CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: DP001386

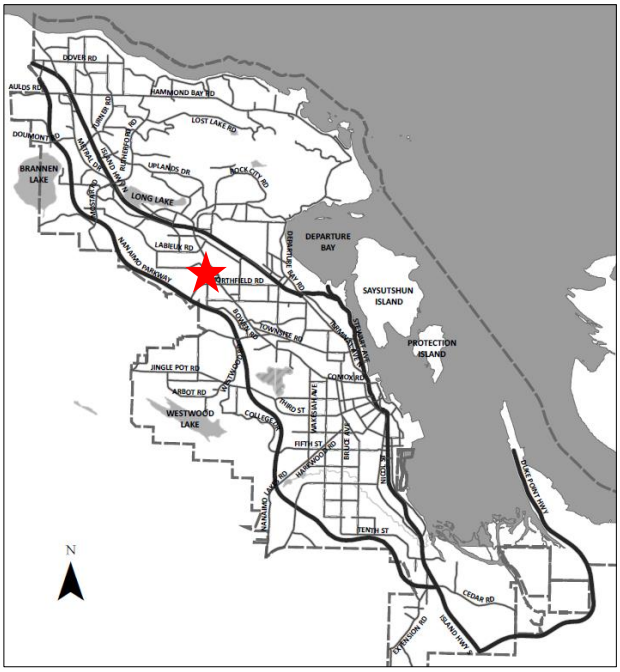
FOR: COUNCIL MEETING

MEETING DATE: September 21, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. DP1386 – 2240 NORTHFIELD ROAD**

DP



Proposal:
A 211-unit multi-family residential development

Zoning:
COR2 – Mixed Use Corridor

City Plan Land Use Designation:
Mixed-Use Corridor

Development Permit Areas:
DPA4 – Abandoned Mine Workings Hazards
DPA8 – Form and Character

Lot Area:
0.969 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a proposed multifamily residential development at 2240 Northfield Road.

Recommendation

That Council issue Development Permit No. DP1386 for a proposed multi-family residential development at 2240 Northfield Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2026-SEP-21.

BACKGROUND

A development permit application, DP1386, was received from Matthew Davis, Path Developments Ltd., on behalf of Path Boxwood Holdings Corp., to permit a 211-unit multi-family residential (strata) development at 2240 Northfield Road. This application was originally on the agenda for Council's meeting of 2026-FEB-02 but was removed from the agenda at the applicant's request.

Subject Property and Site Context

The subject property is located at a prominent (northeast) corner of Boxwood Road and Northfield Road. The property is currently vacant and relatively flat with some localized depressions. The parcel boundaries were established through subdivision in June 2025 and the site was cleared of vegetation to facilitate development as part of the Midtown Gateway redevelopment plans. The property was previously a brownfield site, contaminated by past industrial activity. Through subdivision and the construction of the Boxwood connector road, the subject property now has a continuous pedestrian connection to Bowen Road, Beban Park, local-servicing commercial services, and a frequent transit route along Bowen Road, all within 200m of the site.

The surrounding neighbourhood is characterized by residential development, commercial uses, a church and daycare, and light industrial businesses.

DISCUSSION

Proposed Development

The applicant proposes to construct a phased development including two six-storey multi-family apartment buildings (Building A - 96 units and Building B - 108 units), as well as seven, three-storey townhouses. A total of 211 units are proposed including a mix of unit types (studio, one-bedroom, two-bedroom, and three-bedroom) in the following composition:

Unit Type	Number of Units	Unit Size
Studio	2	$42m^2$
One-Bedroom	114	$47m^2 – 73.8m^2$
Two-Bedroom	88	$74.2m^2 – 91m^2$
Three-Bedroom (townhouses)	7	$151.4m^2$

A minimum of 10% of the units will also be designed as adaptable units in accordance with the covenant secured through rezoning (RA469).

The total gross floor area for the development is 15,261m^2 and the proposed Floor Area Ratio (FAR) is 1.57. The COR2 zone permits a base FAR of 1.25 with a maximum permitted FAR of 1.69 based on the proposed percentage of underground parking and Tier 1 amenities to be provided, in accordance with Schedule 'D' Amenity Requirements for Additional Density of the "City of Nanaimo Zoning Bylaw 2011 No. 4500", including amenities such as:

- The development is located on a brownfield site;
- A minimum of 80% of the parking is provided underground; and,
- A parking space will be secured for a future carshare location.

Site Design

Vehicle access to the site is proposed from a new public road which will extend north-south through the property to connect Northfield Road and Boxwood Road. The two multi-family apartment buildings are oriented to maximize street presence, with direct pedestrian connections to the street and most of the parking provided below grade. A central drive aisle and surface parking area provides resident access to bike storage and waste management facilities. Publicly accessible plazas are provided on the northwest and southwest corners of Building A, in accordance with the covenant conditions as secured through rezoning. The townhouse building is oriented to face the new road in the northeast corner of the property. A network of sidewalks connect all three buildings onsite and to the adjacent street frontages.

The "Off-Street Parking Regulations Bylaw 2018 No. 7266" applies to this development and requires 262 parking spaces, including six accessible spaces and ten visitor spaces. Additionally, 106 long-term and 21 short-term bicycle spaces are required. The required long-term bicycle storage is provided within the under-building parking area and the short-term bicycle parking is located adjacent to the apartment building entrances. Each townhouse unit (3-bedrooms) will have two dedicated parking spaces located within individual garages and driveways. A parking variance to the total number of parking spaces is proposed as outlined in the Proposed Variances section of this report.

The proposed parking plan also includes tandem parking for nine two-bedroom units of the total 211 units. The applicant has confirmed that each pair of tandem spaces will be tied to a single strata unit and this requirement will be secured as a condition of the development permit.

Building Design

The architectural design of the proposed buildings is modern and minimalist with flat rooflines. The apartment forms have articulated facades with private balconies and strategically stepped massing to reduce visual bulk and enhance the streetscape. The townhouses provide a ground-oriented form, lower in height, with individualized entrances to add visual interest. Exterior finishes include a mix of contrasting light and dark metal siding and panels with reveals, as well as wood-like siding accents to add warmth and texture and to complement the character of the surrounding context.

