



## **AGENDA DESIGN ADVISORY PANEL MEETING**

May 24, 2018, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**
2. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**
  - a. **Meeting Minutes of May 10, 2018** 3 - 5

Minutes of the Open Design Advisory Panel Meeting held in the City Hall Training Room (2nd floor), 455 Wallace Street, Nanaimo BC on Thursday May 10, 2018.
4. **PRESENTATIONS:**
  - a. **Development Permit Application No. DP1032 - 119 Haliburton Street** 6 - 28

A development permit application was received from Parkshore Management Ltd., for the development of a five-storey multi-family building (29 units). The subject property is legally described as Lot A, Section 1, Nanaimo District, Plan VIP79946.
  - b. **Development Permit Application No. DP1100 - 65 Pryde Avenue** 29 - 48

A development permit application was received from D-Architecture on behalf of Camargue Properties Inc., for the development of a 48-unit rental apartment building. The subject property is legally described as Lot 1, Section 14, Range 8, Mountain District, Plan EPP64948.
  - c. **Development Permit Application No. DP1101 - 3589 Shenton Road** 49 - 59

A development permit application was received from Meca Holdings Inc., for the construction of an addition to an existing building to allow an enclosed parking bay for vehicles. The subject property is legally described as Lot 7, Section 3, Wellington District, Plan 13166.

**d. Development Permit Application No. DP1102 - 1228 Manzanita Place**

60 - 74

A development permit application was received from 1118886 BC Ltd., for the development of four single family dwellings. The subject property is legally described as Lot 4, District Lot 18, Wellington District, Plan EPP67988.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT:**



**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-MAY-10 AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
                              Councillor Hong  
                              Dan Appell  
                              Frank Basciano  
                              Martin Hagarty  
                              Charles Kierulf  
                              Kevin Krastel  
                              Will Melville

                  Staff:       Dave Stewart, RPP, Planner  
                              Laurie Nielsen, Planning Clerk (Recording Secretary)

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

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

2.    ADOPTION OF AGENDA:

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

3.    ADOPTION OF MINUTES:

          It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-APR-12 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1099 - 1200 Dufferin Crescent

Dave Stewart, Planner introduced the project, a new Thermal Energy Building for Nanaimo Regional General Hospital and spoke regarding the pedestrian corridor between the buildings re CPTED concerns and landscaping challenges due to the hospital's heli-port location.

Stefan Schulson, Architect of Stantec Architecture Ltd., introduced Ms. Deanna Fourt, Director of Energy Efficiency for Vancouver Island Health Authority; and presented the project. Mr. Schulson spoke regarding site context, exterior building materials, building siting, proposed landscaping and CPTED considerations:

- Proposing boiler building in front facing Boundary with an administration annex at the back
- The appearance of this portion of the NRGH site is being upgraded.

- The intermediate area fronts onto the hospital's rehabilitation area which will become an intermediate amenity space.
- The planned landscaping consists of low trees and any plant material will be kept under-height to accommodate the heli-port flight path requirements.
- Building height is capped at 9.0m.
- Improving the entry to provide better pedestrian access.
- Pedestrian walkway with CPTED concerns: There is a clear line to the rehab area with a lot of activity the area - the building will be well lit.
- Loading zone will not be an active loading zone - 6 parking stalls added
- An electrical catwalk is located in the intermediate service level.
- The existing cooling tower will be moving to rehab building.
- The west elevation with adjacent walkway - windows on the building will provide overlook and security to the area.
- The proposed exterior materials were explained.
- Building sections were explained along with the placement of equipment.

Panel discussion took place regarding:

- A reference was made to the new Hospital Area Plan and walkability within the area.
- The possible addition of more wood/trellis work to create a less institutional aesthetic.
- Site lighting and transparency of the building.
- The possibility of using opaque glass around water supply building to make the two buildings marry together a little better.
- The use of multiple textures and materials on the boiler building.
- The possible re-siting of the building to enhance and allow a wider walkway, allowing it to be more inviting.
- Onsite wayfinding signage.
- Ms. Fournier added there have been conversations regarding site programming.
- It was agreed the project would benefit by having an official landscape plan and rationale (as it relates to Boundary Avenue).
- The overall landscape plan and organization of the space to create a pleasant human, healing environment.

It was moved and seconded that Development Permit DP1099 be accepted as presented. The following recommendations were provided:

- Consider ways to simplify the material palette on the building to reflect existing strategies used onsite for service buildings.
- Consider relocation of the building onsite to widen the walkway between the buildings.
- Consider opportunities to introduce additional glazing into the main boiler hall area.
- Provide a landscape plan showing intent for use, grading and planting on adjacent site areas.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:27 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001032 – 119 HALIBURTON STREET

**Applicant/Owner:** MIKE PARKER (PARKSHORE MANAGEMENT LTD)

**Architect:** K.C. MOONEY ARCHITECT

**Landscape Architect:** TOPOGRAPHICS LANDSCAPE ARCHITECTURE

**Subject Property:**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the east side of Haliburton Street midblock between Finlayson Street to the north and Milton Street to the south
<i>Total Area</i>	1,617m <sup>2</sup>
<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

## BACKGROUND

A similar development concept has been previously approved by Council (the most recently approved development permit was DP917); however, the approved permits have expired. The subject property recently changed ownership and the new owners have made some alterations to the proposed design, though the building form, site design and landscape plan remain similar to what was approved.

## PROPOSED DEVELOPMENT

The proposed 5-storey multi-family development includes 29 multi-family units ranging in size from 51m<sup>2</sup> to 80m<sup>2</sup>, and consists of the following:

- 12 one-bedroom units
- 4 one-bedroom plus den units
- 13 two-bedroom units

The proposed development has a roof top patio accessible to all units and underground parking.

### Site Context

The vacant subject property is located across from the Balmoral Hotel. The north, south and east property lines abut lots with single residential dwellings. The surrounding neighbourhood consists primarily of older, smaller homes and several properties that are vacant and have potential for redevelopment. The majority of properties along the east and west sides of Haliburton Street are zoned Medium Density Residential (R8); however, the properties to the east along Irwin Street are zoned Single Dwelling Residential (R1). There are views of the ocean to the east.

### Site Design

The site plan focuses on developing a strong urban residential street presence along Haliburton Street. The at-grade multi-family units fronting Haliburton Street have front doors, individual outdoor spaces and individual walkways to the street. The rear ground floor units also have individual patios.

While the underground parking footprint covers the majority of the site, only 30% of the structure is partially above grade. All required onsite parking is provided in the underground parking area in order to maximize the residential use of space above grade.

#### **Staff Comments:**

- Garbage receptacles are required to be screened via a garbage enclosure.

### Building Design

The proposed 5-storey building is modern architecture which is supported by the Urban Design Guidelines in the South End Neighbourhood Plan. The exterior finishes are of a high standard: architectural pre-cast concrete for the 1<sup>st</sup> floor; brick and metal panels for the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors; and, metal cladding and large horizontal glazing units for the 5<sup>th</sup> floor. Unlike the previous version, this updated version of the building has more unit balcony space to take advantage of the views as well as a roof top patio available to all tenants with a frameless glass panel guard setback further back on the roof to minimize its presence from all sides.

The South End Neighbourhood Plan anticipates a 4-storey building form in the Neighbourhood designation; however, the proposed 5-storey building is designed to minimize the visual impact of the 5<sup>th</sup> floor through the following design strategies:

- A continuous 4<sup>th</sup> floor overhang which makes the 5<sup>th</sup> floor visually recede from the building elevation;
- A recessed overhang on the 5<sup>th</sup> floor;
- Use of lighter materials and additional glazing to make the 5<sup>th</sup> floor appear more transparent; and,
- Detailed private yard spaces on the ground plane to anchor the building at a human scale.

The previously approved development permits also showed a 5-storey building.

### Landscape Plan

The front yard is defined by a low decorative fence delineating individual front yard space. While the units are small, each has its own private patio or balcony. The building entrance is defined by a circular bench feature and landscaping. The plant palette includes native and non-native species, with a more formal planting style. The rear underground parking roof has a green roof and the north elevation wall is screened from the neighbouring properties by a landscaped buffer.

Features that have been added to the landscape plan since the previously approved version include a green wall on the north and south elevations and a roof top deck with a green roof, herb garden, and seating area.

**Staff Comments:**

- Fence and lighting details should be provided.

**PROPOSED VARIANCES**

Maximum Building Height

The maximum building height is 14m. The proposed building height is 15m, a proposed variance of 1m.

Minimum Front Yard Setback for Underground Parking Structure

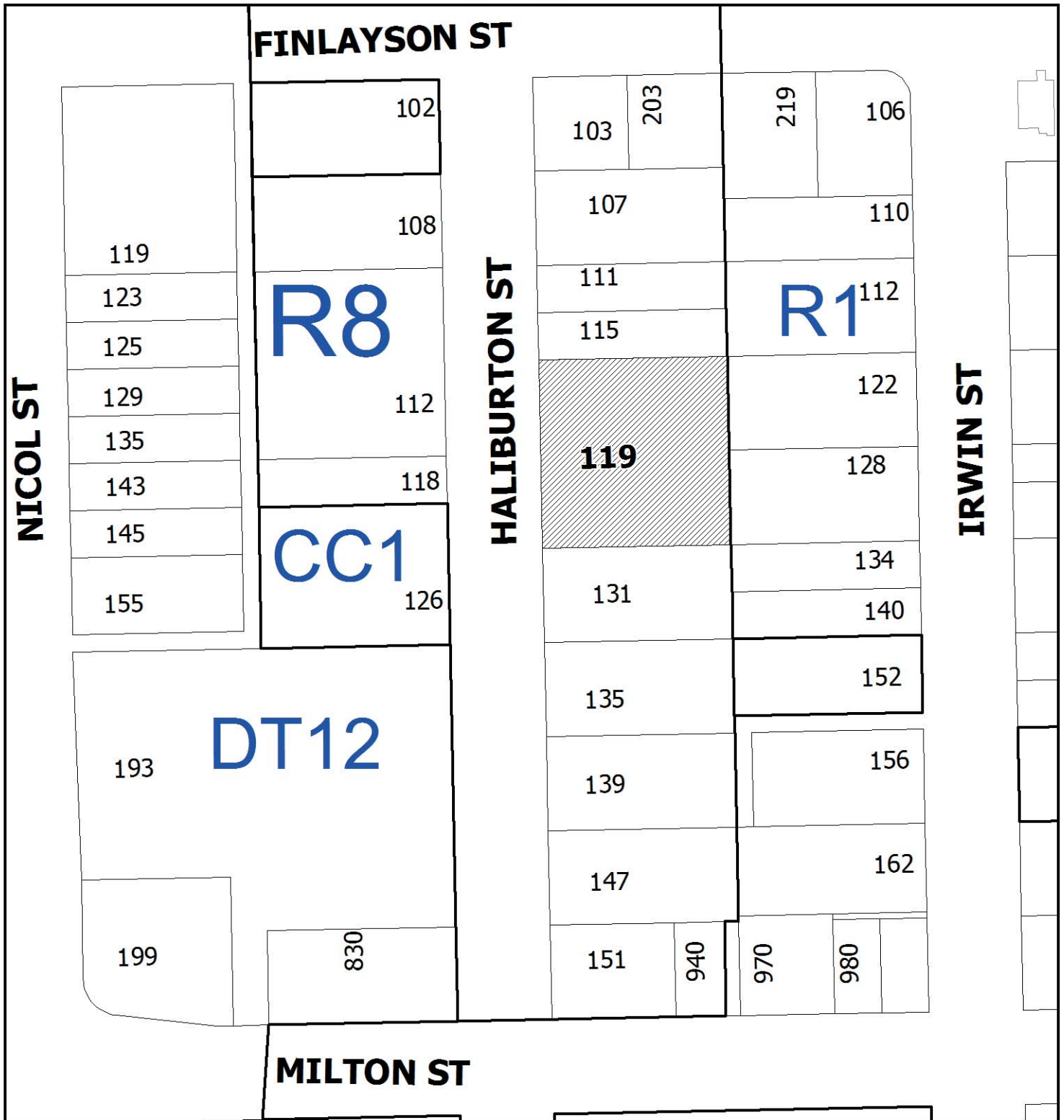
The minimum required front yard setback for an underground parking structure is 1.8m. The proposed front yard setback is 0.97m, a proposed variance of 0.83m.

Minimum Landscape Level 2d (Rear Yard)

The minimum landscape buffer width is 1.8m. The proposed buffer width on the rear (east) property line is 1.2m, a proposed variance of 0.6m.

Staff supports the proposed variances.

# SCHEDULE A



DEVELOPMENT PERMIT NO. DP001032



## LOCATION PLAN

Civic: 119 Haliburton Street  
 Lot A, Section 1, Nanaimo District,  
 Plan VIP79946



**Subject  
 Property**

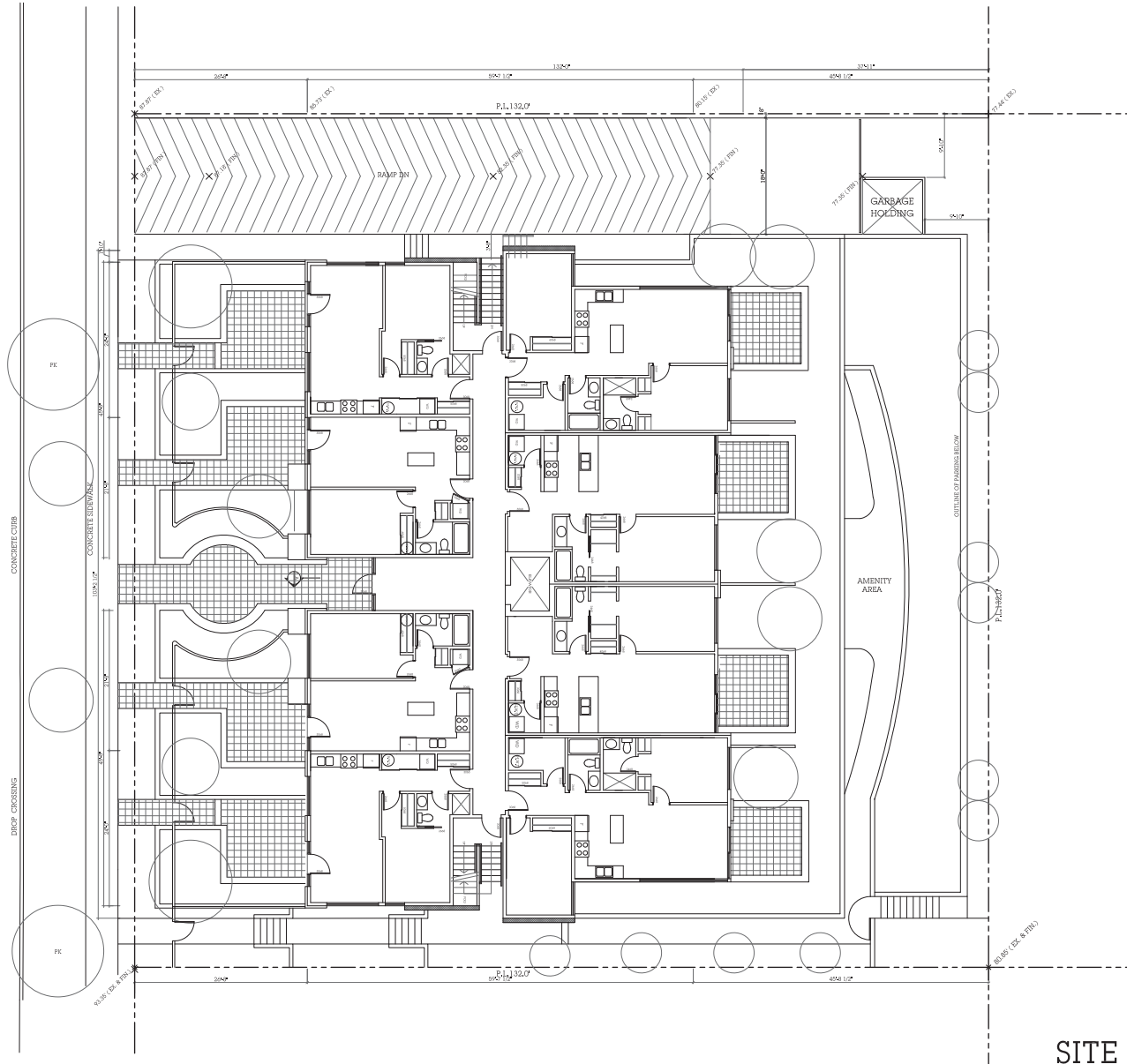








# HALIBURTON STREET



SITE PLAN

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DP 1032  
2018-MAY-15

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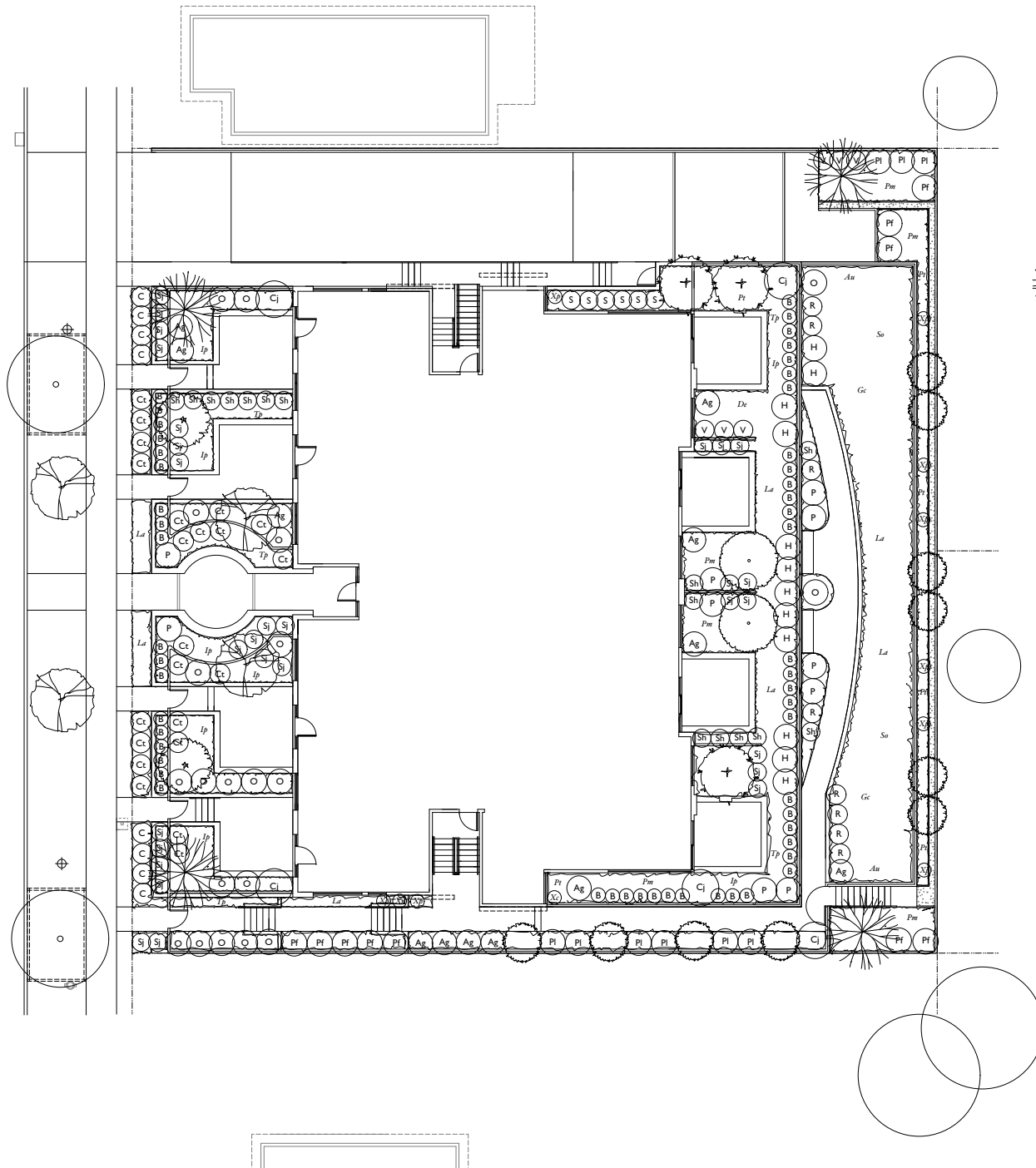
KC MOONEY  
ARCHITECT  
330-1026 DAVIE  
VANCOUVER BC  
V6E 1V13  
604-736-2927

DRAWN  
DATE: APRIL 20, 2018  
SCALE: 1/8" = 1'-0"

