



DEVELOPMENT PERMIT NO. DP001315

BAKERVUE MOTOR INN LTD.
Name of Owner(s) of Land (Permittee)

821 HALIBURTON STREET
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP53445
PID No. 017-589-525**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Subject Property Map
Schedule B Site and Parking Plans
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details
Schedule E Schedule D – Amenity Requirements for Additional Density

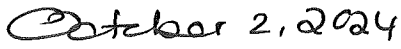
4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plans prepared by Raymond de Beeld Architect Inc., dated 2024-JUL-19, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by Raymond de Beeld Architect Inc., dated 2024-JUL-19, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, received 2024-JUL-24, as shown on Schedule D.
4. The subject property shall be developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Raymond de Beeld Architect Inc., received 2024-MAY-16, as shown on Schedule E, and to include the following items:
 - A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. Registration of a Statutory Right-of-Way (SRW) for the watermain along the north property line prior to building permit issuance or any development within the property, to the satisfaction of the Director of Planning & Development.

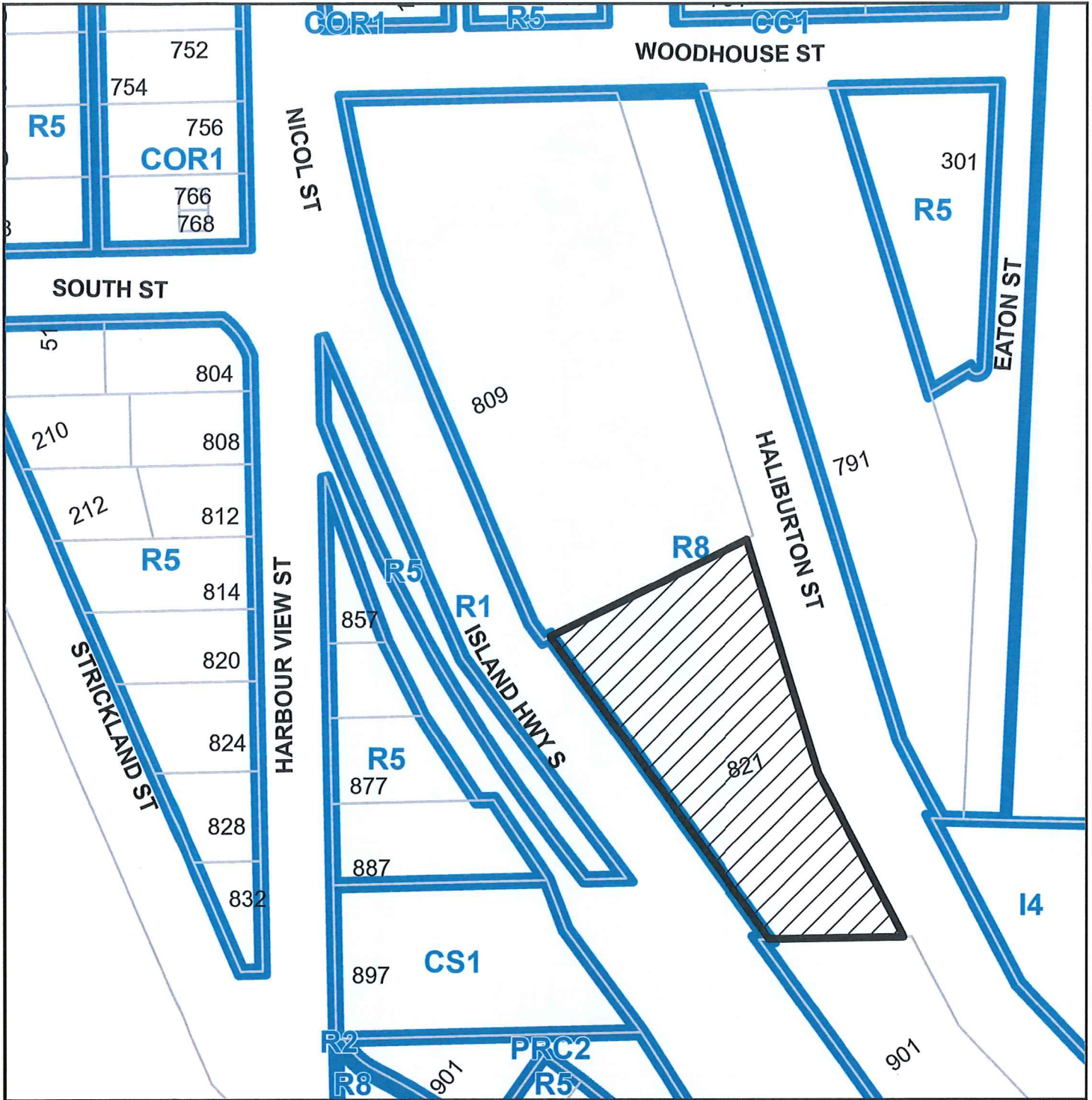
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 9TH DAY OF **SEPTEMBER, 2024.**


