

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 7.6.1 Building Height* – to increase the maximum building heights as follows:

<i>Building</i>	<i>Maximum Permitted Building Height</i>	<i>Proposed Building Height</i>
A	9m	10.21m
B	9m	9.88m
C	9m	10.87m

2. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection for eaves into the east side yard setback from 0.75m to 1.12m.
3. *Sections 17.2.1 and 17.11 Minimum Landscape Treatment Levels* – to reduce the Minimum Landscape Treatment Level 2d landscape width along the west property line from 1.8m to 1m.

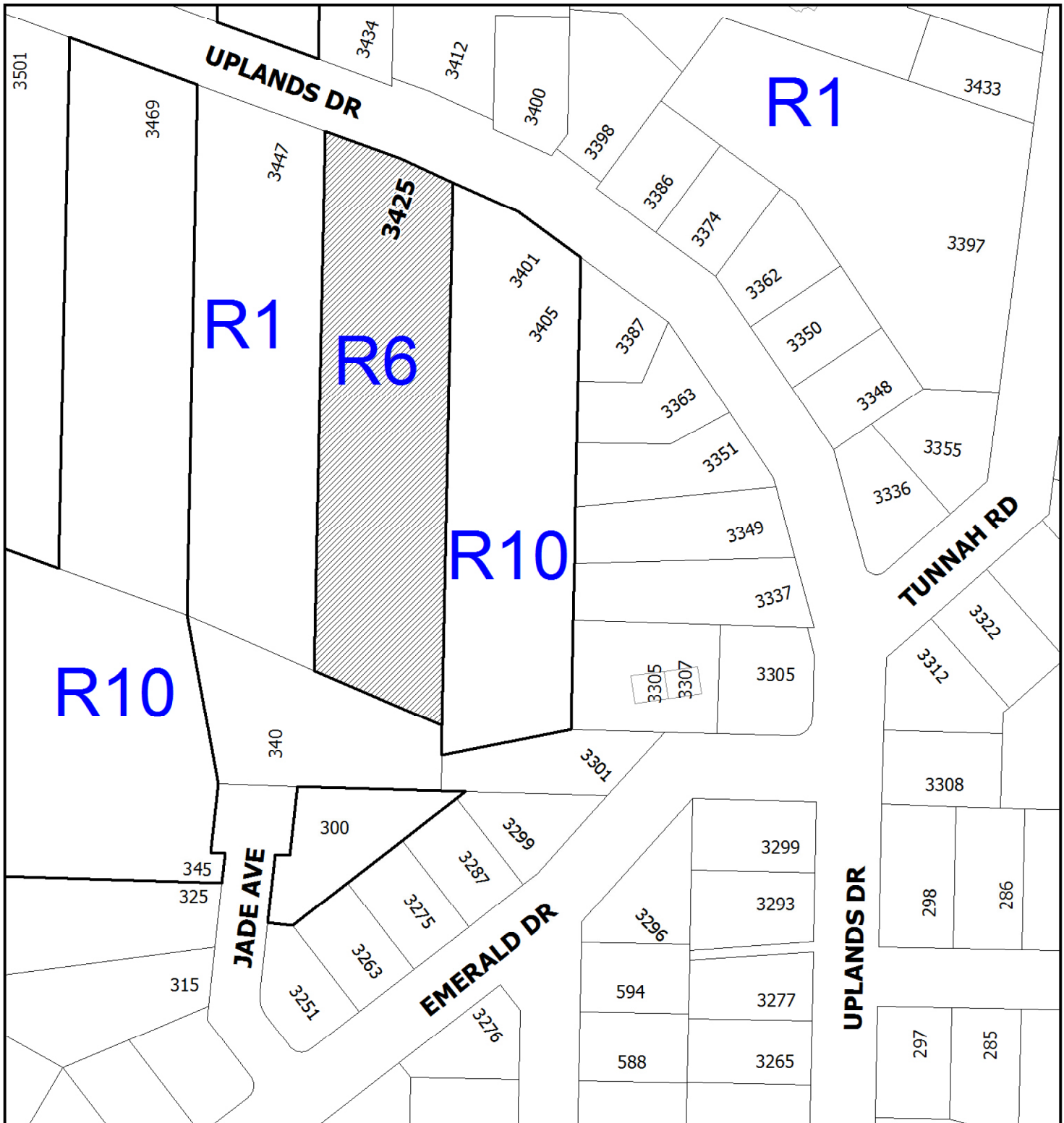
The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 7013” is varied as follows:

1. *Schedule ‘A’* – to reduce the number of required off-street parking spaces from 46 to 17.

