



AGENDA  
DESIGN ADVISORY PANEL MEETING

October 12, 2023, 5:00 PM  
Boardroom, 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. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

4. **ADOPTION OF MINUTES:**

5. **PRESENTATIONS:**

a. **Development Permit Application No. DP001317 - 4670 Hammond Bay Road**

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To be introduced by Payton Carter, Planner, Current Planning Section.

Application to be presented by dHKArchitects Inc.

*Purpose: To allow a multi-family residential townhouse development with a total of 15 buildings and 34 dwelling units.*

6. **OTHER BUSINESS:**

7. **ADJOURNMENT:**

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001317 – 4670 HAMMOND BAY ROAD

**Applicant:** GLENN HILL, DHK ARCHITECTS INC.

**Architect:** GLENN HILL, DHK ARCHITECTS INC.

**Landscape Architect:** PMG LANDSCAPE ARCHITECTS

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Steep Slope Residential (R10)
<i>Location</i>	The subject property is located on the north side of Hammond Bay Road, west of the intersection of Hammond Bay Road and McGuffie Road.
<i>Total Area</i>	3.76 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Areas Development Permit Area DPA5 – Wildfire Hazard Development Permit Area DPA6 – Steep Slope Development Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

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The subject property is located in the Rocky Point – Hammond Bay – Stephenson Point Neighbourhood. The property is currently forested and sloped to the east with two wetlands located on the west and south portions of the lot, with streams feeding in to Walley Creek. Residential properties are located to the north and east of the subject property. City park land and existing commercial uses, including a restaurant and daycare facility, are located southwest of the proposed development area.

#### PROPOSED DEVELOPMENT

The applicant is proposing a multi-family residential townhouse development. The proposal includes 15 buildings with a total of 34 units. The units are comprised of three bedrooms and a flex room per unit that will range in size from 186m<sup>2</sup> to 223m<sup>2</sup>. The total proposed Gross Floor Area (GFA) is 6,828m<sup>2</sup> and the Floor Area Ratio (FAR) is 0.18. The proposed lot coverage is 32%, which is below the maximum permitted lot coverage of 40% in the R10 zone.

#### Site Design

The proposed buildings are located along either side of an internal drive aisle with access from Ney Drive. The drive aisle has been designed to follow the natural slope of the property and prevent disturbance of the existing environmentally sensitive areas located on the west and south portion of the lot. A children's play area is located adjacent to the site entrance and connects to a landscape path and walking loop located on the northeast corner of the lot. Due to the slope of the lot, allan block retaining walls are proposed through the development.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires off-street parking at a rate of two parking spaces per unit. The proposed development requires 68 parking spaces, two of which must be designated accessible and three must be designated visitor spaces. Three short-term bicycle parking spaces and 17 long-term bicycle parking are also required. The proposed development meets the parking requirements.

Staff Comments:

- The development responds to the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area and by stepping buildings with the topography of the land.
- Consider the addition of raised or demarcated sidewalks to separate pedestrian and traffic circulation on site.
- Consider the addition of raised crosswalks for pedestrians connecting to the children’s play area.

Building Design

The proposed development consists of clustered townhouse units. The units located at the lower elevations (building 3, 4, 5, 7, 8, 9 and 10) appear as single-storey masses while the units located at the higher elevations appear as two or three storey buildings. The buildings are Scandinavian style with a combination of flat and peaked roofs. The façade materials include cement panels in various colours with aluminum flashing and wood look metal plank siding, as well as fascia boards and additional wood elements. Each unit includes a private deck with black aluminum tempered glass railings and a garage faced with tempered glass panels.

Staff Comments:

- Proposed buildings incorporate rooftop decks and private outdoor amenity space.
- Wood detailing is complimentary of the surrounding landscape.

Landscape Design

A combination of deciduous trees, including Vine maple, Dawyck gold beech, Autumn gold maidenhair tree, Vanessa persian ironwood, and Crimson spire oak, are proposed alongside evergreen conifers, including Serbian spruce and Douglas fir. Thirty additional species of shrubs, grasses, perennials, and ground cover plantings are also proposed.

A large children’s play area with surrounding bench seating and bicycle parking is proposed. 1.0m high wood picket fencing is proposed at the rear of the children’s play area and in various front and side yards of the development to offer private amenity space. A crushed stone nature walking trail is provided from the children’s play area to the north corner of the lot. The trail features a permeable paver plaza with seating and is surrounded by existing landscaping to be retained and protected. Both the children’s play area and the nature walking trail are surrounded by bollard lighting throughout.

The driveways to each unit and the visitor parking area are lined with permeable pavers to increase visual interest on the site. Tree protection fencing is also proposed to protect the environmentally sensitive areas and a terraced landscape feature is located at the south side of the development area, sloped to meet existing grade.

Staff Comments:

- Ensure retaining walls are concealed by cascading vegetation.

- Ensure the walking trail is accessible.

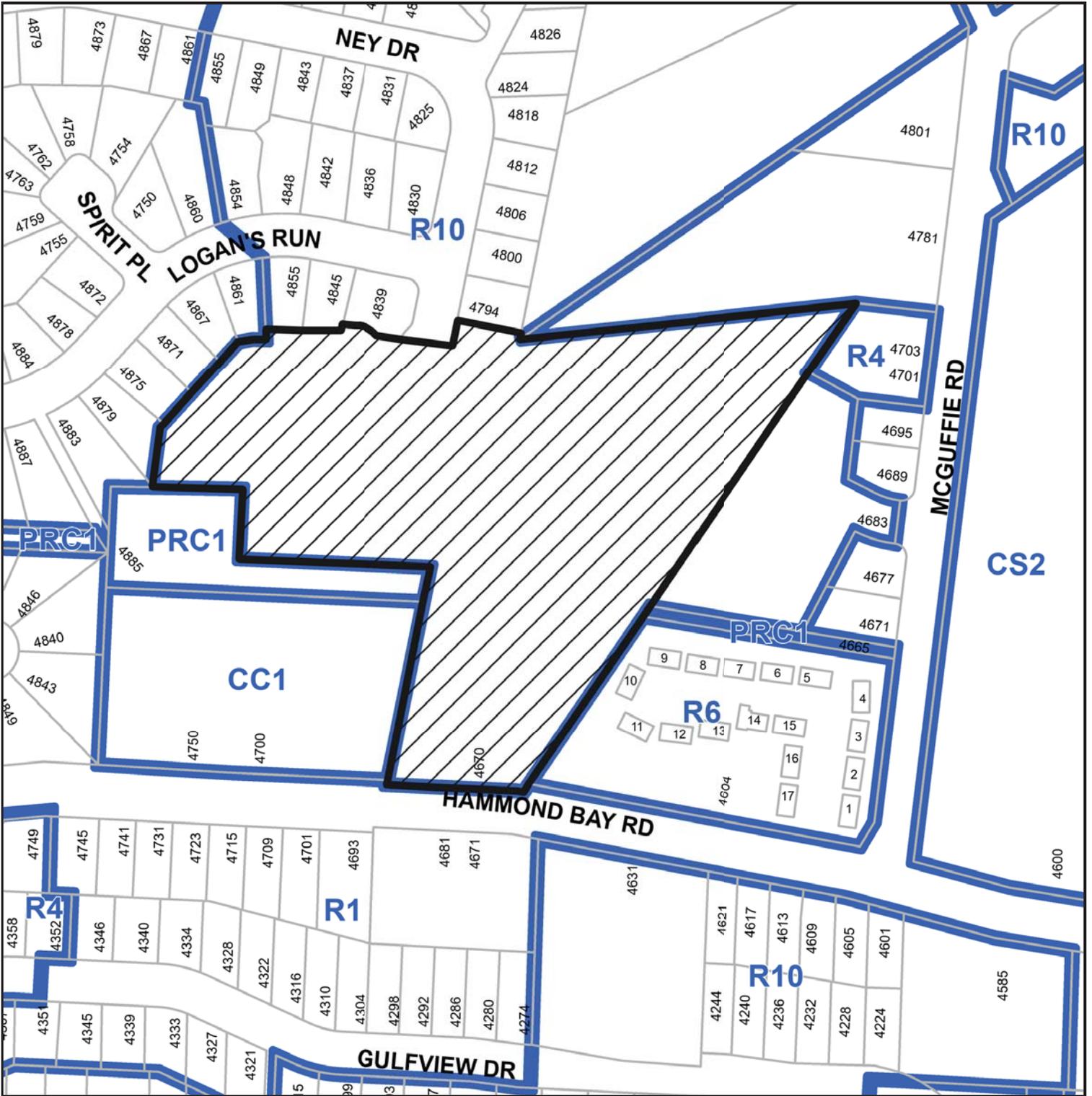
## PROPOSED VARIANCES

### *Maximum Building Height*

Section 7.6 of the Zoning Bylaw allows a maximum building height of 7.0m for a building with a roof pitch less than 4:12, and 9.0m for a building with a roof pitch greater than 4:12. The proposed variances are to be confirmed, however, the applicant proposes height variances to accommodate the architectural features of the proposed units and speculative grade changes, as per the table below.