Corporate Officer

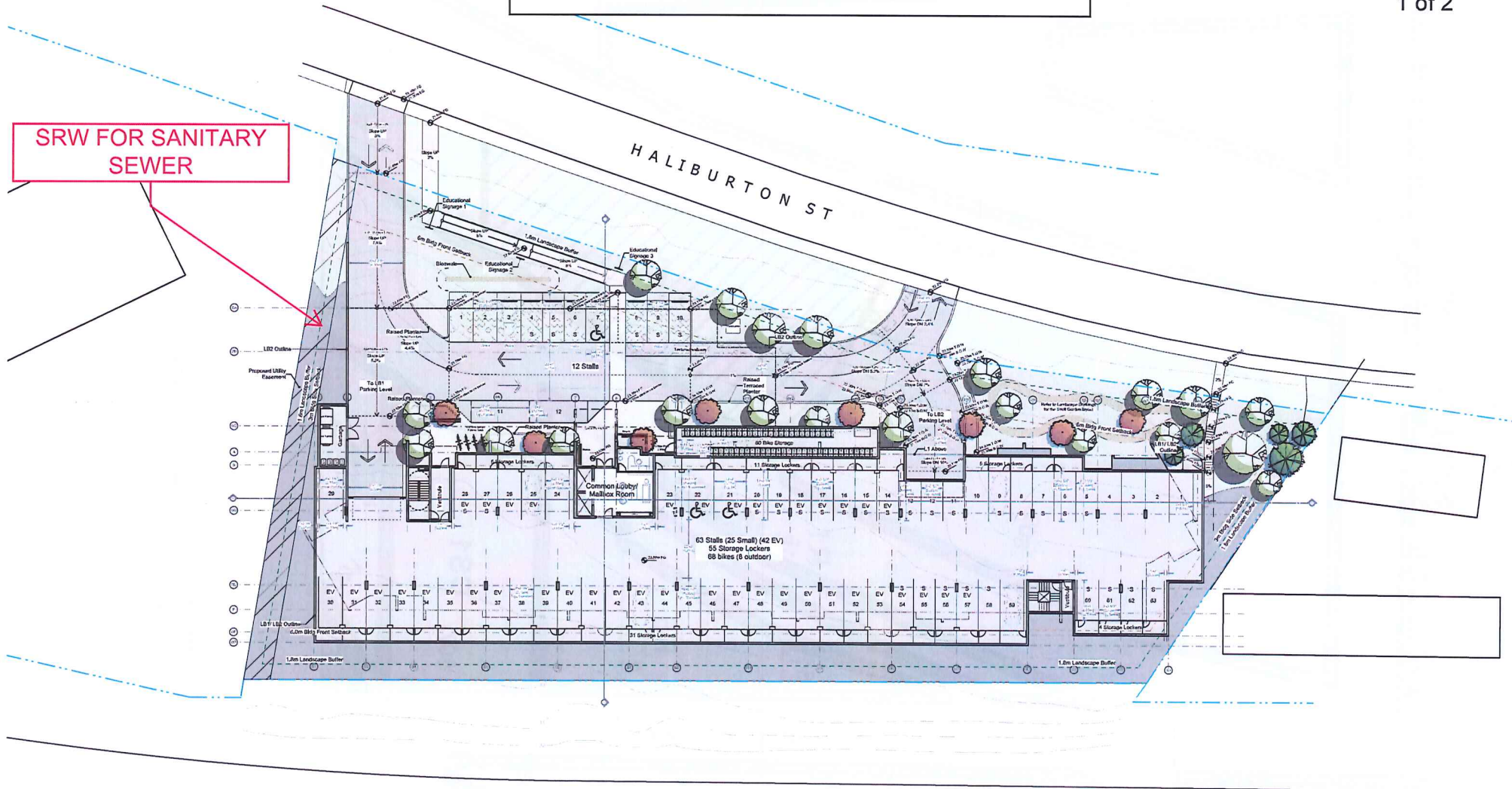

Date

Nikolina Vracar
Deputy Corporate Officer
City of Nanaimo

SUBJECT PROPERTY MAP



 821 HALIBURTON STREET



ISLAND HIGHWAYS

1 LB1 Floor Plan
 Scale: 1/16" = 1'-0"

RdB Raymond de Beeld
 ARCHITECT INC.

Haliburton Apartments

821 Haliburton Street, Nanaimo

LB1 Floor Plan + Lower Site

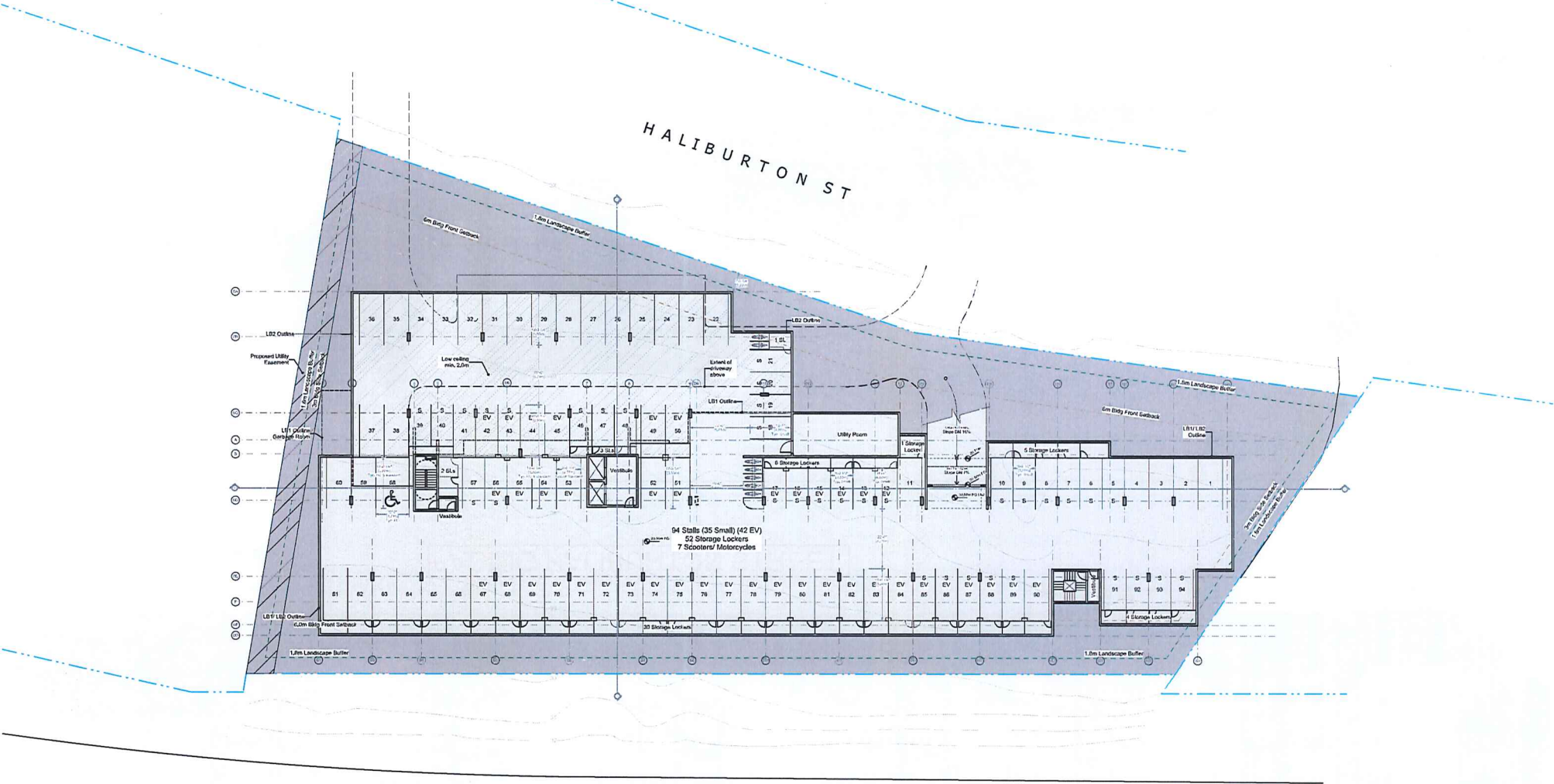
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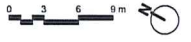
A2.2



ISLAND HIGHWAY S

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1 LB2 Floor Plan
Scale: 1/10" = 1'-0"



RdB Raymond de Beeld ARCHITECT INC.

Haliburton Apartments

821 Haliburton Street, Nanaimo

LB2 Floor Plan

Jul 19, 2024
DP Rev. 06



A2.1

Development Permit No. DP001315 Schedule C
 821 Haliburton Street
BUILDING ELEVATIONS AND DETAILS



1 North East Elevation (Haliburton St.)
 Scale: 3/32" = 1'-0"

FACING HALIBURTON STREET



2 South East Elevation
 Scale: 3/32" = 1'-0"

MATERIAL LEGEND:

- FP1 Hardie Panel Smooth w/ matching surround trim (Arctic White)
- FP2 Hardie Panel Smooth w/ matching surround trim (Grey)
- FP3 Hardie Panel Smooth w/ matching surround trim (Dark)
- CH1 Concrete
- CH2 Dark Grey Stained Concrete
- CH3 Vertical Dark Stained Concrete
- MT1 Molded Flashing (6x6, 12")
- MT2 Molded Flashing (6x6, 12")
- W01 T&G Cedar Wall and Soffit
- AL1 Aluminum Grid Stone - Black Powder Coated
- AL2 Aluminum Grid Stone - Black Powder Coated
- AL3 Text Colonial Glass Façade - Black Powder Coated
- W01 Vinyl Window - Dark (Black Frame)