Landscape Design

The proposed landscaping includes generous landscaping around the perimeter of the site and a number of trees that will provide shade at maturity. The surface parking areas are screened from street view and broken up with landscape islands to direct vehicle movements. Two large public plazas are proposed on the northwest and southwest corners of the site, complete with trees, outdoor seating, and broom finished concrete with a score pattern. Public art, to be selected, is proposed between Buildings A and B. A combination of trees, shrubs, and lawn are proposed throughout the site to provide privacy between units and areas for recreation. Ground-oriented units have an outdoor patio with privacy screening and landscaping. Dark-sky compliant bollard and pole lighting are proposed throughout the site and parking areas.

The proposed development meets the City's Form and Character Design Guidelines with complementary building forms and materials that enhance the streetscape; integration of landscaping, public plazas, and art to encourage social interaction and provide outdoor amenities; and a mix of unit types to accommodate a broad demographic.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-JUN-26, accepted DP1386 as presented with support for the proposed variances and provided the following recommendations:

- Consider adding more three-bedroom units in Buildings A and B;
- Consider utilizing materials with tones that align with adjacent buildings within the neighbourhood;
- Consider enhancing the residential character of the townhouse units by incorporating design elements such as stepped parapets;
- Consider more programming in the plaza area, such as community gardens, varied ground plane treatment, or jointing patterns;
- Consider additional sheltered bicycle parking with two-point frame contact;
- Consider adding a commercial space;
- Consider increasing the overall tree coverage;
- Consider revising the surface parking layout to prioritize landscaping and reduce drive aisles;
- Consider relocating the loading bay;
- Consider connecting the buildings and adjacent programming with pedestrian pathways;
- Consider highlighting the building entrances;
- Consider moving the public art in the southwest area closer to the street corner; and,
- Consider adding a rooftop amenity space for the townhouse units.

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

- Revised the exterior colours and finishes to better complement the neighbourhood character;
- Incorporated stepped parapets into the townhouses and enhanced the ground level entrances;
- Revised the plazas to include three colours of concrete paving arranged in a geometric pattern, integrated with at-grade and raised planters and tables;

- Revised bike parking to provide a centralized, enclosed shelter at-grade, with additional spaces in the parkade, with two-point contact;
- The applicant advised that a commercial space is not proposed within this development;
- Additional tree coverage is not feasible due to structural constraints and limited soil volumes above the underground parkade;
- Revised the parking area to reduce drive aisles and increase planting and pedestrian pathways;
- Designed the loading bay to complement and function as an extension to the public plaza;
- Revised apartment building entrances with double-height overhangs for weather protection and visual interest;
- Relocated the public area closer to the southwest street corner; and,
- Considered more three-bedroom units but maintained the unit mix based on market analysis.

Proposed Variances

Minimum Required Off-Street Parking

The technical review for this application was completed under the previous Parking Bylaw ("Off-Street Parking Regulations Bylaw 2018 No. 7266") which requires a minimum of 262 parking spaces. The applicant has opted to proceed under the previous bylaw requirements with a variance based on the proposed plans and transportation demand management (TDM) measures.

The applicant is proposing 228 parking spaces, a requested variance of 34 parking spaces. 172 of the 228 spaces are provided underground, with the remaining provided either under-building, within private garages, or at-grade screened by landscaping and building. All accessible spaces and long-term and short-term bike parking requirements are met.

The scale of the proposed parking variance (13% reduction) does not trigger the requirement for a parking study. The applicant has provided the following rationale in support of the variance:

- Demographics - The unit composition primarily consists of one and two-bedroom units targeting first-time homebuyers, as well as downsizers and retirees. Both groups demonstrate less vehicle ownership than family households. The proposed ratio of 1.08 parking spaces per unit aligns with observed parking demand in similar developments within Nanaimo's urban areas.

- Site-specific Constraints - The site presents substantial challenges due to historic coal mining activity. Geotechnical and environmental assessments identified a limited footprint that can support underground parking structures without extraordinary engineering interventions and environmental remediation. Meeting the parking requirement would necessitate a second level of underground parking at prohibitive costs.

- Transit Access – The subject property is located within walking distance to transit routes including routes #25 and #40 along Bowen Road and route #30 (stop adjacent to the site), with connections to Downtown and Nanaimo Regional General Hospital (via Country Club exchange).

- Alignment with City Plan Mobility Goals and Objectives – City Plan objectives support sustainable transportation and reduced vehicle dependency. The development reinforces City policy given its:

- Proximity to cycling infrastructure and the Midtown Gateway improvements;
- Provision of secure bicycle parking for residents;
- Connectivity to the pedestrian network along Boxwood Road; and,
- Convenient walking distance to commercial services (grocery store, pharmacy, restaurants, etc.), public recreation facilities (Beban Park complex), and community services (church and elementary school).

Furthermore, the applicant has agreed to secure the following transportation demand management (TDM) measures as a condition of the development permit:

1. A statutory right-of-way for a (future) public carshare space onsite;
2. A bike repair station for residents in the underground parkade;
3. Commitment to provide a minimum of 36% of the long-term bike parking spaces as horizontal spaces that can be accessed by automatic doors for ease of use with larger commuter bikes.

In addition, the applicant has contacted a bike share provider to accommodate a public bike share within the public plaza space onsite. This facility is desired in this location and although not confirmed at the time of writing this report, the bikes can be added at any time within the public plazas.

Staff have reviewed and accepted the proposed parking variance and TDM measures, as the variance aligns with the City's intent to move in the direction of reduced parking rates as vehicle ownership declines. The effectiveness of the TDM measures may be somewhat limited at the outset until there is more uptake on active transportation. Staff note that under the new Parking Bylaw ("Off-Street Parking Regulations Bylaw 2026 No. 7453"), the same proposal would require substantially less parking with the provision of TDM measures. The applicant is proposing 228 spaces, recognizing the current market demand for parking as transit service and frequency continues to grow near the site. Given the property location within walking distance of commercial services, public amenities, and transit, Staff support the variance acknowledging the potential for limited parking spillover into the surrounding neighbourhood.

Minimum EV Parking Requirement

The applicant is requesting to reduce the minimum requirement for shared access to a Level 2 Electric Vehicle Charge Receptacle from 25% of all off-street vehicle parking spaces, within any common parking areas, to all visitor parking spaces (10 spaces).

All 228 vehicle stalls would have conduit to be EV ready in accordance with the Parking Bylaw, and as a condition of the development permit, access to Level 2 receptacles would be provided for the visitor parking spaces. The applicant has provided the following rationale in support of this variance:

- The proposal provides some charging receptacles now and future adaptability, supporting the intent of the Parking Bylaw to provide EV infrastructure;
- Requiring more chargers would impose greater costs on strata purchasers, regardless of whether they own an EV; and,
- Chargers within the visitor parking area will be accessible where there is the greatest demand.

