

DATE OF MEETING | May 1, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1273 – 4775
UPLANDS DRIVE**



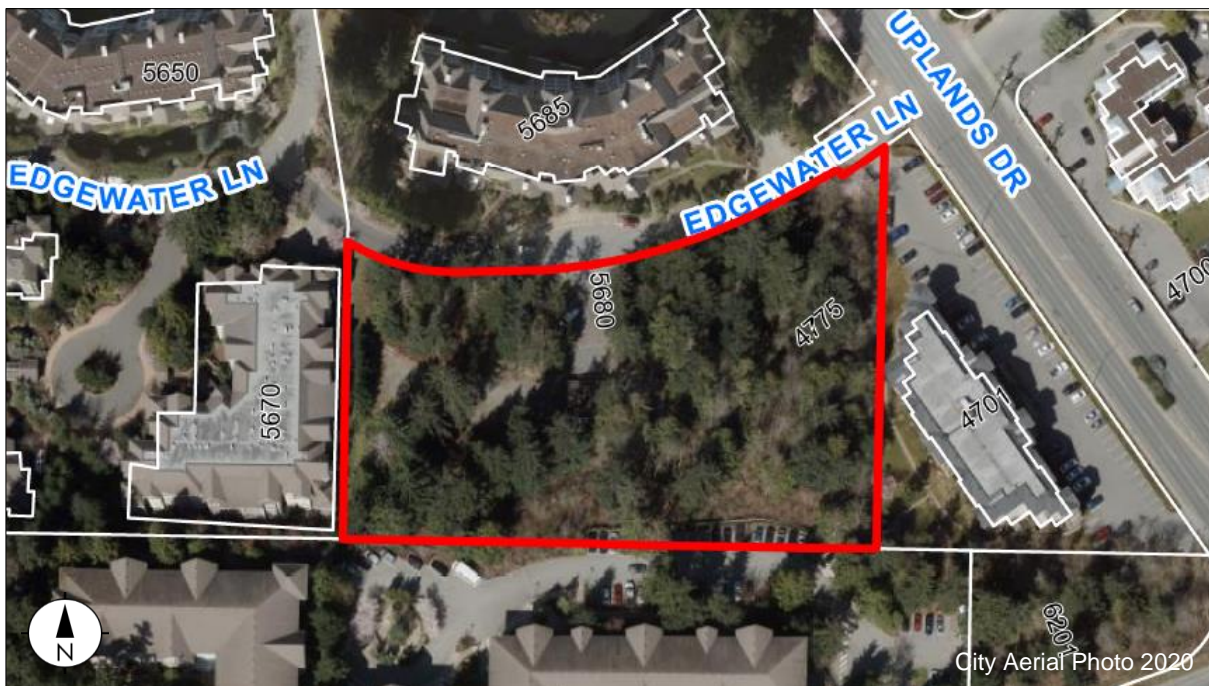
Proposal:
A 96-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Residential Corridor

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
9,965m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 4775 Uplands Drive.]

Recommendation

That Council issue Development Permit No. DP1273 for a 96-unit multi-family development at 4775 Uplands Drive with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-MAY-01.]

BACKGROUND

A development permit application, DP1273, was received from Murdoch & Company Ltd., for a multi-family development consisting of two buildings with a total of 96-units.

Subject Property & Site Context

The subject property is located in the Longwood neighbourhood on the south side of Edgewater Lane between Uplands Drive and the Island Highway. Established multi-family developments, seniors care facilities, and commercial developments predominantly characterize the surrounding area. The subject property is within walking distance to active transportation routes, as well as commercial services (Nanaimo North Town Centre and Longwood Station) and recreation facilities (Oliver Woods Community Centre). The vacant lot slopes downhill 7m in elevation from the northeast to the southwest.

This application follows a previously approved Development Permit (DP1093), which lapsed in July 2020 for two buildings comprising of 86-units in a four-storey building form.]

DISCUSSION

Proposed Development

The applicant proposes to construct a 96-unit multi-family development between two buildings in a four-storey building form. The proposed Floor Area Ratio (FAR) is 0.81, which is below the maximum permitted FAR of 1.25 in the R8 zone.

The subject property is the final parcel within the Longwood development to be developed, which consists of six multi-family buildings and a clubhouse. There are covenants registered on title that restrict the scale of development and provide amenity area requirements and additional design guidelines. The proposed development meets all the covenant requirements.]

Site Design

The proposed buildings are oriented perpendicular to one other, with Building A oriented east to west and Building B orientated north to south. Driveways off Edgewater Lane access the two underground parking areas and a pull through driveway in front of the building provides

convenient access for visitor parking, loading, and emergency vehicles. Secure underground parking is provided under each building. A pedestrian walkway provides circulation through the site along a meandering pathway. An easement along the south property line extending approximately 9m into the subject property accommodates parking for the adjacent development. Long-term bicycle storage and three-stream waste management containers are provided in rooms accessed from the underground parking levels. Short-term bicycle racks are located beside the entrance of both buildings.

Building Design

The proposed buildings are four storeys with varying gable rooflines typical of the existing form and character of the Longwood development. Both buildings comprise of 34 two-bedroom units and 14 one-bedroom units, each with a private exterior patio or deck. The buildings are traditional in design with exterior finishes including of a mix of cementitious horizontal siding and shingle siding; basalt stone accents on the ground level; wood soffits and trim; vinyl windows; and, aluminum railings with glass infill. Timber and basalt stone clad entry porticos provide weather protection and emphasize the building entrances.

Landscape Design

Robust landscaping is proposed throughout the site and between buildings, incorporating a front yard landscape buffer with deciduous and coniferous trees and shrubs. A sidewalk is proposed adjacent to Edgewater Lane to provide pedestrian egress for the Longwood development to Uplands Drive and to an existing paved utility corridor. Green infrastructure, integrated into the landscaping, includes two raingardens for storm water management at the northeast portion of the site and between the buildings. Existing trees are to be retained along the southern extent of the site. A pedestrian walking trail connects to both buildings and an amenity pavilion with seating. Site lighting consists of bollard lighting along the pedestrian walkway, exterior wall lights on the buildings and existing streetlights along Edgewater Lane.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of pedestrian walkway network and usable open space, building mass compatible with adjacent developments, and building façade design.

Design Advisory Panel

As the proposal is in substantial compliance with the previously issued Development Permit (DP1093), which was considered by the Design Advisory Panel (DAP) at its 2018-APR-12 meeting, DP1273 was not referred to DAP.

Proposed Variances

Size of Buildings

The maximum height of principal building in the R8 zone is 14m. The proposed building height is 16m, a requested variance of 2m. Staff support the variance to accommodate the pitched roof elements, which are characteristic of the existing buildings within the Longwood development and surrounding area. Additionally, the proposed building heights are comparable with the adjacent four storey buildings in the area.

Location of Parking

Where parking is provided for multi-family developments exceeding five units, the off-street parking is required to be located at the rear of the buildings in accordance with Section 4.4 of the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266”. A variance is requested to permit 12 parking spaces as well as a loading space in front of Building A. Staff support the proposed variance as the majority of the required parking spaces are located underground and the surface parking contains the required visitor parking stalls, making them more easily accessible. Additionally, landscaping screens the parking area from Edgewater Lane.

Staff support the proposed height and parking variances.

SUMMARY POINTS

- Development Permit application No. DP1273 proposes a new 96-unit multi-family development at 4775 Uplands Drive.
- Variances are requested to increase the permitted building height and allow a portion of the parking to be located in front of a building.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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 permitted height of a principal building from 14.0m to 16.0m.