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1 South West Elevation (Island Highway S)
Scale: 3/32" = 1'-0"

FACING ISLAND HIGHWAY



2 North West Elevation
Scale: 3/32" = 1'-0"

- MATERIAL LEGEND**
- FF1 Hardie Panel Cladding w/ matching surround trim (Acrylic White)
 - FF2 Hardie Panel Cladding w/ matching surround trim (Char)
 - FF3 Hardie Panel Cladding w/ matching surround trim (Taupe)
 - CN1 Concrete
 - CN2 Dark Grey Stained Concrete
 - CN3 Vertical Groove Trimmed Concrete
 - FP1 Metal Flashing (White, 12")
 - FP2 Metal Flashing (Grey, 12")
 - WD1 T&G Cedar Wall and Sill
 - AL1 Aluminum Grids Doors - Black Powder Coated
 - AL2 Aluminum Grids Bathys - Black Powder Coated
 - AL3 T&G Colored Glass Bathys - Black Powder Coated
 - WV1 Vinyl Window Door (Black Frame)



DESIGN PRECEDENTS

PLANTINGS



01 Japanese Maple



02 Japanese Maple (fall colour)



03 White Flowering Dogwood



04 Red Flowering Dogwood



05 Forest Garden Understory: Forest Fern + Sida



06 Forest Garden Shrubs: Flowering Red Clematis



07 Terrace garden: Japanese Forest Grass

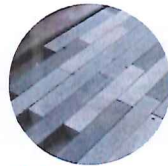


08 Meadow Garden: Perennial grasses + flowers

SITE FURNISHINGS



13 Benches



14 Front Entrance Paving



15 Black Metal Picket Perimeter Fence



16 Bollard Lighting

DESIGN RATIONALE

SITE CONTEXT

Located at 821 Haliburton Street, the project site is situated between the Island Highway and Sunueymuxw IR#1, in the south-east quarter of Nanaimo's South End Neighbourhood Plan area. The site drops 10m from the Island Highway to Haliburton Street, resulting in a north-east aspect that offers expansive views of the Nanaimo River estuary and Satsushun, Protection and Gabriola Islands. Rocky soils predominate the site, and the remnant forest is comprised primarily of Bigleaf maple, with a lesser component of Douglas fir and Red alder.

DESIGN RATIONALE

The landscape design takes cues from the **City of Nanaimo's South End Neighbourhood Plan, Zoning Bylaw 4500 and City Plan: Reimagine Nanaimo**. The South End Neighbourhood Plan states that ecosystem complexity and habitat enhancement are basic concepts of neighbourhood sustainability, that landscaping should consider native plant diversity, and that the protection and preservation of views to the ocean are of great importance. Principle 5 of the Plan is to "Preserve, enhance and restore the natural environment," and Principle 8 is to "Maintain key views and unique vistas."

Bylaw 4500 provides additional guidance, recommending an informal design approach to the landscape, including maintaining an equal balance of coniferous and deciduous trees in the south end of Nanaimo.

Section C.1.3 of City Plan: Reimagine Nanaimo outlines desired outcomes and policies relating to the Urban Tree Canopy, Natural Areas and Greenways. The plan targets enhanced ecosystem biodiversity and resilience, as well as consideration of climate change when replacing or replanting new trees; and promotion of pollinator friendly plants on public and private lands.

The intent of these policies and regulations is achieved at 821 Haliburton by going above and beyond the 49 required replacement trees, providing an additional 52 landscape trees that contribute to habitat diversity, watershed health, climate resilience and visual interest. To preserve views to the ocean considered so important in the South End Neighbourhood Plan, while creating buffers to adjacent uses including the Highway, trees are generally kept to the periphery of the parcel. Some smaller deciduous trees drift toward the front of the building to moderate the architecture along Haliburton. Overall, the planting scheme is inspired the Coastal Douglas fir ecosystem, including forest edges and meadow gardens that will result in a thriving, diverse and climate resilient urban ecosystem.

KEY DESIGN FEATURES AND ELEMENTS

- **Forest Edge:** A Coastal Douglas Fir inspired forest that includes a mix of evergreen & deciduous trees, shrubs, and groundcovers embraces the rear and sides of the proposed building. Lower, deciduous trees closer to the front of the building frame important views, increase species diversity and ensure solar access to the primary building façade.
- **Stroll Garden:** A meandering path through a garden that incorporates indigenous understory species, pollinator plants and ornamental perennials offers a contemplative stroll for residents to enjoy fresh air and beautiful vistas.
- **Meadow Garden:** A meadow landscape that includes a mix of evergreen & deciduous shrubs, perennial grasses & flowers, and groundcovers to add diversity, provide habitat to pollinators, offer visual interest, and to preserve views to the Nanaimo River estuary and beyond.
- **Terraced Gardens:** Due to the sloping nature of the site, sunken patios at the rear of the building nestle private patios into the landscape and provide refuges that immerse residents into the natural environment.
- **Site Accessibility:** An accessible entrance is provided that connects the main entry of the building to Haliburton Street through a refined walkway through the parking area at the front of the building.

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1	06-15-2025	EP SUBMITTAL
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3	06-16-2024	EP PREDEVELOPMENT
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PROJECT