Staff are supportive of this variance request given that the proposal includes 100% of the spaces to be EV ready (conduit) and that some charging facilities will be provided onsite.

Maximum Building Height

The maximum permitted building height in the COR2 zone is 18.0m. Proposed Buildings A and B are 18.29m and 18.18m in height, respectively. The applicant has requested a minor height variance of 0.3m to maintain standard ceiling heights (2.5m) on each floor, by allowing a maximum height of 18.3m. No variance is needed for the proposed townhouses which are 10.13m in height.

The development complies with all other zoning requirements including building setbacks and lot coverage. The applicant has provided a shadow study demonstrating that the additional height will not negatively impact adjacent properties. Staff support the proposed height variance.

COMMUNICATION AND COMMUNITY ENGAGEMENT

This application does not require any statutory notification or community engagement. Engagement was done in 2021 through the previous rezoning application (RA469), which established the current zoning of the property to facilitate development.

KEY MESSAGES

- Development Permit Application No. DP1386 is for a proposed 211-unit multi-family residential development at 2240 Northfield Road.
- Variances are requested to reduce the minimum parking and EV requirements and to increase the maximum building height.
- The proposed design meets the City's Form and Character Design Guidelines, and 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:	Context Photos
ATTACHMENT E:	Building Elevations and Details
ATTACHMENT F:	Building Renderings
ATTACHMENT G:	Shadow Study
ATTACHMENT H:	Landscape Plans and Details
ATTACHMENT I:	Schedule D – Amenity Requirements for Additional Density

Authored by:	**Concurrence by:**
Lainya Rowett Manager, Current Planning	Jeremy Holm Director, Planning and Development

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 18.0m to 18.3m for Building A and Building B as shown on Attachment E.

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 262 spaces to 228 spaces.

2. *Section 7.7 i) Electric Vehicle Parking* – to reduce the minimum requirement for shared access to a Level 2 Electric Vehicle Charge Receptacle (or more efficient charger) from 25% of all off-street vehicle parking spaces within any common parking areas to all visitor parking spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans prepared by IWA Architects, received 2026-JAN-13, as shown on Attachment C.

2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by IWA Architects, received 2025-DEC-18, as shown on Attachment E.

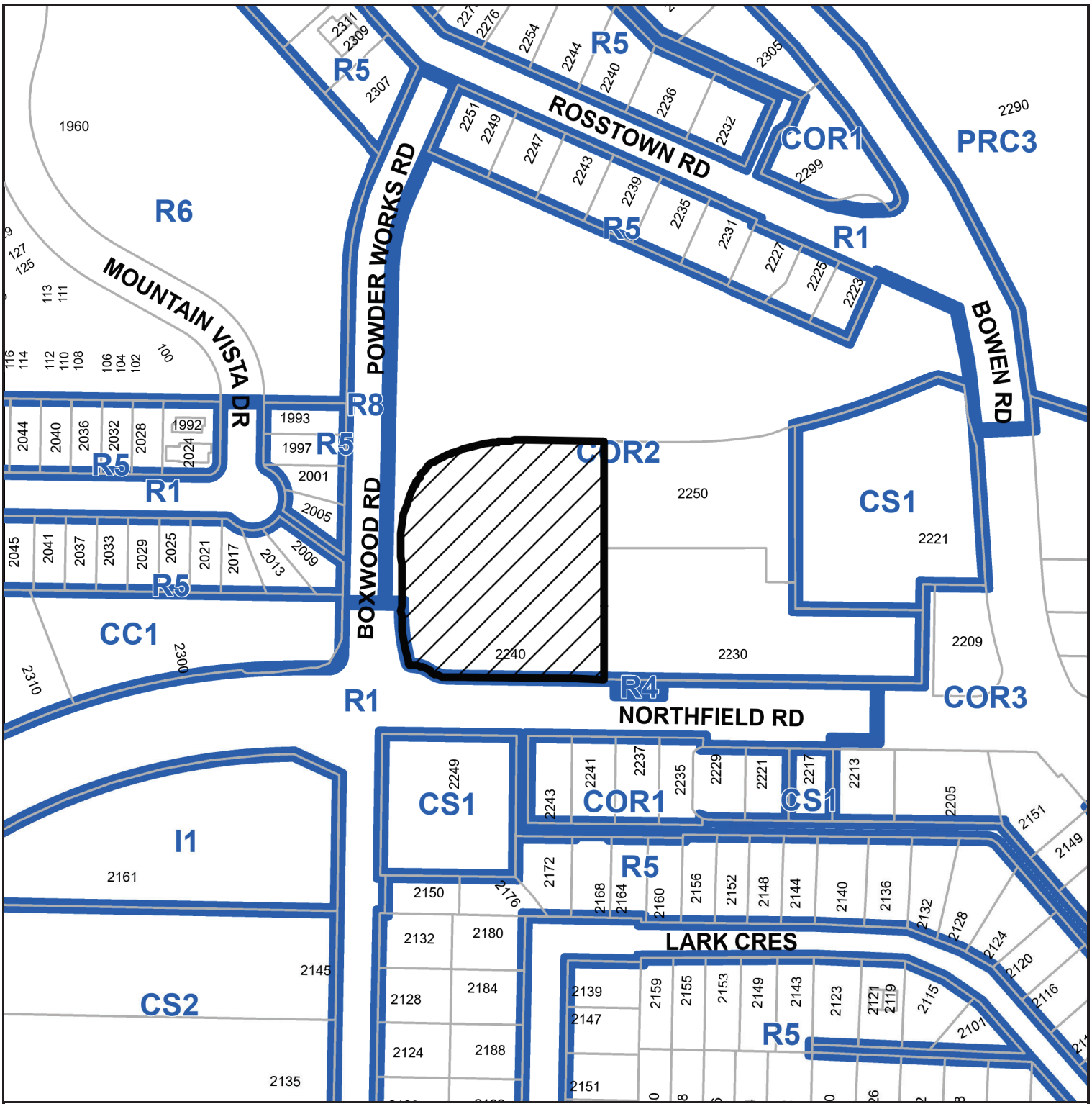
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Macdonald Gray, dated 2025-NOV-17, as shown on Attachment H.