A100







## PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size
<b>TREES</b>				
	2	<i>Acer palmatum</i> Senkaki	Japanese Maple	5" cal
	4	<i>Acer rubrum</i> October Glory	Red Maple	5" cal
	2	<i>Magnolia soulangiana</i>	Magnolia	2" cal
	2	<i>Magnolia stellata</i>	Magnolia	2" cal
	4	<i>Prunus yedoensis</i> Akbomo	Flowering Cherry	5" cal
	10	<i>Sorbus aucuparia</i> Fastigiata	Mountainash	2" cal
<b>SHRUBS</b>				
	12	<i>Abelia grandiflora</i>	Abelia	#2
	52	<i>Buxus microphylla</i>	Boxwood	#5
	5	<i>Camellia japonica</i> Elegans Champagne	Camellia	#5
	8	<i>Camotrus thyriflorus</i> Victoria	California Lilac	#5
	22	<i>Choisya ternata</i>	Mexican Mockorange	#5
	12	<i>Hydrangea macrophylla</i>	Hydrangea	#2
	20	<i>Omanthus delavayi</i>	Omanthus	#5
	10	<i>Philadelphus Belle Etoile</i>	Mockorange	#2
	10	<i>Photinia fraseri</i>	Photinia	#2
	9	<i>Prunus laurifolia</i>	Portugal Laurel	#2
	6	<i>Ribes sanguineum</i>	Red Flowering Currant	#2
	15	<i>Sarcococca hookeriana</i> Humilis	Sweetbox	#2
	6	<i>Skimmia japonica</i>	Skimmia	#2
	29	<i>Spiraea japonica</i>	Spiraea	#2
	6	<i>Viburnum tinus</i>	Viburnum	#2
<b>GROUNDCOVERS</b>				
	60	<i>Arctostaphylos uva-ursi</i> Vancouver Jade	Kinnikinnick	4"
	120	<i>Lavandula angustifolia</i>	English Lavender	#1
	120	<i>Pachyandra terminalis</i>	Japanese Spurge	4"
<b>PERENNIALS</b>				
	60	<i>Geranium catalanense</i> Bioborca	Cambridge Cranebill	4"
	120	<i>Iris nemida</i>	Dwarf Iris	4"
	120	<i>Sedum oregonum</i>	Sedum	4"
	120	<i>Thymus pseudolanuginosus</i>	Wooly Thyme	4"
<b>FERNS</b>				
	12	<i>Dropteria erythrorhiza</i>	Autumn Fern	#1
	60	<i>Polystichum munatun</i> Setiferum	Alaska Fern	#1
<b>VINES</b>				
	1	<i>Clematis armandi</i>	Evergreen Clematis	#5
	3	<i>Parthenocissus quinquefolia</i> Engelmanii	Virginia Creeper	#5
	1	<i>Rosa wichuriana</i>	Climbing Rose	#5

All Plants to meet BCSLA / BCNTA Standards  
Drip irrigation to be provided for all planting areas

April 14, 2018 revision  
March 6, 2018

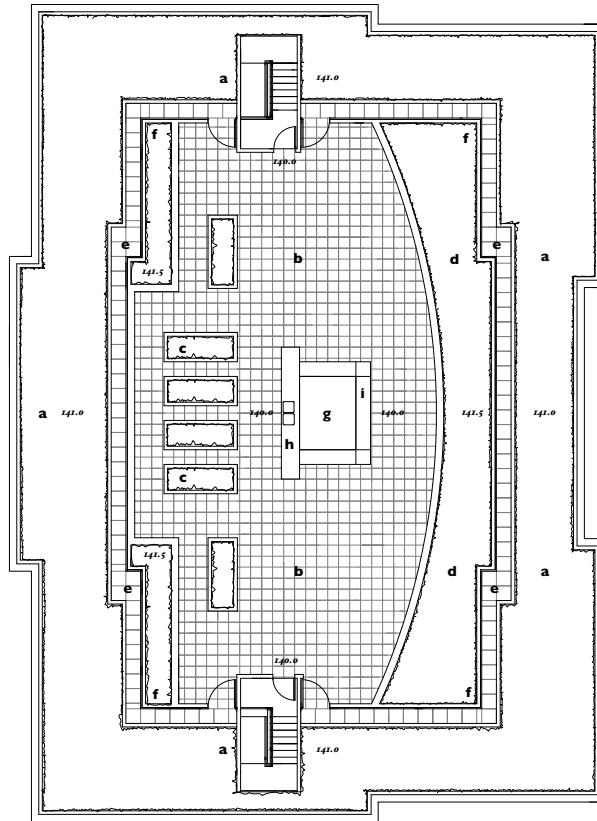
119 HALIBURTON  
Nanaimo, British Columbia

Level One  
Planting Plan  
Scale 1/8"=1'-0"

TOPOGRAPHICS  
landscape architecture  
250 247 9750

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Current Planning & Subdivision

LA 2



# Key

- a** Green Roof  
8" soil depth
- b** Garden Terrace  
permeable concrete pavers
- c** Community Garden  
18" soil depth
- d** View Meadow  
18" soil depth
- e** Gardener Walk  
permeable concrete pavers
- f** Guardrail
- g** Elevator
- h** Counter
- i** Bench



April 14, 2018 revision  
April 10, 2018 concept b  
March 6, 2018 concept a

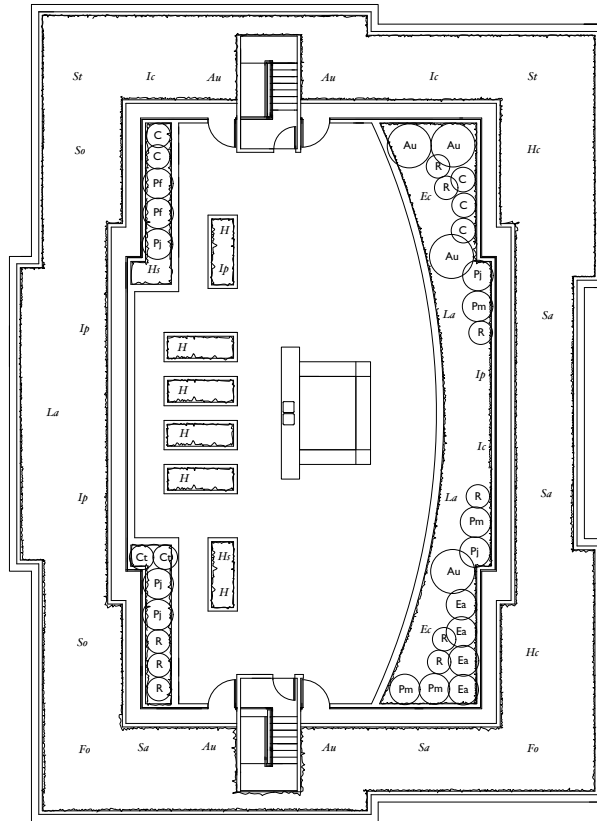
119 HALIBURTON  
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**Roof Garden**  
**Grading Plan**  
Scale 1/8"=1'-0"

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Current Planning & Subdivision

**TOPOGRAPHICS**  
landscape architecture  
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**LA 3**



P L A N T L I S T			
Symbol	Qty	Botanical Name	Common Name Size
<b>SHRUBS</b>			
Au	4	<i>Arbutus unedo Compacta</i>	Strawberry Bush #5
C	5	<i>Canotbus Blue Mound</i>	California Lilac #2
Ct	2	<i>Choisy ternata</i>	Mexican Mockorange #2
Ea	4	<i>Eunonymus alatus Compacta</i>	Burningbush #2
Pj	5	<i>Pieris japonica Forest Flame</i>	Pieris #5
Pm	4	<i>Pinus mugo Pumilo</i>	Mugo Pine #5
Pf	2	<i>Potentilla fruticosa Tangerine</i>	Cinquefoil #2
R	8	<i>Rosa meidland La Sevilana</i>	Rose #2
<b>GROUNDCOVERS</b>			
Au	240	<i>Aristotaphylos ura ura Vancouver Jade</i>	Kinnikinnick 4"
Ec	60	<i>Erica carnea Springwood White</i>	Heather #1
Hc	120	<i>Hypericum calycinum</i>	St. Johnswort 4"
La	240	<i>Lavandula angustifolia Munstead</i>	Lavender #1
<b>PERENNIALS</b>			
Hs	20	<i>Homocallis Stella d'Oro</i>	Daylily 4"
Ip	120	<i>Iris pumila</i>	Dwarf Iris 4"
Sa	240	<i>Sedum alba</i>	Sedum 4"
So	120	<i>Sedum oregonum</i>	Sedum 4"
<b>GRASSES</b>			
Fo	120	<i>Festuca ovina</i>	Blue Fescue 4"
Ic	180	<i>Imperata cylindrica Red Baron</i>	Japanese Bloodgrass 4"
St	120	<i>Stipa tenuissima</i>	Feather Grass 4"
<b>HERBS</b>			
H	60	<i>to be selected</i>	seed
All Plants to meet BCSLA / BCNTA Standards			
Drip irrigation to be provided for all planting areas			



April 14, 2018

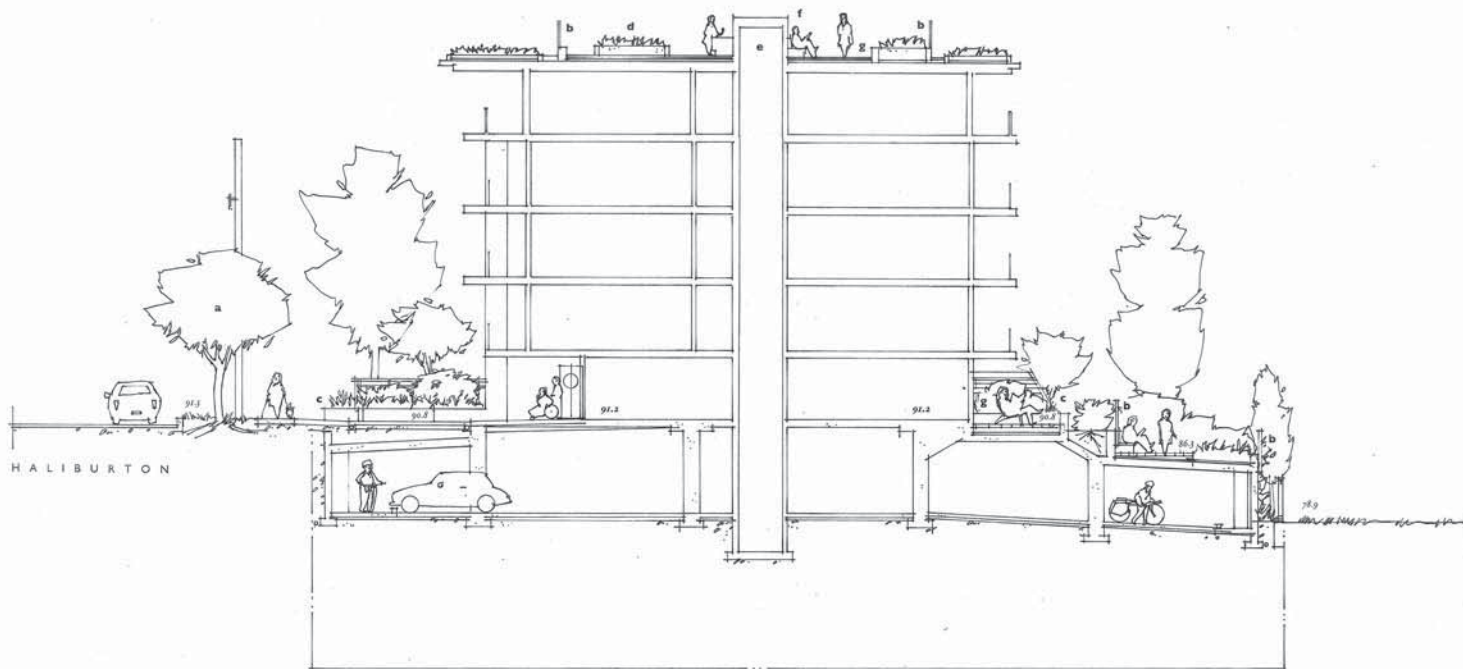
119 HALIBURTON  
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Roof Garden  
Planting Plan  
Scale 1/8"=1'-0"

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2018-MAY-15  
Current Planning & Subdivision

TOPOGRAPHICS  
landscape architecture  
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LA 4



# Key

- a Existing Tree
- b Guardrail
- c Planter Wall
- d Community Garden
- e Elevator
- f Bench
- g Permeable Pavers

April 14, 2018  
March 12, 2018

119 Haliburton  
Nanaimo, BC

Levels 1+6  
West - East Section  
1/8" = 1'-0"

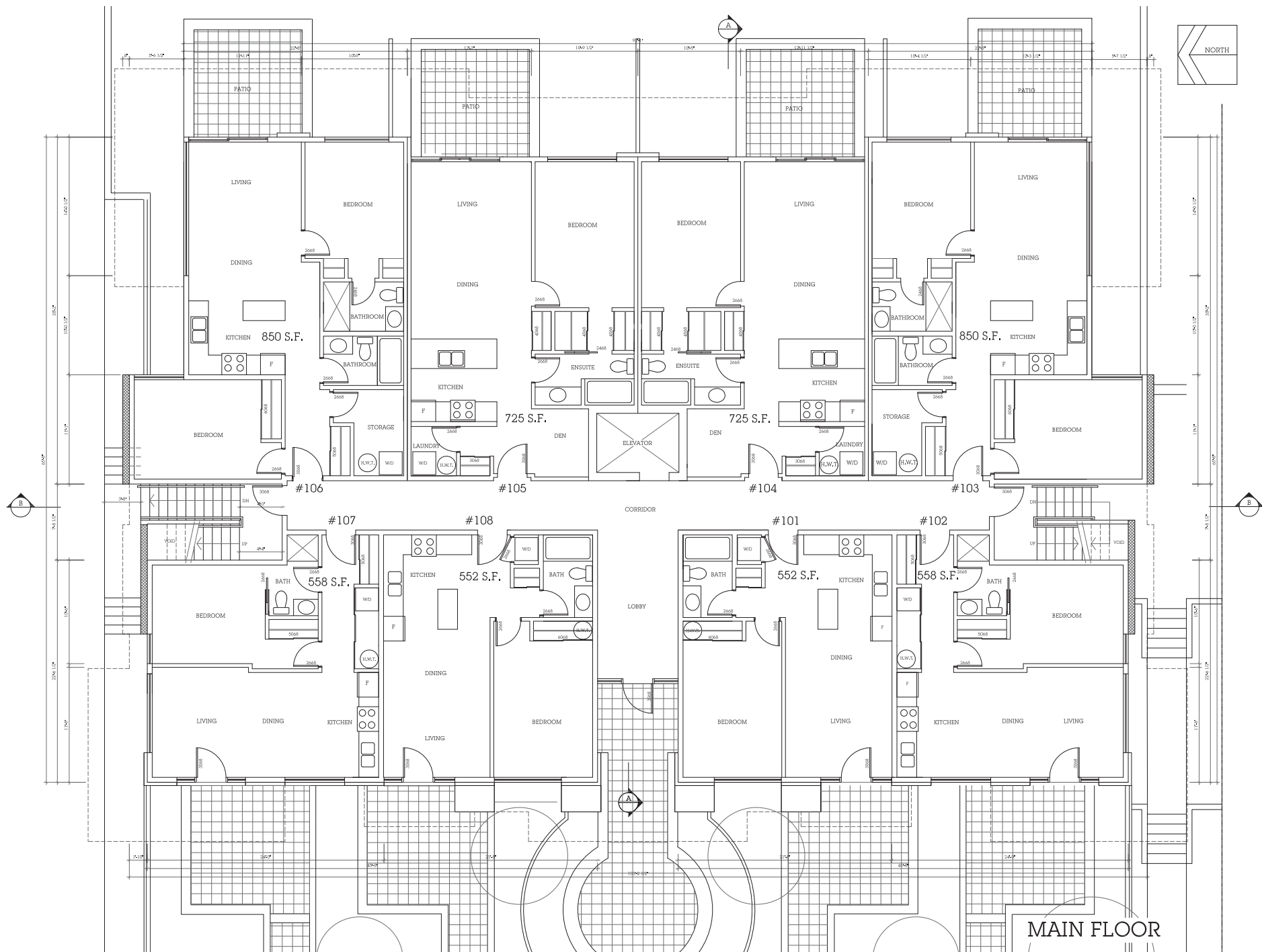
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LA 5