HALIBURTON APARTMENTS
 821 Haliburton Street
 Nanaimo BC, V9R 4V9

LANDSCAPE DESIGN RATIONALE

PROJECT ID 220006

DB CH **CB** 10

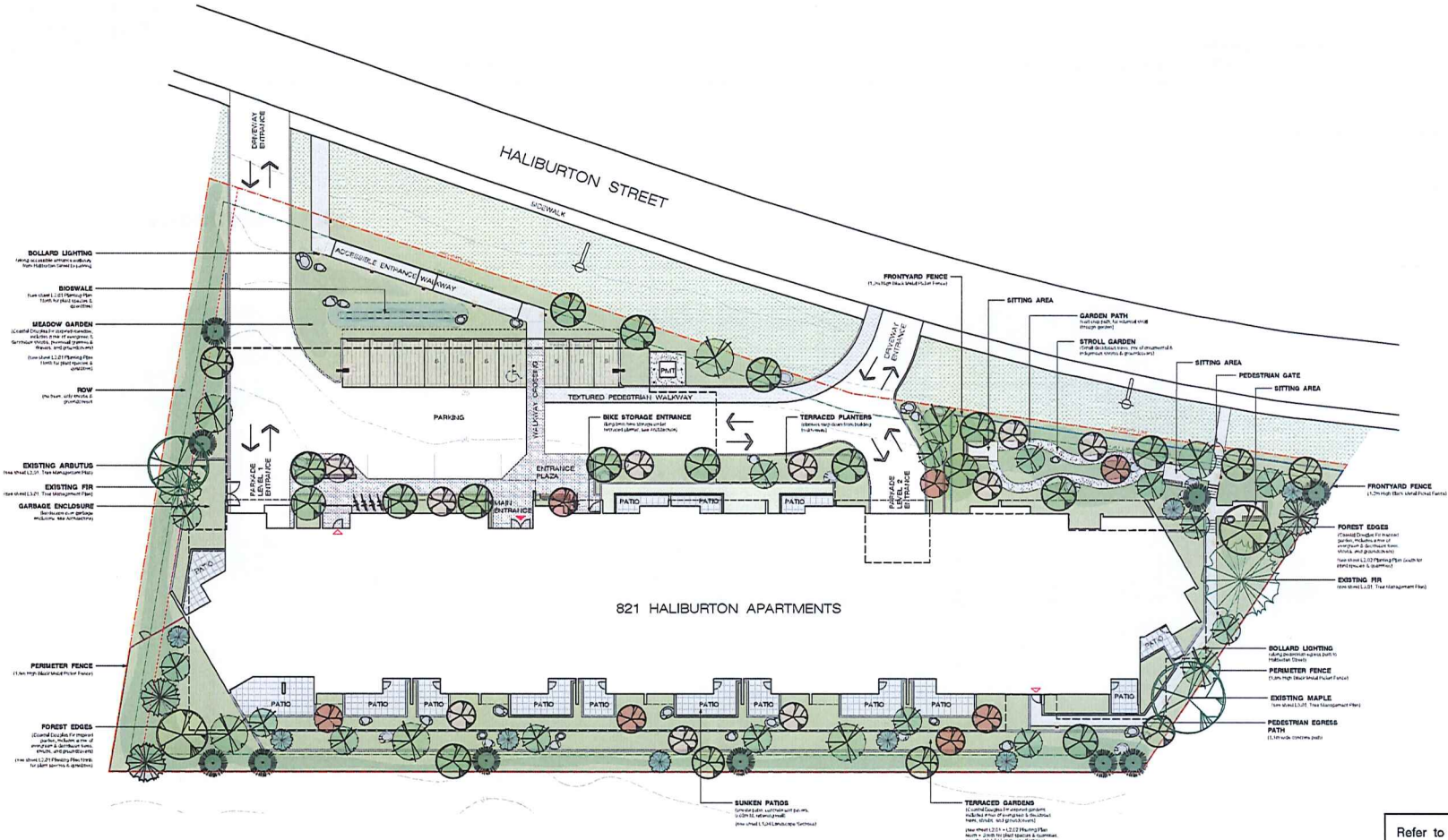
SCALE NTS

DATE July 2024

L1.01

LANDSCAPE LEGEND

- BENCH TYPE 01
Quantity: 6
- BENCH TYPE 02
Quantity: 3
- BICYCLE RACK
Quantity: 5 (2 bikes per rack)
Capacity: 10 bikes
- ENTRANCE
- EXIT
- LANDSCAPE BOULDER
Quantity: 37
- LIGHTING BOLLARD
Quantity: 17
- LIGHTING POLE TOP
Quantity: 2
- FRONTIARY FENCE
Black metal picket, 1.2m high fence
- PERIMETER FENCE
Black metal picket, 1.3m high fence
- STEEL PLANTER
Quantity: 8
- CART CHIP PATH
Area: 45m²
- CONCRETE WALKWAY
Area: 142m²
- CONCRETE UNIT PAVEMENT
TYPE 01
Area: 146m²
- CONCRETE UNIT PAVEMENT
TYPE 02
Area: 302m²
- GRASS BOULEVARD
Area: 635m²
Soil Depth: 150mm
- PLANTED AREA
Area: 1720m²
Soil Depth: 450mm
- PLANTED AREA OVER STRUCTURE
Area: 302m²
Soil Depth: 300mm
- TURFSTONE
Area: 120m²



LANDSCAPE PLAN
SCALE 1:200

Refer to Sheet L1.01 for Design Rationale
Refer to Sheet L1.03 for Patio Landscape Plan
Refer to Sheet L1.04 for Landscape Elevation
Refer to Sheet L1.05 for Landscape Sections

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4	07-19-2024	EP PRELIMINATION