## **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by DYS Architecture dated 2018-JUN-14, as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Building Elevations prepared DYS Architecture dated 2018-MAY-11, as shown on Attachment D.
3. The subject property is developed in general compliance with the Exterior Materials prepared by DYS Architecture received 2018-JAN-31, as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2018-MAY-04, as shown on Attachment G.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001088



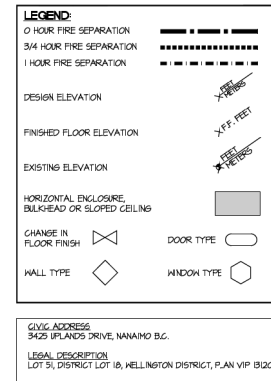
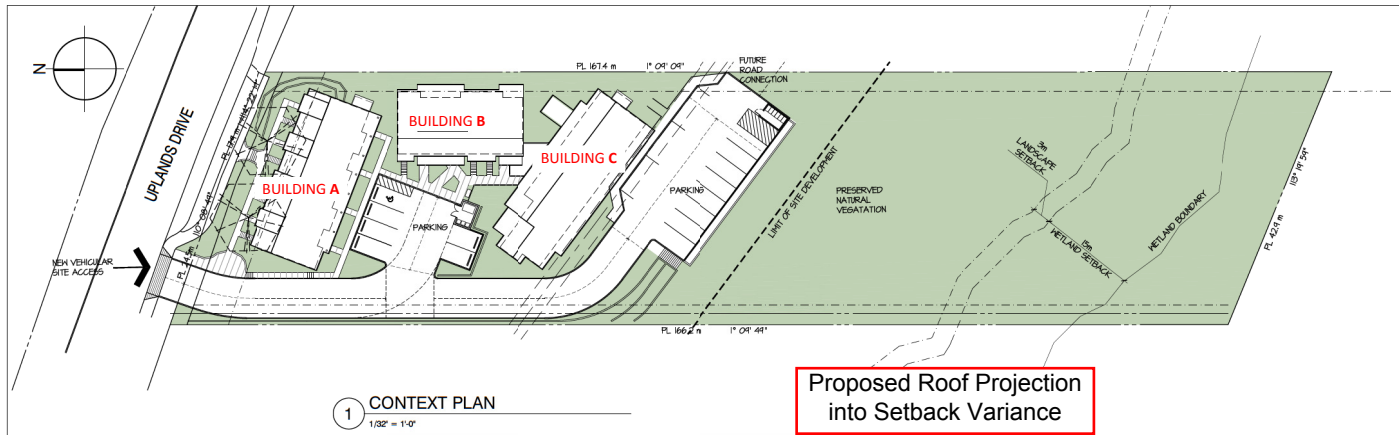
**LOCATION PLAN**

Civic: 3425 Uplands Drive  
Lot 51, District Lot 18,  
Wellington District, Plan 13120



