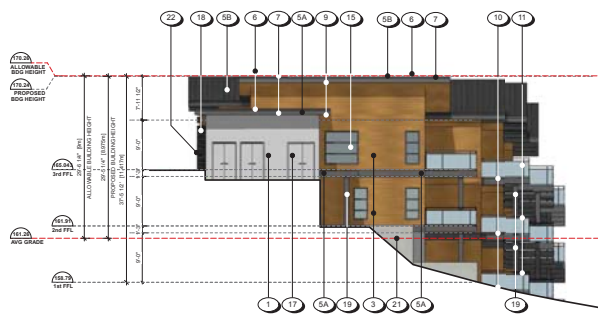




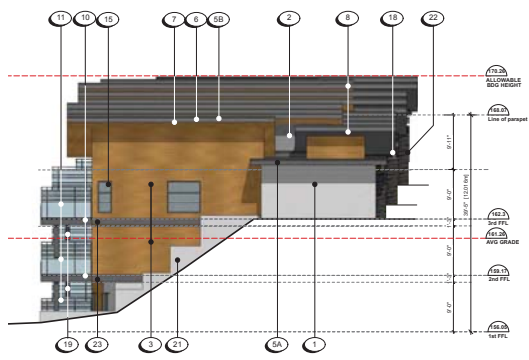
1 Back Elevation
Scale: 3/32"=1'0"



2 Front Elevation
Scale: 3/32"=1'0"
REFER TO BUILDING ELEVATION ON 2 / A315 FOR MORE INFORMATION



3 Side Elevation 1 (SE)
Scale: 3/32"=1'0"



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	6	11-Mar-24	

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Nanaimo, BC
11 MAR 24

Building 13 - Units B1, B3, B4 & D A302
Elevations & Material Palette
REV. 6 - DAP RESPONSE

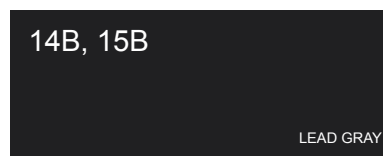
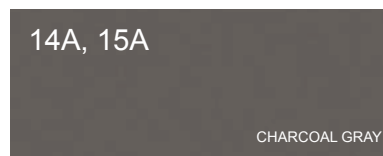
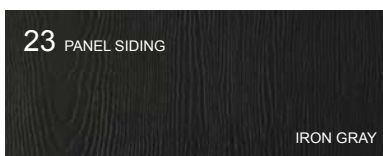
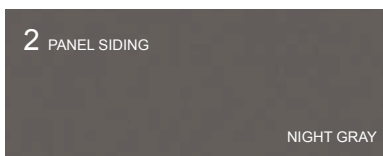
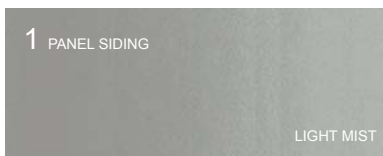
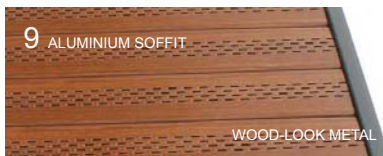
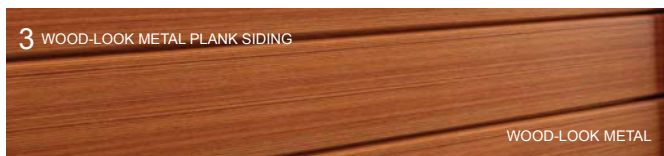




11-16, 19
CHARCOAL GRAY



6,7,8
ALUMINIUM CAP FLASHING
IRON GREY



MATERIAL PALETTE

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NOTE:
REFER TO A002 FOR FORM AND CHARACTER AND MATERIAL PALETTE OF VARIATION OF ENTRYWAYS, FOR ENTRY DOOR A, B, C & D, TYP.

