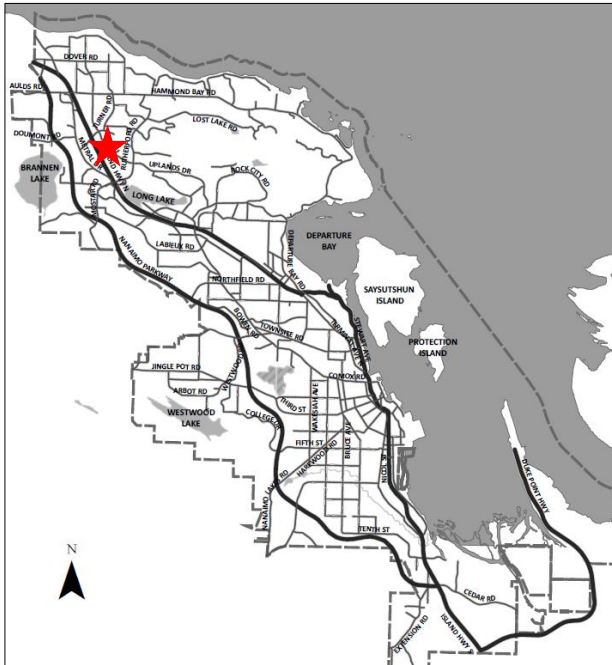


DATE OF MEETING July 24, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1282 – 6201
OLIVER ROAD**



Proposal:

A 35-unit multi-family development

Zoning:

COR1 – Residential Corridor

City Plan Land Use Designation:

Residential Corridor

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2,145m²



OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a multi-family development at 6201 Oliver Road.

Recommendation

That Council issue Development Permit No. DP1282 for a 35-unit multi-family development at 6201 Oliver Road with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2023-JUL-24.

BACKGROUND

A development permit application, DP1282, was received from Raymond De Beeld Architect Inc. for a multi-family development consisting of one building with a total of 35 units.

Subject Property and Site Context

The subject property is located in the Longwood neighbourhood in North Nanaimo. The lot is irregularly shaped with a rounded east property line abutting the Uplands Drive and Oliver Road intersection. Established multi-family developments, seniors care facilities, and commercial developments predominantly characterize the surrounding area. The subject property is within walking distances to active transportation routes, as well as commercial services (Nanaimo North Town Centre and Longwood Station) and a recreation facility (Oliver Woods Community Centre). The vacant lot is treed and slopes gradually downhill approximately 3m in elevation from south to north.

The property was rezoned in 2005 to allow for multi-family residential use, and a Section 219 covenant was registered as a condition of rezoning that dictated the development plans for the site. The covenant was subsequently amended through public processes in 2005 and 2018 to remove the detailed development plans, while retaining certain parking requirements requiring 50% of the parking to be located underground. The proposed development conforms to the covenant requirements.

DISCUSSION

Proposed Development

The applicant proposes to construct a six-storey, 35-unit multi-family building. The proposed unit composition is as follows:

Unit Type	Number of Units	Approximate Unit Sizes
1-Bedroom	15	63m ² – 64m ²
2-Bedroom	20	79m ² – 96m ²

The proposed Floor Area Ratio (FAR) is 1.42, which is below the maximum total permitted FAR of 1.45 (including a base density of 1.00, 0.2 for 81% of parking provided beneath the building, and 0.25 for meeting or exceeding Tier 1 “Schedule D – Amenity Requirements for Additional Density”). The applicant is proposing to meet Tier 1 in ‘Schedule D’ by providing amenities, which include the following:

- electric vehicle (EV) charging stations for 50% of all parking stalls;
- dedicated electric scooter parking;
- exceeding the BC Energy Step Code by one step;
- a green roof to cover at least 30% of the roof; and,
- educational signage referencing sustainable energy and water management practices.

Site Design

The proposed building is oriented east to west. Vehicle access to the site will be via an easement over the adjacent property (6205 Oliver Road). Of the 44 parking spaces proposed, eight are to be located in a surface parking area and 36 are to be located in an underground parkade. Long-term bicycle storage is provided in a room accessed from the underground parking level. Short-term bicycle racks are located beside the entrance to the building. Three-stream waste management containers are located in a room accessible from the surface parking level beside the drive aisle.

The principal pedestrian entry to the building faces Oliver Road to the south. A walkway with trellises and stairs provide circulation through the site from the building entrance to the surface parking, as well as connecting to the ground-level units. Outdoor amenity areas will include an outdoor seating area in the southwest portion of the lot and a rooftop amenity deck. A raingarden feature is proposed in the southeast portion of the lot, closest to the intersection. Concrete retaining walls along the north property line will step down to the adjacent property to the north (4701 Uplands Drive). A statutory right-of-way along the northeast corner of the lot adjacent to Uplands Drive to facilitate the siting of a future sidewalk is included as condition of the Development Permit.

Building Design

The proposed building form is contemporary with a building design reflecting the west coast character of the surrounding Longwood neighbourhood including accents of natural materials such as wood and stone and glass railings. The building massing is primarily five storeys in height with projecting covered decks, with the exception of a sixth storey amenity room. The principal building entrance has a covered entry portico for weather protection. Exterior building materials will consist of natural tones, including wood-like horizontal siding with lighter accent siding. A darker brick veneer is proposed for the ground level at the base of the building and along the covered deck columns. Timber frame columns and beams will provide additional natural accents, and generous glazing is provided on all elevations.

Landscape Design

The proposed landscape design includes significant planting throughout much of site. A forest garden in the southwest corner of the site will include existing Douglas fir trees to be retained, in addition to new tree plantings and a bark mulch path. A pollinator garden, featuring different types of flowering plants, is located beside the ground-level seating area. Wetland species are proposed for the raingarden, and additional trees and shrubs are proposed throughout the east

portion of the lot. A green roof is proposed on the uppermost floor as part of the rooftop amenity space, as well as on the roofs of the building entryways. A cedar board fence is proposed between the surface parking and adjacent property.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of an onsite pedestrian walkway network, building mass compatible with adjacent developments, well-articulated building design, landscaping, and provision of common outdoor space.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-SEP-22, accepted DP1282 as presented and provided the following recommendations:

- Consider making the rain garden a feature in the landscape plan;
- Consider climbing or cascading plants on the retaining walls;
- Consider a small element of colour on the facade; and,
- Consider a hard pack path in the landscaping where possible for better mobility.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revision:

- Planter boxes, additional trees, and more robust plantings including the addition of cascading plants along the north side lot line retaining walls.

Proposed Variances

Maximum Fence Height

The maximum permitted height of a retaining wall in the COR1 zone within a side yard setback is 1.8m. The proposed tiered retaining walls are up to 2.9m in height (not including a guardrail), a requested variance of 1.1m. Staff support the proposed variance in consideration of site constraints; stepping of walls; and as substantive vegetative buffering of varying heights is proposed to reduce apparent mass of the walls.

Building Height

The maximum height of principal building in the COR1 zone is 14m (18m where at least 75% of the required parking area is located below or beneath a building). The proposed building height is 19.53m, a requested variance of 1.53m. Staff support the variance as the height variance is only for the portion of the building encompassing a rooftop amenity space, which is stepped back from the neighbouring property to reduce overlook and will accommodate the green roof elements.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the north side lot line from 1.8m to 0.91m, a requested variance of 0.89m. Staff support the proposed variance as the applicant has provided additional shade tolerant vegetation for screening, and trees have been incorporated in the landscaping along the north side yard lot line to achieve the minimum landscape treatment level.

