



AGENDA DESIGN ADVISORY PANEL MEETING

June 27, 2019, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Minutes of Meeting held 2019-JUN-13

2 - 3

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday, 2019-JUN-13.

4. PRESENTATIONS:

a. Development Permit Application No. DP1139 - 151 Royal Pacific Way

4 - 18

A development permit application (DP1139) was received from Windley Developments Ltd. for a 12-unit multi-family residential development at 151 Royal Pacific Way. The property is legally described as Lot 1, District Lot 49, Wellington District, Plan EPP73175.

5. ADJOURNMENT:

MINUTES

DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-JUN-13, AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, Chair
 Tyler Brown, Councillor
 Martin Hagarty
 Steve Johnston
 Marie Leduc
 Kate Stefiuk

 Absent: Gur Minhas
 Charles Kierulf

 Staff: C. Horn, Planner, Current Planning
 L. Nielsen, Steno, Current Planning
 M. Wilkins, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Nanaimo, BC, on Thursday, 2019-MAY-23 at 5:07 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATION:

(a) Development Permit Application No. DP1134 - 633 Milton Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Joyce Reid-Troost of Architect, Joyce Reid-Troost Architect, spoke regarding site and neighbourhood context, architectural elements, steep slope guidelines, off-site parking, site access and proximity to downtown area.

2. Brad Forth, Landscape Architect, 4-Site Landscape Architecture, spoke regarding the proposed landscape plan.
3. Matt Rosenthal, ASct, Cascara Consulting Engineers Limited, presented the proposed civil site servicing plan for the project.

It was moved and seconded that that Development Permit Application No. DP1134 be accepted as presented with support for the proposed variances.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:48 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001139 – 151 ROYAL PACIFIC WAY

Applicant / Owner: WINDLEY DEVELOPMENTS LTD.

Architect: DARYOUSH FIROUZLI ARCHITECTURE INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the western end of Royal Pacific Way.
<i>Total Area</i>	6,248m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development; Development Permit Area No. 5 – Steep Slope Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

Site Context

The subject property recently created lot in a subdivision in North Nanaimo, between Dewar Road and Norton Road. The property is steeply sloping downhill to the north. There is a shared access driveway running across the north of the property that serves 7 single residential dwelling lots to the north.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 3-storey, 12-unit townhouse development in 3 building blocks with 4 units in each building. Due to the slope of the land, the rear elevation for all buildings will be 2 storeys.

The proposed building's gross floor area is 2,691m² and the floor area ratio (FAR) is equal to 0.43, within the maximum permitted FAR of 0.45. The R10 zone also limits the maximum number of dwelling units to 16 units per hectare, equal to 10 units on this site. There was, however, a previous density transfer Development Permit (DP1107) approved in 2018 that transferred 3 additional units from neighbouring 5351 Redmond Road to the subject property.

Site Design

The proposed development is sited in three building blocks, with front doors facing the shared access driveway to the north. The siting takes advantage of views to the ocean. The entrance to the shared access driveway is from the cul-de-sac at the end of Royal Pacific way. A sidewalk runs along the south side of the driveway and continues as a public walkway through the western part of the property and will eventually connect with a new park to the west. The western 2,156m²

of the property is a dedicated tree replanting area where no new development will take place except for the proposed public walkway.

Building Design:

The building design maintains a rhythm of alternating rooflines and alternating materials to provide visual interest along the shared access driveway. The materials rotate between different types of metal cladding, HardiePlank siding, and true grain Cedartone. Side elevations are generally blank with some windows and materials made up of HardiePlank siding and Hardie panels.

Each unit has its own driveway entry from the shared access driveway. Each unit includes a garage and rec room on the ground floor, living space on the second floor, and three bedrooms on the third floor. A private backyard patio is also provided on the second floor for each unit.

Staff comments:

- Consider greater articulation of the side elevations, especially the east elevation of the easternmost building that faces Royal Pacific Way.
- Look at stronger definitions for front entries of each unit. Consider features like arbour-covered walkways to the sidewalk or projecting rooflines above front doors.
- Consider design strategies to uniquely identify each building.

Landscape Design

Landscaping on the site is focused in clusters: at the entry from Royal Pacific Way, between buildings, to the rear of the buildings, and to the west of the westernmost building. Bioswales are present throughout the site, as well as a grassy amenity area between units 8 and 9. The rear of the subject property, to the south of the buildings, is landscaped with retaining walls and meadow grass to provide separation from adjacent properties. Smaller landscaped gardens are also provided at the entrance of each unit. The tree retention area in the west has an existing covenant dictating how trees must be planted.

PROPOSED VARIANCES

Rear Yard Setback

A variance is requested to reduce the rear yard setback from 7.5m to 5.6m, a proposed variance of 1.9m.

Height of Buildings

A variance is requested to increase the allowable height of a building from 9m to 9.54m, a proposed variance of 0.54m.

Due to the slope of the area the neighbouring residential dwellings to the south side of the property are at least 6m above the subject property and as such will not be impacted by the proposed height and setback variances.