NO.	DATE	REVISION













PROJECT
HALIBURTON APARTMENTS
821 Haliburton Street
Nanaimo, BC, V9R 4V9

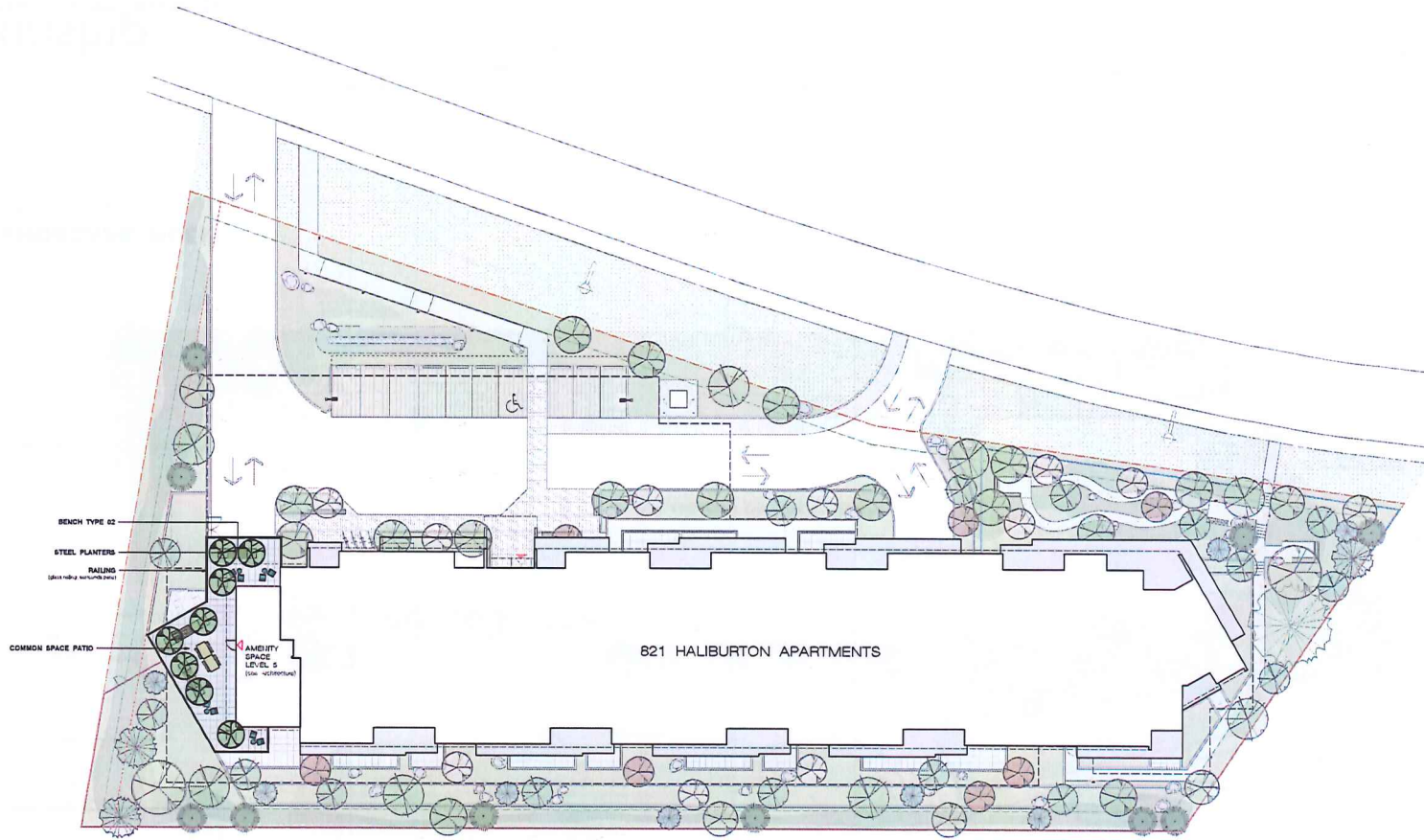
LANDSCAPE PLAN

PROJECT ID 220606
DB CH **CB** J.C.
SCALE 1:200
DATE July, 2022

L1.02

LANDSCAPE LEGEND

-  BENCH TYPE 01
Quantity: 0
-  BENCH TYPE 02
Quantity: 0
-  BICYCLE RACK
Quantity: 5 (2 bikes per rack)
Capacity: 10 bikes
-  ENTRANCE
-  EXIT
-  LANDSCAPE BOULDER
Quantity: 37
-  LIGHTING BOLLARD
Quantity: 17
-  LIGHTING POLE TOP
Quantity: 2
-  FRONTYARD FENCE
Black metal picket, 1.2m high fence
-  PERIMETER FENCE
Black metal picket, 1.8m high fence
-  STEEL PLANTER
Quantity: 0
-  CART CHIP PATH
Area: 45m²
-  CONCRETE WALKWAY
Area: 142m²
-  CONCRETE UNIT PAVER
TYPE 01
Area: 142m²
-  CONCRETE UNIT PAVER
TYPE 02
Area: 328m²
-  GRASS BOULEVARD
Area: 65m²
Soil Depth: 150mm
-  PLANTED AREA
Area: 175m²
Soil Depth: 400mm
-  PLANTED AREA OVER STRUCTURE
Area: 50m²
Soil Depth: 500mm
-  TURPSTONE
Area: 122m²



ROOFTOP LANDSCAPE PLAN
SCALE 1:200

Refer to Sheet L1.01 for Design Rationale
Refer to Sheet L1.02 for Landscape Plan
Refer to Sheet L1.04 for Landscape Elevation
Refer to Sheet L1.05 for Landscape Sections

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PROJECT
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821 Haliburton Street
Nanaimo, BC, V9R 4V9

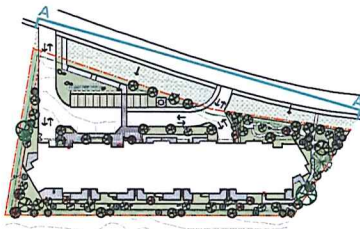
PATIO LANDSCAPE PLAN

PROJECT ID: 200006
DB: C-1 CB: 1-C
SCALE: 1:200
DATE: July, 2024

L1.03



A HALIBURTON STREET ELEVATION
SCALE 1:125



Refer to Sheet L1.01 for Design Rationale
Refer to Sheet L1.02 for Landscape Plan
Refer to Sheet L1.03 for Patio Landscape Plan
Refer to Sheet L1.05 for Landscape Sections

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4	07-19-2024	EP REVISIONS

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PROJECT
HALIBURTON APARTMENTS
821 Haliburton Street
Nanaimo BC, V9R 4V9

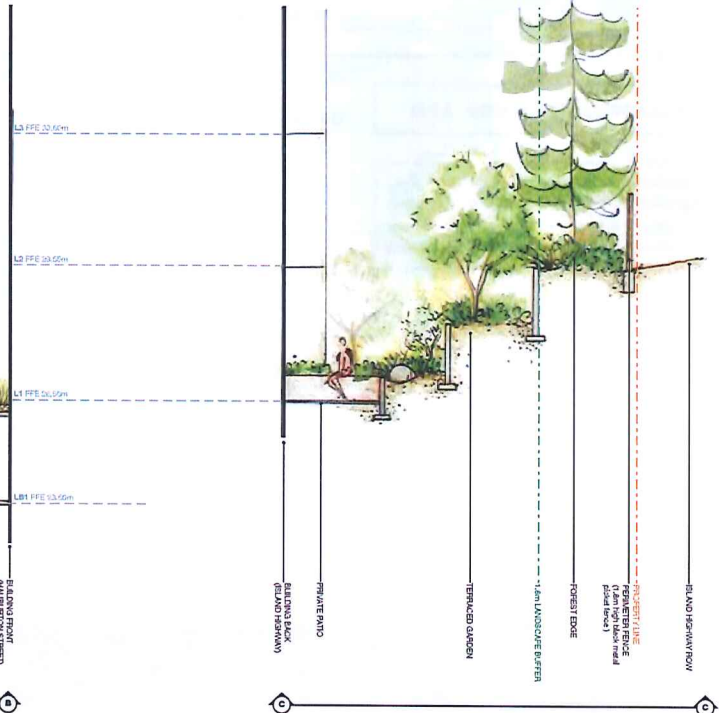
LANDSCAPE ELEVATION

PROJECT ID 202406
DB CFI **CB** IJC
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DATE JUL 2022

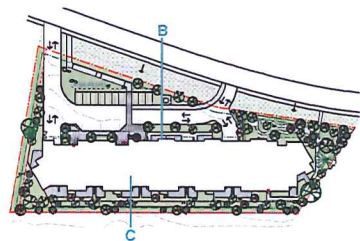
L1.04



B SECTION
SCALE 1:50



C SECTION
SCALE 1:50



Refer to Sheet L1.01 for Design Rationale
 Refer to Sheet L1.02 for Landscape Plan
 Refer to Sheet L1.03 for Patio Landscape Plan
 Refer to Sheet L1.04 for Landscape Elevation

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PROJECT
 HALIBURTON APARTMENTS
 821 Haliburton Street
 Nanaimo BC, V8R 4V9

