



## **AGENDA DESIGN ADVISORY PANEL MEETING**

January 11, 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 December 14, 2017**

2 - 8

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday December 14, 2017.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP1079 - 5605 Cougar Ridge Place**

9 - 23

A development permit application was received from Delinea Design Consultants Ltd. (Mr. Will Melville), on behalf of Ms. Gertrude Mahlum for the development of three residential strata units (steep slope). The subject property is legally described as Lot 6, District Lot 50, Wellington District, Plan EPP60831.

**5. ADJOURNMENT:**

**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
MONDAY, 2017-DEC-14 AT 4:00 P.M.

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PRESENT:   Members:   Gur Minhas  
                              Daniel Appell  
                              Alexandru Ionescu  
                              Charles Kierulf  
                              Kevin Krastel  
                              Will Melville

                 Absent:   Councillor Jerry Hong

                 Staff:     Gary Noble, Development Approval Planner  
                              Tamera Rogers, Planner  
                              Laurie Nielsen, Recording Secretary

1.    CALL THE OPEN DESIGN ADVISORY COMMITTEE MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:00 p.m.

2.    ADOPTION OF AGENDA:

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

3.    ADOPTION OF MINUTES:

The minutes of the Meeting held 2017-NOV-23, at 4:00 p.m. will be distributed at a later date for adoption.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1084 - 6304 Metral Drive

Tamera Rogers introduced the project, a small amenity space addition to the existing Trillium at Woodgrove Manor.

Tony James, Architect of KPL James Architecture presented the project and spoke regarding the location of the amenity space, its access and the need to have more amenity space available to residents.

- The amenity space will have a vaulted ceiling and include many window and skylights for natural light and views.
- Access to the space is provided through the main lobby area.
- Exterior finishes will match the existing building.

- A secure garden surrounding the building will include small scale activity spaces which include seating areas with umbrellas and pergolas for shading, and swing seats.
- Also included are walking loops, a non-climbable fence (that restricts views from outside complex); and, raised beds are planned to reflect home gardening activities for residents, along with movable work tables.

Discussion Items:

- Future plans for the existing property.
- Privacy concerns for tenants.
- Planting edges to separate public and semi-private spaces.
- HVAC servicing from main building.

It was moved and seconded that Development Permit Application No. DP1084 be accepted as presented. The motion carried unanimously.

Ms. Rogers exited the meeting at approximately 4:20 p.m.

(b.) Development Permit Application No. DP1075 - 3598 Norwell Drive

Gary Noble, Development Approval Planner introduced the project, a 10-unit row house development and spoke regarding the property's Corridor zoning in relation to its location near Country Club Mall.

Mr. Nathan Middleton, Architect of Middleton Architect presented the project and spoke regarding rezoning of the subject property from R1 to R7-Townhouse and the developer's marketing and design strategies as well as the proposed lot depth variance.

- The properties are 10 fee simple lots.
- Buildings A, D, and E are 2-storeys; and, Buildings B and C are 3-storeys
- Buildings A, B and C are flat roofed structures, while the end units D and E have gabled ends to add articulation to the roof line.
- Unit decks all include weather protection. There is space between the units to allow sunlight penetration to the decks.
- Exterior materials include Hardie panel, fibre cement panels - acrylic plastic
- The landscape plan includes:
  - Bioswales, rain gardens and privacy screens;
  - Bassalt rocks (grey and black) provide an historical reference to mining; and,
  - Proposed Trees: Maple, dogwoods with larger trees along Norwell Drive.

Discussion Items:

- The development's impact on neighbouring properties.
- The project fitting into the definition of rowhouse as opposed to duplex.
- Garages located in the rear of Units C, D and E and possible vehicle movement issues.
- Roofing style and materials used.

It was moved and seconded that Development Permit Application No. DP1075 be accepted as presented with support for the proposed yard variance. The motion carried unanimously.

4:57 Will Melville and Charles Kierulf step out due to conflict.

(c.) Development Permit Application No. DP1082 - 6543 Portsmouth Road

Gary Noble, Development Approval Planner introduced the project and spoke regarding the neighbourhood context, and connectivity to the street.

Glenn Hill, Architect of deHoog & Kierulf Architecture presented the project, a three-storey medical office building, and spoke regarding rental/lease interest shown by the medical community, site context, and a large need demand for parking.

- A strong entrance way has been incorporated at the main level of the building
- The Architect has worked off Delinea Design's original design and thesis.
- Parking will be located to the rear of the building.
- The proposed plaza spaces are pedestrian friendly.
- Bike parking will be available outside, near the front entrance.
- Roof elements provide separation between floors.
- The canopy system is similar to that of existing Building A.

Victoria Drakeford presented the Landscape Plan

- A traffic calming zone will be continued along the side of the building.
- Bollards, screening, fencing design will continue through second phase and mirror Phase I.
- The landscape plan is a continuation from the existing building on the property.
- There is a potential for raingardens.
- Landscaping will be used to direct traffic and not allow vehicles to drive over bioswales etc.
- Parking wheel stops installed to protect the planted trees.

Discussion Items:

- The separate identity of both Buildings A and B - they are not alike.
- Cover for bike parking – a suggestion was made to extend the canopy at the front entrance to allow weather protection for bike parking.
- Site access for patients and HandiDart services.
- Overall landscape concept.
- The idea of possibly shared parking with the Church in close proximity.
- Proposed building height variance.
- Signage location (under canopies of the first floor, or window decaling).
- Directional/wayfinding signage for the property.
- Possible weather protection for sidewalks adjacent the building.
- Vehicle movement and traffic calming methods and proposed materials (pedestrian like concrete).
- Parking wheel stops for the protection of trees planted.

It was moved and seconded that Development Permit Application No. DP1082 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Look at the ways to strengthen the entrance on the east elevation;
- Consider providing weather protection for bike parking;
- Look at ways to provide wayfinding system onsite; and,



- Provide screening for rooftop equipment with materials that are reflective of the rest of building.

The motion carried unanimously.

(d.) Development Permit Application No. DP1083 - 6975 Island Highway North

Gary Noble, Development Approval Planner introduced the project, a 150 unit multi-family development (Phase I) and spoke regarding the site's location with both edges abutting Provincial highways (no City roads adjacent to the site); the site's only access point as approved by MOTI; and, the informal path system located along the adjacent property.

Bill Reid, Architect of Musson Cattell Mackey Partnership presented the project and spoke regarding building siting and orientation, project phasing, product mix, and introduced project team members in attendance.

- Phase I consists of three apartment buildings, referenced as rental units, which will bring a good mix of housing product to the Woodgrove area.
- The site can be considered a gateway to Nanaimo.
- There is one access point to the site (north side).
- An interior street will be the main through-fare of the development, whereby creating a central area.
- There is sufficient room onsite for future Phase II.
- An amenity space will be located on the ground floor of the central building and will accommodate all tenants residing within the development.
- Indoor bike storage room within each building.
- Balconies are recessed for weather protection.
- Building elevations are simple. Corners are developed with a framed expression.
- The main entrance has two-storey treatment (covered space).
- The colour scheme for the north and south buildings: cooler whites and greys; and the mid building will be tan and grey – colour board presented.

Peter Kreuk, Landscape Architect of Durante Kruek Ltd. presented the Landscape Plan

- Entry sequence - tried to create entry definition.
- A series of auto courts sits between the buildings. The auto courts are defined by pavers on each side.
- Ground floor units have outdoor patio spaces - direct access to sidewalks for easy in/out access.
- A fair amount of planting and storm water management is planned.
- The park space in Phase I will become the focus of Phase II.
- Coniferous plantings will be increased.
- A strong landscaped buffer is evident between the site and abutting strip mall property.
- The garbage enclosure will have trellis over top for overlook purposes.