D - ARCHITECTURE

6377 Icarus Drive, Nanaimo, BC V9V1N4
phone. 250-933-1991 | mobile. 250-751-9479

DARYOUSH FIROUZLI ARCHITECTURE INC

Reference: 2862

March 29 2019

Dear Ms. Lainya Rowett
Manager, Current Planning & Subdivision
Community Development
City of Nanaimo

Design & Variance Rationale for 151 Royal Pacific Way, Nanaimo BC

Project Overview:

- Create the strata with 12 Town Houses in 3 4plx buildings,
- 3 storey buildings with benefit of Ocean view in North side of building
- These buildings design will be very similar to another project Developer build few years ago at Dun Place which was very successful and draw younger families
- Use the bright colors to give the individual personally and interest to each unit
- Garbage collection will be by private company and will pick up at front of each unit curb once a week
- There is Pedestrian connection to park area created by Developer at west side of property
- Creating nice private back patio area at sunny side of building
- 3 unit Density transfer from another property in the area

Building Height and Setback Variance Rationale:

- Setback: The only Frist unit in east where property getting narrower 7.5m Back Setback reduce to 5.6m because of slope in the area all single family houses in South side of the property sitting at least 20-30 feet above the this unit roof and there is no effect of view blocking for any neighbours
- Building Height: Building Height is pass the maximum allowed height by .56m (2') and again because of slope there will be no issue of view blocking for any neighbours