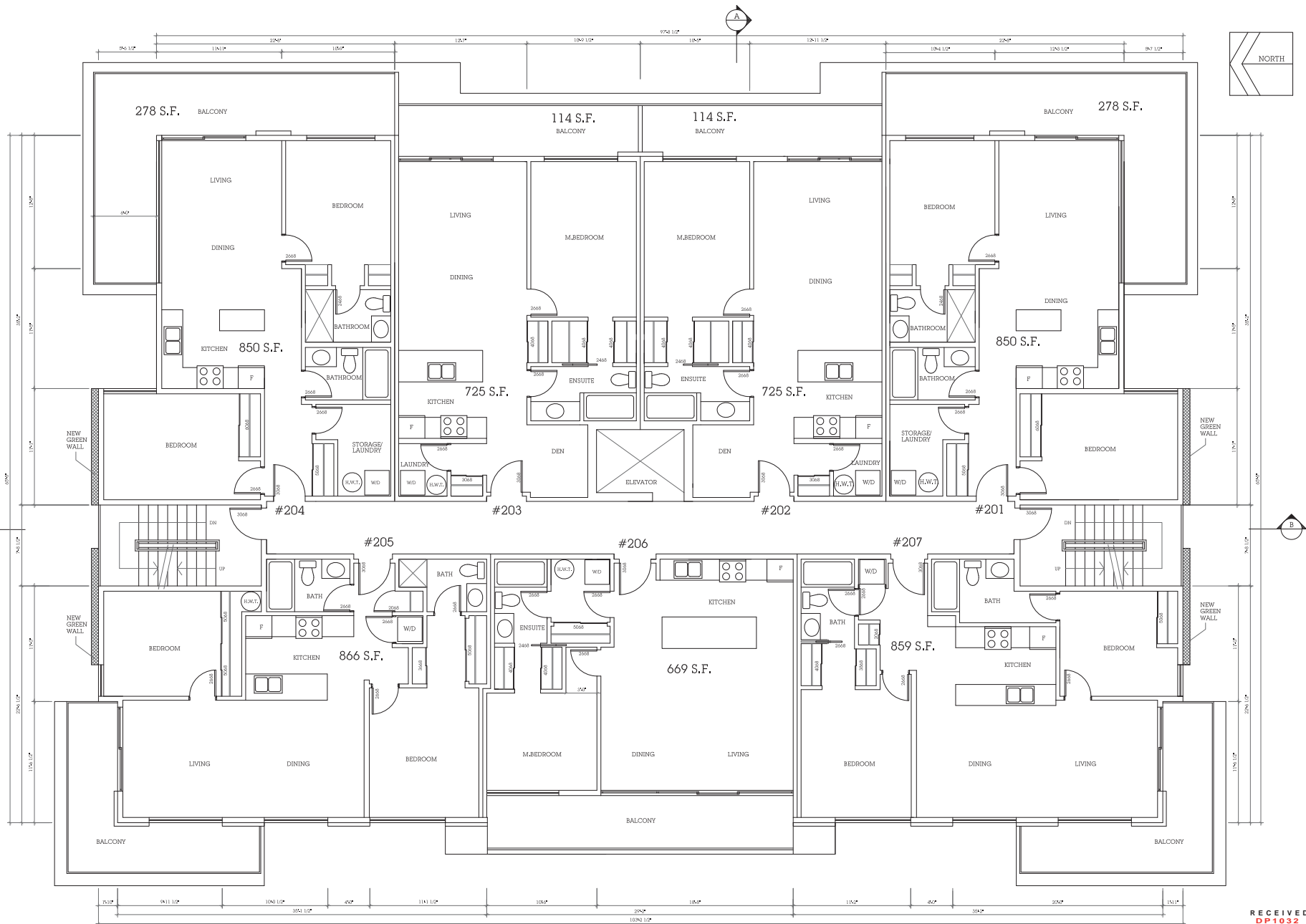
MAIN FLOOR

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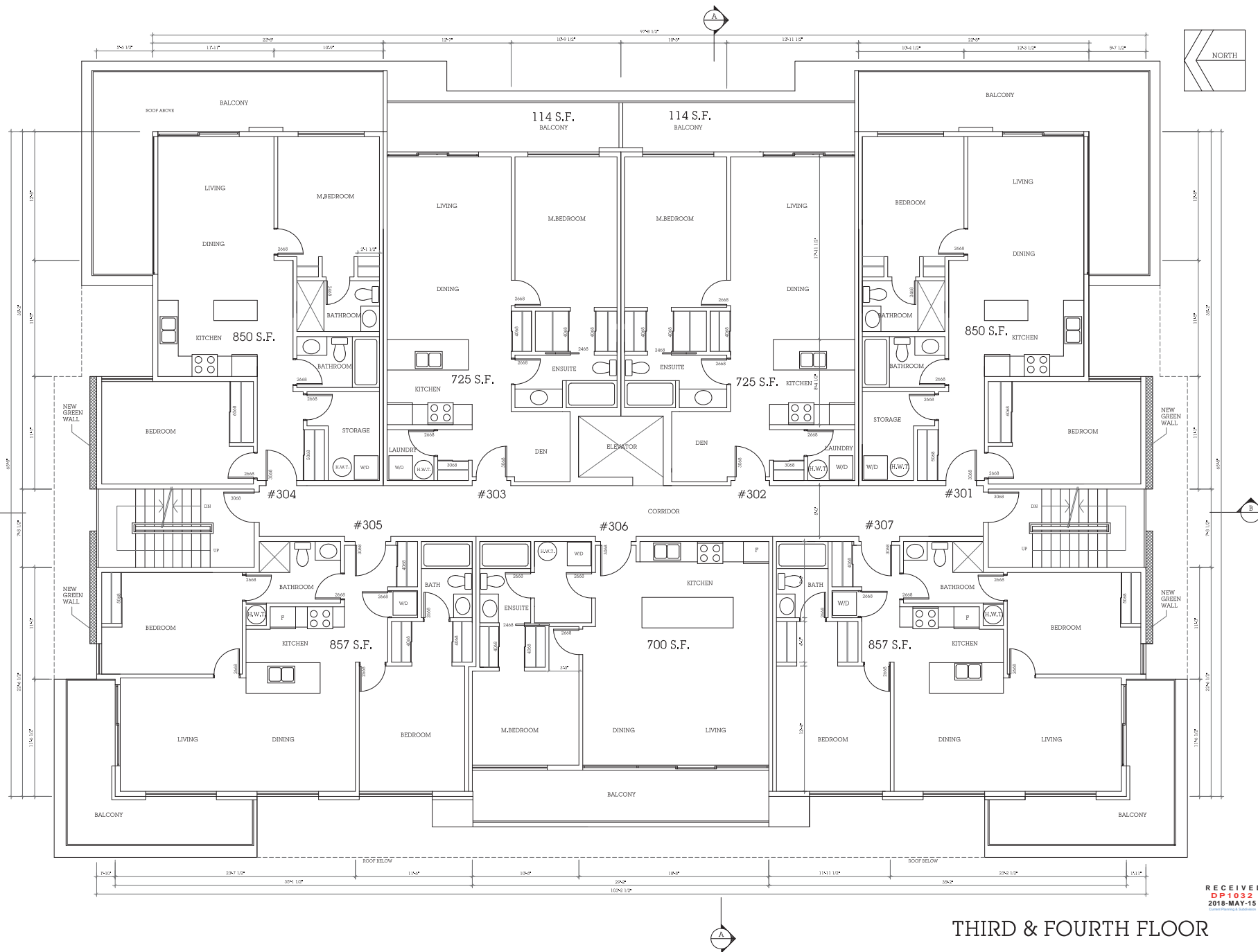
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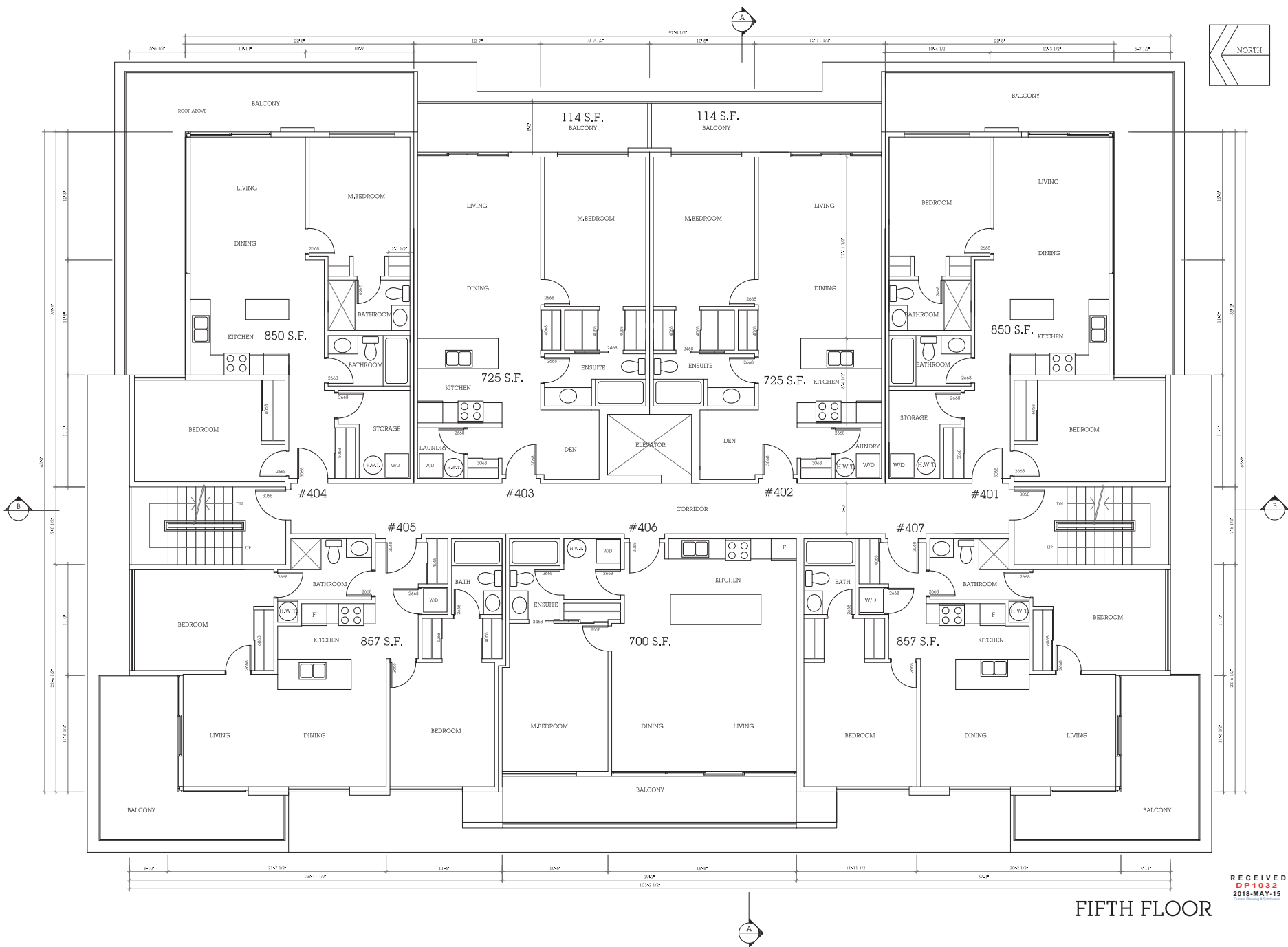
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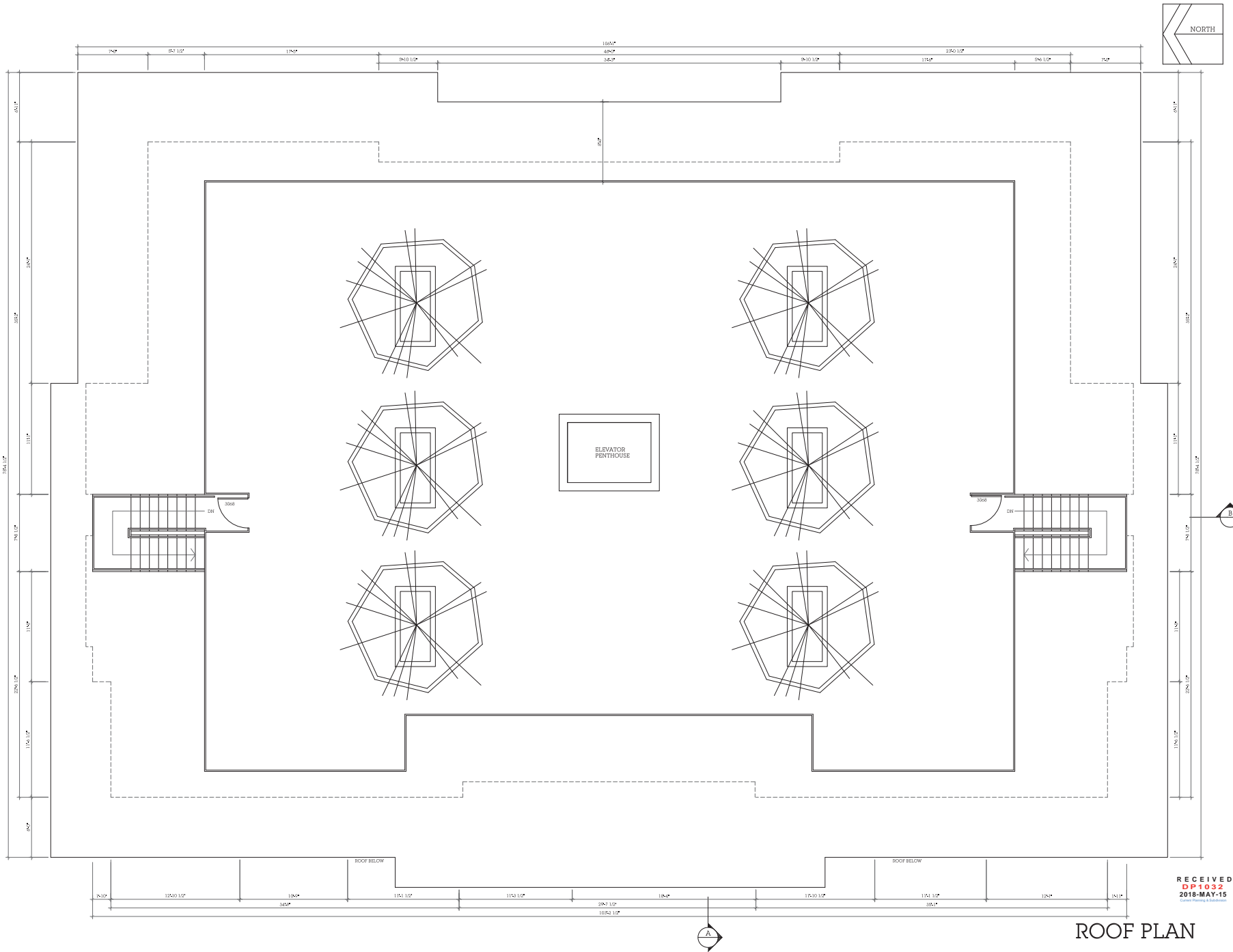
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THIRD & FOURTH FLOOR



FIFTH FLOOR

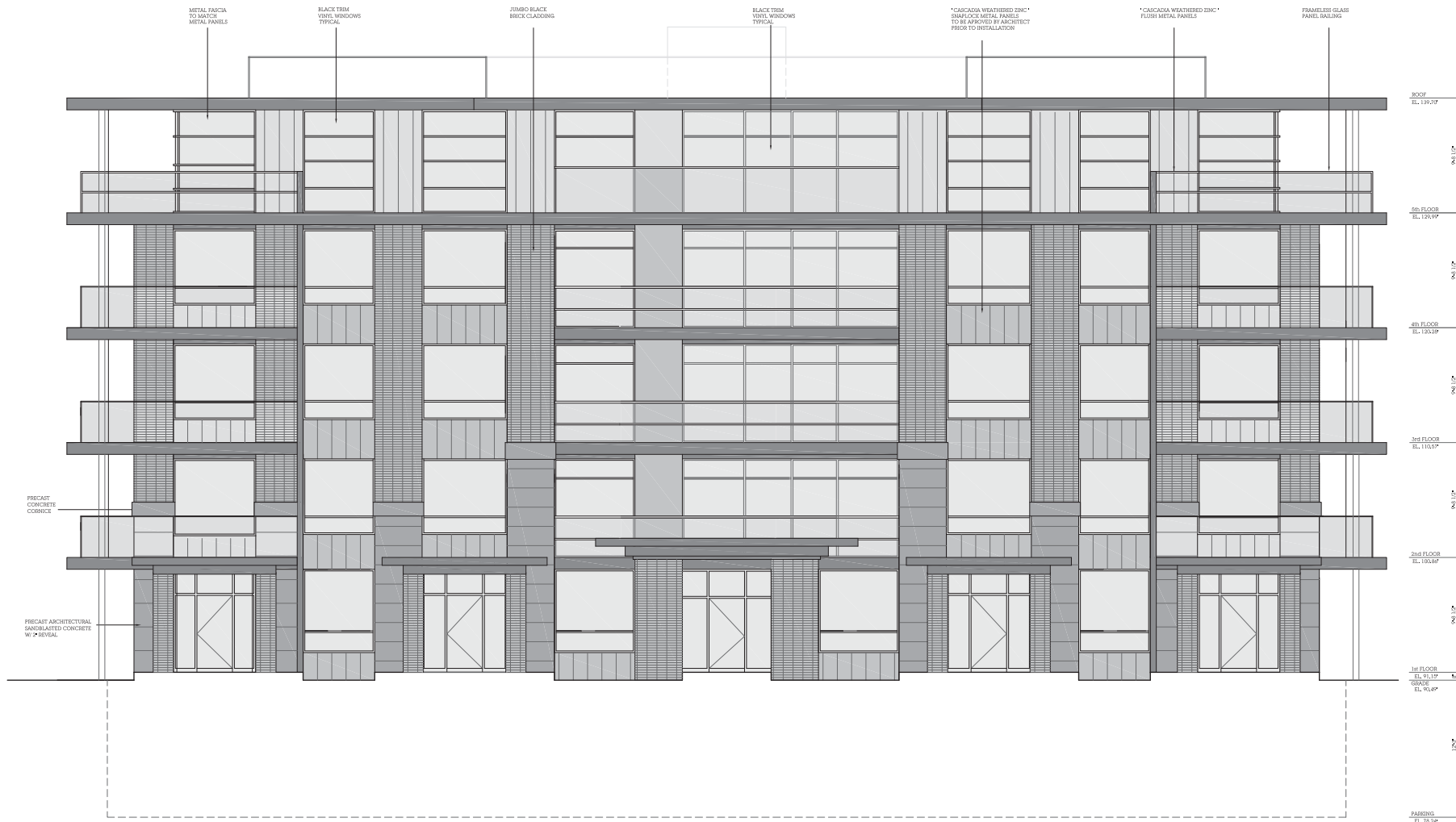


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WEST ELEVATION

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EAST ELEVATION

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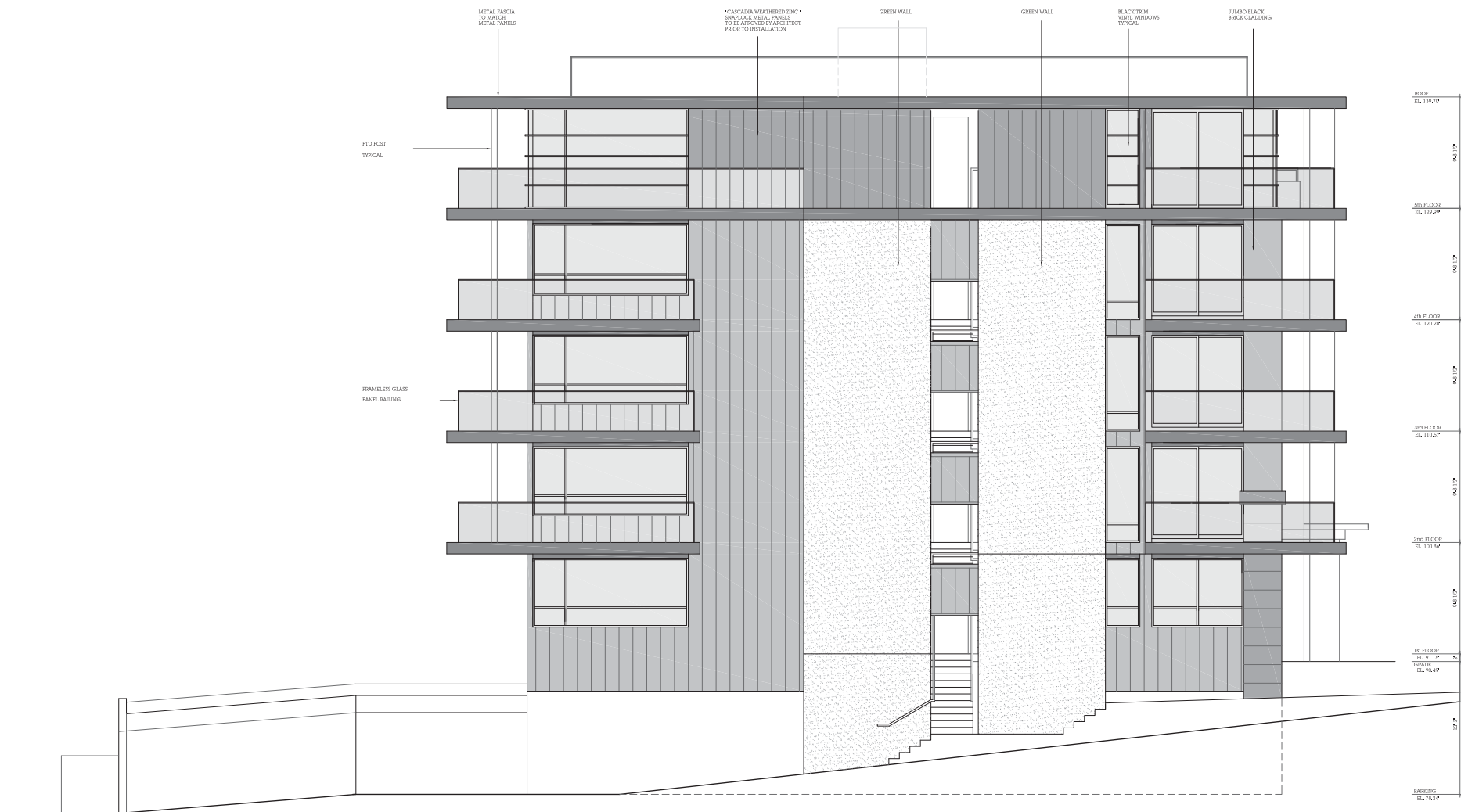
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NORTH ELEVATION

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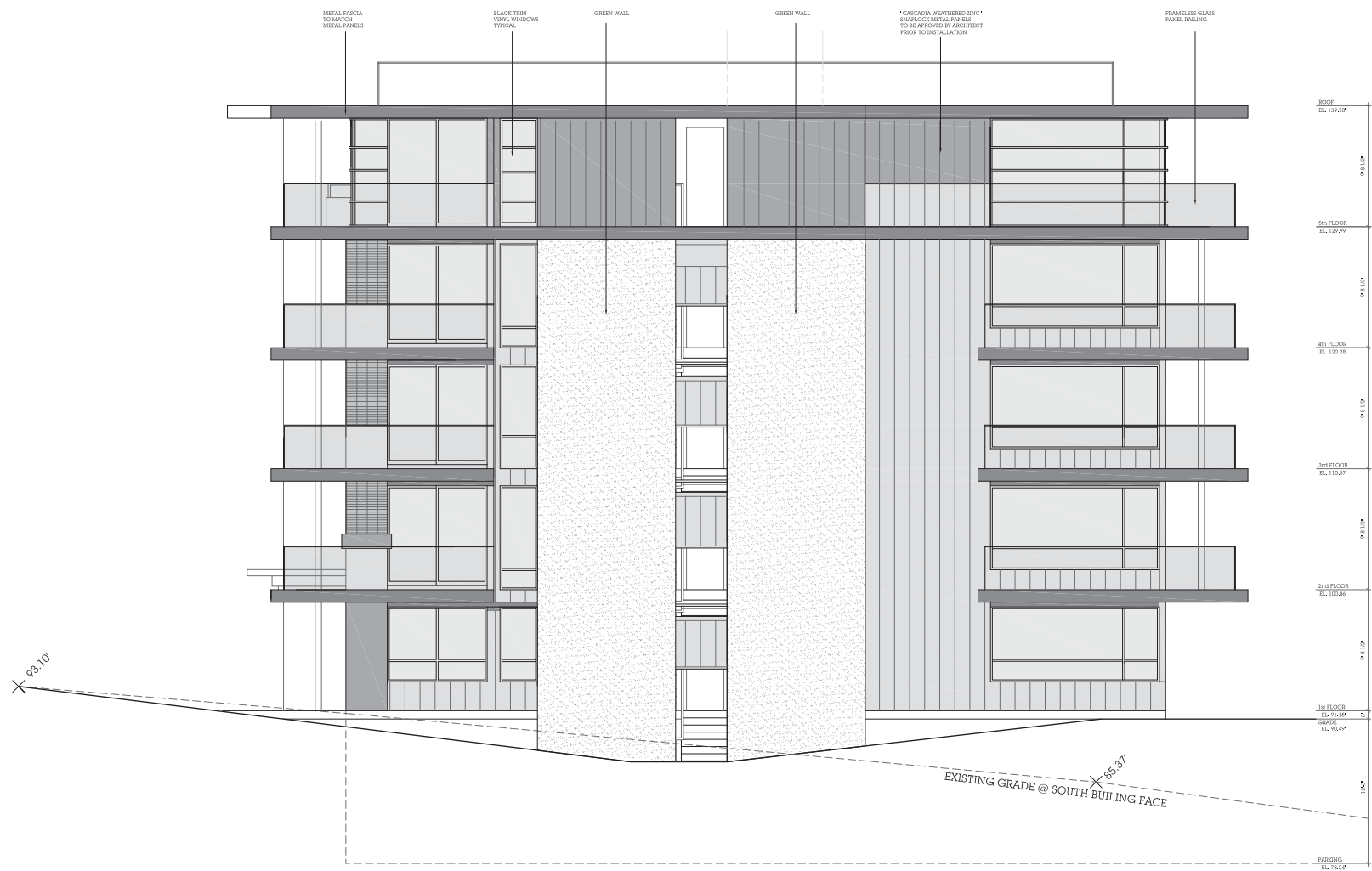
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A203





SOUTH ELEVATION

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2018-MAY-15  
Urban Planning & Architecture

A204

Aerial Photo



DEVELOPMENT PERMIT NO. DP001032



## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001100 – 65 PRYDE AVENUE

**Applicant/Architect:** D-ARCHITECTURE (Daryosh Firouzli)

**Owner:** CAMARGUE PROPERTIES INC. (Robin Kelly)

**Landscape Architect:** JPH CONSULTANTS INC.

**Subject Property:**

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is located one lot north of the Pryde Avenue/Bowen Road intersection and next door to the 7-11 convenience store.
<i>Total Area</i>	2,950m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; 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

## BACKGROUND

The subject property has an onsite older single-family dwelling that fronts Pryde Avenue. Site development will require removal of the existing structure. The site has two large trees; a large coniferous tree on the north property edge and a large deciduous tree on south property edge.