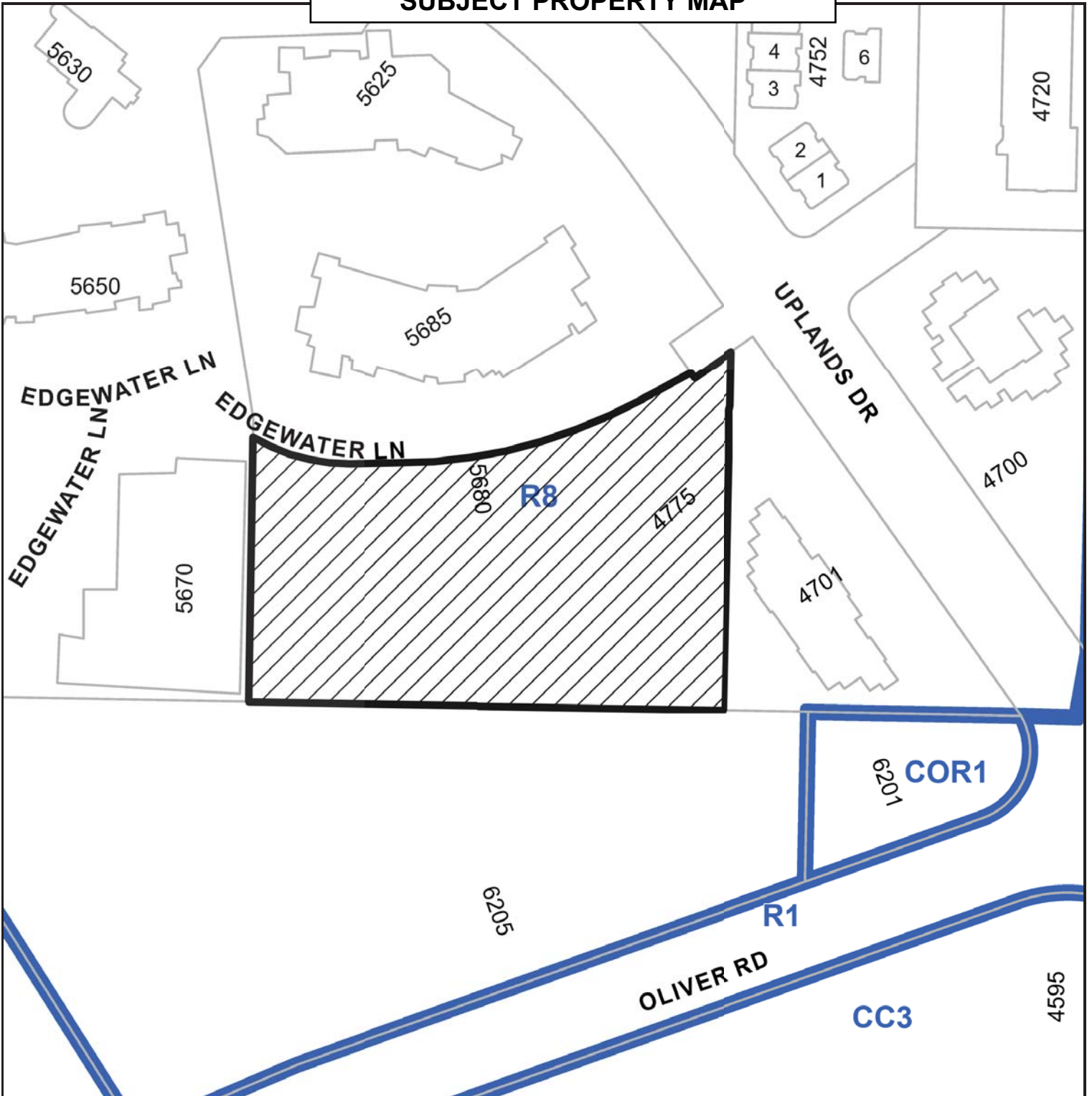
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.4 Location of Parking* – to allow a portion of the parking to be located in front of Building A substantially as shown on Attachment C.

CONDITIONS OF PERMIT

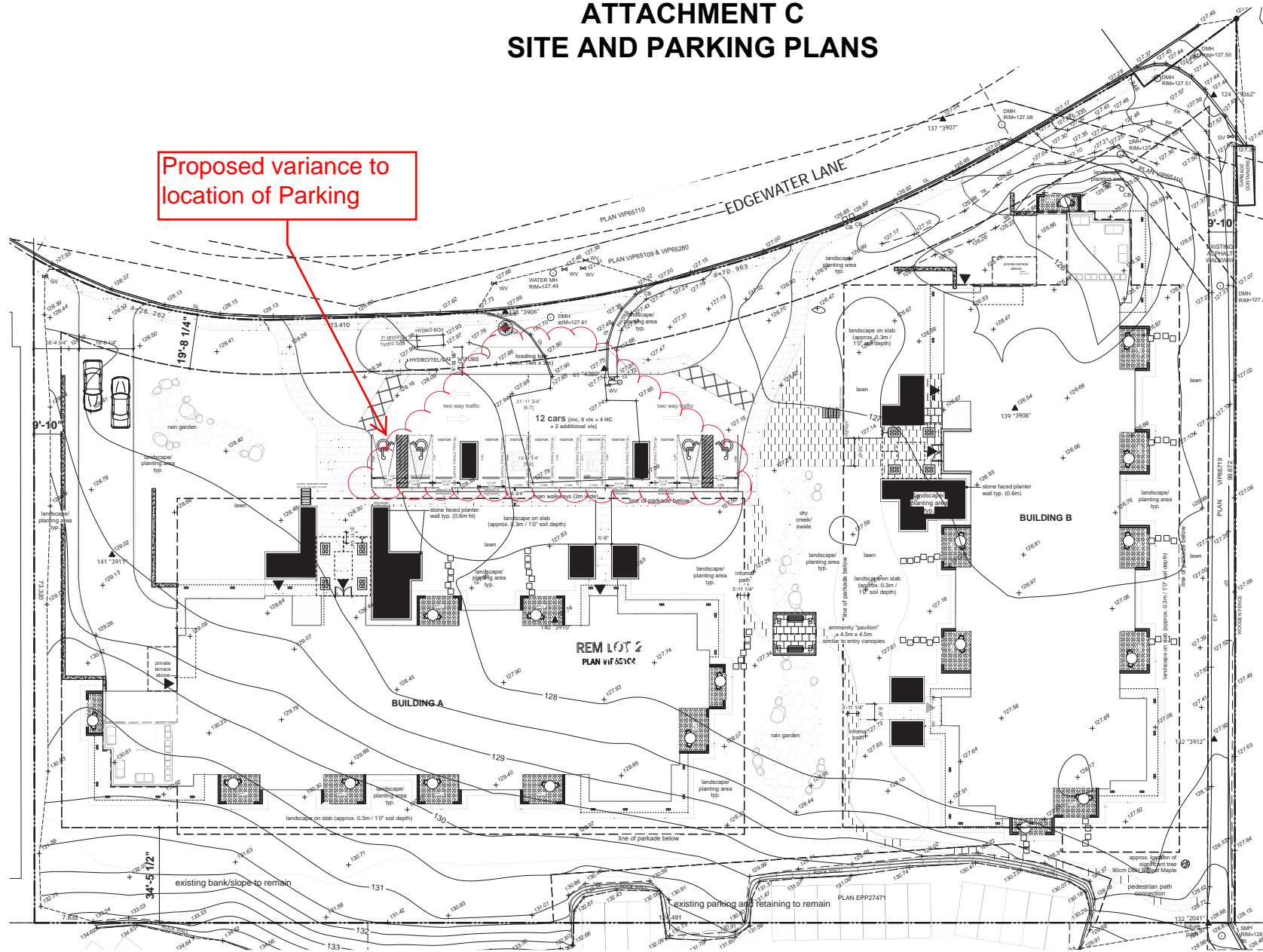
1. The subject property shall be developed substantially in accordance with the Site Plan & Parking Plans, prepared by Murdoch & Company Architecture Planning Ltd., dated 2023-MAR-28, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Murdoch & Company Architecture Planning Ltd., dated 2022-APR-05, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Murdoch & Company Architecture Planning Ltd., dated 2023-APR-05, as shown on Attachment F.

