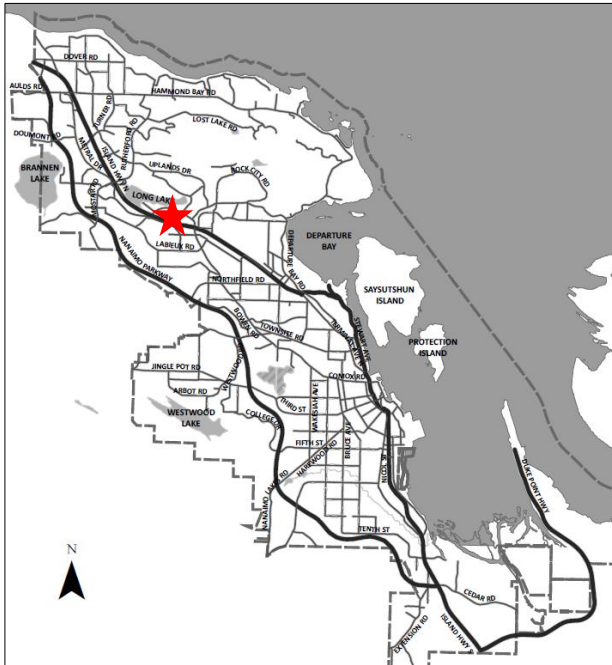


DATE OF MEETING | November 6, 2023

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1300 – 3612 ISLAND HIGHWAY NORTH**



Proposal:

An automobile sales and service development.

Zoning:

COR2 – Mixed Use Corridor

City Plan Land Use Designation:

Residential Corridor

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

8,190m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for an automobile sales and service development at 3612 Island Highway North.

Recommendation

That Council issue Development Permit No. DP1300 for an automobile sales and service development at 3612 Island Highway North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-NOV-06.

BACKGROUND

A development permit application, DP1300, was received from Island West Coast Developments Ltd. on behalf of Justin McElhone to permit an automobile sales and service development at 3612 Island Highway North.

Subject Property and Site Context

The subject property is located within the Long Lake neighbourhood, immediately north of the Island Highway with road frontage on all four property lines. The surrounding area includes residential, commercial, and industrial uses including Country Club Centre to the east, commercial retail and automobile sales to the west, low density residential to the north across Victoria Avenue, and industrial uses to the south across the highway.

The site currently contains an automobile sales and service operation within two individual buildings and surface parking. There is no existing landscaping on the site and minimal plantings along the undeveloped street frontages. A large refuse area enclosed with chain link fencing is located at the northwest corner of the site. The applicant proposes to continue operating the business in the existing building located at the southeast corner of the site while the site is redeveloped. The need to sustain business operation at this location has informed the proposed building siting.

DISCUSSION

Proposed Development

The applicant is proposing to construct an automobile sales and service building with underground vehicle storage and at-grade vehicle display and site improvements. The proposal also includes a ground-level service centre, showroom with dealership office space on the ground-level and mezzanine. The proposed gross floor area is 1,962m² and the total Floor Area Ratio (FAR) is 0.24.

Site Design

The proposed building is located in the western portion of the site with a landscape buffer located along each property line. The primary access to the site is via existing accesses off Victoria

Avenue and 106th Street. The dealership office space faces the front property line abutting Island Highway North; a series of service bays and separate wash and auto detailing bays face 106th Street. A service drive-through is located at the rear of the building, facing Victoria Avenue. The refuse enclosure and waste oil tank remain at the northwest corner of the site; however, the size has been significantly decreased and it will be fully screened with materials matching those of the proposed building.

The proposed development provides the required 50 parking spaces, based on a rate of one parking space per 10m² of sales floor area plus one parking space per service bay. Two spaces must be designated accessible. Two loading spaces and bicycle parking are also provided. A total of ten electric vehicle charging stations are also provided, though not required. Vehicles will be displayed predominantly along the highway, 106th Street and 107th Street frontages, with additional display area abutting the showroom.

Provision of a 0.78m wide statutory right-of-way (SRW) along the 106th Street property line and a 2.58m SRW along the Victoria Avenue property line will be included as a condition of the development permit, to facilitate the installation of sidewalks.

Building Design

The proposed building includes a 1,604m² underground vehicle storage area with 52 stalls, intended to store vehicle inventory only. The 1,534m² ground-level contains a showroom with dealership office space, ten service bays, three wash and auto detailing bays and a service drive-through. The mezzanine is 428m² and includes additional dealership office space and storage, with the east and west portions open-to-below.

The proposed building has a flat roof, and some portions of the building are stepped-back to delineate between the first storey and the mezzanine. LED wall pack lighting is proposed along each building face. Exterior building finishes include corrugated metal cladding, aluminum composite, and concrete panels, with a red accent panel intended for signage, and significant glazing along the south and east elevations to emphasize the interior of the showroom. The applicant anticipates fascia signage to be provided on two building faces.

Landscape Design

The proposed development will include landscaping along each property line with additional plantings in the rain gardens to break up the surface customer parking area, east of the proposed building and along the front face of the building.

The applicant is proposing seven tree species for a total of 41 trees, and 12 species of shrubs and grasses to be located within the landscape buffer and islands. Pole lights are to remain along the perimeter of the site with additional pole lights within the landscape islands of the customer parking area. The pole lights will be downward facing in accordance with dark sky principles.

The proposed development meets the intent of the General Development Permit Area Design Guidelines, including, robust landscaping, enhanced pedestrian circulation and connection to the street, outdoor seating areas, the use of differing materials for surface parking, and significant glazing on prominent building faces.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-JUL-13, considered the landscaping plans and recommended the application return to a future DAP meeting with revised plans for a form and character review with the following recommendations:

1. Consider re-siting the building to the corner of Island Highway N and 107th Street and relocate the parking to the back of the building, as per General Development Permit Area Design Guidelines.
2. Review the tree list and incorporate more shade trees, evergreen trees, and trees suitable to climate change. Avoid invasive species.
3. Consider options for pedestrian connection from the crosswalk at Island Highway N and 107th Street to Victoria Avenue and/or into the site.
4. Add diversity to the raingarden.
5. Consider adding a rooftop deck or outdoor amenity area.
6. Consider adding permeable or patterned paving to the parking lot.
7. Consider making the wayfinding from the Island Highway N clearer.
8. Consider green options such as solar panels or a green roof.
9. Consider adding a significant landscaping feature at one of the property corners.
10. Consider incorporating garbage and recycling into the building or ensure the refuse enclosure materials fit the character of the building.
11. Ensure that site lighting does not intrude on the residential neighbourhood.
12. Consider adding showers and a change room for staff.