<b>Building Number</b>	<b>Allowable Height</b>	<b>Proposed Height</b>	<b>Variance</b>
Building 2	9.0m	10.0m	1.0m
Building 11	9.0m	10.0m	1.0m
Building 13	7.0m	10.92m	3.92m
Building 14	7.0m	10.83m	3.83m
Building 15	7.0m	10.6m	3.6m

# SUBJECT PROPERTY MAP



 4670 Hammond Bay Road



## **Development Permit Application 4670 Hammond Bay Road, Nanaimo, BC.**

12. June. 2023

### **Design Rationale**

The proposed development for 4670 Hammond Bay Road Adderly Road has been established to fit within the R10 land use designation as defined by the City of Nanaimo Zoning Bylaw 4500. This zone applies to properties identified as having steep slope characteristics and provides for detached, single residential dwelling subdivisions and clustered multiple family developments.

The relevant Development Permit Areas associated with the property are:

DPA-1 Environmentally Sensitive Areas

    Creek/Stream: bed and all area within 15m from top of bank.

    Wetland: bed and all area within 15m from wetland boundary.

DPA-5 Wild fire Hazard - Moderate.

DPA-6 Steep Slope Development.

DPA-8 Form & Character.

### **Description of Site and Surrounding Area:**

The site is situated on the the North side of Hammond Bay Road between Vista View Crescent to the west and McGuffie Road to the East. The surrounding area is known as Rocky Point Neighbourhood. The primary access for the proposed development is from Ney Drive via Logan's Run and Vista View Crescent.

The surrounding neighbourhood to the North consists largely of 2 storey single family homes perched on top of a rock bluff on the high side of Logans Run the and 2 storey homes with walk out basements on the low side of the street.

The wetland area of the site is located behind a small commercial development fronting Hammond Bay Road. This development consists of two commercial buildings and associated surface parking. Between the commercial development and the site is Walley Creek Trail park. To the East of the property along Hammond Bay Road is a an R6 residential development consisting of 1 storey homes. East of McGuffie is the Greater Nanaimo Pollution Control Centre. To the South of Hammomd Bay Road lies more single family homes rising up the hillside.

The site has wetland areas which connect with Walley Creek. These areas are defined and are to be preserved as part of this development. Walley Creek and associated setbacks bisect the property East to West. This natural feature and the wetland areas have limited development centrally and to a concentrated portion of the site.



**Development Permit Application  
4670 Hammond Bay Road, Nanaimo, BC.**

12. June. 2023

**Project Description**

This application proposes a residential development comprised of 34 residential units. These units have been clustered into 15 separate buildings clustered around a private driveway accessed from Ney Drive.

The units have been designed to navigate the natural slope of the site. Along the driveways the proposed units fall into either an Up Hill or a Down Hill unit type. There are two types of Up Hill units and 5 variations of Down Hill units. All units range in area from 2,000 - 2,400 sq.ft and offer 3 bedrooms plus a Flex room along with open concept living areas.

The placement of buildings and driveways have been considered in relation to site topography and respecting sensitive wetlands areas. Development has been limited to one localized area of the site in an attempt to limit overall site disturbance. Resident amenities include a children's play area and offers a walking trail through undisturbed land outside of the sensitive wetlands.

**Building Massing & Form.**

Working with the site grade the streetscape has evolved as having 2 + 3 storey building masses on the up-hill side of the driveway and a 1 storey mass on the down-hill side of the driveway. Primary entries are located along the private driveway with living spaces primarily overlooking the wetland areas or into the naturally preserved site areas.

Architectural articulation and selection of materials strives to further integrate the development into its natural context. Units are defined by vertical articulation and unique roof lines. Generous decks further articulate the building facades and offer a personal connection to the shared driveway and landscape areas.

A thoughtful selection of materials contribute to the mass and character of the project. Muted tones of wood look plank and grey tones of panel siding take inspiration from the rocky and wooded natural surroundings of the neighbourhood. The form and character is further supported by a thoughtful and creative Landscape Design. Where possible pedestrian routes are provided and lead to common outdoor amenity space within the development. We would be interested in exploring options to further connect the pedestrian connections across Walley Creek to Hammond Bay Road and the undeveloped portion of the site to the South.



**Development Permit Application  
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**Requested Variances**

**Height Variance**

We have identified height variances in the architectural drawings. We have worked hard to keep these variances to a minimum.

Building 2 - Proposed height is close to max allowable. To accommodate potential site variations we request a 1.0m variance to accommodate nominal height variations.

Building 11 - Proposed building encroaches into the allowable height by 0.53m. We request a 1.0m variance to accommodate this encroachment and allow for nominal height variations.

Building 13 - We request a 3.92m variance to accommodate an enclosed roof top access stair and roof top garden.

Building 14 - We request a 3.83m variance to accommodate an enclosed roof top access stair and roof top garden.

Building 15 - We request a 3.6m variance to accommodate an enclosed roof top access stair and roof top garden.

## PROJECT DATA

-CIVIC ADDRESS:  
-4670 HAMMOND BAY ROAD, NANAIMO  
LEGAL DESCRIPTION:  
- LOT 51, WELLINGTON DISTRICT,  
PLAN V1P8170 EXCEPT THAT PART IN PLAN V1P87084; PID: 027-786-587  
ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.84 m<sup>2</sup>  
TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m<sup>2</sup> (34.5 UNITS MAX)

RESIDENTIAL DENSITY: PROPOSED: 34 ALLOWABLE (16 units per hectare): 34.5

FAR: PROPOSED: 0.29 (6828.3m<sup>2</sup>) ALLOWABLE: 0.45 (9799.2 m<sup>2</sup>)

### PROPOSED SITE COVERAGE:

PROPOSED: 32% [6,828.3m<sup>2</sup>]  
ALLOWABLE: 40% [8,635.2 m<sup>2</sup>]

SETBACKS: PROPOSED: ALLOWABLE:  
FRONT: 4.5m  
REAR: 7.5 m  
SIDE: 1.5 m

### GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2375.2 sq ft	1
T4	1858.3 sq ft	7

34 UNITS - 73 498.9 sq ft (6828.3m<sup>2</sup>) TOTAL

### OFF STREET PARKING

REQUIRED	68 STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	3.01 STALLS
VISITOR SPACES / 22	2 STALLS
HIC STALLS	

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)  
ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW  
(A minimum of 25% of all required off-street parking spaces)

PROVIDED	68 STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	4 STALLS
VISITOR SPACES / 22	2 STALLS
HIC STALLS	
<b>TOTAL</b>	<b>74 STALLS</b>

