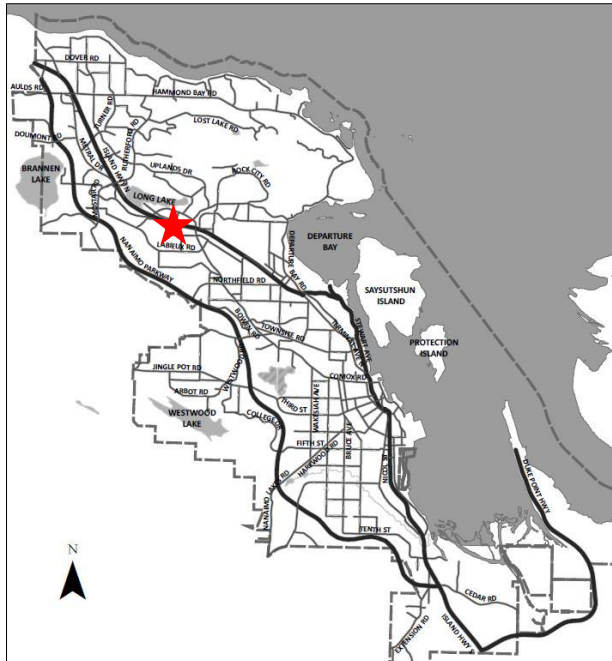


FOR: COUNCIL MEETING

MEETING DATE: July 27, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. DP1397 – 3679 SHENTON ROAD



Proposal:

A mixed-use commercial and residential development

Zoning:

COR1 – Residential Corridor

City Plan Land Use Designation:

Mixed Use Corridor

Development Permit Areas:

DPA4 – Abandoned Mine Workings Hazard
DPA8 – Form and Character

Lot Area:

4,840.17m²

DP



OVERVIEW**Purpose of Report**

To present for Council's consideration a development permit application for a mixed-use development at 3679 Shenton Road. |

Recommendation

That Council issue Development Permit No. DP1397 for a mixed-use development at 3679 Shenton Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2026-JUL-27. |

BACKGROUND

A development permit application, DP1397, was received from Low Hammond Rowe Architects on behalf of Windley Investments Ltd. to permit a mixed-use commercial and residential development at 3679 Shenton Road.

Subject Property and Site Context

The subject property is located on the north side of Diver Lake and is currently vacant with several mature trees. The site slopes down towards the lake, with a grade change of approximately 7m. A blanket statutory right-of-way for the future Diver Lake Loop Trail across the property (exact alignment to be determined) was secured through rezoning and will remain on title until such time that the trail is developed.

The surrounding neighbourhood includes a mix of uses, including commercial offices, auto-sales, industrial uses, parkland, and residential uses across the Island Highway to the north. The E&N Trail corridor and Island Railway corridor are located on the north side of Shenton Road. |

DISCUSSION**Proposed Development**

The applicant is proposing to construct a three-storey mixed-use development containing 17 multiple family dwelling units, 1,043m² of office floor area, and underbuilding parking. The unit composition includes a mix of studio, one, and two bedroom apartments and commercial office space on the first and second storeys.

The proposed gross floor area is 2,763.7m² and the total Floor Area Ratio (FAR) is 0.56, which is less than the maximum permitted density in the COR1 zone.

Site Design

The proposed building is situated within the northern half of the property, outside of the required 15m wetland setback for the lake. The site is accessed from Shenton Road and surface parking is provided along the southeast side of the building. Underbuilding parking is accessed at the rear of the building. Pedestrian

connections are provided from Shenton Road to the main building entrances and through the site to the common viewing pavilion to the rear of the site.

All of the required parking is provided in accordance with the “Off-Street Parking Regulations Bylaw 2018 No. 7266” based on a proposed shared parking reduction for multiple family dwelling and office uses. With this reduction, at least 80% of the parking spaces must be unassigned and accessible to commercial employees, customers, and residential owners and tenants. The proposed 57 parking spaces include 22 small car, 14 electric vehicle, two accessible, and three visitor parking spaces. One loading space (reduced in length) is provided. Four short-term bicycle parking spaces are provided at the main building entrance. 12 long-term bicycle parking spaces are provided and accessed from within the parkade.

Building Design

The proposed building is three-storeys plus underbuilding parking. The building is supported by a plinth that steps down towards Diver Lake. Exterior finishes and detailing reflect a contemporary Westcoast and industrial aesthetic with a natural colour palette and textures to respect the natural environment and history of the site. The three-storey building form is broken up horizontally to distinguish street-oriented, ground level office use below from the residential use above. The office level is clad in cementitious panels while the residential levels expand this material selection to include wood-like vertical-oriented siding, corrugated metal panels, wood posts and beams, and various steel detail elements. Prominent covered entries are provided for wayfinding and weather protection. Architectural features such as projecting roof overhangs, glazing, and cantilevered beams add visual interest and a rhythm of focal points both horizontally and vertically on each building elevation.

Landscape Design

Landscaping is proposed around the perimeter of the site, surrounding the common viewing pavilion, and between the building and the parking area. The landscaping includes indigenous and ornamental trees, shrubs, and flowering perennials to add year-round interest and support pollinators.

Large boulders set in pavers and a concrete seatwall bench accent the front entry plaza along Shenton Road. The viewing pavilion provides a sheltered area overlooking the lake and includes a picnic table. A raingarden and bird houses are proposed adjacent to the pavilion. Stepped retaining walls with landscaping address the grade change on the south side of the building.

A waste management enclosure is proposed centrally within the parking area, along the southeast property line, and is designed with complementary materials.

The proposed mixed-use development substantially meets the intent of the Form and Character Design Guidelines by providing underbuilding parking and screened surface parking, pedestrian connections on-site, a complimentary mix of exterior finishes and textures that provide visual interest and reinforce the character of the surrounding context, roof projections and building articulation, strong street presence with a landscaped plaza, and a common outdoor amenity space.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-OCT-23, accepted DP1397 as presented and provided the following recommendations:

- Consider bird friendly glazing;
- Consider increasing short-term bicycle parking;
- Consider expanding long-term bicycle parking;
- Consider connecting the pathway to the front entrance or replacing the stairs with a ramp to improve accessibility;
- Consider enhancing the north highway-facing elevation with additional relief, artwork, or lighting;
- Consider retaining more mature trees;
- Consider reducing the number of parking stalls to allow for greater retention of mature trees;
- Consider reducing lakeside window glazing to better manage solar heat gain and loss;
- Consider including an indoor amenity space or rooftop deck;
- Consider implementing a green roof;
- Consider using permeable pavers in the parking area;
- Consider removing the stepped planter if the wall is not visible from the lakeside; and,
- Consider adding a complimentary pattern or texture to the rear elevation where visible.

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

- Reduced glazing on the south lakeside façade;
- All of the required bicycle parking has been provided;
- A ramp is provided between Shenton Road and the main building entrances;
- Some existing trees are within the building footprint and require removal, but replacement trees are provided throughout the site and existing trees are protected in the 15m setback from Diver Lake;
- The viewing pavilion was chosen instead of an indoor amenity space;
- The wall is visible from the lakeside, so the stepped walls will allow for planting to reduce the perceived height; and,
- Added a pattern to the concrete walls to create variation and rhythm, where visible.

Proposed Variances

Projections

The maximum permitted projection of eaves, exterior finishes, gutters, and cornices into the side yard setback in the COR1 zone is 0.75m. The proposed projection into the west side yard setback is 1.2m, a requested variance of 0.45m. The applicant has requested the variance to accommodate the large, sloped roofs which are proposed to add visual interest in accordance with the Form and Character Design Guidelines.

Office Floor Area

The maximum permitted gross floor area for office use in the COR1 zone is 1,000m², and in a mixed-use development the office must be located on the ground floor. The total proposed gross floor area for office use is 1,043m², a requested variance of 43m², with office use on the ground floor and a portion (123m²)

on the second floor at the south end of the building. The variance is minor and necessary to accommodate the proposed office use. The office use is well integrated into the design of the building with separate entrances for the commercial and residential units and an enhanced streetscape.

Front Setback

In the COR1 Zone, not more than 50% of the front face of the building can be setback further than the maximum permitted front yard setback (6m). The proposed setback varies from 6.55m to 7.85m for 100% of the front face of the building, a requested variance from 50% to 100%. The applicant has requested the variance to accommodate stairs and accessible ramps to the front entrance due to the existing grade of the site. Despite the increased setback, the building design achieves strong street presence and visual interest with projecting canopies and a plaza area.

Location of Parking

No parking is permitted within the maximum front yard setback in the COR1 zone, and no parking is permitted in front of the front line of a building for multiple family residential developments. The proposal includes two parking spaces within the maximum front yard setback area and in front of the front line of the building. The applicant has requested the variance to accommodate all the required parking within a long narrow lot. Landscaping has been provided to screen the parking spaces from street view.