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6	11-Mar-24	A000 MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302

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VARIATION OF ENTRYWAYS

CREATED BY PROVIDING A PALETTE OF FOUR MAIN ENTRY DOOR PANEL TYPES: SOLID PANEL & SOLID PANEL WITH VERTICAL GLAZING IN CHARCOAL AND LEAD GREY COLOURS. SEE ELEVATIONS FOR REVISED FORM AND CHARACTER OF MAIN ENTRANCES - ALL BUILDINGS.



ENTRY DOOR A
SOLID PANEL, IN CHARCOAL GREY

ENTRY DOOR B
SOLID PANEL WITH VERTICAL GLAZING,
IN CHARCOAL GREY

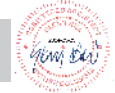


ENTRY DOOR C
SOLID PANEL WITH VERTICAL GLAZING,
IN LEAD GREY

ENTRY DOOR D
SOLID PANEL, IN LEAD GREY

REV #	DATE	DESCRIPTION
1	10-Aug-22	RE-ISSUE FOR DP IN RESPONSE TO CITY FEEDBACK
2	8-Nov-22	DAP RESPONSE IS AS FOLLOWS: - INCREASE DISTANCE BETWEEN BUILDINGS 4 & 6 - ADD CURVES TO LOWER DRIVE AISLE - PREFERABLE PAVING
3	8-Nov-23	CONTINUITY OF PEDESTRIAN PATH. SEE LANDSCAPE COMPREHENSIVE LETTER RESPONSE
4	19-Sep-23	STAFF COMMENTS RESPONSE - UPDATED PROJECT DATA PROVIDED - KEYNOTE LEGEND UPDATED
6	11-Mar-24	CL V CHANGING AS 'NOTE' - ADDED FOR CLARIFICATION - A000 MATERIAL PALETTE LIST UPDATED TO MATCH THAT ON A300-A302

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LANDSCAPE PLANS AND DETAILS

254 ADDERLY ROAD MULTI-FAMILY

254 Adderly Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - NOVEMBER 14, 2023

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Design Rationale
- L1.03 Plant Palette and Landscape Plan Notes
- L1.04 Landscape Elevations
- L1.05 Landscape Plan (North)
- L1.06 Landscape Plan (East)
- L1.07 Landscape Plan (South)
- L1.08 Landscape Details
- L2.01 Tree Management Plan



KEY PLAN
SCALE NTS



NO.	DATE	ISSUE
1	2020-03-01	DEVELOPMENT PERMIT
2	2020-07-29	DP REVISIONS
3	2020-11-09	DP REVISIONS
4	2023-06-20	DP REVISIONS
5	2023-09-21	DP REVISIONS
6	2023-11-14	DP REVISIONS

NO.	DATE	REVISION
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- 1 CENTRAL RAINGARDEN**
(primary raingarden, entrance feature to site, includes main site signage, accessible overlook deck with bench for sitting, meandering path through dry rocky outcrop plantings to wet raingarden plantings, and bollard lighting along path)
- 2 COMMUNAL LAWN**
(small lawn for play, picnicking, and gathering, boulders and concrete seawall amphitheater retain slope, provides connection to existing trail)
- 3 FOREST AMPHITHEATER**
(quiet, contemplative gathering space in the forest, opportunity for views out through the trees to the greater City, concrete seatwalls define space and retain slope)
- 4 OVERLOOK DECKS**
(cedar decks with benches, strategically located near raingardens or along trails, offer small spaces to sit with prospects through trees to distant views, field fit to accommodate trees and outcrops)
- 5 COMPACTED CHIP WALKING TRAIL**
(connects the different spaces of the site, creates a continuous walking loop moving up and down the slope, immerses user in the forest, stairs and trail field fitted to minimize impacts to trees)
- 6 RAINGARDENS & BIOSWALES**
(unifying feature, integral part of the storm water management strategy for the site, exposes the natural functioning of the urban ecosystem, provides lush plantings)
- 7 WAYFINDING**
(creative wayfinding & signage, directs people through site connecting walking trails and amenity spaces, bollard lighting is used to illuminate trails and key spaces)