Parking Spaces

The minimum number of parking spaces required for the proposed 35-unit development is 45 parking spaces. A variance is proposed to reduce the number of parking spaces to 44, a requested variance of one parking space. Staff support the proposed variance due to the proximity of the development to amenities, public transportation and active transportation routes.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1282 proposes a new 35-unit multi-family development at 6201 Oliver Road.
- Variances are requested to:
 - increase the maximum permitted retaining wall height in a north side yard setback from 1.8m to 2.9m;
 - increase the maximum permitted height of a principal building from 18m to 19.53m;
 - reduce the minimum landscape buffer width from 1.8m to 0.91m along the north side lot line; and,
 - reduce the required minimum number of parking spaces from 45 to 44.
- 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
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density

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 6.10.2 Fence Height* – to increase the maximum permitted height of a retaining wall within a side yard setback from 1.8m up to 2.9m as shown on Attachment F.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 18.0m to 19.53m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.91m along the north side yard lot line as shown on Attachment F.

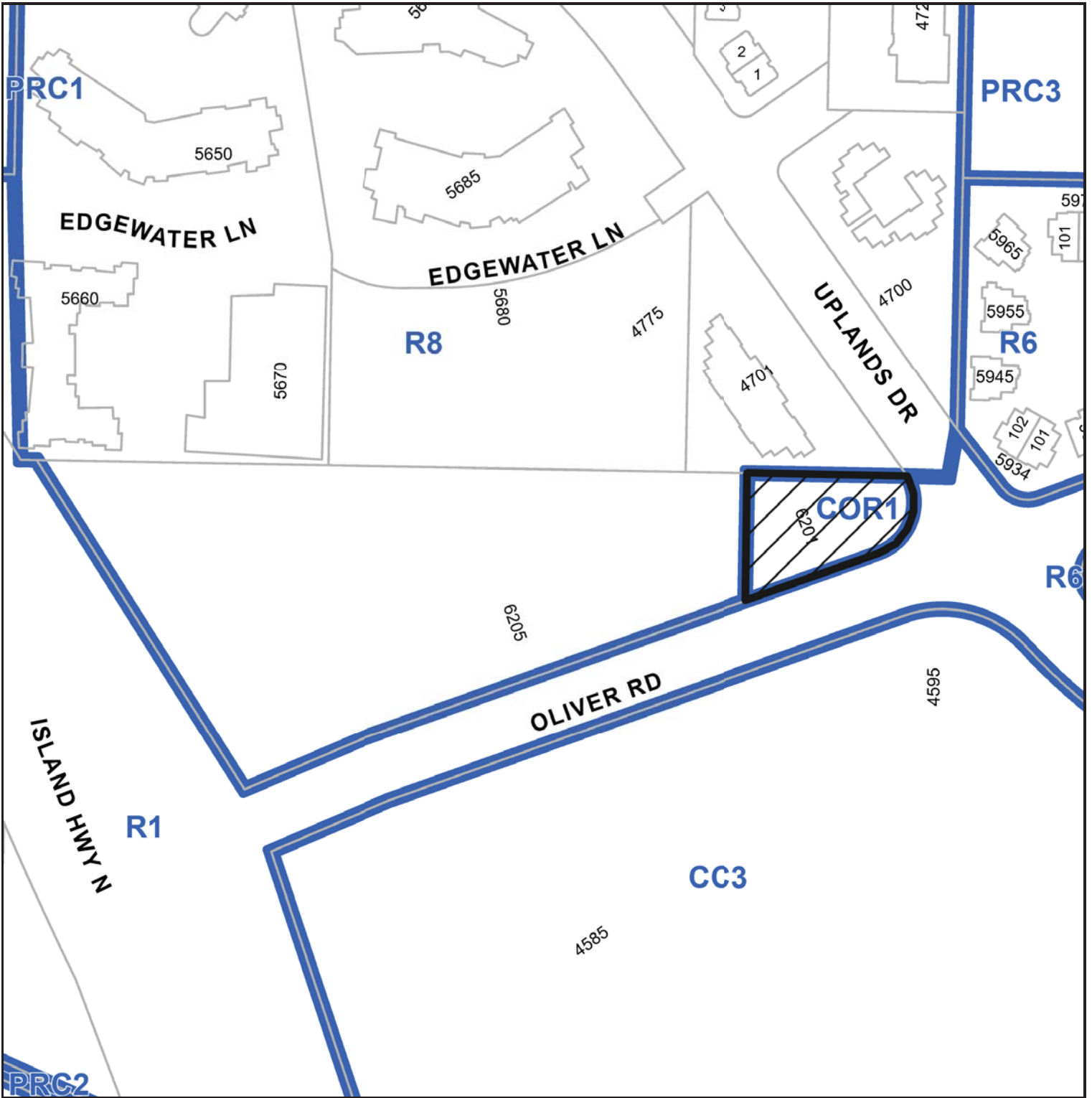
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

4. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 45 spaces to 44 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUL-10 and 2023-MAY-10, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2023-MAY-10, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2023-JUN-22, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future widening of Oliver Road prior to building permit issuance, with an approximate width of 1.7m (exact dimensions to be determined at detailed design stage).
5. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Raymond de Beeld Architecture Inc., dated 2022-JUN-02, as shown in Attachment G, and to include the following items:
 - i. A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - ii. A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.