Landscape Buffer

The minimum required landscape buffer width for mixed use is 1.5m for all lot lines. The proposed width of the landscape buffer along the east side lot line is 1.27m, a requested variance of 0.23m. The applicant has requested the variance due to site constraints. The reduced landscape buffer width is necessary to meet the required dimensions for parking and vehicle circulation. The variance is minor and the buffer width can still accommodate trees and landscaping. In addition, fencing is provided along the parcel line on an existing retaining wall, ensuring a strong separation between parcels. The adjacent use is light industrial and will not be impacted by the reduced landscape buffer.

Loading Spaces

The minimum required length of a loading space is 10m. The proposed length of the loading space is 5.8m, a requested variance of 4.2m. The applicant has requested the variance due to site constraints, and they do not expect larger delivery vehicles to access the site.

Staff support the proposed variances which facilitate a mixed-use development that is designed to suit the property, provide a functional site design, and complement the streetscape and surrounding context.

COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the “Development Procedures and Notification Bylaw 2024 No. 7375” a Public Information Meeting was held at Windley Contracting offices located at 3711 Shenton Road on 2026-MAR-04. No members of the public attended the meeting and no comments were received.

<u>KEY MESSAGES</u>

- Development Permit Application No. DP1397 is for a mixed-use development with 17 multiple family dwelling units and 1,043m² of office floor area.
- The proposed development substantially meets the intent of the Form and Character Design Guidelines.
- Variances are requested in relation to building projection, office floor area, setbacks, parking location, landscape buffer width, and loading space dimensions.
- 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 Renderings
ATTACHMENT F: Floor Plans
ATTACHMENT G: Landscape Plan & Details

Authored by:

Morgan Paiement
Planner II, Current Planning

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 6.5.1 Projections into Yards* – to increase the maximum permitted projection of eaves, exterior finishes, gutters, and cornices into the west side yard setback from 0.75m to 1.2m as shown on Attachment C.
2. *Section 9.2.1 Permitted Uses* – to increase the maximum permitted gross floor area of office use from 1,000m² to 1,043m².
3. *Section 9.2.1 Permitted Uses* – to permit office use on a portion of the second floor substantially as shown in Attachment F.
4. *Section 9.5.4 Siting of Buildings* – to increase the maximum permitted percentage of the front face of the building façade that can be setback further than the maximum front yard setback from 50% to 100% as shown in Attachment C.
5. *Section 9.6.1 Location of Parking Area* – to allow two parking spaces within the maximum front yard setback area as shown in Attachment C.
6. *Section 17.1.2 Required Landscaping* – to reduce the minimum required landscape buffer width along the east side lot line from 1.5m to 1.27m as shown in Attachment G.

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

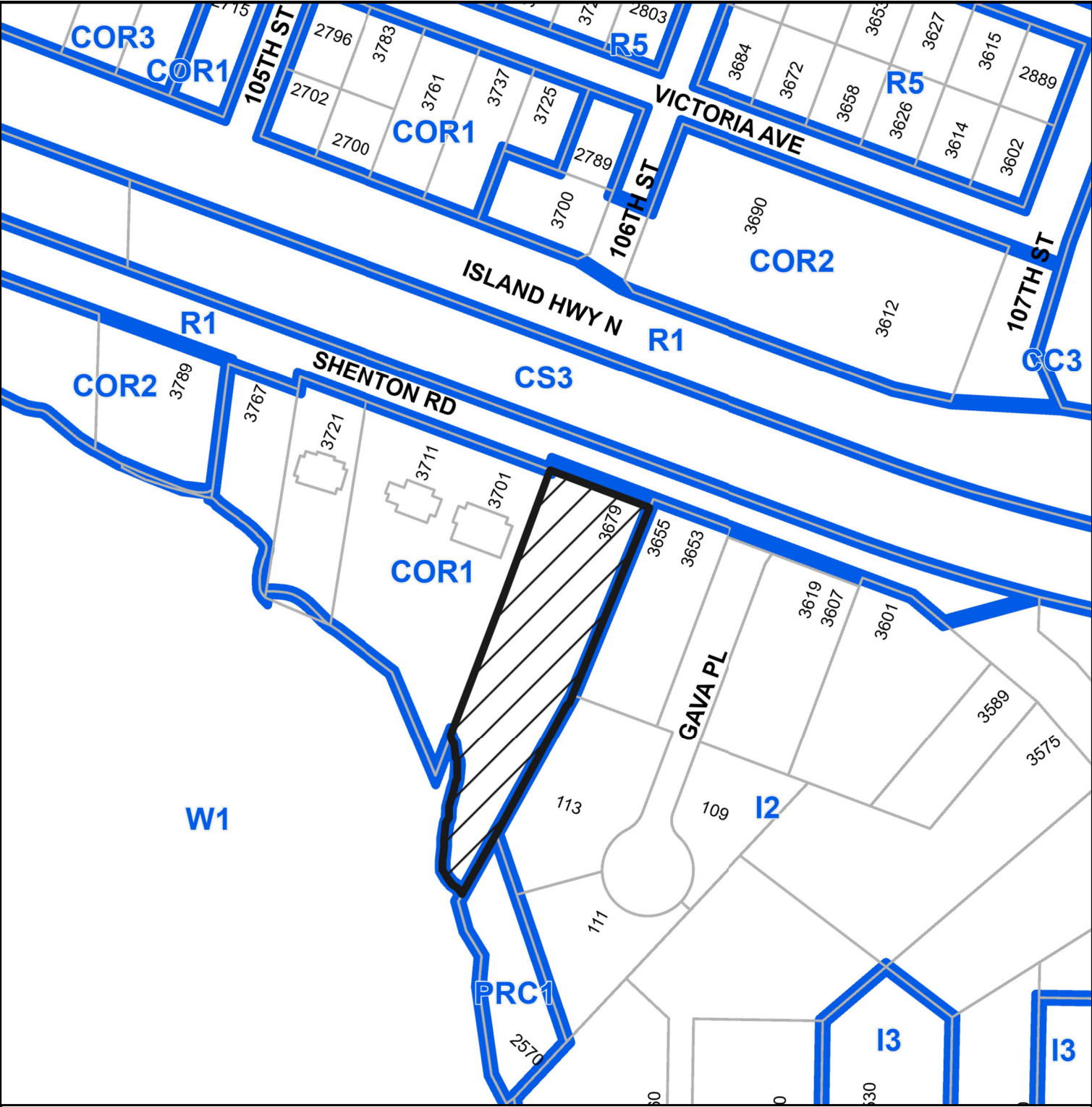
1. *Section 4.4 Location of Parking* – to allow two parking spaces in front of the front line of the building as shown in Attachment C.
2. *Section 6.3 Dimensions and Design of Loading Spaces* – to reduce the minimum required length of a loading space from 10m to 5.8m as shown in Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan and Parking Plans prepared by Low Hammond Rowe Architects, dated 2026-MAY-29, and the Overall Site Plan prepared by Low Hammond Rowe Architects, dated 2026-JUN-16, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Low Hammond Rowe Architects dated 2026-JUL-15, 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 2026-JUN-01 and dated 2026-JUN-17, as shown on Attachment G.
4. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
5. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of \$100,000, shall be provided prior to building permit issuance.

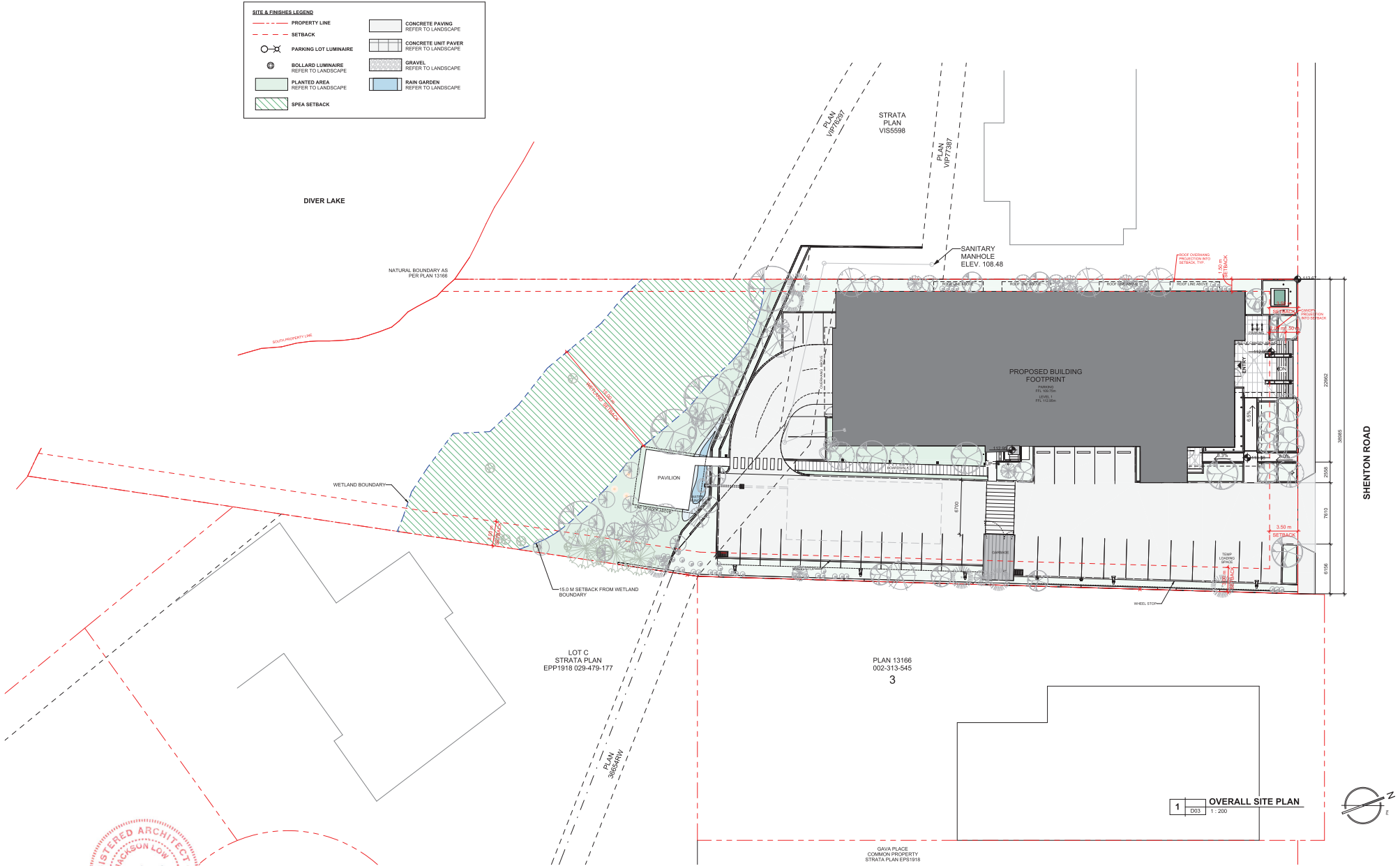
6. Registration of a Section 219 *Land Title Act* covenant prior to Building Permit issuance to ensure the site is developed in accordance with the recommendations contained in a geotechnical study accepted by the City.