SMALL CAR - 14 STALLS  
FULL SIZE - 60 STALLS

### BICYCLE PARKING

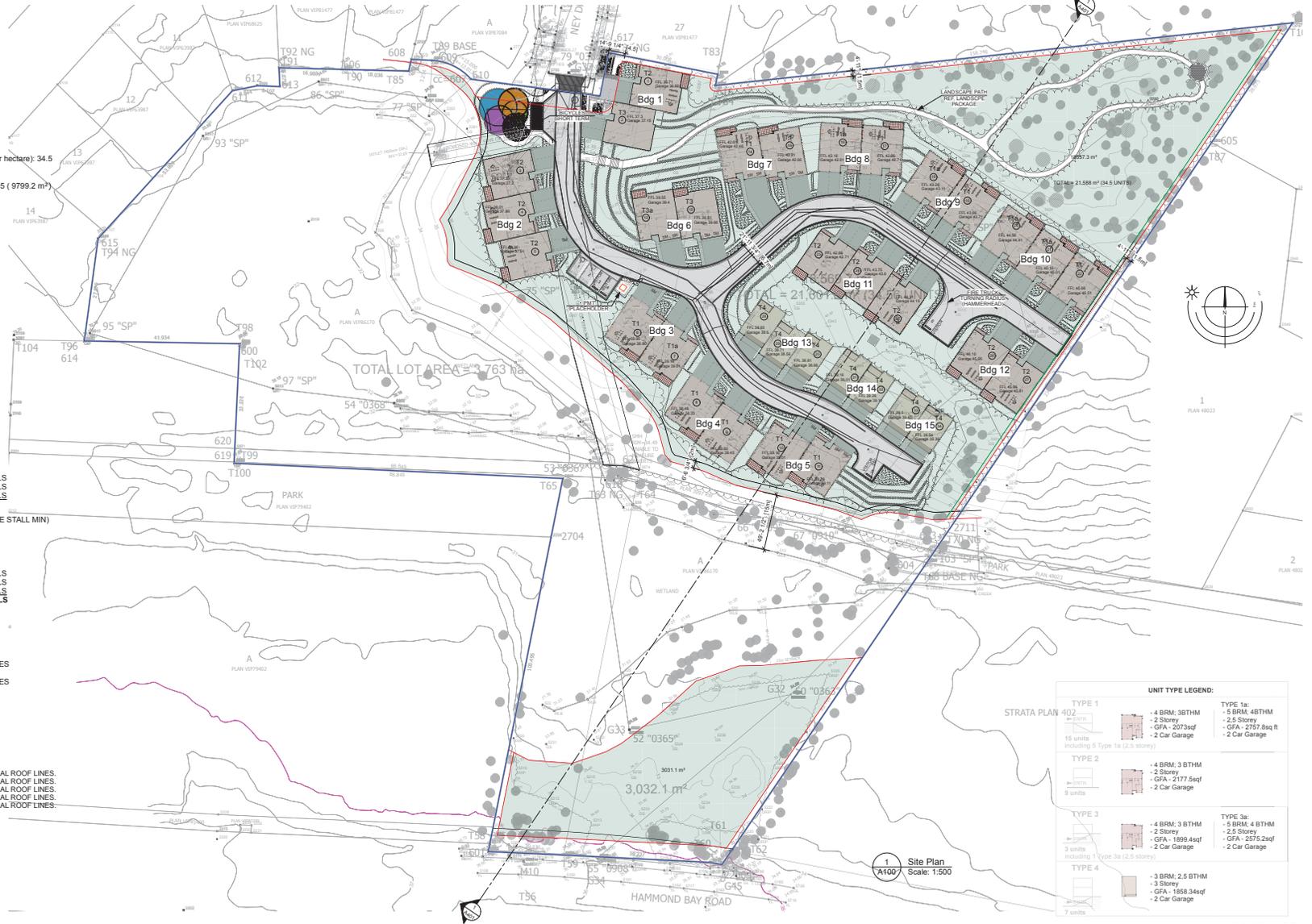
SHORT TERM	
34 DWELLING UNITS X 0.1 SPACES	3.4 SPACES
LONG TERM	
34 DWELLING UNITS X 0.5 SPACES	17 SPACES

## REQUESTED VARIANCES

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)  
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (<THAN 4:12 PITCH)

**BUILDING 2** VARIANCE REQUEST OF 1.00m TO COMPLETE ARCHITECTURAL ROOF LINES.  
**BUILDING 11** VARIANCE REQUEST OF 1.00m TO COMPLETE ARCHITECTURAL ROOF LINES.  
**BUILDING 13** VARIANCE REQUEST OF 1.77m TO COMPLETE ARCHITECTURAL ROOF LINES.  
**BUILDING 14** VARIANCE REQUEST OF 1.68m TO COMPLETE ARCHITECTURAL ROOF LINES.  
**BUILDING 15** VARIANCE REQUEST OF 1.46m TO COMPLETE ARCHITECTURAL ROOF LINES.

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS  
BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



UNIT TYPE LEGEND:	
<b>TYPE 1</b> 18 units Including 5 Type 1a (2.5 storey)	<ul style="list-style-type: none"> <li>4 BRM, 3BTHM</li> <li>2 Storey</li> <li>GFA - 2073sqf</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 2</b> 9 units	<ul style="list-style-type: none"> <li>4 BRM, 3 BTHM</li> <li>2 Storey</li> <li>GFA - 2177.5sqf</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 3</b> 3 units Including 1 Type 3a (2.5 storey)	<ul style="list-style-type: none"> <li>4 BRM, 3 BTHM</li> <li>2 Storey</li> <li>GFA - 1899.4sqf</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 4</b> 7 units	<ul style="list-style-type: none"> <li>3 BRM, 2.5 BTHM</li> <li>3 Storey</li> <li>GFA - 1858.3sqf</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 1a:</b>	<ul style="list-style-type: none"> <li>5 BRM, 4BTHM</li> <li>2.5 Storey</li> <li>GFA - 2757.8sq ft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 3a:</b>	<ul style="list-style-type: none"> <li>5 BRM, 4 BTHM</li> <li>2.5 Storey</li> <li>GFA - 2575.2sqf</li> <li>- 2 Car Garage</li> </ul>

1 Site Plan  
Scale: 1:500

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DP1317  
2023-AUG-15  
COURTESY PRESENTING

Nanaimo, BC  
12Jun23

4670 Hammond Bay Rd

Site Plan; Project Data A100

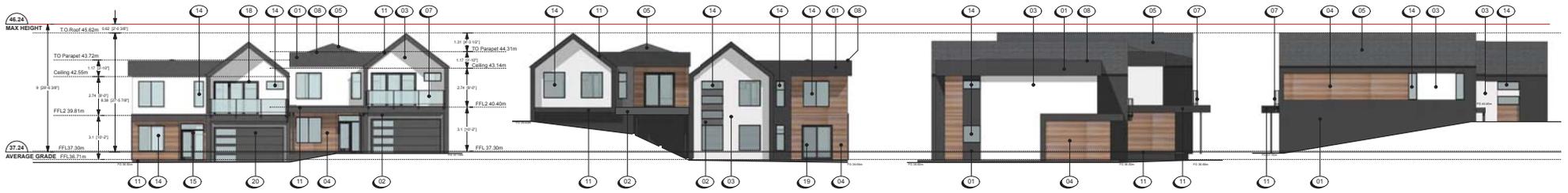
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**MATERIAL PALETTE**

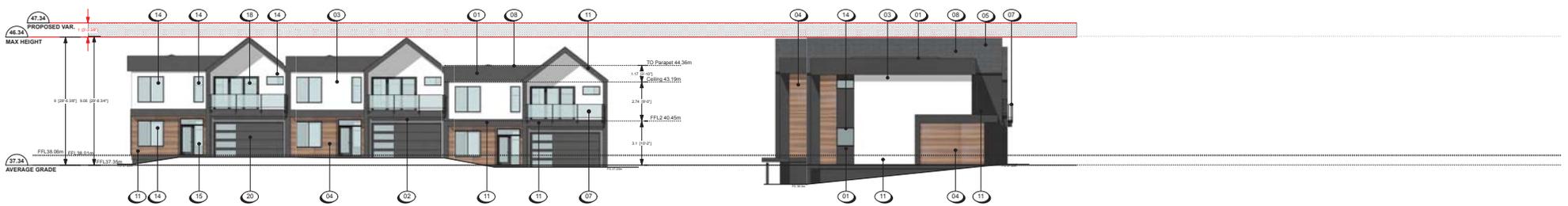
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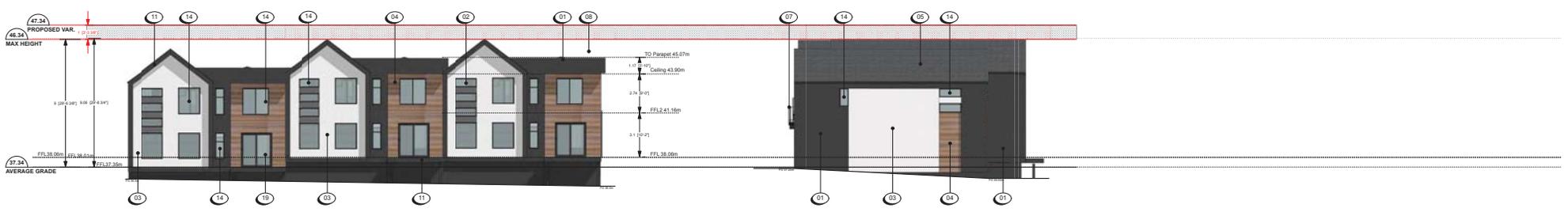
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- 18 3 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 19 2 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



**BUILDING 1**



**BUILDING 2**



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Scale: 3/32" = 1'0"

**MATERIAL PALETTE**

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**BUILDING 3**



**BUILDING 4**



**BUILDING 5**

Scale: 3/32" = 1'0"

4670 Hammond Bay Rd

Nanaimo, BC  
13 June 23

Elevations. Buildings 3-5 **A402**

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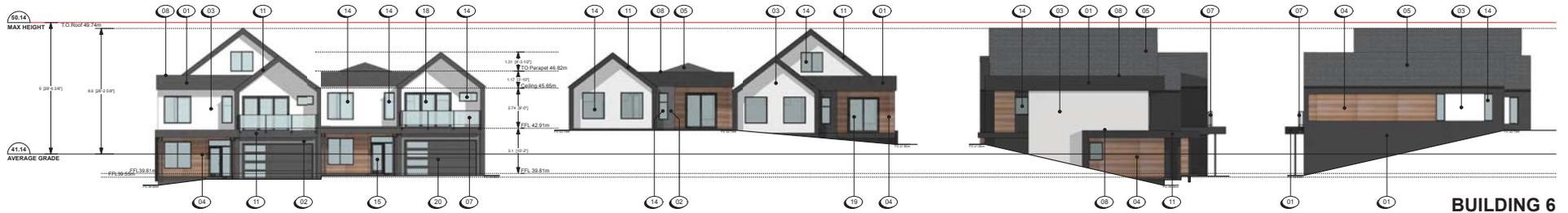


