



AGENDA
DESIGN ADVISORY PANEL MEETING

November 26, 2020, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Minutes

3 - 6

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-OCT-22.

4. PRESENTATIONS:

a. Development Permit Application No. DP1206 - 1534 Extension Road

7 - 32

To be introduced by Lainy Nowak, Planner, Current Planning Section

A development permit application was received from Kulwulton Developments Ltd., on behalf of Mount Benson Developments for the development of a multi-family residential project (11 units) at 1534 Extension Road. There are no proposed variances. The subject property is legally described as Lot 1, Section 18, Range 4, Cranberry District, Plan 15503, except Plan EPP98272.

b. Development Permit Application No. DP1207 - 5594 Linley Valley Drive

33 - 55

To be introduced by Lisa Brinkman, Planner, Current Planning Section

A development permit application was received from dHKarchitects Inc., on behalf of Mount Benson Developments for the development of a multi-family residential (16 units) project at 5594 Linley Valley Drive. The applicant is proposing building height and yard setback variances. The subject property is legally described as Lot 14, District Lot 50, Wellington District, Plan EPP62850.

5. OTHER BUSINESS:

6. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-OCT-22, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair
 Councillor Brown
 Tony James, AIBC, (joined electronically)
 Steve Johnston, At Large (joined electronically)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Gur Minhas, At Large

 Staff: L. Rowett, Manager, Current Planning Section
 L. Nowak, Planner, Current Planning Section
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 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 the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-SEP-24 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-OCT-08 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

1. Development Permit Application No. DP1203 – 4951 Jordan Avenue

Introduced by Lainy Nowak, Planner, Current Planning Section.

Ms. Nowak introduced project team members Will Melville, Designer of Delinea Design Consultants, Brian Kapuscinski, Architect of BJK Architecture Inc., Scott Jensen, Civil Engineer of Herold Engineering, Brad Forth, Landscape Architect of 4 Site Landscape Architecture, Jason Schmidt, General Manager of Momentum Design Build and Sarah Plamondon, Pre-construction Manager of Momentum Design Build.

Presentations:

1. Will Melville, Designer of Delinea Design Consultants, presented the project and spoke regarding site and neighbourhood context, site challenges, the proposed site plan, building siting, and provided an overview of the proposed project, and architectural plans.
 - Site challenges include its proximity to the intersection of Mostar Road and Jordan Avenue, and the triangular shape of the property to site a rectangular building
 - There may be need for additional retaining along the south property line
 - The surface parking area is sufficient for the light industrial use
 - Electric vehicle charging stations will be provided along with bike racks
 - The site is lit with pole lighting and wall packs will be located on the buildings
 - Exterior finishes among the three buildings is consistent
2. Brad Forth, Landscape Architect of 4-Site Landscape Architecture presented the landscape plan. Mr. Forth spoke regarding the proposed tree inventory, plant palette, the use and location of raingardens, and provided an overview of several proposed hardscape elements.
 - Street trees will be added along Jordan Avenue
 - Trees will be kept small, and positioned to not interfere with vehicle movements onsite
 - A waterfall, spilling into a pond, will provide a focal point on the northwest side of Building 1
 - K2 stone products will be used throughout the site ie. large boulders, bench seating, and items used within the raingarden etc.
 - A black chain link fence will be located along the south property line
3. Scott Jensen, Civil Engineer of Herold Engineering provided an overview of the proposed storm water management plan.

Panel discussions took place regarding:

- The lack of detail illustrating the use of K2 stone products onsite
- The possibility of adding a textured surface as a marker on the bike path to identify K2's building
- The height reduction of the Allen Block retaining wall, fronting the road
- The possible addition of glazing to the east elevation of Building 1

- The K2 display feature wall, and the necessity to minimize use for product display
- The inclusion of cascading plants to the retaining wall along Mostar Road
- Benches within the amenity areas (K2 stone and timber)
- The location of the refuse enclosure with limited visibility or need for screening
- The possible creation of a pedestrian link between Buildings 1 and 2

It was moved and seconded that Development Permit Application No. DP1203 be accepted as presented with support for the proposed variance. The motion carried unanimously.

2. Development Permit Application No. DP1205 – 478 Machleary Street

Introduced by Lainy Nowak, Planner, Current Planning Section. Ms. Nowak spoke regarding site location, zoning, the Old City Neighbourhood Plan the Old City Multi-Family Residential Guidelines and proposed variances.

Presentations:

1. Douglas Riddell, Building Contractor and Owner of Sun Porch Homes Ltd., provided a business overview and presented the project. Mr. Riddell spoke regarding site and neighbourhood context, existing site conditions building siting, the proposed Craftsman inspired design and the landscape plan.
 - Exterior materials consist of Hardie board and panel siding, Sequoia vinyl shingle siding, cedar shingles and wood trim
 - Dentil moldings, belly bands, out-lookers, columns and skirt boards are used as accents
 - Entrances are staggered to create unique unit entrances and to reinforce the appearance of single residences
 - Mr. Riddell responded to points from within the Staff Design Comment. Items discussed were:
 - Densification within the Old City Design Guidelines
 - Use of vinyl siding
 - The suggested relocation for the pedestrian pathway
 - Staggering of unit entrances
 - Ornamental heritage features within gable peaks
 - Enclosing of porch on Unit A with low permeable railing
 - The removal of ornamental block around the building
 - The addition of trees
 - The need for additional detailing to the fence along the front lot line
 - Minimal landscaping is proposed as there are no common spaces in this project
 - Each unit has its own private fenced area and residents would be responsible for developing and maintaining their individual landscape areas

Panel discussions took place regarding:

- The possibility of cantilevering the 2nd floor master bedroom of Unit A, to create a gable feel on the front of the building
- The possibility of increasing the depth of the garage to accommodate a vehicle or workbench; and reconsideration of the v-roof design
- Sewer connection and onsite storm water management plan
- The use of vinyl siding if the proposed is of good quality
- Possible improvements to the proposed landscape plan by way of increased trees and features
- The possible addition of a hand-railing to the entrance of Unit B to balance the duplex aesthetic
- The Old City Multiple Family Residential Design Guidelines and the fit of this project in the neighbourhood

It was moved and seconded that Development Permit Application No. DP1205 be accepted as presented with support for the proposed building height variance. The following recommendation was provided:

- Consider the addition of more trees and landscape features to the property.

The motion carried.

Opposed: *Kevin Krastel*

5. ADJOURNMENT:

It was moved and seconded at 7:06 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001206 – 1534 EXTENSION ROAD

Owner/Applicant: KULWULTON DEVELOPMENTS LTD.

Builder: BOEHM CONSTRUCTION LTD.

Landscape Architect: KATE STEFIUK STUDIO

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Extension Road, across from McKeown Way, south of the E & N Railway Corridor.
<i>Total Area</i>	2901m 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
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines
<i>Neighbourhood Plan</i>	Chase River Neighbourhood Plan - Neighbourhood

The subject property is a triangular shaped lot on the east side of Extension Road. It is zoned R6 and currently has a single family dwelling sited on the property that will be removed prior to development of the site. The E & N Railway Corridor runs along the northeastern property line and the immediately adjacent properties are developed with single family dwellings. Chase River Elementary School is located to the north.

PROPOSED DEVELOPMENT

The applicant is proposing an 11 unit multi-family development, in four buildings with two to four units in each building. Each unit is roughly 150m² in size with three bedrooms in two to three storeys. The subject property is zoned Low Density Residential (R6) which permits a base floor area ratio (FAR) of 0.45; however, a site-specific rezoning application (RA399) was approved by Council on 2020-APR-06 to permit a floor area ratio (FAR) of 0.65 on the subject property. The applicant is proposing an FAR of 0.56.

Site Design

Buildings 1, 2 and 3 are situated along the northeastern property line, adjacent to the railway corridor. The fourth building is located at the entrance of the site along Extension Road. All of the buildings are oriented inward, toward an internal drive aisle that curves around Building 4, which is located at the site entrance. Parking is provided within single car garages for each unit, and in front of Buildings 1, 2 and 3. Additional parking is located on a permeable surface area in front of Building 1 and on asphalt in front of Building 3.

Staff Comments:

- Consider rotating the location of Building 4 to create a greater street presence.

Building Design

The buildings are contemporary in design with limited articulation and glazing. The façade of each unit consists of an inset entrance with cedar horizontal lap siding, a vinyl window, a small steel framed balcony, and an insulated garage door. The roof of each unit is peaked, with asphalt roofing and combed face fascia.

Due to the slope of the lot, each building is two storeys in the front and three storeys in the rear. Each unit has a double-door on the rear elevation, which opens on to a patio area. The rear elevations include balconies on the top floor and glazing on each storey. Side elevations for each building have one vinyl window on the top floor, and horizontal combed face trim to break up the vertical vinyl siding on each storey. There is a small utility closet located on the side of Buildings 1 and 2.

Staff Comments:

- Consider adding more glazing to the front façade and side elevations of each building.
- Consider more prominent front entries and adding interest to identify individual units.
- Consider adding indoor storage areas at the sides of the buildings for refuse, recycling bin, and long-term bicycle storage.

Landscape Design

The front yard landscape buffer consists of red buds, white dogwoods, and paper bark maples in a Garry oak meadow which is located parallel to Extension Road. A pedestrian entrance is located on Extension Road, and includes a wooden pergola and a wide walkway leading into the site, creating a pedestrian connection with the street.

The front yard landscape buffer also includes a play area with boulders and logs that create a zigzag path for play and movement through a swale. A concrete pedestrian pathway runs along the play swale, leading to a community garden with raised planters and a garden shed with an arbour. Due to the slope of the lot, retaining walls are proposed along the front property line, with a low fence on top.

Benches are placed throughout the site to provide places of rest and gathering for the residents. Fruit trees and plants are interspersed among other native planting species, providing food for the residents. A second play swale with layered native plantings and a rain garden is located at the rear corner of the property, behind Building 1.

Parking strips are used for the spaces in front of each unit, providing increased rainwater infiltration. Permeable paving in the form of a grass grid, planted with grass and flower seed mix, is also used to decrease the hardscaping within the site. Patios provide outdoor amenity space at the rear of each unit.

Staff Comments:

- The proposed landscape plan provides an integration with the surrounding environment while minimizing hard structures and providing emphasis on functional outdoor amenity spaces.
- Consider a more central or prominent play area.
- Provide information regarding the location of site lighting, height of fences, garden shed dimensions, and retaining wall details.

PROPOSED VARIANCE

Maximum Fence Height

The R6 zone requires a maximum fence height of 1.2m within the front yard setback. Fence height is measured vertically from the finished grade on the low side of the retaining wall or fence. The applicant is proposing a maximum retaining wall height of 1.6m within the front yard setback with additional height for a low fence.

Kulwulton

(Hul'q'um'num' for Chase River)

11-Unit Townhouse Development in Chase River in Nanaimo

Multi-Family Property

The proposed 11-unit townhouse development at 1534 Extension Road in Chase River is a multi-family, residential property. The lot was recently rezoned from R1 to R6 and now allows for up to 11 unit multi-family dwellings. This property borders Extension Road and the E & N Railway.

The Property

The property and each of the units are positioned to take advantage of the beautiful north-easterly views of the mountains and valley. The property and the units are positioned to ensure a breathtaking view. Thorough landscaping along Extension Road will ensure privacy and greenspace.

The lot welcomes residents and visitors with a wide driveway for vehicles. There is a separate entrance for pedestrians in the centre of the property. There is a walkway pathway along the driveway that links to the pedestrian entrance, to the sitting area and extends through the swale to the north corner of the property.

Once established, there will be ample trees and greenspace, complete with space for a natural play area and space for a community garden.

The Units

Each unit ranges from 1,600 to 1,800 square feet in size. The units are two to three floors, with three bedrooms and 2 full-sized bathrooms. A deck, the front and rear patios are positioned immediately outside of the unit for convenience and outdoor living space.

Ownership and Management

Each unit will be individually owned and managed by a strata, designed specifically for families and new homeowners. The property is close to Chase River Elementary School and other in-demand local amenities.

Attracting young families and new homeowners to our community, and to the larger city as a whole, is vitally important as these demographic groups help boost the local economy, pay taxes, contribute to our community, attend school and join other activities. In addition, these units diversify the community's housing away from single-family homes to in-demand townhouse units. This 11-unit multi-family property introduces a brand new type of housing to Chase River.

Inspired by the history of Chase River

The design of the units was inspired by the history of Chase River and the Scandinavian settlers that first lived in the area. The architecture draws inspiration from a modern farmhouse. The property lot, landscaping and the architecture of the units focus on building community, increasing the community's density, minimizing urban sprawl, and providing affordable housing solutions. This property has a high walkability score, within a 15-minute walk there are grocery stores, pharmacies, the post office and other in-demand amenities.

Building Materials

The units will be constructed with a selection of building materials that are easy to maintain and practical with architectural features. Also, units will feature natural elements that ensure the units are attractive to the eye. All units will be constructed to ensure energy efficiency and affordability. Decks and patios will be featured on all the units to allow for outdoor living space.

Landscaping Elements

All landscaping on the property is inspired by the need for food security, adding greenspace, ensuring privacy between units and neighbours, while fostering a sense of community and positive neighbourhood impact. Featured on the property will be a community garden which will give residents the opportunity to grow their own food. Complete with a communal garden shed for storing tools, a sitting area and natural water swale, this property is designed with the environment in mind. The trees and plants will be food-producing, with an emphasis on native vegetation. Native plants and trees reduce the amount of water required and not require the use of irrigation systems.

As well, children will enjoy many of the landscaping elements as these are designed specifically for kids. Residents will be able to enjoy these outdoor elements together and build a sense of community and camaraderie. Emphasis was made on landscaping along the roadway including a welcoming pergola to compliment the neighborhood and vast vegetation along this corridor.

Privacy

The property lot is designed with privacy in mind. The E & N Railway borders the rear of the property, ensuring there are not close neighbours at the rear of the property. The property borders Extension Road and will be landscaped with both deciduous and conifer trees. Two neighbours border the property to the south. As part of the existing landscaping and additional planned landscaping to be completed, there will be a natural buffer of vegetation between the property and the neighbours to the south. These vegetation buffers will reduce the road and neighbourhood noise.

Road Safety

Vehicles entering the property will have sightlines of approximately 125 m at the crest of Roberta Road. The posted speed limit of 50 km/hr north-bound ensures that there is sufficient time for stopping and decision-making as per TAC requirements. As well, the speed limit drops to 30 km/hr for the railway crossing, ensuring that traffic speed near this property is safe for families.

Once the area becomes busier and new developments are added, there is 2.5 - 5 metres of property off the road property line available to add a left-turn lane onto McKewon Way. Adding a left turn lane will drastically improve sightlines and improve pedestrian safety in the area.

RECEIVED
DP1206
2020-SEP-03
CITY OF NANAIMO

Chase River

Feature Type: River - Watercourse of variable size, which has tributaries and flows into a body of water or a larger watercourse.

Status: Official

Name Authority: BC Geographical Names Office

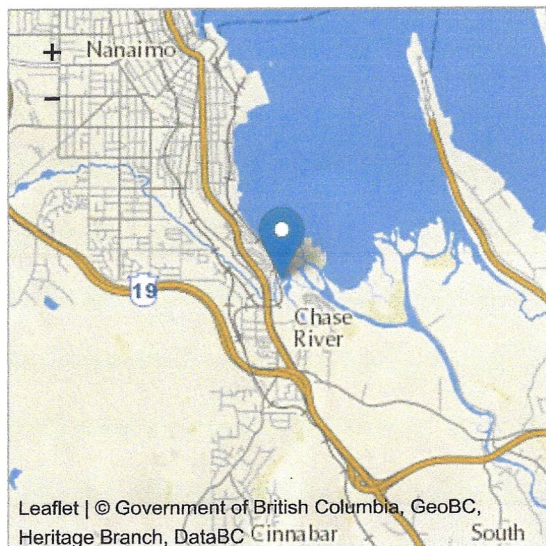
Relative Location: Flows NE into S end Nanaimo Harbour, Nanaimo Land District

Latitude-Longitude: 49°08'10"N, 123°55'09"W at the approximate mouth of this feature.

Datum: NAD83

NTS Map: 92G/4

Related Maps: 92F/1
92G/4



Origin Notes and History:

Adopted in the 15th Report of the Geographic Board of Canada, 31 March 1917, as labelled on Geological Survey sheet 33A, Nanaimo, 1915.