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001139

LOCATION PLAN

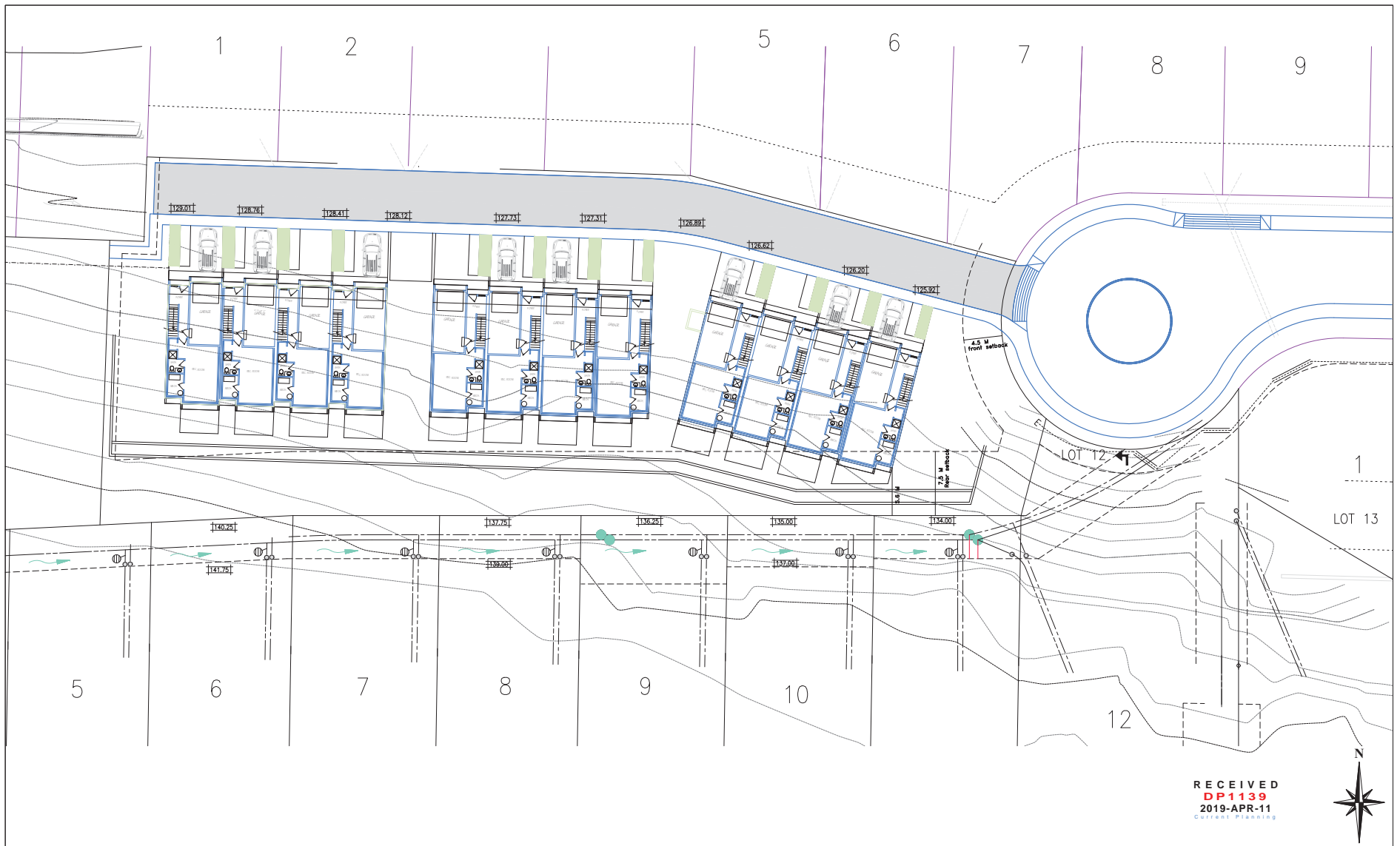
Civic: 151 ROYAL PACIFIC WAY

Legal: LOT 1, DISTRICT LOT 49

WELLINGTON DISTRICT, PLAN EPP73175



Subject Property



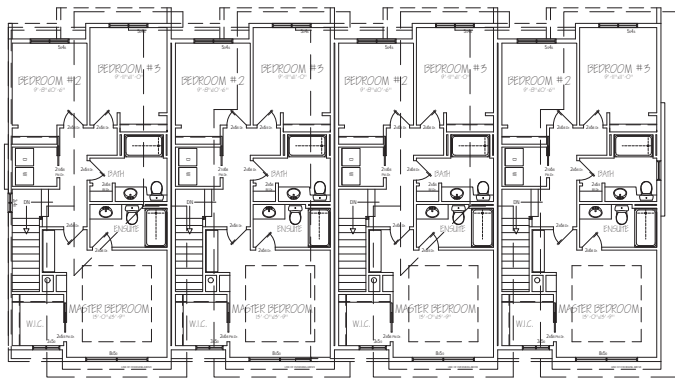
<p>NOTE:</p> <p>This drawing is an indication of service to the property and is not a guarantee of service. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for ensuring that the property is used in accordance with the applicable zoning and other regulations.</p> <p>When dimensions and area measurements are shown, they are for information only and are not to be used for legal purposes. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for ensuring that the property is used in accordance with the applicable zoning and other regulations.</p>	<p>NO. DATE REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																															<p>PRELIMINARY</p> <p>D-ARCHITECTURE</p> <p>6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4</p> <p>T: 250-933-1991, E: FIRQUZU@SHAW.CA</p> <p>DARYOUSH FIRQUZU ARCHITECTURE INC.</p>	<p>SCALE 1=200</p> <p>DATE JAN 3RD 19</p>	<p>PROJECT</p> <p>151 ROYAL PACIFIC WAY</p> <p>NANAIMO, BC</p>	<p>CLIENT</p> <p>WINDLEY CONTRACTING LTD.</p> <p>PROJECT NO. 2862</p>	<p>SHEET TITLE</p> <p>SITE PLAN</p>	<p>SHEET NO.</p> <p>A1.1</p> <p>REVISION</p>
<p>SEAL</p> <p>CONSULTANT LOGO</p>	<p>DATE</p> <p>19</p>	<p>PROJECT</p> <p>151 ROYAL PACIFIC WAY</p> <p>NANAIMO, BC</p>	<p>CLIENT</p> <p>WINDLEY CONTRACTING LTD.</p> <p>PROJECT NO. 2862</p>	<p>SHEET TITLE</p> <p>SITE PLAN</p>	<p>SHEET NO.</p> <p>A1.1</p> <p>REVISION</p>																																

SITE PARTICULARS

CIVIC ADDRESS: 151 ROYAL PACIFIC WAY, NANAIMO, BC
 LEGAL ADDRESS: LOT 1, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN EPP 73175
 SITE AREA: 1.544 ACRES, 67,256 SQ.FT. (6,248 M2)
 ZONING: R10 RESIDENTIAL

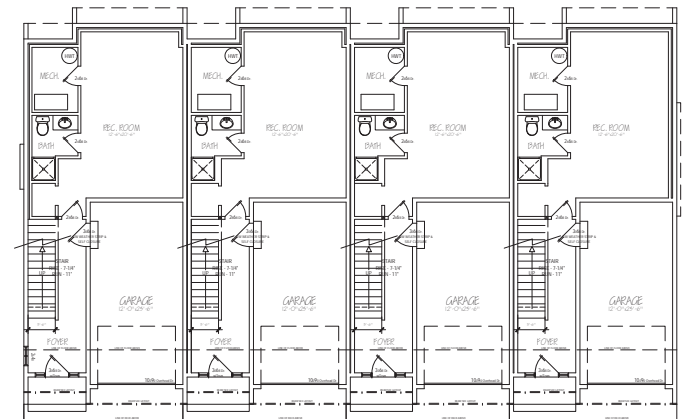
PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED ZONING COR1
USE	R10 RESIDENTIAL	R10 RESIDENTIAL
LOT AREA	1.544 ACRES 67,256 S.F.	1.544 ACRES 67,256 S.F.
LOT COVERAGE	40%	17% = 11,547 S.F. (1,072.8 M2)
BUILDING GROSS FLOOR AREA	- - Total =	Main Floor for each 4plx (no Garage) 2,645 S.F. Second Floor for each 4plx 3,478 S.F. Third Floor for each 4plx 3,532 S.F. Total = 28,965 S.F.
DENSITY	16 units per Hectare = 10 units Plus 3 unit transfer for another property Total = 13 units	12 units
SETBACKS	FRONT: 14.76' (4.5 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 4.92' (1.5 m) Min.	FRONT: 14.76' (4.5 m) Max. REAR: 18.32' (5.6 m) Min. SIDE:1 4.92' (1.5 m) Min.
HEIGHT OF BUILDINGS	29.52' (9 m) Max. Slope Roof	31.3' (9.54M) Max.
AMENITY AREAS		
OFF-STREET PARKING	2 per Dwelling Units 12 X 2 = 24 stalls	2 per Dwelling Units 12 X 2 = 24 stalls