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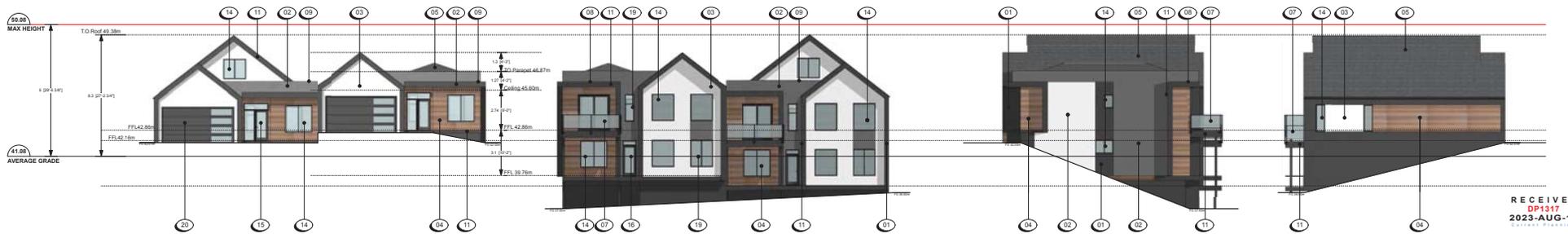
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**BUILDING 6**



**BUILDING 7**



**BUILDING 8**

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2023-AUG-15  
CURRENT PLANNING

**BUILDING 8**

Scale: 3/32" = 1'0"

Nanaimo, BC  
13 June 23

4670 Hammond Bay Rd

Elevations, Buildings 6-8 **A403**

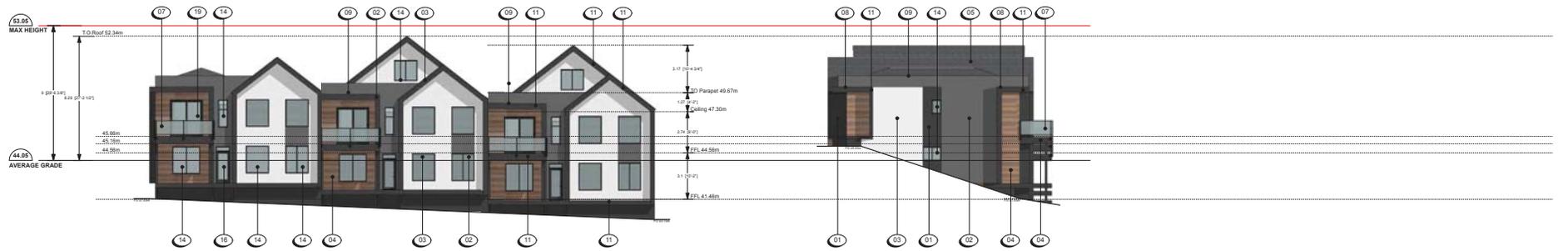
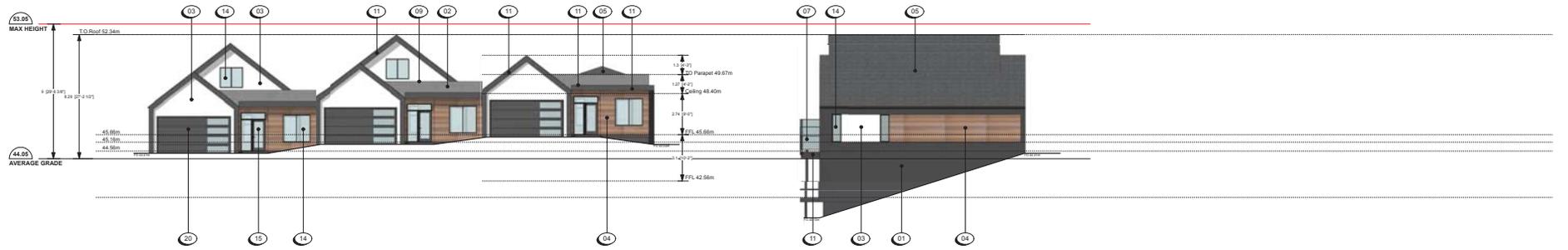
dHKarchitects dHKA

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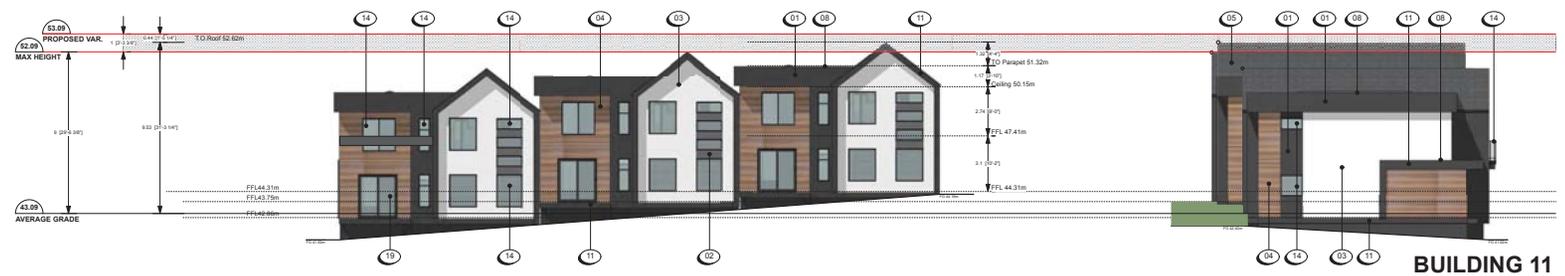
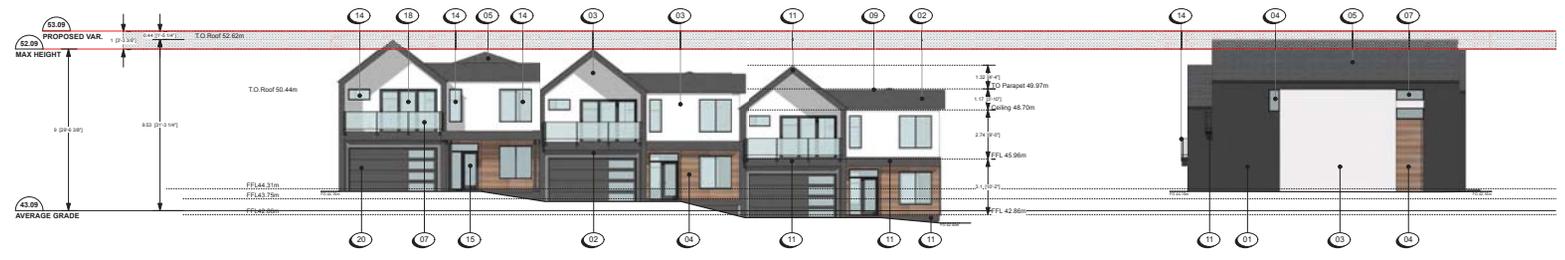
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- 4 WOOD LOOK METAL PLANK SIDING, IN ESSPRESSO WITH WOOD GRAIN FINISH
- 5 SHINGLES, IN ESTATE GREY
- 6 WOOD, STAINED IN ENGLISH CHESTNUT
- 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
- 8 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
- 9 ALUMINIUM CAP AND TRIM FLASHING, IN NIGHT GREY
- 10 ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT MIST
- 11 FASCIA BOARD, IN IRON GREY
- 12 FASCIA BOARD, IN NIGHT GREY
- 13 FASCIA BOARD, IN LIGHT MIST
- 14 VINYL FRAME WINDOW, IN IRON GREY
- 15 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
- 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
- 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL
- 18 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 19 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



**BUILDING 11**



**BUILDING 12**

Scale: 3/32" = 1'0"

## MATERIAL PALETTE

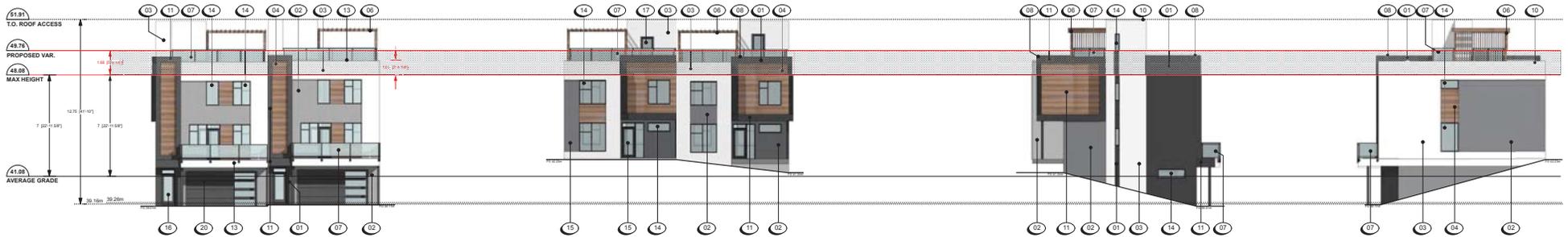
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- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
- 3 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 4 WOOD LOOK METAL PLANK SIDING, IN ESPRESSO WITH WOOD GRAIN FINISH