**ATTACHMENT B
SUBJECT PROPERTY MAP**



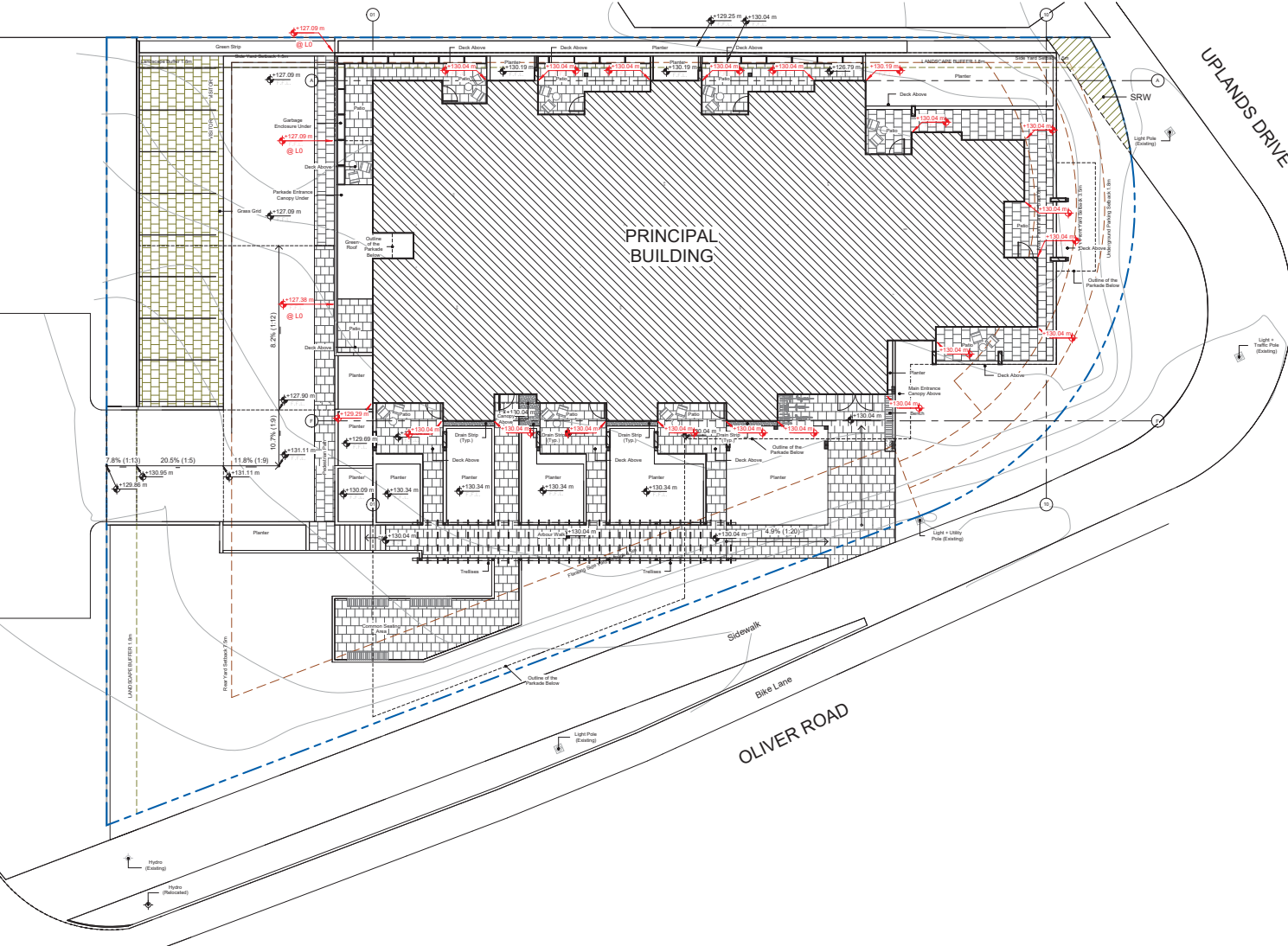
DEVELOPMENT PERMIT APPLICATION NO. DP001282

CIVIC: 6201 OLIVER ROAD

LEGAL: LOT 2, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN VIP81792

 **Subject Property**

ATTACHMENT C SITE AND PARKING PLAN



PROJECT DATA
1/8" = 1'-0"

May 10, 2023
 Project Description: Oliver Road Apartments
 Civic Address: 6201 Oliver Road, Nanaimo, B.C.
 Legal Address: Lot 2, District Lot 14, Wellington District, Plan V1918792
 Zoning: OC11 - Residential Corridor

Property Area:	sq'	sq'	acres	hectares
	23,142	2,150	0.53	0.21

Building Area:	Total Area (m ²)	Total Area (m ²)	GFA* (m ²)	GFA** (m ²)	GLA** (m ²)
Floor Level					
L0 (Parkade)	12,510	1,162	602	56	
L1	6,872	638	6,374	592	
L2	6,703	623	6,319	587	
L3	6,703	623	6,319	587	
L4	6,703	623	6,319	587	
L5	6,703	623	6,319	587	
Roof (Roof Deck + Amenity Room)	950	88	899	65	
Total Residential	47,124	4,378	32,951	3,061	28,355

Unit	Type	Number of Units/Areas					Unit Area (sq2)	Totals Units	Units Count	%
		L1	L2	L3	L4	L5				
2 Bedroom + Den	A	2	2	2	2	10	847	8,470	20	57%
	B	1	1	1	1	1	584	4,420		
	C	1	1	1	1	1	1,043	5,225		
1 Bedroom + Den	A	2	2	2	2	10	696	6,960	15	43%
	B	1	1	1	1	1	5	676		
1 Bedroom	A	0	0	0	0	0	0	0	0	0
Totals		7	7	7	7	35	28,355	35	100%	

Zoning Requirements	Required / Allowed	Proposed
Residential		
Max. Lot Coverage (%)	60.0%	31%
Max. Lot Coverage (m ²)	13,968	7,164
Max. Lot Coverage (m ²)	1,260	670
Max. FAR (1 + 0.25 UG Parkade + 0.25 Tier 1)	1.45	1.42

Building Setbacks & Height Requirements	Required / Allowed	Proposed
Max. Front Yard Setback	3m	>3m
Max. Front Yard Setback	6m	<6m
Block Side 1 Setback	1.5m	1.5m
Block Side 2 Setback	4.5m	14.5m
Block Rear Setback (South East)	7.5m	17.5m
Underground Parking Front Setback	1.8m	>1.8m
Max. Building Height	14m (1m, if 75% UG parking)	(+1.53m) 18.53m
Number of Storeys	N/A	6 + 1 UG Parkade

Car Parking Bylaw Requirements	Zone	No. of Units	Ratio	Parking
Residential				
1 Bedroom		15	1.87	15
2 Bedroom	3	20	1.44	29
Total Parking Required		35		44

Parking Types	Dimensions (m)	Ratio Used	Parking Required	Proposed Parking	Difference
Regular Car Required (min.) Total Required	2.75 x 5.00	100%	45	44	-1
Small Car Allowed (max.)	2.50 x 4.60	40%	Max 18	15	0
Accessible Parking Required (33-100) 1 per 33	3.70 x 5.60	33	1	1	0
Visitors Parking	-	1 per	22	2	0
25% EV Parking Required (Standard/Small)		50%	23	22	-1
50% EV Parking Required for Tier 1		50%	22	22	0
75% R.L. EV Parking Required (Standard/Small)		50%	22	22	0
50% EV Parking Required for Tier 1 Provided					
Loading Space	N/A	0	0	0	0
Totals (Not including Loading Spaces)			45	44	-1

Underground Parking (Additional FAR Bonus)	Underground Surface	Ratio	Bonus FAR for UG Parking
Total Parking Required/Provided	44	35	82%
	8	18%	0.20