LANDSCAPE SECTIONS

PROJECT ID 220006
 DB CH CB IC
SCALE 1:50
DATE Jul, 2022

L1.05

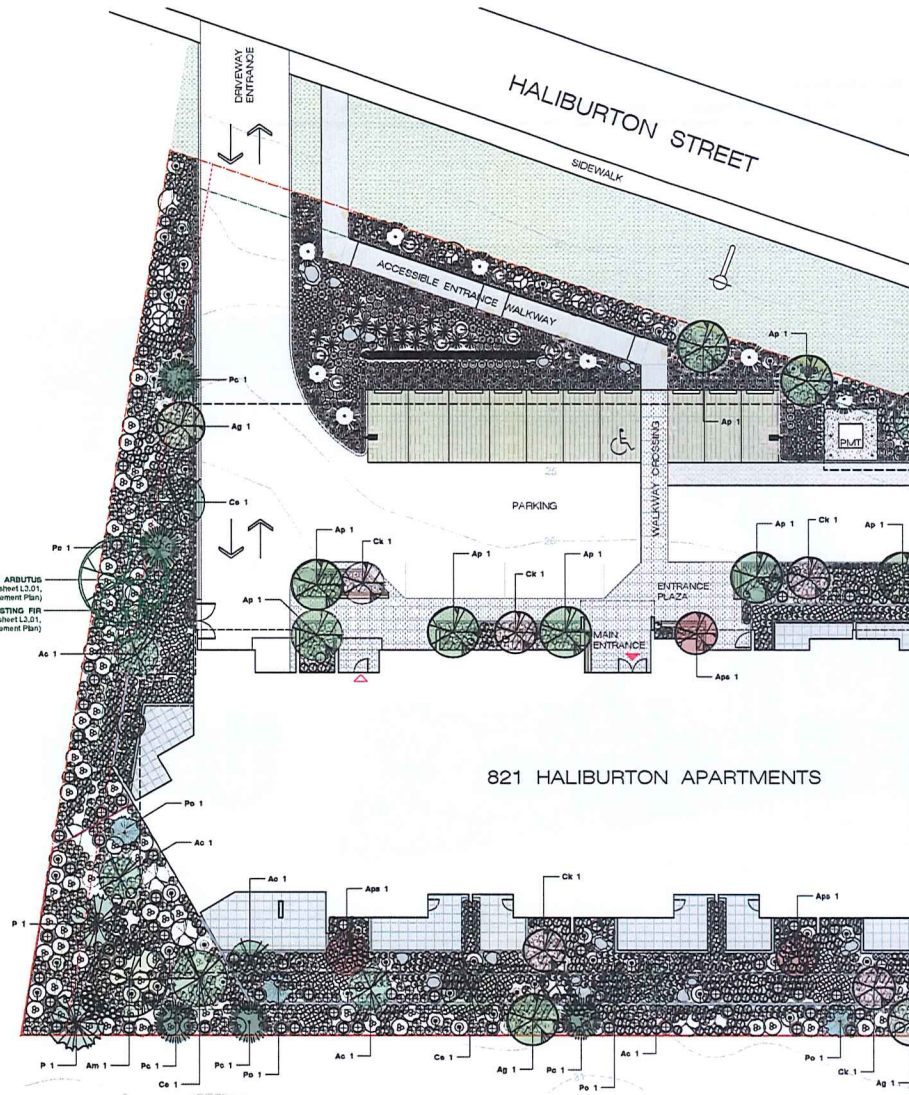
TREE LEGEND

- Ao (14) *Acer clopanum*
- Ag (15) *Acer ginseng*
- A (2) *Acer macrophyllum*
- Apa (17) *Acer palmatum 'Shendehojoi'*
- Ap (24) *Acer palmatum 'Osakazuki'*
- Ce (17) *Cornus edodes white wonder*
- Ck (18) *Cornus kousa*
- Po (8) *Picea omorika bruns*
- Pe (10) *Pinus contorta*
- P (3) *Pseudotsuga menziesii*

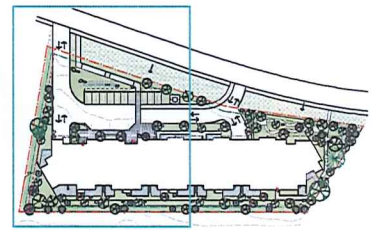
PLANT LEGEND

- Ai *Actinys triphylla*
- A *Arbutus unedo*
- Au *Aristotaphylos laevis*
- Ck *Calamagrostis Karl Forester*
- Ca *Clematis armandi*
- Co *Cornus sericea*
- Fo *Fragaria tibonensis*
- Gs *Gaultheria shallon*
- GJ *Gasia Engelmanni*
- Gd *Gymnocarpium dryopteris*
- Hl *Hamamelis v. intermedia 'Diana'*
- Hm *Hamonochloa macra*
- La *Lonicera ciliosa*
- Ln *Lonicera raena*
- Mn *Mahonia nervosa*
- My *Miscanthus yaku jima*
- Np *Nepeta drognopore blue*
- Pa *Penstemon alpestrisoides*
- Pim *Pinus mugo var. pumilio glycyrrhiza*
- Pg *Polypodium glycyrrhiza*
- Pm *Polyatum munium*
- Rb *Ribes sanguinum*
- Sn *Saxifraga hibernica 'Cardinal'*
- Sa *Symphoricarpos albus*
- Tg *Thalictrum grandiflorum*
- Th *Thymus serpyllum*
- V *Vaccinium*
- Va *Vaccinium ovatum*

- GRASS BOULEVARD
Area: 0.05m²
Soil Depth: 150mm
Premier Pacific Grasses Ltd. Drought Smart
Lawn mix or equivalent.
- BIOSWALE BOTTOM
Area: 7.2m²
Soil Depth: 450mm
Plant bottom with a mix of:
1. Carex obovata
2. Iris meoutanensis



MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN SOUTH



Refer to Sheet L2.02 for Planting Plan South
Refer to Sheet L2.03 for Patio Planting Plan
Refer to Sheet L2.04 for Plant List + Notes