4. Provision of the following Transportation Demand Management (TDM) measures, prior to Building Permit occupancy:

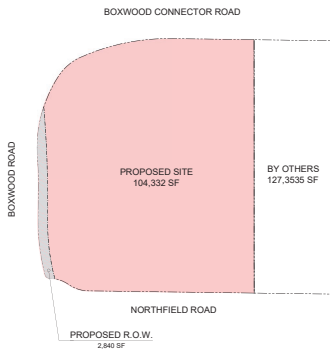
    a) A statutory right-of-way for a public carshare space onsite;
    b) Installation of a bike repair station for residents onsite;
    c) Ensure that a minimum of 36% of the long-term bike parking spaces accommodate horizontal bike parking and can be accessed via automatic doors.

5. Each pair of tandem parking spaces must be tied to one dwelling unit.

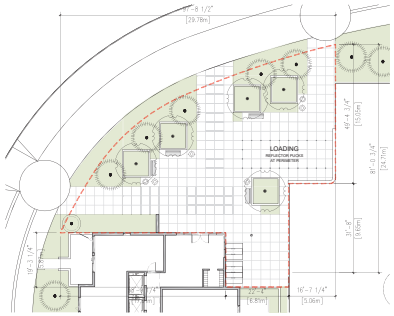
ATTACHMENT B
SUBJECT PROPERTY MAP



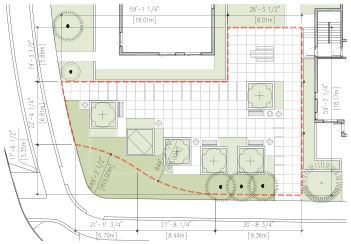
ATTACHMENT C
SITE AND PARKING PLANS



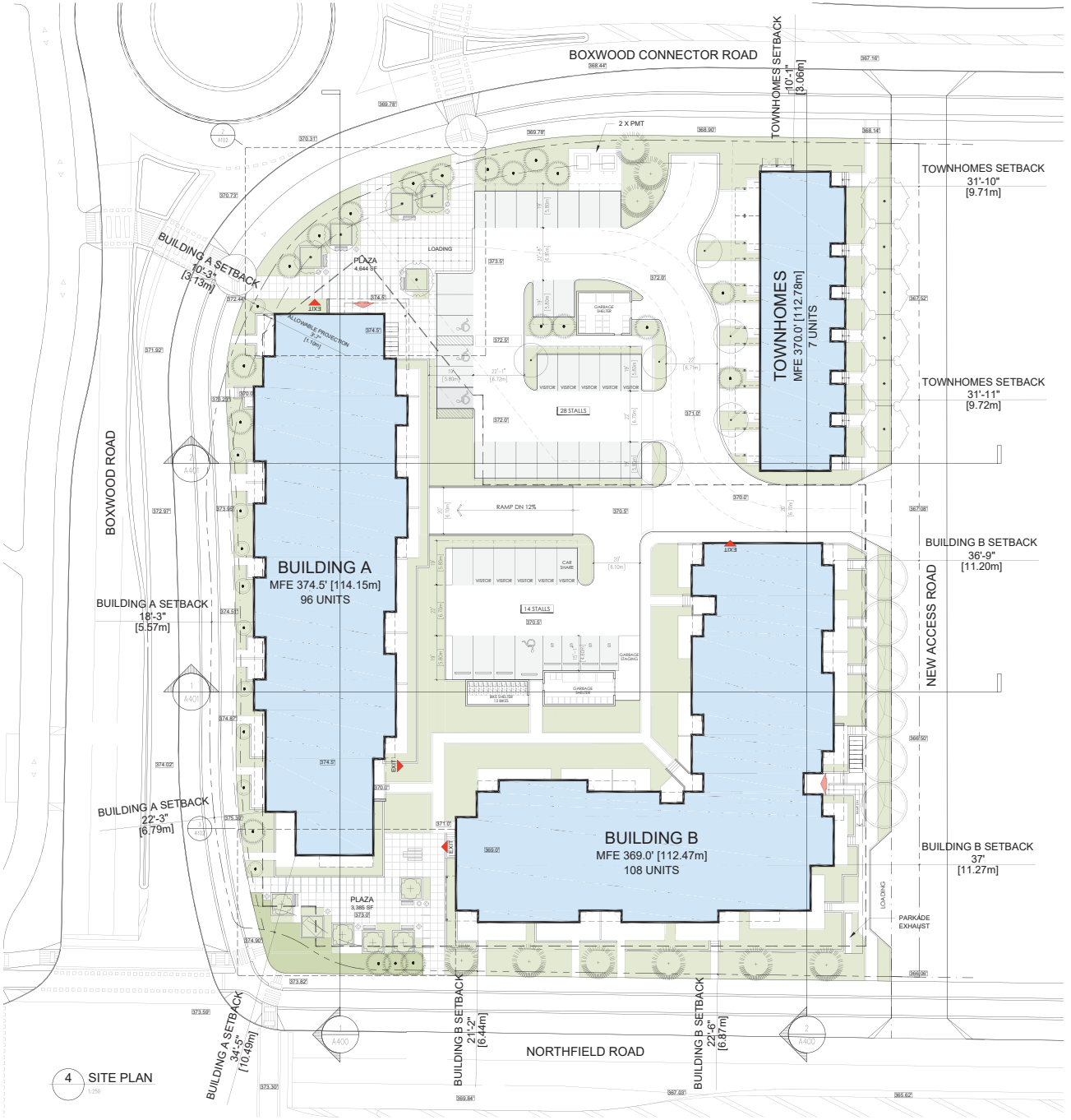
1 CONSOLIDATION & R.O.W. PLAN
1:1000



2 PLAZA (NORTH SIDE)
1:250



3 PLAZA (SOUTH SIDE)
1:250



4 SITE PLAN
1:250

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1	ISSUED FOR DP	2025/04/16

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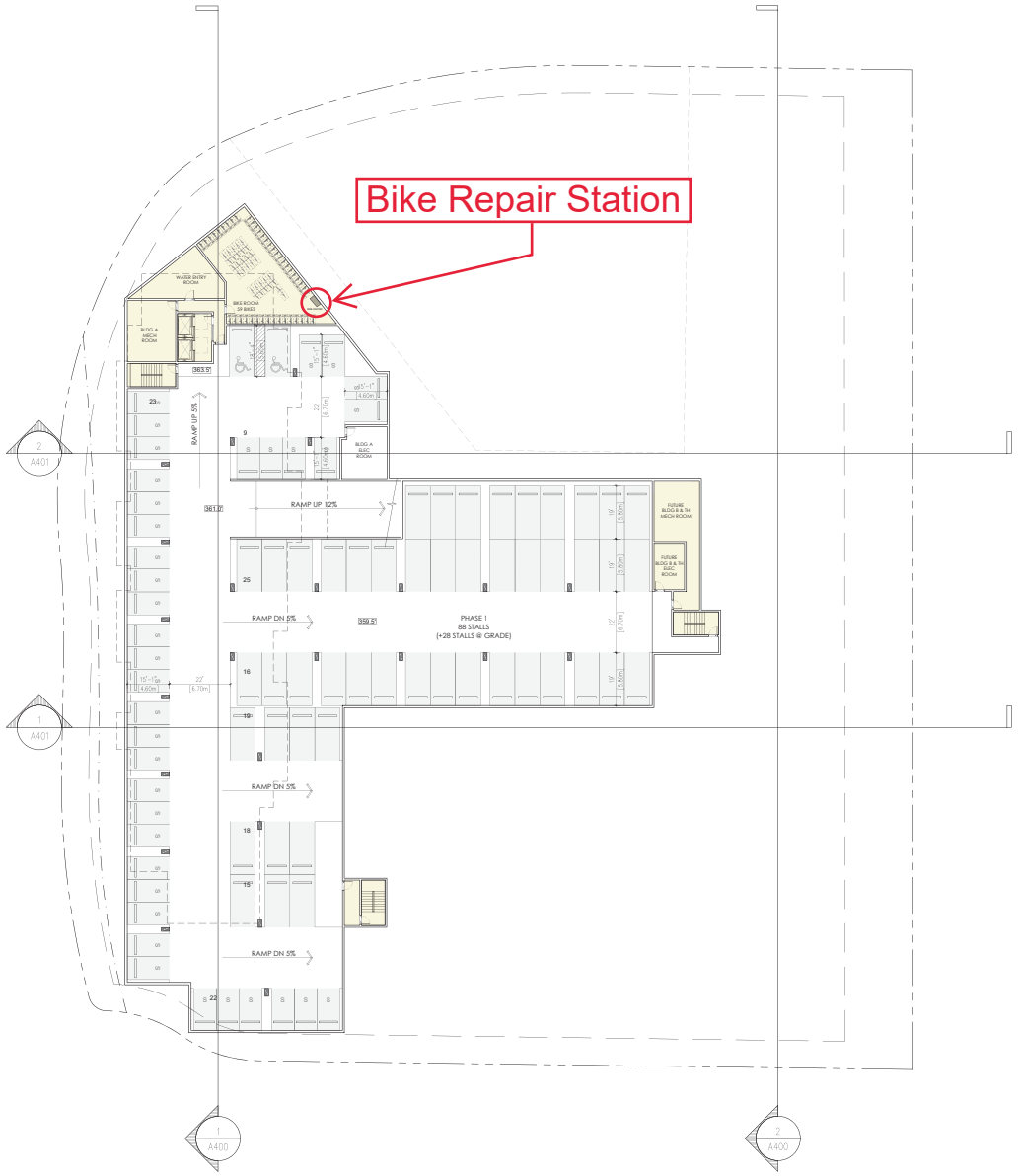
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PROJECT NAME:
MIDTOWN GATEWAY RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
CONSOLIDATION & R.O.W PLAN, AND SITE PLAN