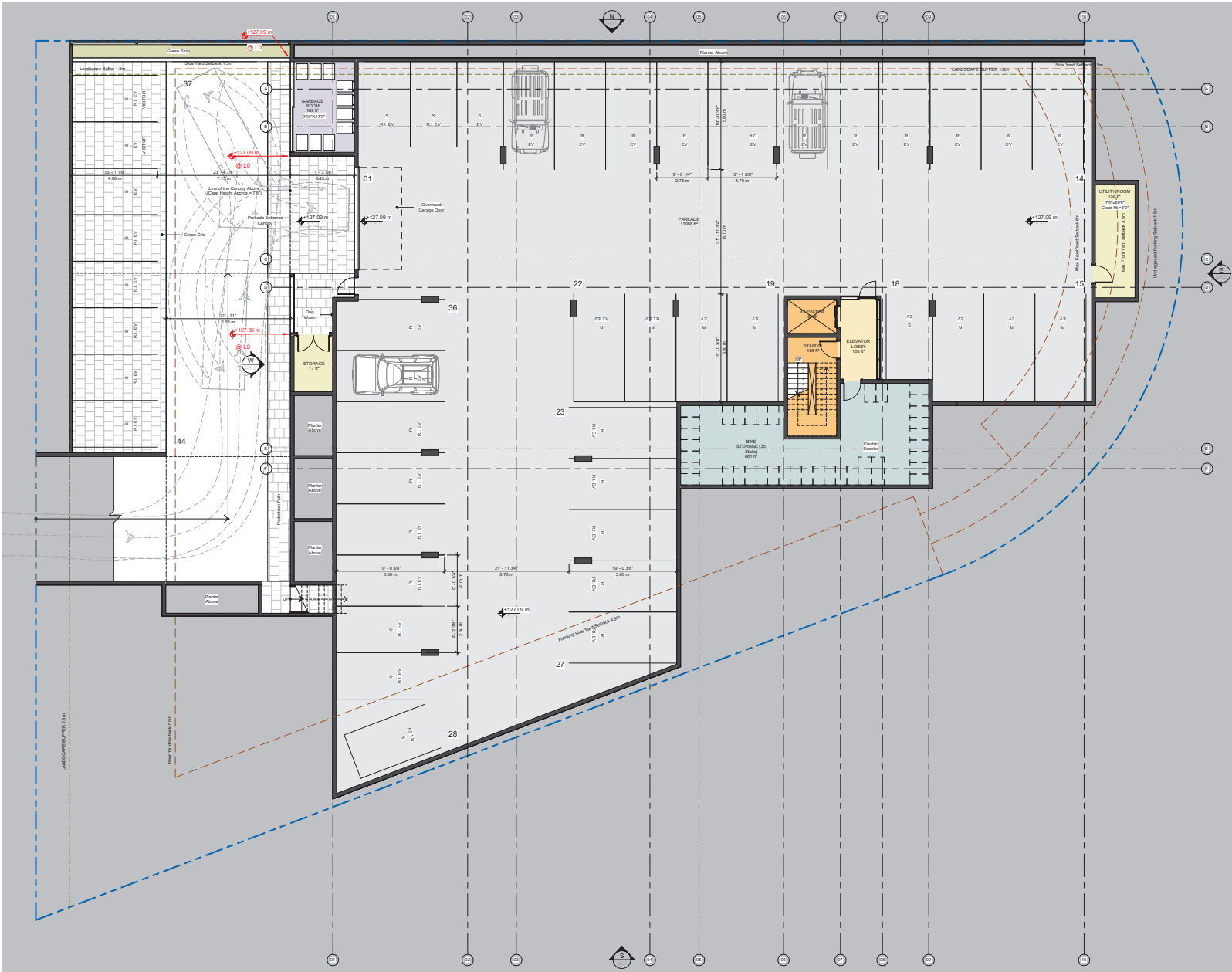
Bicycle Parking Requirements & Provided	Bylaws Requirements	Parking Provided	Difference
Types			
(Short Term) - Horizontal Parking	Ratio 0.10	4	4
(Long Term) - Vertical Parking	Ratio 0.50	18	18
Mobility or Electric Scooter or Motorcycle Space (Tier 1 Requirement)		2	2
Total Space Required (15 per dwelling)	15	2	0

Permeable Area & Green Roof (Tier 1 Requirement)	Bylaws Requirements	Green Roof Area Provided (m ²)	Difference
Item			
Permeable Area	Ratio 50%	11,571	12,327
Green Roof	Ratio 30%	Area Required (m ²) 3,877	3,883

Notes
1) Variance in RED

01 SITE PLAN & BUILDING HEIGHT CALCULATION
1" = 10'-0"

RECEIVED
DP1282
2023-JUL-10



ROOM LEGEND

- PARKADE
- BIKE STORAGE (35 Stalls)
- GARBAGE ROOM
- STORAGE
- UTILITY ROOM
- ELEVATOR LOBBY
- ELEVATOR
- STAIR 01

Parking Schedule	
Parking Type	Parking Count

L0 LEVEL	
Parking Stall: Small Parking (R.I. EV)	11
Parking Stall: Small Parking (EV)	4
Parking Stall: Regular Parking (R.I. EV)	11
Parking Stall: Regular Parking (EV)	17
Parking Stall: Accessible Parking (EV)	1
Grand total: 44	

EV Parking Schedule	
Parking Type	Parking Count

Parking Stall: Regular Parking (EV)	4
Parking Stall: Regular Parking (EV)	17
Parking Stall: Accessible Parking (EV)	1
EV: 22	
Parking Stall: Small Parking (R.I. EV)	11
Parking Stall: Regular Parking (R.I. EV)	11
R.I. EV: 22	



ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL FINISH & LEGEND
1 : 110

- VW1 Vinyl Windows & Door Frame
- G1 Clear Glazing (Tinted Grey)
- G2 Guardrail Clear Glass (Tinted Grey)
- G3 Guardrail Frosted Glass (Tinted Grey)
- MT1 Metal Fascia (Colour to Match Fascia)
- FP5 Fiber Cement Fascia Board (Charcoal)



FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Pearl Gray



FP3 - Horizontal Siding Night Gray



FP4 - Brick Veneer



FP4 - Fiber Cement Panel



WD1 - Timber Wood Frame/Column/Beam



01 NORTH ELEVATION
1" = 10'-0"

Proposed Height Variance



02 SOUTH ELEVATIONS
1" = 10'-0"

MATERIAL FINISH & LEGEND
1 : 110

- WW1 Vinyl Windows & Door Frame
- G1 Clear Glazing (Tinted Grey)
- G2 Guardrail Clear Glass (Tinted Grey)
- G3 Guardrail Frosted Glass (Tinted Grey)
- MT1 Metal Fascia (Colour to Match Fascia)
- FP5 Fiber Cement Fascia Board (Charcoal)



FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Pearl Gray



FP3 - Horizontal Siding Night Gray



FP4 - Brick Veneer



FP4 - Fiber Cement Panel



WD1 - Timber Wood Frame/Column/Beam

Proposed Height Variance



01 EAST ELEVATION
1" = 10'-0"

Proposed Height Variance



02 WEST ELEVATION
1" = 10'-0"

ATTACHMENT E BUILDING PERSPECTIVES











ATTACHMENT F LANDSCAPE PLAN AND DETAILS

6201 OLIVER ROAD

6201 Oliver Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JULY 29, 2022
REISSUED FOR DEVELOPMENT PERMIT - JUNE 22, 2023

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Rationale
- L1.02 Landscape Concept Plan
- L1.03 Landscape Materials Plan
- L1.04 Landscape Section
- L1.05 Rooftop Materials Plan
- L2.01 Planting Plan
- L2.02 Rooftop Planting Plan
- L2.03 Plant List + Notes



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NO.	DATE	ISSUE
1	07-29-2022	DP SUBMISSION
2	08-25-2022	DP RESUBMISSION
3	06-22-2023	DP RESUBMISSION

NO. | DATE | REVISION

PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP1232
2023-JUN-22
Landscape Planning