**Subject  
Property**

# ATTACHMENT C SITE PLAN

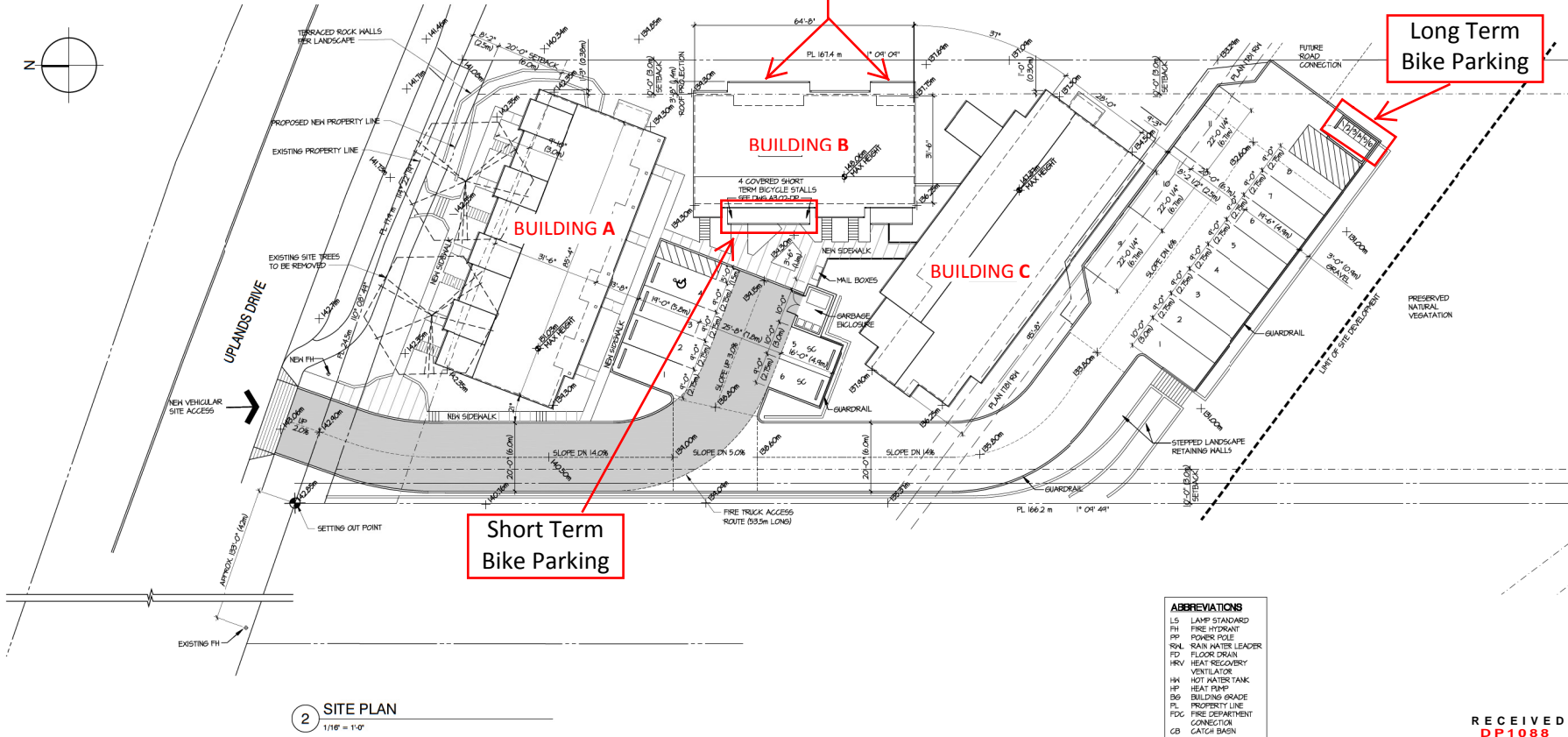


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1	17-12-11	ISSUED FOR DP
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3	18-05-11	RE-ISSUED FOR DP
4	18-06-14	RE-ISSUED FOR DP

NO. | DATE | REVISION



**ABBREVIATIONS**

LS	LAMP STANDARD
FI	FIRE HYDRANT
RP	POWER POLE
RWL	RAIN WATER LEADER
FD	FLOOR DRAIN
HRV	HEAT RECOVERY VENTILATOR
HW	HOT WATER TANK
HP	HEAT PUMP
SG	BUILDING GRADE
PL	PROPERTY LINE
FD	FIRE DEPARTMENT CONNECTION
CB	CATCH BASIN

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE  
NANAIMO, B.C.

CONTEXT PLAN  
SITE PLAN

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Vertical dimensions shall have precedence over related dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any variation from the dimensions and conditions shown on the drawings. This drawing shall be submitted to dys architecture for review before proceeding with construction.