Source: BC place name cards, or correspondence to/from BC's Chief Geographer or BC Geographical Names Office

One of two Indians wanted for murder was captured at this river after a long 'chase'.

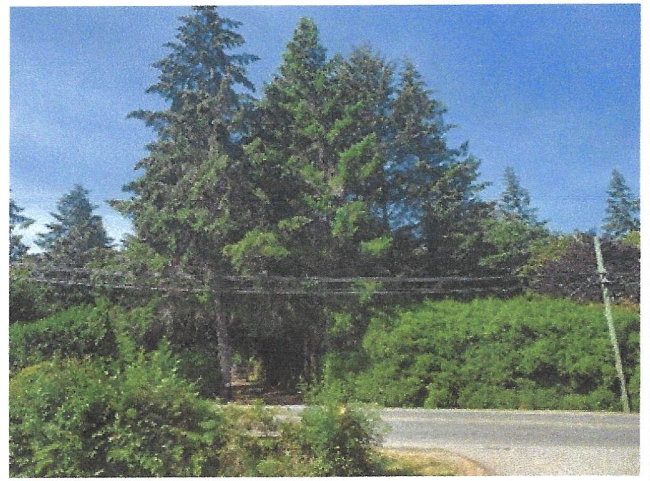
Source: BC place name cards, or correspondence to/from BC's Chief Geographer or BC Geographical Names Office

"In the winter of 1852-53, two young natives, a Cowichan and a Nanaimo Indian, wantonly shot and killed Peter Brown, a Scottish shepherd, at Lake hill (sic).....Much difficulty was experienced in arresting the Nanaimo Indian, who, when he heard that the governor with an armed force was after him, left his village at Nanaimo and took to the woods. A few inches of snow had fallen and his footmarks were traced, he was chased in fact, to a river since named from this incident Chase River..." (See Walbran for additional information). Also Gallows Point, named from the same incident.

Source: Walbran, John T; British Columbia Coast Names, 1592-1906: their origin and history; Ottawa, 1909 (republished for the Vancouver Public Library by J.J. Douglas Ltd, Vancouver, 1971)

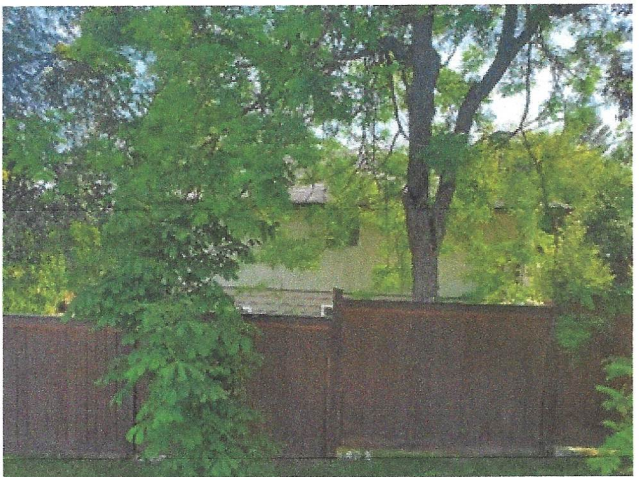
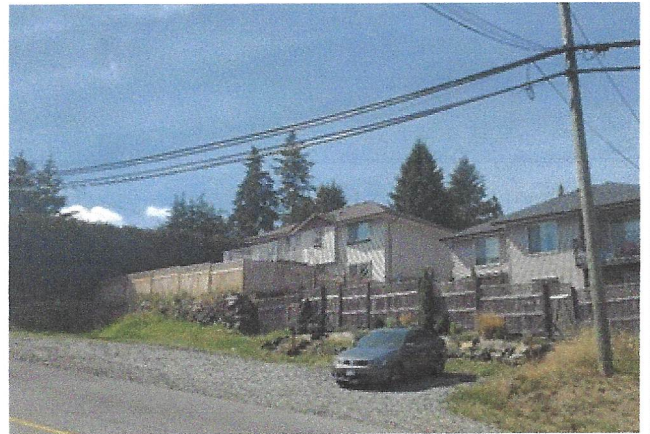
Indian name is "Kulwulton" (B.W. Pearse, "Country Around Nanaimo", April 1959, contained in Field Book 4/59 ph 1)

Source: included with note

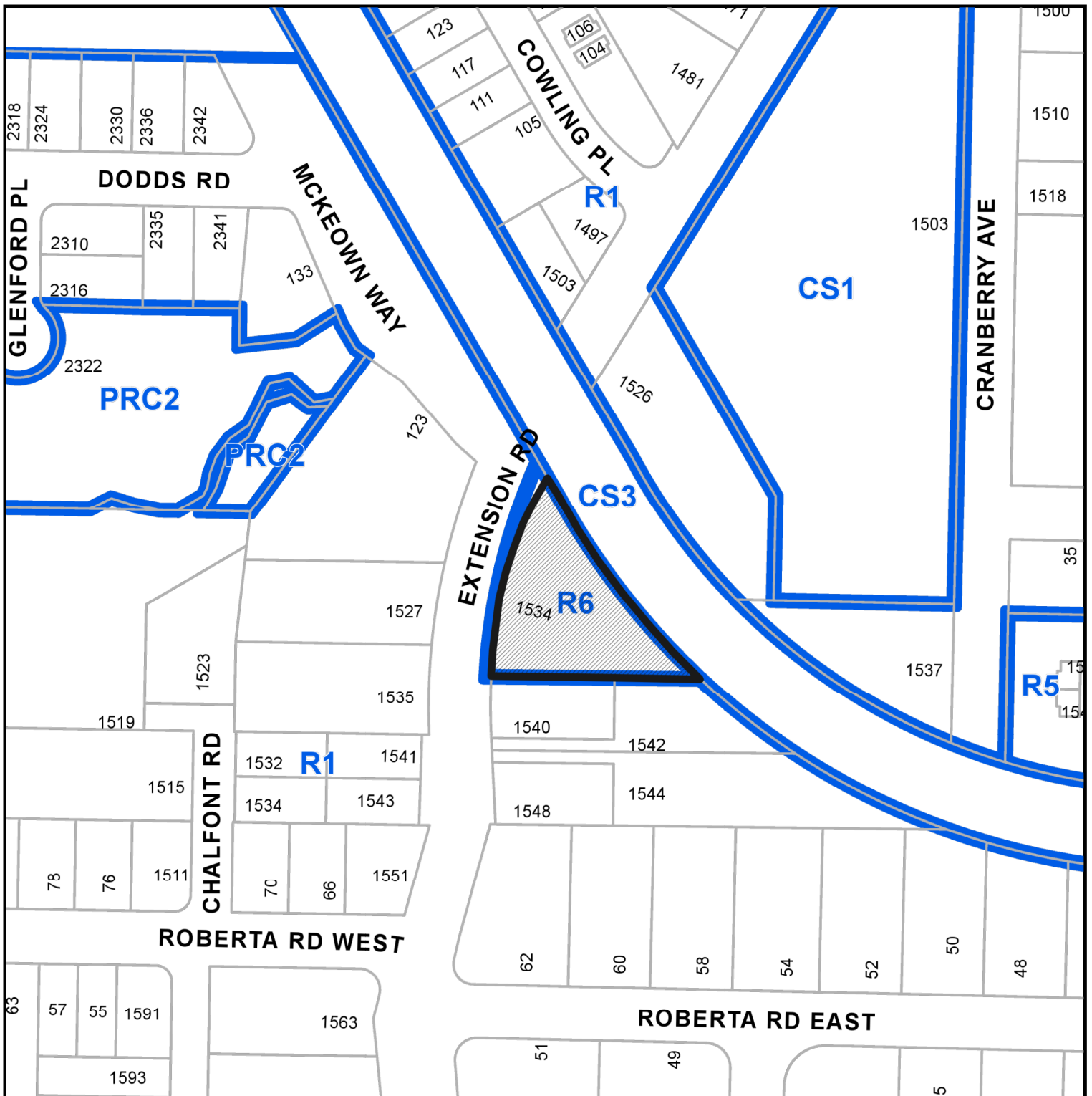


Neighborhood Context/ Streetscape

These photo were taken Aug 30th
along the stretch of road in front
and directly north and south of 1534
extension road.



LOCATION PLAN

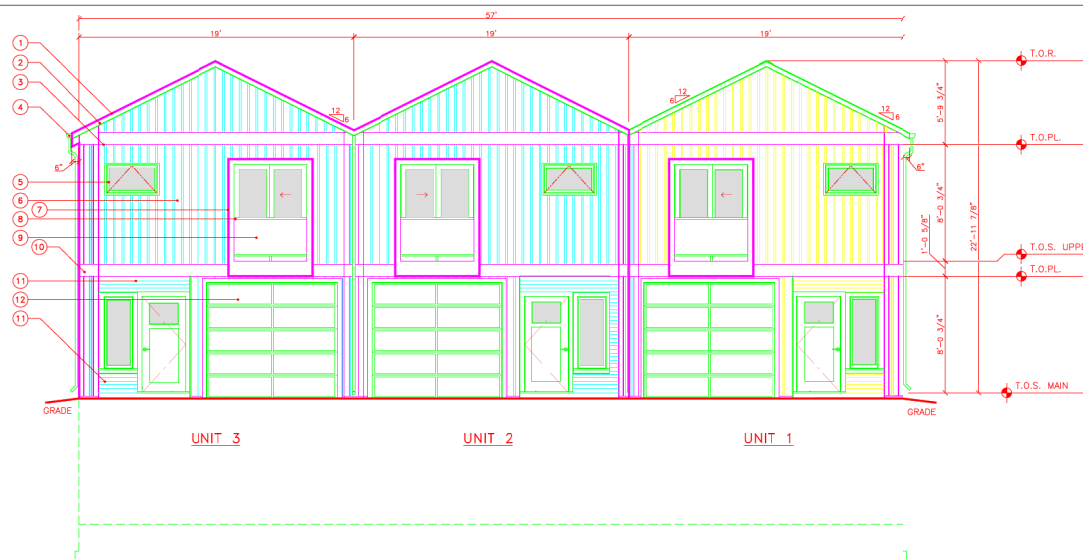


Subject Property

DEVELOPMENT PERMIT NO. DP001206

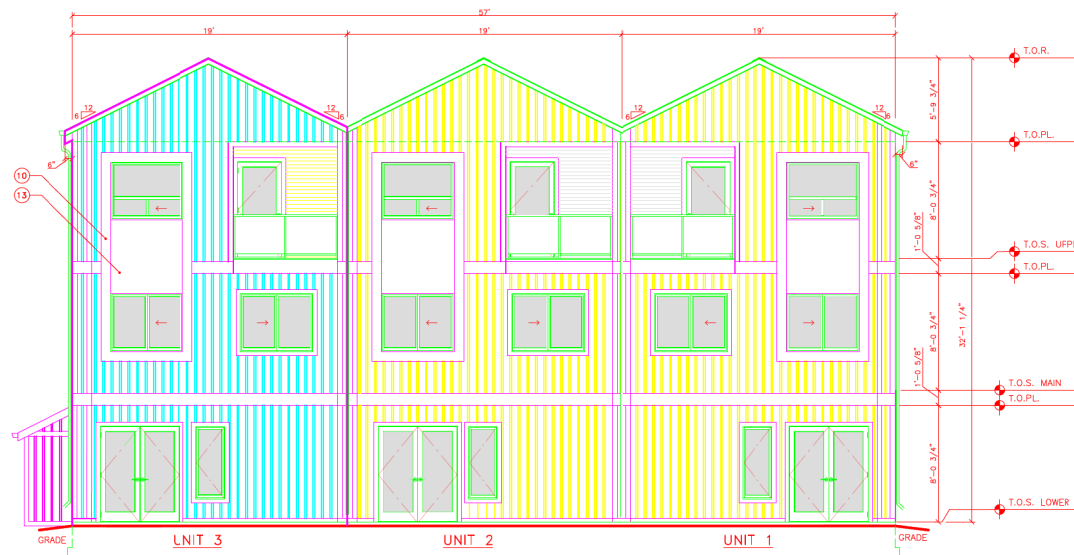
CIVIC: 1534 EXTENSION ROAD

LEGAL: LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503,
EXCEPT PLAN EPP98272



FRONT ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"



REAR ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING B&B
- 7 STEEL FRAMED VIGNETTE
- 8 ALUMINUM RAILING
- 9 TEMPERED GLASS
- 10 COMBED FACE TRIM
- 11 CEDAR HORIZONTAL LAP SIDING
- 12 INSULATED GARAGE DOOR
- 13 HARDIE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

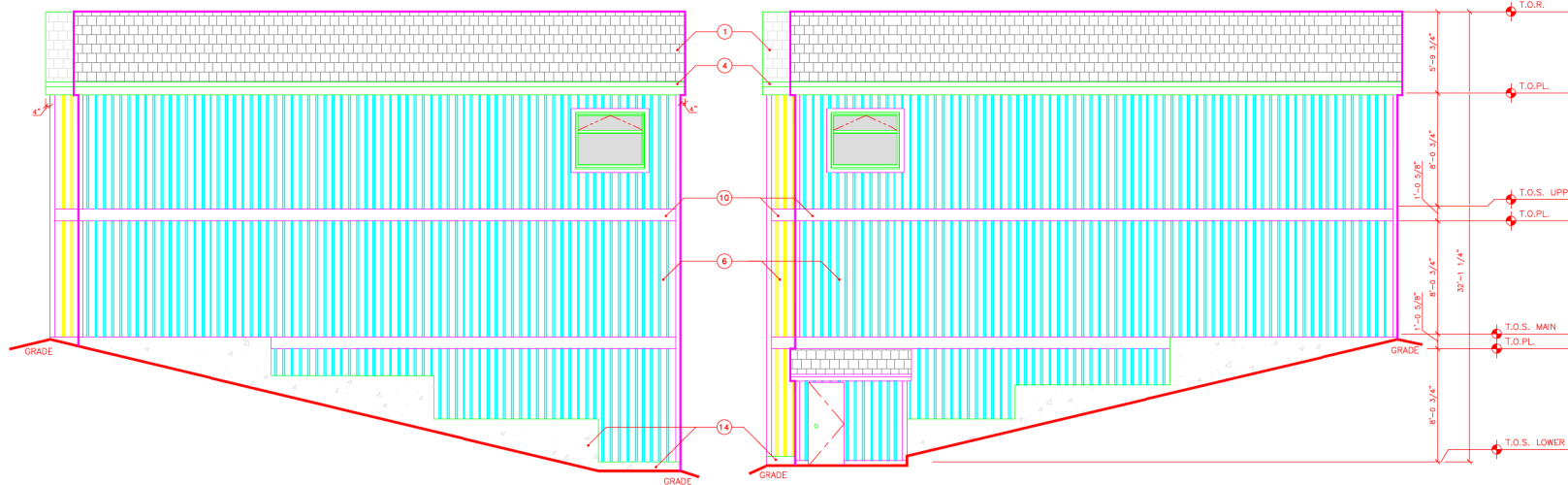


BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
V8S 5A7 www.boehmconstruction.ca
250-667-7116

Project Name and Address
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 1 ELEVATIONS	Sheet
Date	31AUG2020	A3.1-1
Scale	1/4" = 1' 0"	

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DP 1206
2020-SEP-03
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SIDE ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

SIDE ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

General Notes

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- 12 INSULATED GARAGE DOOR
- 13 HARDIE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