PROJECT ID 22009
DB CM CB KS
SCALE NTS
DATE June 1, 2022

COVER PAGE

L0.00

DESIGN PRECEDENTS

PLANTINGS



01 Pollinator garden, mix of perennial flowers + grasses



02 Pollinator garden, colourful linear perennial plantings



03 Green roof sedums



04 Forest garden, evergreen indigenous groundcovers form base for plantings



05 Cornus 'Eddies White Wonder' (White Flowering Dogwood)



06 Acer Ginnom (Paper Bark Maple)



07 Parrotia persica (Persian Ironwood)



08 Acer Palmatum 'Osakazuki' (Greenleaf Japanese Maple)

HARDSCAPE + SITE FURNITURE



09 Arbour walk permeable concrete unit pavers



10 Parking grass grid



11 Timber benches



12 Bollard lighting



13 Arbour walk



14 Arbour with pollinator garden



15 Greenroof with roof deck patio



16 Cedar board fence (1.8m high)

DESIGN RATIONALE

CONTEXT

Located on the northwest corner of Oliver Road and Uplands Drive in Nanaimo, 6201 Oliver Road is a new multi-family residential development adjacent to the Nanaimo North Town Centre. As an undeveloped parcel in an otherwise built-up area, the most noteworthy landscape feature of the site is its tree coverage, representative of the Coastal Douglas fir ecosystem typical to the area. The prevalence of existing trees provides the inspiration for a design concept and elements focused on reestablishing a healthy urban tree canopy within a diverse, climate resilient landscape that enables people and natural systems to thrive together.

DESIGN ELEMENTS

- 1 **Arbour Walk**
A simple timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites.
- 2 **Common Sitting Area**
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life.
- 3 **Pollinator Garden**
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- 4 **Forest Garden**
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- 5 **Rain Garden**
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- 6 **Common Rooftop Deck**
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment.

DESIGN CONCEPT

REGENERATIVE CITY SCENARIO

The regenerative city scenario uses landscape design to respond to the impacts of climate change, the needs of natural systems, and the comfort and well-being of residents by reimagining development as a way to recreate resilient and restorative urban environments.

The planting palette relies on indigenous species layered with complementary ornamental grasses, trees and other species to replicate local natural systems in an urban environment. Plant species are selected to thrive in an urban environment, attract birds and pollinators and strengthen people's experience of place. Extensive tree coverage creates an urban canopy for visual interest, comfort and connectivity, while gathering spaces are surrounded by lush, layered plantings that immerse residents in naturalized spaces.

Planted areas also play a functional role in the management of rainwater, linking architecture, infrastructure, landscape and local ecology. This amplifies the cyclical summer drought/winter rain pattern that dictates so much of what thrives in the local environment, exposes the natural functioning of the urban ecosystem, and harnesses human development to create a lush, living environment that people can enjoy.

Materials, including a wood arbour and benches, concrete walls and pavers evoke the warmth, colours and textures found in the unique coastal environment of Vancouver Island, but are designed with clean, contemporary sophistication and creative flair.

DESIGN ELEMENTS KEY PLAN



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NO.	DATE	ISSUE
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2	09-26-2022	DP REVISIONS
3	08-22-2023	DP REVISIONS

NO. | DATE | REVISION

PROJECT

6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP1232
2023-JUN-22
Current Plantings

PROJECT ID 22009

DB CM CB KS

SCALE NTS
DATE June 1, 2022

LANDSCAPE DESIGN RATIONALE

L1.01



- 1 ARBOUR WALK**
A simple timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites. The walk includes a seat wall along the north edge, recessed lighting in the planter walls and permeable concrete unit pavers.
- 2 COMMON SITTING AREA**
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life. The sitting area includes benches, bollard lighting, large boulders, and permeable concrete unit pavers.
- 3 POLLINATOR GARDEN**
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- 4 FOREST GARDEN**
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- 5 RAIN GARDEN**
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- 6 COMMON ROOFTOP DECK**
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment. See sheet L1.03 Landscape Plan Rooftop.

LANDSCAPE CONCEPT PLAN
SCALE 1:150

LANDSCAPE REVISION NOTES

This landscape concept plan formed part of the original DP application submission, and was received and reviewed by the City of Nanaimo Design Advisory Panel. The street right of way has been revised in response to City of Nanaimo engineering requirements.

The landscape concept plan is included here to convey the intent of the design and character of the proposed landscape.

See sheet L1.03 Landscape Materials Plan and L2.01 Planting Plan for the updated design.



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NO.	DATE	ISSUE
1	07-29-2022	DP SUBMISSION
2	08-25-2022	DP RESUBMISSION
3	08-22-2023	DP RESUBMISSION

NO. | DATE | REVISION

PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP#1282
2023-JUN-22
Current Planning

PROJECT ID 22009
DB CM **CB** KS

SCALE 1:150
DATE June 1, 2022

LANDSCAPE CONCEPT PLAN

L1.02

Proposed Landscape Buffer Variance



LANDSCAPE LEGEND

- BENCH
Quantity: 3
- BICYCLE RACK
Capacity: 3-5
- BOLLARD LIGHTING
Quantity: 5
- BOULDER
Quantity: 9
- CONCRETE UNIT PAVER PATH
TYPE 02
- EDUCATIONAL SIGNAGE
- EXIT
- PERIMETER FENCE
Cedar board 1.8m high fence
- STEEL PLANTER
Quantity: 30
- CONCRETE UNIT PAVER
TYPE 01
Area: 132m²
- CONCRETE UNIT PAVER
TYPE 02
Area: 223m²
- GRASS BOULEVARD
Area: 143m²
Soil Depth: 150mm
- GRASS PAVE
Area: 110m²
- GREEN ROOF
Area: 157m²
Soil Depth: 150mm
- MULCH PATH
Area: 22m²
- PLANTED AREA OVER PARKADE
(included in green roof calculation)
Area: 220m²
Soil Depth: 300mm min.
- PLANTED AREA
Area: 569m²
Soil Depth: 450mm
- RAINGARDEN
Area: 42m²
Soil Depth: 450mm

LANDSCAPE MATERIALS PLAN
SCALE 1:150

Refer to Sheet L1.05 for Rooftop Materials Plan

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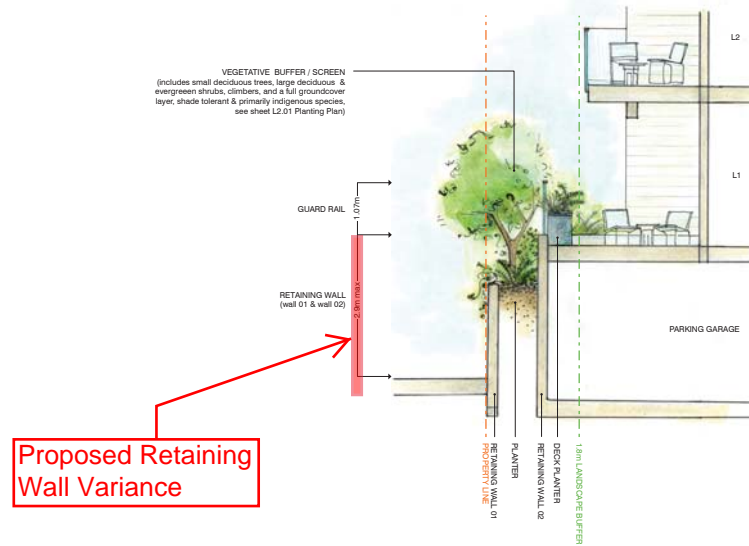
PROJECT
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6201 Oliver Road
Nanaimo, BC