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A1.01-DP

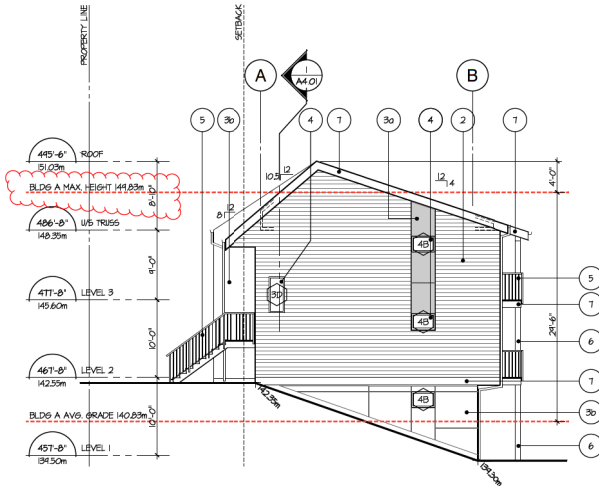
ATTACHMENT D  
BUILDING ELEVATIONS

**dys** architecture  
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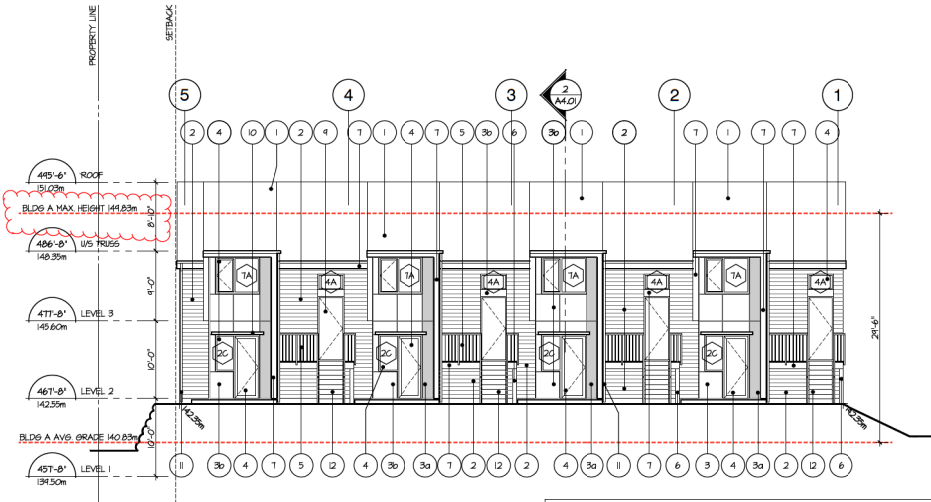
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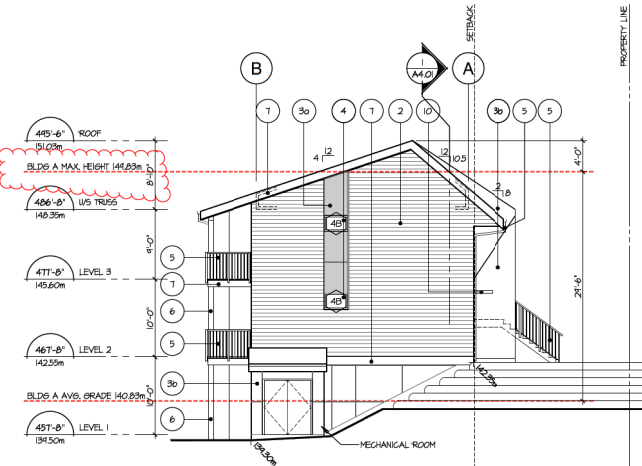


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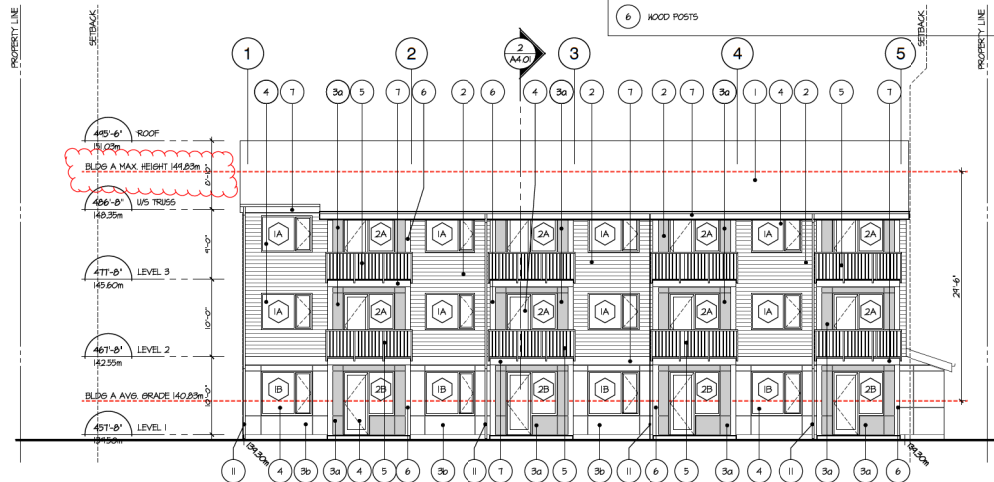