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: A102



1 PHASE 1 UNDERGROUND PARKADE FLOOR PLAN
1:250

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PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
PHASE 1 UNDERGROUND PARKADE FLOOR PLAN

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A200**

ATTACHMENT D
CONTEXT PHOTOS



1 CONTEXT VIEW 1



2 CONTEXT VIEW 2



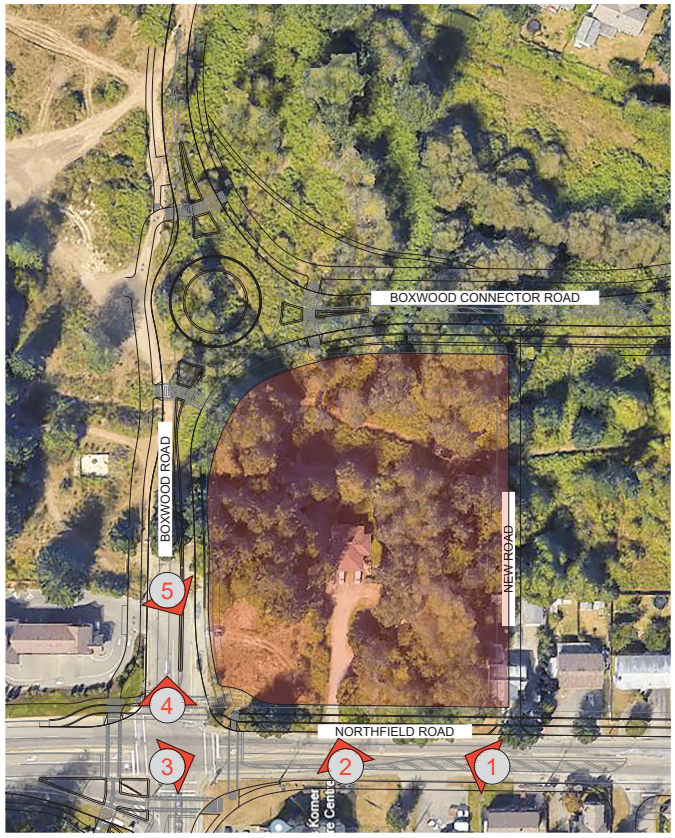
3 CONTEXT VIEW 3



4 CONTEXT VIEW 4



5 CONTEXT VIEW 5



6 CONTEXT KEY PLAN
N.T.S.

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DRAWING TITLE:
CONTEXT PHOTOS

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A002**

ATTACHMENT E
BUILDING ELEVATIONS AND DETAILS



1 BUILDING A - WEST ELEVATION



2 BUILDING A - NORTH ELEVATION

1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
3A	SIDING PANEL	OFF-WHITE
3B	SIDING PANEL	BEIGE
3C	SIDING PANEL	WARM GREY
4	ALUMINUM GUARDRAIL	CLEAR GLASS
5	ALUMINUM PICKET GUARDRAIL	BLACK
6	WINDOWS & DOORS	WHITE
7	FASCIA, TRIM, & SOFFITS	WHITE
8	FASCIA & TRIM	BLACK

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PROJECT NAME:
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PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
BUILDING A ELEVATIONS