Private Park Amenity Area

kinship
design • art • ecology

1070 Nelson Street, Nanaimo BC, V9S 2K2
250-733-9002
kate.sterluk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca



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CLIENT
WestCoast Construction

NO.	DATE	ISSUE
1	2020-03-01	DEVELOPMENT PERMIT
2	2020-07-29	DP REVISIONS
3	2020-11-08	DP REVISIONS
4	2023-06-20	DP REVISIONS
5	2023-09-21	DP REVISIONS
6	2023-11-14	DP REVISIONS

NO. | DATE | REVISION

PROJECT
254 ADDERLY
254 Adderly Road
Nanaimo, BC

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2023-DEC-05
Contract Planning

PROJECT ID 21015
DB CM **CB** KS
SCALE 1:500
DATE September 17, 2021

LANDSCAPE PLAN

L1.01

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous & Evergreen Trees					
Po	43	Picea omorika bruns	Serbian Spruce	2.5m Ht	6m o.c. avg.
Pc	42	Pinus contorta var. contorta	Shore Pine	2.5m Ht	6m o.c. avg.
Pl	13	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	2.5m Ht	6m o.c. avg.
P	73	Pseudotsuga menziesii	Douglas Fir	#15	6m o.c. avg.
Deciduous Trees					
Ac	46	Acer circinatum	Vine Maple	#7	Multistem
A	13	Acer macrophyllum	Big Leaf Maple	#20	6m o.c. avg.
Ag	27	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m br.Ht	6m o.c. avg.
Ce	51	Cornus 'Eddie's White Wonder'	White Flowering Dogwood	#20	6m o.c. avg.
Pp	28	Parrotia persica	Persian Ironwood	1.5m br.Ht	6m o.c. avg.
Large Shrubs					
Ag	17	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	2m o.c.
A	67	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Oc	29	Omeletia cerasiformis	June Plum	#5	2m o.c.
Evergreen Shrubs					
Gs	TBD	Gaultheria shallon	Salal	#1	60cm o.c.
Min	TBD	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Mc	TBD	Morella californica	California Wax Myrtle	#5	1.0m o.c.
Vo	TBD	Vaccinium ovalum	Evergreen Huckleberry	#2	1.0m o.c.
Deciduous Shrubs					
Hd	TBD	Holodiscus discolor	Ocean Spray	#2	1.0m o.c.
Rj	TBD	Philadelphus lewisii	Mock Orange	#2	1.0m o.c.
Ri	TBD	Ribes sanguineum	Red Flowering Currant	#2	1.0m o.c.
Rn	TBD	Rosa Nutkana	Nootka Rose	#2	1.0m o.c.
Sa	TBD	Symphoricarpos albus	Snowberry	#2	1.0m o.c.
Vp	TBD	Vaccinium parvifolium	Red Huckleberry	#2	1.0m o.c.
Groundcovers, Perennials, Ferns					
Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Df	TBD	Dicentra formosa	Pacific Bleeding Heart	#1	60cm o.c.
De	TBD	Dryopteris erythrosora	Autumn Fern	#1	60cm o.c.
Fc	TBD	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	TBD	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Pg	TBD	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.
Pm	TBD	Polystichum munitum	Sword Fern	#1	60cm o.c.
Ph	TBD	Plymnia hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.
Pa	TBD	Pteridium aquilinum	Bracken Fern	#1	60cm o.c.
Tg	TBD	Telima grandiflora	Fringecup	#1	60cm o.c.
Blosswale					
Co	TBD	Carex obovata	Slough Sedge	plugs	45cm o.c.
Id	TBD	Iris douglasiana	Douglas Iris	plugs	45cm o.c.
Is	TBD	Iris missouriensis	Western Blue Flag	plugs	45cm o.c.
Sm	TBD	Scirpus microcarpus	Small Flowered Bulrush	plugs	45cm o.c.
Sl	TBD	Styriochium idahoense	Blue-eyed Grass	plugs	45cm o.c.
Seeds					
Communal Lawn Seeding		Premium Pacific Seeds Drought Smart Mix or Equivalent	85% Tall Fescue 15% Creeping Red Fescue		