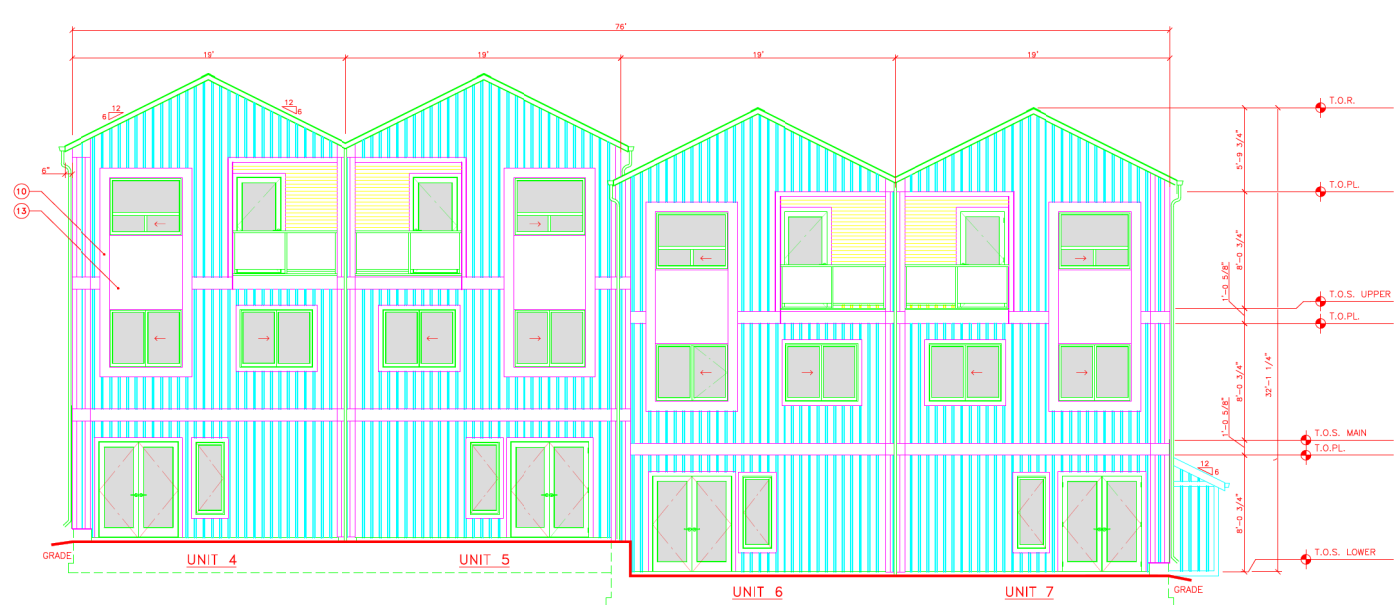
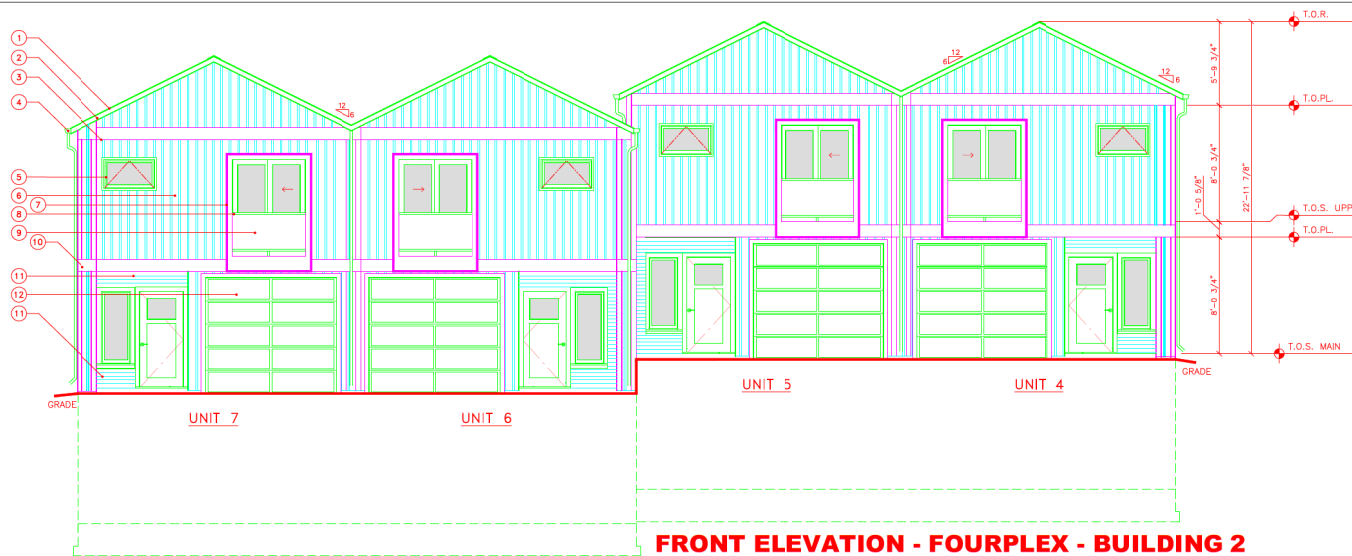


BOEHM CONSTRUCTION
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250-667-7116

KULWULTON MULTI FAMILY
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 1 ELEVATIONS	Sheet
Date	31AUG2020	A3.1-2
Scale	1/4" = 1' 0"	

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DP-1206
2020-SEP-03
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General Notes

MATERIAL LIST

- ASPHALT ROOFING
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- EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

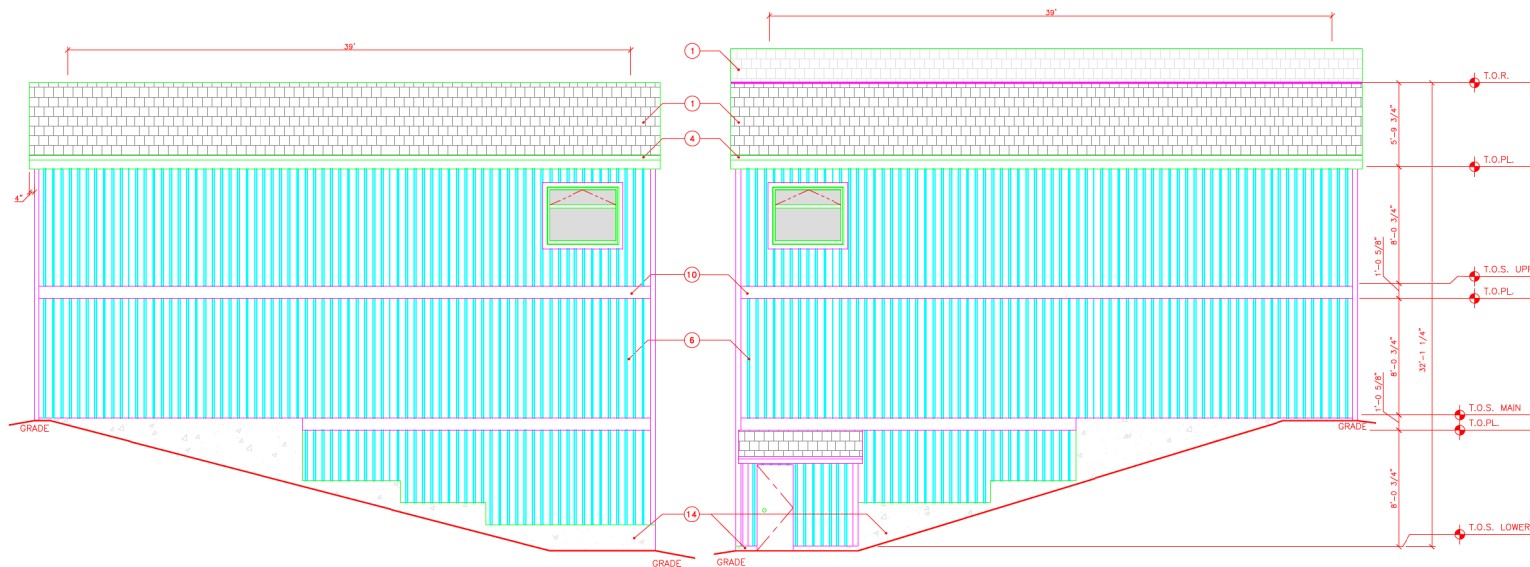
BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
V9S 5A7 www.boehmconstruction.ca
250-667-7116

Project Name and Address

**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 2 ELEVATIONS	Sheet
Date	31AUG2020	A3-2.1
Scale	1/4" = 1' 0"	

RECEIVED
DP 1206
2020-SEP-03
COURTESY PLANNING



SIDE ELEVATION - FOURPLEX - BUILDING 2

SIDE ELEVATION - FOURPLEX - BUILDING 2

General Notes

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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



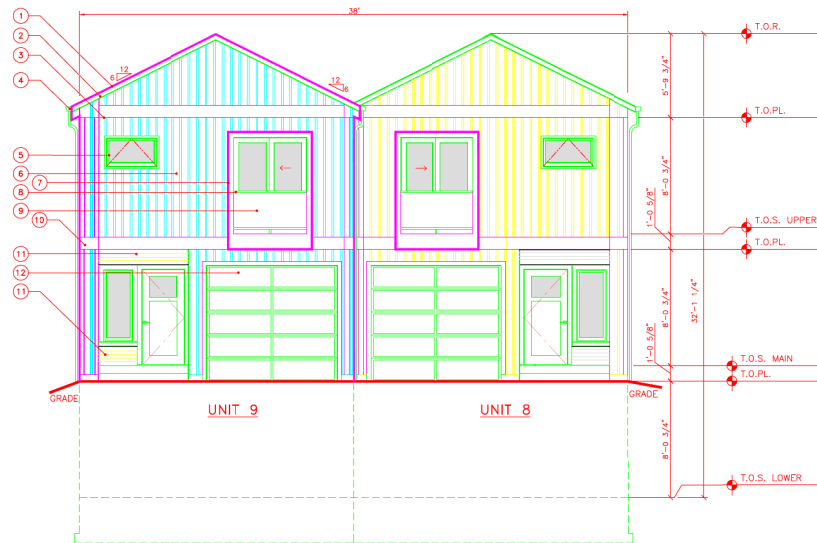
BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
V9S 5A7 www.boehmconstruction.ca
250-667-7116

Project Name and Address

**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 2 ELEVATIONS	Sheet
Date	31AUG2020	A3-2.2
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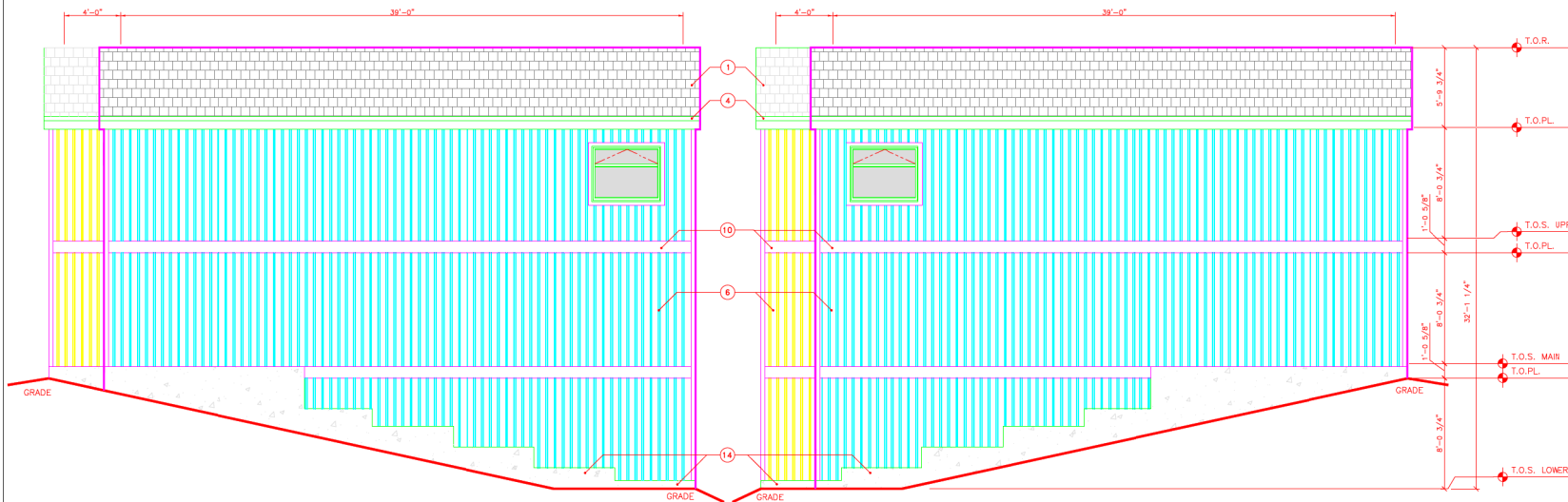
RECEIVED
DP 1206
2020-SEP-03
COURTESY PLANNING



FRONT ELEVATION - DUPLEX - BUILDING 3



REAR ELEVATION - DUPLEX - BUILDING 3



SIDE ELEVATIONS - DUPLEX - BUILDING 3

General Notes

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- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



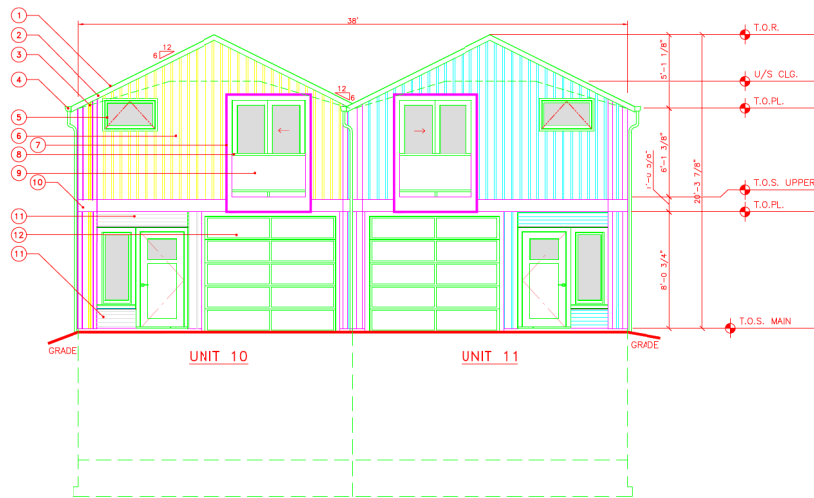
BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
V9S 5A7 www.boehmconstruction.ca
250-667-7116

Project Name and Address

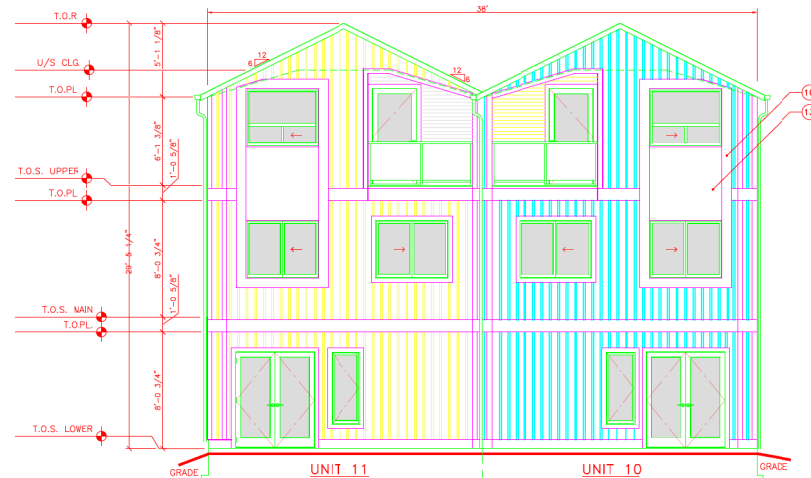
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 3 ELEVATIONS	Sheet	A3-3
Date	31AUG2020		
Scale	1/4" = 1' 0"		