**ATTACHMENT B
SUBJECT PROPERTY MAP**



 4775 UPLANDS DRIVE

ATTACHMENT C SITE AND PARKING PLANS



Proposed variance to location of Parking

Site Plan - Building A & B
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC



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DP1273
2023-APR-03

No.	Revision:	Date:	No.	Revision:	Date:	No.	Revision:	Date:
Client Review		13.AUG.2018	COORDINATION		01.NOV.2019			
Progress Set		04.SEP.2018	BP REVISION		27.NOV.2019			
Progress Set		28.SEP.2018	Development Permit		05.APRIL.22			
Progress Set		20.NOV.2018	PROGRESS SET		06.OCT.2022			
Code Review		25.NOV.2018	PROGRESS SET		11.JAN.2023			
BUILDING PERMIT REVIEW		09.DEC.2018	CON REVISIONS		23.OCT.			
REVIEW		11.APR.2019						
REVIEW		16.AIL.2019						

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			Project No:	Sheet No:
			17.04	A-1.0

exit stairs (handrails, risers, landings, etc) to comply with BC Building Code 2018, Division B, Part 3, section 3.4.6.

NOTES:
 OFF-STREET PARKING DIMENSIONS AND DESIGN IN ACCORDANCE WITH DEVELOPMENT PARKING REGULATIONS BYLAW 2018 NO. 7266 AND VARIED AS PER DP 1093. Section 15.2 (bylaw 2018 #7266) Off-Street Parking Dimensions & Design - to allow a portion of the required parking to be provided in front of Bldg A as shown on the Site Plan.
 REFER TO STRUCTURAL FOR SUSPENDED SLAB GEOMETRY AND SLAB BAND REINFORCING.

EXTERIOR WALL ASSEMBLY SCHEDULE

1	Exterior Wall Assembly Schedule
2	Exterior Wall Assembly Schedule
3	Exterior Wall Assembly Schedule
4	Exterior Wall Assembly Schedule
5	Exterior Wall Assembly Schedule
6	Exterior Wall Assembly Schedule
7	Exterior Wall Assembly Schedule
8	Exterior Wall Assembly Schedule
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18	Exterior Wall Assembly Schedule
19	Exterior Wall Assembly Schedule
20	Exterior Wall Assembly Schedule
21	Exterior Wall Assembly Schedule
22	Exterior Wall Assembly Schedule

AS PER PARKING BYLAW 7266

Vehicle Parking Calculation per building (AREA 3):

Required	48 units per building
24 - 2 BR Units @ 1.44 plu	48.96
14 - 1 BR Units @ 1.07 plu	31.98
	80.94
Proposed:	64 STALLS
Tot every 22 spaces required for visitors (incl. in total)	2.91
accessible parking required per building (incl. in total)	3 STALLS
(1 for every 33 stalls + 1 each designated unit)	5

Bicycle Parking Calculation per building:

Short Term @ 0.1 per dwelling unit	4.8
Long Term @ 0.5 per dwelling unit	24

EV Parking Calculation per building:

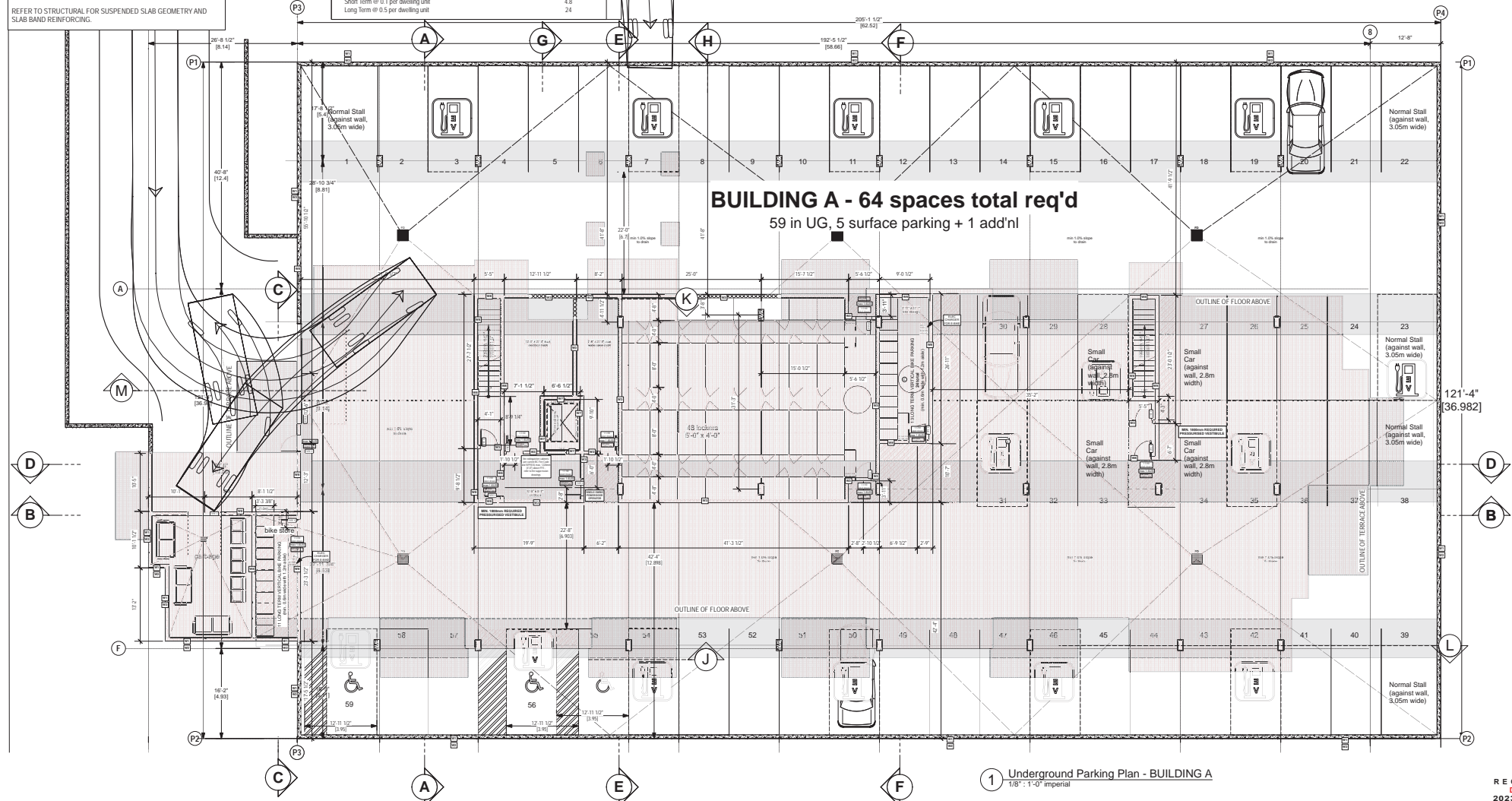
min. 2% of stalls to have shared access to a h/d 2 charging stn
 All remaining stalls to have elec outlet capable of supporting 1/2 charging stn

Required	17
24 - 2 BR Units @ 1.44 plu	48.96
14 - 1 BR Units @ 1.07 plu	31.98
	80.94
Proposed:	64 STALLS
Tot every 22 spaces required for visitors (incl. in total)	2.91
accessible parking required per building (incl. in total)	3 STALLS
(1 for every 33 stalls + 1 each designated unit)	5

SMOKE ALARMS TO BE COMPLIANT WITH BCBC 2018 & CONFORM TO CANULC-5553
CARBON MONOXIDE SENSOR TO BE LOCATED MAXIMUM 5m FROM BEDROOM DOORS.
MUST CONFORM TO CANCSA-6.19

SYMBOL KEY

□	FAN
○	CARBON MONOXIDE SENSOR
●	SMOKE DETECTOR
⊞	DOOR REFERENCE
⊞	WINDOW REFERENCE



BUILDING A - 64 spaces total req'd
 59 in UG, 5 surface parking + 1 add'l

1 Underground Parking Plan - BUILDING A
 1/8" = 1'-0" imperial

No.:	Revision:	Date:	No.:	Revision:	Date:	No.:	Revision:	Date:
1	Dev Permit Submission	8th Feb. 2018	1	BUILDING PERMIT	05 DEC 2018	1	REVISION CON COMMENTS	17 JAN 2022
2	Consultant Review	11 JUL 2018	2	REVIEW	16 JUL 2019	2	CON REVISIONS	290326
3	Client Review	13 AUG 2018	3	COORDINATION	23 OCT 2019			
4	Progress Set	04 SEPT 2018	4	BP REVISION	27 NOV 2019			
5	Progress Set	28 SEPT 2018	5	Development Permit	05 APRIL 22			
6	Elevator review	03 OCT 2018	6	DP ADDITIONAL INFO	16 JUNE 2022			
7	Progress Set	20 NOV 2018	7	PROGRESS SET	08 OCT 2022			
8	Consultant Review	28 NOV 2018	8	PROGRESS SET	11 JAN 2023			