Scott Lewis, Civil Engineer, Aplin Martin Engineering provided an overview on site servicing.

- Currently working with the City and MOTI to resolve access issues (left in / right-in – right out) and traffic flow/volumes.

- A berm has been created and will contain sanitary sewer. The City does not allow lift stations on City property.
- A path will be provided on top of the berm to move pedestrians along building.
- High point of site is near middle; separating system; utilizing-increasing soil depth
- Storm water detention- control structure
- Bioswale created to flow north.

Discussion Items:

- Berm along property line.
- Variations in roof line.
- Future Phase II development, anticipated building forms (possible townhouses), and type (rental/owned).
- Shared resident amenity space in Building B.
- Access to rooftop mechanical.
- Setback variance (Island Highway) and the possibility of changing the proposed building siting.
- Parking configuration and variance.
- Pedestrian connection concerns.
- Building 1 grade elevation.

It was moved and seconded that Development Permit Application No. DP1083 be accepted as presented with support for the proposed parking variance; however; the Panel does not support the proposed front yard variance. The following recommendations were provided:

- Look at ways to improve the building rooflines;
- Consider ways to ensure loading areas (for tenant moving) are incorporated into the plan;
- Consider ways to improve the pedestrian link from the auto courts (parking areas) to the buildings;
- Look at park programming; and,
- Look at a variation between the buildings by use of materials and finishes.

The motion carried unanimously.

The meeting recessed at 6:25 p.m.

The meeting reconvened at 7:00 p.m.

(e.) Development Permit Application No. DP1085 - 2020 Estevan Road

Gary Noble, Development Approval Planner introduced the project, a mixed use institution/multi-family development consisting of a five-storey 74 unit rental apartments (38 affordable units) and a church space located on the main level, which will replace the existing form of Brechin United Church. Mr. Noble also spoke regarding the site location, project type and the impending neighbourhood referral, and noted MOTI has signed off on the Land Use bylaw regarding the proposed project.

Maranatha Coulas, Architect of VIA Architecture introduced the team members in the gallery, which included Mike Redmond of Colliers International and Rev. Sally Boulas of Brechin United Church, and provided an overview of the project's history, site context, building siting and floor plans.

- The building is located on the prominent corner of Estevan/Brechin Road (north end of site). The Church is at west end of building with residential units on the east side. – east/west orientation.
- There is a highway reservation area along the western portion of the site.
- The main level residential units along Brechin Road have street access.
- The site is accessed from Estevan Road and parking is located under-the-building with surface parking, pick/up and drop off areas on the south side.
- Building massing is stepped on the east and west ends responding to the slope of the property.
- The church sanctuary and residential portion of the building are integrated, with elevators in the shared main floor lobby.
- Exterior finishes: fibreglass reinforced concrete panel organized to create patterns; perforated screens along the sides of the church (material board presented) and a variety of concrete panels for the residential building.

Daryl Tyacke, Landscape Architect of ETA Landscape Architecture presented the Landscape Plan

- A childrens' play area is available which has direct access from the parking area.
- The streetscape along Brechin Road consists of a series of raingardens along the property line. Planting material is native, largely evergreen - interesting all year round.
- East end of building - retaining large conifers. Screening to childrens' play area.
- Streetscape along Estevan Road - City street trees and oak carry around along Brechin - medium sized plantings are proposed.
- Hedging material and plantings will be used to screen vehicle headlights.
- A pedestrian sidewalk connects the building to a street-side bus stop on Estevan Road.

#### Discussion Items:

- Building articulation and orientation and the possible rotation of the building.
- The expression of the wall on the north side (church feature wall) appears to be the weakest feature. It was suggested the church feature wall be made more of a focal point for the rest of the composition.
- Childrens' play area and accessibility to parking area, possible monitoring issues.
- Seating capacity of church sanctuary.
- Congregation members planning to become residents.
- Configuration of under-the-building parking, and disabled parking spaces.
- Dialogue with neighbouring properties (Zouglas, Midas) re height variance.
- Historical value of existing church and sentimental value for Nanaimo residents.
- Building size.
- Parking garage - stairs open directly to the driveway. Suggestion to make the door on the side or place bollard to ensure pedestrian safety.
- Church identification (place of worship), and ways to accentuate form of sanctuary.
- Affordable housing / passive house standard.
- Debate about church and space - focal point of community.
- Articulation of church / residence.

- Use and reuse of existing church materials.
- Roofline at lower level is very delicate and upper parapet of residential feels like heavy lid on top.
- Church vision – traditional vs. contemporary services.

It was moved and seconded that Development Permit Application No. DP1085 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider ways to strengthen the identity of the church sanctuary; and,
- Consider ways to improve the security of the children's play area.

The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 8:27 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. DP001079 – 5605 COUGAR RIDGE PLACE

**Applicant/Designer:** DELINEA DESIGN CONSULTANTS LTD.

**Owner:** GERTRUDE MAHLUM

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

**Subject Property:**

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the east of the Cougar Ridge Place cul-de-sac. The nearest intersection is located at Smokey Crescent and Cougar Ridge Place.
<i>Total Area</i>	2,072.2m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, 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 Steep Slope Development Permit Guidelines

### PROPOSED DEVELOPMENT

The proposed development is three dwelling units on a manipulated steep slope site. The allowable density for the subject property (16 units/ha) is three units.

Site Context

The vacant subject property rests within a new subdivision of new single unit dwellings. The housing styles are mixed and well detailed with material finishes and entry features.

Site Design

The subject property is a view lot where the existing grades have undergone considerable manipulation. Existing site grading allows the common access road to run along the north property line and incorporate a landscape screening edge. The access road design and location provides easy vehicle access to the three units and a vehicle turnaround area for Unit #3. The common vehicle access has a 2m wide pedestrian sidewalk that has a paver treatment to distinguish the pedestrian route from the common driveway.

**Staff Comment:**

The front doors are typically emphasized on the street. However, the subject property has a frontage of only 11m in width, and it is not possible to provide frontage on the street for each unit and the required 5m driveway. The design solution for emphasis on the front doors is provided by the wood pergolas, which announce each main entrance.

The proposed joint access for pedestrian and vehicle traffic is acceptable if routes are detailed so that pedestrian/vehicle conflict is minimized.

### Building Design

- *Form*

The building form is comprised of four building components:

1. The garage with an open deck on the roof;
2. Living space with a shed roof that accommodates large glazing to enjoy the sea view;
3. A flat roofed space which accommodates bedrooms; and,
4. A narrow vertical mass that accommodates a staircase to the rear patio area.

- *Façade*

Exterior cladding materials; corrugated metal panels, fibre cement board and siding and timber details are organized effectively to articulate the four building components and visually reduce the overall building mass.

Staff Comment:

The garage is successfully incorporated into the design, and the building entry reads well. The garage roof provides space for an outdoor room that extends the living space.

### Landscape Design

The landscape plan creates edges along the property lines and private outdoor spaces for each unit. The orchard is a unique idea that supports urban agriculture, a theme supported in the Official Community Plan.

Staff Comment:

The landscape plan has a good inventory of coniferous trees that references the north slope context and the urban forest. Will the tree growth inhibit upland views in the future?

## **PROPOSED VARIANCE**

### Size of Buildings

The maximum height of a principal building is 7m for a flat roof with a pitch of less than 4:12. The proposed building height of the three units is 8.7m, a proposed height variance of 1.7m.