ATTACHMENT B
SUBJECT PROPERTY MAP



3679 SHENTON ROAD

ATTACHMENT C
SITE AND PARKING PLANS



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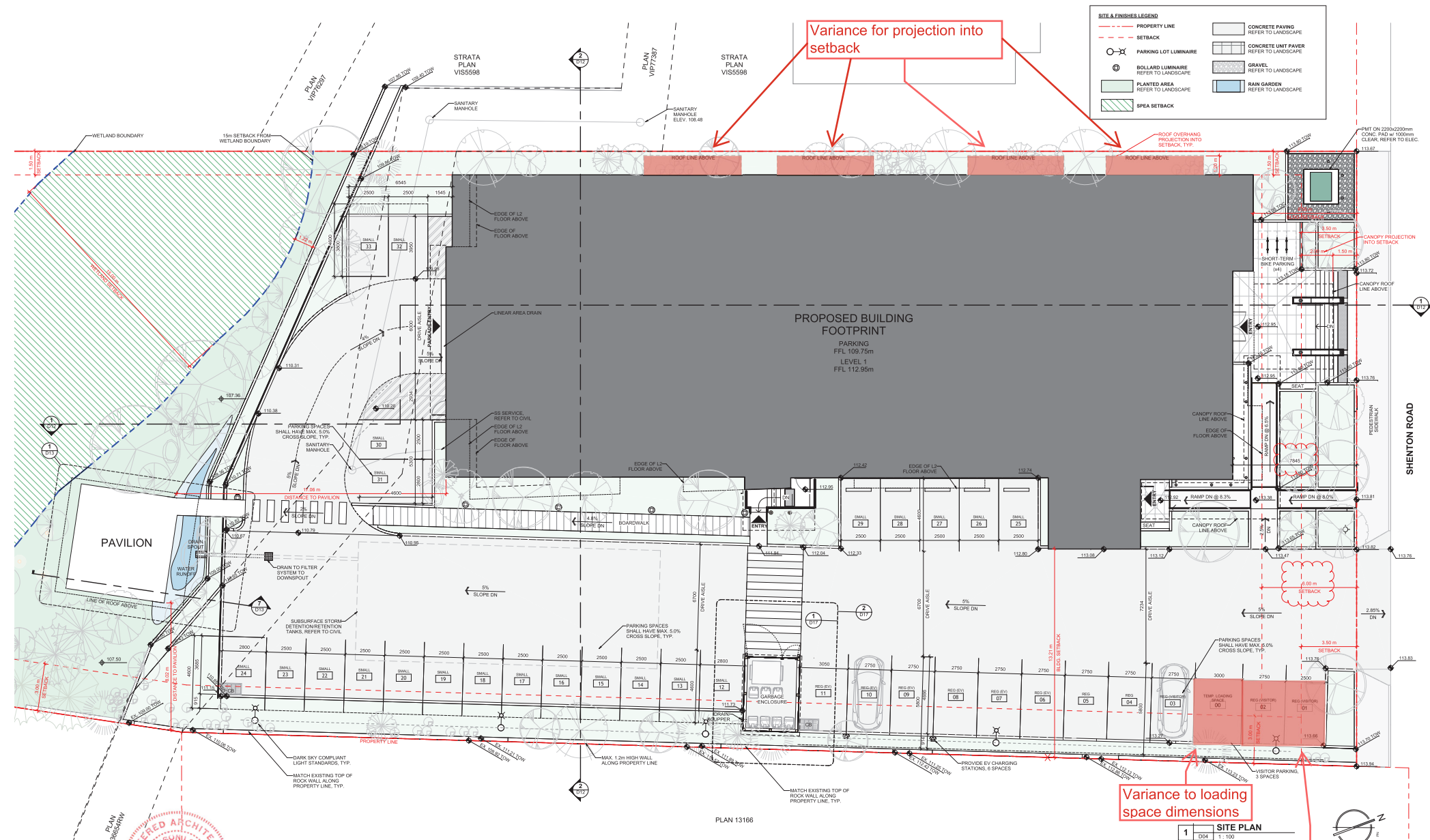
MIXED-USE DEVELOPMENT - WINDLEY HQ
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03	2025-06-16	DEVELOPMENT PERMIT RESUBMISSION

OVERALL SITE PLAN D03
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Current Planning

project number
24.11



Variance to loading
space dimensions

Variance for parking within maximum front yard setback

SITE PLAN | D04

project number
24.11

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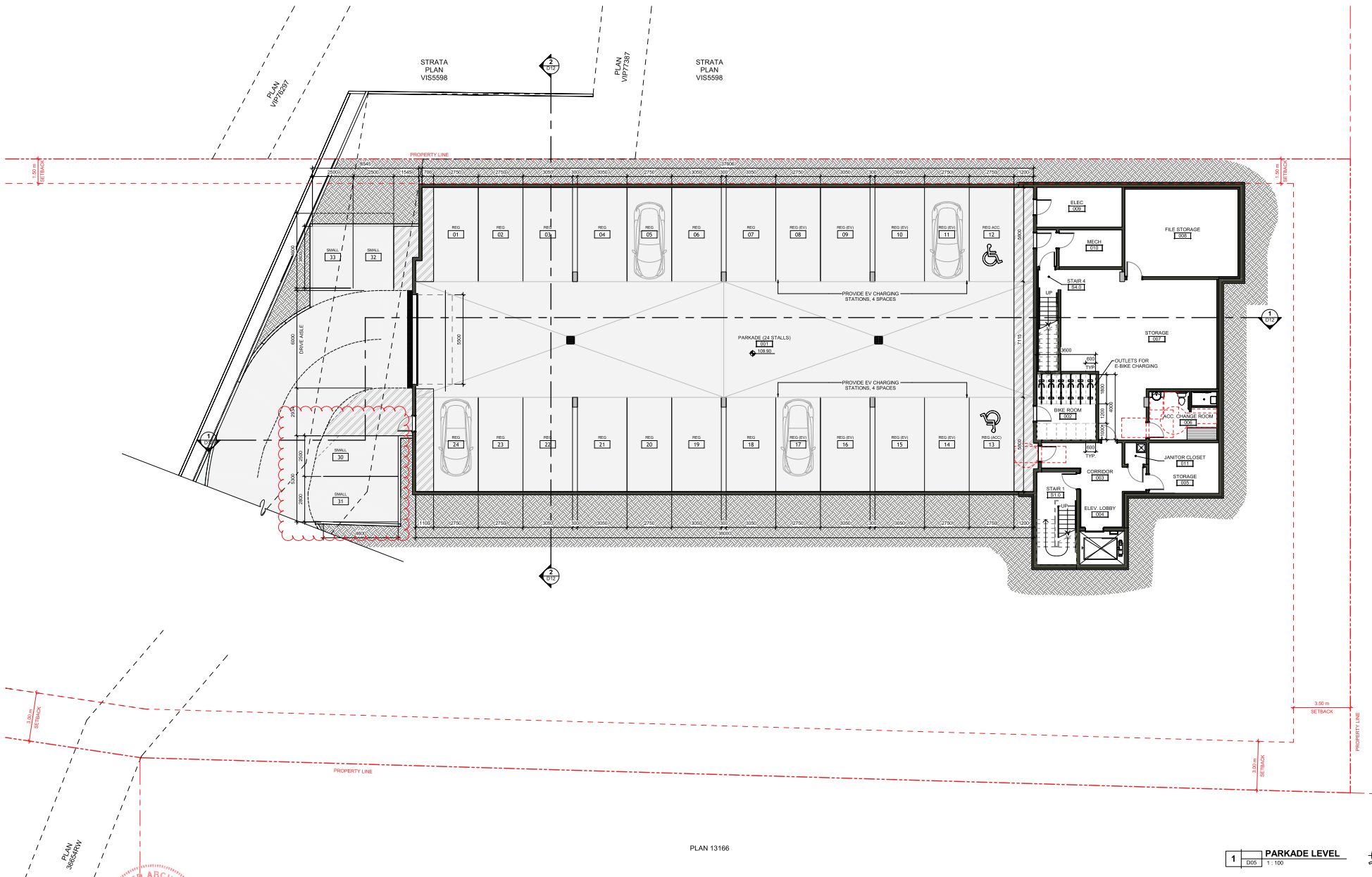