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

- Additional trees/plantings have been incorporated along all frontages.
- Patterned concrete has been added to the surface parking and vehicle display areas.
- Additional landscaped islands have been added to the surface parking area.
- A pedestrian connection has been provided from 107th Street on to the site and to the main entrance of the building.
- Additional windows have been added to the south elevation.

The application was presented again to the Design Advisory Panel, at its meeting held 2023-SEP-28, with the above-noted revisions. It was recommended the application return to a future DAP meeting with revised plans that adhere to the applicable City bylaws and design guidelines with the following recommendations:

1. Consider providing an outdoor amenity space or seating area onsite.
2. Review the plant list to ensure all invasive plant species are removed.
3. Consider adding additional evergreen trees for winter foliage.
4. Consider textured concrete surfacing within the parking areas.
5. Consider ways to incorporate green building technologies.

Subsequently, Staff met with the applicant to review and refine the proposal to better address City design guidelines without further DAP review. Staff are of the opinion that the revised plans substantially comply with the applicable guidelines.

Proposed Variances

Front Yard Setback

The COR2 zone permits a maximum front yard setback of 6.0m for at least 50% of the building face. The applicant proposes a front yard setback of 16.43m, a requested variance of 10.43m to allow 100% of the building face to be setback more than 6.0m from the front yard lot line.

The applicant has requested the variance to accommodate the internal drive aisle that provides vehicle circulation on the site, as well as access to the underground parking area used for inventory. The siting of the building also allows for vehicle display along the property line fronting Island Highway North. The proposed setback is comparable to other recently approved automobile sales and service developments. Staff support the proposed variance as robust landscaping and differentiation in parking surface materials assist in providing street presence along the Island Highway North corridor.

Location of Parking Area

Section 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building or within the 6.0m maximum front yard setback area in Corridor zones. A variance is required for the proposed vehicle display area between the front face of the building and front property line and includes some parking within the maximum front yard setback area.

The applicant has requested the variance to display inventory vehicles along the Island Highway North with some additional vehicle display along Victoria Avenue. Staff support the proposed variance considering the nature of the development and the proposed partially screening the display areas from the street view. The vehicle display areas are differentiated from the customer parking area and drive aisle using broom-finished or scored concrete.

Minimum Required Height

Section 9.7 of the Zoning Bylaw requires a minimum building height of two storeys above grade. As the proposed building is not comprised of two full storeys, a variance is required.

The applicant has requested the variance to accommodate the required height for the service shop portion of the building located on the west side. Staff support the proposed height variance as the building includes a mezzanine and visually appears as two storeys.

SUMMARY POINTS

- Development Permit Application No. DP1300 is for an automobile sales and service development at 3612 Island Highway North.
- Variances are requested to:
 - Increase the maximum allowable front yard setback from 6.0m to 16.43m.
 - Permit parking between the front property line and the front face of the building, and within the maximum front yard setback area.
 - Waive the minimum required building height of two storeys above grade.
- The proposed development substantially complies with the applicable guidelines and Staff support the proposed variances.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |

ATTACHMENT A

PERMIT TERMS & CONDITIONS

TERMS OF PERMIT

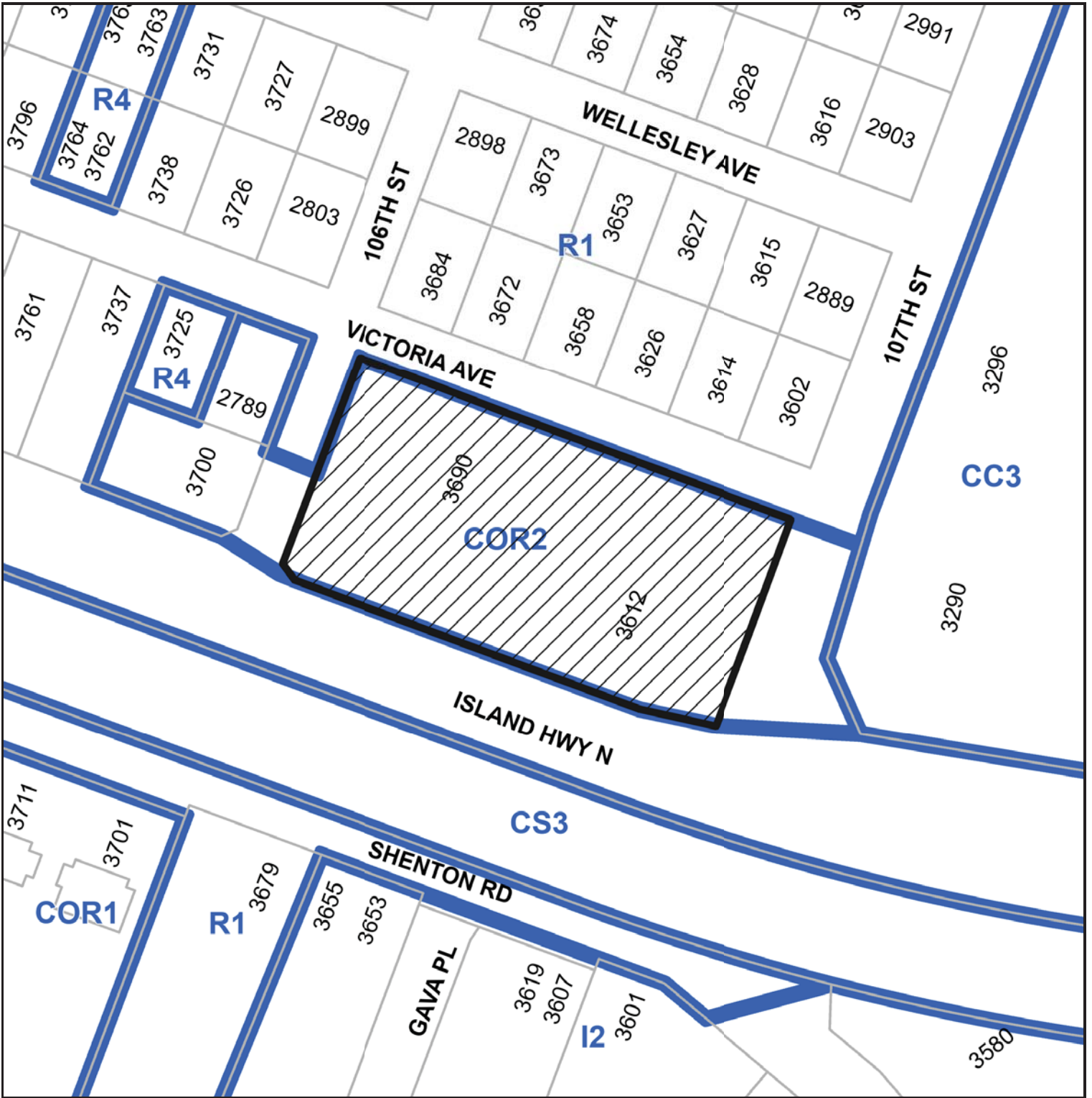
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Subsection 9.5.1 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 16.43m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property line and the front face of a building, and within the maximum front yard setback.
3. *Subsection 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Attachment D.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Lombard North Group, dated 2023-OCT-20, as shown on Attachment F.
4. The registration of a 0.78m Statutory Right-of-Way along 106th Street prior to Building Permit issuance, to facilitate the installation of a sidewalk.
5. The registration of a 2.58m Statutory Right-of-Way along Victoria Avenue prior to Building Permit issuance, to facilitate the installation of a sidewalk.