## PROPOSED DEVELOPMENT

The proposed development is a 48-unit rental apartment building with both under-the-building and at-grade parking. The three ground floor units are proposed to be designed as accessible units.

The proposed development is located on a through-lot and has a primary entrance facing Bowen Road and a secondary entrance facing Pryde Avenue.

The COR1 zone permits a base floor area ratio (FAR) of 1.00. The proposed FAR is 1.25. The applicant proposes to achieve Tier 1 of Schedule D Amenity Requirements for Additional Density in order to permit the additional FAR of 0.25.

### Site Context

The subject property is in an established neighbourhood; with both small-scale commercial and a variety of housing options.



### Site Design

Vehicle access is from Pryde Avenue instead of Bowen Road. The Bowen Road classification is an arterial road and the road classification demands limited vehicle access from developments.

The at-grade parking is sited primarily on the south side of the site to separate the proposed residential use from the existing adjacent commercial and utility uses.

A residential style front yard with a pedestrian entrance is a feature on both road frontages. The building footprint siting makes the best use of the site and assures a good street presence on both road frontages.

### Building Design

The proposed four-storey building is contemporary in design. Material and colour blocking is used to highlight a boxed and framed architectural detail on both street front elevations. The design strategy also highlights the inset unit balconies. The rhythm of inset-stacked balconies punctuates the long horizontal building facades and defines the building bays thus articulating the wall face.

### **Staff Comment**

Consider additional design strategies to highlight the Bowen Road building entrance.

The under-the-building parking is a good strategy but the building appears to float on the site even though the building ends are grounded. Consider a stronger horizontal band or a different column design to reduce the floating aspect of the design and to anchor the building to the ground plan visually.

Also, the design of the columns and related site lighting needs to address CPTED principles within the under-the-building parking area.

### Landscape Design

The landscape plan is coordinated with the onsite storm water management plan.

The landscape plan provides a plant palette to define the property edges; street trees and a layering of shrubs. Internal plantings add a residential character to the site.

An arbour with a gate announces the Bowen Road pedestrian entrance. Outdoor and indoor amenity space is provided onsite.

### **Staff Comment**

The landscape plan appears to retain a large deciduous tree on the south property line. The landscape architect needs to confirm what measures are needed if the tree is retained to address site grading and construction impacts on the tree.

A matching arbour with gate for the Pryde Avenue entrance would highlight the secondary entrance to the site and building. A defined edge separating the private realm from the public realm is a valid CPTED principle.

The fence detail for the two front yards needs a robust design to complement the mass and scale of the building. A metal picket fence with architecturally designed posts would deal with maintenance issues and add texture to the street edge.

The fence design along the north and south property edges needs to consider the different uses; residential and commercial. The residential side of the property could benefit from a more residential design and scale. The commercial side of the property could benefit from a fence design that screens the activity on the commercial site.

Consider the opportunity to add planting beds within the southern at-grade parking area to reduce the visual impact of the surface parking area from above and offer onsite shading.

## **PROPOSED VARIANCES**

The following variances are for DAP consideration:

### *Maximum Allowable height*

The building height is 14m. The proposed building height is 14.6m, a proposed variance of 0.6m.

### *Front Yard Setback*

The minimum front yard setback along Pryde Avenue (a minor collector road) where road dedication has not taken place is 6m. The proposed setback is 3.9m, a proposed variance of 2.1m.

The following variance is technical in nature and is not a form and character discussion:

### *Off-street Parking*

The required parking is 79 parking spaces. The proposed parking is 50 parking spaces, a proposed variance of 29 parking spaces.

GN/ln



Reference: 2754

May 11, 2018

**Dear Mr. Dave Stewart, RPP**  
**Development Planner**  
**Planning & design Section**  
**Community Development**

**Building Design & Variance Rationale for 65 Pryde Avenue, Nanaimo BC**

The proposed project is close to intersection of Pryde Avenue and Bowen Road and have two front property to both streets. This unique property have great south facing and will be very present at this intersection due one storey Gas station between this property and intersection.

Building design base on providing the frontage requirements to both street facing property line as part of Residential COR1 zone. And to maximizing the South exposure & intersection we decided to design the semi curve building and we added higher ceiling at both end of building to add more interest to building façade.

This project will be the first project in Nanaimo a Private Developer moving ahead with CMHC Affordable Rental housing and City of Nanaimo Affordable Rental Housing strategy with required agreement / covenant,...

This Project will providing 11 Studio units, 24 One Bedroom and 13 Two bedroom units which 3 Main floor units will be design to meet accessible units requirements. Total unit number is 48.

We are looking for two Variances Building Height and Parking.

**Variance Rationale:**

**Parking**

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Parking requirement for all type of units currently is 1.66 stall per unit which we will require 80 stalls and with upcoming parking bylaw this requirement will be reduce to 41 stalls, we provide 50 parking stalls which id 9 stalls more than upcoming parking bylaw, Here is some of our rational for parking variance.

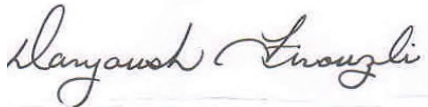
- This property is located in walkable distance (less than 900m) from Dufferin Crescent and Bowen Road intersection which is provide all type of shops, services,...
- Building units are small and almost 75% are one bedroom or less
- Two Bus routes are very close to property
- We provide exterior Bike racks at both end of building and also interior storage for bikes

### **Building Height**

The Building Height allowed in zoning is 14 m and our building in highest point is 14.60m,

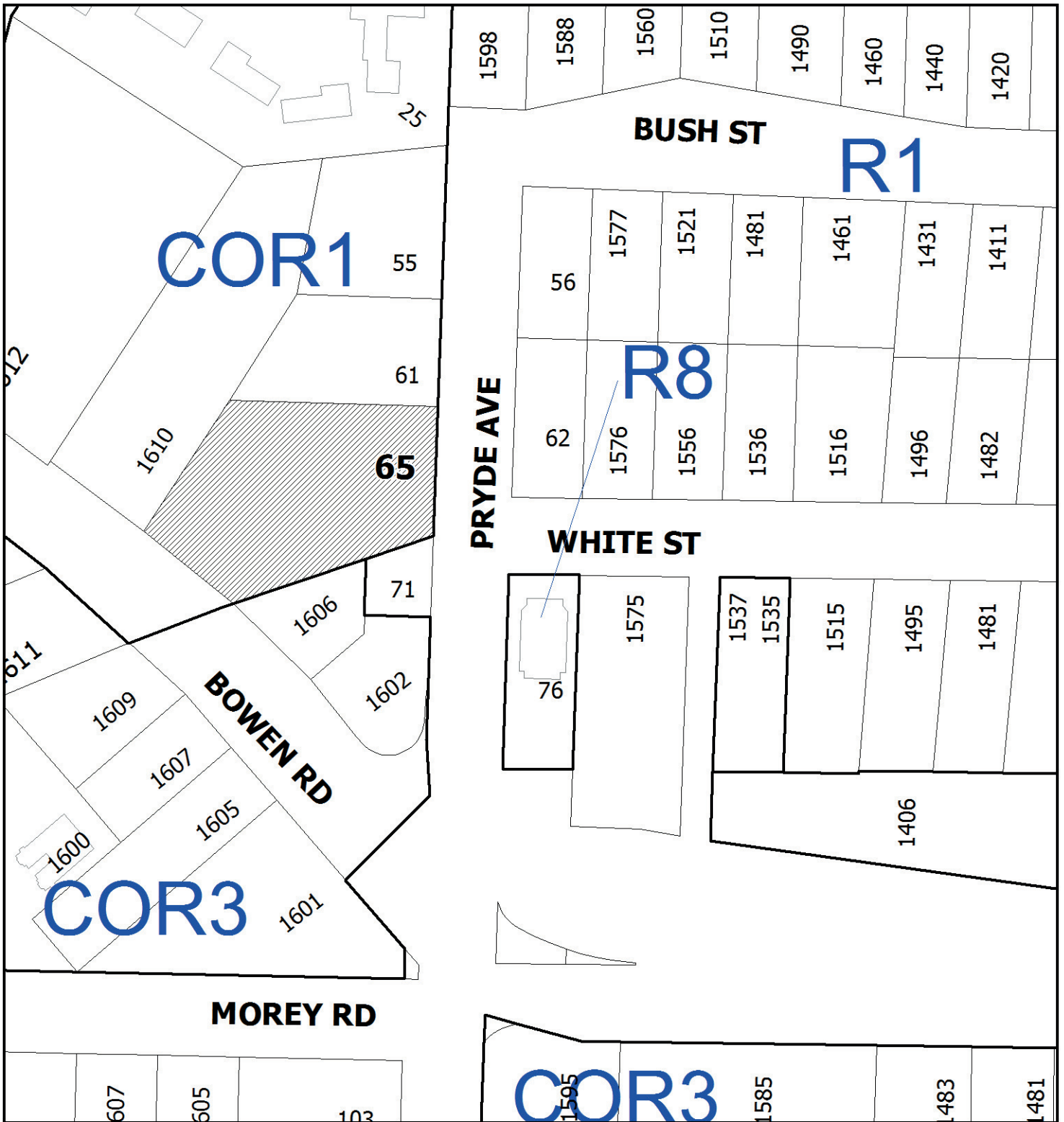
- 95% of roof meet the allowed Building Height
- The only area we are .6m higher is the top of slope roof in both end of building

Sincerely,



**Daryoush Firouzli**

Architect AIBC, RAIC, AIA, MArch



DEVELOPMENT PERMIT NO. DP001100

## LOCATION PLAN


Civic: 65 Pryde Avenue  
 Lot 1, Section 14, Range 8,  
 Mountain District, Plan EPP64948



 **Subject Property**





<small>NOTE:</small> This drawing is an instrument of service in the property of DARYOUSH FIRDOUZI ARCHITECTURE INC. and shall remain the property of the architect. It is to be used for the project and site only. It is not to be reproduced, copied, or altered in any way without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for the accuracy of the information provided to the architect. The architect shall not be responsible for any construction or other costs associated with this project. The architect shall not be responsible for any delays or other issues associated with this project. The architect shall not be responsible for any other matters related to this project.	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </tbody> </table>	NO	DATE	REVISIONS	1			2			3			4			5			6			7			8			9			10			 <p><b>D-ARCHITECTURE</b>          6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4          T: 250-933-1991, E: FIRDOUZI@SHAW.CA          DARYOUSH FIRDOUZI ARCHITECTURE INC.</p>	<p><b>PRELIMINARY</b></p>	<p>SEAL</p>	<p>CONSULTANT LOGO</p>	<table border="1"> <tr><td>SCALE</td></tr> <tr><td>DRAWN</td></tr> <tr><td>CHECKED</td></tr> <tr><td>DATE</td></tr> </table> <p>16 APR 18</p>	SCALE	DRAWN	CHECKED	DATE	<p>PROJECT</p> <p>65 PRYDE AVENUE          NANAIMO, BC</p>	<p>CLIENT</p> <p>Robin Kelley          Investissements Camargue Inc.</p> <p>PROJECT NO. 2754</p>	<p>SHEET TITLE</p> <p>RENDERING</p> <p>RECEIVED          DP-1100          2018-MAY-15  <small>DRIVING &amp; ARCHITECTURE</small></p>	<p>SHEET NO.</p> <p><b>A4.1</b></p> <p>REVISION</p>
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CLIENT  
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## Design Rationale

**Date:** April 16, 2018

**To:** City of Nanaimo, Development Services

**Attn:** Gary Noble, Development Planner

**Re:** Proposed Multi-family Project at 65 Pryde Avenue - Landscape Design Rationale

The following design rationale is for a proposed multi-family residential development fronting both, Pryde Avenue and Bowen Rd.

### Landscape Form and Character

While the site is of sufficient scale to accommodate the building program, it is too 'tight' for amenity development 'out in the landscape'. Our experience with these projects over the years is that most site enjoyment tends to be concentrated either on individual patios or balconies. Occasionally, separate roomier outdoor social space can be a benefit however, when entertaining visitors or socializing with other tenants.

With smaller spaces and views that are essentially contained within the site (no significant views off-site), the resultant landscape experience has been designed at the intimate scale. Our design approach, therefore, is to brighten up the short views and small spaces with colour and a contemporary flare. Site furnishings including benches, arbour, bicycle racks and signage are proposed to be of modern design in metal.

A compact outdoor amenity area - off the building's social lounge - is proposed to encourage social activity and relaxation in the landscape. This area is proposed to have a gas service for barbeques.

The proposed planting for the site is focused on combining: frontage and property line screening; garden interest from within; and storm water management - in integrated plantings providing all of those functions.



JPH Consultants Inc  
434 Milton Street, Nanaimo, BC V9R 2L1  
Phone/Fax: 250.754.5857 Cellular: 250.714.5856  
pat@jphconsultants.ca

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### **Landscape at the Property Lines**

The site bounds two existing multi-family residential properties to the north and northwest (side yards). Plantings to benefit interior views will also include trees that will benefit both sides of proposed 6ft. cedar board and batten fence.

To the south the site is bounded by a municipal pump station and the rear of a 7-11 convenience store. These are also proposed to be screened with both a 6ft cedar board and batten fence and plantings. Note that a large existing English oak (on-site) behind the 7-11 will be retained - to provide excellent shading for the mentioned outdoor amenity area and the asphalt parking surface.

The Bowen Rd frontage is at the elevationally lower edge of the site and so will feature extensive rain garden as the (on-site) frontage landscape. This frontage would be both secure and neighbourly - through the proposed use of 4ft height black metal picket fence and gate.

A similar approach is proposed at the Pryde Avenue frontage - potentially with smaller rain gardens at the NE site corner, although at the higher side of the site (subject to detailed design).

Parking lot area lighting is proposed to be low-mast full-cut-off - fixtures, spacing and lamp type-design by electrical at detailed design.

### **Sustainability**

- Site furnishings locally or regionally made.
- Resident and guest bicycle parking.
- There is an existing stop at the Bowen Road frontage.
- plant selections are for drought resistance - following a 2 year establishment period valves can be shut-off at the discretion of the owner
- The site is within a short walking distance to a wide variety of commercial, recreational and services-oriented opportunities (veterinary, medical etc)

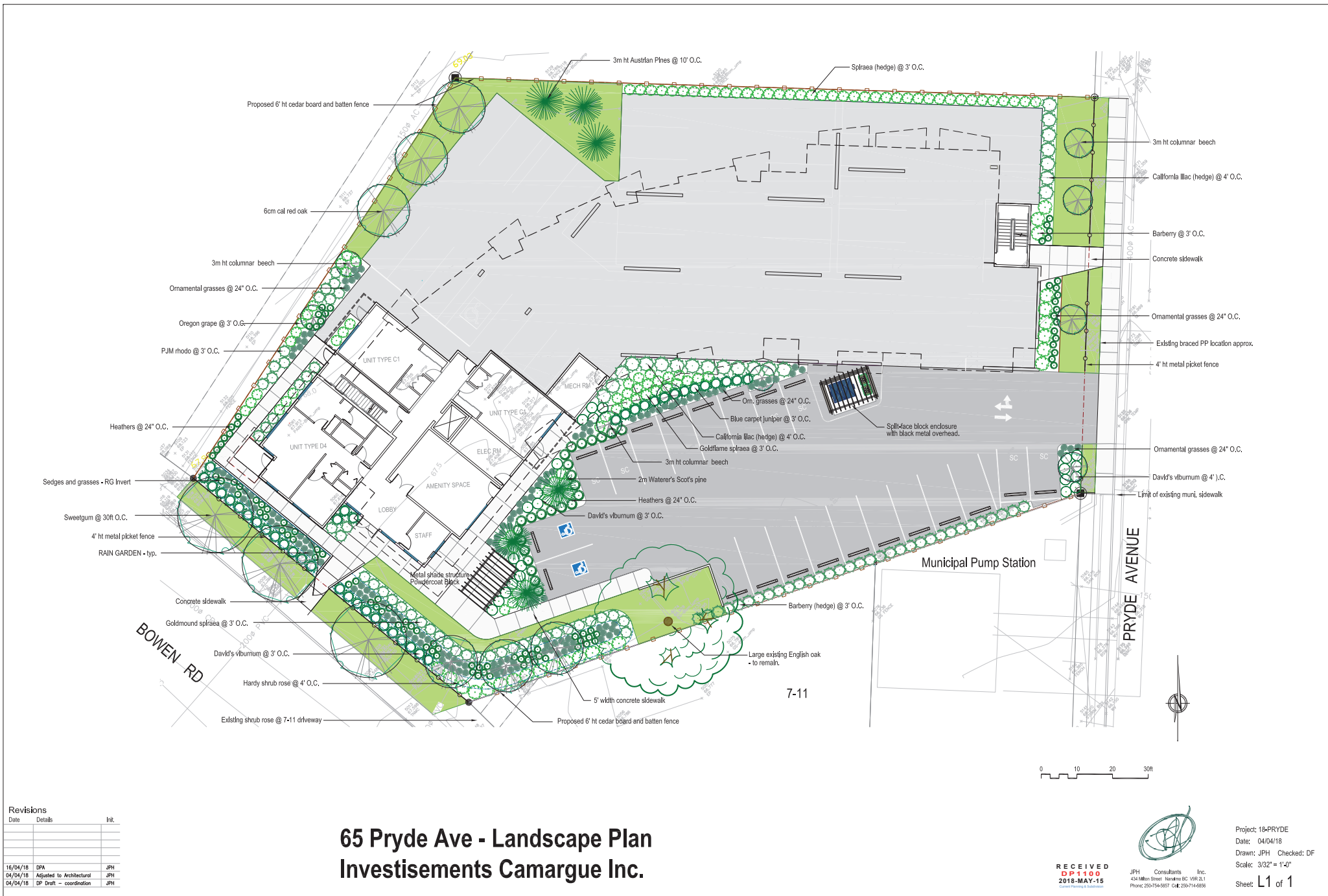
Sincerely;