2 NORTH ELEVATION

MATERIAL LEGEND	
1 ASPHALT SHINGLES	7 FIBRE CEMENT TRIM FASCIA
2 4" FIBRE CEMENT LAP SIDING	8 ARCHITECTURAL FINISHED CONCRETE
3a FIBRE CEMENT PANELS C/M REVEALS (DRAKE COLOUR)	9 FIBREGLASS DOORS AND FRAME
3b FIBRE CEMENT PANELS C/M REVEALS (GREY COLOUR)	10 PRE-FINISHED METAL CANOPY
4 VINYL WINDOWS AND DOORS	11 RAIN WATER LEADER
5 PAINTED ALUMINUM PICKET GUARDRAIL	12 WOOD STAIRS
6 WOOD POSTS	



3 EAST ELEVATION



4 SOUTH ELEVATION

PROJECT  
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE  
NANAIMO, B.C.

**BUILDING A  
ELEVATIONS**

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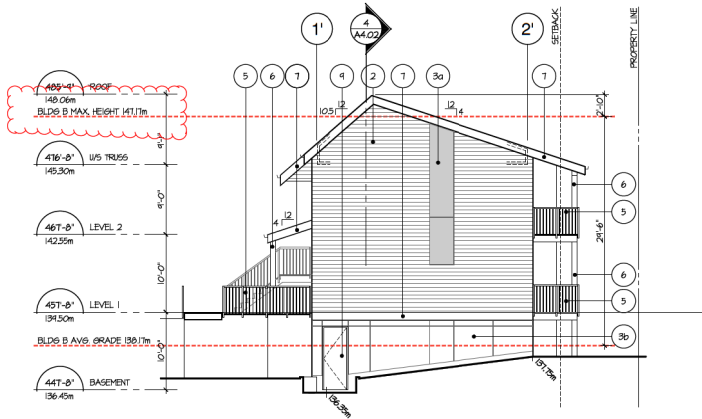
SCALE 1/8" = 1'-0"  
DATE OCT 25, 2017



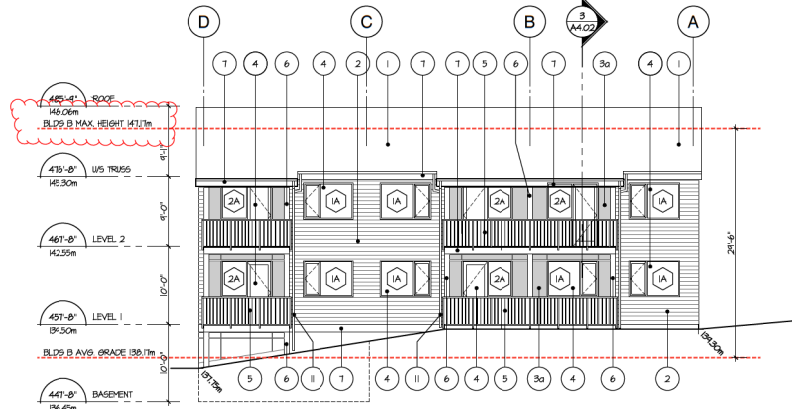
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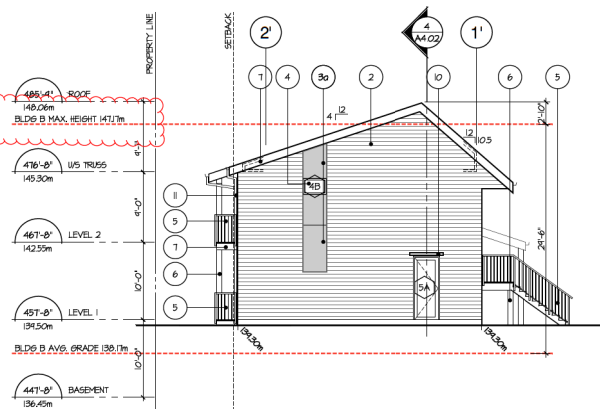