**ATTACHMENT B
SUBJECT PROPERTY MAP**



3612 ISLAND HIGHWAY N

ATTACHMENT C SITE PLAN & PARKING PLAN

PROJECT INFORMATION

LEGAL ADDRESS: LOT A, SECTION 3, WELLINGTON DISTRICT, PLAN EPP86499 (REFERENCE: CITY OF NANAIMO)

CIVIC ADDRESS: 3612 & 3690 ISLAND HIGHWAY N NANAIMO, B.C. PID 031-684-131

ZONING DATA

ZONING: COR2, MIXED USE CORRIDOR

SITE AREA: 8,190.35 m² (88,160.19 sq.ft.)

UNDERGROUND FLOOR AREA: 1,604.01 m² (17,265.5 sq.ft.)

GROUND FLOOR AREA: 1,534.09 m² (16,512.82 sq.ft.)

2nd FLOOR AREA: 427.93 m² (4,606.21 sq.ft.)

GROSS FLOOR AREA (INCLUDING UNDERGROUND FLOOR): 1,962.02 m² (21,119.03 sq.ft.)

	ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	1.25 FAR	0.239 FAR
BUILDING HEIGHT:	14 m (max.)	7.72 m
STOREYS:	2 min.	2
SITE COVERAGE (%):	60%	18.73 %
SETBACKS:		
FRONT	6 m (max.)	16.43 m (VARIANCE REQUIRED)
FLANKING SIDE 1 (ALONG 107TH STREET)	3 m	58.22 m
FLANKING SIDE 2 (ALONG 106TH STREET)	3 m	21.92 m
REAR	7.5 m	10.12 m
OFF-STREET PARKING:		
1 STALL/10 m ² (Sales, Showroom)	39.9	50
CALCULATION:	399 m ² / 10 m ² = 39.9	
1 STALL PER SERVICE BAY	10	
TOTAL PARKING:	49.9	50
ACCESSIBLE PARKING:	2	2
LOADING SPACES:	2	2

SHORT-TERM BICYCLE PARKING: 4 / 4

0.2SPACE/100m² (Car Dealership GFA)

CALCULATION:
1962.02 m² X 0.2 / 100 m² = 3.92

MINIMUM OF 6 SPACES REQUIRED

LONG-TERM BICYCLE PARKING: 2 / 2

0.1SPACE/100m² (Car Dealership GFA)