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PLANTING PLAN NORTH











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












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DATE: July, 2022



L2.01

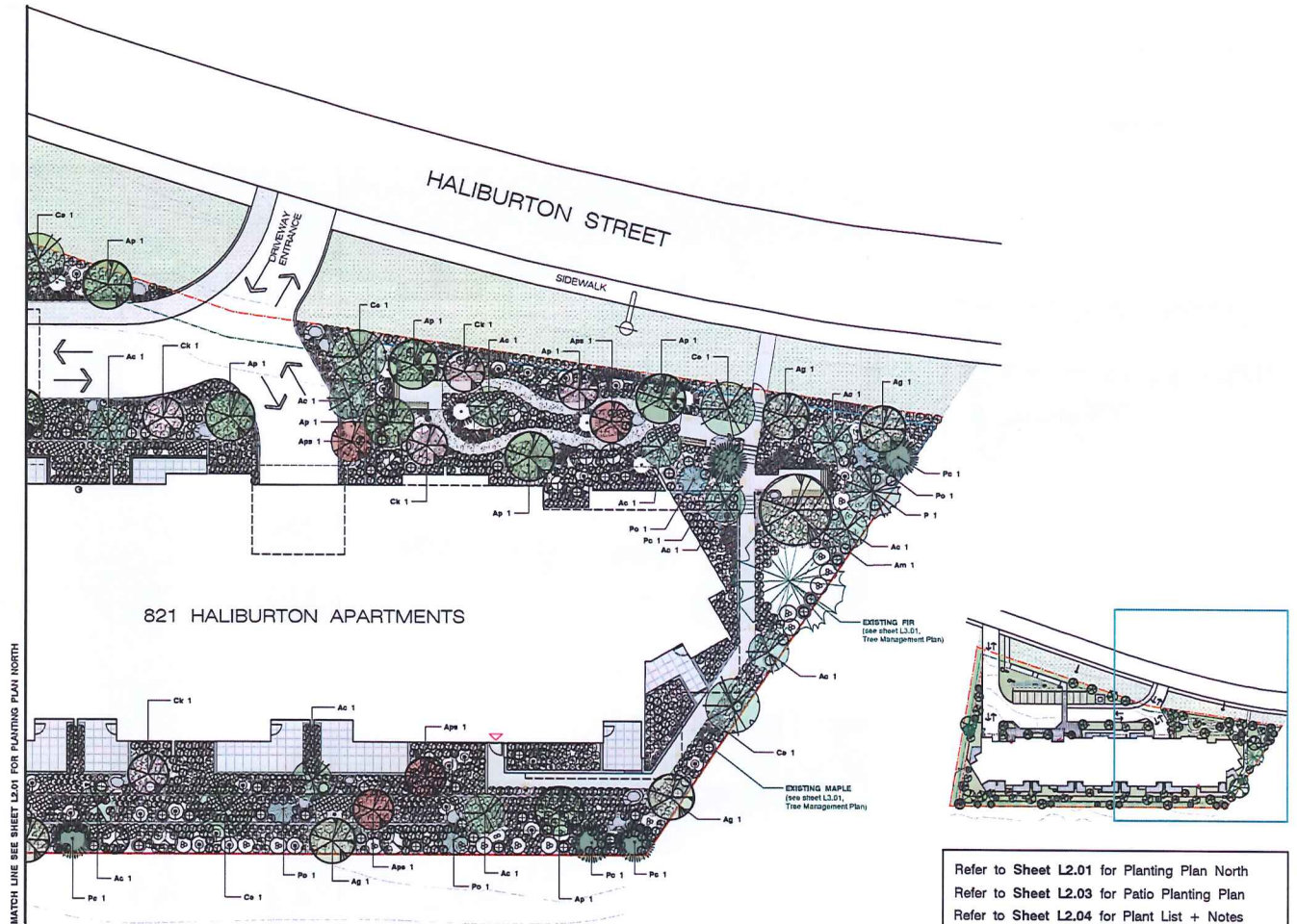
TREE LEGEND

-  Ao (16) *Acer cecinatum*
-  Ag (16) *Acer griseum*
-  A (2) *Acer macrophyllum*
-  Ape (8) *Acer palmatum 'Shinobucho'*
-  Ap (24) *Acer palmatum 'Sakazuki'*
-  Co (8) *Cornus edulis white wonder*
-  Ck (18) *Cornus kousa*
-  Po (8) *Poa cernua bruns*
-  Pe (10) *Pinus contorta*
-  P (2) *Pseudotsuga menziesii*

PLANT LEGEND

-  At *Achlys triphylla*
-  A *Arctostaphylos uva-ursi*
-  Au *Arctostaphylos uva-ursi*
-  Ck *Calamagrostis Koif Forester*
-  Ca *Chamaenerion*
-  Co *Cornus sericea*
-  Fo *Fraxinus chinensis*
-  Ga *Gaultheria shallon*
-  Gd *Galearia nudicaulis*
-  Gd *Gymnocarpium dryopteris*
-  Hl *Hamamelis x intermedia 'Dianna'*
-  Hm *Hakonochloa macra*
-  Lo *Lonicera ciliosa*
-  Ln *Luzula rivina*
-  Mn *Mahonia repens*
-  My *Miscanthus yaku jima*
-  Np *Nepeta cataractae blue*
-  Pa *Penstemon alpestris*
-  Pm *Pinus mugo 'var. pumilio' glycyrrhiza*
-  Pg *Polypodium glycyrrhiza*
-  Pm *Polyetichum munatum*
-  Ra *Ribes sanguineum*
-  Sn *Saxifraga nemorosa 'Cardinal'*
-  Sa *Symphoricarpos albus*
-  Tg *Tellima grandiflora*
-  Th *Thymus serpyllifolium*
-  V *Vaccinium*
-  Ve *Vaccinium oxycoccos*

-  GRASS BOULEVARD
Areas: 600mm
Soil Depth: 150mm
Premier Pacific Seeds Ltd. Drought Smart
Lawn mix or equivalent.
-  BIOSWALE BOTTOM
Areas: 20mm
Soil Depth: 450mm
Plant bottom with a mix of:
1. Carex obovata
2. Iris missouriensis



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NO.	DATE	REVISION











PROJECT
HALIBURTON APARTMENTS
821 Haliburton Street
Nanaimo, BC, V9R 4V9

PLANTING PLAN SOUTH
























PROJECT ID: 202406
DB: C-1 CS: I-C
SCALE: 1:150
DATE: July, 2022

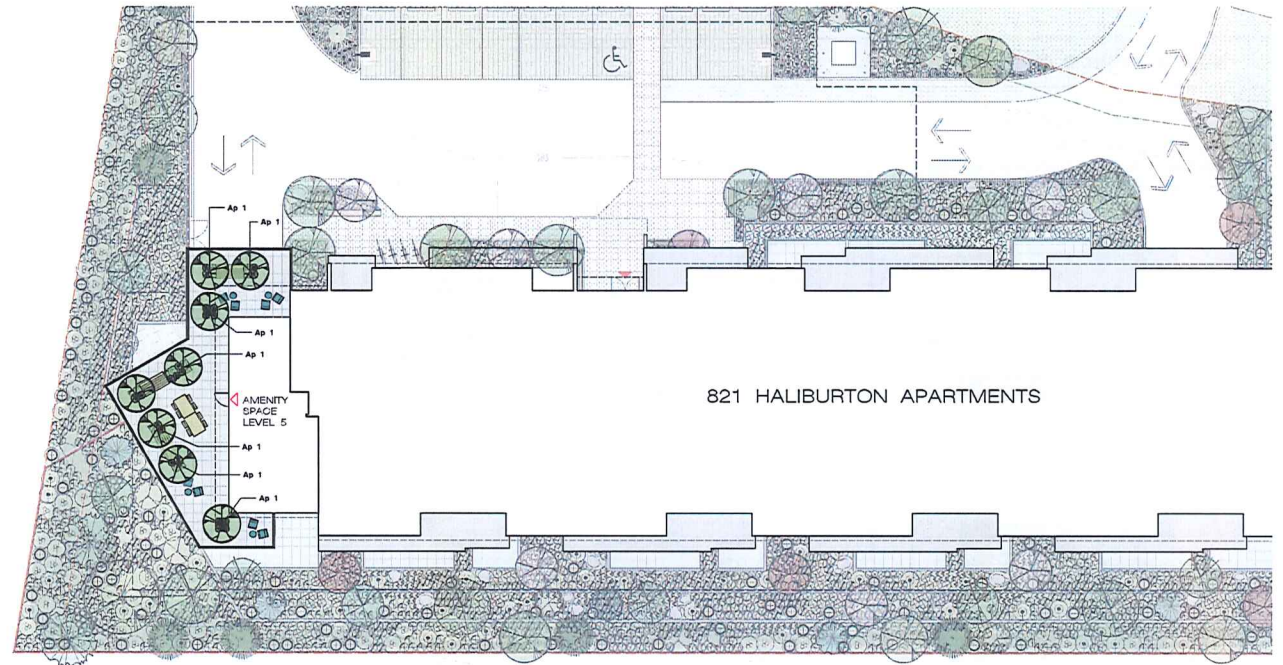
L2.02

TREE LEGEND

-  Aa (16) Acer circinatum
-  Ag (8) Acer glabrum
-  A (2) Acer macrophyllum
-  Ape (9) Acer palmatum 'Shindeshjo'
-  Ap (24) Acer palmatum 'Osakazuki'
-  Ce (8) Cornus edulis white wonder
-  Ck (10) Cornus kousa
-  Pe (6) Picea omorika bruns
-  Pe (10) Pinus contorta
-  P (3) Pseudotsuga menziesii