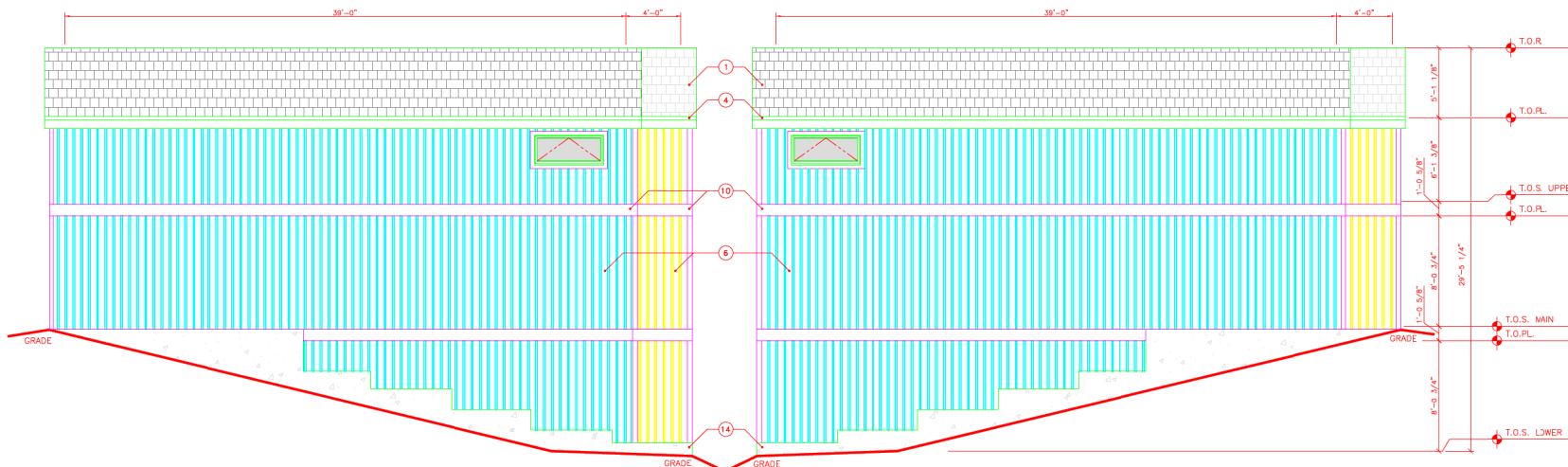
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FRONT ELEVATION - DUPLEX - BUILDING 4



REAR ELEVATION - DUPLEX - BUILDING 4



SIDE ELEVATION - DUPLEX - BUILDING 4

SIDE ELEVATION - DUPLEX - BUILDING 4

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General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING B&B
- 7 STEEL FRAMED VIGNETTE
- 8 ALUMINUM RAILING
- 9 TEMPERED GLASS
- 10 COMBED FACE TRIM
- 11 CEDAR HORIZONTAL LAP SIDING
- 12 INSULATED GARAGE DOOR
- 13 HARDIE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



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1534 EXTENSION ROAD
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Project	BUILDING 4 ELEVATIONS	Sheet
Date	31AUG2020	A3-4
Scale	1/4" = 1' 0"	



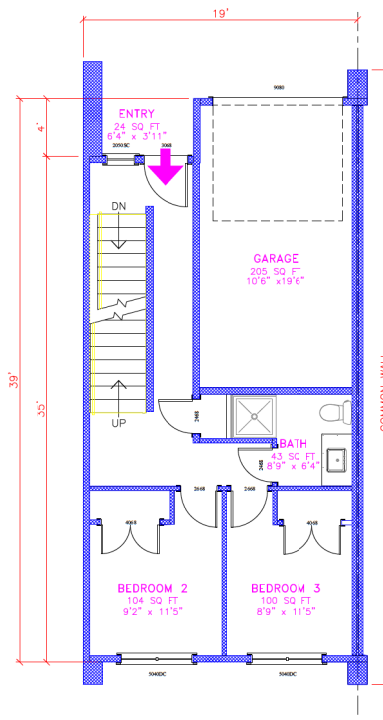
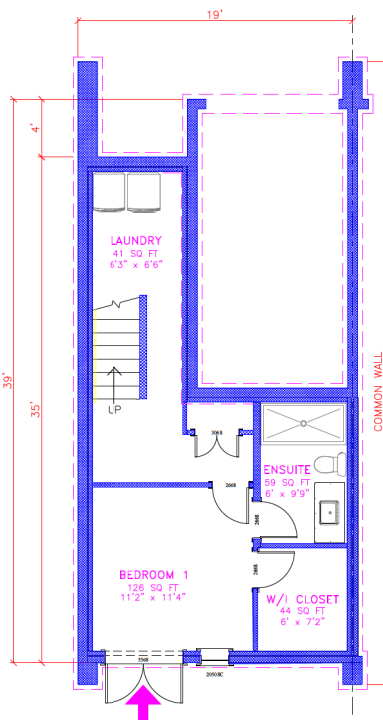






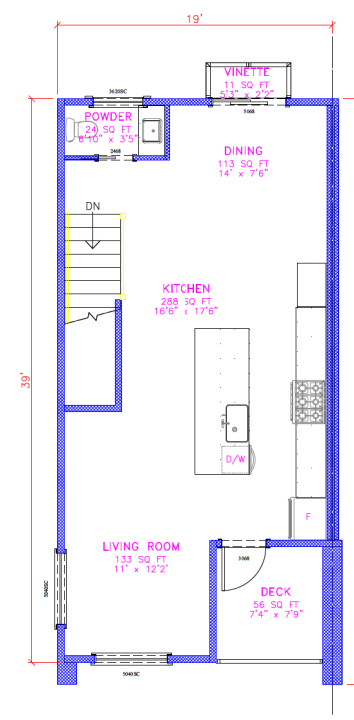






UNIT PLAN - KULWULTON

SCALE = 1/4" = 1'-0"



GROSS AREA

LOWER = 512 SQ FT
MAIN = 512 SQ FT
UPPER = 685 SQ FT
GARAGE = 205 SQ FT

TOTAL GROSS = 1914 SQ FT

LIVING AREA

LOWER = 391 SQ FT
MAIN = 411 SQ FT
UPPER = 585 SQ FT

TOTAL GROSS = 1387 SQ FT

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General Notes

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No.	Revision/Issue	Date



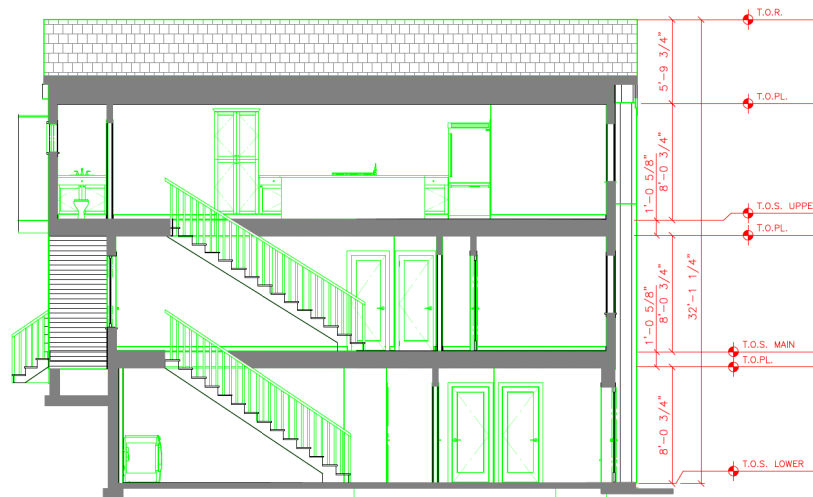
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Project Name and Address

KULWULTON MULTI FAMILY

1534 EXTENSION ROAD
NANAIMO, BC

Project	UNIT PLAN	Sheet
Date	31AUG2020	A2
Scale	1/4" = 1' 0"	



CROSS SECTION - KULWULTON

SCALE = 1/4" = 1'-0"

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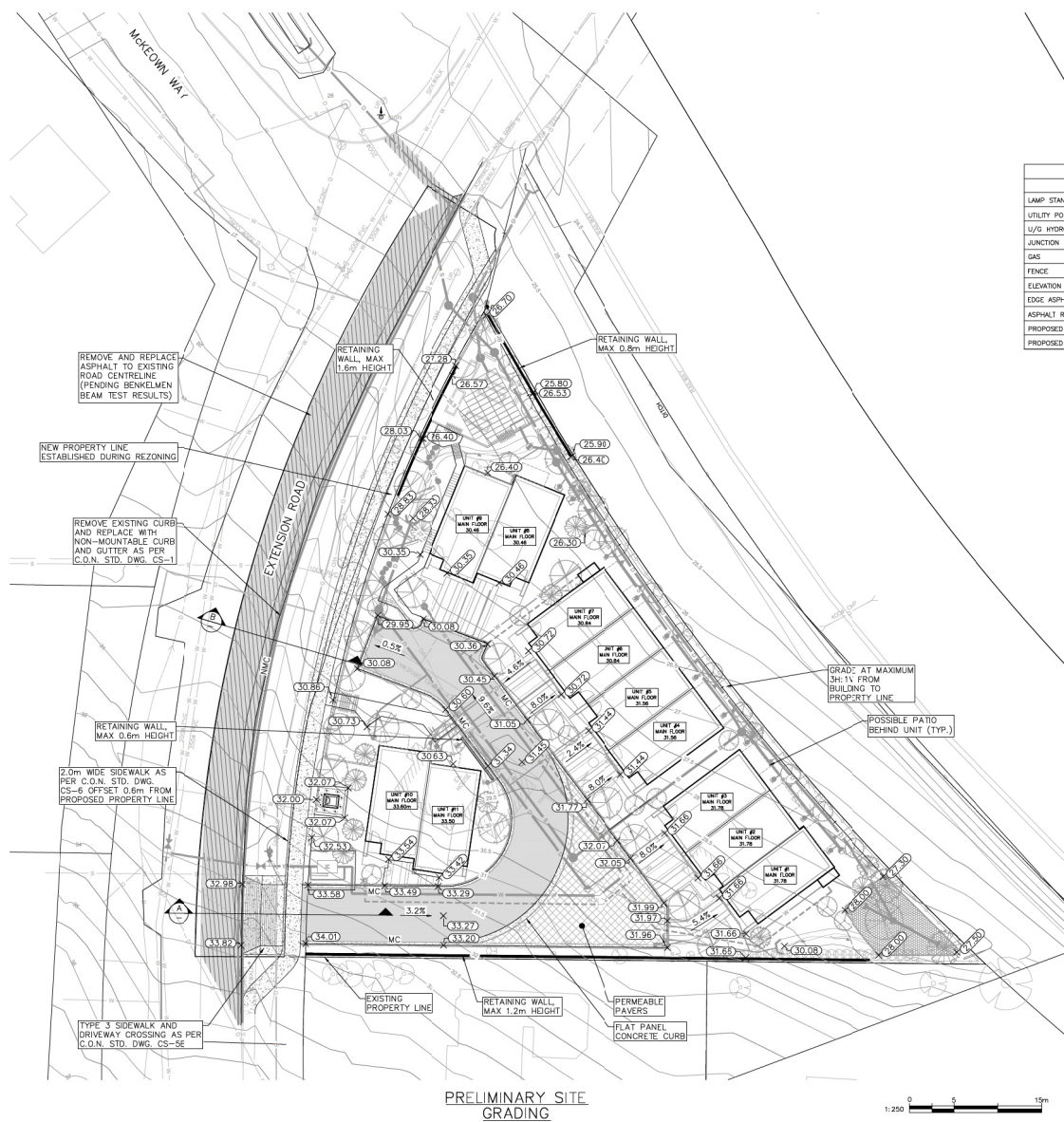
1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



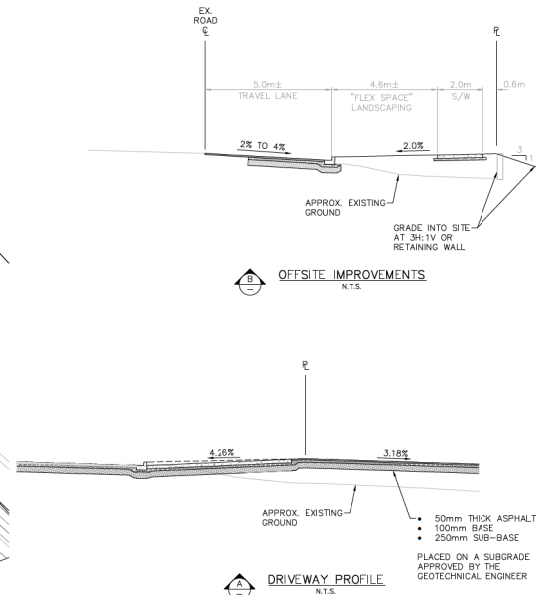
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Project Name and Address
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	CROSS SECTION	Sheet
Date	31AUG2020	A4
Scale	1/4" = 1' 0"	



EXISTING		PROPOSED		LEGEND		EXISTING		PROPOSED	
LAMP STANDARD	LS	LS	LS	CLEANOUT	■	WATER	—	WATER	—
UTILITY POLE	UP	UP	UP	CATCH-BASIN	□	SANITARY	—	SANITARY	—
U/G HYDRO/TEL/CABLE	—	—	—	ROUND CATCH-BASIN	○	STORM	—	STORM	—
JUNCTION BOX	JB	JB	JB	MANHOLE	○	WATER METER	—	WATER METER	—
GAS	—	—	—	INSPECTION CHAMBER	□	FLUSHOUT	—	FLUSHOUT	—
FENCE	—	—	—	MOUNTABLE CURB & GUTTER	—	GATE VALVE	—	GATE VALVE	—
ELEVATION	109.28	109.28	109.28	NON-MOUNT. CURB & GUTTER	—	REDUCER	—	REDUCER	—
EDGE ASPHALT	—	—	—	ASPHALT CURB	—	FIRE HYDRANT	—	FIRE HYDRANT	—
ASPHALT REMOVAL	—	—	—	TOP OF BANK/BOTTOM OF BANK	—	AIR RELEASE VALVE	—	AIR RELEASE VALVE	—
PROPOSED ASPHALT	—	—	—	CULVERT OUTLET	—	DITCH	—	DITCH	—
PROPOSED CONCRETE	—	—	—	CULVERT HEADWALL	—	CENTERLINE ALIGNMENT	—	CENTERLINE ALIGNMENT	—



KULUWOLTON
DEVELOPMENTS LTD.

KULUWOLTON
MULTIFAMILY

1534 EXTENSION ROAD, NANAIMO, BC

DRAWING TITLE:

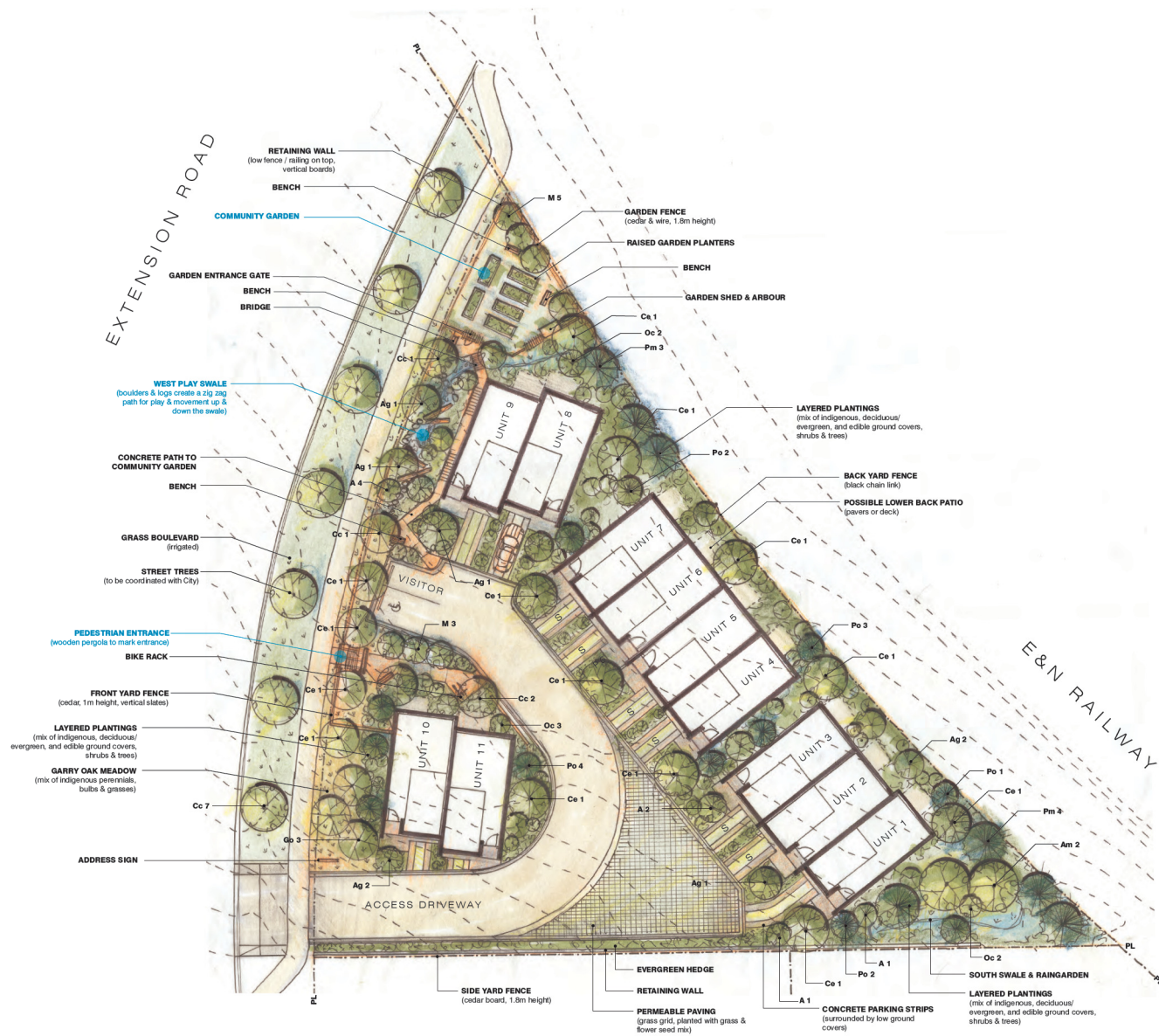
PRELIMINARY
SITE GRADING

CASCARA
CONSULTING ENGINEERS LIMITED

#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

DESIGN BY: RDE	CHECKED BY:
DRAWN BY: RDE	APPROVED BY:
SCALE:	SCALE:
DATE: 21AUG2020	HORIZ. SHOWN VERT. SHOWN
ENG. FILE NUMBER:	SHEET 2 OF 3
CITY DWG #:	PROJECT #:
DRAWING NUMBER: SK2	200-001
REV: A	