LANDSCAPE PLAN NOTES

- Arbutus menziesii establishment areas: Arbutus is locally prevalent on site indicating ideal soil and moisture conditions. Arbutus is widely recognized as difficult to transplant, and is typically available in pot sizes that do not meet City of Nanaimo sizes for replacement trees (10cm - 1 gal.). Therefore, rather than proposing individual trees, 28 unique establishment areas measuring approximately 12m² each are proposed (not included in tree counts). In these areas, seedlings and small specimens are to be planted at a density of 1 plant/m². Detailed instructions for managing establishment areas will be provided in a Landscape Management Plan for the owner.
- 1.8m Landscape buffer is provided around entire parcel, as shown
- Where existing forest is cleared along front and flanking side yards, landscape buffer to be in Minimum Landscape Treatment 1d (Informal), as follows:
 - Trees are spaced an average of 6m o.c. Deciduous are 6cm cal, 1.5m branch height. Conifers are min. 2.5m height.
 - Inrigated. Shrubs are min. #2 pot, 1.0m o.c. Groundcovers are min. 10cm pot, 0.45m o.c.
 - No trees or shrubs taller than 0.6m are located in sight triangle.
- Where existing forest is cleared along south side yard, landscape buffer to be in Minimum Landscape Treatment 2d (Informal), as follows:
 - Trees are spaced an average of 6m o.c. Deciduous are 6cm cal, 1.5m branch height. Conifers are min. 2.5m height.
 - Inrigated. Shrubs are min. #2 pot, 1.0m o.c. Groundcovers are min. 10cm pot, 0.45m o.c.
 - No trees or shrubs taller than 0.6m are located in sight triangle.
 - 1.8m high decorative fence
- 18 square metres of a public walkway and stairs encroach into a side yard setback. City of Nanaimo Zoning Bylaw No. 4500 requires a landscape buffer be continuous, broken only by public walkways and driveways, and that a landscape buffer not be supplemented by continuous driveway or walkway access. If City of Nanaimo interpretation of Bylaw 4500 is that the minor encroachment of the public walkway into the landscape buffer is not permitted and/or requires a variance, encroaching sections will be removed.
- No parking stalls encroach into landscape buffer. 0.31 square metres of retaining wall adjacent to parking stalls encroach into the landscape buffer. In City of Nanaimo Zoning Bylaw No. 4500, a retaining wall is included in the definition of a 'Fence', which is permitted in a landscape buffer.
- Pathways are to be chipped gravel, as shown on Landscape Plan.
- Pavos are to be unit pavers. See Landscape Legend, sheet L1.01 Landscape Plan for material.
- Bike racks to be galvanized steel loop. See detail 04, sheet L1.06 Landscape Details.
- Landscape treatment includes no trees, and no plantings over 600mm in height within 7.0m of point of intersection of drive asides to preserve visibility.

Refer to **Sheet L1.01** for Landscape Plan
 Refer to **Sheet L1.05** for Landscape Plan (North)
 Refer to **Sheet L1.06** for Landscape Plan (East)
 Refer to **Sheet L1.07** for Landscape Plan (South)



NO.	DATE	ISSUE
1	2022-03-01	DEVELOPMENT PERMIT
2	2022-07-29	DP RESUBMISSION
3	2022-11-08	DP RESUBMISSION
4	2023-06-20	DP RESUBMISSION
5	2023-09-21	DP RESUBMISSION
6	2023-11-14	DP RESUBMISSION

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254 ADDERLY
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 Nanaimo, BC

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PLANT PALETTE & LANDSCAPE PLAN NOTES