**JPH Consultants Inc.**



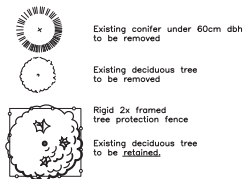
J. Patrick (Pat) Harrison, MBCSLA







# LEGEND

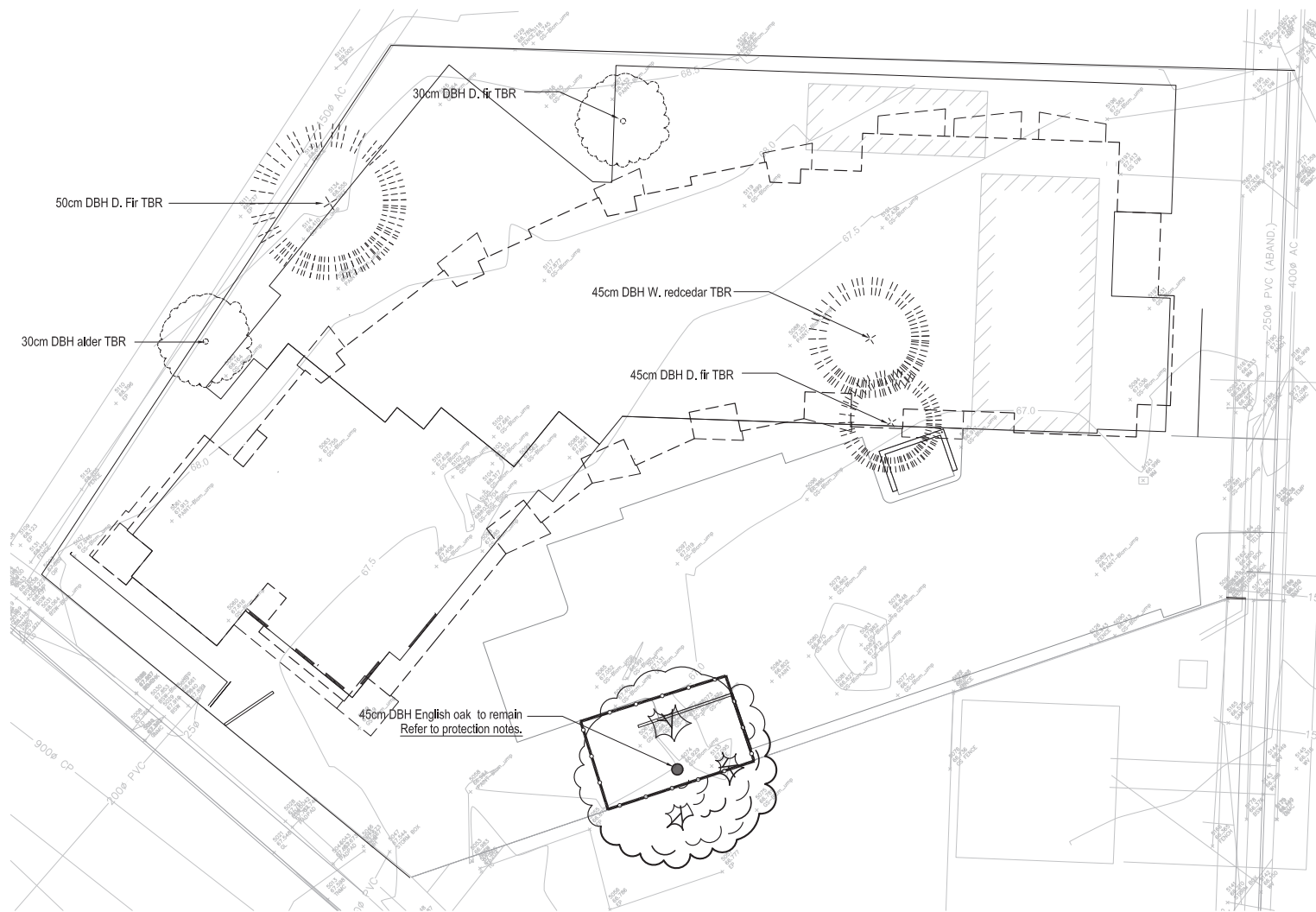


## TREE MANAGEMENT SUMMARY

- Total parcel area: .294 Ha.  
Area in tree cover: .04 Ha.  
Subdivision?
- Significant (landmark) trees identified:  
#1 45cm English oak - good condition - to be retained.  
#2
- Proposed Replacement Tree Schedule:  
Refer to landscape plan April 16, 2018 - JPH Consultants

## TREE PROTECTION NOTES:

- This drawing to be read in conjunction with architectural & civil site drawings.
- Tree sizes shown indicate diameter at breast height (dbh).
- Call project arborist to arrange for site meeting at least 24 hours prior to clearing along retention edges.
- Erect tree protection fences at retention boundary edges and do not allow encroachment of grading fills or the storage of vehicles or materials within.
- All parties using this Tree Management Plan must conduct all actions with respect to the trees on the subject property in accordance with City of Nanaimo Bylaw 7126 - a bylaw for the management protection of trees within the City of Nanaimo.



## Revisions

Date	Details	Init.
16/04/18	DPA - Tree Mgmt Plan	JPH

## 65 Pryde Ave - Landscape Plan Investissements Camargue Inc.

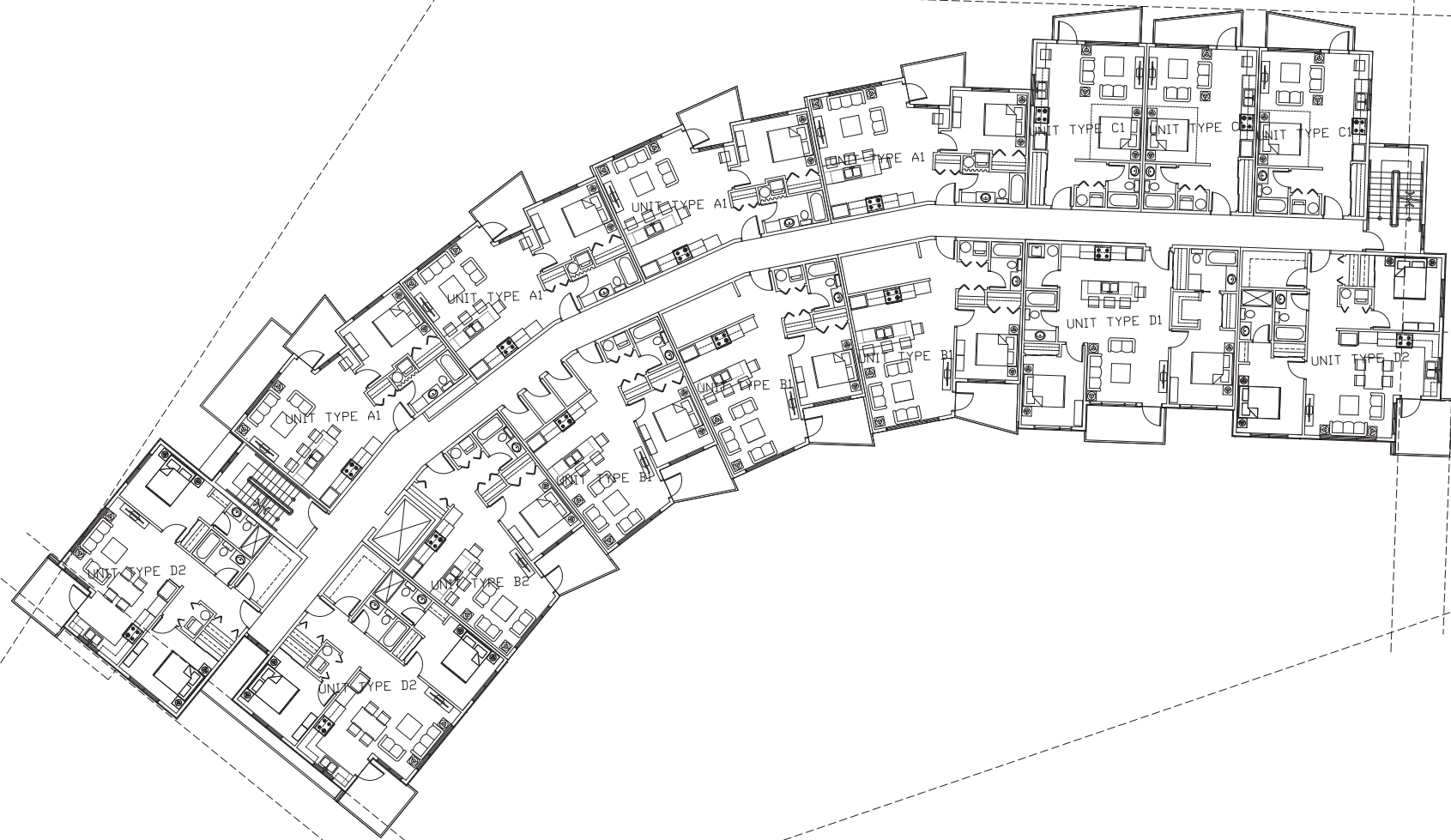
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JPH Consultants Inc.  
434 Millen Street Nanaimo BC V9R 2L1  
Phone: 250-734-9857 Cell: 250-714-6868

Project: 18-PRYDE  
Date: 04/04/18  
Drawn: JPH Checked: DF  
Scale: 3/32" = 1'-0"  
Sheet: L1 of 1





SECOND FLOOR

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DATE  
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PROJECT  
65 PRYDE AVENUE  
NANAIMO, BC

CLIENT  
Robin Kelley  
Investissements Camargue Inc.  
PROJECT NO.  
2754

SHEET TITLE  
SECOND FLOOR PLAN

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FOURTH FLOOR



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DATE  
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PROJECT  
65 PRYDE AVENUE  
NANAIMO, BC

CLIENT  
Robin Kelley  
Investissements Camargue Inc.  
PROJECT NO.  
2754

SHEET TITLE  
FOURTH FLOOR PLAN

SHEET NO.  
**A2.4**  
REVISION  
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<p>NOTES</p> <p>1. This drawing is an architectural drawing and is not a structural drawing. It is intended to provide a visual representation of the proposed building and is not to be used for structural purposes. The structural design is the responsibility of the structural engineer.</p> <p>2. The building is proposed to be constructed in accordance with the National Building Code of Canada (NBCC) and the applicable local building codes. The building is proposed to be constructed in accordance with the applicable fire codes and the applicable fire safety measures.</p> <p>3. The building is proposed to be constructed in accordance with the applicable accessibility requirements. The building is proposed to be constructed in accordance with the applicable accessibility requirements.</p> <p>4. The building is proposed to be constructed in accordance with the applicable energy efficiency requirements. The building is proposed to be constructed in accordance with the applicable energy efficiency requirements.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>16 APR 18</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	16 APR 18	ISSUED FOR PERMIT	<p><b>D-ARCHITECTURE</b></p> <p>6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4 T: 250-933-1091, E: FIROUZLI@SHAW.CA DARYOUSH FIROUZLI ARCHITECTURE INC.</p>	<p><b>PRELIMINARY</b></p>	<p>SEAL</p>	<p>CONSULTANT LOGO</p> <p><b>RECEIVED</b> <b>DP1100</b> 2018-MAY-15</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE: 16 APR 18</p>	<p>PROJECT</p> <p>65 PRYDE AVENUE NANAIMO, BC</p>	<p>CLIENT</p> <p>Robin Kelley Investissements Camargue Inc.</p> <p>PROJECT NO. 2754</p>	<p>SHEET TITLE</p> <p>BUILDING ELEVATIONS</p>	<p>SHEET NO. <b>A5.1</b></p> <p>REVISION</p>
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Aerial Photo



DEVELOPMENT PERMIT NO. DP001100



## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP1101 – 3589 SHENTON ROAD

**Applicant/Owner:** MECA HOLDINGS INC (Mike Carson)

**Building Designer:** HEROLD ENGINEERING (Kyle Riley)

**Subject Property:**

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The subject property is located four lots north of the Shenton/Kenworth Road intersection.
<i>Total Area</i>	1,433m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Light Industrial; 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

### PROPOSED DEVELOPMENT

The proposed development is a 48.5m<sup>2</sup>, 9m high addition to an existing building to create an enclosed vehicle bay for the proposed sign shop use. The owner also proposes to re clad the existing building to modernize its appearance.

Site Context

The subject property is located in the Shenton Road Industrial Park. The site is visible from the Island Highway and slopes down from the road. There is an existing two-storey, 440m<sup>2</sup> wood framed building on the property with a one-storey frontage on Shenton Road. The property is surrounded by other industrial uses to the south, east, west and north across Shenton Road.

Site Design/Landscape Plan

The proposed addition will be constructed in the location of the existing loading bay on the southeast side of the building. Currently, the entire frontage of the property is used for parking and the lack of formalized access allows vehicles to back out onto Shenton Road, which poses a safety concern. The owners have agreed to create a landscaped island, mirroring what was required at Budget Brake and Muffler to the east, to formalize the access in order to create a pull through site entrance/exit. The landscaped island will be planted with two small trees and hardy shrubs. All parking, except for one accessible parking space, will be sited to the rear of the building.

Landscape buffers along the sides and rear of the property are typically not required in industrial areas where the adjacent lots are also industrially-zoned.



### Building Design

The new addition is slightly higher than the existing building to accommodate a 4.2m high overhead door. The addition is intended to be used as a workshop for applying signage and vinyl wraps to vehicles. It is clad with vertical corrugated metal cladding and topped with charcoal metal cap flashing. A charcoal gray cantilevered awning provides weather protection over the overhead door. The owner has elected to also reclad the rest of the building and install larger storefront windows on the front elevation to update the building appearance and provide more transparency to the street. The front portion of the existing building is proposed to be reclad with a horizontal product with a cedar appearance and is proposed to be detailed by charcoal wood trim around the doors and windows as well as building corners. The existing parapet will be refinished with charcoal vertical seam cladding. The rest of the building is clad in a lighter grey vertical corrugated metal.

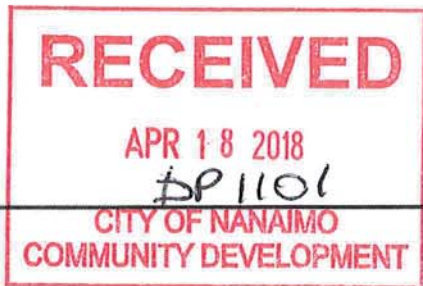
#### Staff Comment

- The proposed design makes use of several different types of materials and colours. Consider matching the colours of the corrugated metal cladding on the addition to the rest of the building more a more unified design. Also, consider using the corrugated metal on the front façade of the existing building instead of the proposed wood to encourage a more cohesive design.

### **PROPOSED VARIANCES**

There are no proposed variances.

TR/ln



April 17, 2018

4564-001/2

Via email: tamera.Rogers@nanaimo.ca

City of Nanaimo  
Planning Division  
Development Services Division  
238 Franklyn Street  
Nanaimo, BC V9R 5J6

Attn: Tamera Rogers  
Planner - Development Approvals

**Re: Development Permit for Proposed "Sign Zone" Addition  
3589 Shenton Road, Nanaimo, BC**

Dear Tamera:

As part of the submission for the Development Permit requirements in regards to the above-mentioned project, Herold Engineering Limited has prepared the following report on this project addressing the objectives of the permit guidelines.

**Project Site Description**

The project site is an existing building located at 3589 Shenton Road in Nanaimo, BC that formerly housed Country Aire Auctions. The property is a 2 storey, walk out lower floor wood and block framed building approx. 40 to 50 years old. It currently sits close to Shenton Road, with some existing asphalt paved parking directly in front of the building and a narrow side access to the rear of the site. To the left (SE) side of the building, there is an existing recessed loading dock. This is the area that will accommodate the proposed addition.

**Zoning**

The property is currently zoned as I-2 and is designated as such on the OCP Land Use Map.

**Proposed Building, Form and Character**

This proposal includes the addition of a 48.5m<sup>2</sup>, single storey addition to the front of the existing building, occupying the area that was a recessed loading bay on the left side (SE) of the building when viewing from Shenton Road. In addition to the expansion, the property Owner is looking to re-clad the building to modernize its visual impact from the street, as well as increase its energy efficiency at the same time by re-cladding and adding some exterior insulation.

*DP1101.*

The building itself is a 440m<sup>2</sup> wood framed, two storey building with a single storey frontage on Shenton road, and a 135m<sup>2</sup> partial walk out basement accessed from the rear of the sloping site. The building consists of 3 varying heights of flat roof, with a front parapet addition. The side walls are concrete block, presumably for Spatial Separation requirements.

The project objective is to add a 45m<sup>2</sup>, single storey, 9m high workshop addition to the front of the existing building, infilling the existing recessed loading bay. This workshop would be for the purpose of applying signage and vinyl wraps to vehicles in a dry, indoor space. As such, a 14' tall overhead door is required to accommodate road legal vehicles. Typically, the largest vehicles to be worked on would be full sized trucks and vans, with all larger commercial vehicles being worked on off site.

Following input from the Owner, we have selected clear finished, flush cedar cladding (or a metal alternative) with vertical corrugated for the remainder of the building. The new addition will be a galvalume finish, while the recladding of the remainder will be in a more subdued shale grey. This is set off a re-clad parapet in a flush metal pan cladding in charcoal grey. All trims and accents would be in charcoal grey as well.

The Owner is replacing all the windows in the building and extending the front windows to one foot above the finished floor. This will increase the glazing area and break up the front façade. This will be coupled with a new glazed aluminum frame overhead door to break up the front façade vs. the previous solid wood door and smaller punched windows.

The addition itself is a simple box form in front of the existing loading bay. This portion of the building is clad in the Galvalume vertical corrugated cladding. The rationale for this is to simplify the form and allow it to stand back from the main front of the building. The simple form also contrasts the visual appearance of the parapet portion of the building and the adjacent building.

### Landscaping

There was no existing landscaping in the original building layout. The entire frontage of the building was back out parking exiting on to Shenton Road. As per our discussions with the City of Nanaimo, it was expressed that a 'planting island' to create a pull through site entrance would be preferable to the existing parking. This puts the majority of the site parking down behind the building, with a single remaining parking stall in front. In regards to the landscape island, the Owner would like to extend what was put in adjacent to the lot, with two (2) small trees to match the same species, and some low, hardy shrubs such as shore pines and junipers, to fill in the remaining planter. The planter would then be top dressed with clean crush gravel.



### Rain Water Management

The existing site has no City storm collection. Currently the rain water runoff is collected in the recessed loading bay and directed to the rear of the site via the existing ground.

The proposed addition and revision to site reduces the depression created by the loading bay and reduces the amount of site water diverted down between the buildings. Water that was free running at grade is now collected and diverted via the rain water leaders. Due to the lack of City storm connections to the site, we are planning on leaving the system to remain as-is.

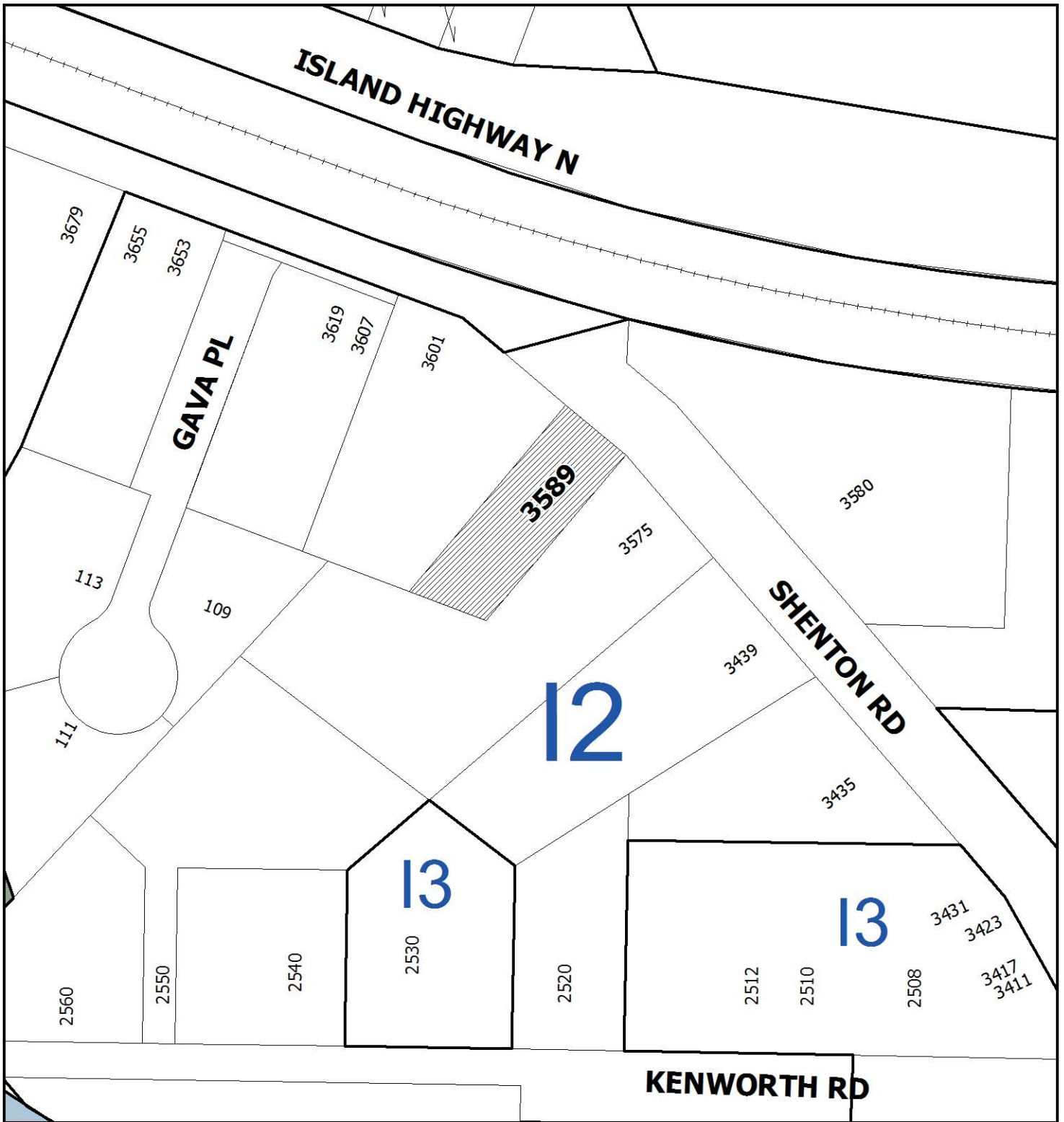
If you have any questions please contact the undersigned.