CALCULATION:
1962.02 m² X 0.1 / 100 m² = 1.96

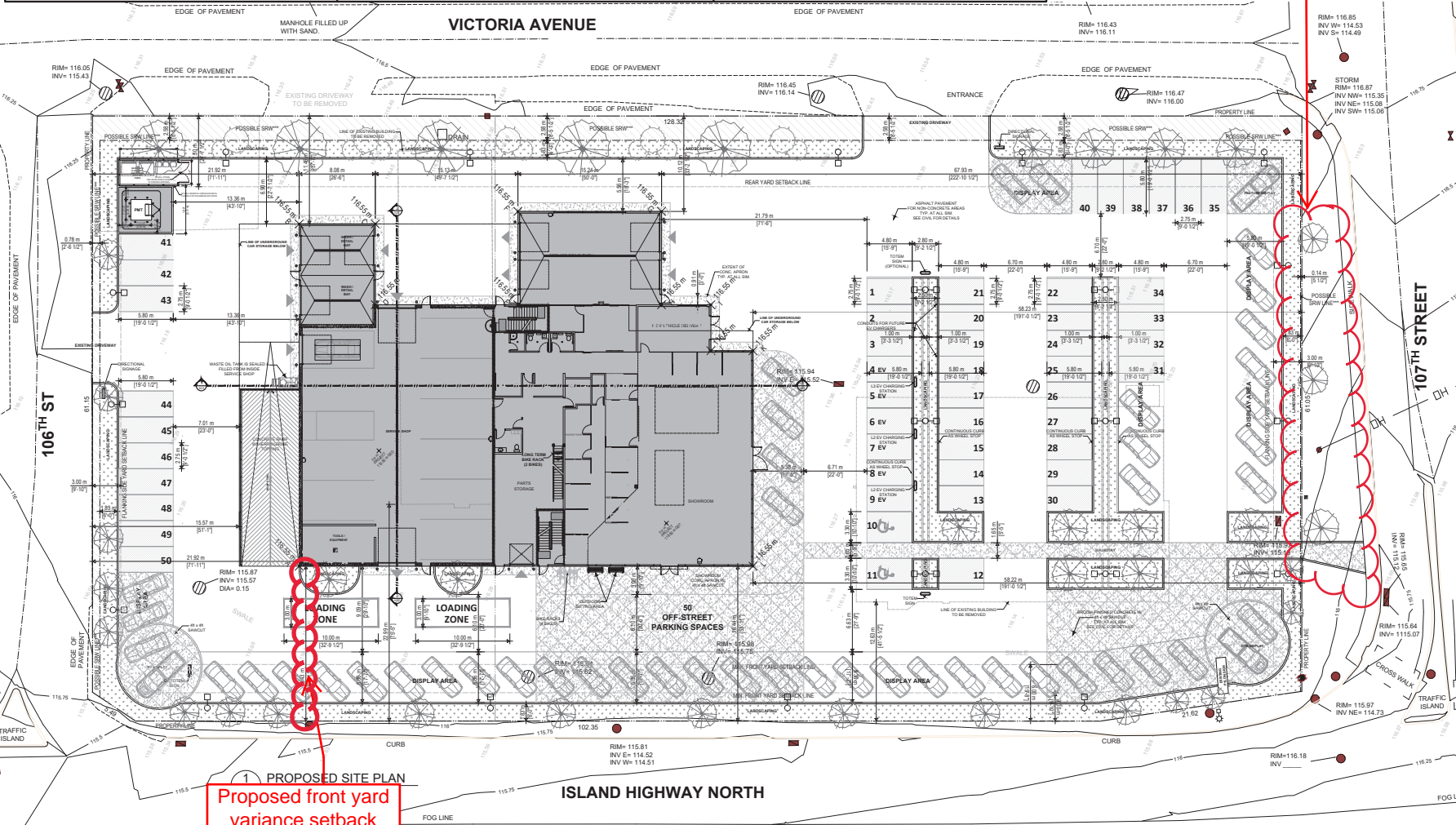
AVERAGE FINISHED GRADE: 116.55 m (116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55) / 12

PARKING LEGEND

- CUSTOMER PARKING
- STREET LIGHT FOR SITE LIGHTING

*** POSSIBLE SRW TO BE CONFIRMED THROUGH DETAILED DESIGN REVIEW AT THE SP STAGE AND DESIGN STAGE ACCEPTANCE (DSA)

Future improvements within City street to be reviewed at the detailed design stage