Underground Parkade, Building A
Windermere at Longwood
 4775 Uplands Drive, Nanaimo, BC



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EXTERIOR WALL ASSEMBLY SCHEDULE

1	EIFS
2	EIFS with Reinforced Concrete Core
3	EIFS with Reinforced Concrete Core
4	EIFS with Reinforced Concrete Core
5	EIFS with Reinforced Concrete Core
6	EIFS with Reinforced Concrete Core
7	EIFS with Reinforced Concrete Core
8	EIFS with Reinforced Concrete Core
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63	EIFS with Reinforced Concrete Core
64	EIFS with Reinforced Concrete Core

SYMBOL KEY

FAN	FAN
CARBON MONOXIDE SENSOR	CARBON MONOXIDE SENSOR
SMOKE DETECTOR	SMOKE DETECTOR
DOOR REFERENCE	DOOR REFERENCE
WINDOW REFERENCE	WINDOW REFERENCE

EV Parking Calculation per building:

min. 25% of stalls to have shared access to a M2 charging bin	17
All remaining stalls to have elec outlet capable of supporting M2 charging bin	48
Stall Parking Stall: 2.75m x 5.8m (90") with min 6.7m drive aisle	
Stall Parking Stall (against wall): 3.05m x 5.8m (90")	
Small car: 2.5m x 4.6m (90")	
Small car (against wall): 2.8m x 4.6m (90")	
Accessible stall: 3.7m x 5.6m OR 2.75m x 5.6m WITH 1.2m shared slip for access	

SMOKE ALARMS TO BE COMPLIANT WITH BCBC 2018 & CONFORM TO CANULC-553 CARBON MONOXIDE SENSOR TO BE LOCATED MAXIMUM 5m FROM BEDROOM DOORS. MUST CONFORM TO CAN/CSA-6.19

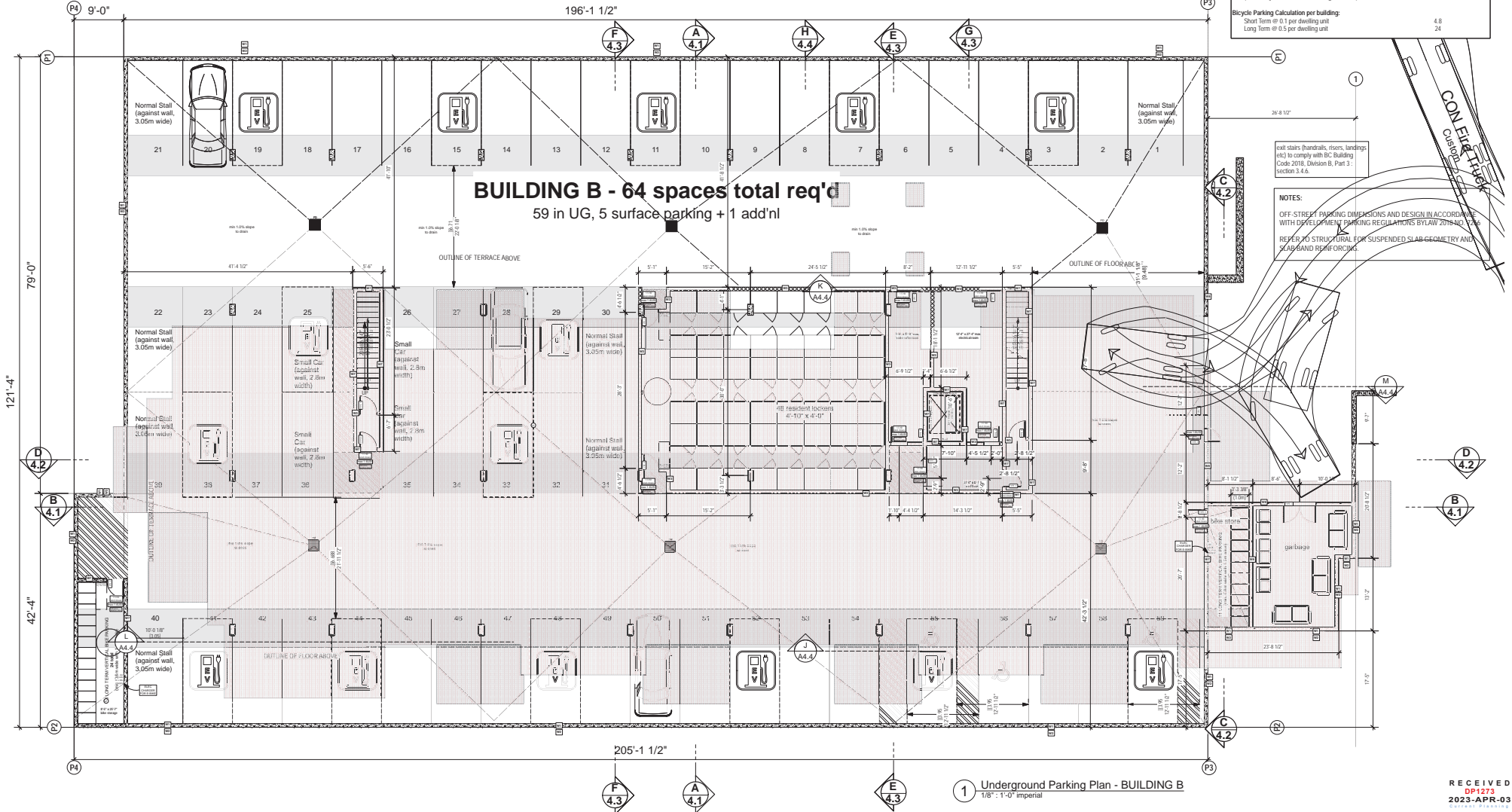
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Vehicle Parking Calculation per building (AREA 3):

Required:	48 units per building
34 - 2 BR Units @ 1.44 pu	No of Stalls 48.96
14 - 1 BR Units @ 1.07 pu	14.98
	63.94
	64 STALLS
Proposed:	65 STALLS
1 of every 22 spaces required for visitors (incl. in total)	2.91
accessible parking required per building (incl. in total)	3 STALLS
(1 for every 33 stalls + 1 each designated unit)	5

Bicycle Parking Calculation per building:

Short Term @ 0.1 per dwelling unit	4.8
Long Term @ 0.5 per dwelling unit	24



BUILDING B - 64 spaces total req'd
59 in UG, 5 surface parking + 1 add'l

1 Underground Parking Plan - BUILDING B
1/8" = 1'-0" imperial

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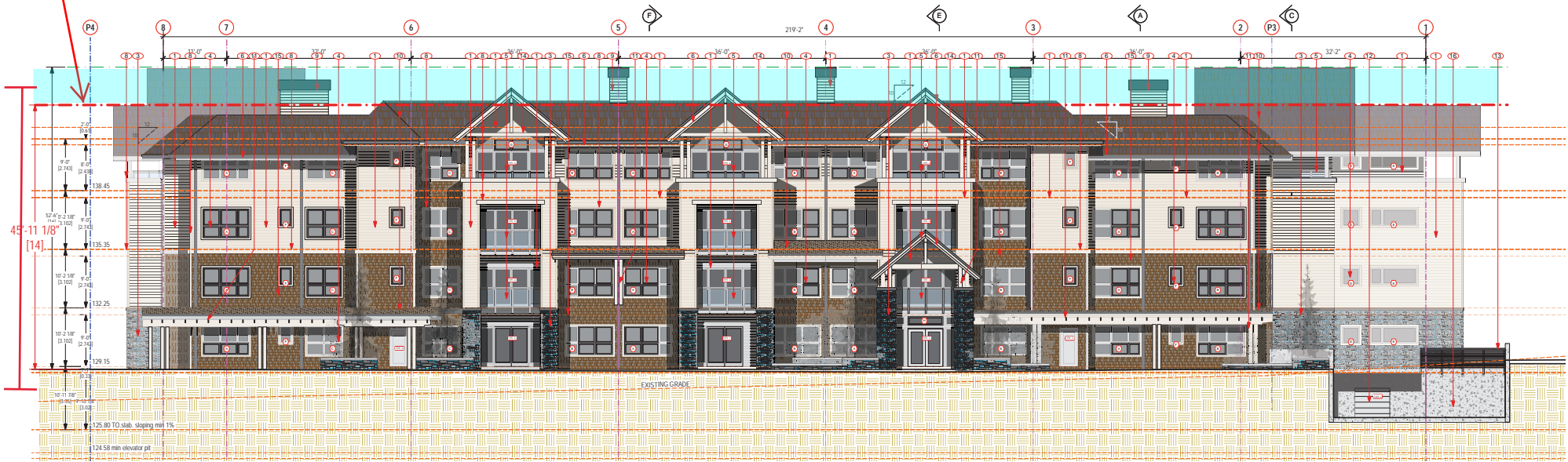
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1	Dev Permit Submission	8th Feb, 2018	1	BUILDING PERMIT	05 DEC 2018	1	REVISION CON COMMENTS	12 JAN 2023
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Underground Parkade, Building B
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC

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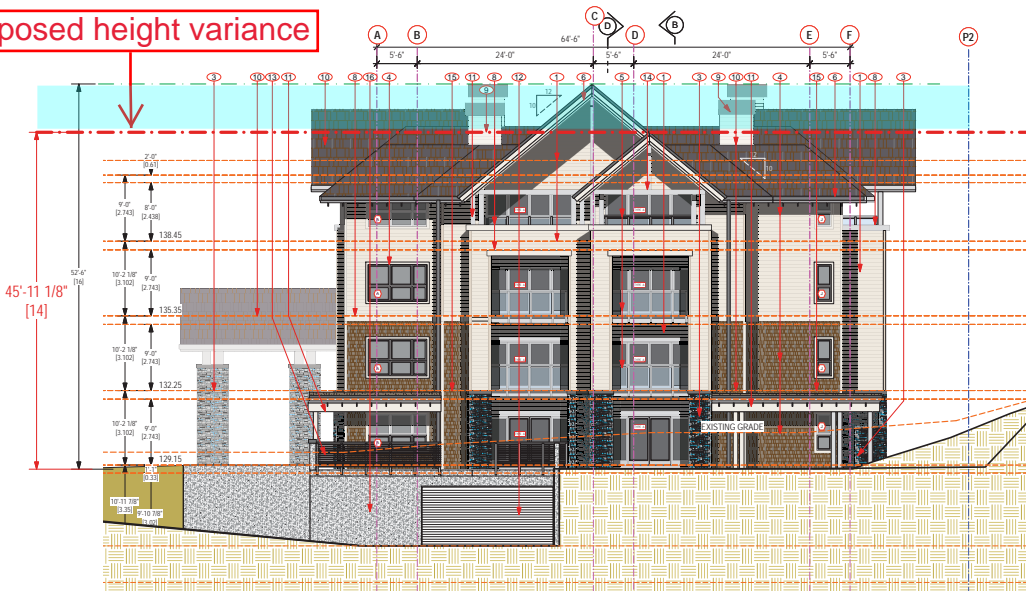
ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

Proposed height variance



1 North Elevation - BUILDING A
1/8" = 1'-0" Imperial

Proposed height variance



2 West Elevation - BUILDING A
1/8" = 1'-0" Imperial

EXTERIOR FINISHES LEGEND
TO BE READ IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: ARCTIC WHITE
- 2 NOT USED
- 3 BASALT STONE, ROUGH EDGE, c/w CONCRETE CAP
- 4 VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS, INSULATED FIBREGLASS & METAL EXTERIOR DOORS
- 5 PRE-PAINTED ALUM GUARD RAIL WITH GLASS INFILL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA WITH 2 STEP PAINTED FASCIA
- 7 WOOD SOFFIT, PAINTED
- 8 WOOD TRIM ON BELLY BANDS, WINDOW TRIMS & CAPS AROUND TOP OF DECKS, PAINTED TO MATCH ARCTIC WHITE
- 9 CHIMNEY STRUCTURES CLAD IN HORIZONTAL HARDIE LAP SIDING WITH METAL FLASHING CAP
- 10 ASPHALT SHINGLE ROOFING
- 11 SOLID WOOD CANPIES TO GROUND FLOOR, MID-LEVELS & BEAMS FOR DECKS
- 12 METAL GARAGE ROLLER DOOR
- 13 PRE-PAINTED ALUM GUARD RAIL
- 14 EXPOSED TRUSS TOP CHORDS, PAINTED
- 15 HARDIE SHINGLE CLADDING COLOUR: KIMMO BROWN
- 16 CONCRETE FINISH TO PARKADE ENTRY

14m HEIGHT
ILLUSTRATED
230419

NOTE:
MAXIMUM ROOF HEIGHT ALLOWABLE: 16.0M
VARIED AS PER DP 1093.

No.	Revision:	Date:	No.	Revision:	Date:	No.	Revision:	Date:
	Dev. Permit Submission	8th Feb, 2018		BUILDING PERMIT	05 DEC 2018			
	OVERHEIGHT ROOF AREAS	14 MAY/18		REVIEW	16 JUL 2019			
	DP Commentary	4 JUN 2018		COORDINATION	23 OCT 2019			
	Consultant Review	11 JUL 2018		BP REVISION	27 NOV 2019			
	Client Review	13 AUG 2018		Development Permit	05 APRIL 22			
	Progress Set	04 SEPT 2018		PROGRESS SET	06 OCT 2022			
	Progress Set	20 SEPT 2018		PROGRESS SET	11 JAN 2023			
	Progress Set	20 NOV 2018						

Elevations, Building A
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC

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Proposed height variance

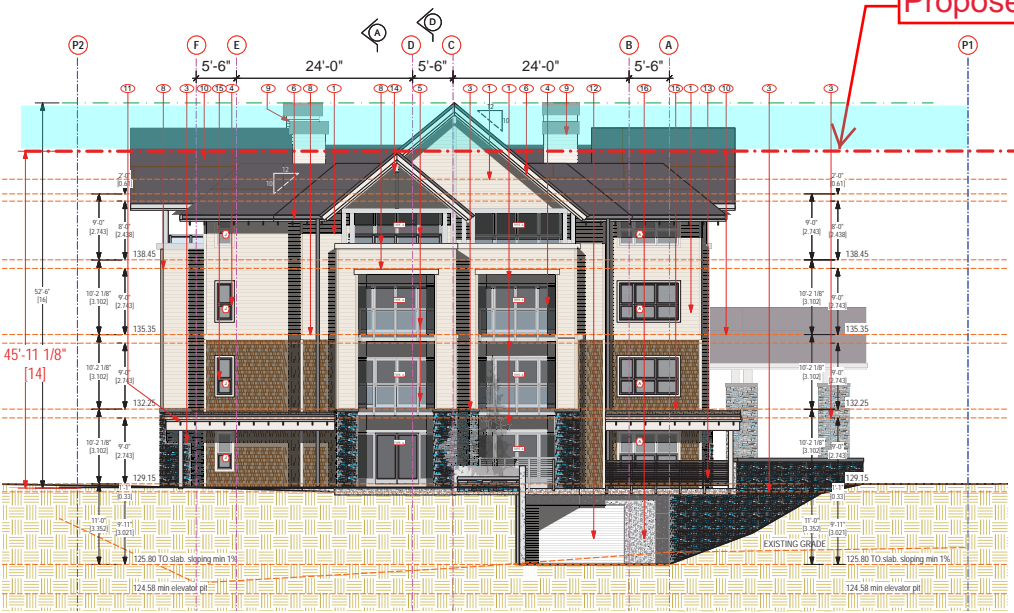
NOTE:
MAXIMUM ROOF HEIGHT ALLOWABLE: 16.0M
VARIED AS PER DP 1093.