Yours truly,

**HEROLD ENGINEERING LIMITED**

Kyle Riley 





DEVELOPMENT PERMIT NO. DP001101

## LOCATION PLAN

Civic: 3589 Shenton Road  
 Lot 7, Section 3, Wellington District,  
 Plan 13166

 **Subject Property**

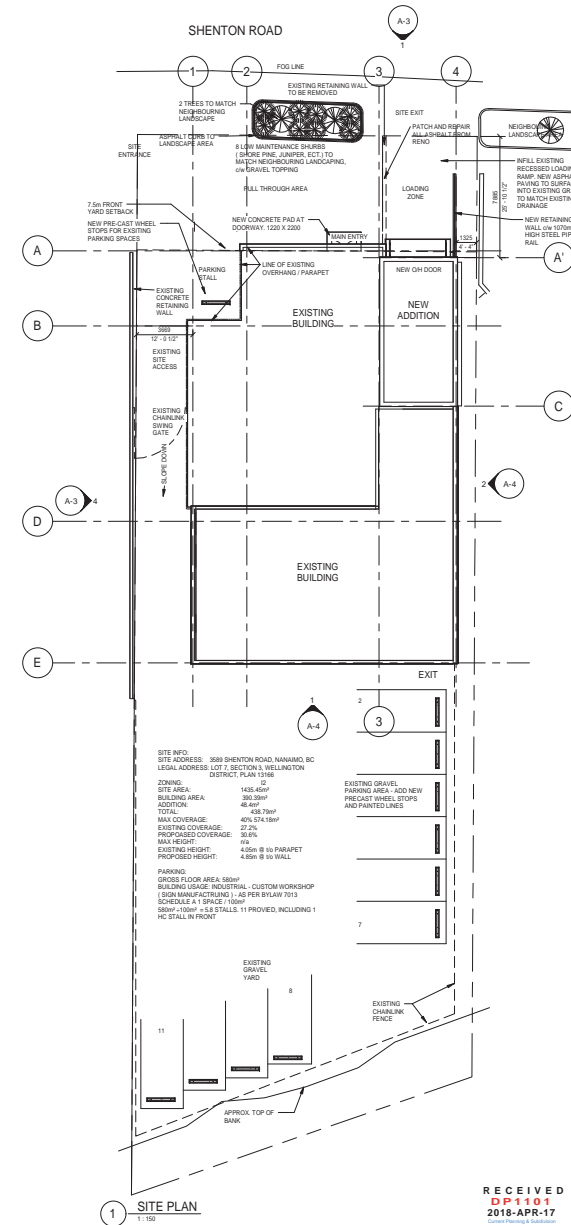




2 3D View 1



3 3D View 2



**SITE INFO:**  
 SITE ADDRESS: 3589 SHENTON ROAD, NANAIMO, BC  
 LEGAL ADDRESS: LOT 7, SECTION 5, WELLINGTON DISTRICT, PLAN 1588  
 ZONING: I-2  
 SITE AREA: 1435.45m<sup>2</sup>  
 BUILDING AREA: 361.39m<sup>2</sup>  
 ADDITION: 48.49m<sup>2</sup>  
 TOTAL: 409.88m<sup>2</sup>  
 MAX COVERAGE: 40% OF 1435m<sup>2</sup>  
 EXISTING COVERAGE: 32.2%  
 PROPOSED COVERAGE: 30.6%  
 MAX HEIGHT: 7m  
 EXISTING HEIGHT: 4.05m @ 10' PARAPET  
 PROPOSED HEIGHT: 4.05m @ 10' WALL

**PARKING:**  
 GRAVEL FLOOR AREA: 880m<sup>2</sup>  
 BUILDING USAGE: INDUSTRIAL - CUSTOM WORKSHOP (SIGN MANUFACTURING) - AS PER BYLAW 7013 SCHEDULE A 1 SPACE: 100m<sup>2</sup>  
 880m<sup>2</sup> / 100m<sup>2</sup> = 8.8 STALLS  
 11 PROVIDED, INCLUDING 1 HC STALL IN FRONT

1 SITE PLAN  
 1:150

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ISSUES	
No.	DATE
1	2018-04-17
DEVELOPMENT PERMIT	

SUB CONSULTANT

SignZone Renovation and Addition

3589 SHENTON ROAD, NANAIMO, BC

THE SIGN ZONE  
 1 - DEVELOPMENT PERMIT

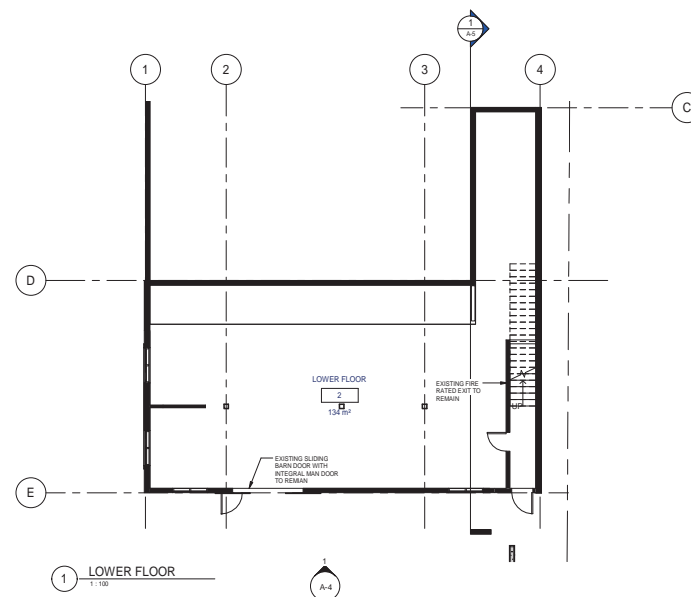
**HEROLD ENGINEERING**  
 3701 Shenton Rd. Nanaimo, BC V9T 2H1  
 T: 250 751 8558 F: 250 751 8559  
 E: mail@heroldengineering.com

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SITE PLAN AND 3-D VIEWS

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 4564-001	CLIENT DRAWING No.
SCALE 1:150	PERMIT No.
SHEET DRAWING No. A-1	OF 1

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**SignZone Renovation and Addition**

---

3589 SHENTON ROAD, NANAIMO, BC

THE SIGN ZONE



DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 4564-001	CLIENT DRAWING No.
SCALE 1 : 100	PERMIT No.
HEL DRAWING No. <b>A-2</b>	OF 1

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CLADDING PROFILES



### SignZone Renovation and Addition

3589 SHENTON ROAD, NANAIMO, BC

## THE SIGN ZONE



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## ELEVATIONS

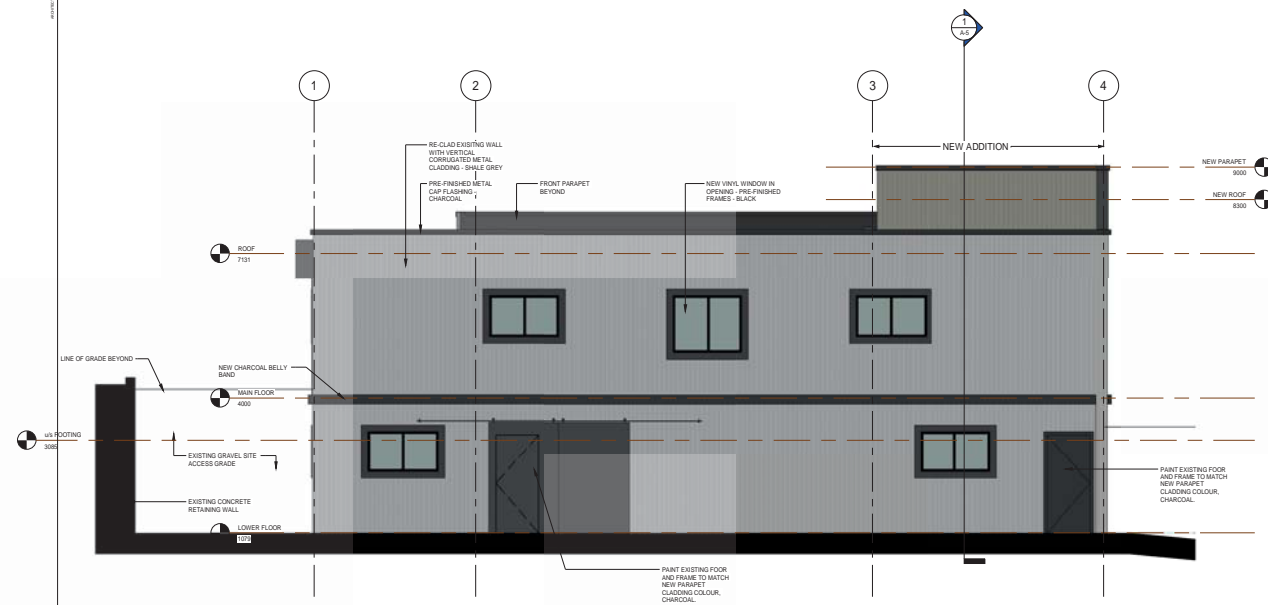
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DESIGN REVIEW	
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PROJECT No. 4564-001	CLIENT DRAWING No.
SCALE 1 : 50	PERMIT No.
HEL DRAWING No. <b>A-3</b>	

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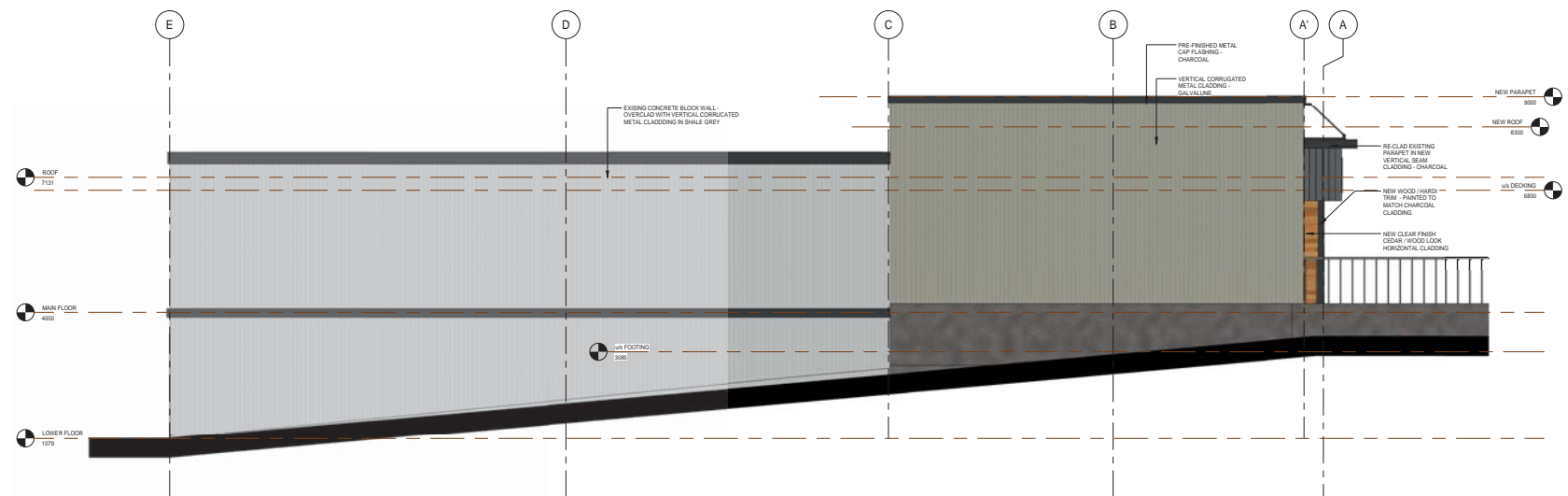
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

DATE: 2018-04-17

2018-04-17 10:10:10



1 SOUTH ELEVATION ( REAR )  
1:50



2 EAST ELEVATION ( SIDE )  
1:50

ISSUES		
No.	DATE	ISSUED FOR
1	2018-04-17	DEVELOPMENT PERMIT
SUB CONSULTANT		

SignZone Renovation and Addition

3588 SHENTON ROAD, NANAIMO, BC

THE SIGN ZONE  
1 - DEVELOPMENT PERMIT

**HEROLD ENGINEERING**  
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ELEVATIONS	
DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 4564-001	CLIENT DRAWING No.
SCALE 1: 50	PERMIT No.
REL. DRAWING No. A-4	OF 1

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British Columbia

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Aerial Photo



DEVELOPMENT PERMIT NO. DP001101





## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001102 – 1228 MANZANITA PLACE

**Applicant/ Owner:** 1118886 BC LTD.

**Designer:** GARY CARNIATO DRAFTING DESIGN

**Landscape Architect:** MACDONALD GRAY

**Subject Property:**

Zoning	R6 – Townhouse Residential
Location	The subject property is located at the south end of Manzanita Place. The subject property is a tied parcel which is split into two separate halves by Manzanita Place. The upper portion of the lot also fronts on Amphion Terrace.
Total Area	701.85m <sup>2</sup>
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Areas- Development Permit Area No. 5 – Steep Slope Development; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Design Guidelines

## BACKGROUND

The subject property was created through a phased 26-lot subdivision of 3500 Rock City Road which included properties on Ocean Pearl Terrace, Manzanita Place, Barrington Road, and Amphion Terrace.

## PROPOSED DEVELOPMENT

The proposed development consists of four single detached residential units; two on each side of Manzanita Place with a total of four units. The allowed FAR is 0.45 and the proposed FAR is 0.40.

### Site Context

The subject property is a steep slope property bisected by Manzanita Place with an additional frontage on Amphion Terrace to the northeast. Both sides of the property slope steeply down to the south. Both buildings on the lower portion, and the lower building on the upper portion of the lot are sited towards Manzanita Place. The upper most building on the site (Building D) fronts on Amphion Terrace. The siting of the buildings toward both roads is respectful of the grade and character of the neighbourhood.

### Building Design

In keeping with the grade, both dwelling units (Buildings A and B) on the southern property and the northernmost unit (Building D) on the northeast half of the lot are two-storey on the front and

three-storey on the rear elevation. The lower unit (Building C) appears as a three-storey building from the Manzanita Place frontage (west) and meets the grade with two storeys at the rear (east) elevation. The unit sizes range from 158m<sup>2</sup> to 200m<sup>2</sup>. All four buildings are designed with a flat roof and will require height variances. Building materials predominately include a mixture of Hardie plank siding and trim with metal vertical cladding. Exposed stonework, window glazing and a covered porch entry are used to enhance the front façade.

Buildings A, C and D include two car garages, while Building B includes a single car garage. Unit front doors are set back from the front garage plane, on Buildings A and C.

### **Staff Comment**

By setting back the remainder of the building from the garage plane, the garage door becomes a dominant feature of the front façade and does not promote the pedestrian friendly character encouraged within the General Design Guidelines. Consider design strategies that could be used to further emphasize the front entry door and de-emphasize the garage door.

### **Landscape Design**

The landscape plan recognizes the rocky character of the site and includes native shrub species and street trees. The landscape plan includes restoration of a bioswale on the southern portion frontage. No landscaping is shown along the south and west property lines for the lower portion of the site or the north and west lot lines for upper portion of the site as this area contains exposed bedrock.

## **PROPOSED VARIANCES**

### ***Maximum Building Height***

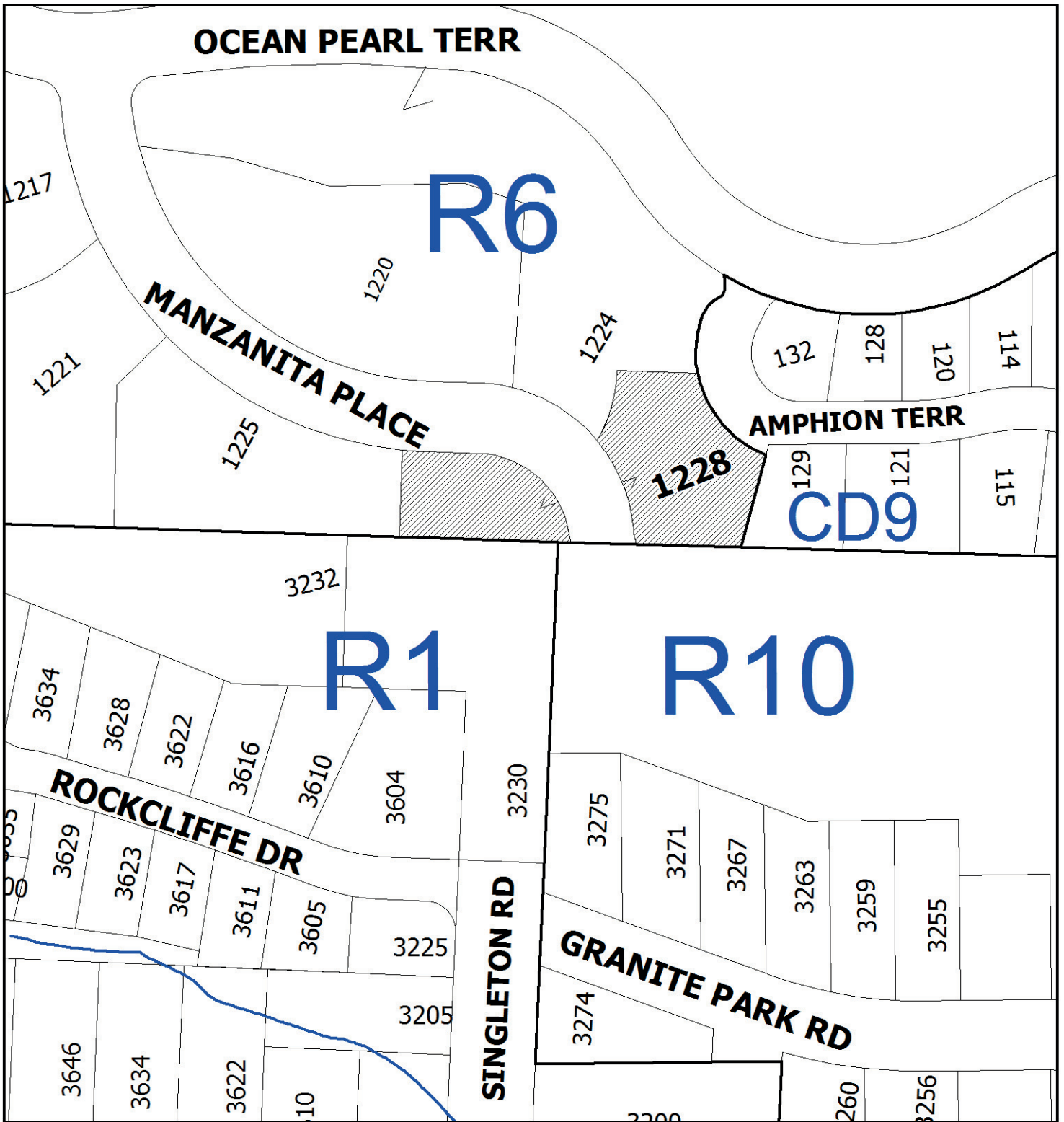
The maximum allowable height of a flat roofed building within the R6 zone is 7m.

- The proposed height of Buildings A, C and D is 9m, a proposed variance of 2m.
- The proposed height of Building B is 8.2m, a proposed variance of 1.2m.