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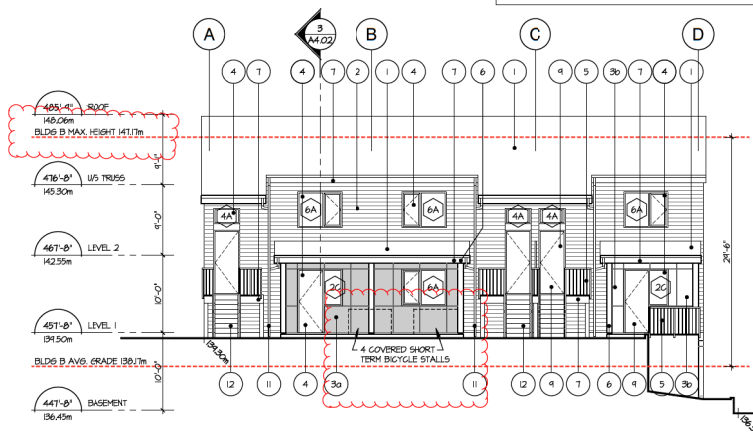


2 EAST ELEVATION

MATERIAL LEGEND			
1	ASPHALT SHINGLES	7	FIBRE CEMENT TRIM FASCIA
2	4" FIBRE CEMENT LAP SIDING	8	ARCHITECTURAL FINISHED CONCRETE
3a	FIBRE CEMENT PANELS C/M REVEALS (DRAKE COLOUR)	9	FIBREGLASS DOORS AND FRAME
3b	FIBRE CEMENT PANELS C/M REVEALS (GREY COLOUR)	10	PRE-FINISHED METAL CANOPY
4	VINYL WINDOWS AND DOORS	11	RAIN WATER LEADER
5	PAINTED ALUMINUM PICKET GUARDRAIL	12	WOOD STAIRS
6	WOOD POSTS		



3 NORTH ELEVATION



4 WEST ELEVATION

PROJECT  
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE  
NANAIMO, B.C.

**BUILDING B  
ELEVATIONS**

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**A3.02-DP**

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1 WEST ELEVATION

2 SOUTH ELEVATION

3 EAST ELEVATION

4 NORTH ELEVATION

MATERIAL LEGEND	
1 ASPHALT SHINGLES	7 FIBRE CEMENT TRIM FASCIA
2 1/2" FIBRE CEMENT LAP SIDING	8 ARCHITECTURAL FINISHED CONCRETE
3a FIBRE CEMENT PANELS (CAN REVEALS ORANGE COLOUR)	9 FIBREGLASS DOORS AND FRAME
3b FIBRE CEMENT PANELS (CAN REVEALS GREY COLOUR)	10 PRE-FINISHED METAL CANOPY
4 VINYL WINDOWS AND DOORS	11 RAIN WATER LEADER
5 PAINTED ALUMINUM PICKET GUARDRAIL	12 WOOD STAIRS
6 WOOD POSTS	

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE  
NANAIMO, B.C.

**BUILDING C  
ELEVATIONS**

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# ATTACHMENT E EXTERIOR MATERIALS

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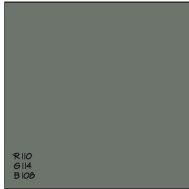
- MATERIAL LEGEND
- 1 ASPHALT SHINGLES
  - 6 WOOD SIDING IN SOFFIT
  - 2 6" FIBRE CEMENT LAP SIDING
  - 3 FIBRE CEMENT PANELS C/W REVEALS
  - 4 FIBRE CEMENT PANELS - ACCENT
  - 10 PRE-FINISHED METAL CANOPY
  - 4 VINYL WINDOWS
  - 5 PAINTED ALUMINUM GUARDRAIL
  - 7 FIBREGLASS DOORS AND FRAME