1 PROPOSED SITE PLAN
Proposed front yard variance setback

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1	REVIEW	02 JAN 20

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PROPOSED
NISSAN DEALERSHIP

3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC

SITE PLAN AND
PROJECT DATA

project no.: 19-635

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UNDERGROUND
FLOOR PLAN

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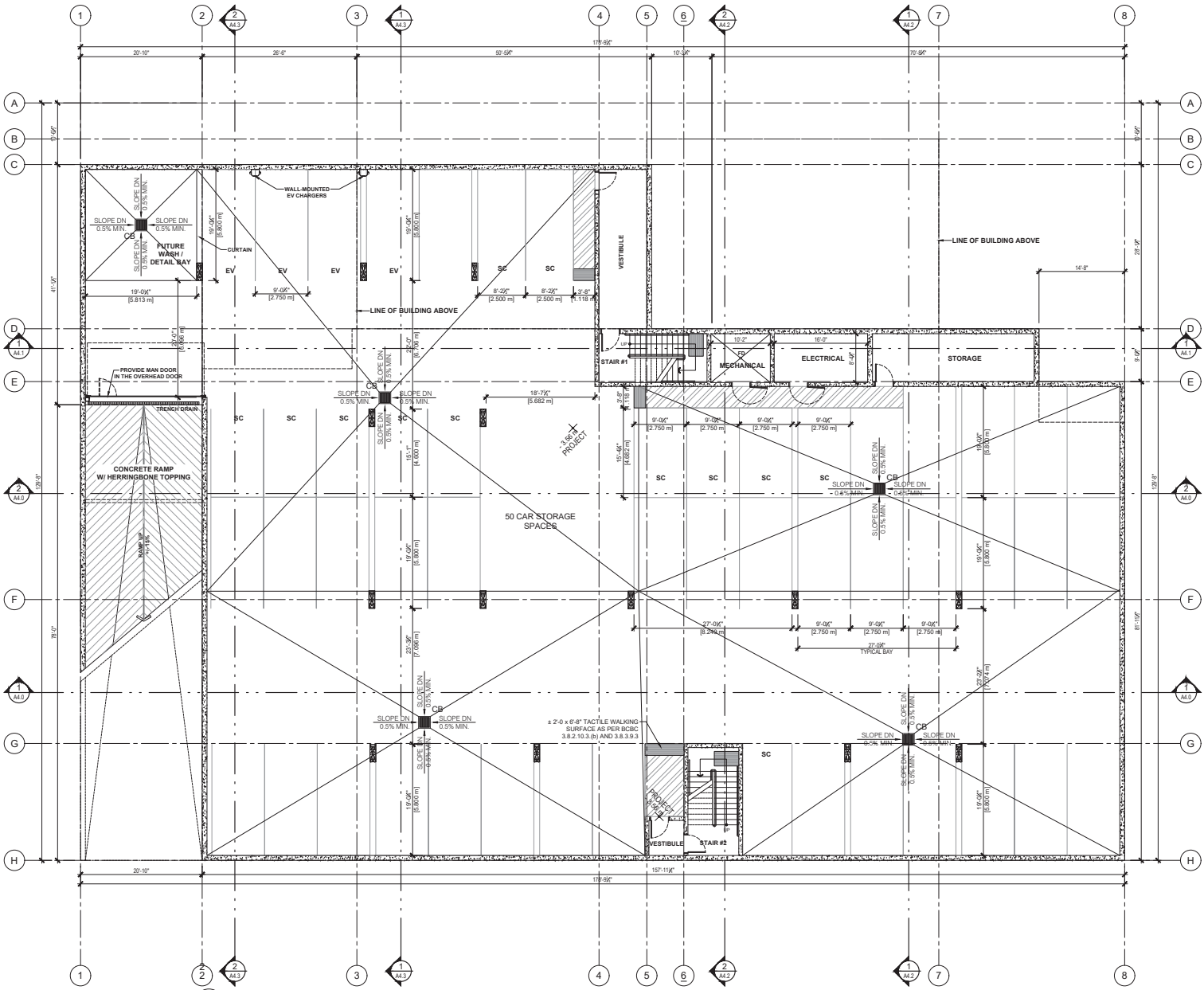
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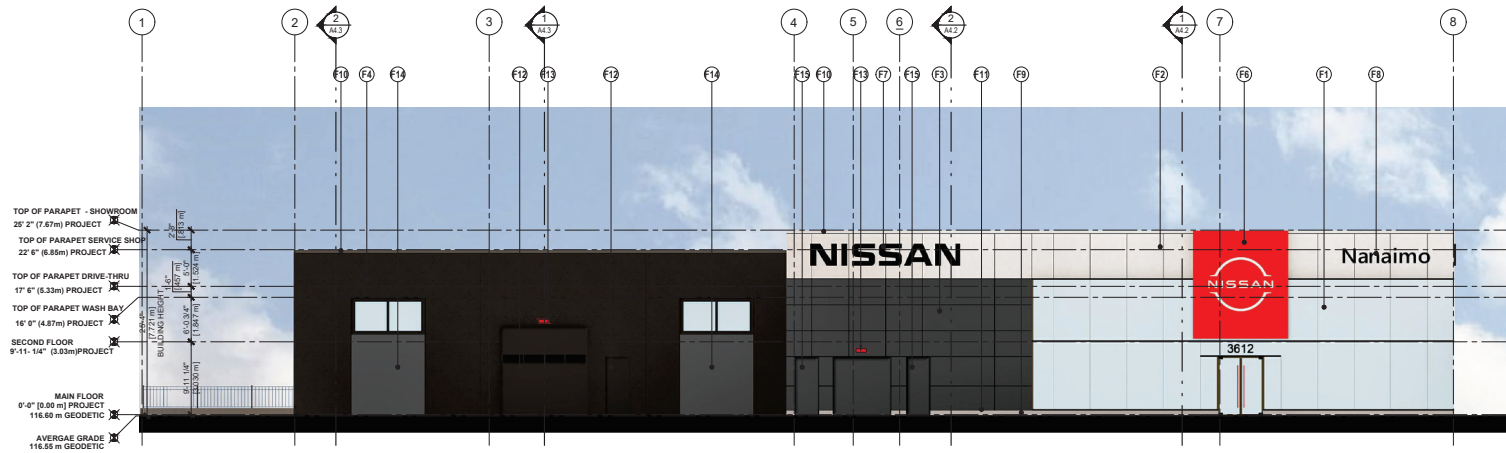
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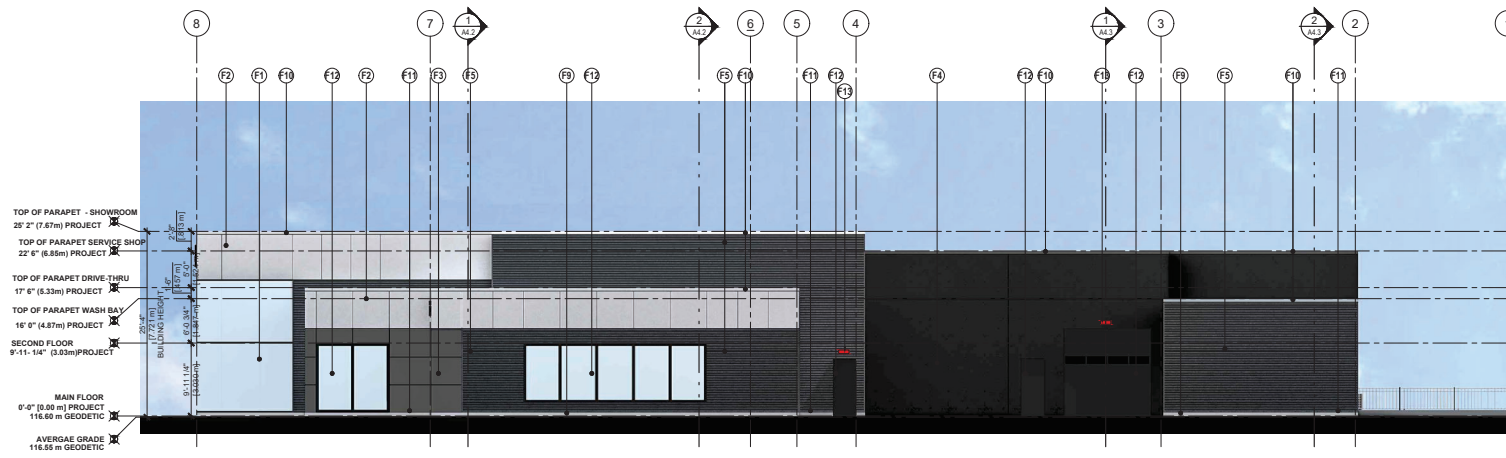