### ***Front Yard Setback***

The subject property includes three front yards. The minimum required front yard setback in the R6 zone is 6m. The proposed front yard setback for Building C from the Manzanita Place front property line is 4.5m, a proposed variance of 1.5m.

DS/ln



DEVELOPMENT PERMIT NO. DP001102

## LOCATION PLAN

Civic: 1228 Manzanita Place  
 Lot 4, District Lot 18, Wellington District,  
 Plan EPP67988



 **Subject Property**





Photo #1



Photo #2



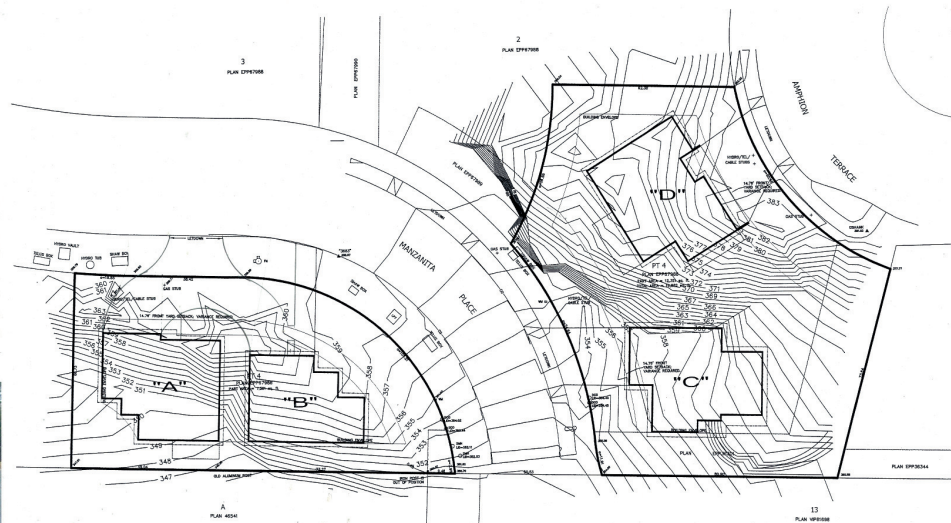
Photo #3



Photo #4



Context plan



Site plan

Scale 1"=20'

## Development Data:

Legal Description:  
Lot 4, District lot 18, Wellington District, Plan EPP67988

Civic Address:  
1228 Manzanita Place, Nanaimo, B.C.

Zoning:  
R6 Townhouse Residential

Site Area:  
1847.4 sq. Metres ( 19882 sq.ft.)

Density:  
4 Single Family Residences

Coverage:  
House footprints + open decks / Site area  
510.1 sq.M / 1847.4 sq.M = 27.6%

Floor Area Ratio:  
Total living space / Site area  
734.3 sq.M / 1847.4 sq.M = 39.75%

Steep slope Development Permit area.

## Design Rationale:

This steep slope rocky site has great sun and panoramic views looking south. The physical site is divided in two by the Manzanita place road right of way. The landscape is undisturbed except for the road and servicing on the lower site and a sewer right of way on the south/east boundaries of the upper site. After an assessment of the trees and terrain our driveway slope analysis determined that we would be looking for height variances even if we sloped to maximum driveway grades. In order to work with the best fit for the grades and to preserve the existing natural landscape we have opted for the fit that least disturbs the existing topography.

There is a cluster of mature trees on the north end of the upper site, which we would like to retain. Frost fencing will be placed to protect the root systems from traffic and materials during construction. In the middle of the upper site there is an arbutus tree which the arbourist said should come down.

A third tree on the south eastern tip of the lower site was looked at for potential to save but the storm water management plan has determined that we will have to trench behind house B to the storm drain in the street. Form and character influences come from the adjacent Rockwood Heights development. Our massing and articulation will follow a modern architectural style with flat roofs. Home placement is somewhat dictated by terrain, but sun, views, privacy and light pollution from all present and future homes is part of the design rationale.

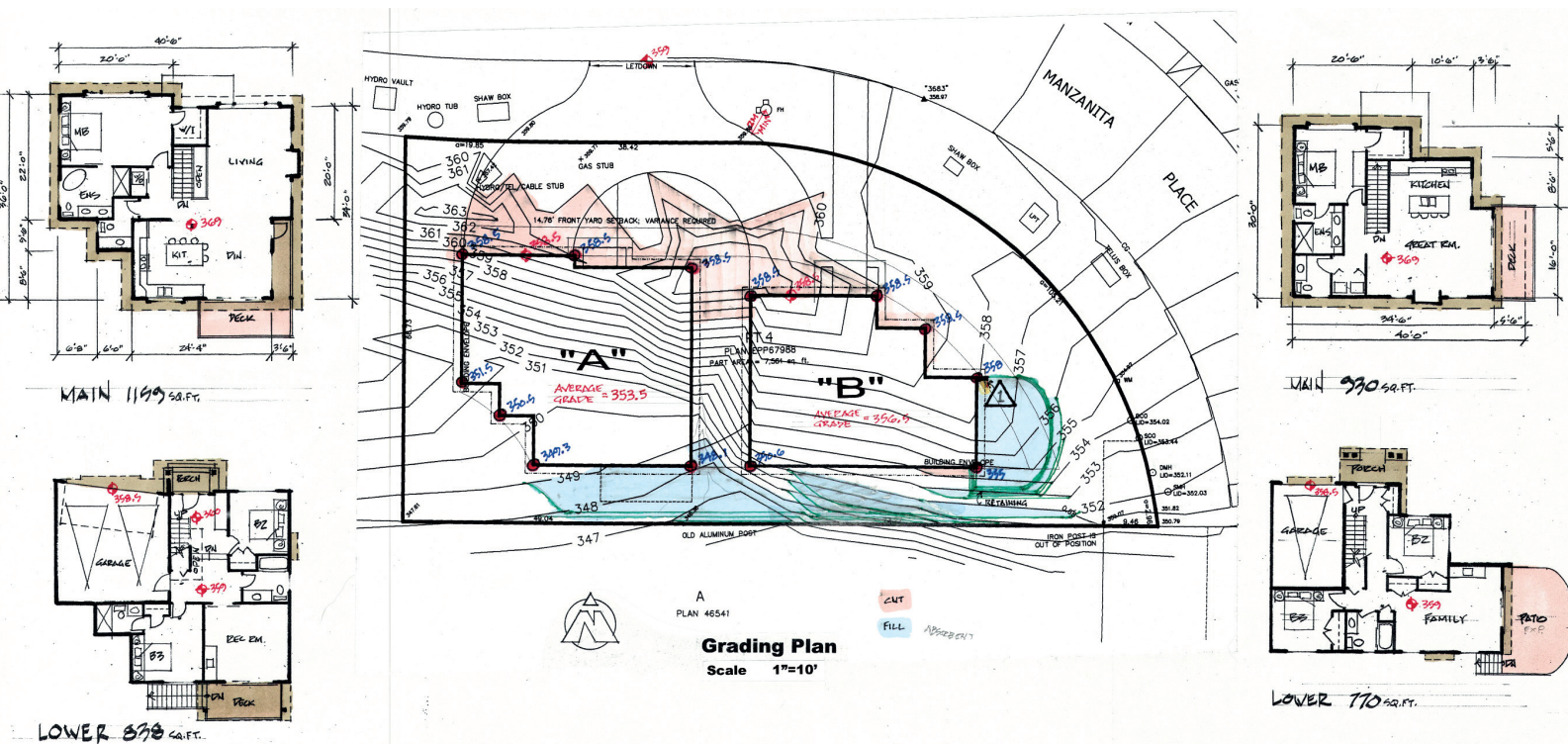
Variance rationale will be addressed on a house by house basis included in this application. Variance targets are all under 2 Metres in keeping with a 9M maximum allowed in the rockwood zone as well as our zone with pitched roofs. Site grading will be limited to already disturbed areas with minimal grading to facilitate garages and entrances. It is our desire to maintain existing topography and landscaping as much as possible.

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2018-APR-20  
Central Planning & Coordination

APR 9 2018

1228 Manzanita Place  
Site Context Plan 1 of 3





**Variance Rationale:**  
Since the building lot to the north across the street is about 4M above the street (as illustrated in photo 3 on the neighbourhood context sheet). Blocking views did not seem to be a problem. Of more concern is the impact on future neighbours to the south.  
Where we are locating a deck permitted in the rear setback we propose to provide a cedar hedge privacy screen. The site drops abruptly from the front setback to a nice existing bench in the rear and western yard which is retained as part of the storm drainage plan. Rather than drop 30" max with driveway grades from the street we chose to drop 6" for a fairly level driveway and better street connectivity. As it is, a hump of rock averaging 42" high would have to be cut to facilitate the garage and entry. Even though we have 8' ceilings in the entry we have a portion of 12' ceilings over the living room for massing on the streetside. The impact of the variance on the south is about 1/2 of the 1.99 M height variance required.

A 2 Metre height variance is requested, from 7M to 9M

**Variance Rationale:**  
Across the street to the north is the high bench site and a driveway which acts as a view corridor from above. The bottom floor of our proposed house "D" is 6" below the roof top of houses "A" & "B" so view is not a problem.  
Homes "A" & "B" have identical driveway grades and an average of 33" of rock would have to be cut to facilitate the garage and entry. A less abrupt drop in the site means we have a better massing to the future southern neighbour. We could probably get away without a variance if we eliminate the core massing over the great room or slope the driveway deeper, but for street connectivity and form and character as well as the fact that it has a similar impact as house "A", we have a 1.08M height variance required.  
There is a .6M projection into the eastern front setback

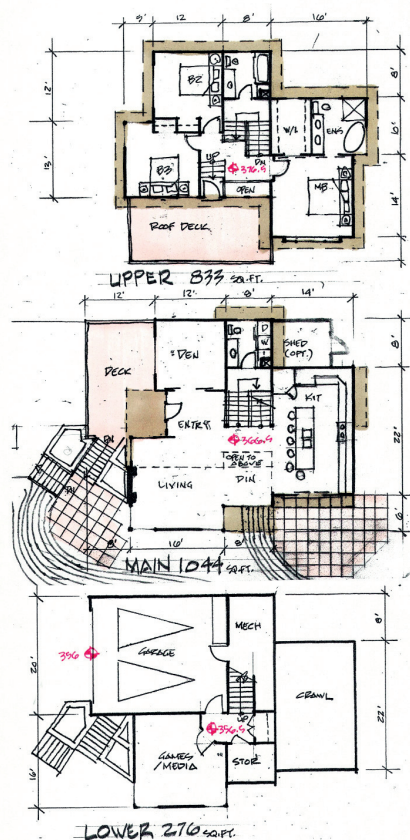
A 0.6Metre front setback variance is requested, from 6M to 5.4M for exterior projections.

A 1.2Metre height variance is requested, from 7M to 8.2M

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2018-APR-20  
Current Planning & Subdivision

1228 Manzanita Place  
Homes A & B 2 of 3





**House "C"**  
Scale 1"=10'

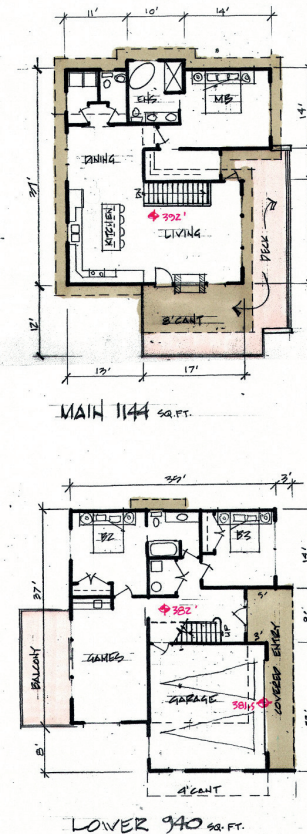
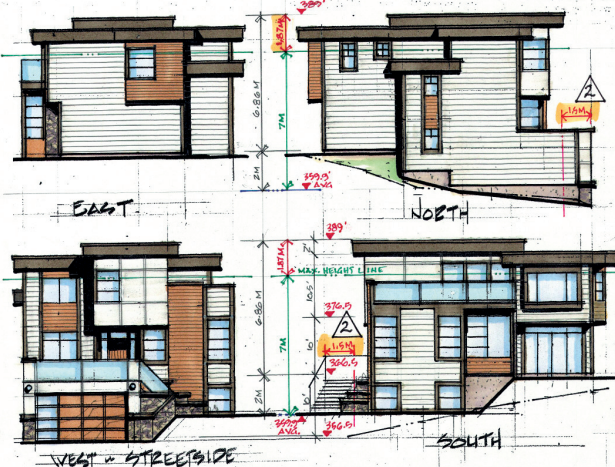


\* All grading and landscaping within the right of way is portable for servicing.

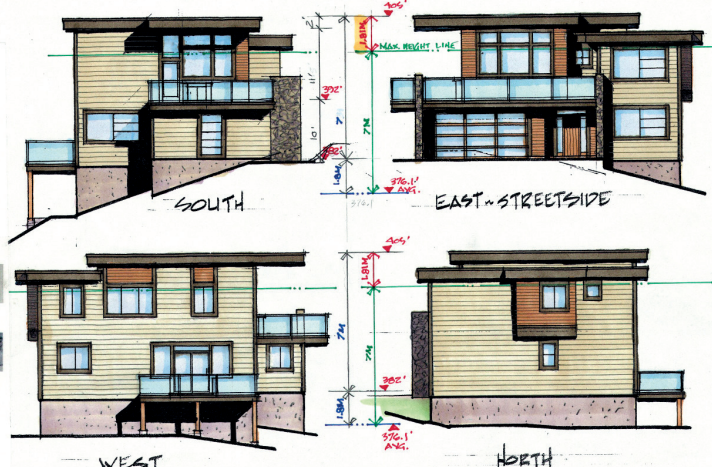
**Grading Plan**  
Scale 1"=10'

**Materials and colours**

Hardiplank fascia and trims	Raccoon fer
Hardiplank siding	Arctic white
Hardiplank siding with metal grid	Arctic white
Hardiplank siding	Light mist
Metal cladding	Bridger steel ultra batten
Cedar siding and timber	Clear U.V. protected finish
Stonework	Ocean mist K2
Railings	Black KS with smoked glass



**House "D"**  
Scale 1"=10'



### House "C"

3 Bedroom + Den, 2 1/2 story  
Total living area: 2153 sq.ft. ( 200 sq. M )  
Coverage: 1380 sq.ft. (128.2 sq. M )

#### Variance Rationale:

This house is between a rock and a hard place with the cliff to the north and the sewer right of way to the south and east. We have chosen to use a maximum 8% average grade in the 25' long driveway to rise 2' to the garage door. For a portion of the garage we are asking for a 1.5M front yard variance from 6M to 4.5M. This is to reduce our excavation toward the rear and open up a wider view corridor from Amphion Terrace above. The rest of the house is massed within the regular setbacks stepping so that we never show more than 2 stories of exposed wall faces and 2 1/2 stories for a 12' portion blocked by the cliff to the north.

This is another one we could probably come in under height if we used 4+12 pitch roofs over 80% but it would conflict with the neighbourhood character. The bottom floor is 1/2 buried into the ground with steps from the front up to an intermediate patio over our storm water percolation chamber and then up to the main entrance. All grading and landscaping within the right of way is portable for servicing. The rear yard to the east will be graded to provide a nice yard and gardens at the main floor level. The right of way will be graded to 3.5' above the lower floor level for the front portion mitigating the height.

With proud entrance massing and a south facing roof top deck a variance of 1.87M is required.

A 2 Metre height variance is requested, from 7M to 9M.

A 1.5 Metre front setback variance is requested, from 6m to 4.5M for a portion of the garage only.

### House "D"

3 Bedroom, 2 story  
Total living area: 2054 sq. ft. ( 190.8 sq. M )  
Coverage: 1748 sq.ft. (162.4 sq. M )

#### Variance Rationale:

From a height perspective this site gives the most hardship as it is shaped like a clam shell which drops to both the rear and sides. At the same time it is the least impacted site for natural features.

We looked at an option which would give us a walkout to an existing bench in the middle of the site but it fought the grades too much and besides the suspended garage it would destroy too much of the existing natural setting.

Since this home is effectively part of the rockwood estates neighbourhood we opted for minimum impact design with a 9M maximum height. By saving the existing mature fir trees on the north property and the natural rock knob on the street we achieve harmony with stepped massing. The home and trees will make a nice terminal view on Amphion Terrace.

From Manzanita place the 2 1/2 story massing is secondary and partially hidden from the rock face at the street. The retention of the Arbutus would benefit but if it has to go replacement and or landscape enhancement is planned. The use of warm and natural earthen tones should help the home settle into the surroundings from all sides.

A 1.81M height variance is required.

There is a deck bookended by 2 stone walls creating a portico in the front yard setback which is an allowed projection.

All garage and living space is contained within the setbacks.

A 2 Metre height variance is requested, from 7M to 9M.

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2018-APR-20  
Cullen Property & Subdivision

**1228 Manzanita Place**

Homes C & D

3 of 3

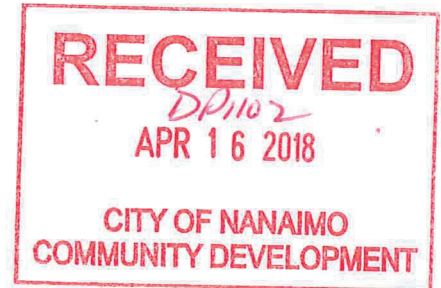




macdonald gray

March 26, 2018

**City of Nanaimo Community Development**  
411 Dunsmuir Street  
Nanaimo, BC  
V9R 0E4



**Attention: Community Development**

**Re: 1228 Manzanita Place, Nanaimo, BC – Development Permit Design Summary**

This summary is intended to explain how the landscape components proposed for the 1228 Manzanita Place project comply with the City of Nanaimo's Steep Slope Development Guidelines. Refer to the Site Plan prepared by Gary Carniato for site plan layout, proposed finished floor elevations, building design, site grading and other architectural information. Refer to Civil plans and report prepared by Cascara Consulting Engineers Ltd. for all stormwater management information.

### 3.1.3 EARTHWORKS & GRADING

#### 4. Retaining Walls

- Use retaining walls where they can reduce disturbing the slope to provide useable construction sites.

Boulder retaining walls are indicated where required to accommodate the proposed patios associated with units B and C.

- Retaining walls should respect the natural character of the site and not be dominating or fortress-like.

On-site stone from excavating operations will be used wherever feasible. Imported stone of the same type will be used as required.

- Retaining wall height should generally be limited to 3.0 metres for roads and site works, 1.2 metres for front yards, and 2.4 metres for rear and side yards. Higher walls may be appropriate where they are articulated, have a surface texture/pattern, or where sufficient landscaping is provided at its base.

The height of the stone walls shown on the landscape architecture site plan do not exceed 1.0m in height.

- Employ a system of smaller stepped retaining walls over the use of a large uniform wall. The height and depth of the wall steps should be consistent with the natural terrain or with the slope above and below the walls. For stepped retaining wall systems, landscape the intermediate terraces.

Large walls are not proposed.

### **3.2.2 VEGETATION IN THE LANDSCAPE**

#### **1. Strategies for Retaining Natural Vegetation**

- Make strategic use of existing vegetation to retain the site's natural character and to break up views of building facades, roadways (eg, cut and fill slopes), and other site works.

Existing tree retention, slopes and rock outcrops to remain are shown on the landscape architecture site plan and image board. This area comprises 590 square metres of the site, or about 30% of the total site which is predominately a bedrock outcrop with shallow or no soil volumes dominated by moss.

### **3.2.3 REVEGETATION AND LANDSCAPING**

#### **1. Site Restoration**

- Restore disturbed areas of the site that are not part of a roadway or formal yard landscaping, to a natural condition as soon as possible after disturbance.

Native species and robust non-native drought tolerant species are proposed where site disturbance will or has occurred, in the stormwater management swales and basins and over the previously cleared and disturbed City of Nanaimo utility easement.

- Employ restoration practices (see sidebar) specifically tailored to address the type and degree of disturbance and the specific conditions of the site.

Refer to materials and planting notes above. Soil preparation shall meet the most current Canadian Landscape Standard for Level 1 "Well Groomed" – 1P Planting Areas.

All planting areas (with the exception of the inside of the swales) shall be watered via an underground irrigation system. The irrigation system shall be automatically controlled with smart "ET" equipment. Irrigation equipment emission devices shall be low volume rotary nozzles or micro/drip equipment.

MacDonald Gray has been retained for construction and post construction services. We are available for follow-up inspections at the Client's request.

## 2. Tree and Plant Replacement

- Replace trees in a manner that helps to restore the natural character of the hillside site. Specifically, plant trees to screen undesirable views and buffer incompatible uses. Arrange trees in natural groupings or clusters rather than in lines or formal arrangements.