KC/ln

23 October 2017



City of Nanaimo  
Development Services  
411 Dunsmuir Street  
Nanaimo B.C.  
V9R 0E4

Attn: Mr. Gary Noble

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED 3 UNIT RESIDENTIAL DEVELOPMENT, 5605 COUGAR RIDGE PLACE NANAIMO B.C.**

**LOCATION:**

The subject property is located in a recently created subdivision in north Nanaimo. The site is at the end of a cul de sac extension of Cougar Ridge Place, 0.2 ha in size, minimal frontage, narrow and long. Grades have been heavily manipulated and rock retaining walls and armored embankments incorporated to establish 3 building sites. There remains an upward rise in grade on a west / east axis of approximately 3.0m.

This is in an area that is predominantly single family homes and is surrounded by undeveloped SFD lots. The lots to the south sit several meters higher; the lot to the north a few meters lower. Lot 6 is essential a transitional bench. There are ocean views to the north-west

**ZONING:**

Zoning is R-10 - Steep Slope Residential

**DESIGN CONCEPT:**

The design programme is to develop three residential units with strata title tenure. Unit size is to be generous and mimic single family homes in the neighbourhood.

From a design perspective the challenge was to work with the site conditions as presented, provide comfortable living spaces (indoors and outdoors), privacy, maximize views and respect anticipated future adjacent development. Form and character favors a contemporary vernacular.

**SITING:**

With driveway access located by nature of the limited lot frontage and unit sites pre-determined by the prepared building pads we opted to orient the units towards views. This created a staggered effect that is advantageous for access, exposure, maximizes offsets of living spaces, provides privacy between units, and simplifies finished grading.

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4378 O'Brian Road • Ladysmith BC • Canada • V9G 1G2



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We propose to further manipulate grade by backfilling to upper floor levels thereby creating level yard space on the south side of the units, mitigating some of the apparent height of the embankment and nestling the units into the site. To a degree, we are restoring a pre development natural grade and will landscape accordingly.

All units have double car garages and an associated asphalt apron. There is a defined pedestrian path to each front door.

### **FORM AND CHARACTER:**

The building form is 2 storey, with the lower floor integrated into the landscape. Roofs are a combination of low slope and flat planes projecting a modern image.

The garage component is intentionally heavy in terms of form and finish creating a plinth upon which sits the primary living spaces. The garage door is deeply recessed within this element.

Large expanses of glass are incorporated to open living areas to views and outdoor spaces. Outdoor spaces are provide on both the north and south sides alternately providing sun, shade, wind or rain shelter, view and activity options.

The low roof profiles preserve views for upland residents.

Finishes are a combination of natural wood, cement fiber panels and corrugated metal cladding applied either horizontally or vertically and correspond to various building forms. Timber arbors emphasize entrances and provide screening at the perimeter of south facing patios.

Green roofs and cobbles are being considered on some roof planes.

### **VARIANCES:**

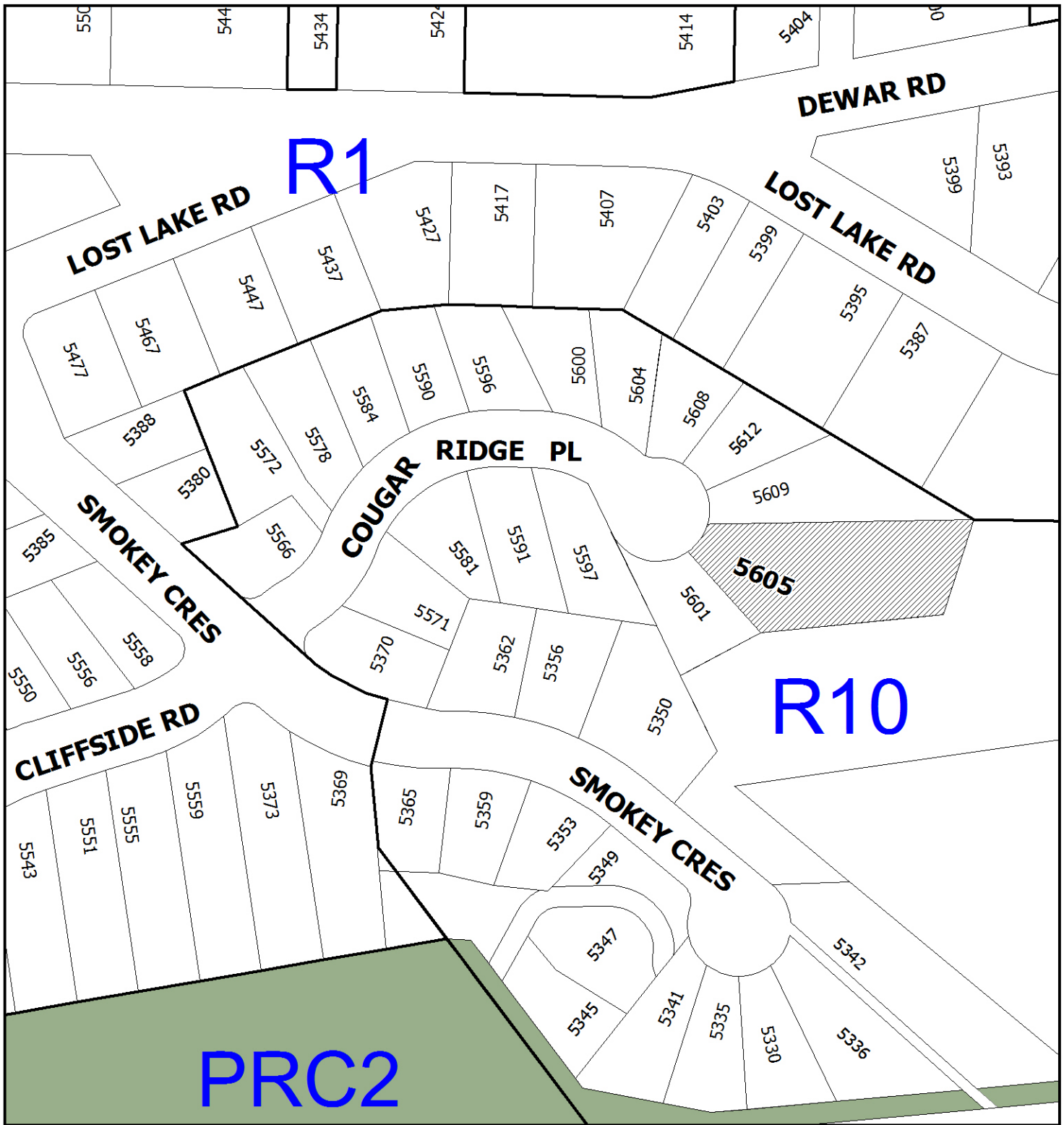
A height variance of approximately 1.7m is requested (this is worst case scenario occurring at unit 3). Generally speaking these are not tall buildings (7.5m lower floor slab to ridge).

However when the prescribed method of height calculation is implemented (measured from average natural grade) the result, by bylaw definition, is an overheight condition. We rationalize that with the benefits of restorative finished grading, proposed building form and consideration of adjacent lands the net result is appropriately scaled low profile homes. Height if measure from finished grade would result in maximum allowable height compliance.

### **SUMMARY:**

In conclusion, we respectfully submit this Development Permit Application believing it to be a well considered development, appropriately sited and a satisfactory response to programme requirements.