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ARCHITECTS

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250-472-8013, 1HBA.CA

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295



PLAN 13166

1 D05 PARKADE LEVEL
1:100



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PARKADE PLAN D05

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Current Planning

project number
24.11

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



Facing Shenton Road

2 NORTH ELEVATION
D10 1:100



1 EAST ELEVATION
D10 1:100



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ELEVATIONS

D10 RECEIVED
DP1397
2026-JUL-15
project number
24.11



Facing Diver Lake

2 SOUTH ELEVATION
D11 1:100



Viewing Pavilion

1 WEST ELEVATION
D11 1:100



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ELEVATIONS

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DP1397
2026-JUL-15
project number
24.11



① STAMPED CONCRETE,
PAVILION WALKWAY



② ARCHITECTURAL CONCRETE



③ STONE CLADDING



④ WOOD-LIKE SIDING, COLUMNS,
BEAMS, PURLINS, SOFFIT,
ENTRY CANOPIES, MONO-PITCH



⑤ STEEL COLUMN CASING



⑥ PANELIZED CLADDING, STEEL,
MULLIONS, RAILINGS,
ARCHITECTURAL METAL



⑦ STANDING SEAM ROOFING,
SOFFIT (OFFICE LEVEL)



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MATERIAL BOARD

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ELEVATIONS, SECTION,
AND 3D VIEW
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D13

project number
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2026-JUN-01
Current Planning

ATTACHMENT E
BUILDING RENDERINGS



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250 472 8013 LARA GAO



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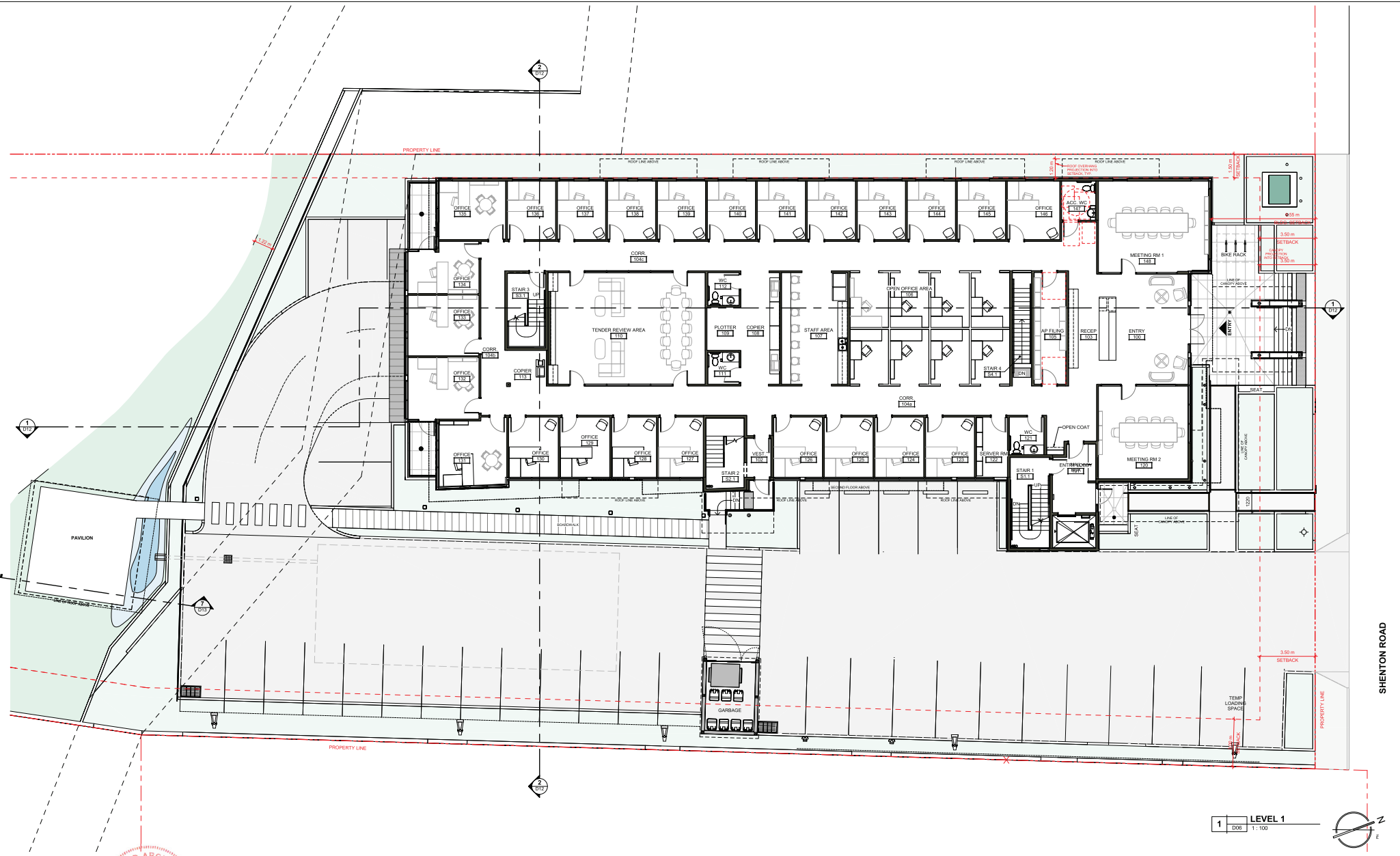
PERSPECTIVE VIEWS

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ATTACHMENT F
FLOOR PLANS



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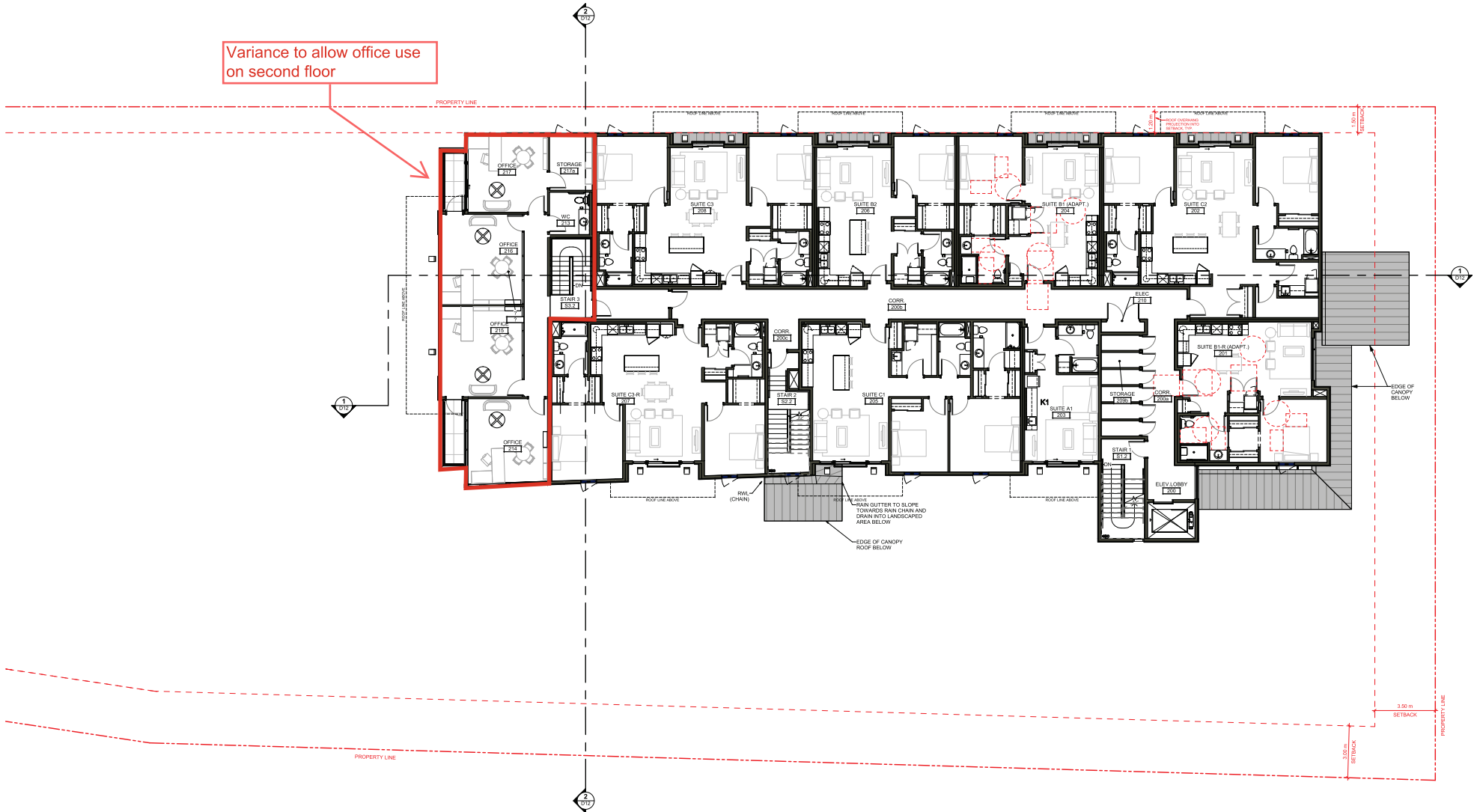
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LEVEL 1 FLOOR PLAN D06
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2026-JUN-01
Current Planning

project number
24.11

Variance to allow office use
on second floor



1 LEVEL 2
D07 1:100



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308 - 1890 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LARA CA