PROJECT NO: 23072 | DRAWN BY: AP
SCALE: AS NOTED | REVIEW BY: AS
DWG NO: **A300**



1 BUILDING A - EAST ELEVATION
1:100



2 BUILDING A - SOUTH ELEVATION
1:100

1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
3A	SIDING PANEL	OFF-WHITE
3B	SIDING PANEL	BEIGE
3C	SIDING PANEL	WARM GREY
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MIDTOWN GATEWAY RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
BUILDING A ELEVATIONS

PROJECT NO: 23072 | DRAWN BY: AP
SCALE: AS NOTED | REVIEW BY: AS
DWG NO: **A301**



1 BUILDING B - SOUTH ELEVATION



2 BUILDING B - EAST ELEVATION

1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
5A	SIDING PANEL	OFF-WHITE
5B	SIDING PANEL	BEIGE
5C	SIDING PANEL	WARM GREY
4	ALUMINUM GUARDRAIL	CLEAR GLASS
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2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
BUILDING B ELEVATIONS

PROJECT NO: 23072 | DRAWN BY: AP
SCALE: AS NOTED | REVIEW BY: AS
DWG NO: **A302**



1 BUILDING B - NORTH ELEVATION



2 BUILDING B - WEST ELEVATION

1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
4A	SIDING PANEL	OFF-WHITE
4B	SIDING PANEL	BEIGE
4C	SIDING PANEL	WARM GREY
4	ALUMINUM GUARDRAIL	CLEAR GLASS
5	ALUMINUM PICKET GUARDRAIL	BLACK
6	WINDOWS & DOORS	WHITE
7	FASCIA, TRIM, & SOFFITS	WHITE
8	FASCIA & TRIM	BLACK

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3	REISSUED FOR DP	2025/11/14
2	REISSUED FOR DP	2025/10/02
1	ISSUED FOR DP	2025/04/16

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
MIDTOWN GATEWAY RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

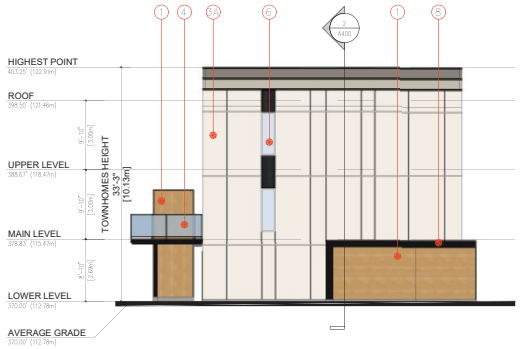
DRAWING TITLE:
BUILDING B ELEVATIONS

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A303**

1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
5A	SIDING PANEL	OFF-WHITE
5B	SIDING PANEL	BEIGE
5C	SIDING PANEL	WARM GREY
4	ALUMINUM GUARDRAIL	CLEAR GLASS
5	ALUMINUM PICKET GUARDRAIL	BLACK
6	WINDOWS & DOORS	WHITE
7	FASCIA, TRIM, & SOFFITS	WHITE
8	FASCIA & TRIM	BLACK



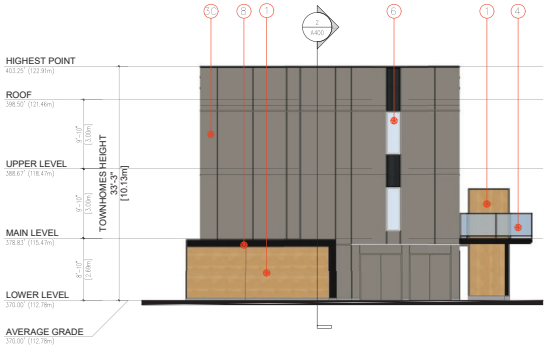
1 TOWNHOMES - EAST ELEVATION
1:100



2 TOWNHOMES - SOUTH ELEVATION
1:100



3 TOWNHOMES - WEST ELEVATION
1:100



4 TOWNHOMES - NORTH ELEVATION
1:100

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MIDTOWN GATEWAY RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
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DRAWING TITLE:
TOWNHOMES ELEVATIONS

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A304**

ATTACHMENT F
BUILDING RENDERINGS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

1 SITE NORTHEAST PERSPECTIVE
NTS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
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2 SITE NORTHWEST PERSPECTIVE
NTS

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PROJECT NAME:
MIDTOWN GATEWAY RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
2240 NORTHFIELD ROAD, NANAIMO, B.C.

DRAWING TITLE:
SITE PERSPECTIVES

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PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A500**



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1 SITE SOUTHEAST PERSPECTIVE
NTS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

2 SITE SOUTHWEST PERSPECTIVE
NTS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
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3 SITE EAST PERSPECTIVE - VIEW TO ENTRY ROAD
NTS

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PROJECT ADDRESS:
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DRAWING TITLE:
SITE PERSPECTIVES

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A501**



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1 BUILDING A ENTRANCE
NTS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

2 BUILDING B ENTRANCE
NTS



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

3 TOWNHOUSE ENTRANCES
NTS

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DRAWING TITLE:
SITE PERSPECTIVES