THIRD FLOOR PLAN

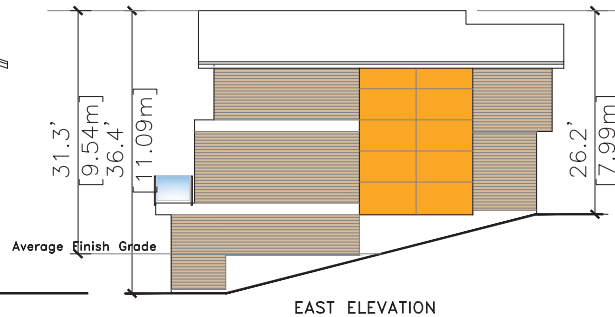
EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
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②		METAL CLADDING COLOR #2
③		HARDIE PANELS COLOR #1
④		HARDIE PANELS COLOR #2
⑤		6" HARDIE PLANK SIDING COLOR #3
⑥		6" TRUE GRAIN CEDARTONE
⑦		BLACK ALUMINUM GLASS RAILING



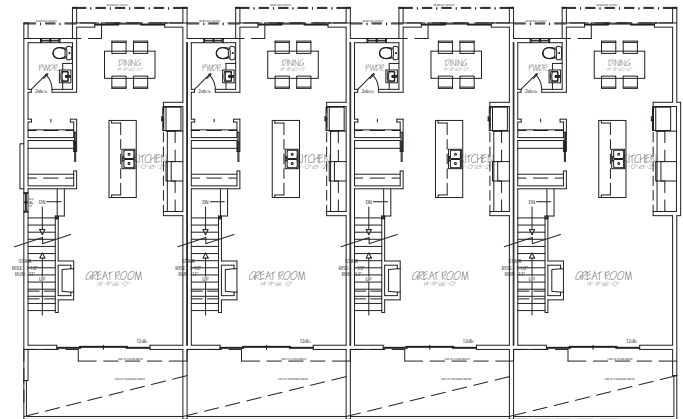
MAIN FLOOR PLAN



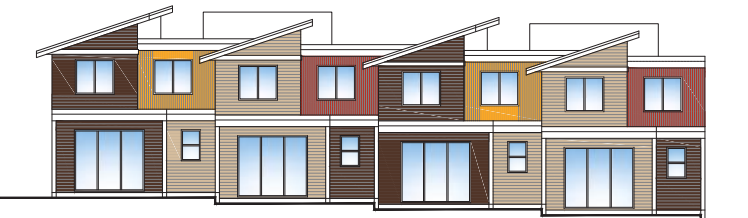
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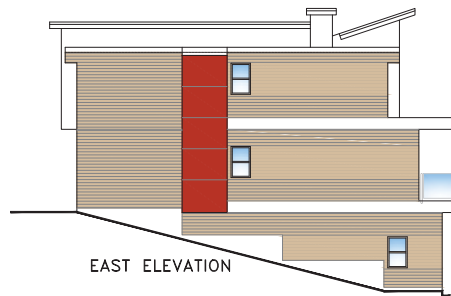
EAST ELEVATION



SECOND FLOOR PLAN



REAR ELEVATION



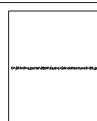
EAST ELEVATION

BLOCK #1

RECEIVED
DP1139
2019-APR-11
Current Planning

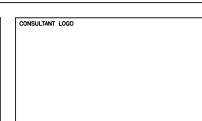
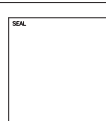


NO.	DATE	REVISIONS



D-ARCHITECTURE
6377 CARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1191, E: FIROUZLI@SHAW.CA
DARYUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY



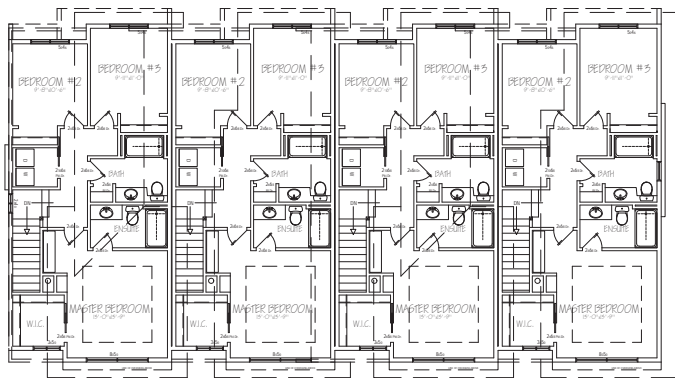
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DATE	MAR 29 19

PROJECT
151 ROYAL PACIFIC WAY
NANAIMO, BC

CLIENT
WINDLEY CONTRACTING LTD.
PROJECT NO. 2862

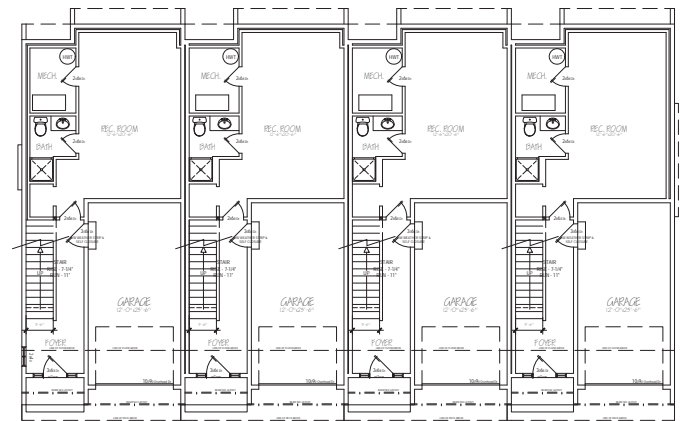
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BLOCK #1