DEVELOPMENT PERMIT NO. DP001079



## LOCATION PLAN

Civic: 5605 Cougar Ridge Place  
 Lot 6, District Lot 50, Wellington District,  
 Plan EPP60831



**Subject  
Property**

PROPOSED RESIDENCES FOR:

# LOT 6

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #: d1423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23 OCT.2017

DRAWING #:

## PR1.0





# Preliminary Plant Palette

Key	Botanical Name	Common Name	Pot Size
<b>Evergreen Trees</b>			
Pob	Picea omorika "Bruns"	Serbian Spruce	2m
Piv	Pinus flexilis vanderwolf	Vanderwolf Pine	2m
<b>Deciduous Trees</b>			
Ag	Acer griseum	Paperbark Maple	6 cm cal
Aq	Amelanchier grandiflora "Autumn Brilliance"	Serviceberry	#10
Ck	Cornus kousa	Chinese Dogwood	2m ht
Cn	Cornus nuttallii eddies white wonder	Eddies White Wonder Dogwood	6 cm
Pv	Prunus virginiana	Chokeberry	#10
Qrc	Quercus robur Crimson Spire	Crimson Spire Oak	6 cm cal
Stj	Syrax japonica	Snowbell Tree	6 cm cal
<b>Evergreen Shrubs</b>			
Vo	Vaccinium ovatum	Evergreen Huckleberry	#1
Gs	Gaultheria shallon	Salal	#1
Mn	Mahonia nervosa	Dull Oregon Grape	#1
Vd	Viburnum davidii	David's viburnum	1 gall
<b>Deciduous Shrubs</b>			
Rs	Ribes sanguineum	Flowering Currant	#1
Pf	Potentilla fruticosa	Potentilla	#1
Vp	Vaccinium parvifolium	Red Huckleberry	#1
<b>Ferns</b>			
Pmun	Polystichum munitum	Sword Fern	#1
<b>Perennials/Grasses</b>			
Ca	Calamagrostis acutifolia Karl Foester	Feather Reed Grass	#1
Ce	Carex evergold		
Hk	Hakonechloa macro 'Aureola'	Japanese forest grass	#1
Msy	Miscanthus sinensis yaku jima	Maiden Grass	#1
Pv	Panicum virgatum	Switch Grass	#1
Pa	Pennisetum alopecuroides	Fountain Grass	#1
Sg	Stipa gigantea	Giant Feather Grass	#1
La	Lavendula hidcote	Lavender	#1
Nd	Nepeta dropmore blue	Catmint	#1
<b>Vines</b>			
Rnd	Rosa New Dawn	Climbing Rose	2 gall
Ws	Wisteria sinensis	Wisteria	5 gall

# Design Rationale

The intent of the landscape design is to provide a comfortable and inviting outdoor environment for the residents.

## Entrance Gardens

Colourful, easy to care for mass plantings consisting of multi-stemmed deciduous trees, evergreen shrubs, ornamental grasses and perennials will provide inviting entrance to the houses as well as privacy for the ground floor rooms.

## Patios and wisteria trellis

South facing patios provide warm outdoor space. The wisteria trellis will provide shade in summer, as well as some privacy from the housing above.

## Terraced Gardens

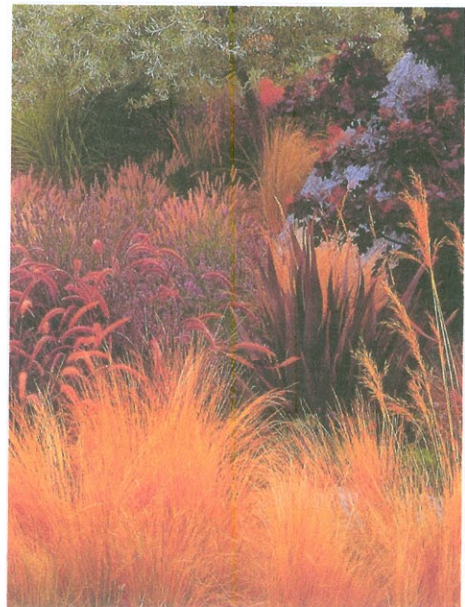
The slope on the south of the property will be terraced with rock walls and planted with native plants and drought resistant ornamental grasses and perennials, providing a colourful backdrop to the patios.

## The Orchard

Fruit trees will be planted in the north-east corner to provide a community resource for the project, under planted with meadow grasses and wildflowers.

## Fencing

Post and rail fencing will be installed along the north property line.  
Horizontal board fencing will be installed along the south property line.



DATE	REV	DESCRIPTION
CONSULTANT		
VICTORIA DRAKEFORD B.Sc. M.Phil. B.Sc. City LANDSCAPE ARCHITECT 236 Pine St. Nanaimo, B.C. V9R-2B6 250-754-4335 victoria@island.net		
PROJECT		
PROPOSED RESIDENCES LOT 6 COUGAR RIDGE SUBDIVISION NANAIMO BC		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE 1:100m	DATE 9.8.16	
DRAWN VJD	CHECKED	
PROJECT NUMBER	COUGAR 2016	
DRAWING NUMBER	L1	

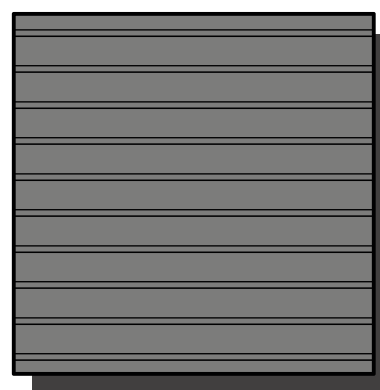
RECEIVED  
DP1079  
2017-OCT-23  
Current Planning & Subdivision



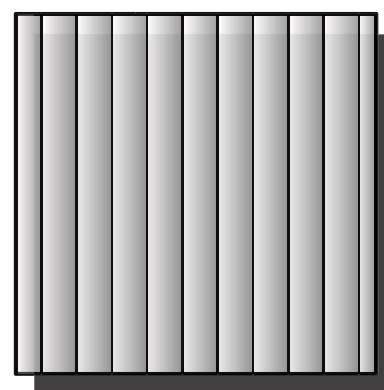


UNITS 1 & 3

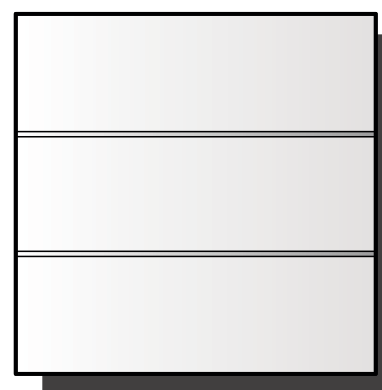
## NORTH ELEVATION - FACING STREET



HORIZONTAL LAPPED  
FIBER CEMENT SIDING  
SMOKEY GREY



VERTICAL CORRUGATED  
METAL SIDING  
GALVALUM



FIBER CEMENT PANELS  
WITH ANODIZED REVEALS  
CRISP WHITE



TIMBER / GARAGE DOOR



TRIMS / FASCIAS



FRONT DOOR COLOURS - VARYING COLOURS



WINDOW FRAMES

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #: d1423.14.16  
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DRAWING #:

**RECEIVED**  
**DP1079**  
**2017-OCT-23**  
Current Planning & Subdivision

**UNITS 1 & 3**

**PR5**

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #: d1423.14.16  
ISSUED: 26.MAY.2016  
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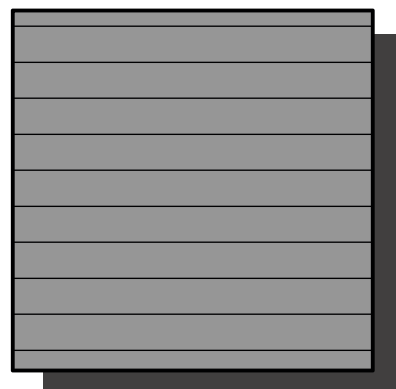
DRAWING #:

**PR5.1**

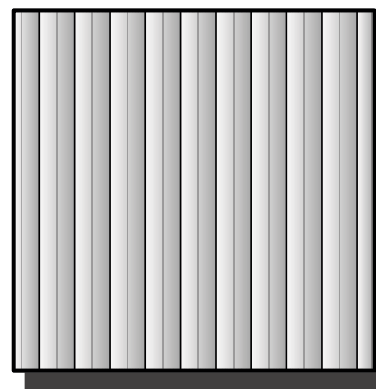


**UNIT 2**

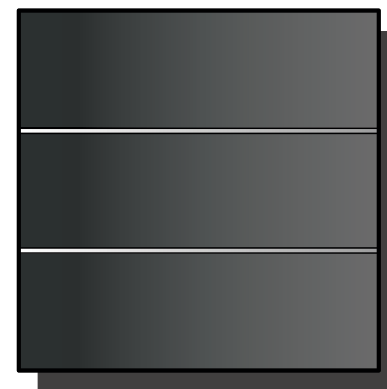
## NORTH ELEVATION - FACING STREET



HORIZONTAL LAPPED  
FIBER CEMENT SIDING  
SOFT GREY



VERTICAL CORRUGATED  
METAL SIDING  
GALVALUM



FIBER CEMENT PANELS  
WITH ANODIZED REVEALS  
CHARCOAL GREY



TIMBER / GARAGE DOOR



TRIMS / FASCIAS