- 5 SHINGLES, IN ESTATE GREY
- 6 WOOD, STAINED IN ENGLISH CHESTNUT
- 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
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- 11 FASCIA BOARD, IN IRON GREY
- 12 FASCIA BOARD, IN NIGHT GREY

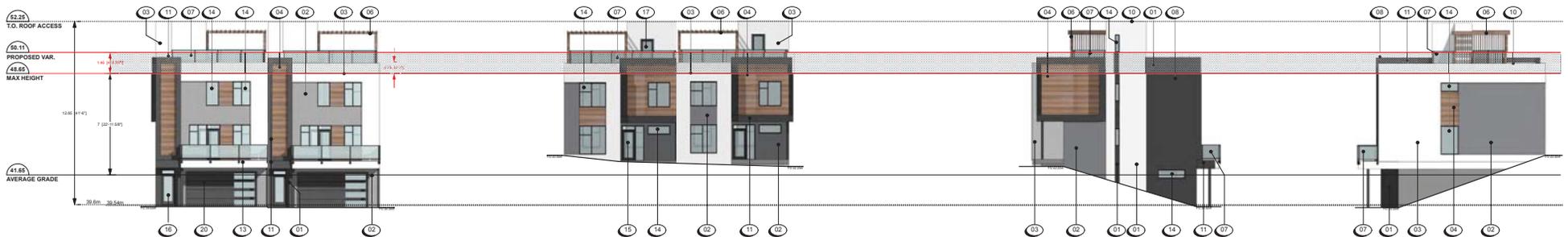
- 13 FASCIA BOARD, IN LIGHT MIST
- 14 VINYL FRAME WINDOW, IN IRON GREY
- 15 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
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- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



**BUILDING 13**

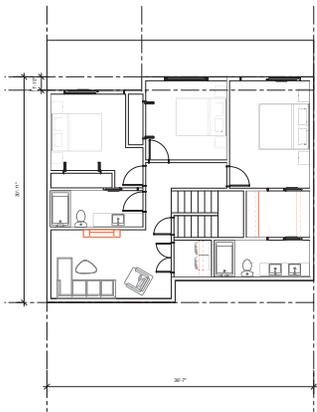


**BUILDING 14**

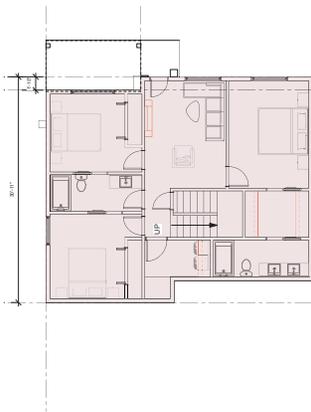


**BUILDING 15**

Scale: 3/32" = 1'0"



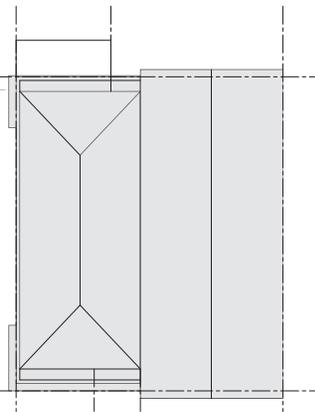
Alternative lower floor plan for the middle units



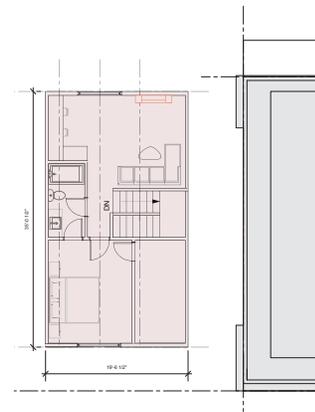
Lower Floor



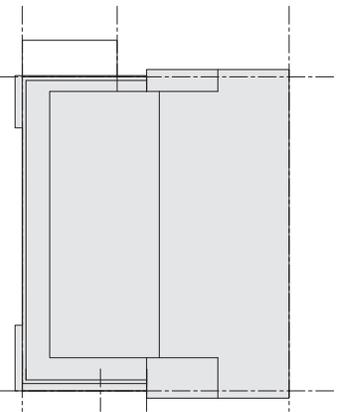
Main Floor



Roof Plan



Possible Upper Floor - 623sq ft (Type 1a)



Roof Plan

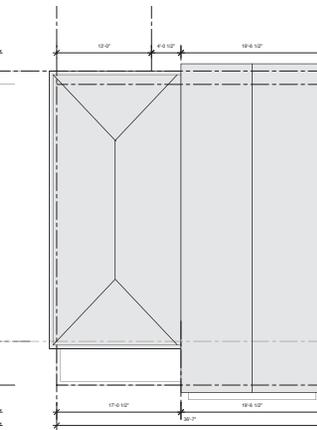
**UNIT TYPE 1**  
GFA = 2065 sq ft



Main Floor



Upper Floor



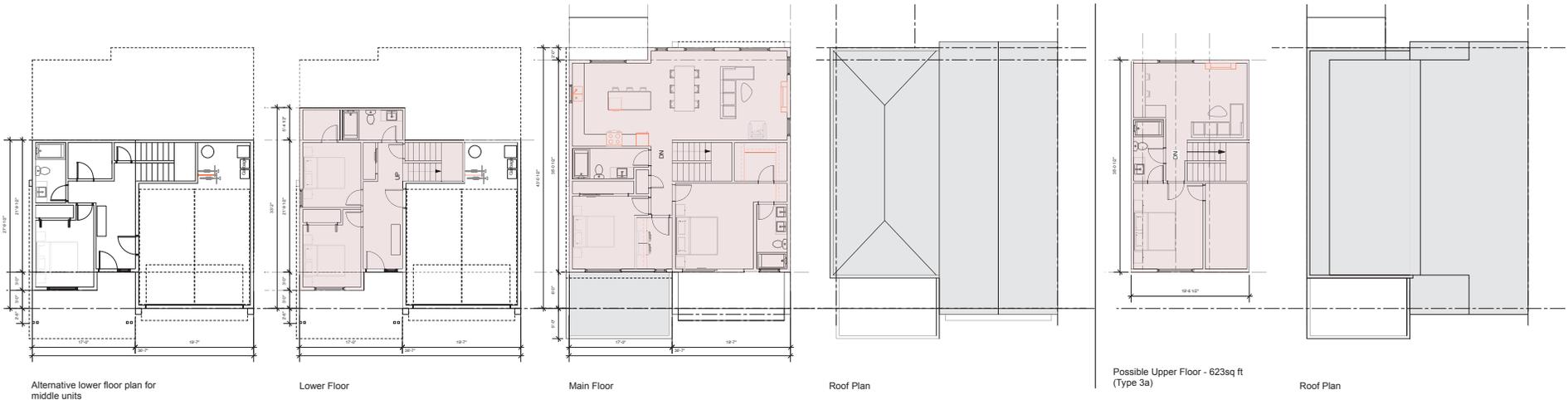
Roof Plan

**UNIT TYPE 2**  
GFA = 2123 sq ft

<p><b>TYPE 1</b></p> <p>18 units including 5 Type 1a (2.5 storey)</p>
<p><b>TYPE 2</b></p> <p>9 units</p>
<p><b>TYPE 3</b></p> <p>3 units including 1 Type 3a (2.5 storey)</p>
<p><b>TYPE 4</b></p> <p>7 units</p>

Scale: 1/8" = 1'0"

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Alternative lower floor plan for middle units

Lower Floor

Main Floor

Roof Plan

Possible Upper Floor - 623sq ft (Type 3a)

Roof Plan

**UNIT TYPE 3**  
GFA = 1848 sq ft



Lower Floor

Main Floor

Upper Floor

**UNIT TYPE 4**  
GFA = 1807 sq ft

<p><b>TYPE 1</b></p> <p>18 units including 5 Type 1a (2.5 storey)</p>
<p><b>TYPE 2</b></p> <p>9 units</p>
<p><b>TYPE 3</b></p> <p>3 units including 1 Type 3a (2.5 storey)</p>
<p><b>TYPE 4</b></p> <p>7 units</p>

Scale: 1/8" = 1'0"

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4670 Hammond Bay Rd

3d view 1 A901

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4670 Hammond Bay Rd

3d view 2 A902

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3d view 3 A903





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Nanaimo, BC  
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4670 Hammond Bay Rd