PLANT LEGEND

-  Al Achlys triphylla
 -  A Arbutus unedo
 -  Au Aristotaphylos laevis
 -  Ck Calamagrostis Karl Forester
 -  Cc Clematis armandi
 -  Cc Cornus sericea
 -  Fc Fragaria chiloensis
 -  Gc Gaultheria shallon
 -  Gf Geura lindgalmii
 -  Gd Gymnocarpium dryopteris
 -  Hl Hamamelis v. intermedia 'Diana'
 -  Hm Hakonechloa macro
 -  Lc Lonicera ciliosa
 -  Ln Luzula nivea
 -  Mn Mahonia nervosa
 -  My Miscanthus yaku jima
 -  Np Nepeta dropmore blue
 -  Pa Pennisetum alpeururoides
 -  Pm Pinus mujo 'var. pumila' glycyrrhiza
 -  Pg Polygodium glycyrrhiza
 -  Pm Polysetichum murinum
 -  Rb Ribes sanguinum
 -  Sa Salix nemorosa 'Cardinal'
 - Sb Symphoricarpos albus
 - Tg Tellima grandiflora
 - Th Thymus serpyllum
 - V Vaccinium
 - Vc Vaccinium ovatum
- GRASS BOULEVARD**
Area: 635m²
Soil Depth: 150mm
Premier Pacific Grasses Ltd. Drought Smart
Lawn mix or equivalent.
- BIOSWALE BOTTOM**
Area: 7.3m²
Soil Depth: 450mm
Plant bottom with a mix of:
1. Carex obovata
2. Iris macrospora



821 HALIBURTON APARTMENTS

Refer to Sheet L2.01 for Planting Plan North
Refer to Sheet L2.02 for Planting Plan South
Refer to Sheet L2.04 for Plant List + Notes

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Curtain Planning

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NO.	DATE	ISSUE
1	06-15-2023	EP SUBMISSION
2	05-15-2024	EP REVISIONS
3	05-15-2024	EP REVISIONS
4	07-16-2024	EP REVISIONS

NO.	DATE	REVISION

PROJECT
HALIBURTON APARTMENTS
821 Haliburton Street
Nanaimo, BC, V9R 4V9

PATIO PLANTING PLAN

PROJECT ID 220306
DB C-1 **CB** F-0
SCALE 1:150
DATE July, 2022

L2.03

PLANT LIST					
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Pc	3	<i>Picea omorika</i> bruns	Serbian Spruce	1.5m ht	
Pc	10	<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine	1.5m ht	
P	3	<i>Pseudotsuga menziesii</i>	Douglas Fir	#15	
Deciduous Trees					
Ac	16	<i>Acer circinnatum</i>	Vine Maple	#7	Multibam
Aq	0	<i>Acer griseum</i>	Paper Bark Maple	1.5m ht	
A	2	<i>Acer macrophyllum</i>	Big Leaf Maple	#20	
Ap	24	<i>Acer palmatum</i> 'Osakazuki'	Japanese Maple	1.5m ht	
Ap	8	<i>Acer palmatum</i> 'Dissectatum'	Japanese Maple	1.5m ht	
Cd	6	<i>Cornus</i> 'Eddie's White Wonder'	White Flowering Dogwood	#20	
Ck	10	<i>Cornus kousa</i>	Red Flowering Dogwood	1.5m ht	
Coniferous Shrubs					
P	6	<i>Pinus mugo</i> 'var. pumilio'	Dwarf Mountain Pine	#5	2m o.c.
Deciduous Shrubs					
Ca	14	<i>Cornus sericea</i>	Red Twig Dogwood	#1	2m o.c.
H	4	<i>Hemamelis x intermedia</i>	Witch Hazel	#5	2m o.c.
Ra	107	<i>Ribes sanguineum</i>	Red Flowering Currant	#1	1.2m o.c.
Ca	129	<i>Gymnocarpus alba</i>	Common Groundsweary	#1	1.2m o.c.
V	16	<i>Vaccinium</i>	Blueberries	#1	1.2m o.c.
Evergreen Shrubs					
A	6	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Vo	167	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	582	<i>Aizostaphyle uva-ursi</i>	Kinnikinnick	10cm	45cm o.c.
Pc	277	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	45cm o.c.
Ca	375	<i>Gaultheria shallon</i>	Sialal	#1	60cm o.c.
Od	78	<i>Cymodoce filiformis</i>	Oak Fern	10 cm	30cm o.c.
Ma	1058	<i>Matsushia nervosa</i>	Dick Oregon Grape	#1	60cm o.c.
Pg	260	<i>Polypodium glycyrrhiza</i>	Lizard Fern	10cm	45cm o.c.
Pm	1170	<i>Polystichum minimum</i>	Dwarf Fern	#1	60cm o.c.
Ts	29	<i>Thymus serpyllum</i>	Creeeping Thyme	10cm	30cm o.c.
Ornamental Grasses					
Cx	34	<i>Calamagrostis Kar. Foerster</i>	Feather Reed Grass	#1	60cm o.c.
Hx	357	<i>Holcus lanatus</i>	Japanese Forest Grass	#1	60cm o.c.
Lh	69	<i>Luzula nivea</i>	Emery Woodrush	#1	45cm o.c.
Mj	16	<i>Miscanthus yaku jima</i>	Maiden Grass	#1	1m o.c.
Pa	73	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain grass	#1	60cm o.c.
Perennials					
At	103	<i>Achyrocline satureioides</i>	Vanilla Leaf	10cm	45cm o.c.
Cl	125	<i>Claytonia sibirica</i> 'Bantam White Improved'	Bee Blossom	#1	45cm o.c.
Ne	28	<i>Nepeta x faassenii</i> 'Orange'	Catmint	#1	60cm o.c.
Sn	37	<i>Salvia x sylvestris</i> 'Caradonna'	Purple Wood Sage	#1	60cm o.c.
Tp	93	<i>Thalictrum aquilegifolium</i>	Fringecup	10cm	45cm o.c.
Blosswale					
Ca	16	<i>Carex obovata</i>	Slough Sedge	10cm	45cm o.c.
Im	16	<i>Iris missouriensis</i>	Western Blue Flag Iris	10 cm	45cm o.c.

- PLANTING NOTES**
- All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standards per Section 8 Growing Medium, Table T-6.3.3.3, Properties of Growing Media Level 2 "Gnomad" - 3P.
 - Growing Medium Depth:
Tree Planting Area: 1 cu. m. per tree
Drink & Ground Cover Area: 400mm (16") depth
Seeded Area: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standards. Mulch depth to be 75mm minimum depth over all tree, shrub, and groundcover planting areas.
 - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
 - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutes 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 North
Refer to Sheet L2.02 for Planting Plan South
Refer to Sheet L2.03 for Rooftop Planting Plan

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1	08-15-2023	EP SUBMISSION
2	05-15-2024	EP RESUBMISSION
3	05-16-2024	EP RESUBMISSION
4	07-03-2024	EP RESUBMISSION

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PROJECT

HALIBURTON APARTMENTS
821 Haliburton Street
Nanaimo, BC, V9R 4V9

PLANT LIST & NOTES

PROJECT ID 220006
DB C-1 **CS** I-C
SCALE 1:150
DATE July, 2022

L2.04

SCHEDULE D-AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY**Category 3: Parking and Sustainable Transportation (10 points required)**

Amenity		Points	
A	For a non-residential component of a development, shower and change room facilities are provided to accommodate employees.	2	
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1	
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	
D	A minimum of 50% of the parking provided for the proposed development includes access to an electric vehicle charging station.	2	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 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	
H	Parking does not exceed minimum parking requirements within the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7226" and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution thereof.	2	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	

(4500.182; 2021-DEC-06)

11/10

Category 5: Energy Management (11 points required)

Amenity		Points	
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	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		31	

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

11/11

Category 6: Water Management (8 points required)

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

8/8