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LANDSCAPE PLAN
SCALE 1:200

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NO.	DATE	ISSUE
1	08-25-20	DP SUBMISSION

NO.	DATE	REVISION
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PROJECT

KULUWOLTON MULTI FAMILY

1534 Extension Road
Nanaimo, BC

LANDSCAPE PLAN

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PROJECT	20003
DB	KS CB KS

SCALE	1:200
DATE	July 17, 2020

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L1.01

DESIGN PRECEDENTS



01 Indigenous Edible Plants



02 Evergreen Groundcovers



03 Garry Oak Meadow



04 Parking Strips



05 Bollard Site Lighting



06 Pedestrian Entrance Pergola



07 Community Garden Gate



08 Community Garden



09 Low Front Yard Fence



10 Benches

DESIGN RATIONALE

CONTEXT

The parcel at 1534 Extension Road lies on the edge between suburban and rural landscapes in South Nanaimo. Currently home to a single dwelling, the site has been rezoned to R6, allowing for higher density, multi-family residential development. The proposed 11-unit development is situated in a landscape designed to support young families with an emphasis on food security, playful features, a strong human scale, and enhancing the ecological function of the urban environment.

DESIGN CONCEPT

The design concept for 1534 Extension Road is to elevate the relationships between people, place and planting into a functional urban ecosystem that helps create local community.

- As an expression of the local environment, the planting plan is structured around a foundation of indigenous species that form a shady coastal forest, an open meadow environment, and a vegetated swale for rainwater.
- Fruit trees, food plants and community gardens foster participation in the landscape, interaction with neighbours and provide food for birds, insects and people.

- Complementary drought-tolerant ornamentals add character and resilience, and perform vital ecosystem functions necessary to support human life and biodiversity.
- Informal playful elements are integrated throughout the site for interest, energy and creativity.

Other key landscape features include:

- Sidewalks and pathways connect seating areas and outdoor rooms to provide valuable outdoor refuges and gathering spaces for residents.
- Street trees and vegetated buffers provide screening and shading for structures, enhance the pedestrian experience and contribute to rainwater management and habitat value.
- A prominent entry feature on Extension Road provides a transition from public to private communal space, creating a welcoming, human-scaled environment.
- Driveway strips and permeable hardscaping allow for increased rainwater infiltration.
- A vegetated swale adjacent to Extension Road that integrates play features including stepping stones and climbing logs unifies infrastructure, activities and local ecology.
- Plantings are communities of compatible indigenous, ornamental and productive species that cover the ground in lush, interlocking layers that offer visual interest and structural diversity.



11 Play Swale



12 Play Swale

PLANT PALETTE

Key	Botanical Name	Common Name
Evergreen / Coniferous Trees		
Po	<i>Picea omorika</i> bruns	Serbian Spruce
Pm	<i>Pseudotsuga menziesii</i>	Douglas Fir
Deciduous Trees		
Am	<i>Acer macrophyllum</i>	Big Leaf Maple
Aa	<i>Acer glabrum</i>	Paper Bark Maple
A	<i>Amelanchier Autumn Brilliance</i>	Saskatoon Berry
Cc	<i>Cercis canadensis 'Forest Pansy'</i>	Red Bud
Ce	<i>Cornus eddies white wonder</i>	Eddies White Wonder Dogwood
Oc	<i>Oenothera cerasiformis</i>	June Plum
Mf	<i>Malus fusca</i>	Pacific Crab Apple
M	<i>Malus / Prunus</i>	Fruit Tree
Gg	<i>Quercus garryana</i>	Garry Oak
Evergreen Shrubs		
Au	<i>Arbutus unedo</i>	Strawberry Bush
Gs	<i>Gaultheria shallon</i>	Salei
Mn	<i>Mahonia nervosa</i>	Oval Oregon Grape
Tp	<i>Thuja plicata Excelia</i>	Excelia Red Cedar
Vo	<i>Vaccinium ovatum</i>	Evergreen Huckleberry
Deciduous Shrubs		
Cs	<i>Cornus sericea</i>	Red Twig Dogwood
Hd	<i>Holodiscus discolor</i>	Oceanspray
Ra	<i>Ribes sanguineum</i>	Red Flowering Currant
Sa	<i>Symphoricarpos albus</i>	Snowberry
V	<i>Vaccinium</i>	Blueberry
Groundcovers		
Ac	<i>Achlys triphylla</i>	Vanilla Leaf
Au	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
Fc	<i>Fragaria chiloensis</i>	Coastal Strawberry
To	<i>Trillium ovatum</i>	Western Trillium
Ferns		
De	<i>Dryopteris erythrosora</i>	Autumn Fern
Pg	<i>Polypodium glycyrrhiza</i>	Licorice Fern
Pm	<i>Polystichum munitum</i>	Sword Fern
Meadow		
Am	<i>Achillea millefolium</i>	Yarrow
Ac	<i>Allium cernuum</i>	Nodding Onion
Ca	<i>Camassia quamash</i>	Common Camass
Ca	<i>Cerastium arvense</i>	Field Chickweed
Pc	<i>Plectritis congesta</i>	Sea Blush
Th	<i>Triteleia hyacinthina</i>	Foof's Onion
Swale		
Co	<i>Carex obovata</i>	Slough Sedge
Im	<i>Iris missouriensis</i>	Western Blue Flag
Sm	<i>Scirpus microcarpus</i>	Small Flowered Bulrush
Seeds		
Wild Grass Area:	Pickseed Garry Oak Upland	89% Roemers Fescue
Mix or equivalent		11% California Outgrass

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1 | 08-25-20 | DP SUBMISSION

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PROJECT

KULUWOLTON MULTI FAMILY

1534 Extension Road
Nanaimo, BC

LANDSCAPE PLAN

DESIGN PRECEDENTS
DESIGN RATIONALE
PLANT PALETTE

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PROJECT 2003
DB KS **CB** KS

SCALE NTS
DATE July 17, 2020

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2020-SEP-03
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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001206



1534 EXTENSION ROAD

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001207 – 5594 LINLEY VALLEY DRIVE

Applicant / Architect: DHK ARCHITECTS INC

Owners: MOUNT BENSON DEVELOPMENTS INC.

Landscape Architect: MACDONALD GRAY CONSULTANTS

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Steep Slope Zone (R10)
<i>Location</i>	The subject property is located in a new neighbourhood at the east end of Linley Valley Drive.
<i>Total Area</i>	0.5 ha
<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; and Development Permit Area No. 5 – Steep Slope Development (DPA5)
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is an irregular shaped lot that has been graded with a gentle slope from Linley Valley Drive down to the east side of the property. The north property line is raised and is retained with a rock retaining wall. The subject property is surrounded by a wetland and vacant R10 zoned land with rocky bluffs to the north, forested parkland to the east and south; and a single dwelling residential neighbourhood to the west. The irregular property line was created to follow the protected riparian area, adjacent to the wetland.

PROPOSED DEVELOPMENT

The applicant is proposing a 16 unit multi-family development, with four buildings and four units in each building. Each building will have two units on the main floor and two units on the second floor. A base floor area ratio (FAR) of 0.45 is permitted and an FAR of 0.37 is proposed. In accordance with the density transfer allowance conditions in Section 7.3.3 of the Zoning Bylaw, and Development Permit 932 approved in 2015, 16 residential units are permitted on the property.

<i>Unit Type</i>	<i>Number of Units</i>
Two bedroom units	12
Three bedroom units	4
<i>Total</i>	16 units

Site Design

The four buildings are sited to respond to the topography of the property by being stepped both vertically and horizontally along the length of the property. The buildings are generally sited away from the riparian area, thereby allowing a wide yard area along the north property line.

The building entrances are south facing towards the driveway which is along the south property line. Resident parking is accommodated within single car garages, between the driveway and buildings; and visitor parking is located in pockets along the south side of the driveway. A pedestrian connection to the park is located at the east end of the property.

Staff Comments:

- The development responds to the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area, limiting building height to two storeys, and by stepping buildings with the topography of the land.
- Identify the location for the three required accessible parking spaces.
- Find a solution to extend the stamped concrete pedestrian path such that it does not end at the last building, but connects to the path leading to the park on the east end of the property.

Building Design

The two-storey buildings are a modern design with shed style roofs. Building interest is achieved through the incorporation of covered entries, recessed columns along the building face, balcony features and material changes on the façade. Exterior facade materials include Hardie plank, Hardie shingle, Hardie panel, and woodtone siding. Exterior metal stairs are used for access to the second storey units. The main floor units have access to a garage. Indoor storage closets are provided at the side of each building for bicycles.

Staff Comments:

- The modest building height and selection of façade colours allows the development to blend into the environment of the adjacent forested park area.
- Consider incorporating more variation to each building to better distinguish between the buildings.
- Consider adding indoor storage closets at the sides of the buildings for garbage and recycling bins for the 16 residential units, such that bins are not stored in garages or under the stairs.

Landscape Design

A robust landscape buffer is provided along the west property line adjacent to the single dwelling residential use. A concrete block retaining wall, maximum 1.2m in height, is also proposed in the west side yard area. The north side property line is generously planted with trees and shrubs and a lawn area allowing for an attractive environment adjacent to the rear patios and decks. A fence is also proposed along sections of the north property line. Trees and shrubs are proposed to be planted at the entry area to each unit. A pedestrian walkway is provided between the buildings to allow access to the sides and rear of the buildings. A wood fence 1.2m in height is proposed along the full extent of the south property line adjacent to the park. A stamped concrete pedestrian walkway is proposed as part of the driveway. Broom finish concrete is proposed for the resident parking spaces and grass cell pavers are proposed for the visitor parking spaces.

Staff Comments:

- Consider a decorative wall, rock wall, or Allen block retaining wall, rather than concrete block in the front yard area.

- Consider creating an outdoor seating area for visiting, and locating outdoor benches in appropriate areas.
- Verify the materials of the fence along sections of the north property line.

PROPOSED VARIANCES

Maximum Building Height

The maximum building height is 7m for a flat roof (< than 4:12 pitch), the proposed building heights are as follows:

	Building A	Building B	Building C	Building D
Proposed Height	8.62m	8.39m	8.57m	8.03m
Proposed Variance	1.62m	1.39m	1.57m	1.03m

Rear Yard Setback

The minimum rear yard setback is 7.5m, the proposed rear yard setback for Building D is 5.9m, a proposed variance of 1.6m.



Development Permit Application
Linley Valley Fourplexes,
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Design Rationale

The development proposal for 5594 Linley Valley Drive consists of four modern fourplexes on a long, narrow site in the beautiful Linley Valley. The buildings are situated on the last lot on Linley Valley Drive and border a pond to the North and forest to the South. The intention of the design is to create a sustainable community and unique living experience for residents while being sensitive to the appropriate character, scale and environmental complexity of the R10 Steep Slope Zone (DPA 5) and this special location. The buildings, including the individual units, respond to existing topography by stepping both vertically and horizontally to conform to the irregular slope and shape of the site. The design accommodates extensive usable green space and areas of vegetation while offering efficient and generously sized units that connect with their natural surroundings. The form and character and siting of the buildings into the landscape design allow it to integrate harmoniously with its natural context as well as the surrounding neighbourhood.

The proposed project would be consistent with and positively support the goals of the OCP (DPA 5). The project respects existing environmental elements while offering higher density and more affordable housing to the area. An increase in density and fourplex typology could help address the local need for more varied and affordable housing. The design of the project could serve to increase social interaction and sustainability and provide a model for future development. The increase in density also helps to diminish urban sprawl and has allowed more of the surrounding area to be designated as park.

The design of the project contributes positively towards the creation of a livable hillside neighbourhood. The design of the site and integration of the buildings into the slope respects the existing topography while the form and character of the buildings acknowledges the residential features and scale of the surrounding single family properties. Instead of adding additional accessory buildings, the fourplexes are tightly aligned with amenities and pathways between the buildings, reserving more area for open space. The large areas of green space and extensive trees and vegetation in the landscape design restore the natural character of the site, help to reduce erosion and visually connect it to the adjacent forest. The buildings formally address both Linley Valley Drive and the private road on the property while providing generous outdoor decks, balconies and patios to provide additional animation to the frontages and to connect the units to the landscape. The site's proximity to hiking areas will encourage recreation in the local area and the inclusion of ample bike storage on site could also encourage the use of transportation alternatives.

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Linley Valley Fourplexes,
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Zoning Requirements

The project strives to sensitively address its unique context while meeting the requirements of an R10 Steep Slope Residential Zone. The property is located at the end of Linley Valley Drive with designated park area to the South with proposed park area and pond to the North and East of the site. It is the last site in a series of steep sloped single family residential lots.

The development offers four two storey fourplexes with entries at ground level for the main floor units and via exterior stairways for the upper level units. The total number of units is 16 which is maximum number allowed for the site. The fourplexes will offer a moderate increase in residential density for the neighbourhood while being compatible with the scale of the surrounding single family properties. The two bedroom plus den and three bedroom units could appeal to a variety of home-owners and/or renters and offer more affordable and diverse housing options. Despite the relatively higher density, the proposed FAR for the 5,470 sm site is .37 vs the maximum allowable of .45, while the lot coverage is 25% vs the permitted 40%. By providing a moderate increase in density while limiting site coverage, the project will help to contribute to a more diverse and sustainable community while still appearing as four modestly scaled single family homes with ample open space.

A private road off of Linley Valley Drive will be the main access to the buildings with small garden areas and parking pads to the front and common green space with usable lawn areas to the rear. The road will vary in width (from 6.0 m to 7.6 m) and be paved with stamped concrete for 1.5m of the width to the North to create a designated pedestrian area. The maximum slope on the private road will be 6% starting at the highest point to West; this slope diminishes as one moves further to the East (see Civil drawings). The last length of the road narrows (to 4.1 m) to become private access for units 15 and 16, the last units at the end of the site (to be indicated by signage). Additional width to the road has been provided to the South to allow for the back-up turning radius of both the fire truck and other vehicles and additional guest parking. This has been done in strategic locations with stamped concrete to be more visually attractive and indicate a priority use for pedestrians and, in some areas, with grasscrete (see A-01 Site Plan and A-02 Streetscapes).

The functional front yard of the site will be along the private road while, officially, the 'front yard' will be considered to be the frontage along Linley Valley Drive. Both frontages will, therefore, be treated as important streetscapes (re: form and character below and A-02). The space between the buildings will serve as amenity areas with long-term bicycle storage closets (two bikes per unit) and utility closets housed along the

Development Permit Application

**Linley Valley Fourplexes,
5594 Linley Valley Drive, Nanaimo, BC.**

15 September 2020

sides of the buildings. There will also be an area for garbage and recycling bins under the stairs for each of the upper units (the bins will be located in the garages for the main floor units). This amenity area also provides pathways to the rear of the property and the common green space and will be surfaced with gravel to facilitate drainage. The separation between buildings B and C is widened further to accommodate a fire truck turnaround off the road.