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CURRENT PLANNING

PROJECT ID 22009
DB CM CB KS
SCALE 1:150
DATE June 1, 2022

LANDSCAPE MATERIALS PLAN

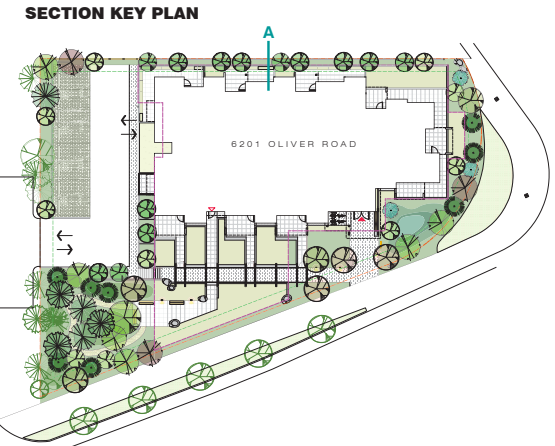
L1.03

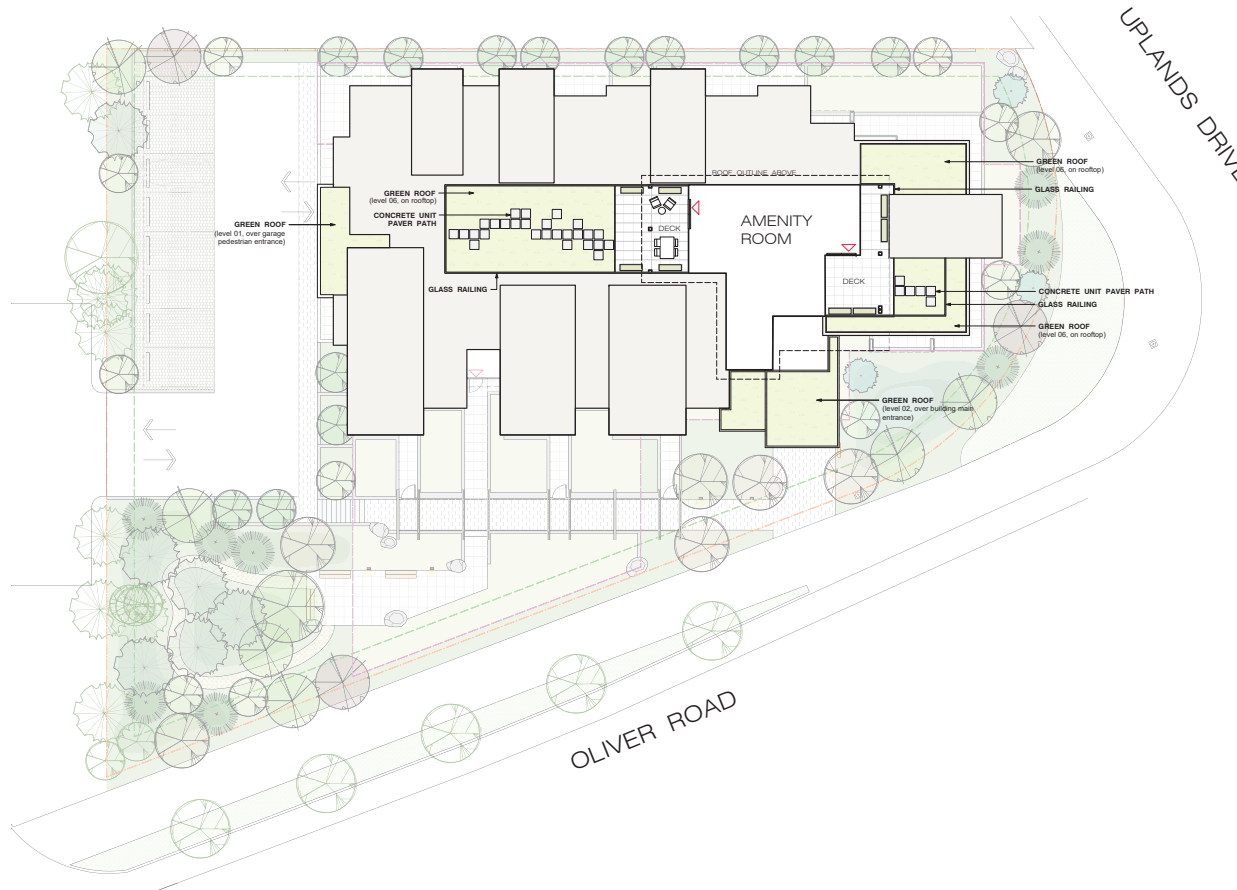


Proposed Retaining Wall Variance






















SECTION A
NORTH PROPERTY LINE RETAINING WALL
NTS





LANDSCAPE LEGEND

-  **BENCH**
Quantity: 3
-  **BICYCLE RACK**
Capacity: 3-5
-  **BOLLARD LIGHTING**
Quantity: 5
-  **BOULDER**
Quantity: 9
-  **CONCRETE UNIT PAVEMENT PATH TYPE 02**
-  **EDUCATIONAL SIGNAGE**
-  **ENTRANCE**
-  **EXIT**
-  **PERIMETER FENCE**
Cedar board 1.8m high fence
-  **STEEL PLANTER**
Quantity: 30
-  **CONCRETE UNIT PAVEMENT TYPE 01**
Area: 132m²
-  **CONCRETE UNIT PAVEMENT TYPE 02**
Area: 223m²
-  **GRASS BOULEVARD**
Area: 143m²
Soil Depth: 150mm
-  **GRASS PAVE**
Area: 110m²
-  **GREEN ROOF**
Area: 157m²
Soil Depth: 150mm
-  **MULCH PATH**
Area: 22m²
-  **PLANTED AREA OVER PARKADE**
(included in green roof calculation)
Area: 220m²
Soil Depth: 300mm min.
-  **PLANTED AREA**
Area: 568m²
Soil Depth: 450mm
-  **RAINGARDEN**
Area: 42m²
Soil Depth: 450mm

ROOFTOP MATERIALS PLAN
SCALE 1:150

Refer to **Sheet L1.03** for Landscape Materials Plan

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DB CM **CB** KS
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ROOFTOP MATERIALS PLAN

L1.05



PLANT LEGEND

- Am *Achillea millefolium* 'moonshine'
- Ac *Allium oenanthifolium*
- Ag *Amanchacchar grandiflora*
- Arb *Arbutus unedo*
- Au *Arctostaphylos uva-ursa*
- Ar *Armeria maritima*
- Ck *Calamagrostis Karl Forester*
- Ca *Clematis armandi*
- Ev *Epimedium x versicolor*
- Fc *Fragaria chiloensis*
- Ga *Gaultheria shallon*
- Gl *Gaura lindgertii*
- Le *Lonicera ciliosa*
- Ln *Luzula nivea*
- Mn *Mahonia nervosa*
- My *Miscanthus yaku jima*
- Np *Nepeta dropmore blue*
- Oc *Oenothera cerasiformis*
- Oo *Oxalis oregana*
- Pa *Pennisetum alopecuroides*
- Pm *Polysichum maritimum*
- Po *Poa annua*
- Rb *Ribes sanguineum*
- Sa *Salvia nemorosa 'Cardonna'*
- Se *Sedum 'Autumn Joy'*
- Sl *Solidago lepida*
- Tg *Thymus grandiflora*
- Ts *Thymus serpyllum*
- V *Vaccinium* (mix varieties)
- Vo *Vaccinium ovatum*