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A502**

ATTACHMENT G
SHADOW STUDY



SUMMER SOLSTICE 9AM



SUMMER SOLSTICE NOON



SUMMER SOLSTICE 3PM



EQUINOX 9AM



EQUINOX NOON



EQUINOX 3PM



WINTER SOLSTICE 9AM



WINTER SOLSTICE NOON



WINTER SOLSTICE 3PM

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PROJECT NAME:
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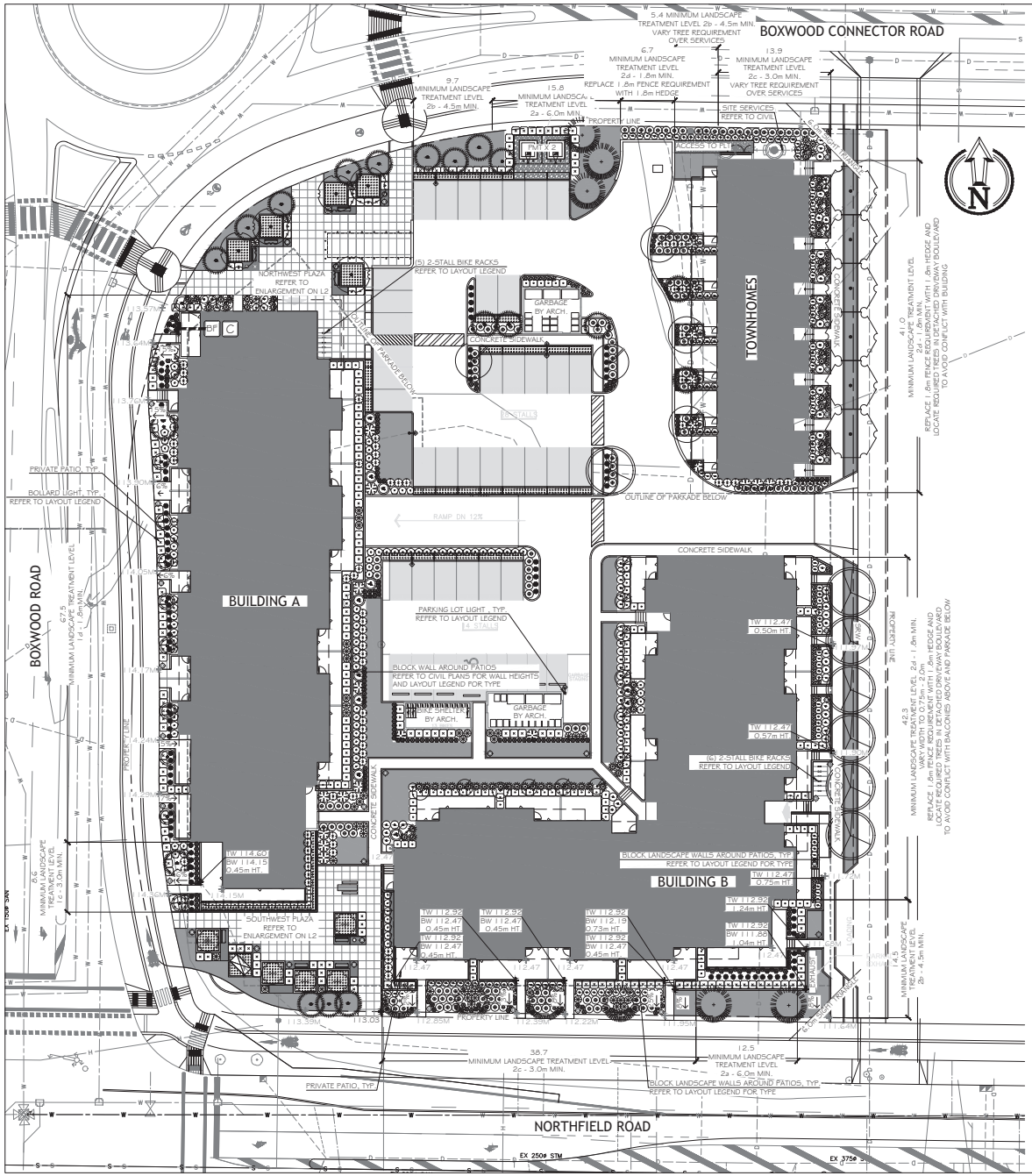
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DRAWING TITLE:
SHADOW STUDY

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A600**

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ATTACHMENT H
LANDSCAPE PLANS AND DETAILS



GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO PLANS PREPARED BY WA ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY APLIN MARTIN FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

1. TREE SUMMARY:

LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1c - 3.0m	9	1	2
	1d - 1.8m	68	11	11
SIDE YARD (NORTH):	2a - 6.0m	16	1	4
	2b - 4.5m	15	2	3
	2c - 3.0m	14	1	0
	2d - 1.8m	7	1	0
SIDE YARD (SOUTH)	2a - 6.0m	13	1	2
	2c - 3.0m	39	4	4
REAR YARD:	2b - 4.5m	15	2	0
	2d - 1.8m	83	14	12
	TOTAL		38	38

2. 55% (34 of 62) OF THE PROPOSED TREE SPECIES ARE EVERGREEN SPECIES.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE MANAGEMENT PLAN PREPARED BY OTHERS FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED FOR REMOVAL OF SIGNIFICANT TREES: 234
3. REPLACEMENT TREES PROVIDED: 62

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
℄	PROPERTY LINE
PA	PLANTING AREA
+ 113.03M	SPOT ELEVATION PER CIVIL
TW 112.89	TOP OF WALL ELEVATION
BW 112.47	BOTTOM OF WALL ELEVATION
0.42m HT.	WALL HEIGHT
6% →	SOFT LANDSCAPE SLOPE & DIRECTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BLOCK LANDSCAPE WALL MANUFACTURER: BELGARD (OR EQUAL) STYLE: AB CLASSIC COLOUR: GREY OR AS AVAILABLE LOCALLY
	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)
	BENCH STYLE: LARSON BENCH MODEL: LBNA 5 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: SAND
	2-STALL BIKE RACK STYLE: SURF BIKE RACK MODEL: SFBRP-3 COLOUR: VICTOR RIDGE II
	PICNIC TABLE STYLE: LARSON ACCESSIBLE PICNIC TABLE MODEL: LPTWC-8GG FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: SAND
	WASTE RECEPTACLE STYLE: PIPELINE WASTE RECEPTACLE MODEL: PLTR-27 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: BLACK
	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE BOLLARD MODEL: DB30 (OR EQUAL) COLOUR: BRONZE
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: URBAN FIMA PENDANT MODEL: CAFGC COLOUR: BRONZE

ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.

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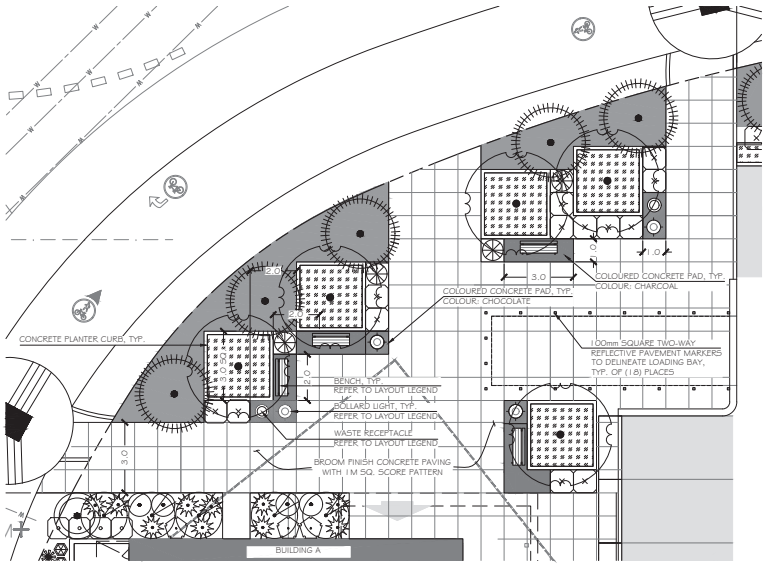
LANDSCAPE ARCHITECTURE PLAN