SHEET NO.
A2.1
REVISION



THIRD FLOOR PLAN

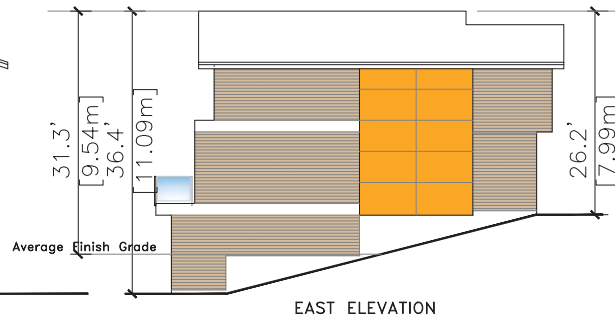
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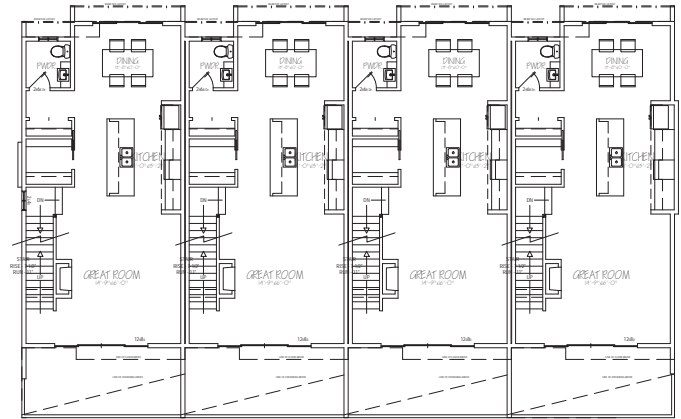
MAIN FLOOR PLAN



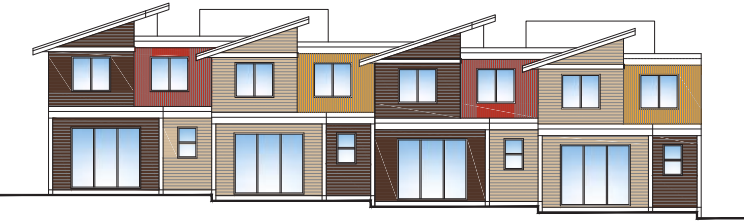
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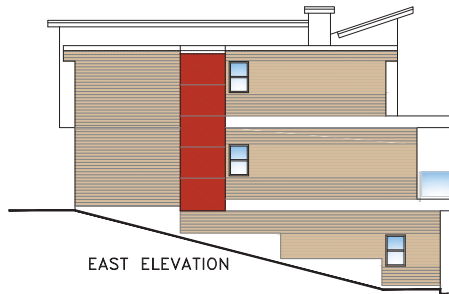
EAST ELEVATION



SECOND FLOOR PLAN



REAR ELEVATION



EAST ELEVATION

BLOCK #2

RECEIVED
DP1139
2019-APR-11
Current Planning

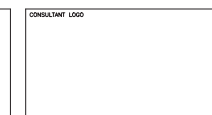
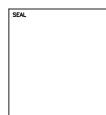


NO.	DATE	REVISIONS



D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRROUZ@SHAW.GA
DARYOUSH FIRROUZ ARCHITECTURE INC.

PRELIMINARY



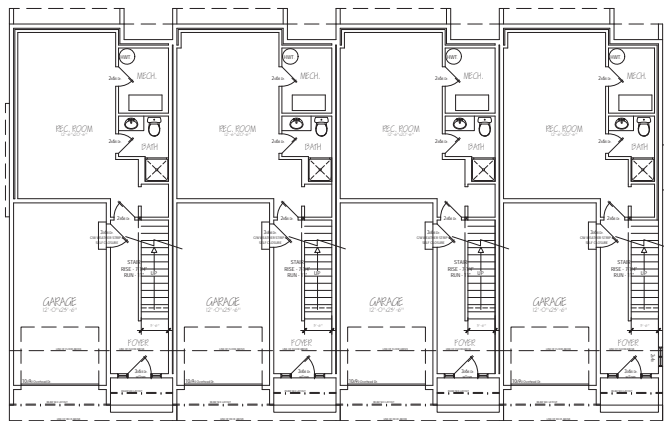
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DATE	MAR 29 19

PROJECT
151 ROYAL PACIFIC WAY
NANAIMO, BC

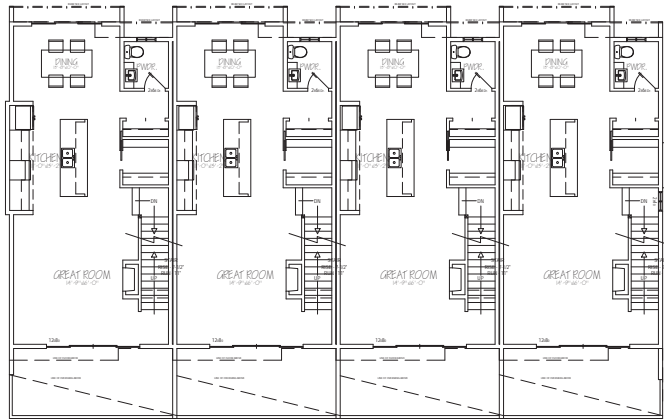
CLIENT
WINDLEY CONTRACTING LTD.
PROJECT NO. 2862