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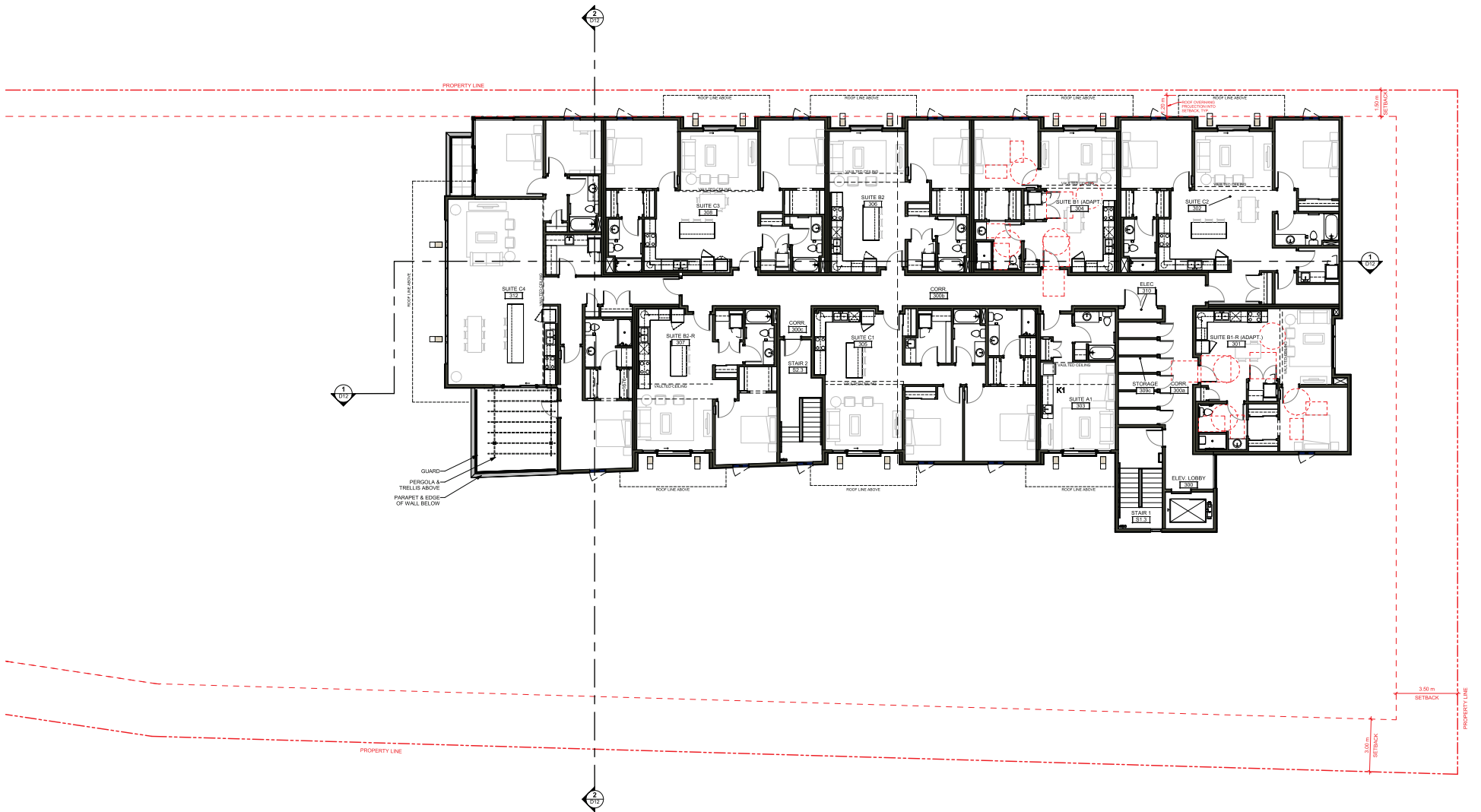
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LEVEL 2 FLOOR PLAN D07

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2026-JUN-01
Current Planning

project number
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1 LEVEL 3
D08 1:100



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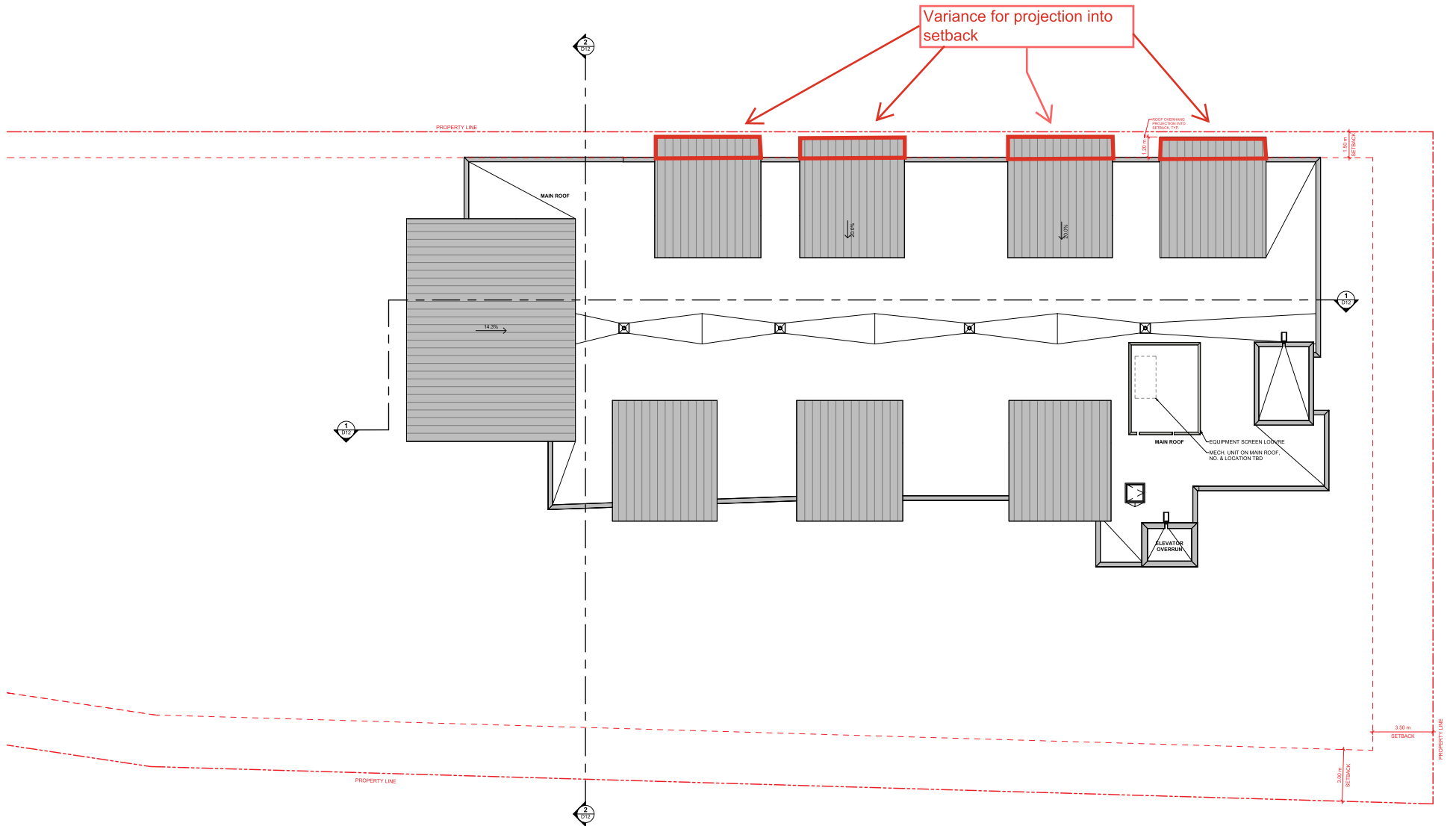
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LEVEL 3 FLOOR PLAN **D08**

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2026-JUN-01
Current Planning

project number
24.11



1 LEVEL 4 - ROOF
1:100



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ROOF PLAN

D09

project number
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Current Planning

3679 SHENTON ROAD DEVELOPMENT

3679 Shenton Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DP - JUNE 01, 2026

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Elevation
- L2.01 Planting Plan Northeast
- L2.02 Planting Plan Southwest
- L2.03 Planting Notes & Plant List
- L3.01 Landscape Details
 - 1. Bollard Light
 - 2. Bike Rack
 - 3. Perimeter Fence
 - 4. Post & Rail Fence
- L3.02 Landscape Details
 - 5. Tree Protection Fence

DESIGN PRECEDENTS



Perennial Groundcovers: native perennial ground covers (False Lily of the Valley, Vanilla Leaf, Fringe Cup) fill in the spaces around the larger ground covers, shrubs and trees, grounding the design in the local ecosystem.