- GRASS BOULEVARD**
Area: 140m²
Soil Depth: 150mm
Pickseed Coastal Native Sodgrass Mix or equivalent.
- GRASS PAVE**
Area: 110m²
Soil Depth: 150mm
Pickseed Coastal Native Sodgrass Mix or equivalent.
- RAINGARDEN BOTTOM**
Area: 16m²
Soil Depth: 450mm
Plant bottom with a mix of:
1. *Carex obovata*
2. *Carex rostrata*
3. *Iris missouriensis*
4. *Juncus effusus*
5. *Scirpus microcarpus*
- GREEN ROOF**
Area: 157m²
Soil Depth: 150mm
Plant with a mix of:
1. *Allium oenanthifolium*
2. *Armeria maritima*
3. *Festuca ovina*
4. *Fragaria chiloensis*
5. *Sedum album*
6. *Sedum rupestre*

TREE LEGEND

- Existing Trees to Remain (see Tree Management Plan provided by others)
- Ac (13) *Acer circinatum*
- A (1) *Acer macrophyllum*
- Ag (3) *Acer griseum*
- Ap (4) *Acer palmatum 'Osakazuki'*
- Ce (6) *Cornus eddies white wonder*
- Pp (3) *Parrotia persica*
- Po (3) *Picea Omorika Bruns*
- Pc (6) *Pinus contorta*
- P (6) *Pseudotsuga menziesii*

PLANTING PLAN
SCALE 1:150

Off-Site Improvements to be determined at detailed design

Refer to Sheet L2.02 for Rooftop Planting Plan
Refer to Sheet L2.03 for Plant List + Notes

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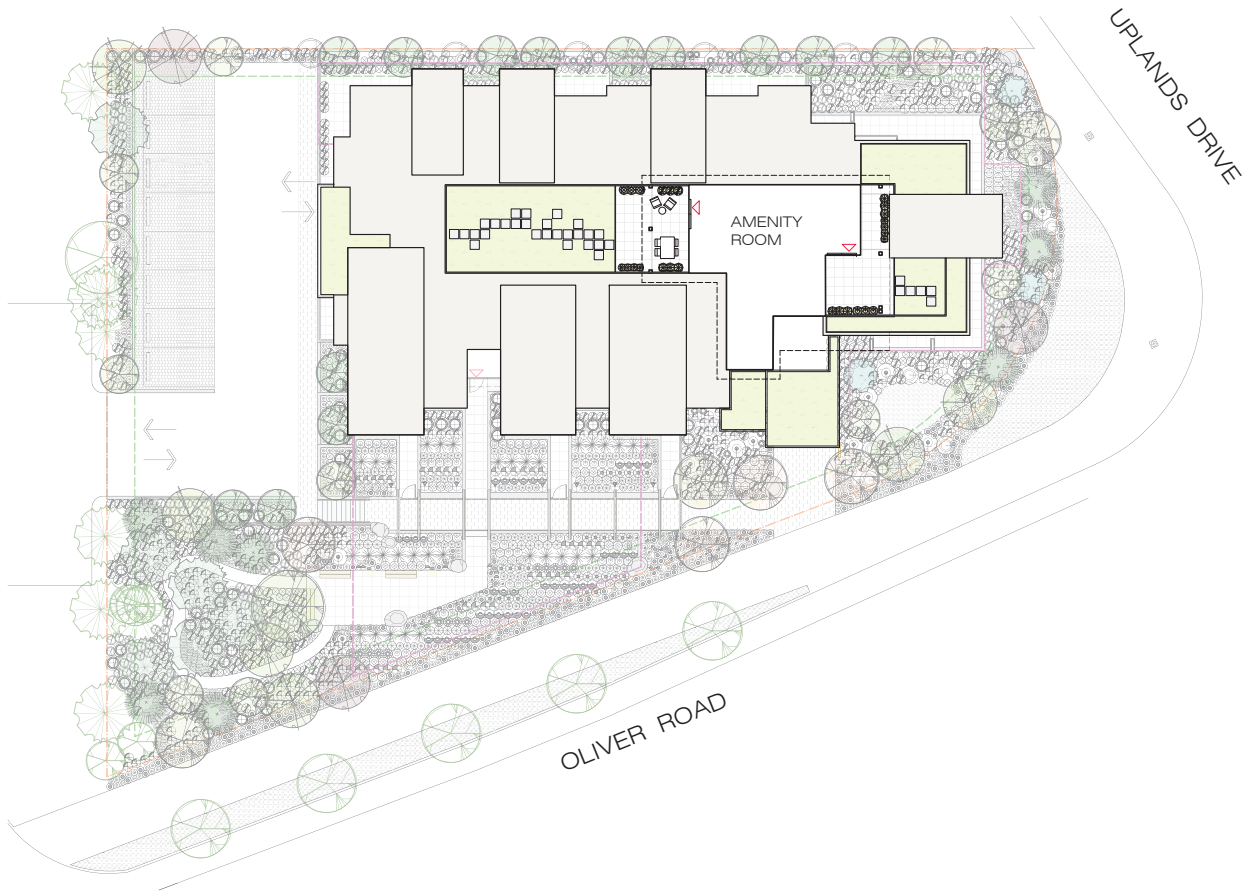


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PLANT LEGEND

- Am Achillea millefolium 'moonshine'
- Ac Allium cernuum
- Aga Amelanchier grandiflora
- Arb Arbutus unedo
- Au Arctostaphylos uva-ursa
- Ar Armeria maritima
- Ck Calamagrostis Karl Forester
- Ca Clematis armandi
- Ev Epimedium x vericolor
- Fc Fragaria chiloensis
- Gs Gaultheria shallon
- Gl Gaura lindheimeri
- Lc Lonicera ciliosa
- Ln Luzula nivea
- Mn Malonia nervosa
- My Miscanthus yaku jima
- Np Nepeta dropmore blue
- Oc Oenothera caesariensis
- Oo Oxalis oregana
- Pa Pennisetum alopecuroides
- Pm Polystichum maritum
- Rb Ribes sanguineum
- Sa Salvia nemorosa 'Cardonna'
- Se Sedum 'Autumn Joy'
- Sl Solidago lepida
- Tg Tellima grandiflora
- Ts Thymus serpyllum
- V Vaccinium (mix varieties)
- Vo Vaccinium ovatum

GRASS BOULEVARD
 Area: 143m²
 Soil Depth: 150mm
 Pickseed Coastal Native Sodgrass Mix or equivalent.

GRASS PAVE
 Area: 110m²
 Soil Depth: 150mm
 Pickseed Coastal Native Sodgrass Mix or equivalent.