SHEET TITLE
BLOCK #2

SHEET NO.
A2.2
REVISION

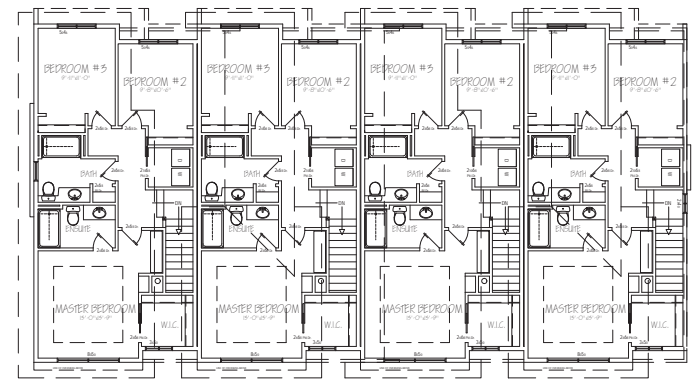


MAIN FLOOR PLAN

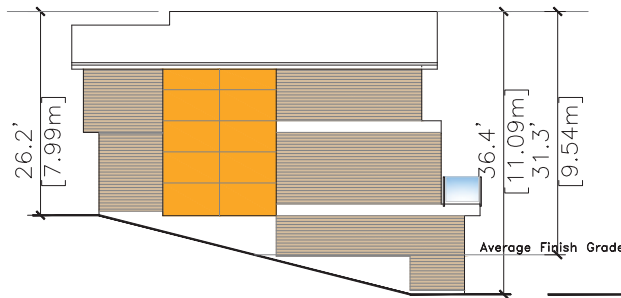


SECOND FLOOR PLAN

EXTERIOR MATERIALS & COLORS		
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THIRD FLOOR PLAN



EAST ELEVATION



FRONT ELEVATION



EAST ELEVATION

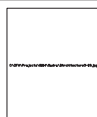


REAR ELEVATION

BLOCK #3

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DP1139
2019-APR-11
Current Planning

NO.	DATE	REVISIONS



D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FPROUZU@SHAW.CA
DARKOUSH PROUZU ARCHITECTURE INC.

PRELIMINARY

SEAL

CONSULTANT LOGO

SCALE 1/8"=1'-0"
CHECKED
DATE MAR 29 19

PROJECT 151 ROYAL PACIFIC WAY NANAIMO, BC

CLIENT WINDLEY CONTRACTING LTD.
PROJECT NO. 2862

SHEET TITLE BLOCK #3

SHEET NO. A2.3
REVISION



<p>NOTE:</p> <p>1. This drawing is an illustration of the proposed development and is not a contract. It is subject to change without notice.</p> <p>2. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.</p> <p>3. The client is responsible for providing all necessary information and data for the development.</p> <p>4. The client is responsible for providing all necessary funding for the development.</p> <p>5. The client is responsible for providing all necessary resources for the development.</p> <p>6. The client is responsible for providing all necessary support for the development.</p> <p>7. The client is responsible for providing all necessary assistance for the development.</p> <p>8. The client is responsible for providing all necessary help for the development.</p> <p>9. The client is responsible for providing all necessary aid for the development.</p> <p>10. The client is responsible for providing all necessary support for the development.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	REVISIONS	1			2			3			4			5			6			7			8			9			10			<p style="text-align: center; font-size: 24pt; font-weight: bold; transform: rotate(-10deg);">PRELIMINARY</p> <p>D-ARCHITECTURE 6377 CARLE DRIVE, NANAIMO, BC V9V 1N4 T: 250-933-1991, E: FIROUZLI@SHAW.CA DARYOUSH FIROUZLI ARCHITECTURE INC.</p>	<p>SEAL</p>	<p>CONSULTANT LOGO</p>	<p>SCALE 1/8" = 1' - 0"</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE MAR 29 19</p>	<p>PROJECT</p> <p>151 ROYAL PACIFIC WAY NANAIMO, BC</p>	<p>CLIENT WINDLEY CONTRACTING LTD.</p> <p>PROJECT NO. 2862</p>	<p style="text-align: center; font-weight: bold;">RECEIVED</p> <p style="text-align: center; font-weight: bold; color: red;">DP1139</p> <p style="text-align: center; font-weight: bold;">2019-APR-11</p> <p style="text-align: center; font-size: 8pt;">Current Planning</p> <p>RENDERING</p>	<p>SHEET NO. A3.1</p> <p>REVISION</p>
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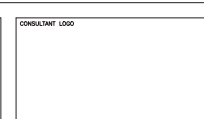
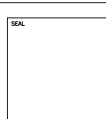
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DP1139
2019-APR-11
Current Planning

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PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRUZLI@D-HAW.GA
DARYOUSH FIRUZLI ARCHITECTURE INC.