Ferns: native ground covers, including a variety of ferns, form the base of the planting plan and ground the landscape design in the local ecosystem.



Flowering Perennials: ornamental & indigenous perennial flowers are included to provide seasonal colour, interest, and support for local pollinators.



Flowering Indigenous Shrubs: flowering indigenous deciduous & evergreen shrubs form the mid-layer of the tree understorey in the planting plan and support local pollinators from spring through to late summer.



Medium Deciduous Trees: Japanese maples are included to provide a beautiful leaf texture, dappled light, and a bright coral/red fall colour.



Medium Flowering Deciduous Trees: Japanese snowbell has delicate white flowers hanging down under the branches.



Concrete unit pavers: to mimic a boardwalk, the unit paver proposed for the walkway down to the common viewing pavilion features a realistic wood texture.



Bollard Lighting: the walkway down to the common viewing pavilion is lit with bollards running down one side of the path.



Bird Houses: proposed in the lower area next to the viewing pavilion and the wetland setback, to provide and support local birds and add additional interest to the area.



Wall scupper: water discharges from stormwater detention/retention chamber under parking through scupper in retaining wall to ringarden below.

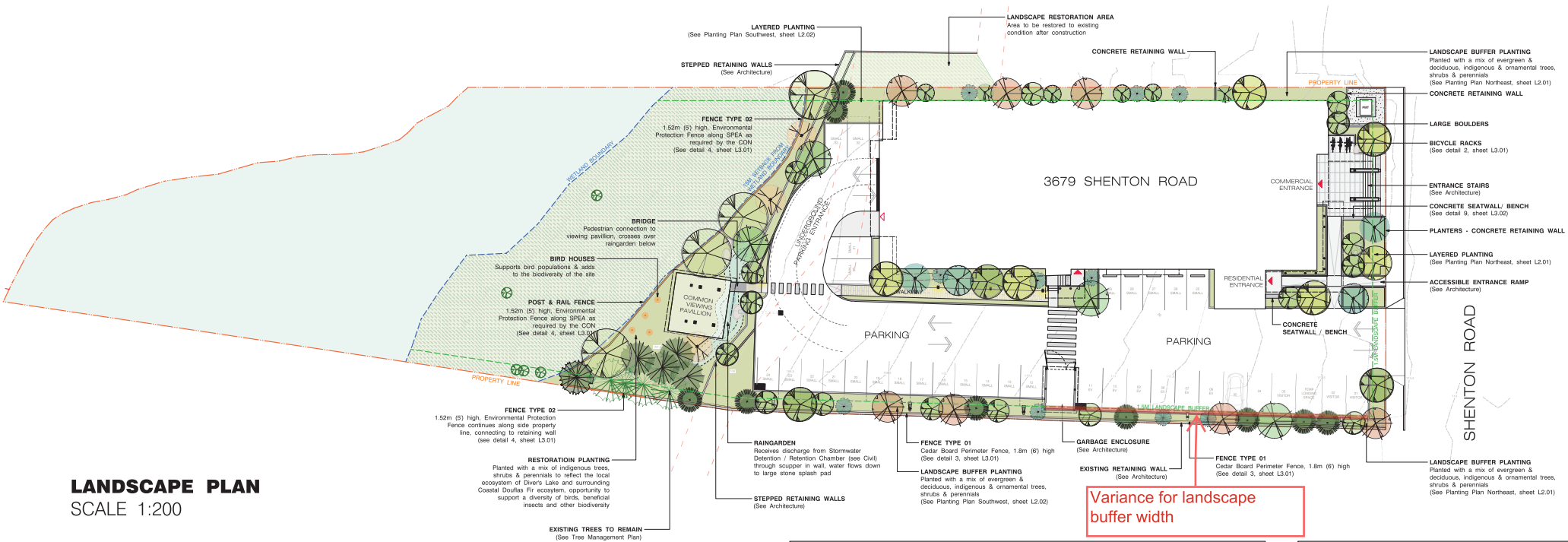


Concrete seawall: seawalls are integrated into the concrete planters at the entrance ramp and stairs to the building.



Boulders: intentionally placed boulders set in pavers at entrance for design interest.

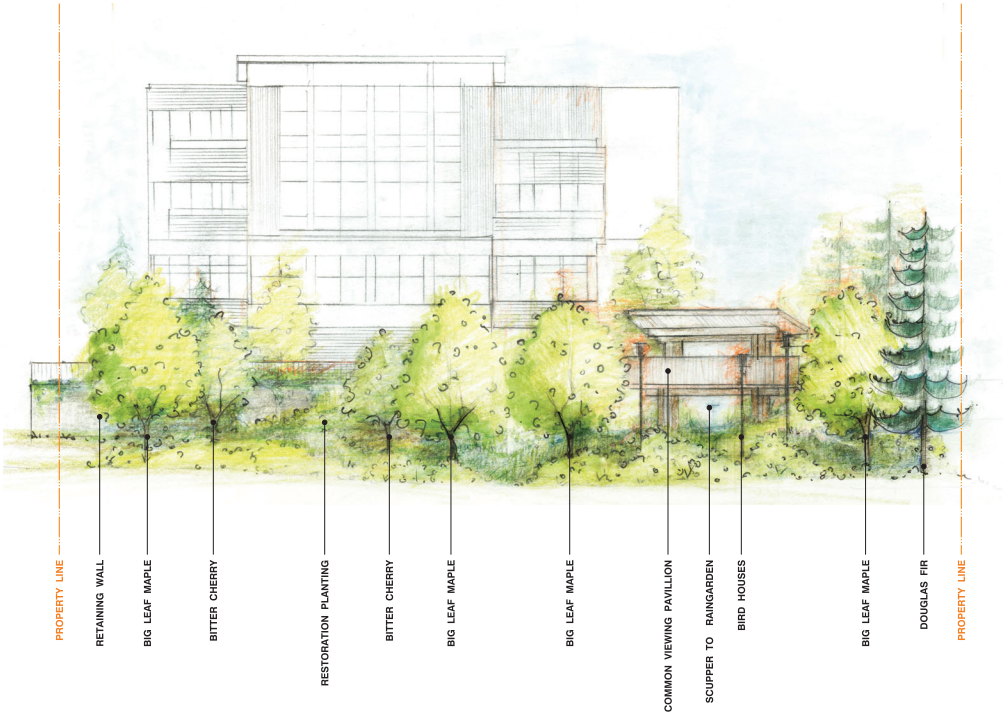
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LANDSCAPE LEGEND	
	BICYCLE RACK Total Capacity: 6 bikes Quantity: 3 (See detail 2, sheet L3.01)
	BIRD BOX / PERCH Quantity: 4
	ENTRANCE / EXIT - MAIN
	ENTRANCE / EXIT - SECONDARY
	FENCE TYPE 01 Cedar Board Perimeter Fence, 1.8m (6') high (See detail 3, sheet L3.01)
	FENCE TYPE 02 Post & Rail (Environmental Protection) Height: 1.52m (5') Length: 60m (See detail 4, sheet L3.01)
	LANDSCAPE BOULDER Large sandstone feature boulders Quantity: 5
	LIGHTING - BOLLARD Product: Sclera SOX-BLD (See detail 1, sheet L3.01)
	CONCRETE PAVING Area: 63m ²
	CONCRETE UNIT PAVER TYPE 01 Area: 41m ² Type: Barkman Broadway 100mm Size: 500mm x 450mm x 100mm Colour: Ash
	CONCRETE UNIT PAVER TYPE 02 Area: 28m ² Type: Barkman Bridgwood Slab Size: 890mm x 250mm x 51mm Colour: Weathered Grey
	GRAVEL SURFACING Area: 13m ²
	PLANTED AREA Area: 710m ² (See Planting Plan Northwest & Southwest, sheet L2.01 & L2.02)
	RAINGARDEN Area: 35m ²

LANDSCAPE NOTES	
1.	It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
2.	All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications .
3.	All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
4.	Contractor shall refer to the contract specifications for additional requirements.
5.	Contractor to confirm layout of landscape plan on site with the Landscape Architect.
6.	Irrigation to be designed and built by Contractor. As-built drawings required.