EXTERIOR FINISHES LEGEND
TO BE READ IN CONJUNCTION WITH DETAILS

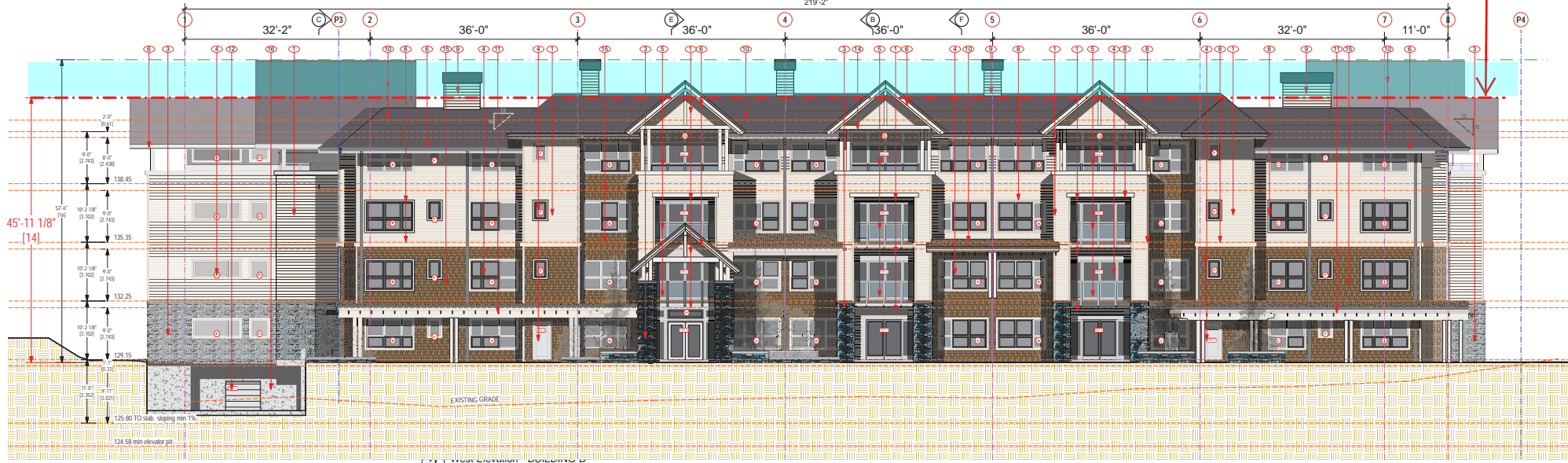
- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: ARCTIC WHITE
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- 13 PRE-PAINTED ALUM GUARD RAIL
- 14 EXPOSED TRUSS TOP CHORDS, PAINTED
- 15 HARDIE SHINGLE CLADDING COLOUR: KHAKI BROWN
- 16 CONCRETE FINISH TO PARKADE ENTRY

14m HEIGHT ILLUSTRATED 230419

Proposed height variance



1 North Elevation - BUILDING B
1/8" = 1'-0" Imperial



2 West Elevation - BUILDING B
1/8" = 1'-0" Imperial

No.	Revision:	Date:	No.	Revision:	Date:	No.	Revision:	Date:
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Progress Set	20 NOV 2018							

Elevations, Building B
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC

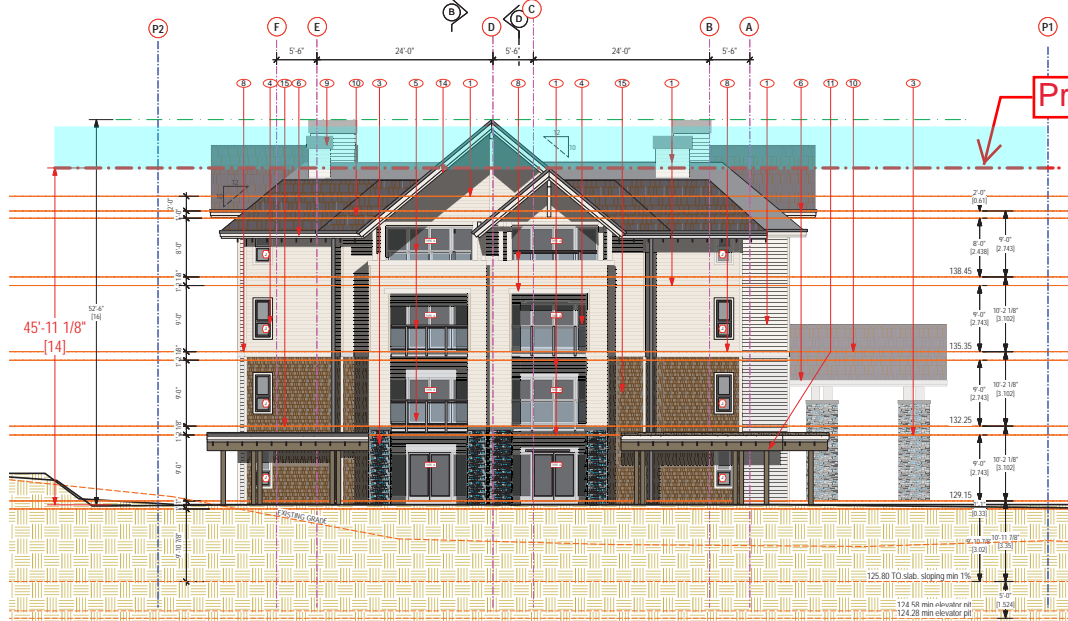
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		17.04	A-3.1

Proposed height variance



1 South Elevation - BUILDING A
1/8" = 1'-0" Imperial

Proposed height variance



2 East Elevation - BUILDING A
1/8" = 1'-0" Imperial

EXTERIOR FINISHES LEGEND
TO BE READ IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR ARCTIC WHITE
- 2 NOT USED
- 3 BASALT STONE, ROUGH EDGE, c/w CONCRETE CAP
- 4 VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS, INSULATED FIBREGLASS & METAL EXTERIOR DOORS
- 5 PRE-PAINTED ALUM GUARD RAIL WITH GLASS INFILL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA WITH 2 STEP PAINTED FASCIA
- 7 WOOD SOFFIT, PAINTED
- 8 WOOD TRIM TO BELLY BANDS, WINDOW TRIMS & CAPS AROUND TOP OF DECKS, PAINTED TO MATCH ARCTIC WHITE
- 9 CHIMNEY STRUCTURES CLAD IN HORIZONTAL HARDIE LAP SIDING WITH METAL FLASHING CAP
- 10 ASPHALT SHINGLE ROOFING
- 11 SOLID WOOD CANPES TO GROUND FLOOR, MID-LEVELS & BEAMS FOR DECKS
- 12 METAL GARAGE ROLLER DOOR
- 13 PRE-PAINTED ALUM GUARD RAIL
- 14 EXPOSED TRUSS TOP CHORDS, PAINTED
- 15 HARDIE SHINGLE CLADDING, COLOUR KIMMO BROWN
- 16 CONCRETE FINISH TO PARKADE ENTRY

14m HEIGHT ILLUSTRATED 230419

NOTE:
MAXIMUM ROOF HEIGHT ALLOWABLE: 16.0M
VARIED AS PER DP 1093.

No.	Revision:	Date:	No.	Revision:	Date:
DP Submission	08.FEB.2018		BUILDING PERMIT	05.DEC.2018	
OVERHEIGHT ROOF AREAS	14.MAY.18		REVIEW	16.JUL.2019	
DP Commentary	4.JUN.2018		COORDINATION	23.OCT.2019	
Consultant Review	11.JUL.2018		BP REVISION	27.NOV.2019	
Client Review	13.AUG.2018		Development Permit	05.APRIL.22	
Progress Set	04.SEP.2018		PROGRESS SET	06.OCT.2022	
Progress Set	29.SEP.2018		PROGRESS SET	11.JAN.2023	
Progress Set	20.NOV.2018				

Elevations, Building A
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC

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Proposed height variance

NOTE:
MAXIMUM ROOF HEIGHT ALLOWABLE : 16.0M
VARIED AS PER DP 1093.