1 ASPHALT SHINGLES



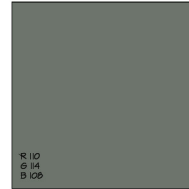
2 6" FIBRE CEMENT LAP SIDING  
Cobble Stone color Hardie siding Trim



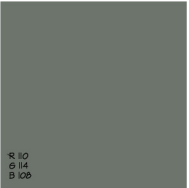
3 FIBRE CEMENT PANELS C/W REVEALS  
Hardie board - Aged Pewter



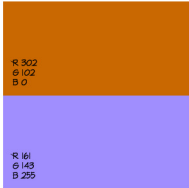
4 VINYL WINDOWS



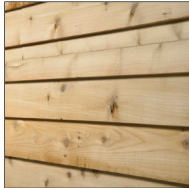
5 PAINTED ALUMINUM GUARDRAIL



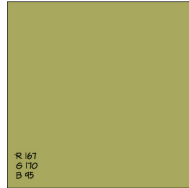
6 WOOD POSTS



7 FIBREGLASS DOORS AND FRAME



8 WOOD SIDING IN SOFFIT



9 FIBRE CEMENT PANELS - ACCENT



10 PRE-FINISHED METAL CANOPY

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE  
NANAIMO, B.C.

**MATERIALS  
BOARD**

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# ATTACHMENT F BUILDING RENDERINGS



1 VIEW BUILDING A FROM UPLANDS DRIVE



2 VIEW OF CENTRAL PARKING AREA



3 VIEW BUILDING C LOOKING NORTH

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tel 604.669.7710 www.dysarchitecture.com

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PROJECT

**NACL UPLANDS HOUSING**

3425 UPLANDS DRIVE  
NANAIMO, B.C.

**COLOURED RENDERINGS**

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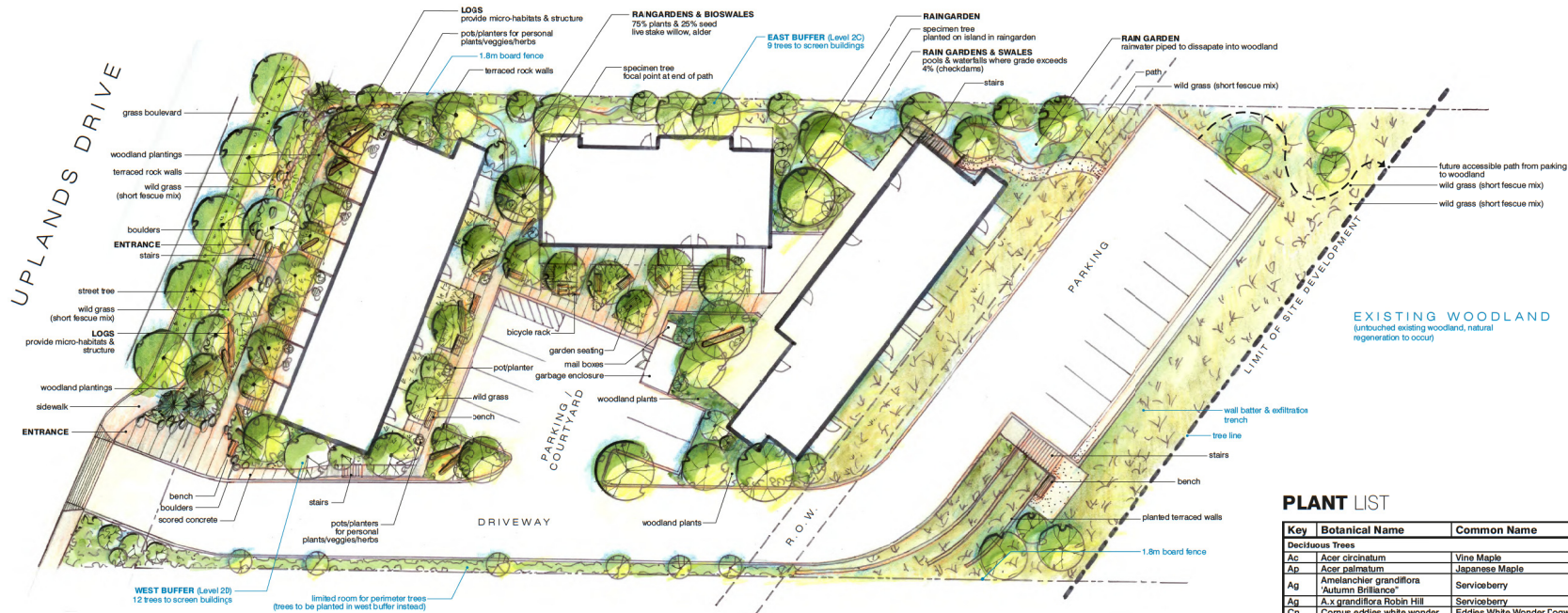
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# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