1
A2.0
UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ATTACHMENT D BUILDING ELEVATIONS & DETAILS



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES

- (F1) SHOWROOM CURTAIN WALL
CAPLESS VERTICALS WITH DARK GREY HORIZONTALS
GLASS SOLARBAN LOW E 764
FRAME CLEAR ANODIZED
- (F2) FASCIA ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTL.C. BOX SILVER METALLIC / SUNRISE SILVER II (PVDF-3/GLASS LEVEL-30) / STERLING SILVER
- (F3) ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLOX 11324 GRAY / NISSAN GREY / STORMY GREY
- (F4) TILT-UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F5) CORRUGATED METAL CLADDING TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F6) NISSAN TABLET (ILLUMINATED)
- (F7) NISSAN WORDMARK (ILLUMINATED)
- (F8) DEALERSHIP NAME (ILLUMINATED)
- (F9) CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- (F10) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH ADJACENT CLADDING
- (F11) BASE WALL METAL FLASHING
COLOUR TO MATCH ADJACENT CLADDING
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOUR RAL 7024 GRAPHITE GREY
- (F13) BUILDING LIGHTING
- (F14) PAINTED TILT-UP CONCRETE TO MATCH ACM COLOR F3 NISSAN GREY
- (F15) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
TO MATCH ACM COLOR F3 NISSAN GREY

BUILDING LIGHTING TYPE

VWP LED
Voltaire Architectural Wall Pack

WVP-0101 New
Wght: 15 lbs

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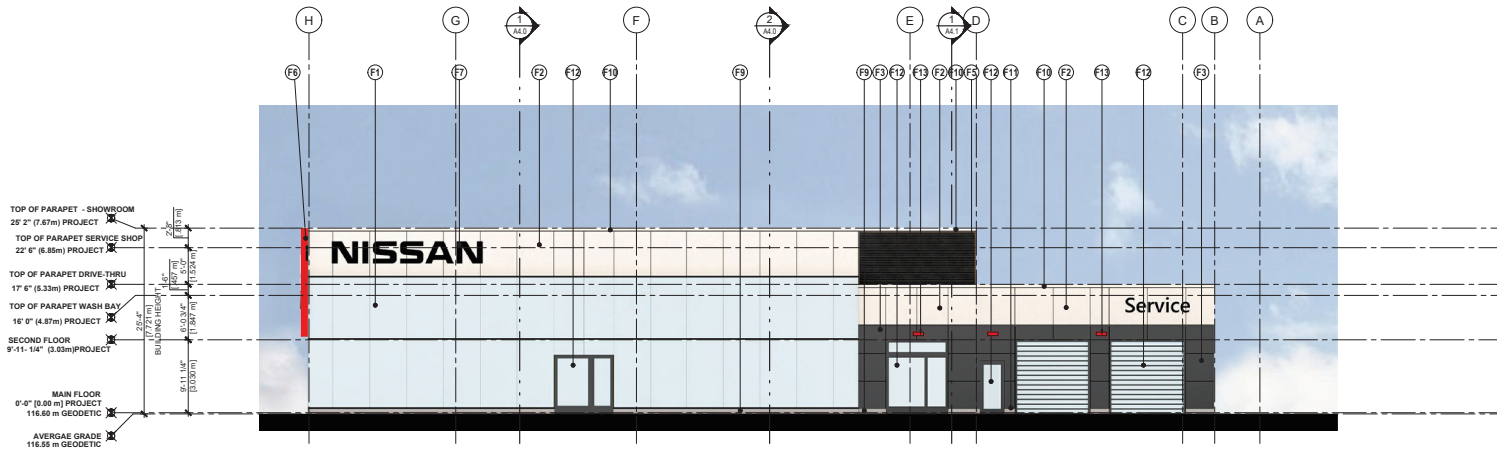


project title:
**PROPOSED
NISSAN DEALERSHIP**
3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC
**PROPOSED
ELEVATIONS**

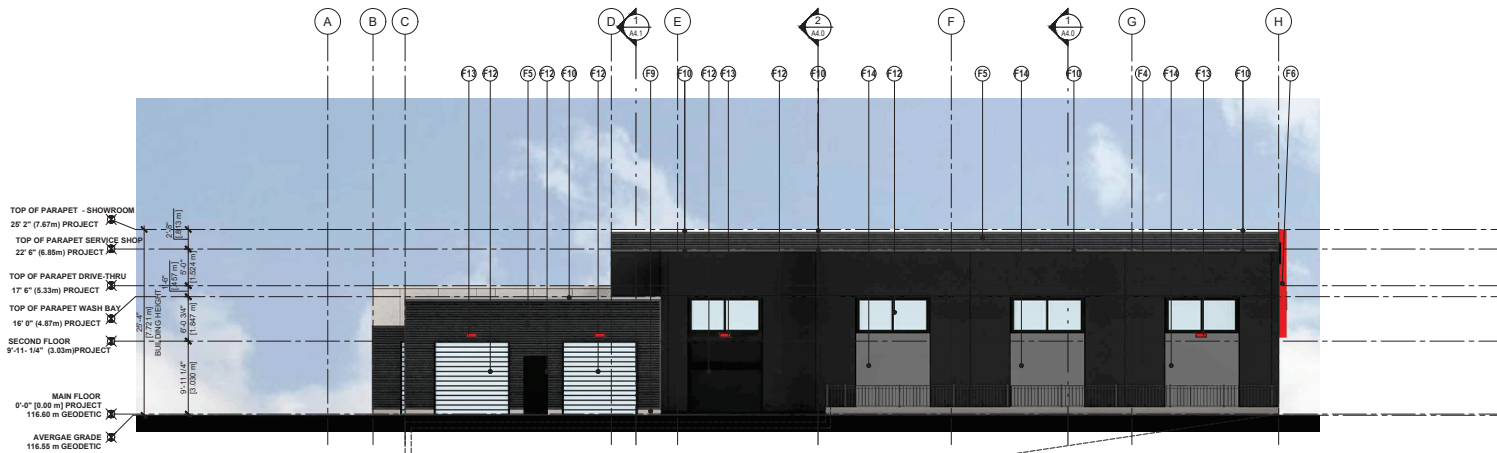
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1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