Each fourplex will have two parking stalls (32 private stalls) provided at the front of the units; garage and driveway apron stalls for the main floor units and parking pads for the upper floor units. There will also be four guest parking stalls and two bicycle racks for temporary bike parking (accommodating a total of eight bikes) on the South side of the private road. Six parking stalls (the number in excess of that required) will be surfaced with grasscrete to decrease the hard surface area and allow for permeability (see Landscape Plans). This includes the guest parking stalls. The guest stalls will be important to prevent guests from parking along Linley Valley Drive due to the lack of parking in the area. There is access to public transportation in the area but, for the time being, it is understood that driving will be a necessity for most residents and their guests.

Form and Character

The predominant housing typology in the Linley Valley area is the single family residence. The fourplexes of the proposed development have been designed to integrate well with the existing homes in the area while providing an important increase in density and affordability. The four unit, two storey buildings address the street at a human scale with separate entries to the units at ground level as well as clearly identified entries and individual stairways for the units at the upper floor (see A-02 Streetscapes and all building elevations). The buildings maintain a residential scale and appear as four separate single family homes.

Entrances are provided with ample overhangs to shelter from rain and to identify the front entries to the units. Large roof overhangs with exposed posts and beams cover the large decks over the upper West units and extend over the stair to shelter from the elements and draw attention to the front door. These decks will also help to animate the frontage along the private road and Linley Valley Drive. The entrances of the upper units on the East side 'bump out' to create distinct elements at the top of the stairs that extend up from the bicycle closets below. Wood-look cladding also helps to identify the entries by differentiating the materials while addressing on the sides of the units will be large enough to read from a distance.

Given the significant slope on the lot, each unit in the fourplexes has been stepped down

Development Permit Application

Linley Valley Fourplexes,

5594 Linley Valley Drive, Nanaimo, BC.

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to the East along with the existing topography; each of the building units in Buildings A, B and C step vertically (from .46m to .61 m), as do the buildings, in accordance with slope down towards the end of the road. The units also shift towards the North or South relative to each other to conform to the irregular shape of the lot, allowing for the garden spaces, driveways and parking pads to the front.

The predominant roof form of the buildings is a 2 in 12 shed roof along with low-sloped (flat) roof areas. This form is repeated over the 16 units so that the roofs step down with the change in topography (the roofs slope in the opposite direction). The stepped units and changing rooflines add to the dynamic nature of the project as does the treatment of the site as a whole.

Each unit will be provided with ample outdoor space and connections to the natural surroundings. Decks or patios (depending on the topography) to the rear of the units offer access the common lawn area from the main floor units while the upper floor units have balconies facing the pond. These also provide additional articulation to the façades. The upper units on the West side of each building also have a large deck area facing the private road that allows for additional outdoor space as well as providing additional animation and security for the street.

The material finishes on the building include hardie plank in contrasting colours and a wood-look cementitious siding as well as natural wood clad elements. The colour schemes alternate with every second building (see sheets A-05 and A-06 for Finishes). Buildings A and C feature a grey blue, warm white and a natural cedar-look siding at the entries, recesses and deck areas. Buildings B and D have a forest green and 'mist' coloured white siding with a darker wood-look cladding for entries, decks and accents. Natural wood fascias, door and window trim and wood clad posts and beams stained in a neutral grey add articulation and natural materials to the design. The alternating colour palettes give each building an individual character and help them to appear like individual homes vs a larger development.

The proposed development considers aspects of site design to preserve green space, limit hard surface area, manage storm water and provide natural landscape elements to enhance the experience of the site. The common landscaped areas consist of lawn and planting will serve as functional green space for the residents as well as aesthetically enhance the appearance of the site from a distance. The same lawn area will also be employed to deal with half of the rainwater shed from the roof areas in small swales in the lawn (see Civil dwgs). Ample planting around the site provides natural beauty, replaces previously existing trees and vegetations, prevents erosion and connects the site to nearby parks and forest. The parking stalls in excess of those required (as well

Development Permit Application
Linley Valley Fourplexes,
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 15 September 2020

as additional 'back-up' areas) will be surfaced with grasscrete to help with stormwater management.

Overall the project offers a dynamic composition of building forms that responds sensitively to the site and local area. The fourplexes will increase the site density, offer efficient and generous spaces and provide ample amenity space while providing extensive open space and landscaping to help integrate it into its natural setting. The siting and design of the buildings respects the existing topography and the single family typology of the area while creating a unique modern development.

Variance Rationale

Height Variance: Buildings A, B, C and D

The roof slopes on the units are 2 in 12, therefore are considered low slope. In Zone R10, the maximum height for a roof less than 80% 4:12 is 7.0 m. The variance is, therefore, requested for each of the four buildings.

	Building A	Building B	Building C	Building D
Proposed Height	8.62 m	8.39 m	8.57 m	8.03 m
Height over Permitted	1.62 m	1.39 m	1.57 m	1.03 m

The roof forms proposed, are a combination of 2 in 12 sloped and low-sloped (2%) roofs to give the building an expressive form and reflect the variation in the slopes of the surrounding landscape. This roof form also allows for the stepping of the units in accordance with the slope of the site without the roofs interfering with one another. The height of the roofs is mitigated by having more than 50% of the roof forms being low-sloped (appearing flat).

Given the significant slope on the site, the units are stepped to conform as closely to the grade as possible but this also contributes to the increase in average grade and, therefore, the excess over the allowable height. The difference at the main floor levels between Unit 1 and 3 is 0.61m (2 ft.), between Unit 5 and 7 is 0.61m (2 ft.), between Unit 9 and 11 is 0.46m (1'-6" ft.) while Units 13 and 15 are at the same level. The topography and stepping of the units creates a more challenging situation in which to meet the 7.0 m height limit.



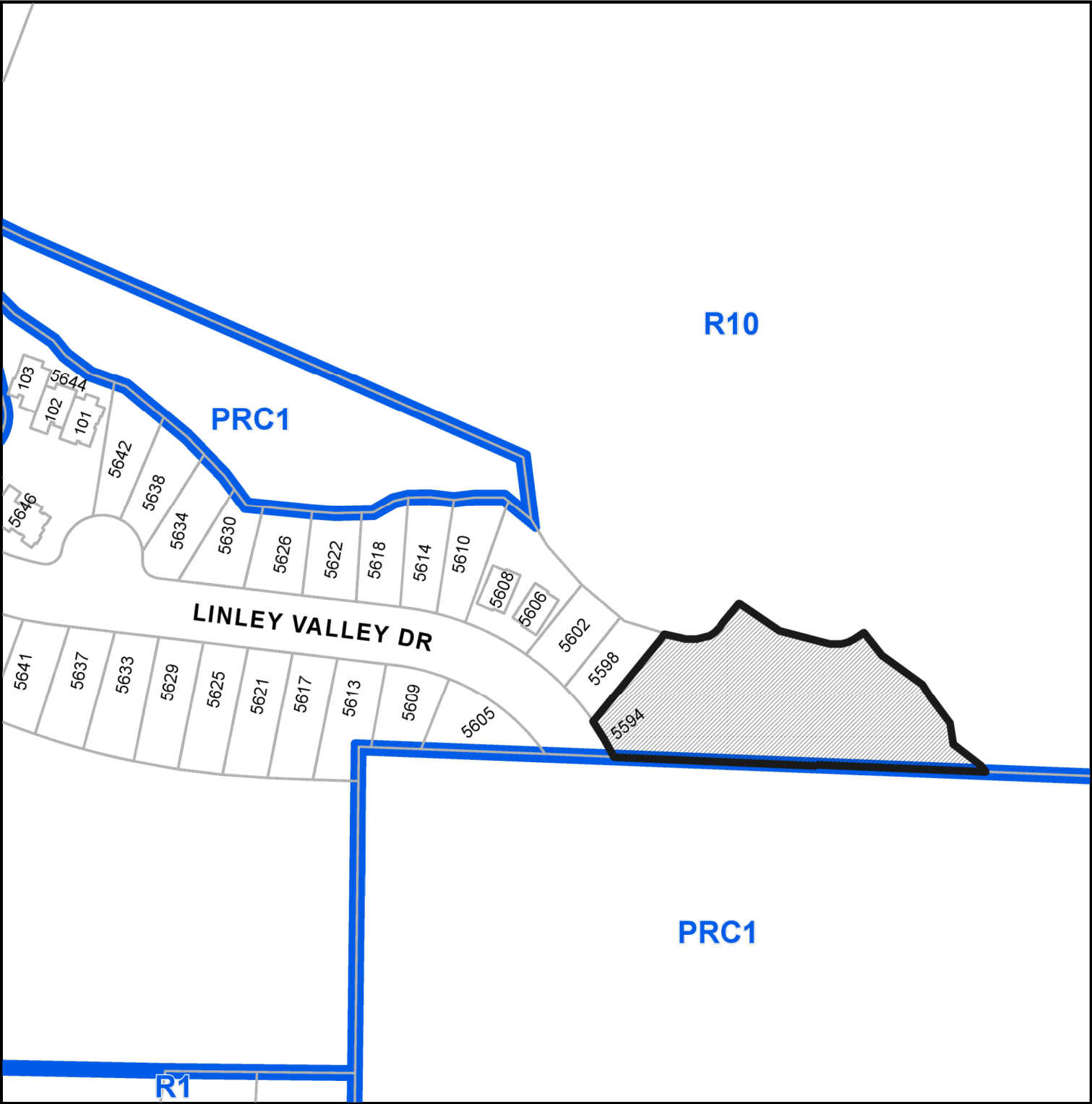
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15 September 2020

Setback at Northeast Corner of Building D

The irregular shape of the site creates a challenging condition for siting the buildings. The units have been shifted relative to one another to adapt to the form of the site but a small corner of Building D (Units 15 and 16 above) projects into the rear yard setback by 1.6m (5.9 m vs 7.5m) at the Northeast.

The shape of the site creates an excessively long and curved 'rear yard' which faces both North and East. The area at the Northeast corner that projects into the setback is very small (27 sf) and faces the pond and future park areas to the North and East so it will not affect any adjacent structures. Allowing for a variance in this small area, prevents having to move the building to the West several feet (because of the angular geometry) and losing important space between the buildings or having to add potentially obtrusive accessory buildings in front of the buildings.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001207



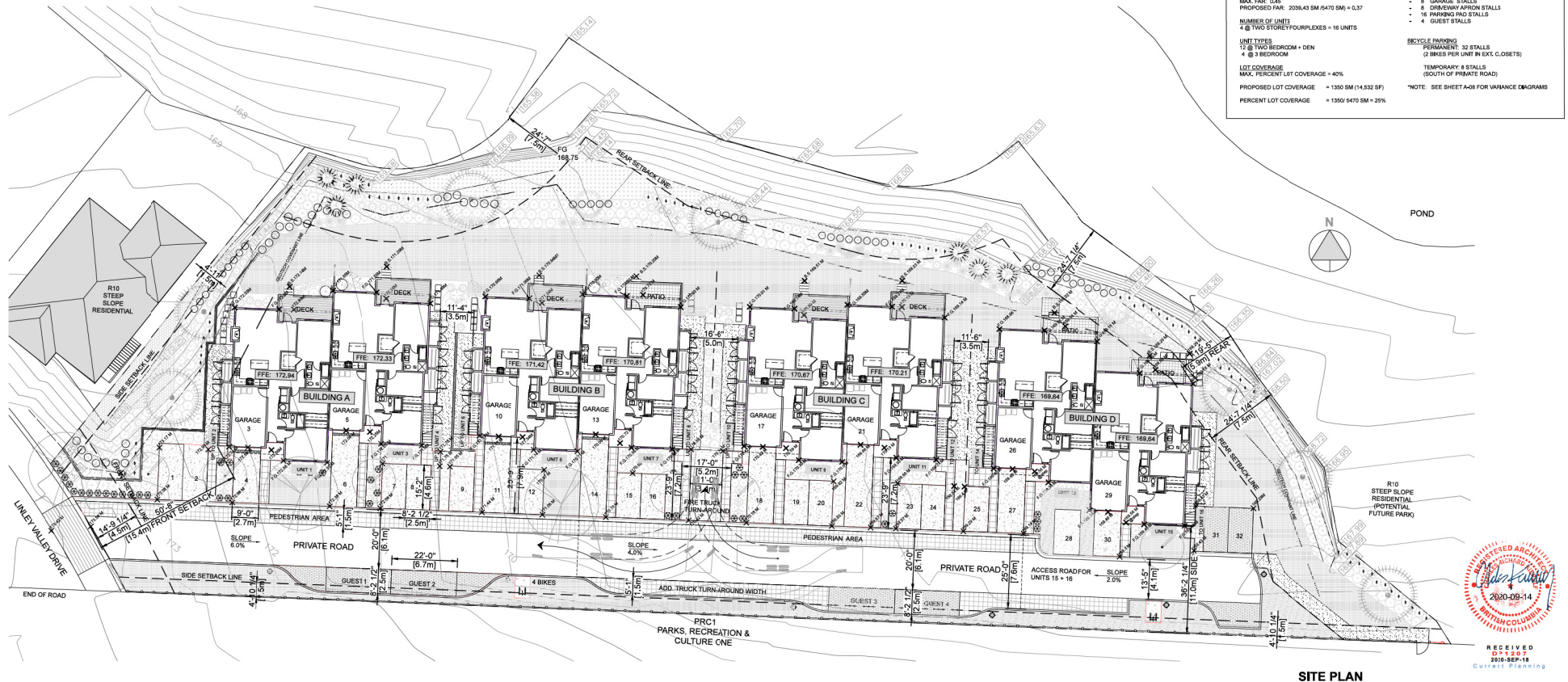
Subject Property

CIVIC: 5594 LINLEY VALLEY DRIVE

LEGAL: LOT 14, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP62850



VIEW OF SITE FROM POND (NORTH)



SITE PLAN

LINLEY VALLEY DRIVE FOURPLEXES

SITE PLAN + SITE DATA

A-01
1/16"=1'-0"

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SITE DATA

CIVIC ADDRESS: 5594 LINLEY VALLEY DRIVE, NANAIMO, BC

LEGAL DESCRIPTION: LOT 14, DISTRICT LOT 50, WELLINGTON DISTRICT
PLAN EPP62850

FOLIO: 08286.420

PID: 029-928-028

ZONE: R10 STEEP SLOPE RESIDENTIAL

DPA: DPA 5 STEEP SLOPE

AREAS

TOTAL LOT AREA (SURVEY): 5470 SM (58,880.5 SF)

BUILDING A (TWO STOREY FOURPLEX)

MAIN FLOOR: 296.91 SM (3,196 SF)
UPPER FLOOR: 255.75 SM (2,753 SF)
LESS GARAGES (2): - 42.73 SM (460 SF)
509.93 SM (5,489 SF)

BUILDING B (TWO STOREY FOURPLEX)

MAIN FLOOR: 296.91 SM (3,196 SF)
UPPER FLOOR: 255.75 SM (2,753 SF)
LESS GARAGES (2): - 42.73 SM (460 SF)
509.93 SM (5,489 SF)

BUILDING C (TWO STOREY FOURPLEX)

MAIN FLOOR: 296.82 SM (3,195 SF)
UPPER FLOOR: 255.75 SM (2,753 SF)
LESS GARAGES (2): - 42.73 SM (460 SF)
509.84 SM (5,488 SF)

BUILDING D (TWO STOREY FOURPLEX)

MAIN FLOOR: 296.91 SM (3,196 SF)
UPPER FLOOR: 255.57 SM (2,751 SF)
LESS GARAGES (2): - 42.73 SM (460 SF)
509.75 SM (5,487 SF)

TOTAL BUILDING AREA: 2,039.43 SM (21,953 SF)

FAR

MAX. FAR: 0.45

PROPOSED FAR: (2039.43 SM / 5470 SM) = 0.37

NUMBER OF UNITS

4 @ TWO STOREY FOURPLEXES = 16 UNITS

UNIT TYPES

12 @ TWO BEDROOM + DEN

4 @ 3 BEDROOM

LOT COVERAGE

MAX. PERCENT LOT COVERAGE = 40%

PROPOSED LOT COVERAGE = 1350 SM (14,532 SF)