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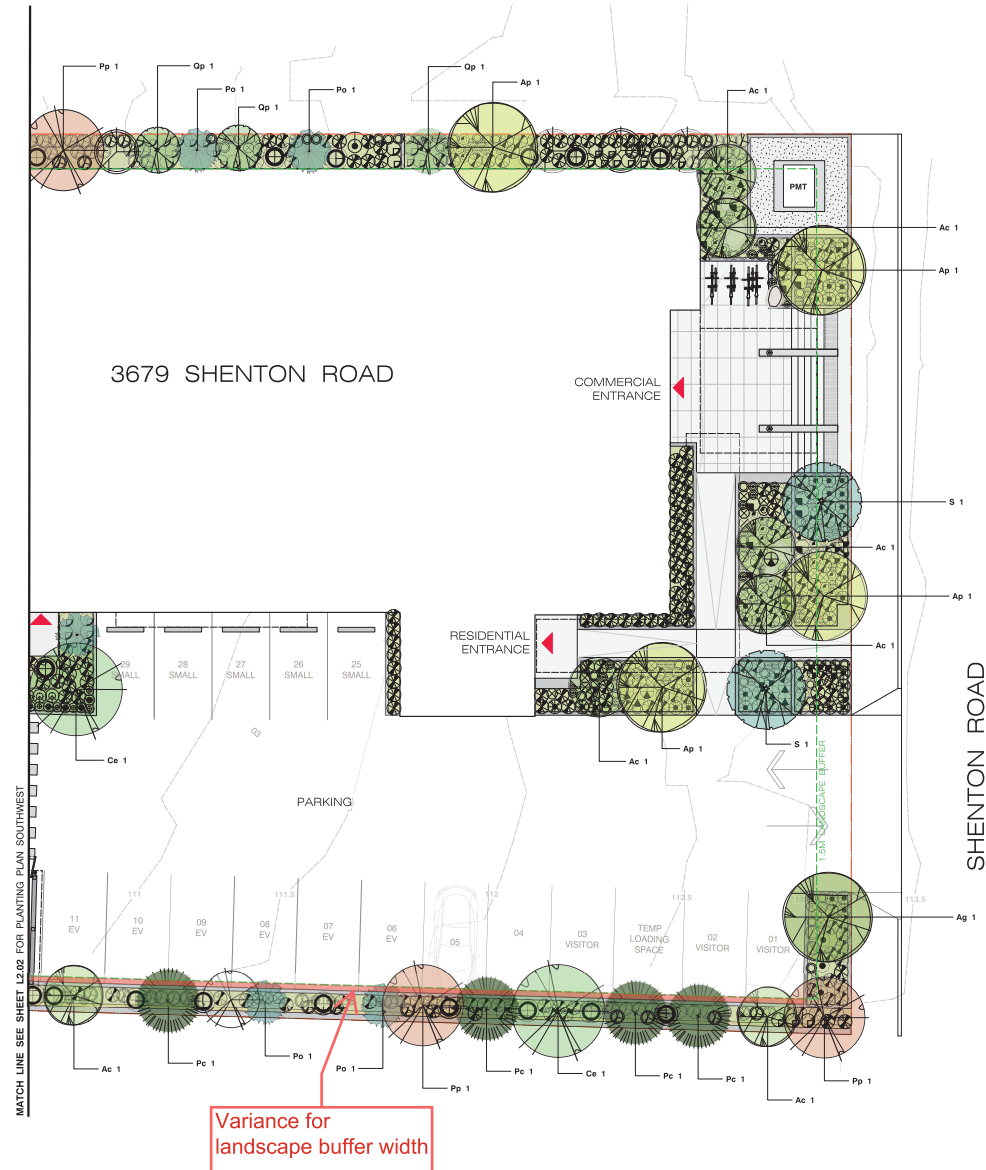
A SOUTH ELEVATION
FROM DIVERS LAKE LOOKING BACK TO BUILDING

SCALE 1:100

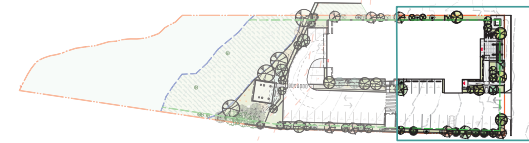
KEY PLAN



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KEY PLAN



Refer to Sheet L2.02 for Planting Plan Southwest

Refer to Sheet L2.03 for Plant Legend, List & Notes

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PROJECT 24012
3679 SHENTON ROAD DEVELOPMENT
3679 SHENTON ROAD
NANAIMO, BC

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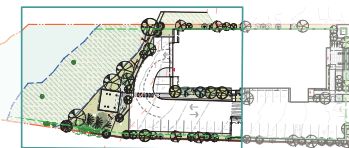
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START DATE 2025-05-01
DB CM CB HS

PLANTING PLAN
NORTHEAST

L2.01



KEY PLAN



Refer to **Sheet L2.01** for Planting Plan
Northeast

Refer to **Sheet L2.03** for Plant Legend,
List & Notes

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PROJECT 24012

3679 SHENTON ROAD DEVELOPMENT

3679 SHENTON ROAD
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START DATE 2025-06-01
DB CM C

PLANTING PLAN SOUTHWEST

L2.02

Existing Trees to Remain



Po (10) Picea Omorika Bruns

Coniferous Trees (24)



Po (10) Picea Omorika Bruns



Pc (9) Pinus contorta var. contorta



P (5) Pseudotsuga menziesii

Deciduous Trees (51)



Ac (16) Acer circinatum



Ap (3) Acer griseum



Am (4) Acer macrophyllum



Ap (6) Acer palmatum 'Osakazuki'



Ce (4) Cornus 'Eddies White Wonder'



Op (6) Quercus palustris 'Pingreen'



Pp (7) Parrotia persica 'Vanessa'



Pc (3) Prunus emarginata



S (4) Sytyax japonicus

Deciduous Shrubs



Aga Amelanchier alnifolia



Mg Myrica gale



Oc Oemleria cerasiformis



Pc Physocarpus capitatus



Ra Ribes sanguineum



Sd Spiraea Douglasii



Sa Symphoricarpos albus

Evergreen Shrubs



Arb Arbutus unedo



Ga Gautheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Ap Adiantum pedatum



Au Arctostaphylos uva-ursi



At Athyrium filix-femina



Fc Fragaria chiloensis



Fv Fragaria vesca



Pm Polystichum munitum

Perennials



At Aichlys triphylla



Af Aquilegia formosa



Df Dicentra formosa



El Eriophyllum lanatum



Gl Gaura lindheimeri



Hm Hakonechloa macra



Md Maianthemum dilatatum



Np Nepeta x faasseni 'Droptone'



Sl Solidago lepidia



Tg Tellima grandiflora

RAINGARDEN PLANTING
Area: 25m²

1. Carex obnupta (30)

2. Iris setosa (30)

3. Juncus effusus (30)

TREE REPLACEMENT REQUIREMENT: 108
See Tree Management Plan prepared by Aquaparian Environmental Consulting Ltd. for tree inventory and tree replacement requirements.

TREE REPLACEMENTS IN LANDSCAPE PLAN: 77

TREE REPLACEMENTS IN SPEA: 33
See Tree Management Plan prepared by Aquaparian Environmental Consulting Ltd. for tree replacement requirements.

PLANT & TREE LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Coniferous Trees (24)						
Po	10	Picea Omorika Bruns	Serbian Spruce	#15	10m ht.	Non-native
Pc	9	Pinus contorta var. contorta	Shore Pine	#15	10m ht.	Native
P	5	Pseudotsuga menziesii	Douglas Fir	#15	75m ht.	Native
Deciduous Trees (53)						
Ac	16	Acer circinatum	Vine Maple	#15	6m ht.	Native
Ap	3	Acer griseum	Paper Bark Maple	#15		Non-native
A	4	Acer macrophyllum	Big Leaf Maple	#5	18m ht.	Native
Ap	6	Acer palmatum 'Osakazuki'	Japanese Maple	#15	6m ht.	Non-native
Ce	4	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	7m ht.	Hybrid native
Op	6	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20		Non-native
Pp	7	Parrotia persica	Persian Ironwood	#20	7m ht.	Non-native
Pe	3	Prunus emarginata	Bitter Cherry	#10		Native
S	4	Styxax japonicus	Japanese Snowbell	#20	4m	Non-native
Deciduous Shrubs						
Aa	7	Amelanchier alnifolia	Service Berry	#3	Multistem	Native
Mg	10	Myrica gale	Sweet Gale	#2	2m o.c.	Native
Oc	8	Oemleria cerasiformis	June Plum	#3	2m o.c.	Native
Pc	3	Physocarpus capitatus	Pacific Ninebark	#1	2m o.c.	Native
Ra	20	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sd	34	Spiraea Douglasii	Western Spiraea	#2	1.2m o.c.	Native
Sy	44	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Ga	180	Gautheria shallon	Sailal	#1	60cm o.c.	Native
Mn	74	Mahonia nervosa	Duff Oregon Grape	#1	60cm o.c.	Native
Vo	37	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Ap	12	Adiantum pedatum	Maidenhair Fern	#1	60cm o.c.	Native
Au	193	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
At	49	Athyrium filix-femina	Lady Fern	#1	60cm o.c.	Native
Fc	174	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	66	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm	525	Polystichum munitum	Sword fern	#1	60cm o.c.	Native
Perennials						
At	30	Aichlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Af	18	Aquilegia formosa	Red Columbine	10cm	45cm o.c.	Native
Gl	58	Gaura lindheimeri 'Bantam White'	Bea blossom	#1	45cm o.c.	Non-native
Hm	34	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Non-native
La	21	Liatris spicata 'Puritan White'	Blooming Star	#1	60cm o.c.	Non-native
Md	120	Maianthemum dilatatum	Falae Lily of the Valley	10cm	45cm o.c.	Native
Np	38	Nepeta x faasseni 'Droptone'	Cal Mint	#1	60cm o.c.	Non-native
Pv	23	Prunella vulgaris	Self-heal	#1	60cm o.c.	Native
So	41	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Tg	77	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Raingarden & Bioswale						
Co	30	Carex obnupta	Slough Sedge	10cm	60cm o.c.	Native
Im	30	Iris missouriensis	Western Blue Flag Iris	#1	60cm o.c.	Native
Je	30	Juncus ensifolius	Dagger-Leaf Rush	10cm	60cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:
KINSHIP DESIGN ART ECOLOGY
Kate Steffuk, BCALA
t: 250-753-8093 e: kate.steffuk@kinshipdesign.ca
No substitutions will be accepted without prior written approval of the Landscape Architect.