L1.03

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MATCH LINE SEE SHEET L1.07 FOR LANDSCAPE PLAN SOUTH

Refer to Sheet L1.01 for Landscape Plan
 Refer to Sheet L1.02 for Design Rationale
 Refer to Sheet L1.03 for Plant Palette & Landscape Notes

LANDSCAPE LEGEND

- TREE RETENTION AREA
2.83 ha. (57% of parcel area)
- PLANTED AREA
Layered planting, indigenous forest understorey
- GRASS AREA
- BIOSWALE
Layered planting, indigenous wetland species
- RAINGARDEN
Layered planting, indigenous wetland species
- LANDSCAPE STAIRS
- COMPACTED CHIP SURFACE
- PERMEABLE PAVING
Aquapave
Slab: 150mm x 201.5mm x 60mm
Pattern: Running Bond Pattern
Colour: Neutral
- UNIT PAVERS
Delosno Wall
Size: 300mm x 600mm x 20mm
Pattern: Running Bond Pattern
Colour: Grey (#A0D0D5 - GRVD09F)
- BALCONIES
- PRIVACY PERIMETER FENCE
Cedar board 1.8m high fence
(see detail 01, sheet L1.08)
- RAIL FENCE
Cedar post + rail 0.8m high fence
(see detail 02, sheet L1.08)
- FRONT PRIVACY SCREEN
Cedar Slats 1.2m high screen
- REAR PRIVACY SCREEN
Cedar Slats 1.8m high screen
- ROCK RETAINING WALL
- BOLLARD LIGHTING
(see detail 03, sheet L1.08)
- STREET LIGHTING
(6.5m, City approved pole, standard to be approved at Building Permit stage)
- WAYFINDING SIGNAGE
- RESIDENCE ENTRANCE
- MECHANICAL ROOM ENTRANCE
- BICYCLE RACK
(see detail 04, sheet L1.08)
- LANDSCAPE LOG
- TIMBER BENCH

TREE LEGEND

- TOTAL NUMBER OF TREES: 336**
 REPLACEMENT TREES REQUIRED: 215
- CONIFEROUS & EVERGREEN TREES**
 TOTAL: 171 (51% of total trees)
- Arbutus menziesii establishment area
 - Pp Picea Omorika Bruns (43)
 - Pp Pinus contorta (42)
 - P Pinus flexilis 'Vanderwolf's Pyramid' (13)
 - P Pseudotsuga menziesii (73)
- DECIDUOUS TREES**
 TOTAL: 165 (49% of total trees)
- Ac Acer circinatum (46)
 - A Acer macrophyllum (13)
 - Ap Acer palmatum 'Osakazuki' (27)
 - Ce Cornus edulis white wonder (51)
 - Pp Parrotia persica (28)
- LARGE SHRUBS**
- Ag Amelanchier grandiflora (19)
 - Au Arbutus Unedo (67)
 - Oc Oemleria cerasiformis (30)



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PROJECT
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LANDSCAPE PLAN (NORTH)

L1.05



MATCH LINE SEE SHEET L1.05 FOR LANDSCAPE PLAN NORTH

MATCH LINE SEE SHEET L1.07 FOR LANDSCAPE PLAN SOUTH

Refer to **Sheet L1.01** for Landscape Plan
 Refer to **Sheet L1.02** for Design Rationale
 Refer to **Sheet L1.03** for Plant Palette and Landscape Notes
 Refer to **Sheet L1.05** for Landscape Legend & Tree Legend



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PROJECT
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LANDSCAPE PLAN (EAST)

L1.06

MATCH LINE SEE SHEET L1.05 FOR LANDSCAPE PLAN NORTH, SEE SHEET L1.06 FOR LANDSCAPE PLAN EAST



Refer to **Sheet L1.01** for Landscape Plan
 Refer to **Sheet L1.02** for Design Rationale
 Refer to **Sheet L1.03** for Plant Palette and Landscape Notes
 Refer to **Sheet L1.05** for Landscape Legend & Tree Legend