PERCENT LOT COVERAGE = 1350 / 5470 SM = 25%

SETBACKS

FRONT YARD (SOUTHWEST) 4.5 M 15.5 M
SIDE (WEST) 1.5 M 4.7 M
SIDE (SOUTH) 1.5 M 11.0 M
REAR (NORTH AND EAST) 7.5 M 5.9 M*

(REAR SETBACK VARIANCE @
N-E CORNER OF BUILDING D)*

BUILDING HEIGHT

MAX. HT (FLAT < 4:12): 7.0 M (23.0 FT)

PROPOSED HEIGHTS (RE: A-04, A-05, A-06, A-07) *

BLDG A: 8.62M
(AVG. GRADE = 172.06 M; T.O. ROOF = 180.68 M)

BLDG B: 8.39 M
(AVG. GRADE = 170.76 M; T.O. ROOF = 179.15 M)

BLDG C: 8.57 M
(AVG. GRADE = 169.83 M; T.O. ROOF = 178.4 M)

BLDG D: 8.03 M
(AVG. GRADE = 169.35; T.O. ROOF = 177.38)

PARKING

REQUIRED: 1.8 STALLS PER 2 BR + DEN = 22 STALLS
2 STALLS PER 3 BR = 8 STALLS
= 30 STALLS

PROVIDED: 36 STALLS (2 STALLS PER UNIT + 4 GUEST)

- 8 GARAGE STALLS
- 8 DRIVEWAY APRON STALLS
- 16 PARKING PAD STALLS
- 4 GUEST STALLS

BICYCLE PARKING

PERMANENT: 32 STALLS
(2 BIKES PER UNIT IN EXT. CLOSETS)

TEMPORARY: 8 STALLS
(SOUTH OF PRIVATE ROAD)

*NOTE: SEE SHEET A-08 FOR VARIANCE DIAGRAMS



STREETSCAPE: BIRDSEYE VIEW



STREETSCAPE: VIEW FROM LINLEY VALLEY DRIVE



STREETSCAPE: VIEW FROM PRIVATE ROAD

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DP 1303
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Current Planning



5594 LINLEY VALLEY DRIVE, NANAIMO
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SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

STREETSCAPES

A-02
NTS

dHkarchitects





BUILDING A: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)



BUILDING A: WEST ELEVATION (FACING LINLEY VALLEY DRIVE)



BUILDING A: NORTH ELEVATION (REAR FACING POND)



BUILDING A: EAST ELEVATION (SIDE FACING BUILDING B)



BUILDING A + B: VIEW FROM PRIVATE ROAD



BUILDING A + B: VIEW FROM POND



① HARDIE SHINGLE - LIGHT MIST



② HARDIE PLANK - MOUNTAIN SAGE



③ WOODTONE RUSTIC CEMENTITIOUS SIDING - RIVERROCK COLOUR



④ HARDIE PANEL, PTD - CITYSCAPE SW 7067



⑤ COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670



⑥ COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670



⑦ COMBED FACE WOOD WINDOW TRIM, PTD - SW 7670



⑧ VINYL WINDOWS - WHITE



⑨ PRE-FINISHED METAL GUARD RAIL + STAIRS



⑩ FIBREGLASS DOOR W/ SIDELITE, PTD - CITYSCAPE SW 7067



⑭ SBS 2 PLY ROOFING - MEDIUM GREY



⑪ FIBREGLASS DOOR W/ FULL LITE, PTD - TO MATCH ARCTIC WHITE

FINISHES LEGEND - BUILDINGS B + D	
①	HARDIE SHINGLE - LIGHT MIST
②	HARDIE PLANK - MOUNTAIN SAGE
③	WOODTONE RUSTIC CEMENTITIOUS SIDING - RIVERROCK COLOUR
④	HARDIE PANEL, PTD - CITYSCAPE SW 7067
⑤	COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
⑥	COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
⑦	COMBED FACE WOOD WINDOW TRIM, PTD - SW 7670
⑧	VINYL WINDOWS - WHITE
⑨	PRE-FINISHED METAL GUARD RAIL + STAIRS - GRAY
⑩	FIBREGLASS DOOR W/ SIDELITE, PTD - CITYSCAPE SW 7067
⑪	FIBREGLASS DOOR W/ FULL LITE, PTD - TO MATCH ARCTIC WHITE
⑫	PRE-FINISHED METAL GARAGE DOOR W/ LITES, PTD - CITYSCAPE SW 7067
⑬	FIBREGLASS DOOR (@ EXT. CLOSETS), PTD - CITYSCAPE SW 7067
⑭	SBS 2 PLY ROOFING - MEDIUM GREY



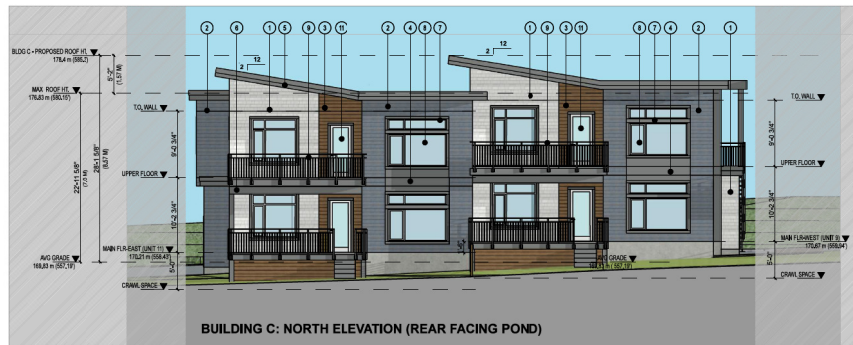
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DP 1207
2020-SEP-16
Current Planning

LINLEY VALLEY DRIVE FOURPLEXES

BUILDING B: ELEVATIONS + FINISHES

A-05
1/8" = 1'-0"

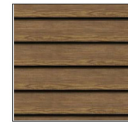
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① HARDIE SHINGLE - ARCTIC WHITE



② HARDIE PLANK - BOOTHBAY BLUE



③ WOODTONE RUSTIC CEMENTITIOUS SIDING - SUMMER WHEAT



④ HARDIE PANEL, PTD - CITYSCAPE SW 7067



⑤ COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670

⑥ COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670

⑦ COMBED FACE WOOD WINDOW TRIM, PTD - SW 7670

⑧ VINYL WINDOWS - WHITE



⑨ PRE-FINISHED METAL GUARD RAIL + STAIRS



⑩ FIBREGLASS DOOR W/ SIDELITE, PTD - CITYSCAPE SW 7067



⑭ SBS 2 PLY ROOFING - MEDIUM GREY



⑪ FIBREGLASS DOOR W/ FULL LITE, PTD - TO MATCH ARCTIC WHITE

FINISHES .LEGEND - BUILDINGS A + C	
①	HARDIE SHINGLE - ARCTIC WHITE
②	HARDIE PLANK - BOOTHBAY BLUE
③	WOODTONE RUSTIC CEMENTITIOUS SIDING - SUMMER WHEAT COLOUR
④	HARDIE PANEL, PTD - CITYSCAPE SW 7067
⑤	COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
⑥	COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
⑦	COMBED FACE WOOD WINDOW TRIM, PTD - SW 7670
⑧	VINYL WINDOWS - WHITE
⑨	PRE-FINISHED METAL GUARD RAIL + STAIRS - GRAY
⑩	FIBREGLASS DOOR W/ SIDELITE, PTD - CITYSCAPE SW 7067
⑪	FIBREGLASS DOOR W/ FULL LITE, PTD - TO MATCH ARCTIC WHITE
⑫	PRE-FINISHED METAL GARAGE DOOR W/ LITES, PTD - CITYSCAPE SW 7067
⑬	FIBREGLASS DOOR (B EXT. CLOSETS), PTD - CITYSCAPE SW 7067
⑭	SBS 2 PLY ROOFING - MEDIUM GREY



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2020-SEP-18
Current Planning



BUILDING D: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)



BUILDING D: WEST ELEVATION (SIDE)



BUILDING D: NORTH ELEVATION (REAR FACING POND)



BUILDING D: EAST ELEVATION (SIDE)



BUILDING C + D: VIEW FROM PRIVATE ROAD



BUILDING C + D: VIEW FROM POND



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01-2-27
2020-SEP-18
Current Planning



BUILDING A: SOUTH ELEVATION
 PROPOSED HT.: 8.62 M; MAX. HEIGHT: 7.00 M
 HEIGHT VARIANCE REQUESTED: 1.62 M



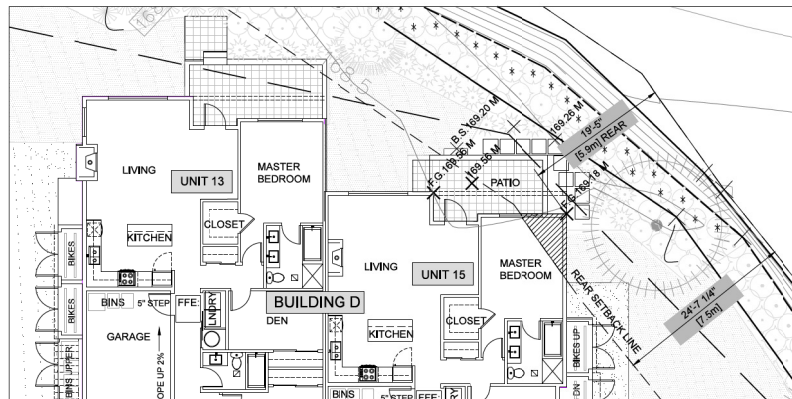
BUILDING B: SOUTH ELEVATION
 PROPOSED HT.: 8.39 M; MAX. HEIGHT: 7.00 M
 HEIGHT VARIANCE REQUESTED: 1.39 M



BUILDING C: SOUTH ELEVATION
 PROPOSED HT.: 8.57 M; MAX. HEIGHT: 7.00 M
 HEIGHT VARIANCE REQUESTED: 1.57 M



BUILDING D: SOUTH ELEVATION
 PROPOSED HT.: 8.03 M; MAX. HEIGHT: 7.00 M
 HEIGHT VARIANCE REQUESTED: 1.03 M



BUILDING D: PARTIAL FLOOR PLAN
 REAR SETBACK AT NORTHEAST CORNER: 5.90 M
 MIN. REAR SETBACK: 7.50 M
 SETBACK VARIANCE REQUESTED: 160 M

AREA PROJECTING INTO REAR YARD
 SETBACK (27 SF)

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DP1207
 2020-NOV-20

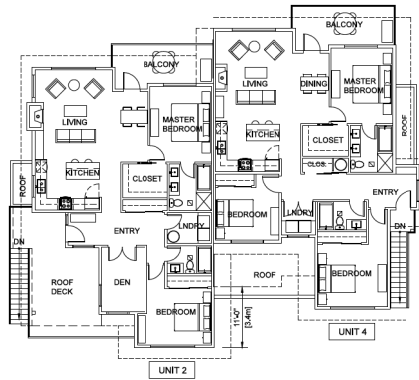
VARIANCES REQUESTED

HEIGHT VARIANCES
 (MAX 7.0 M IF < 4IN 12)

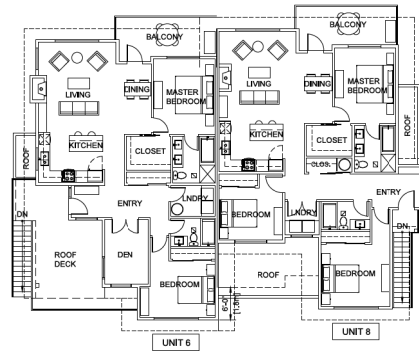
- BUILDING A: 8.62 M
- BUILDING B: 8.39 M
- BUILDING C: 8.57 M
- BUILDING D: 8.03 M

SETBACK VARIANCE
 (MIN. REAR YARD SETBACK = 7.5 M)

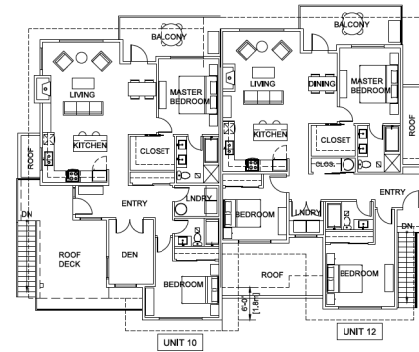
- BUILDING D: 5.90 M @ NORTHEAST CORNER



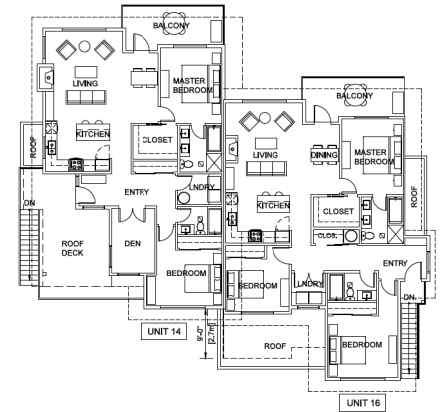
BUILDING A: UPPER FLOOR PLAN



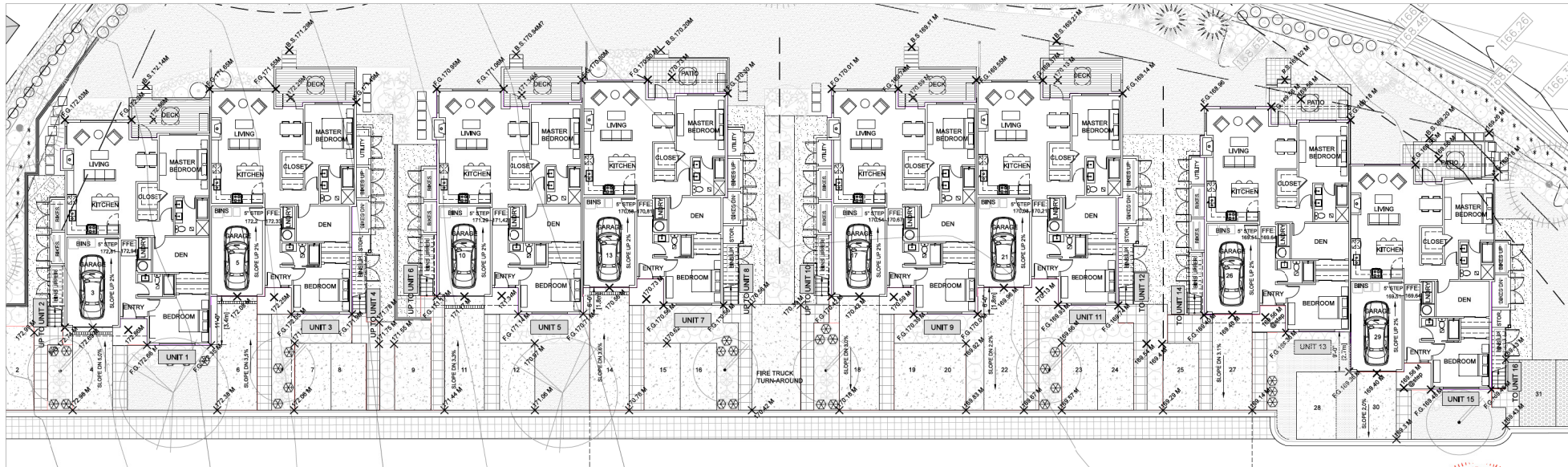
BUILDING B: UPPER FLOOR PLAN



BUILDING C: UPPER FLOOR PLAN



BUILDING D: UPPER FLOOR PLAN



BUILDING A: MAIN FLOOR PLAN

BUILDING B: MAIN FLOOR PLAN

BUILDING C: MAIN FLOOR PLAN

BUILDING D: MAIN FLOOR PLAN

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

MAIN + UPPER FLOOR PLANS

A-03
3/32" = 1'-0"

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DP 12.97
2020-SEP-18
Current Planning



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GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO.
2. REFER TO SITE PLAN PREPARED BY JHK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LTD. FOR ALL SITE SERVING, DRIVEWAY GRADING AND SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