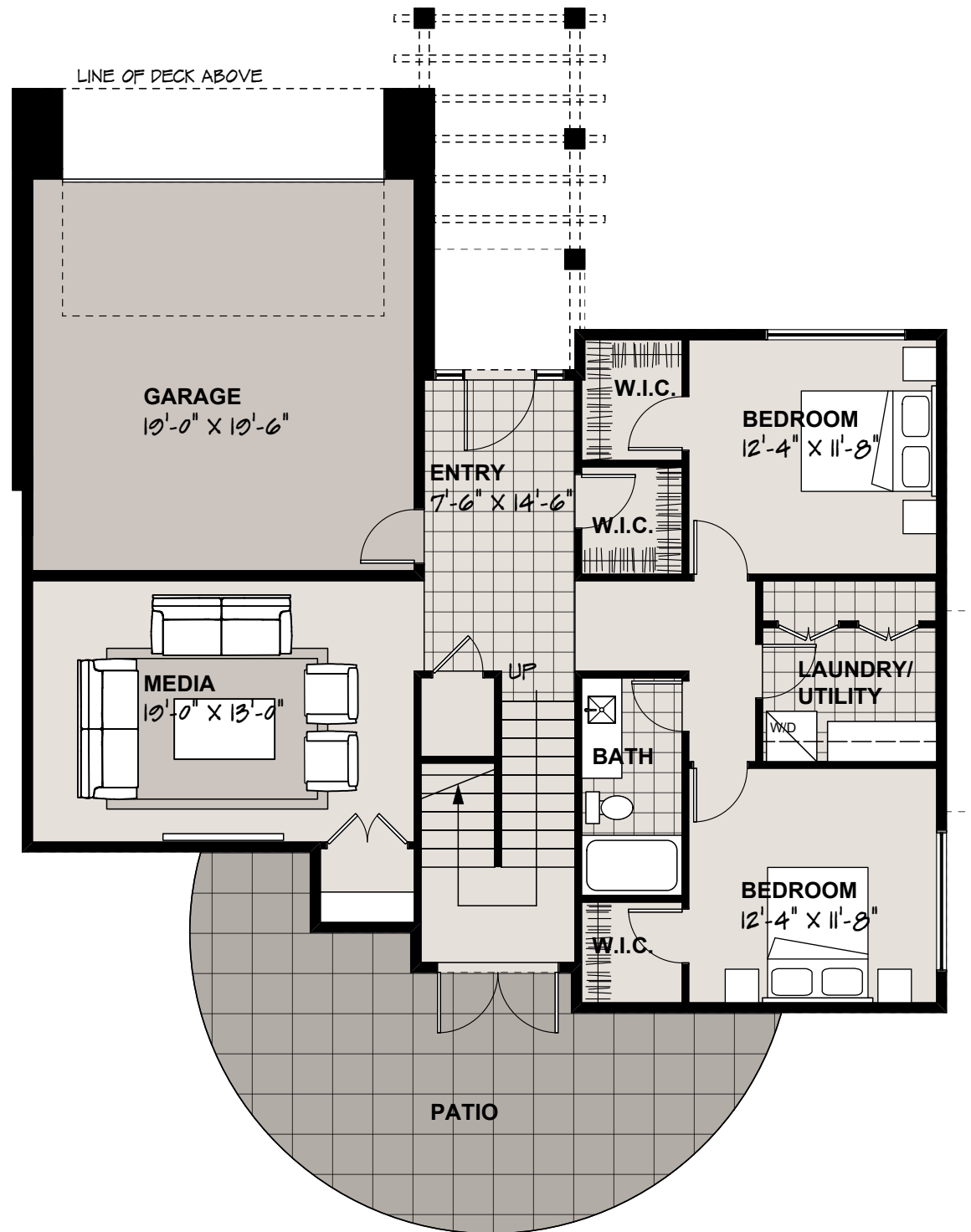


FRONT DOOR COLOUR



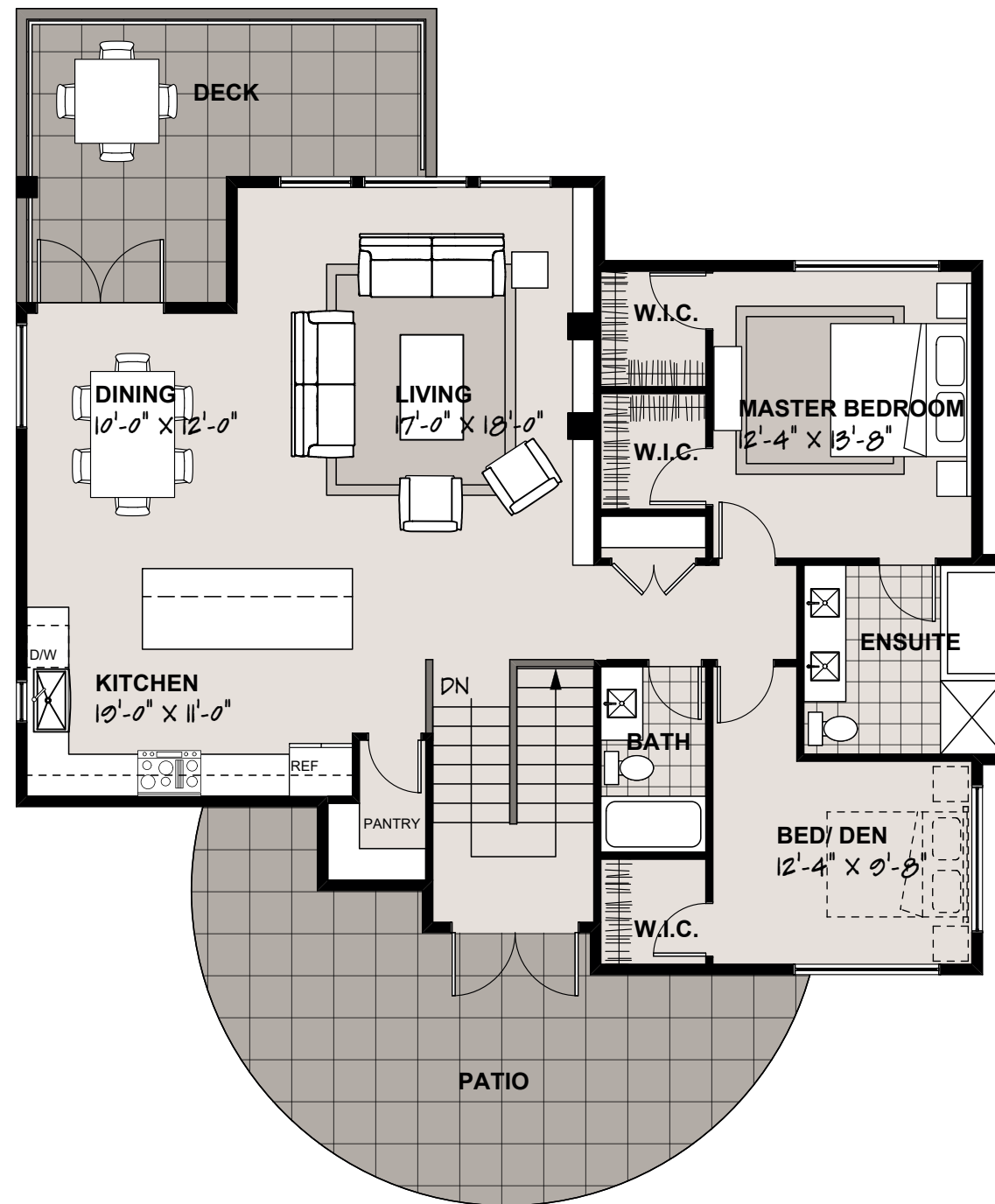
WINDOW FRAMES

**UNIT 2**



## LOWER FLOOR PLAN

1055 SQ.FT. FLOOR AREA  
405 SQ.FT. GARAGE AREA  
1460 SQ.FT. TOTAL



## MAIN FLOOR PLAN

1480 SQ.FT. FLOOR AREA

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

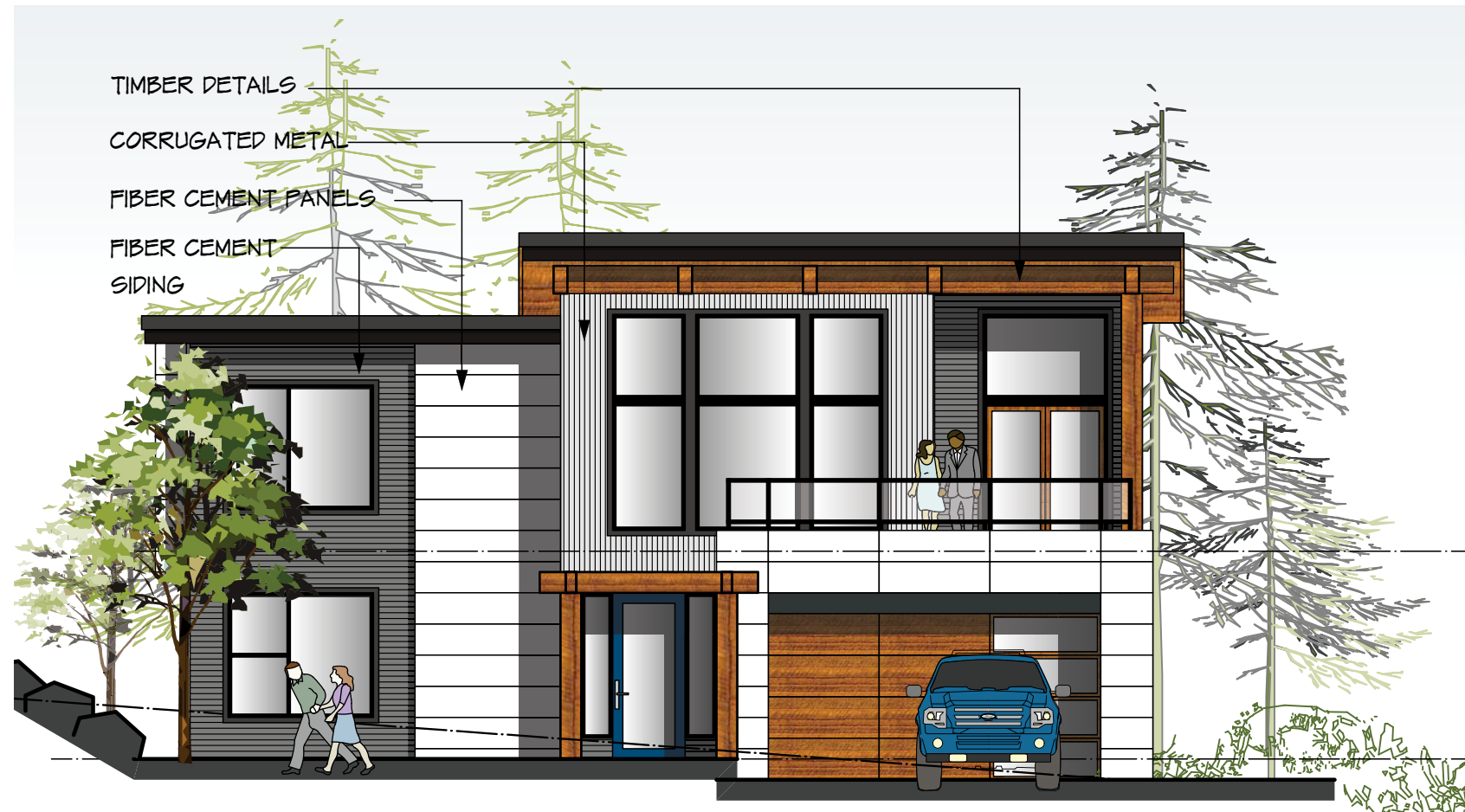
Nanaimo, B.C.