SCALE
1/8" = 1' - 0"

DRAWN
CHECKED
DATE
MAR 29 19

PROJECT
151 ROYAL PACIFIC WAY
NANAIMO, BC

CLIENT
WINDLEY CONTRACTING LTD.
PROJECT NO.
2862

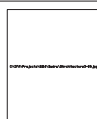
SHEET TITLE
RENDERING

SHEET NO.
A3.2
REVISION
—



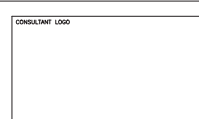
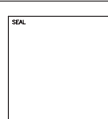
RECEIVED
DP 1139
 2019-APR-11
 Current Planning

NO.	DATE	REVISIONS
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D-ARCHITECTURE
 6377 SCARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-933-1991, E: FIROUZLI@SHAW.CA
 DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY



SCALE	1/8" = 1' - 0"
DRAWN	
CHECKED	
DATE	MAR 29 19

PROJECT	151 ROYAL PACIFIC WAY NANAIMO, BC
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CLIENT	WINDLEY CONTRACTING LTD.
PROJECT NO.	2862

SHEET TITLE	RENDERING
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SHEET NO.	A3.3
REVISION	—

Plant Palette and Legend

Qty	Botanical Name	Common Name	Pot Size	Spacing
25	Evergreen Trees			
2	<i>Pinus sylvestris</i> waterli	Scots Pine	2m	
1	<i>Picea omorika</i> bruce	Serbian Spruce	1.5m	
12	Deciduous Trees			
1	<i>Acer palmatum</i>	Japanese Maple	#10	
22	<i>Parrotia persica</i>	Persian Ironwood	#10	
3	<i>Cornus edulis</i> white wonder	White Flowering Dogwood	5 cm cal	
139	Evergreen/Deciduous Shrubs			
1	<i>Abelia grandiflora</i>	Abelia	#1	1.2m o.c.
1	<i>Buxus sempervirens</i>	Boxwood	#2	60 cm o.c.
1	<i>Ceanothus victoria</i>	California Lilac	#1	1.2m o.c.
1	<i>Gaultheria shallon</i>	Sale	#1	60 cm o.c.
1	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#1	60 cm o.c.
1	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1	60 cm o.c.
1	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	60 cm o.c.
1	<i>Cornus sericea</i>	Red Osier Dogwood	#1	90 cm o.c.
1	<i>Ribes sanguineum</i>	Red Flowering Currant	#1	90 cm o.c.
1	<i>Spirea verticillata</i>	Ornamental Spirea	#1	1.2m o.c.

60	Cascading Plants			
1	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10 cm	45 cm o.c.
1	<i>Clematis armandi</i>	Evergreen clematis	#1	
1	<i>Clematis tangutica</i>	Oriental clematis	#1	
1	<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	45 cm
1	<i>Fragaria vesca</i>	Wild Strawberry	10 cm	45 cm
1	<i>Lonicera henryi</i>	Evergreen Honeysuckle	#1	
1200	Groundcovers/perennials/grasses			
1	<i>Blechnum spicant</i>	Deer Fern	#1	60 cm o.c.
1	<i>Dryopteris expansa</i>	Spry Wood Fern	#1	60 cm o.c.
1	<i>Polypodium glycyrrhiza</i>	Licorice Fern	#1	60 cm o.c.
1	<i>Polystichum munium</i>	Sword Fern	#1	60 cm o.c.
1	<i>Carex evergold</i>	Evergold Sedge	#1	60 cm o.c.
1	<i>Hakonechloa macra 'Aureola'</i>	Japanese Wood Grass	#1	60 cm o.c.
1	<i>Pennisetum alopecuroides</i>	Fountain Grass	#1	60 cm o.c.
25	Climbing Plants			
1	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	#1	
1	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	

Concrete sidewalk and driveway	bioswale
Concrete walkway/corred pattern	raingarden
Concrete patio/board pattern	grass grid
2x2 concrete stepping stones	

Design rationale

The project lies on the north slopes of Nanaimo. The site is valued for expansive views of Georgia Strait and the Coast Mountains.

The landscape design will contribute to the creation of a new townhouse development which takes advantage of the ocean views, fits into the site and becomes an attractive place to live. To achieve these goals the following principles have been followed:

- Plant selection: A sense of place can be created by planting a wide range of species that are both native to our region or have qualities similar to native plants. These plants will increase biodiversity in the immediate area, contribute to the creation of wildlife habitat, conservation of water, and provide climate resilience.
- Alternative rainwater management: Raingardens, bioswales and permeable surfaces will be used where appropriate.

Design features/elements:

The planting scheme will consist of the typical vertical layers of plants that make up a woodland ecosystem, coniferous and deciduous trees, shrubs and groundcovers. Plant selection has taken into account the tight spaces between and around the buildings, the aspect of the site and views into and out of the site.

Depending on the location within the site the woodland plantings will take different forms:

- A common entrance area will use clumps of trees and shrubs with a path/viewpoint/bench where the slope allows.
- Individual front entrances will have small raingardens, both functional and decorative, with a small-scale canopy tree, a multitempered Japanese maple and sedges in cobbles, that tie into the reservoir located along the length of the driveways.
- The area that lies south of the retaining walls will have clumps of trees and shrubs interspersed with meadow grass to allow filtered views of the development from above, while allowing light into the units.
- In between townhouse blocks, the rock lined bioswale will capture and slow the rainwater from the roofs.
- The south facing patios are secluded private spaces with hedges providing privacy from neighbours.
- The retaining walls that form part of the private space, giving a courtyard feel to the patios, will be planted densely with plants that climb and cascade.