IRRIGATION NOTES

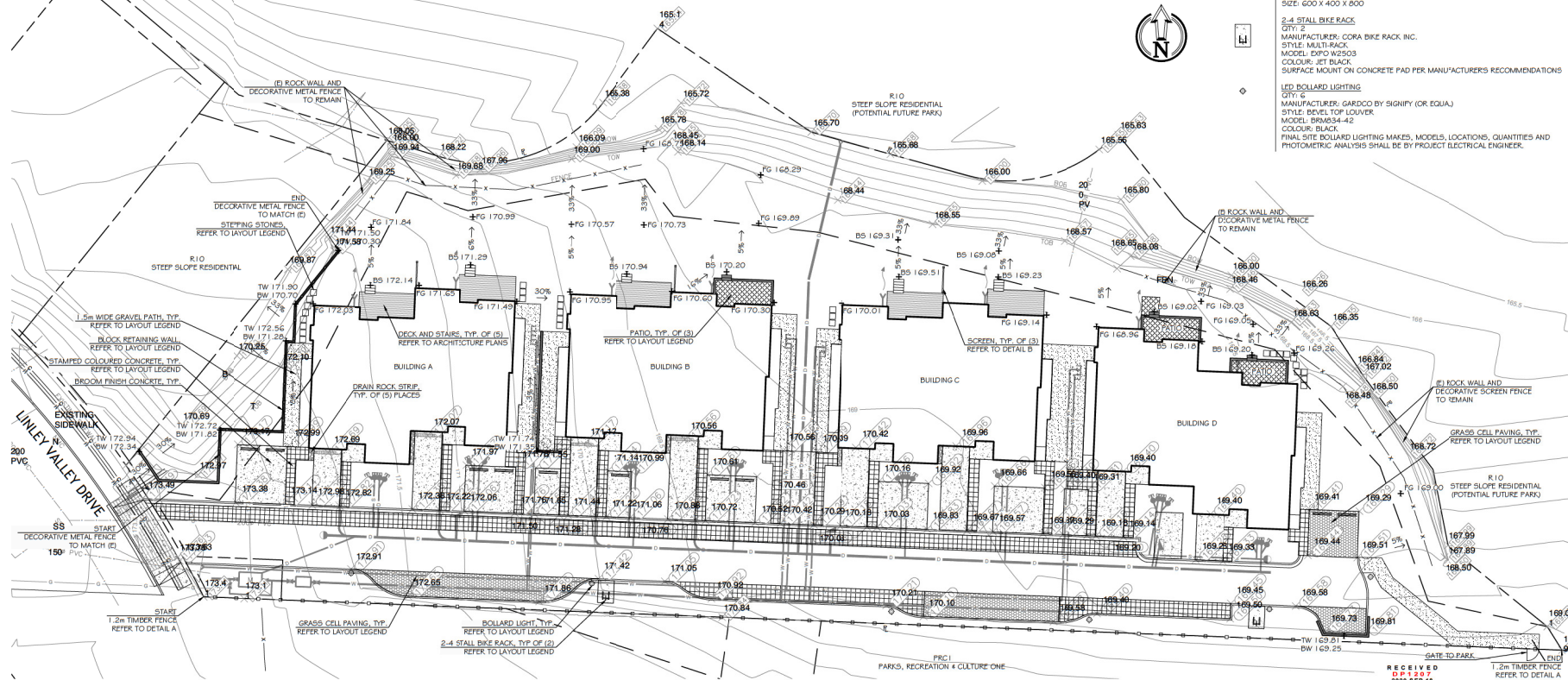
1. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SMART" (ET/WEATHER-BASED) IRRIGATION CONTROLLER.
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
4. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 400mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

GRADING LEGEND

SYMBOL	DESCRIPTION
	EXISTING 0.5m CONTOUR PER SURVEY
	EXISTING SPOT ELEVATION PER CIVIL
	PROPOSED SPOT ELEVATION PER CIVIL & ARCHITECTURE
	FINISHED GRADE
	TOP OF WALL
	BOTTOM OF WALL
	BOTTOM OF STAIR
	DRAINAGE DIRECTION AND SLOPE

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
(P)	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL
SYMBOL	DESCRIPTION
	PROPERTY LINE
	1.2m TIMBER FENCE, REFER TO DETAIL A
	1.5m DECORATIVE METAL FENCE TO MATCH EXISTING
	2.4m X 2.0m TIMBER SCREEN
	CONCRETE BLOCK RETAINING WALL (AND STAIRS) MANUFACTURER: BASALITE (OR EQUAL) STYLE: VALLEY STONE WITH CAP COLOUR: TUSCANY 1.2m HEIGHT MAX.
	PRECAST CONCRETE UNIT PAVING MANUFACTURER: BASALITE (OR EQUAL) STYLE: CITYSCAPE SERIES - WINDSOR PATTERN: DOUBLE BASKET WEAVE COLOUR: CHARCOAL
	STAMPED COLOURED CONCRETE MANUFACTURER: PROLINE (OR EQUAL) PATTERN: SIDEWALK ROMAN SLATE TILE 1.0' X 1.0' COLOUR: ASHEVILLE SLATE
	600mm X 600mm CONCRETE STEPPING STONE
	BROOM FINISH CONCRETE
	GRAVEL PATH: 100mm (3/8") MINUS COMPACTED BLUE CHIP AND TIMBER EDE
	GRASS CELL PAVING MANUFACTURER: TOPCONCRETE CONCRETE PRODUCTS MODEL: TURFSTONE SIZE: 600 X 400 X 800
	2.4 STALL BIKE RACK QTY: 1 MANUFACTURER: CORA BIKE RACK INC. STYLE: MULTI-RACK MODEL: DPO W2503 COLOUR: BLACK SURFACE MOUNT ON CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS
	LED BOLLARD LIGHTING QTY: 6 MANUFACTURER: GARDCO BY SIGNIFY (OR EQUAL) STYLE: BEVEL TOP LOUVER MODEL: BMS4-42 COLOUR: BLACK FINAL SITE BOLLARD LIGHTING MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTING ENGINEERS. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING FROM MACDONALD GRAY CONSULTING ENGINEERS.

Linley Valley Drive Fourplexes
Mount Benson Developments Inc.
 5594 Linley Valley Drive, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	September 15, 2020
Drawn:	CM
Checked:	ING
Scale:	1:200 metric
Project Number:	20-0204
DRAWING NUMBER:	L1 of 3

REVISIONS	
#	NOTES
1	20 JUL 2020 DP Coordination
2	22 JUL 2020 DP Review
3	02 SEP 2020 Issued for DP
4	15 SEP 2020 Released for DP Review
5	15 SEP 2020 Issued for DP

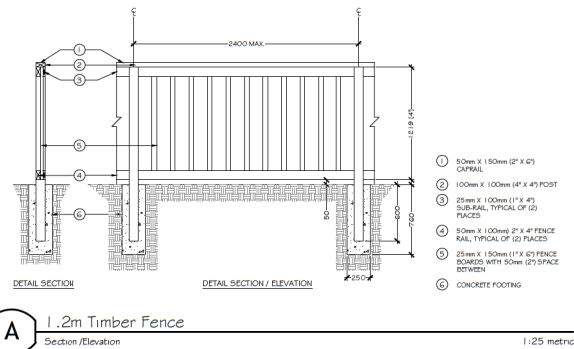


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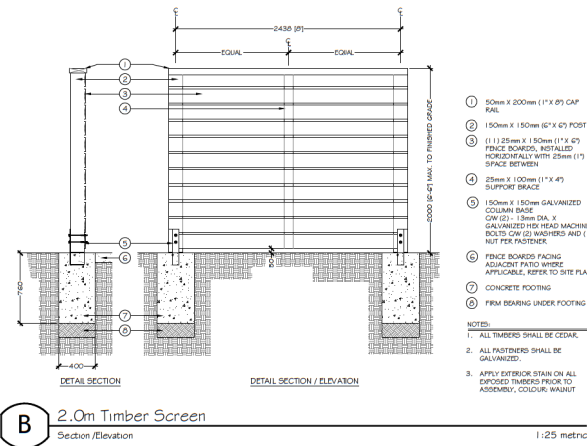
Linley Valley Drive Fourplexes
Mount Benson Developments Inc.
 5594 Linley Valley Drive, Nanaimo, BC

PLANTING PLAN	
Date:	September 15, 2020
Drawn:	CAL
Checked:	ING
Scale:	1:200 metric
Project Number:	20-0204
DRAWING NUMBER:	L2 of 3

REVISION SCHEDULE	
#	Date
0	20 JUL 2020 DP Coordination
1	22 JUL 2020 DP Review
2	07 AUG 2020 Issued for DP
3	02 SEP 2020 Released for DP Review
4	15 SEP 2020 Issued for DP



A 1.2m Timber Fence
Section/Elevation
1:25 metric



B 2.0m Timber Screen
Section/Elevation
1:25 metric

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER CIRCINNATUM VINE MAPLE	2.5m	SEE PLAN	2	NATIVE SPECIES
	ACER RUBRUM RED MAPLE	6cm CAL.	SEE PLAN	4	DROUGHT TOLERANT
	CHAMACYPARIS NOOTKATENSIS PENDULAX	2.5m	3.0m O.C. SEE PLAN	6	NATIVE CULTIVAR, CONIFEROUS
	CORNUS KOUSA SATOMI RED FLOWERING KOUSA DOGWOOD	4cm CAL.	SEE PLAN	7	DROUGHT TOLERANT
	FINUS CONTORTA VAR. CONTORTA SHORE PINE	2.5m	SEE PLAN	7	NATIVE SPECIES, CONIFEROUS
	PICEA CANADENSIS BRUN'S SPRUCE	2.5m	SEE PLAN	4	DROUGHT TOLERANT, CONIFEROUS
SHRUBS					
	AMELANCHIER ALNIFOLIA SASKATOON	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	22 53	NATIVE SPECIES
	OENOTHERA LACHRYMAN'S VICTORIA CALIFORNIA LILAC	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	40 29	DROUGHT TOLERANT
	HOLODISCUS DISCOLOR OCEANSPIRAY	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	57 20	NATIVE SPECIES
	LONICERA NITIDA LEMON SPREADER BOX HONEYSUCKLE	#2 POT	0.9m O.C.	55	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	69	NATIVE SPECIES
	PHYSOCARPUS OPULIFOLIUS DIABOLO	#5 POT	SEE PLAN	15	NATIVE CULTIVAR
	FINUS MUGO PUMILIO DWARF MOUNTAIN PINE	#2 POT	1.0m O.C.	36	DROUGHT TOLERANT
	POLYSTICHUM MUNIUM SWORD FERN	#1 POT	1.0m O.C.	51	NATIVE SPECIES
	PRUNUS LAUROCERASUS OTTO LUYKEN	#3 POT	1.0m O.C.	59	DROUGHT TOLERANT
	RHODODENDRON SSP. MIX RED & WHITE	#5 POT	SEE PLAN	3	DROUGHT TOLERANT
	ROSA MEDIANA WHITE SHRUB ROSE	#1 POT	0.9m O.C.	43	DROUGHT TOLERANT
	ROSA NUTKANA NODATA ROSE	#2 POT	1.0m O.C.	106	NATIVE SPECIES
	SPYRAEA JAPONICA GOLD MOUND SPIREA	#2 POT	1.0m O.C.	32	DROUGHT TOLERANT
GROUND COVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINKY KINKY	#1 POT	0.45m O.C.	95	NATIVE SPECIES
	CALAMAGROSTIS ACUTIFLORA KARL POKERSTICK	#3 POT	1.2m O.C.	16	DROUGHT TOLERANT
	HELICOTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#2 POT	1.0m O.C.	40	DROUGHT TOLERANT
	HELLEDORUS THIN FROST (PINK) & WINTER BLISS (WHITE)	#1 POT	0.6m O.C.	4 5	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA BLUE CARPET SINGLESEED JUNIPER	#1 POT	1.0m O.C.	64	DROUGHT TOLERANT
	LONICERA PILEATA MAY GREEN MAY GREEN HONEYSUCKLE	#1 POT	1.0m O.C.	100	DROUGHT TOLERANT
	LAWN	500		890 m2	
	GRASS CELL	SEED		140m2	

NOTE: DROUGHT TOLERANCE IS BASED ON SPECIES ONCE ESTABLISHED



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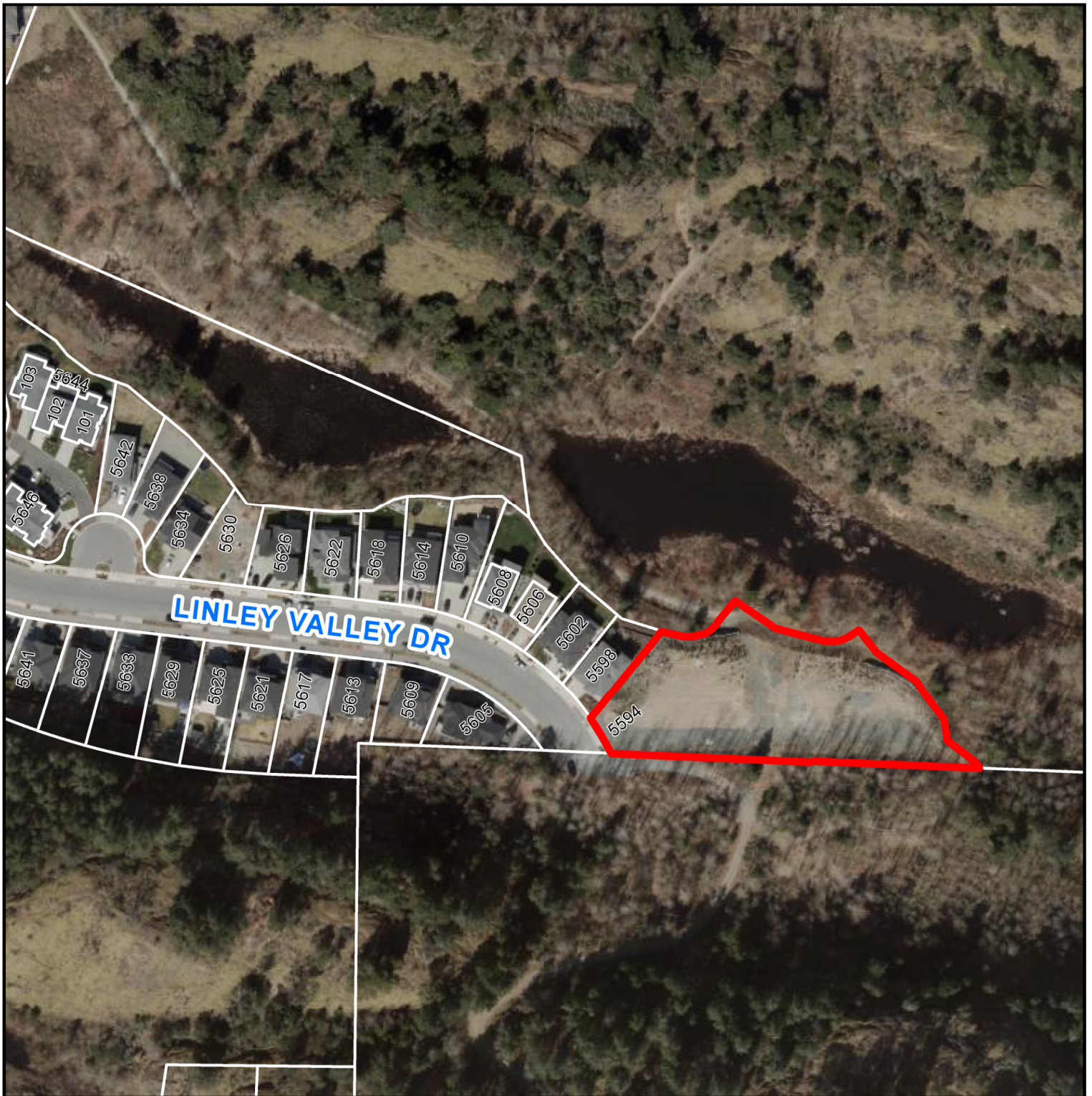
Linley Valley Drive Fourplexes
Mount Benson Developments Inc.
5594 Linley Valley Drive, Nanaimo, BC

PLANT LEGEND & DETAILS	
Date:	September 15, 2020
Drawn:	CM
Checked:	NG
Scale:	AS NOTED
Project Number:	20-0064
DRAWING NUMBER:	L3 of 3

#	DATE	NOTES
0	20 JUL 2020	DP Coordination
1	22 JUL 2020	DP Review
2	07 AUG 2020	Issued for DP
3	02 SEP 2020	Revised for DP Review
4	15 SEP 2020	Issued for DP

RECEIVED
SEP 15 2020
2020-SEP-15
Current Planning

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001207



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