3d view 4 A904

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Nanaimo, BC  
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3d view 5 A905

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3d view 6 A906

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3d view 7 A907

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12 Jun 23

4670 Hammond Bay Rd

3d view 8 A908

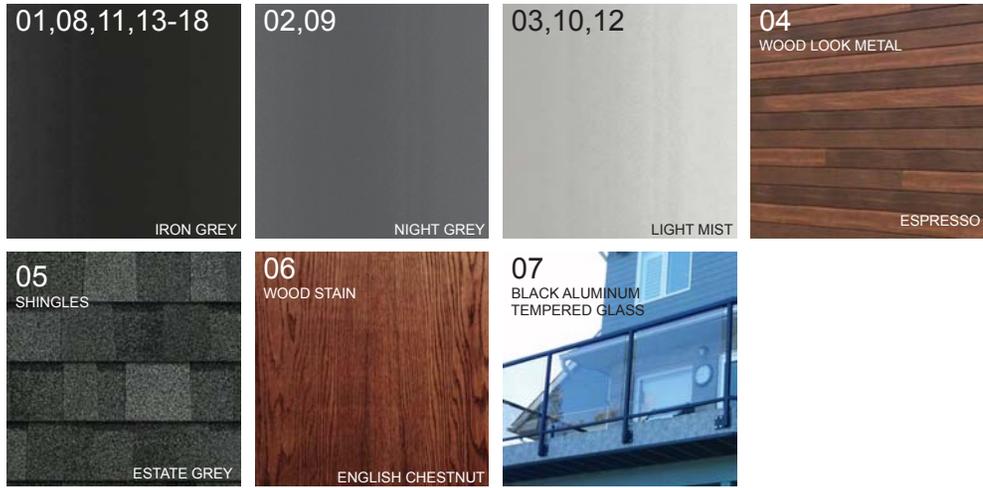
dHKarchitects dHka

**MATERIAL PALETTE**

- ① FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
- ② FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
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- ④ WOOD LOOK METAL PLANK SIDING, IN ESPRESSO WITH WOOD GRAIN FINISH

- ⑤ SHINGLES, IN ESTATE GREY
- ⑥ WOOD, STAINED IN ENGLISH CHESTNUT
- ⑦ CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
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- ⑲ 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ⑳ OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



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PROJECT:

**4670 HAMMOND BAY**

NANAIMO, BC

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 23.MAR.21 DRAWING NUMBER:

SCALE: 1:100

DRAWN: CW

DESIGN: CW

CHK'D: BA

PMG PROJECT NUMBER:

**L1**

OF 13

22-040



- LEGEND**
- 42" HT. WOOD PICKET FENCE
  - TREE PROTECTION FENCE. REFER TO ARBORIST FOR DETAILS
  - RETAINING WALLS: ALLAN BLOCK OR EQUIVALENT
  - MAGLIN BENCH: SURFACE MOUNT
  - MAGLIN BIKE RACK: 400 SERIES; 9 BIKES; SURFACE MOUNT
  - PROPOSED BOLLARD LIGHT
  - ▼ PROPOSED STEP LIGHT

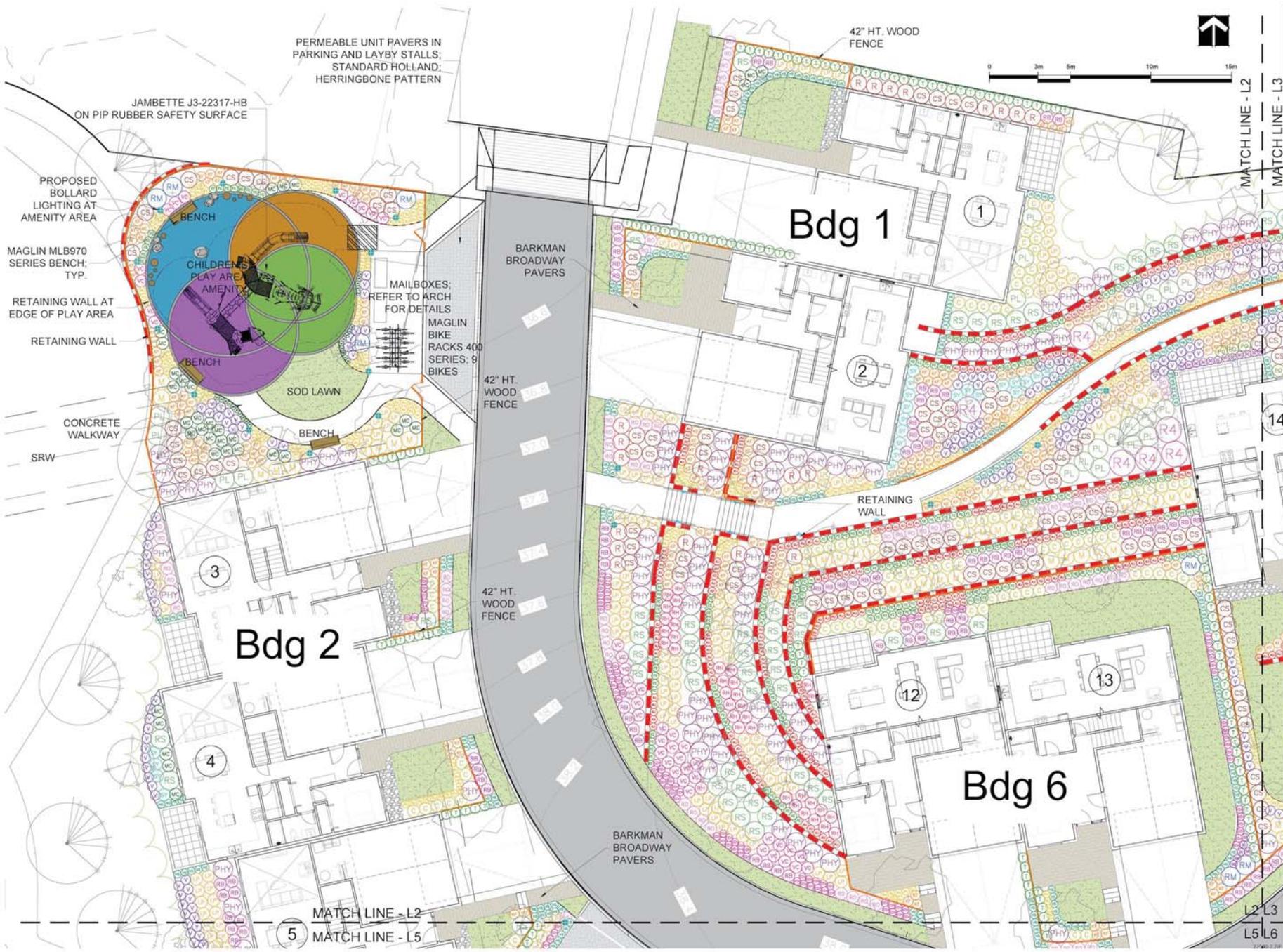
**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	48	ACER CIRCINATUM	VINE MAPLE	2M HT. B&B; 3 STEM CLUMP
	13	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL. B&B
	31	QUERCUS BLOCHA 'AUTUMN GOLD'	AUTUMN GOLD MAGENHAR TREE	8CM CAL; 2M STD; B&B
	14	VARESSIA PERSICANA 'VANESSA'	VANESSA PERSIAN IRONWOOD	8CM CAL; 1.8M STANDARD; B&B
	50	PRUNUS CERISE	SERBIAN SPRUCE	2.5M HT. B&B
	26	PRELOOTSUGA HENDESH'	DOUGLAS FIR	3M HT. B&B
	26	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	8CM CAL; 1.8M STD. B&B

**NOTES:** \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMAA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLBAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.