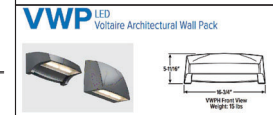


2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES

- SHOWROOM CURTAIN WALL
CAPLESS VERTICALS WITH DARK GREY HORIZONTALS
GLASS: SOLARBAN LOW E 70L
FRAME: CLEAR ANODIZED
- F1 FASCIA ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTL.C SILVER METALLIC / SUNRISE SILVER II (PVDF-3IGLASS LEVEL-30) / STERLING SILVER
- F2 ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLON 1124 GRAY / NISSAN GREY / STORMY GREY
- F3 ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLON 1124 GRAY / NISSAN GREY / STORMY GREY
- F4 TILT-UP CONCRETE PANEL PAINTED TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- F5 CORRUGATED METAL CLADDING TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
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- F7 NISSAN WORDMARK (ILLUMINATED)
- F8 DEALERSHIP NAME (ILLUMINATED)
- F9 CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- F10 PRE-FINISHED METAL CAP FLASHING
COLOR TO MATCH ADJACENT CLADDING
- F11 BASE WALL METAL FLASHING
COLOR TO MATCH ADJACENT CLADDING
- F12 EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOR RAL 7024 GRAPHITE GREY
- F13 BUILDING LIGHTING
- F14 PAINTED TILT-UP CONCRETE TO MATCH ACM COLOR F3 NISSAN GREY
- F15 EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
TO MATCH ACM COLOR F3 NISSAN GREY

BUILDING LIGHTING TYPE



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PROPOSED ELEVATIONS

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ATTACHMENT E BUILDING RENDERINGS



ISLAND HWY NORTH



ISLAND HWY NORTH



VICTORIA AVENUE

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3512 & 3590 ISLAND HIGHWAY N
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3512 & 3590 ISLAND HIGHWAY N
NANAIMO, BC

**PROPOSED
RENDERS**

project no.: 19-635

date: 20 OCT 2023 scale: AS NOTED

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project title:
**PROPOSED
NISSAN DEALERSHIP**

3512 & 3590 ISLAND HIGHWAY N
VANCOUVER, BC

PROPOSED
RENDERS

project no.: 19-635

date: 20 OCT 2023 scale: AS NOTED

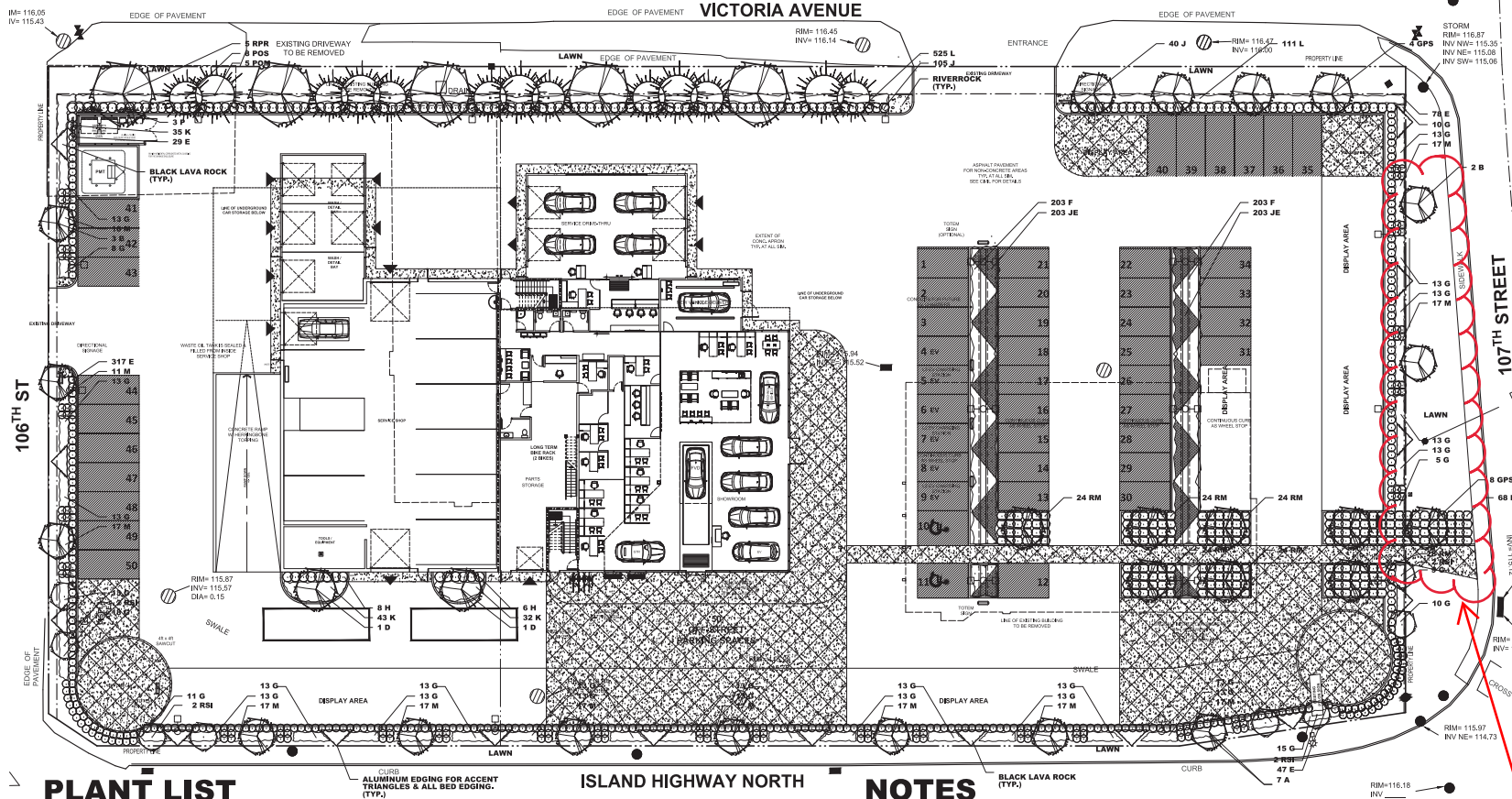
checked by: LOWE drawn by: NA

sheet no.:

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RECEIVED
DP1300
2023-OCT-24
Current Planning

ATTACHMENT F LANDSCAPE PLAN & DETAILS



PLANT LIST

KEY	QTY	NOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER RUBRUM 'ARMSTRONGII'	ARMSTRONG MAPLE	7.0 CM CAL./ 4.5 - 5.5 M HT.	B & B	FULL, 1.5 M HT. STANDARD
B	5	ACER RUBRUM 'ARMSTRONGII GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.5 M HT. STANDARD
GP3	12	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.5 M HT. STANDARD
RFR	3	ROBINIA RHAMNOSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.5 M HT. STANDARD
D	2	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTISTEM, FULL, MIN. 3 STEMS
POM	4	PICEA OMOHOKA	SIBERIAN SPRUCE	2.75 M HT.	B & B	FULL
POS	8	PICEA OMOHOKA	SIBERIAN SPRUCE	1.75 M HT.	B & B	FULL
E	461	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.		21 CM POT FULL/ MATCHING
F	408	CAREX OBNOBATA	SLOUGH GRASS	40 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
JE	406	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.		15 CM POT FULL, PLANT 45 CM O.C.
G	368	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
N	14	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	60 CM HT.		27 CM POT FULL
J	145	MAHONIA AQUIFOLIUM	OREGON GRAPE	60 CM HT.		27 CM POT FULL
RSI	8	RIBES SANGUINEUM 'ICICLES'	WHITE ICICLES FLOWERING CURRANT	1.5-1.2 M. HT.	B&B	FULL
RM	216	ROSA MEDLAND 'WHITE'	MEDLAND WHITE ROSE	45 CM SPR.		21 CM POT FULL
K	110	ARCTOSTAPHYLLUS UVA URSI	KINNIKINNICK	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
L	625	GAULTHERIA PROCUMBENS	WINTER GREEN	30 CM SPR.		15 CM POT FULL, PLANT 40 CM O.C.
M	197	EUPHORBIA MYRSINITES	MYRTLE SPURGE	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
P	3	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANS IVY	1.0 M HT.		21 CM POT FULL, STAKED, MIN. 3 LEADERS

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BC/LNA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- REFER TO ARCHITECTURAL/ELECTRICAL FOR SITE LIGHTING.

Future improvements within City street to be reviewed at the detailed design stage

ISSUED FOR BUILDING PERMIT APRIL 27, 2023
ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

- JUL 06 23 J.P. PARKING
- SEPT 14 23 J.P. DESIGN PANEL COMMENTS
- SEPT 25 23 J.P. INVASIVE NATIVE
- OCT 26 23 J.P. CONIFERS
- OCT 23 23 J.P. GRV
- OCT 24 23 J.P. MOTI ROW

Lombard North Group
LANDSCAPE ARCHITECTS
122
122
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NANAIMO NISSAN
NANAIMO, B.C.

REGISTERED MEMBER
JAMES PARTLOW
122
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LANDSCAPE PLAN | PI



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER RUBRUM 'ARMSTRONGII'	ARMSTRONG MAPLE	7.0 CM CAL / 4.5 - 5.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
B	5	ACER RUBRUM 'ARMSTRONGII GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
GPS	12	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO	5.0 CM CAL / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
RPR	5	ROBINIA IDAHOENSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
D	2	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
POH	5	PICEA OMORINA	SIBERIAN SPRUCE	2.75 M HT.	B & B	FULL
POS	8	PICEA OMORINA	SIBERIAN SPRUCE	1.75 M HT.	B & B	FULL
E	441	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.	21 CM POT	FULL MATCHING
F	406	CAREX OENUPTA	SLOUGH GRASS	40 CM SPR.	21 CM POT	FULL, PLANT 40 CM O.C.
JF	406	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.	15 CM POT	FULL, PLANT 45 CM O.C.
G	368	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.	21 CM POT	FULL, PLANT 50 CM O.C.
H	14	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	60 CM HT.	27 CM POT	FULL
J	145	MAHONIA AQUIFOLIUM	OREGON GRAPE	60 CM HT.	27 CM POT	FULL
RSI	8	RIBES SANGUINEUM 'ICKLES'	WHITE TICKLES FLOWERING CURRANT	1.0-1.2 M HT.	B&B	FULL
RM	216	ROSA MELAND 'WHITE'	MELAND WHITE ROSE	45 CM SPR.	21 CM POT	FULL
K	110	ARCTOSTAPHYLLUS UVA URSI	NIMNINKINCK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
L	632	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.	15 CM POT	FULL, PLANT 30 CM O.C.
M	197	EUPHORBIA MYRSINITES	MYRTLE SPURGE	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
P	3	PARTHENOCISSUS QUINQUEFOLIA TENGELMANNI	TRINGELMANS IVY	1.0 M HT.	21 CM POT	FULL, STAKED, MIN. 3 LEADERS

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCMA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

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- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- REFER TO ARCHITECTURAL FOR HARD LANDSCAPE
- REFER TO ARCHITECTURAL ELECTRICAL FOR SITE LIGHTING.

ISSUED FOR BUILDING PERMIT APRIL 27, 2023
 ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

NO.	DATE	BY	DESCRIPTION
1	JUL-06-23	J.P.	PARKING
2	SEPT-14-23	J.P.	DESIGN PANEL COMMENTS
3	SEPT-29-23	J.P.	INVASIVE/NATIVE
4	OCT-20-23	J.P.	CONFINERS
5	OCT-23-23	J.P.	SHW
6	DEC-14-23	J.P.	FINAL ROW

S.P.
 FEBRUARY 23, 2023
 NN4-1R5-4

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 Nanaimo, BC V9T 1A1
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 FAX: 250-754-1112
 WWW: islandnorthgroup.com

NANAIMO NISSAN
 NANAIMO, B.C.

REGISTERED PROFESSIONAL ENGINEER
 MEMBER
 JAMES PARTLOW
 122
 LANDSCAPE ARCHITECT

LANDSCAPE PLAN | P1