PLANTING NOTES

- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
- 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-6.3.5.3. Properties of Growing Media Level 2 "Groomer" - 2P.
- Growing Medium Depths (unless otherwise specified):
Tree Planting Areas: 4.8 cu. m. per tree
Shrub & Ground Cover Areas: 450mm (18") depth
Seeded Areas: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted 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 Northeast

Refer to **Sheet L2.02** for Planting Plan Southwest

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 **kinship**
design • art • ecology

1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.steffuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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PROJECT 24012
3679 SHENTON ROAD DEVELOPMENT
3679 SHENTON ROAD
NANAIMO, BC

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CITY FILE NO.
SCALE 1:100
START DATE 2025-05-01
DB CM **CB** KS

PLANT LEGEND, LIST & NOTES

L2.03

311

SOLERA SR86F - Bollard (or eq.)
Total Quantity of Bollard Lights: 5

Specifications:
Mounting / Anchoring as per manufacturers specifications.

Lamping	29 W LED
Lumens	3386
Colour Temp	5000K, 4000K, 3500K, 3000K
Electrical	UNV 120-277V

Height	40" (1.02m)
Finish	Black



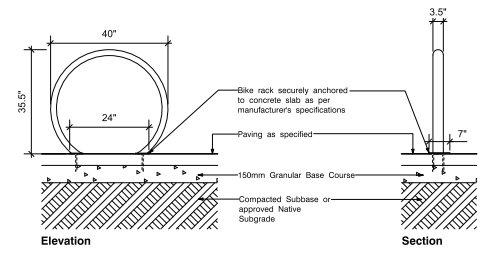
1
L3.01 **Bollard**
Scale: NTS

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
Quantity: 3

Specifications:
Surface Mount
(INST-1 Stainless steel mounting kit to be included)

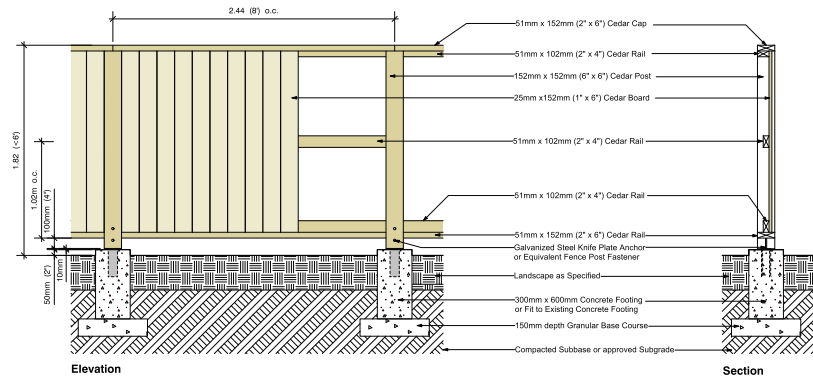
Capacity	up to 2
Height	35.5" (902mm)
Width	40" (1016mm)
Weight	16 LBS (7.25kg)
Finish	Stainless Steel

Wishbone Site Furnishings
210-27090 Gloucester Way
Langley, BC
1-866-626-0476
604-626-0476
www.wishbonetd.com



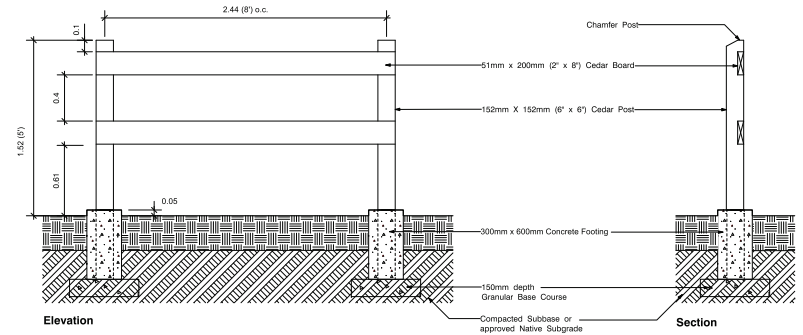
2
L3.01 **Bicycle Rack**
Scale: NTS Elevation / Section

Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.
All metal fasteners to be hot dipped galvanized.



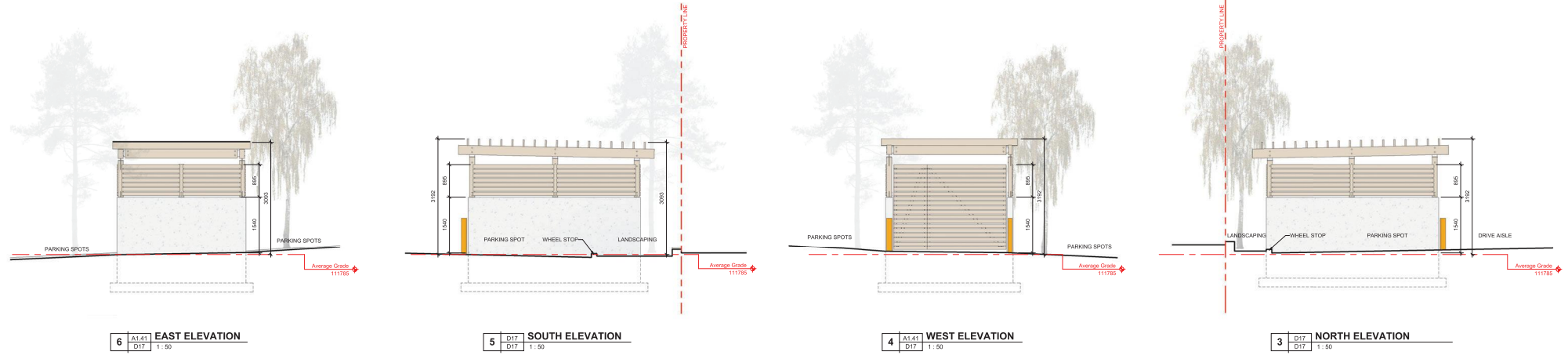
3
L3.01 **Fence Type 01 - Perimeter Cedar Board**
Scale: 1:20 Elevation / Section

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

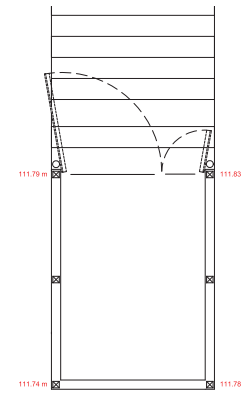


4
L3.01 **Fence Type 02 - Environmental Protection**
Scale: 1:20 Elevation / Section

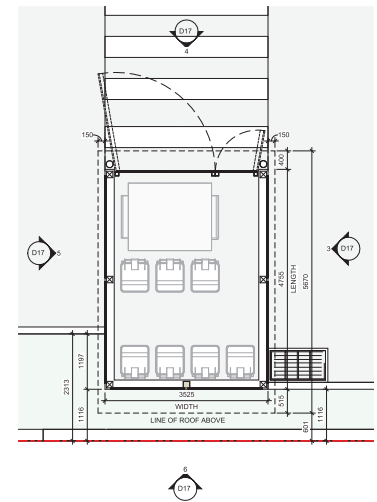
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GARBAGE ENCLOSURE - RENDER



2 AVERAGE GRADE - POINTS
D04
D17
1:50



1 ENLARGED PLAN
D04
D17
1:50



MIXED-USE DEVELOPMENT - WINDLEY HQ
3679 SHENTON ROAD, NANAIMO, BC

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03	2025-06-16	DEVELOPMENT PERMIT RESUBMISSION
04	2025-06-17	DEVELOPMENT PERMIT RESUBMISSION

GARBAGE ENCLOSURE

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