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p. 604 294-0811 . f. 604 294-0222

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CLIENT:

PROJECT:

4670 HAMMOND BAY  
NANAIMO, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 23 MAR 21 DRAWING NUMBER: **L3**  
SCALE: 1:100  
DRAWN: CW  
DESIGN: CW  
CHK'D: BA OF 13  
PMG PROJECT NUMBER: 22-040





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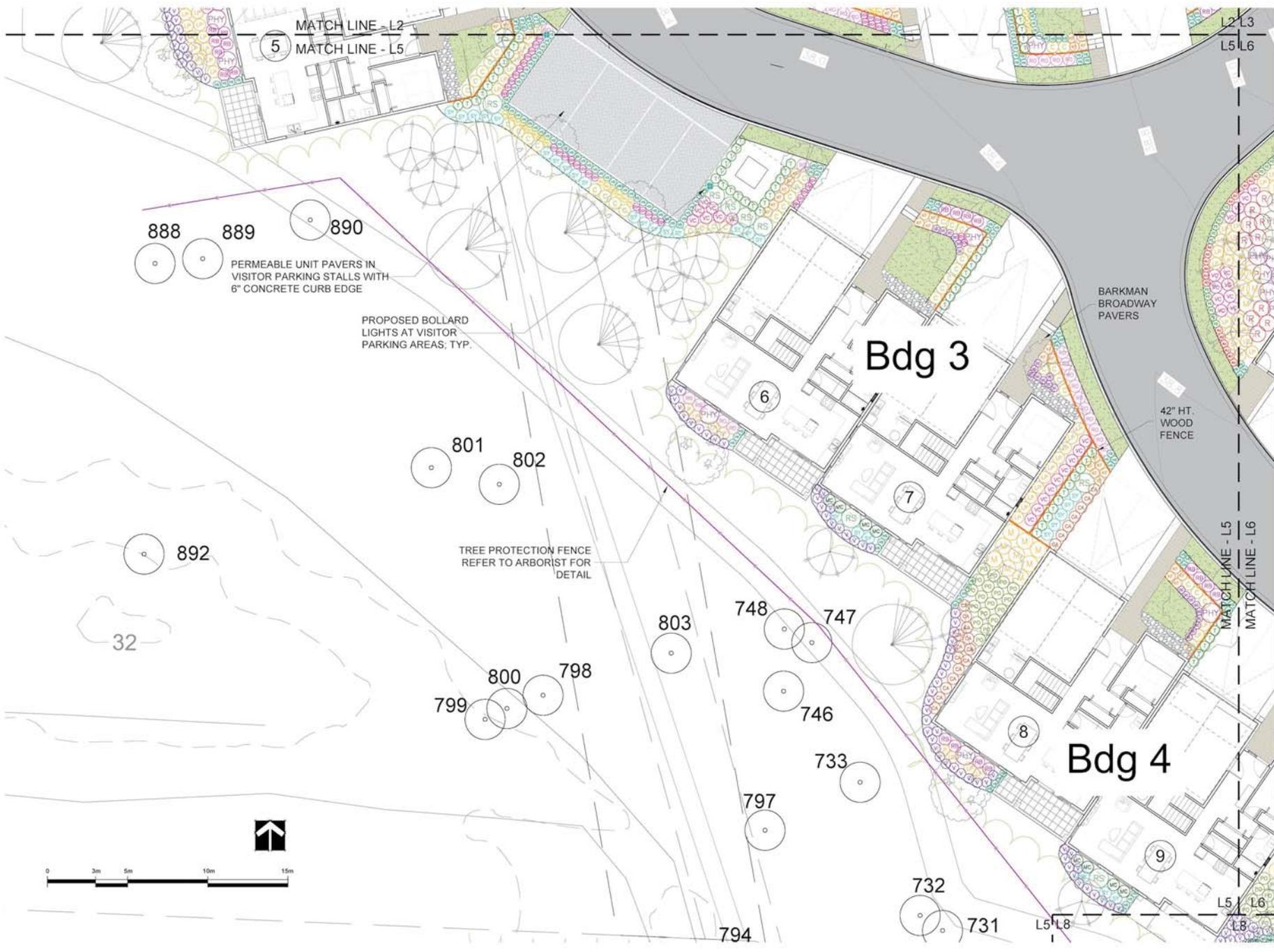
PROJECT:  
**4670 HAMMOND BAY**  
NANAIMO, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 23 MAR 21 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: CW  
DESIGN: CW  
CHK'D: BA

**L6**  
OF 13

PMG PROJECT NUMBER: 22-040







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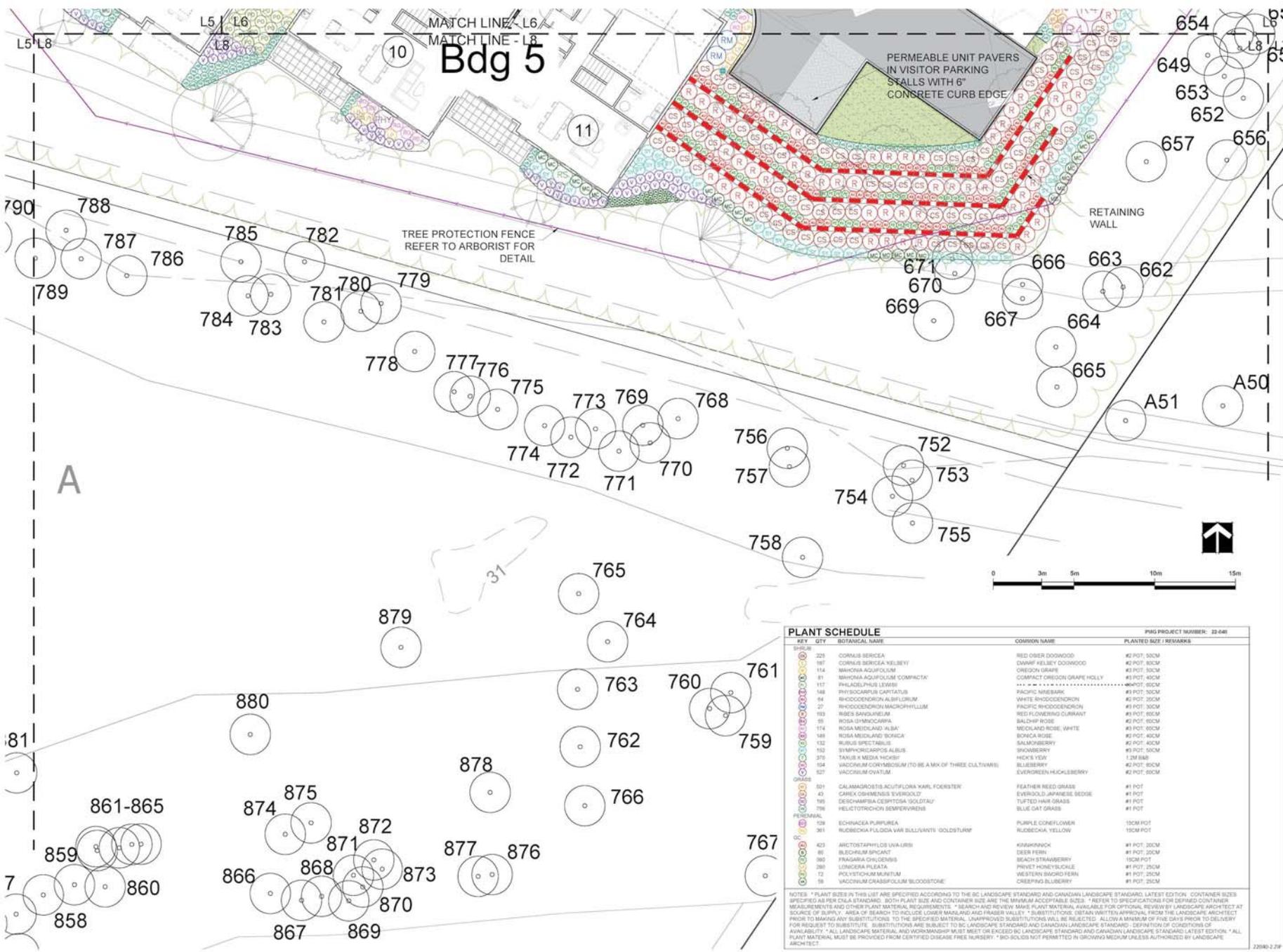
PROJECT:

**4670 HAMMOND BAY**  
NANAIMO, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 23 MAR 21 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: CW  
DESIGN: CW  
CHKD: BA OF 13

PMG PROJECT NUMBER: 22-040



PLANT SCHEDULE				PMG PROJECT NUMBER: 22-040
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
229		CORNUS SERICEA	RED OSIER DOGWOOD	42 POT, 50CM
187		CORNUS SERICEA 'VELBEY'	SWAMP KELSEY DOGWOOD	42 POT, 50CM
114		MAHONIA AQUIFOLIUM	OREGON GRAPE	42 POT, 50CM
81		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	42 POT, 50CM
117		PHILADELPHUS LEWISII	PACIFIC MAHONIA	42 POT, 50CM
148		PHYTOCARPUS CAPTATUS	PACIFIC MAHONIA	42 POT, 50CM
64		RHODODENDRON ALBIFLORUM	WHITE RHODODENDRON	42 POT, 50CM
27		RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	42 POT, 50CM
103		ROSA SAVATZKIANI	RED FLOWERING CURRANT	42 POT, 50CM
55		ROSA SYMOCARPA	BALDWIN ROSE	42 POT, 50CM
174		ROSA 'MIDLAND ALBA'	MIDLAND ROSE, WHITE	42 POT, 50CM
189		ROSA 'MIDLAND BRONZE'	BRONZE ROSE	42 POT, 50CM
132		RUBUS SPECTABILIS	SALMONBERRY	42 POT, 50CM
152		SYMPHORICARPOS ALBIS	SPONSBERRY	42 POT, 50CM
375		TANUS IN MEDIA 'HICORY'	HICK'S YEW	1.2M BAR
154		VACCINIUM CORYMBOSUM (TO BE A MIX OF THREE CULTIVARS)	BLUESBERRY	42 POT, 50CM
527		VACCINIUM OVATUM	EVERGREEN HICKLEBERRY	42 POT, 50CM
501		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
43		CAREX OCHROMENOSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
169		DESCHAMPSIA CERTOSA 'GOLDTAP'	TURTLED HAIR GRASS	#1 POT
799		HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	#1 POT
129		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
361		RUBROCKA FLUIDA VAR. 'SILLVANTI' 'GOLDSTURM'	RUBROCKA, YELLOW	15CM POT
423		ARCTOSTAPHYLOS UVA-URSI	KIWANIKVOK	#1 POT, 50CM
86		BLECHNUM SPICANT	DEER FERN	#1 POT, 50CM
382		FRAXINUS SPINOSA	BEACH STRAWBERRY	15CM POT
280		LONGICHA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 50CM
72		POLYSTICHUM MUNITUM	WESTERN SAGD FERN	#1 POT, 50CM
86		VACCINIUM CRASSIFOLIUM 'BLOODSTONE'	CRASSIFOLIUM BLOODSTONE	15CM POT