The tree species and locations have been selected for the preservation of views from adjacent properties and from within the site to the southeast towards the Salish Sea. The street tree species as required by the City's Zoning Bylaw is a small drought tolerant, native to Canada species located outside of the main southeast view corridor. Our native pine tree has been specified where feasible to enhance the site while maintaining these views. Trees and shrubs are arranged formally along the street frontage to give the project a cohesive identity from the street. A more informal planting plan is proposed within the site to provide a natural appearance.

- Utilize plant material for site restoration and residential landscaping that is native to the region as much as possible. Where the use of native plant material is not desirable given site or view constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants, and that will not act as a "weed" in the natural environment (ie, it will not out-compete native plants, provide habitat for undesirable wildlife, or act as a host for insect pests).

The plant material selected is almost exclusively native species. Where non-native species are used, they were selected for their drought tolerance, deer resistance and 'native appearance'.

- Plant shrubs and trees in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity.

Plants are arranged strategically in overlapping rows and groupings. These layers, will provide various forms of shelter and food for wildlife and encourage biodiversity. Refer to planting plan for species and locations.

- Do not encroach on views of others. Take into account the location, height and "bushy-ness" of tree species planted.

Refer to responses above. The use of street trees and our native pine species was requested by City Staff. Both are located to preserve the southeast view corridor as much as possible.

### 3. Irrigation

- Employ water-conserving principles and practices in the choice of plant material ("xeriscaping"), and in the irrigation design and watering of residential and public landscapes on hillside sites.

The plant material selected is almost exclusively native species. Where non-native species are used, they were selected for their drought tolerance.

All planting areas (with the exception of the inside of the swales) shall be watered via an underground irrigation system. The irrigation system shall be automatically controller with smart "ET" equipment. Irrigation equipment emission devised shall be low volume rotary nozzles or mico/drip equipment.

- Limit over-spray and run-off due to watering.

The irrigation system shall be automatically controller with smart "ET" equipment. Irrigation equipment emission devised shall be low volume rotary nozzles or mico/drip equipment. The placement and radius of sprinklers shall be adjusted as required to achieve full coverage of all planted areas and to minimize overspray onto adjacent hard surfaces, fencing and property lines.

- Provide automatic shut-off valves for irrigation systems to reduce the risk of accidental erosion in the event that a head or pipe breaks.

Automatic shut-off requirement will be installed with the irrigation system design at the building permit stage of the process.

### 4. Appendix A: Fire Protection Interface Areas

- Defensible Space

The development of the initial subdivision provided what we could be considered a 'defensible space' on the site. The pine trees are planted individually and spaced well away from the other trees. The majority of the proposed plant material selected is low growing and woody. *Achillea*, *holodiscus*, *mahonia*, *rosa*, *acer* and *amelanchier* are listed as Fire Wise Plants by the Colorado State Forest Service. Non-combustable stonescape mulch has been used throughout the site.

**Cara MacDonald**, MBCSLA, ISA

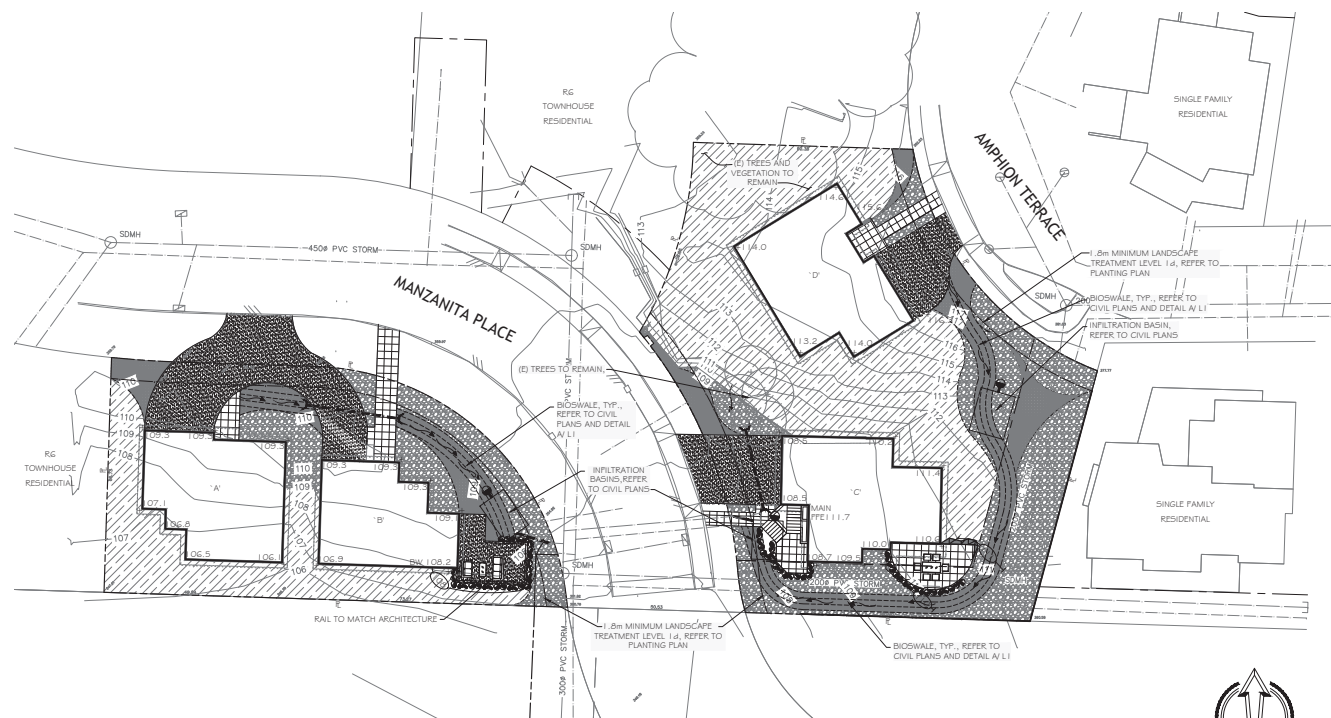
Principal / Registered Landscape Architect



**1228 MANZANITA PLACE - Development Permit Application**  
**SCHEDULE OF QUANTITIES**

March-18  
MacDonald Gray Consultants

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
<b>Utilities</b>				
Irrigation water supply	each	2	500.00	1,000.00
Irrigation system	sq.m.	375	8.00	3,000.00
Electrical Supply - Irrigation	each	2	500.00	1,000.00
<b>SUBTOTAL, Utilities</b>				<b>5,000.00</b>
<b>Hard Landscape</b>				
Boulder retaining walls (0.6m- 1.0m)	l.m.	35	200.00	7,000.00
Exposed aggregate concrete patios	sq.m.	23	60.00	1,380.00
600mm square interlocking paver patios/ walkways	sq.m.	80	60.00	4,800.00
100mm minus interceptor swale/ stonescape	cu.m.	30	40.00	1,200.00
200mm minus angular cobble	cu.m.	70	40.00	2,800.00
<b>SUB-TOTAL, Hard Landscape</b>				<b>17,180.00</b>
<b>Soft Landscape</b>				
Growing medium @ 300mm depth (shrub areas)	cu.m.	135	60.00	8,100.00
Growing medium @ 100mm depth (lawn areas)	cu.m.	25	60.00	1,500.00
Compost / Mulch, in place, 75mm depth	cu.m.	5	60.00	300.00
Tree, 6cm caliper	each	10	300.00	3,000.00
Tree, #7 pots	each	3	80.00	240.00
Shrub, #5 pots	each	4	40.00	160.00
Shrub, #3 pots	each	21	30.00	630.00
Shrub, #2 pots	each	186	20.00	3,720.00
Shrub, #1 pots	each	119	10.00	1,190.00
Shrub, plugs	each	235	4.00	940.00
Sod	sq.m.	255	8.50	2,167.50
Establishment landscape maintenance	allowance	1	500.00	2,000.00
<b>SUB-TOTAL, Soft Landscape</b>				<b>23,947.50</b>
<b>TOTAL</b>				<b>\$46,127.50</b>



# LANDSCAPE ARCHITECTURE SITE PLAN NOTES

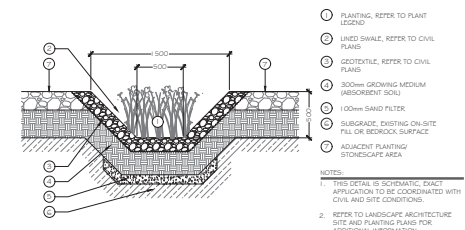
1. REFER TO SITE PLAN PREPARED BY GARY CARNIATO FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, SITE GRADING AND OTHER ARCHITECTURAL INFORMATION.
2. REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LTD. FOR ALL STORMWATER MANAGEMENT INFORMATION.
3. REFER TO TREE REMOVAL PERMIT REPORT PREPARED BY THE PROJECT ARBORIST FOR TREE RETENTION AND REMOVAL INFORMATION.
4. AREA OF EXPOSED BEDROCK OUTCROPS TO BE RETAINED AS LANDSCAPE FEATURES IS APPROXIMATE BASED ON THE TOPOGRAPHICAL SURVEY, PROPOSED FINISHED FLOOR ELEVATIONS AND FIELD INVESTIGATION.
5. THE PRECISE HEIGHT AND DESIGN OF BOULDER RETAINING WALLS TO BE DETERMINED UPON COMPLETION OF BLASTING AND SITE EXCAVATION WORK. ALL RETAINING WALLS OVER 1.0m IN HEIGHT IF REQUIRED SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

## LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
E	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL
SYMBOL	DESCRIPTION
---	PROPERTY LINE
[Pattern]	EXPOSED BEDROCK OUTCROPS TO REMAIN
[Pattern]	600mm SQUARE INTERLOCKING CONCRETE PAVES PATIOS AND WALKWAYS
[Pattern]	CUT SLOPE/ EXPOSED BEDROCK
[Pattern]	EXPOSED AGGREGATE CONCRETE PATIOS AND DRIVEWAYS
[Pattern]	INTERCEPTOR SWALE/ STONESCAPE: 100mm (4") MINUS ANGULAR COBBLE, ON-SITE BLAST ROCK TO BE USED WHEREVER FEASIBLE
[Pattern]	200mm (8") MINUS ANGULAR COBBLE STONESCAPE: ON-SITE BLAST ROCK TO BE USED WHEREVER FEASIBLE
[Pattern]	BOULDER RETAINING WALLS: 0.6m - 1.0m ON-SITE STONE TO BE USED WHEREVER FEASIBLE

## IRRIGATION NOTES

1. ALL PLANTING AREAS (WITH THE EXCEPTION OF THE INSIDE OF THE SWALES) SHALL BE WATERED VIA AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART "ET" EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IBISQ) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) & CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
4. THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED 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 600mm 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. ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.



**A** Bioswale / Stormwater Interceptor Swale  
Section  
1:25 metric

1. PLANTING, REFER TO PLANT LEGEND
2. UNED SWALE, REFER TO CIVIL PLANS
3. GEOTEKLE, REFER TO CIVIL PLANS
4. 300mm GROWING MEDIUM (ABSORBENT SOIL)
5. 100mm SAND FILTER
6. SUBGRADE, EXISTING ON-SITE FILL OR BEDROCK SURFACE
7. ADJACENT PLANTING STONESCAPE AREA
8. 100mm SAND FILTER
9. SUBGRADE, EXISTING ON-SITE FILL OR BEDROCK SURFACE
10. ADJACENT PLANTING STONESCAPE AREA

NOTES:  
1. THIS DETAIL IS SCHEMATIC. EXACT APPLICATION TO BE COORDINATED WITH CIVIL AND SITE CONDITIONS.  
2. REFER TO LANDSCAPE ARCHITECTURE SITE AND PLANTING PLANS FOR ADDITIONAL INFORMATION.



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# 1228 Manzanita Place NS Homes Nanaimo, BC

LANDSCAPE ARCHITECTURE SITE PLAN	
Date:	March 26, 2018
Drawn:	CM
Checked:	NG
Project Number:	18-0192
DRAWING NUMBER:	L1 of 3

REVISION SCHEDULE	
#	NOTES
0	19MARCH2018 Pre-application Review
1	26MARCH2018 Issued for DP

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DP 1102  
2018-APR-20  
Current Planning & Suburban



## PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
<b>TREES</b>					
		1.5m BUFFER			
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	3	NATIVE SPECIES
	CERCIS CANADENSIS EASTERN REDBUD	6cm CAL.	6.0m O.C.	10	STREET TREE, NATIVE SPECIES (CANADA)
	PINUS CONTORTA VAR. CONTORTA SHORE PINE	#5 POT	SEE PLAN	4	NATIVE SPECIES
<b>SHRUBS</b>					
	AMELANCHIER ALNIFOLIA SASKATOON	#2 POT	1.5m O.C.	8	NATIVE SPECIES
	GAULTHERIA SHALLON SALAL	#1 POT	1.0m O.C.	19	NATIVE SPECIES
	HOLODISCUS DISCOLOR OCEANSPRAY	#3 POT	1.5m O.C.	8	NATIVE SPECIES
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	57	NATIVE SPECIES
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	#3 POT	1.5m O.C.	13	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	24	NATIVE SPECIES
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	44	NATIVE SPECIES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
<b>PERENNIALS &amp; GROUNDCOVERS</b>					
	ANDROPOGON GERARDII SSP. BIG BLUESTEM	#1 POT	1.0m O.C.	26	DROUGHT TOLERANT
	ACHILLEA MILLEFOLIUM / FRAGARIA CHILOENSIS YARROW / BEACH STRAWBERRY	#1 POT	0.9m O.C.	25	50/50 MIX., NATIVE SPECIES
	HELIOTRICHON SEMPERVIRENS BLUE CAT GRASS	#2 POT	1.0m O.C.	77	DROUGHT TOLERANT
	LAWN	SOD		255 sq.m.	BOULEVARD
<b>SWALE PLANTING</b>					
	CAREX OPHIOTA STIPITA SLOUGH / SAWBEAK SEDGE	PLUG	0.9m O.C.	80	NATIVE SPECIES, 1 ROW CENTRELINE OF SWALES
	JUNCUS EFFUSUS COMMON RUSH	PLUG	0.9m O.C.	155	NATIVE SPECIES, 2 ROWS SIDE SLOPES OF SWALES

## PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:  
LEVEL 1 "WELL GROOMED" - 1P PLANTING AREAS.  
SOIL DEPTHS: SHRUBS - 300mm  
LAWN - 100mm  
TREES - 300mm AROUND AND BELOW ROOTBALL.
- ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
- MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER THE PLANTING PITS OF ALL PLANT MATERIAL INSTALLED IN STONESCAPES.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL PLANTING AREAS, WITH THE EXCEPTION OF THE INSIDE OF THE BIOSWALES SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/DRIP EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
- CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPRE-STOCK TREES SHALL BE B & B IN WIRE BASKETS.

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1228 Manzanita Place  
NS Homes  
Nanaimo, BC

<b>PLANTING PLAN</b>	
Date:	March 26, 2018
Drawn:	CM
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Scale:	1:200 metric
Project Number:	18-0192
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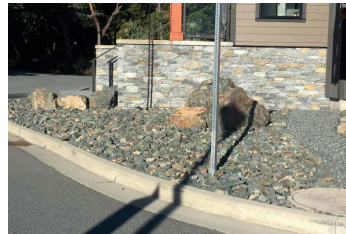
Existing Rock Outcrops to Remain

Photo



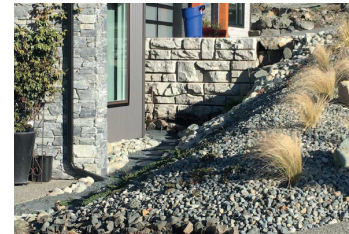
Neighbouring Home in Rock Outcrops

Photo



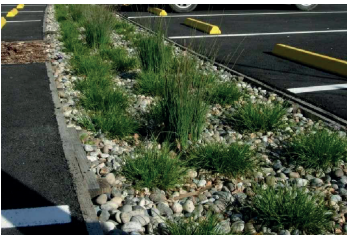
Use of On-site Rock: Neighbouring Home

Photo



Planting in Stonescape: Neighbouring Home

Photo



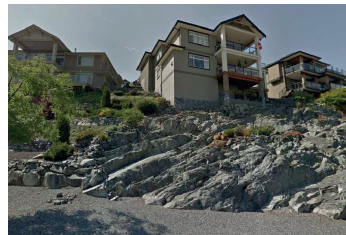
Bioswale / Interceptor Swale Planting

Photo



Home in Rock Outcrop (Sample)

Photo



Home in Rock Outcrop (Sample)

Photo



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# 1228 Manzanita Place

## NS Homes

### Nanaimo, BC

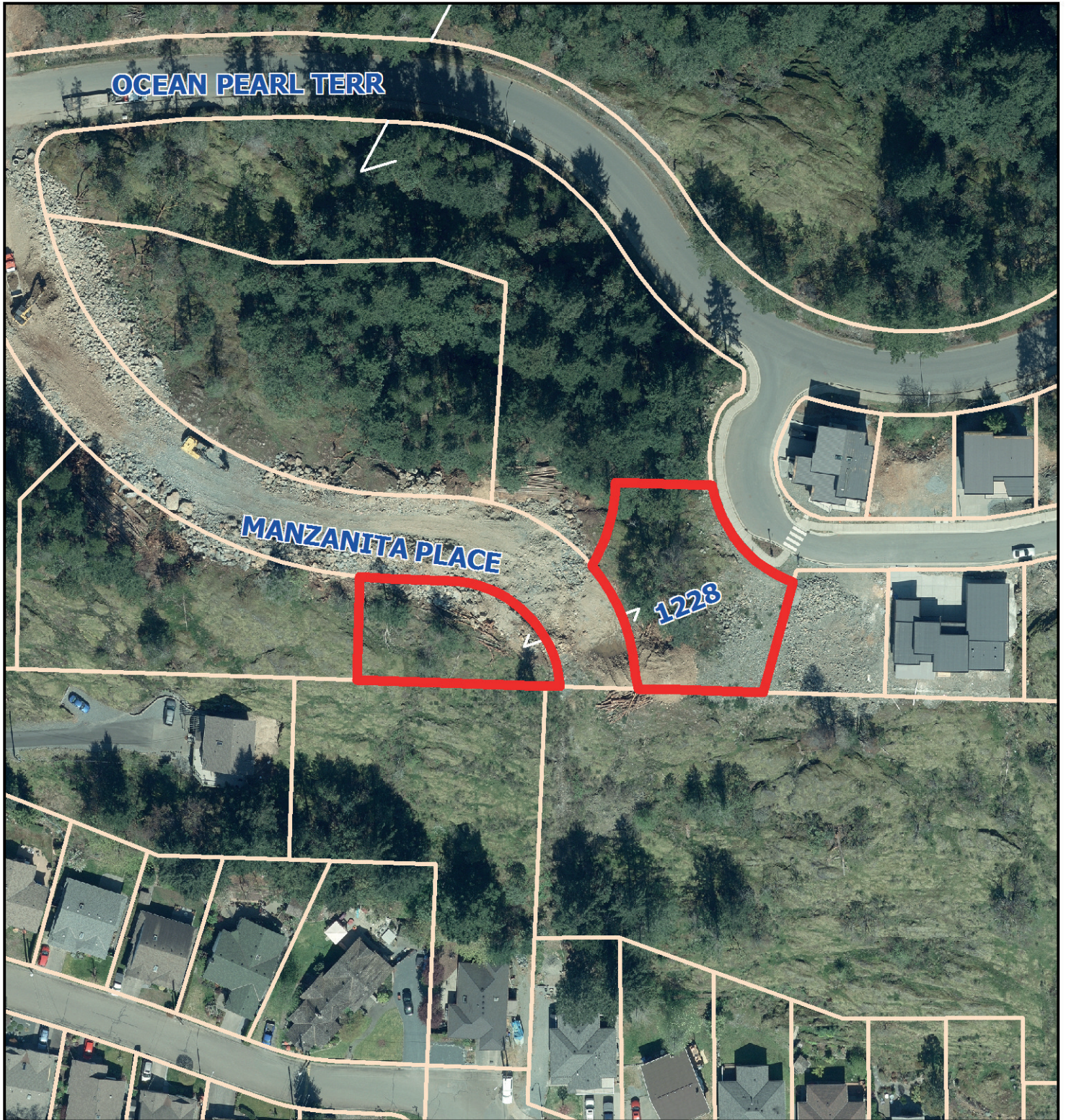
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Date:	March 26, 2018
Drawn:	CM
Checked:	NG
Scale:	NOT TO SCALE
Project Number:	18-0192
DRAWING NUMBER:	L3 of 3

REVISION SCHEDULE		NOTES
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Aerial Photo



DEVELOPMENT PERMIT NO. DP001102