- EXTERIOR FINISHES LEGEND**
TO BE READ IN CONJUNCTION WITH DETAILS
- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: ARCTIC WHITE
 - 2 NOT USED
 - 3 BASALT STONE, ROUGH EDGE, c/w CONCRETE CAP
 - 4 VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS INSULATED FIBREGLASS & METAL EXTERIOR DOORS
 - 5 PRE-PAINTED ALUM GUARD RAIL WITH GLASS INFILL
 - 6 24 GAUGE PRE-FINISHED METAL FASCIA WITH 2 STEP PAINTED FASCIA
 - 7 WOOD SOFFIT, PAINTED
 - 8 WOOD TRIM TO BELLY BANDS, WINDOW TRIMS & CAPS AROUND TOP OF DECKS, PAINTED TO MATCH ARCTIC WHITE
 - 9 CHIMNEY STRUCTURES CLAD IN HORIZONTAL HARDIE LAP SIDING WITH METAL FLASHING CAP
 - 10 ASPHALT SHINGLE ROOFING
 - 11 SOLID WOOD CANOPIES TO GROUND FLOOR, MID-LEVEL & BEAMS FOR DECKS
 - 12 METAL GARAGE ROLLER DOOR
 - 13 PRE-PAINTED ALUM GUARD RAIL
 - 14 EXPOSED TRUSS TOP CHORDS, PAINTED
 - 15 HARDIE SHINGLE CLADDING COLOUR: KHAKI BROWN
 - 16 CONCRETE FINISH TO PARKADE ENTRY

14m HEIGHT ILLUSTRATED 230419

Proposed height variance

1 South Elevation - BUILDING B
1/8" : 1'-0" Imperial

2 East Elevation - BUILDING B
1/8" : 1'-0" Imperial



No.	Revision:	Date:	No.	Revision:	Date:	No.	Revision:	Date:
DP Submission	08.FEB.2018	BUILDING PERMIT	05.DEC.2016					
OVERHEIGHT ROOF AREAS	14.MAY.18	REVIEW	16.JUL.2019					
DP Commentary	4.JUN.2018	COORDINATION	23.OCT.2019					
Consultant Review	11.JUL.2018	BP REVISION	27.NOV.2019					
Client Review	13.AUG.2018	Development Permit	05.APRIL.22					
Progress Set	04.SEPT.2018	COORDINATION	08.NOV.2022					
Progress Set	29.SEPT.2018	PROGRESS SET	11.AUG.2022					
Progress Set	20.NOV.2018							

Elevations, Building B
Windermere at Longwood
4775 Uplands Drive, Nanaimo, BC

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		17.04	A-3.2

ATTACHMENT E BUILDING PERSPECTIVES



No.	Revision:	Date:	No.	Revision:	Date:
	Advance Design Panel - 22nd Mar. 2018				
	DEVELOPMENT PERMIT	05 APRIL 2022			

Perspectives
Longwood Apartments
 4775 Uplands Drive, Nanaimo, BC

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	RECEIVED DP 1273 2022-APR-05 Current Planning		Project No: 16.06	Sheet No: A-0.01



1 ENTRY CANOPY
Scale = N/A



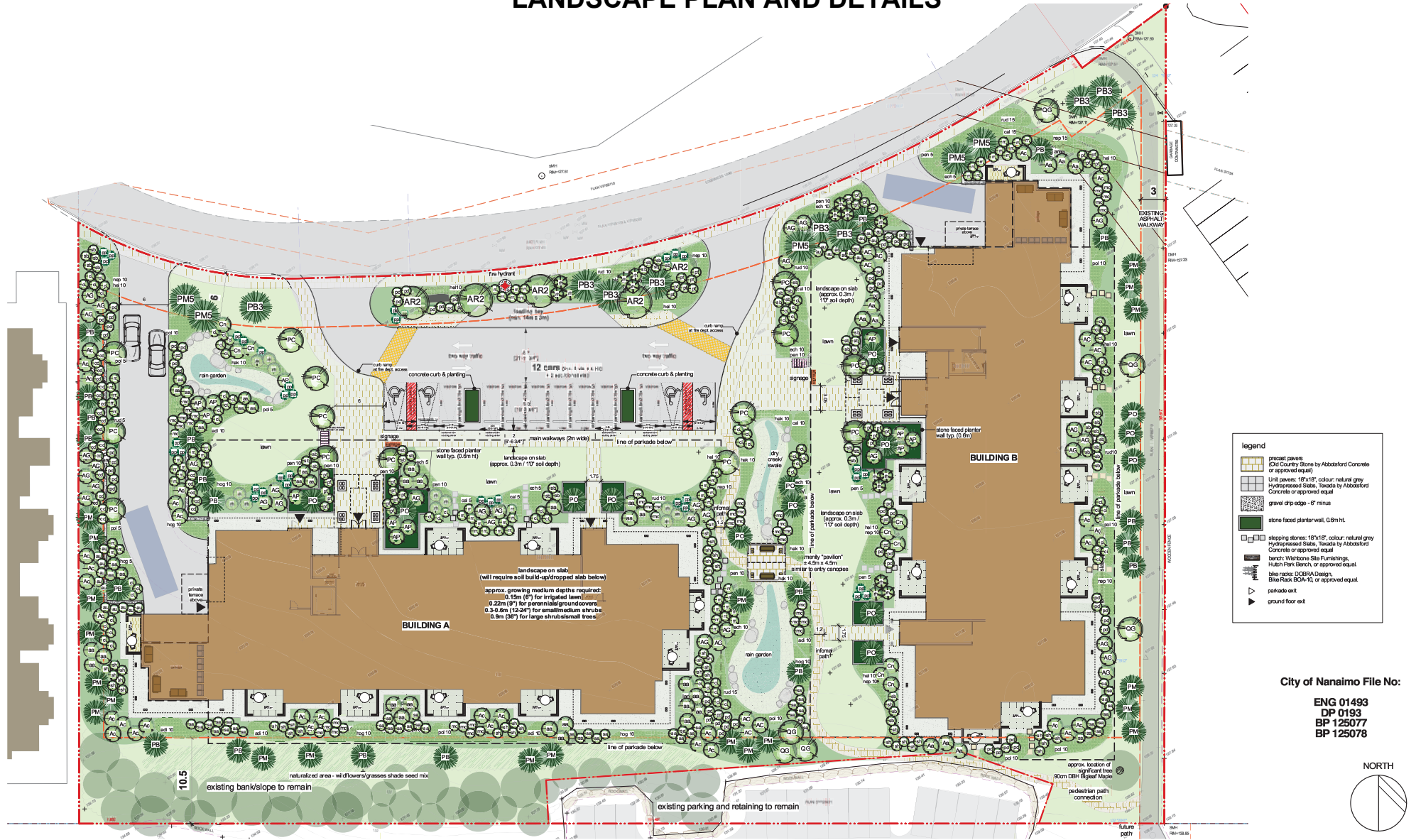
2 WEST FACADE - EAST BUILDING
Scale = N/A

No.	Revision	Date	No.	Revision	Date

Elevations, Building A
Longwood Apartments
 4775 Uplands Drive, Nanaimo, BC

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			BMDS	Project No:
			16.06	A-0.02

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



Landscape Plan - Building A & B Windermere at Longwood 4775 Uplands Drive, Nanaimo, BC

No.	Revision:	Date:	No.	Revision:	Date:
	development permit submission	18th Feb, 2018		REVISION: FIRE ACCESS	29.OCT. 2019
	REVISED: COMMENTS	26th APRIL, 2018		BP REVISION	27 NOV. 2019
	CONSULTANT REVIEW	11 JULY, 2018		REVISION: CoN comments	17 JAN. 2022
	CLIENT REVIEW	13 AUGUST, 2018		REVISION: CoN comments	05 APRIL, 2022
	PROCESS SET	04 SEPT. 2018			
	BUILDING PERMIT	03 DEC. 2018			
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email: murchison@blue.net