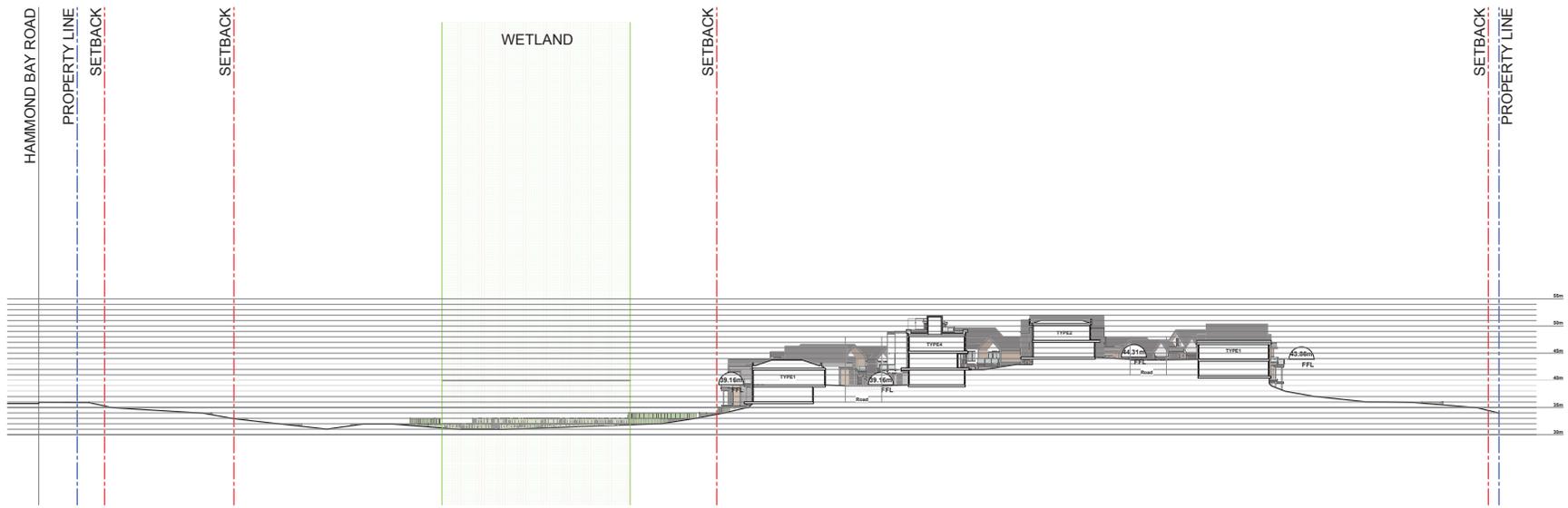
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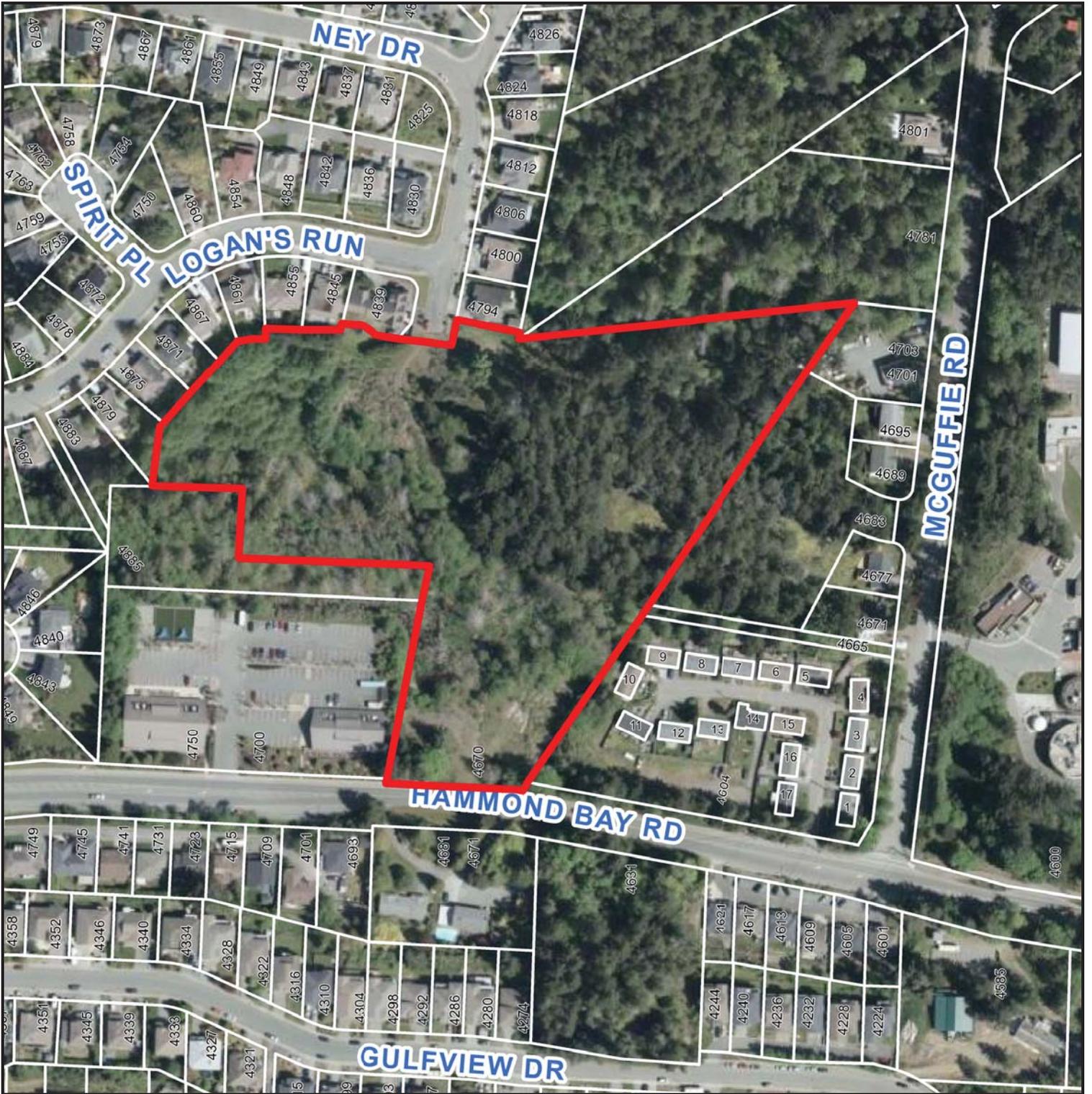


1 Site Section  
 A400 Scale: 1/32"=1'0"

UNIT TYPE LEGEND:			
<b>TYPE 1</b>  16 units Including 5 Type 1a (2.5 storey)	- 4 BRM, 3BTHM - 2 Storey - GFA - 2065sqf - 2 Car Garage	<b>TYPE 1a:</b> - 5 BRM, 4BTHM - 2.5 Storey - GFA - 2668sqf - 2 Car Garage	
<b>TYPE 2</b>  9 units	- 4 BRM, 3 BTHM - 2 Storey - GFA - 2123sqf - 2 Car Garage		
<b>TYPE 3</b>  3 units Including 1 Type 3a (2.5 storey)	- 4 BRM, 3 BTHM - 2 Storey - GFA - 1948sqf - 2 Car Garage	<b>TYPE 3a:</b> - 5 BRM, 4 BTHM - 2.5 Storey - GFA - 2471sqf - 2 Car Garage	
<b>TYPE 4</b>  7 units	- 3 BRM, 2.5 BTHM - 3 Storey - GFA - 1937sqf - 2 Car Garage		

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# AERIAL PHOTO



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