Date: November 17, 2025
Drawn: CM
Checked: CM
Scale: 1:250 metric
Project Number: 24-0364

DRAWING NUMBER: L1 of 2

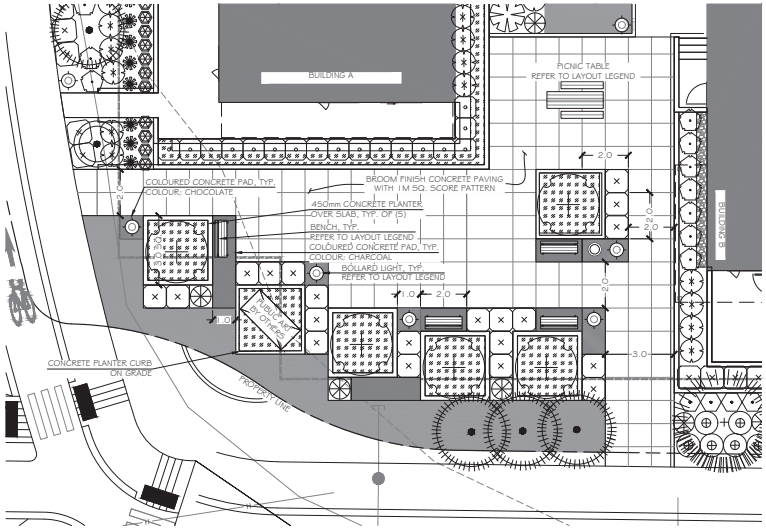
REVISION SCHEDULE

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3	11MAR2025	Issued for DP
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5	15APR2025	Issued for DP
6	16APR2025	Issued for DP
7	24SEP2025	Reissued for DP
8	17NOV2025	Reissued for DP



Northwest Plaza Englargement

1:100metric



Southwest Plaza Englargement

1:100metric

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	TBD	TBD	WI-FI AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
BF	PER MECHANICAL	PER MECHANICAL	50mm (2") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	50mm (2") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP (EXACT LOCATION TBD): MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
   LEVEL 2 'GROOMED' - 2P.
   GROWING MEDIUM DEPTHS: LAWN - 100mm
   SHRUBS - 450mm
   TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE BARK MULCH PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. 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 SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. 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.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE	#20 POT	SEE PLAN	5	DROUGHT TOLERANT
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE WHITE ASH	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	LIQUIDAMBAR 'SLENDER SILHOUETTE SLENDER SILHOUETTE SWEETGUM	6cm CAL.	6.0m O.C.	10	COLUMNAR
	MAGNOLIA GRANDIFLORA 'VICTORIA' VICTORIA SOUTHERN MAGNOLIA	#25 POT	SEE PLAN	5	EVERGREEN, NORTH PLAZA
	PICEA OMORIKA 'BRUNS' BRUNS SERBIAN SPRUCE	2.5m	6.0m O.C. SEE PLAN	20	CONIFER, DROUGHT TOLERANT
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE	2.5m	6.0m O.C. SEE PLAN	9	CONIFER, NATIVE CULTIVAR
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	6cm CAL.	6.0m O.C.	6	DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	27	NATIVE SPECIES
	ARBUTUS UNEDO STRAWBERRY TREE	#7 POT	SEE PLAN	5	EVERGREEN, SOUTH PLAZA
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	21	DROUGHT TOLERANT
	GAULTHERIA SHALLON SALAL	#2 POT	1.0m O.C.	71	NATIVE SPECIES
	ILEX CRENATA 'CONVEXA' JAPANESE HOLLY	#2 POT	1.0m O.C.	203	HEDGE
	LONICERA NITIDA 'MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	163	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	90	NATIVE SPECIES
	POLYSTICHUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	64	NATIVE SPECIES
	POTENTILLA FRUITICOSA 'MANGO TANGO' MANGO TANGO SHRUBBY CINQUFOIL	#1 POT	0.6m O.C.	209	NATIVE CULTIVAR
	RIBES SANGUINEUM RED FLOWERING CURRANT	#2 POT	1.5m O.C.	12	NATIVE SPECIES
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	70	NATIVE SPECIES
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#2 POT	0.9m O.C.	135	HEDGE
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	140	HEDGE
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	#1 POT	0.9m O.C.	180	NATIVE SPECIES
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#2 POT	0.9m O.C.	101	
	MAHONIA NERVOSA DULL OREGON GRAPE	#1 POT	0.6m O.C.	97	NATIVE SPECIES
	MISCANTHUS SINENSIS 'GRAZIELLA' GRAZIELLA MAIDEN GRASS	#1 POT	0.9m O.C.	51	
	LAWN CANADA NO. 1	SOD	SEE PLAN	650m2	

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ENLARGEMENTS, NOTES & PLANT LEGEND

Date: November 17, 2025
Drawn: CM
Checked: CM
Scale: AS NOTED
Project Number: 24-0364

DRAWING NUMBER: L2 of 2

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6	16APR2025	Issued for DP
7	24SEP2025	Reissued for DP
8	17NOV2025	Reissued for DP

ATTACHMENT I
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

2230 BOXWOOD - TIER 1 DENSITY BONUS
April 16, 2025

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY			
CATERGORY 1: SITE SELECTION (10 POINTS REQUIRED)		**POINTS**	**POINTS**
A	The proposed development is located on a brownfield site.	5	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	1
D	The proposed development is located within 400m of any of the following:	1 point each	
	- retail store;		1
	- daycare facility;		1
	- Nanaimo Regional District transit bus stop;		1
	- any PRC (Parks, Recreation and Culture) Zoned property; and / or		1
	- a CS-1 (Community Service One) zoned property.		1
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:	1 point each	
	- 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
	TOTAL	20	12

CATEGORY 3: PARKING AND SUSTAINABLE TRANSPORTATION (10 POINTS REQUIRED)		**POINTS**	**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	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	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 b) non-residential uses: 1 motorized or electric scooter or motorcycle space per 600m2 of Gross Floor Area for the first 5000m2 plus one space per 1500m2 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	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	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
	TOTAL	20	10

CATEGORY 5: ENERGY MANAGEMENT (11 POINTS REQUIRED)		**POINTS**	**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.*	10	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	1
	TOTAL	56	11

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

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DP1386
2025-APR-23
Current Planning