PROJECT #: d1423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23 OCT.2017

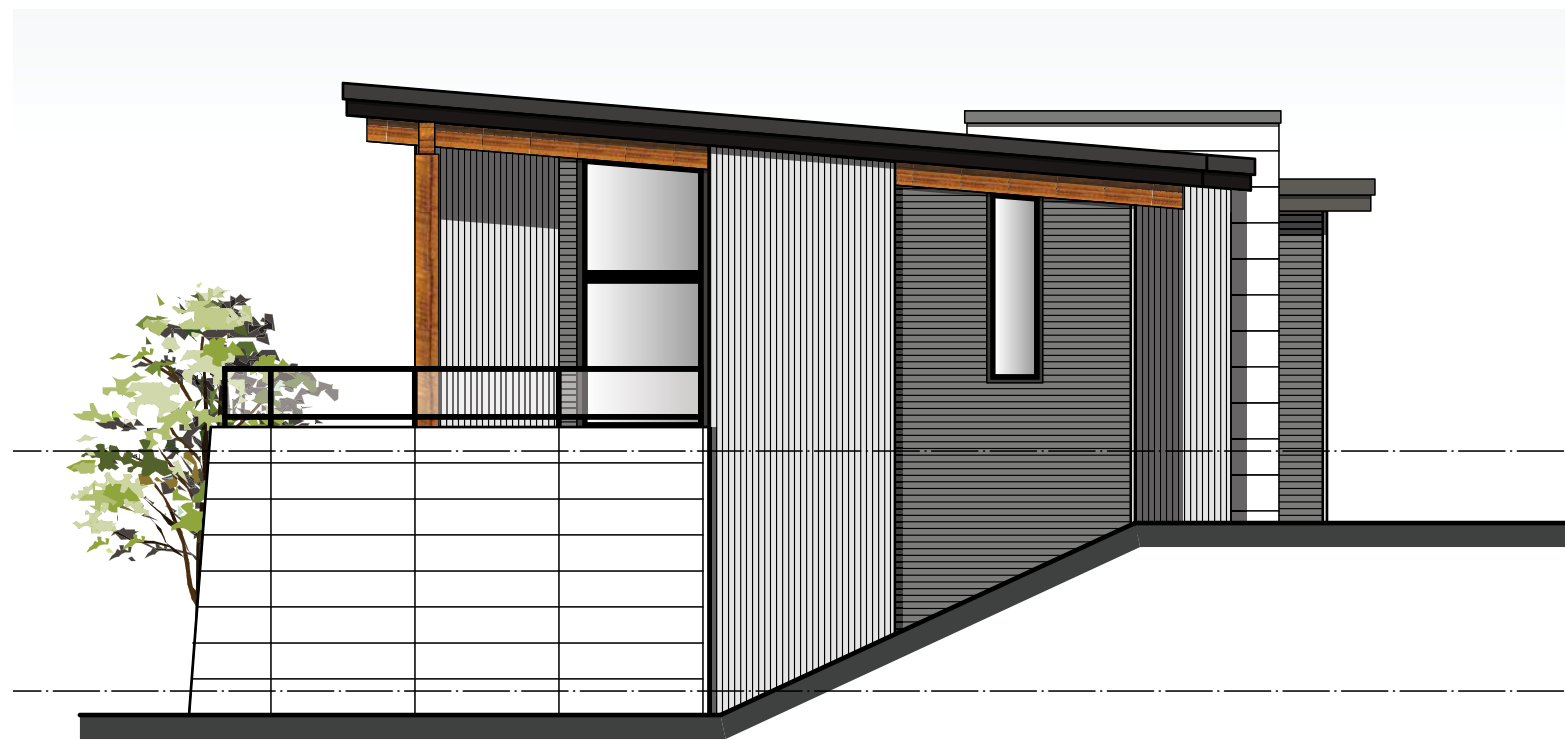
DRAWING #:

**PR2**

**RECEIVED**  
**DP1079**  
**2017-OCT-23**  
Current Planning & Subdivision



**NORTH ELEVATION**



**WEST ELEVATION**

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #:	d1423.14.16
ISSUED:	26.MAY.2016
ISSUED:	01.JUN.2016
ISSUED:	27.JUN.2016
TO VICTORIA:	18.JUL.2016
CLIENT REVIEW:	01.FEB.2017
DPA:	14.MAR.2017
REISSUED FOR DPA:	23 OCT.2017

DRAWING #:

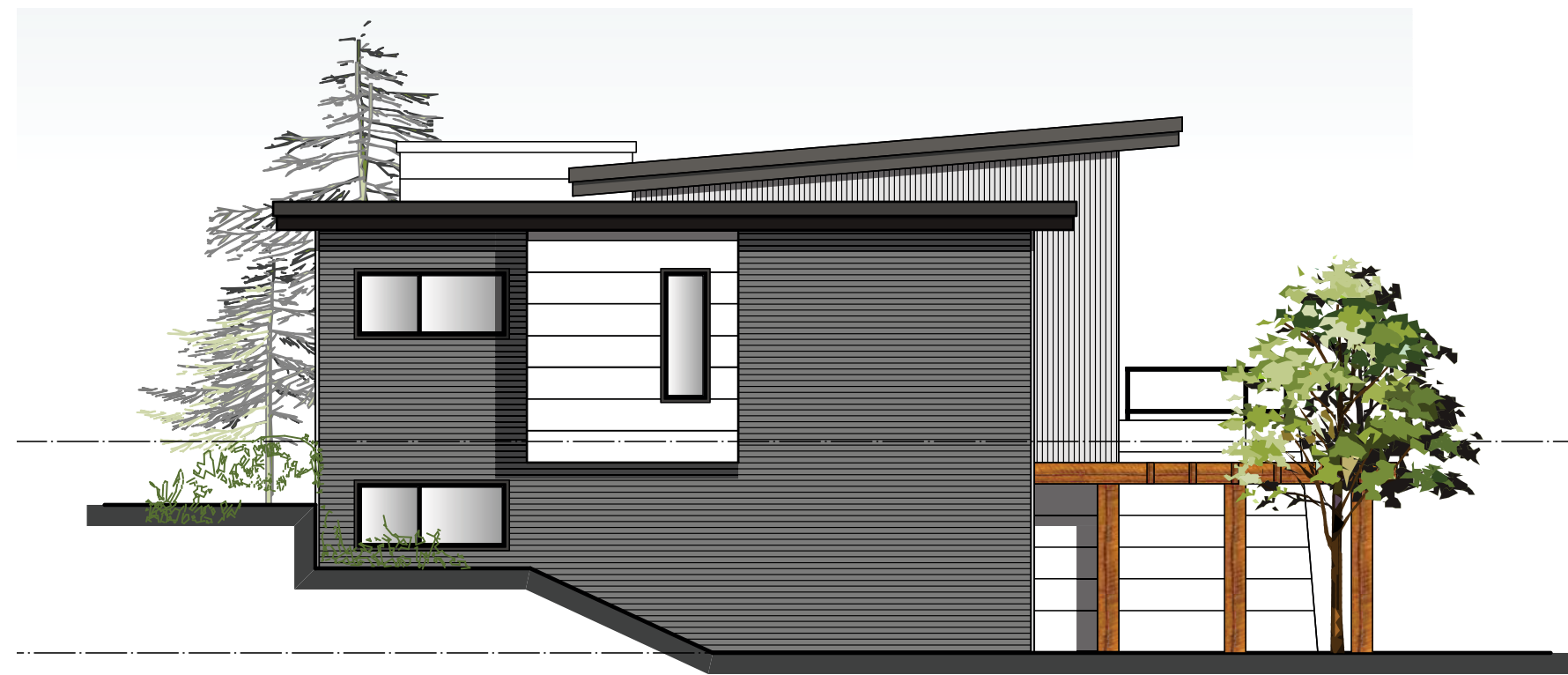
**PR3**

**RECEIVED**  
**DP1079**  
**2017-OCT-23**  
Current Planning & Subdivision





**SOUTH ELEVATION**



**EAST ELEVATION**

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

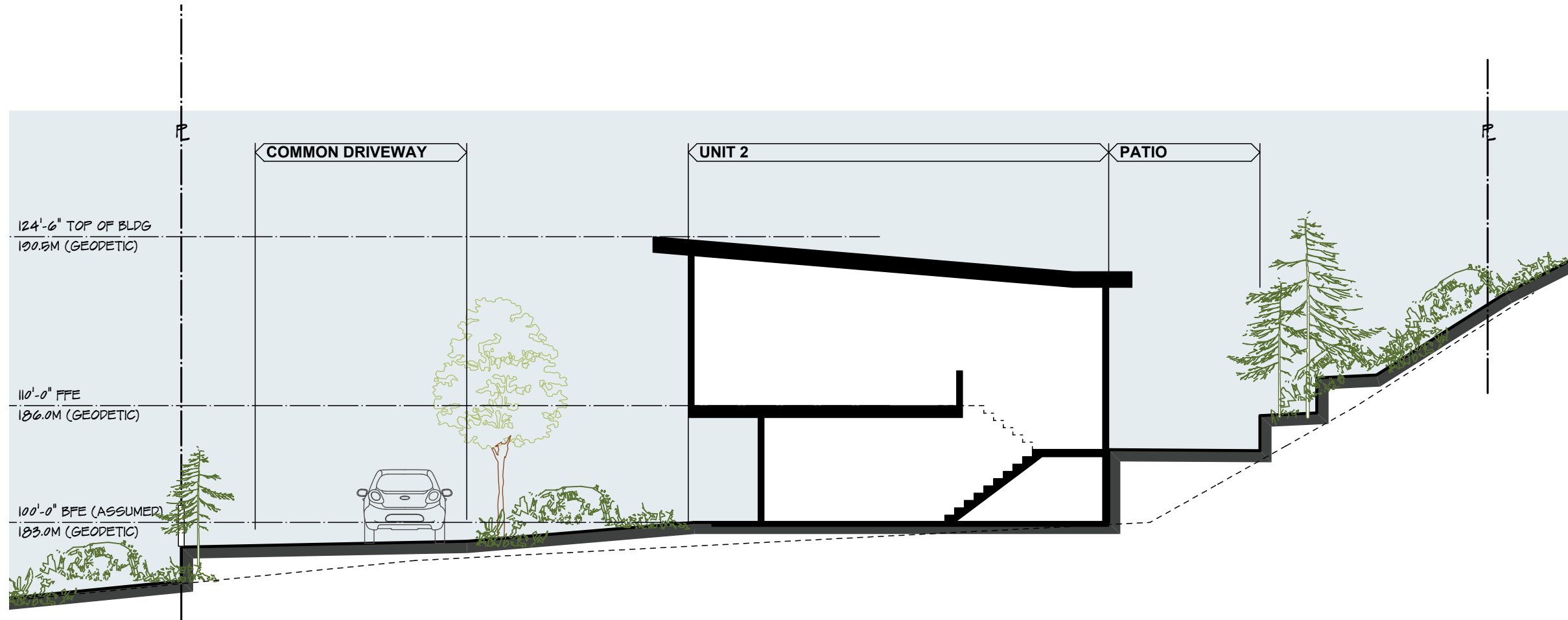
Nanaimo, B.C.

PROJECT #:	d1423.14.16
ISSUED:	26.MAY.2016
ISSUED:	01.JUN.2016
ISSUED:	27.JUN.2016
TO VICTORIA:	18.JUL.2016
CLIENT REVIEW:	01.FEB.2017
DPA:	14.MAR.2017
REISSUED FOR DPA:	23 OCT.2017

DRAWING #:

**PR3.1**





## SCHEMATIC SITE SECTION

SCALE: 3/32" = 1'-0"

PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #:	d1423.14.16
ISSUED:	26.MAY.2016
ISSUED:	01.JUN.2016
ISSUED:	27.JUN.2016
TO VICTORIA:	18.JUL.2016
CLIENT REVIEW:	01.FEB.2017
DPA:	14.MAR.2017
REISSUED FOR DPA:	23 OCT.2017

DRAWING #:

**PR1.2**



PROPOSED RESIDENCES FOR:

# LOT 6

COUGAR RIDGE SUBDIVISION  
Nanaimo, B.C.

PROJECT #:	d1423.14.16
ISSUED:	26.MAY.2016
ISSUED:	01.JUN.2016
ISSUED:	27.JUN.2016
TO VICTORIA:	18.JUL.2016
CLIENT REVIEW:	01.FEB.2017
DEVELOPMENT	
PERMIT:	14.MAR.2017

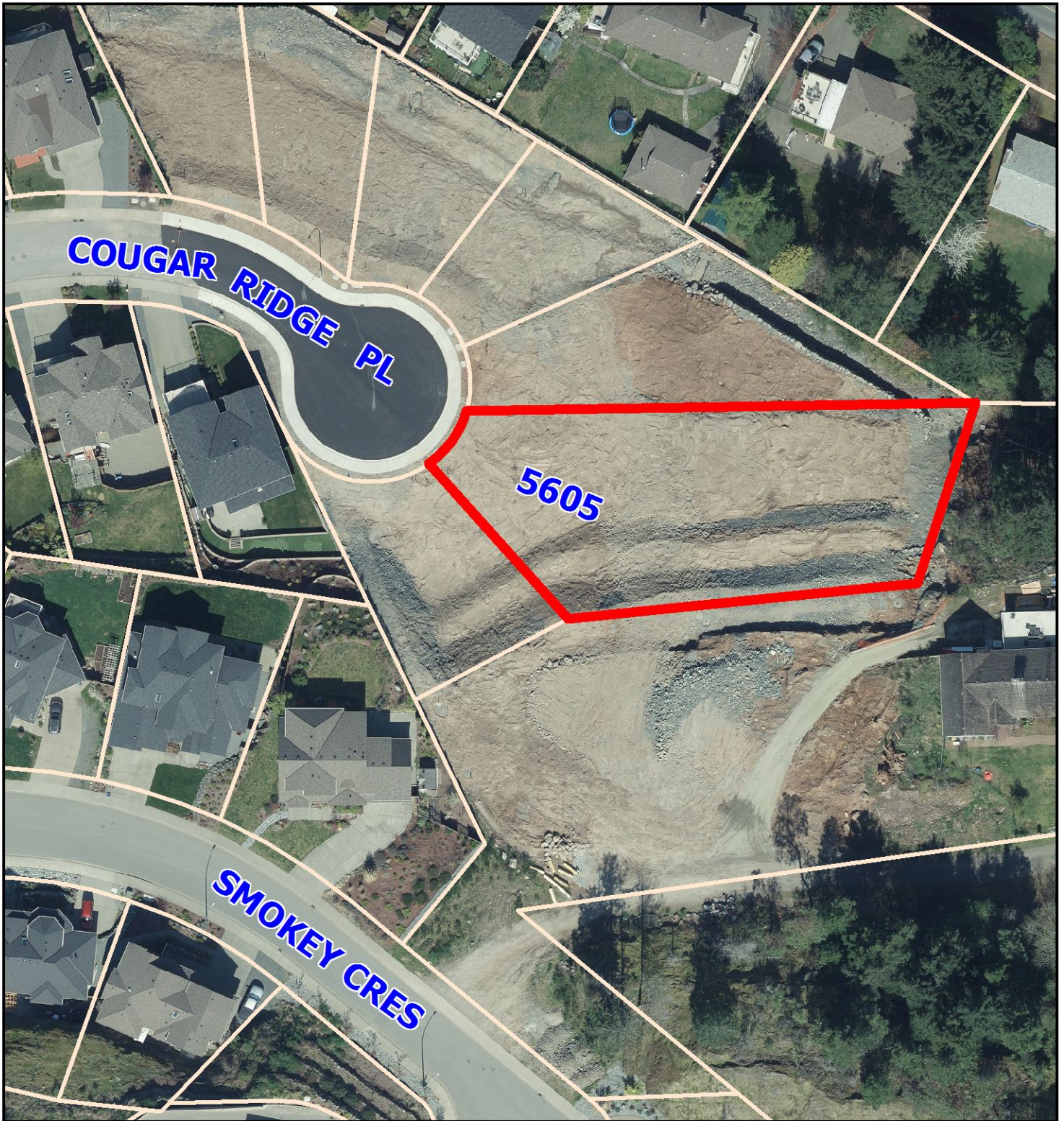
DRAWING #:

# PR4.1

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**DP1079**  
**2017-OCT-23**  
Current Planning & Subdivision



Aerial Photo



DEVELOPMENT PERMIT NO. DP001079