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Scale: 1:200 METRIC
Project No: 17.04
Sheet No: L-2.0

NOTE: LIGHT FIXTURES SHOWN ARE FOR ILLUSTRATIVE PURPOSES - FINAL FIXTURE SPECIFICATIONS/LOCATION TO BE DETERMINED BY ELECTRICAL CONSULTANT



A: EXISTING STREET LIGHT

B: WALL PACK (PARKING GARAGE ENTRANCE, GARBAGE/ RECYCLING ROOM)

C: WALL SCONCE (ENTRANCES, TERRACES)

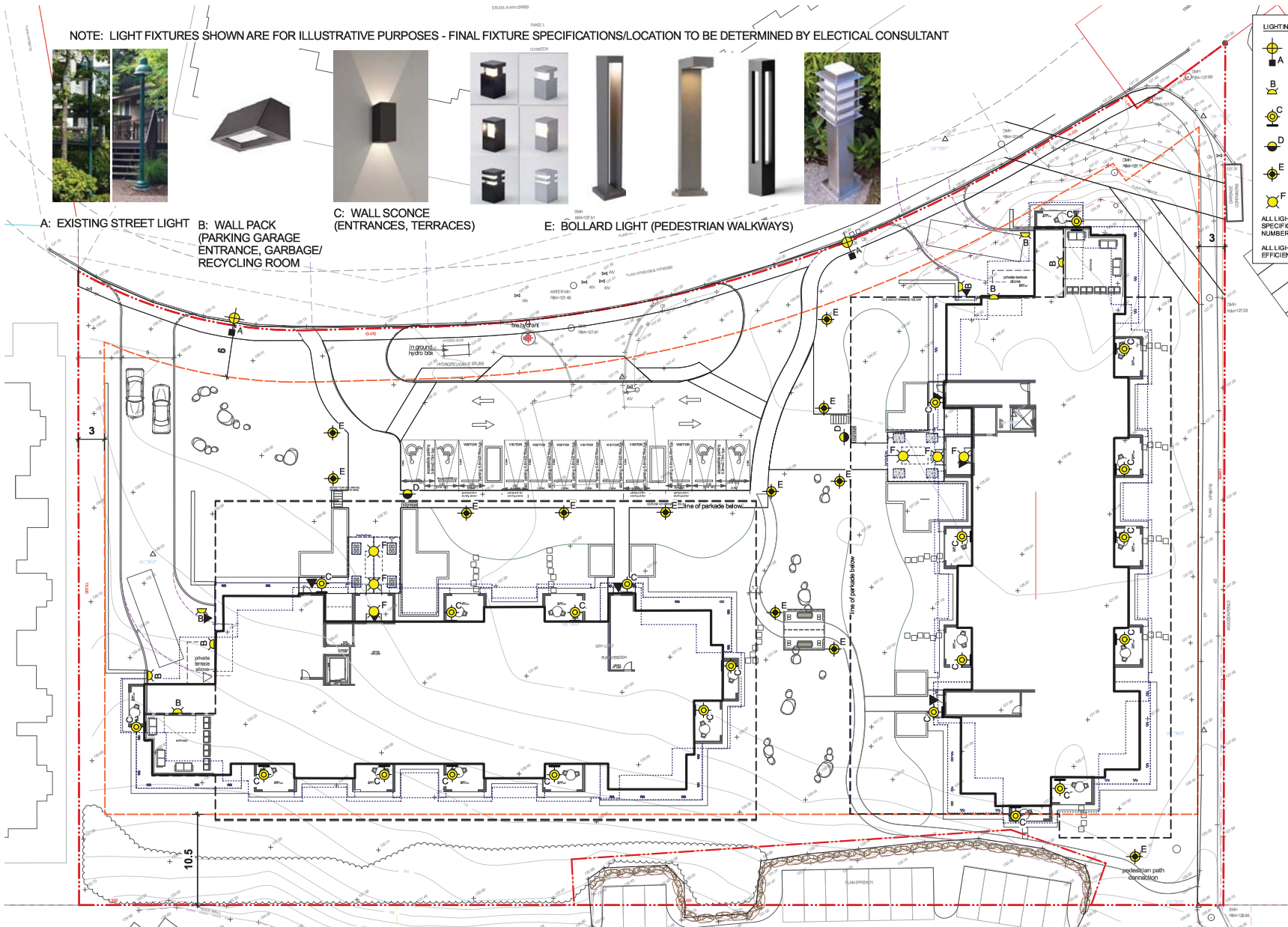
E: BOLLARD LIGHT (PEDESTRIAN WALKWAYS)

LIGHTING LEGEND

- A EXTERIOR, POST MOUNTED LIGHT STANDARD (TO MATCH OTHER GREEN LIGHT STANDARDS IN LONGWOOD)
- B EXTERIOR, WALL MOUNTED DOWN-LIGHT OR SHIELDED FLOOD LIGHT ON MOTION SENSOR
- C EXTERIOR WALL SCONCE: UPLIGHT/DOWNLIGHT
- D EXTERIOR LANDSCAPE IN-GROUND BULLET LIGHT
- E EXTERIOR LANDSCAPE BOLLARD LIGHT
- F EXTERIOR SOFFIT LIGHT

ALL LIGHT FIXTURES SUBJECT TO FINAL DESIGN AND SPECIFICATIONS BY ELECTRICAL CONSULTANT. EXACT LOCATION AND NUMBER OF FIXTURES TO BE CONFIRMED.

ALL LIGHT FIXTURES TO BE SHIELDED/FULL CUT OFF, LEDENERGY-EFFICIENT, PHOTO CEL CONTROLLED.



City of Nanaimo File No:

ENG 01493
DP 0193
BP 125077
BP 125078



NOTE: ELEVATIONS ARE IN METRES

No:	Revision:	Date:	No:	Revision:	Date:
	development permit submission	18th Feb, 2018		REVISED - FIRE ACCESS	29.OCT. 2019
	REVISED - COMMENTS	22nd APRIL, 2018		BP REVISION	27 NOV. 2019
	CONSULTANT REVIEW	11 JULY, 2018		REVISION: CoH comments	17 JAN. 2022
	CLIENT REVIEW	13 AUGUST, 2018		REVISION: CoH comments	05 APRIL, 2022
	PROCESS SET	04 SEPT. 2018			
	BUILDING PERMIT	03 DEC. 2018			
	REVISED - CoH File #	04 APR. 2019			

SITE LIGHTING

Windermere at Longwood

4775 Uplands Drive, Nanaimo, BC

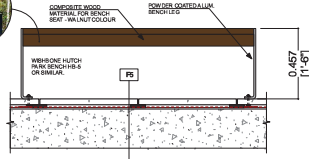
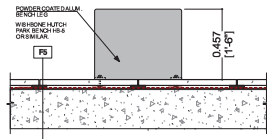


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benches:



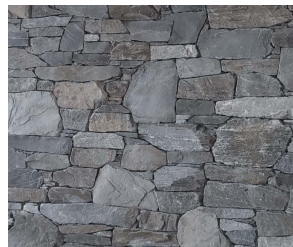
bike racks



hydropressed slabs



precast unit pavers



stone faced planter walls
(to match architectural)



river rock channels/dry creek/
rain garden



native & adaptive species, seasonal interest, low maintenance



PRECEDENT IMAGES: LANDSCAPE & SITE FURNISHINGS

Windermere at Longwood

4775 Uplands Drive, Nanaimo, BC

native & adaptive spec

onal interest, low maintenance

Sealed:



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	development permit submission	18B.F45.2018		REVISED - FIRE ACCESS	29.OCT.2019
	REVISED/ASCP COMMENTS	22A.APRIL.2018		BP REVISION	27.NOV.2019
	CONSULTANT REVIEW	11.JULY.2018		REVISION: CoN comments	17.JAN.2022
	CLIENT REVIEW	13.AUGUST.2018		REVISION: CoN comments	05.APRIL.2023
	PROGRESS SET	04.SEPTE.2018			
	BUILDING PERMIT	03.DEC.2018			
	REVISED - CoN File #	04.APR.2019			