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PROJECT
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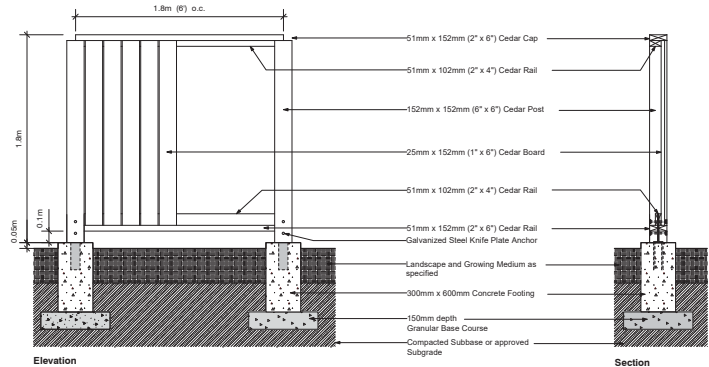
PROJECT ID 21015
 DB CM CB KS

SCALE 1:250
DATE September 17, 2021

**LANDSCAPE PLAN
 (SOUTH)**

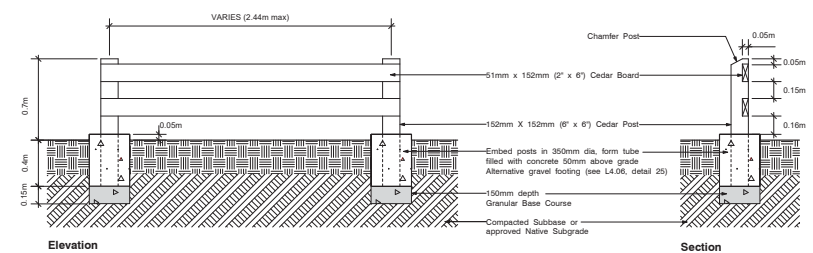
L1.07

Notes:
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.
 All metal fasteners to be hot dipped galvanized.
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.



01 Fence Type 01: Privacy Perimeter Fence
 L1.08 Scale: 1:20 Elevation / Section

Notes:
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.
 All metal fasteners to be hot dipped galvanized.
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.



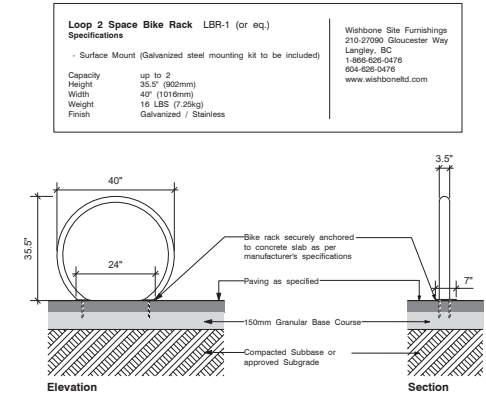
02 Fence Type 02: Wood Rail
 L1.08 Scale: 1:20 Elevation / Section

Loop 2 Space Bike Rack LBR-1 (or eq.)
Specifications
 - Surface Mount (Galvanized steel mounting kit to be included)
 Capacity up to 2
 Height 35.5" (902mm)
 Width 40" (1016mm)
 Weight 16 LBS (7.25kg)
 Finish Galvanized / Stainless
 Wishbone Site Furnishings
 210-27090 Gloucester Way
 Langley, BC
 1-800-628-0476
 604-628-0476
 www.wishboneltd.com

BEGA Exterior Bollard Light 99558 (or eq.)
Specifications
 - Surface Mount (B79817 Anchorage kit)
 Operating Voltage 120-277V AC
 Luminaire Lumens 1682 Lumens (3000K)
 Height 43-3/8" (1101mm)
 Width 9-7/8" (251mm)
 Depth 5-1/2" (144mm)
 Finish Powder Coated Black Matte 3mil thickness



03 Bollard Lighting
 L1.08 Scale: NTS



04 Bike Rack
 L1.08 Scale: NTS Elevation / Section

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LANDSCAPE DETAILS

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