RAINGARDEN BOTTOM
 Area: 16m²
 Soil Depth: 450mm
 Plant bottom with a mix of:
 1. Carex obovata
 2. Carex rostrata
 3. Iris missouriensis
 4. Juncus effusus
 5. Scirpus microcarpus

GREEN ROOF
 Area: 157m²
 Soil Depth: 150mm
 Plant with a mix of:
 1. Allium cernuum
 2. Armeria maritima
 3. Festuca roemerii
 4. Fragaria chiloensis
 5. Sedum album
 6. Sedum rupestre

TREE LEGEND

- Existing Trees to Remain (see Tree Management Plan provided by others)
- Ac (13) Acer circinatum
- A (1) Acer macrophyllum
- Ag (3) Acer griseum
- Ap (4) Acer palmatum 'Osakazuki'
- Ce (6) Cornus edulis white wonder
- Pp (3) Parrotia persica
- Po (3) Picea Omorika Bruns
- Pc (8) Pinus contorta
- P (6) Pseudotsuga menziesii

ROOFTOP PLANTING PLAN
 SCALE 1:150

Refer to Sheet L2.01 for Planting Plan
 Refer to Sheet L2.03 for Plant List + Notes

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 6201 OLIVER ROAD
 6201 Oliver Road
 Nanaimo, BC

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 2023-JUN-22
 COURTESY PLANTING

ROOFTOP PLANTING PLAN

PROJECT ID 22009
DB CM **CB** KS
SCALE 1:150
DATE June 1, 2022

L2.02

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	3	Picea Omorika Bruns	Serbian Spruce	1.5m ht	
Pc	8	Pinus contorta var contorta	Shore Pine	1.5m ht	
P	6	Pseudotsuga menziesii	Douglas Fir	#15	
Deciduous Trees					
Ac	13	Acer circinatum	Vine Maple	#7	Multistem
A	1	Acer macrophyllum	Big Leaf Maple	#20	
Ag	3	Acer griseum	Paper Bark Maple	1.5m ht	1.8m branching ht
Ap	4	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m ht	
Ce	6	Cornus 'Eddie's White Wonder'	White Flowering Dogwood	#20	1.8m branching ht
Pp	3	Parrotia persica 'Vanessa'	Persian Ironwood	5cm cal	1.8m branching ht
Deciduous Shrubs					
Aga	10	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	Multistem
Oc	5	Cornelia cerasiformis	June Plum	#1	2m o.c.
Rs	16	Ribes sanguineum	Red Flowering Currant	#1	1.2m o.c.
V	10	Vaccinium (mix varieties)	Blueberry	#1	1.2m o.c.
Evergreen Shrubs					
Ab	2	Actinula unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Vo	85	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	410	Aspidotrichum uss-ursi	Kinnikinnick	10cm	45cm o.c.
Ev	59	Epidendrum x verticolor	Epidendrum	#1	60cm o.c.
Fc	255	Fragaria chilensis	Coastal Strawberry	10cm	45cm o.c.
Ga	154	Gaultheria shallon	Sialal	#1	60cm o.c.
Mn	243	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Oo	23	Oxalis oregana	Evergreen Redwood Sorrel	10cm	45cm o.c.
Pm	498	Polystichum munitum	Sword fern	#1	60cm o.c.
Ts	9	Thymus serpyllum	Creeping Thyme	10cm	30cm o.c.
Ornamental Grasses					
Ck	30	Calamagrostis Karl Forester	Feather Reed Grass	#1	60cm o.c.
Ln	170	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
My	33	Miscanthus yaku jima	Madon Grass	#1	1m o.c.
Pa	29	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain grass	#1	60cm o.c.
Rf	280	Festuca roemerii	Roemers Fescue	10cm	30cm o.c.
Perennials					
Am	36	Achillea millefolium 'moonshine'	Yarrow	#1	60cm o.c.
Ac	297	Allium cernuum	Nodding Onion	10cm	45cm o.c.
Ar	297	Armeria maritima	Sea Thrift	10cm	45cm o.c.
Gl	113	Gaura lindheimeri 'Bantam White Improved'	Bee Blossom	#1	45cm o.c.
Ng	67	Nepeta x bassensis 'Droopline'	Catmint	#1	60cm o.c.
Sn	51	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.
Sa	280	Sedum album	Sedum	10cm	30cm o.c.
Se	39	Sedum 'Autumn Joy'	Sedum	#1	60cm o.c.
Sr	280	Sedum rupestre	Sedum Angelina	10cm	30cm o.c.
Sl	14	Solidago leptota	Canada Goldenrod	#1	60cm o.c.
Tg	122	Tellima grandiflora	Fringecup	10cm	45cm o.c.
Wetland Plants for Raingarden					
Co	16	Carex obovata	Slough Sedge	10cm	60cm o.c.
Cr	16	Carex rostrata	Beaked Sedge	10cm	60cm o.c.
Il	16	Iris missouriensis	Western Blue Flag Iris	10 cm	60cm o.c.
Je	16	Juncus effusus	Common Rush	10 cm	60cm o.c.
Sm	16	Scirpus microcarpus	Small-flowered Bulrush	10cm	60cm o.c.
Vine					
Ca	15	Clematis armandi 'Snowflake'	Evergreen Clematis	#1	1.2m o.c.
Lc	14	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	1.2m o.c.

PLANTING NOTES

- All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.3.3. Properties of Growing Media Level 2 'Groomed' - 2P.
- Growing Medium Depths:
Tree Planting Area: 1 cu. m. per tree
Shrub & Ground Cover Area: 400mm (16") depth
Seeded Area: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth pver all tree, shrub, and groundcover planting areas.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
- Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
- No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
- All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan
Refer to **Sheet L2.02** for Rooftop Planting Plan

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PROJECT

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6201 Oliver Road
Nanaimo, BC

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2023-JUN-22
Current Planning

PROJECT ID 22009

DB CM CB KS

SCALE NTS
DATE June 1, 2022



PLANT LIST + NOTES

L2.03

ATTACHMENT G

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property. 	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. 	1 point each
Total		20

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	For a non-residential component of a development, shower and change room facilities are provided to accommodate employees.	2
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	A minimum of 50% of the parking provided for the proposed development includes access to an electric vehicle charging station.	2 ✓
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4 ✓
F	The proposed development includes covered and designated parking spaces for a motorized or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized or electric scooter or motorcycle space per 15 dwelling units; or (2.3 Space) b) non-residential uses: 1 motorized or electric scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.	2 ✓
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7226" and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution thereof.	2 ✓
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

(4500.182; 2021-DEC-06)

Possibility to Achieve 10 Points

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.* (Req. Step Code 2 for Part 3. Need Step Code 3)	10* ✓
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15*
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30*
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1 ✓
Total		31

* Points will be awarded for only one of A, B, or C.

Possibility to Achieve 11 Points

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2 ✓
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2 ✓
C	A green roof is installed to a minimum 30% of the roof area.	3 ✓
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1 ✓
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2 ✓
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1 ✓
Total		16

Possibility to Achieve 8 Points

The project will explore either complying with (B) or (C), NOT BOTH, to fulfill the minimum points required for category (6) at the detail stage of the project.

Definitions

BC Energy Step Code: means a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Carpool Parking Space: means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.
(4500.103; 2017-JUL-10)