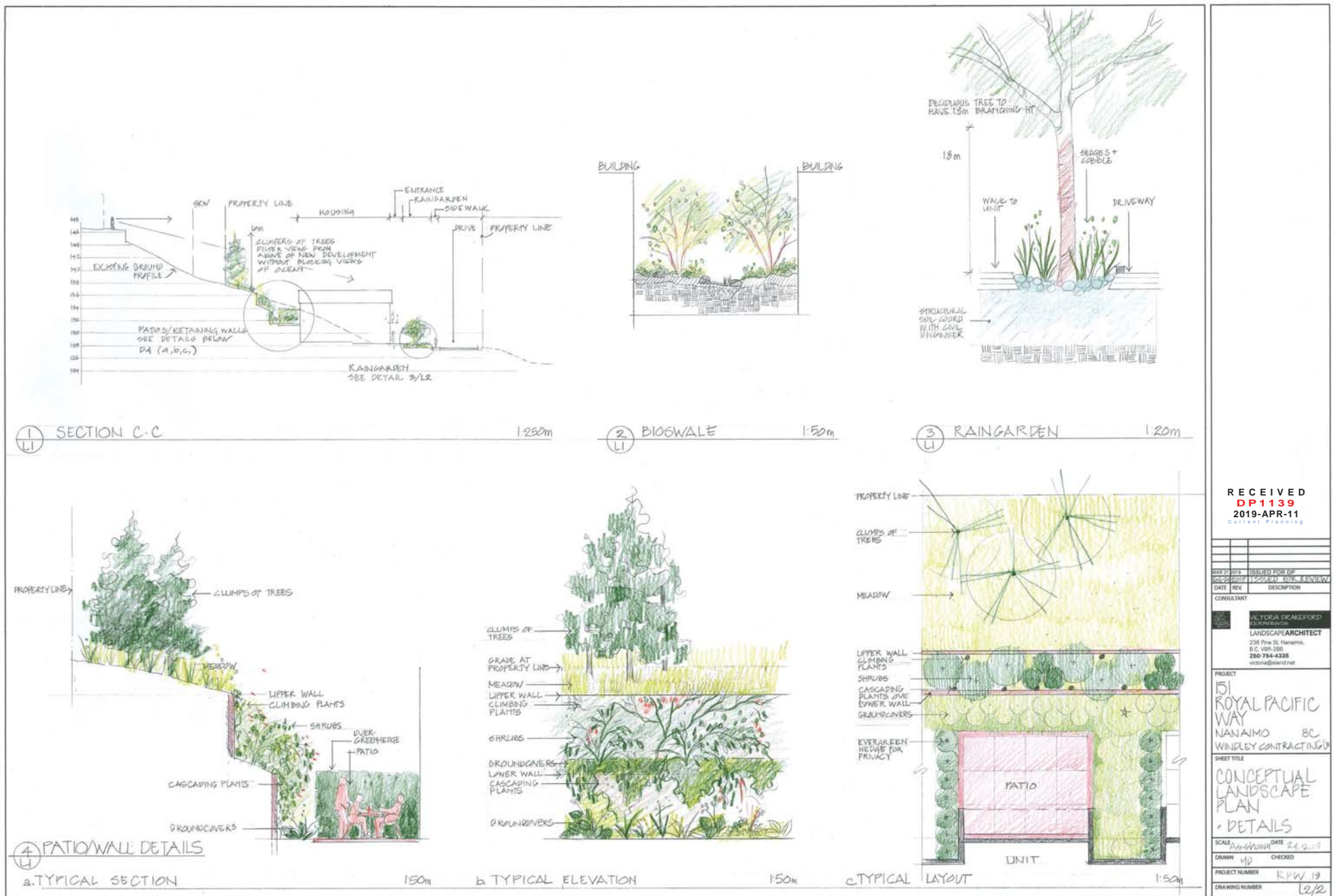
Pedestrian paths:

A concrete sidewalk leads pedestrians from the cul-de-sac to the units and beyond to the trail system. A concrete walk, patterned with score lines, leads people from the sidewalk to each front door. The firetruck turnaround will be permeable paving. The private patios on the south will be concrete, patterned with score lines.



RECEIVED
DP1139
2019-APR-11
COAST PLANNING

DATE: 2019-04-11	ISSUED FOR: DP
DATE: 2019-04-11	DESCRIPTION: CONCEPTUAL LANDSCAPE PLAN
CONSULTANT: VICTORIA DRAKE/ROD	
PROJECT: 151 ROYAL PACIFIC WAY, NANAIMO, BC	
SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN	
SCALE: 1:200	DATE: 24.5.19
DRAWN: V.D.	CHECKED: R.P.W.
PROJECT NUMBER: R.P.W. 19	
DRAWING NUMBER: L1	



RECEIVED
DP1139
2019-APR-11
Current Planning

DATE	REV.	DESCRIPTION

CONSULTANT
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LANDSCAPE ARCHITECT
238 Pine St. Nanaimo,
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PROJECT
151 ROYAL PACIFIC
WAY
NANAIMO BC
WINDLEY CONTRACTING

SHEET TITLE
CONCEPTUAL LANDSCAPE
PLAN
- DETAILS

SCALE: As shown DATE: 24.2.19
DRAWN: MP CHECKED:
PROJECT NUMBER: KPW 19
DRAWING NUMBER: 12/2

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001139

Legend

 Subject Property