## DESIGN RATIONALE

### CONTEXT

3425 Uplands Drive is a steeply sloping wooded site on the southern periphery of the Linley Valley. Remnant second growth Douglas fir forest dominates the parcel, which is zoned for multi family residential development. The neighbourhood is a place of transition from forest and woodland to predominantly single family detached residential development.

### SITE

The long narrow lot falls steeply to the south, from Uplands Drive to a small ephemeral wetland at the toe of the slope along the rear property line. This structure functions as part of a larger natural infrastructure network that absorbs and conveys rainwater and runoff.

The site area is 1.6 acres, which currently accommodates one single family detached home surrounded by trees. The proposed development concentrates three buildings on the northern portion of the site, retaining the southern third as forest for the residents to enjoy.

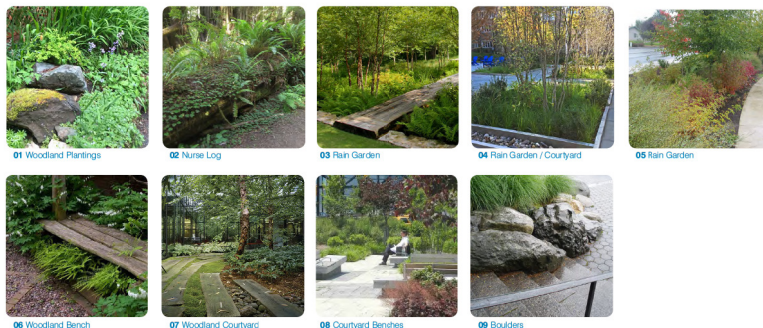
### DESIGN CONCEPT

- Retain the Spirit of Place:** a model transition from forested to developed  
Almost a third of the site will be retained as second growth forest. To achieve the feel and function of a woodland landscape in the developed portion of the site, cur planting plan will create a miniaturized woodland that wraps around and amongst the buildings. This will include scale appropriate conifers, deciduous trees and low growing shrubs and groundcovers. Seasonal colours and textures that accentuate local woodland character, drought tolerance and wildlife value will be key considerations in designing the plant community. The planting will be designed according to CPTED principles, allowing clear sightlines beneath the trees and above the groundcovers.
- Living Together:** community interaction in the landscape  
Small meeting places with seating are proposed throughout the site. A proposed pathway will meander through the site, providing opportunities for short strolls and passing encounters.
- Healing landscape:** use landscape and garden care as therapy  
Gardening opportunities will be provided for by encouraging the residents to care for the planting. Containers will be located throughout the site for individual projects. The meandering pathway through the retained forest allows for deeper immersion in the natural landscape.

## DESIGN ELEMENTS

### LANDSCAPE AREAS

- The Street**  
The woodland planting provides a strong edge to the project that fits within the neighbourhood while providing a buffer between the residences and the street. To maximize green space along the street edge, pedestrian entrances into the site are limited to two. The most westerly entrance, adjacent to the driveway is accessible to the units facing Uplands Drive. Wide sidewalks as well as boulders and benches form welcoming details at each pedestrian entrance. These street gardens create a feeling of transition between landscape and architecture, providing privacy for living spaces, blocking wind, filtering dust, and offering habitat for wildlife.
- Park (ing): The Courtyard**  
A multi-use space for parking, basketball, and special events, the parking area and adjacent living and amenity space form the centre of the project. South and west facing pockets of planting, benches and paths face into the space. The trees surround the space and give a sense of being a clearing in the woods.
- Woodland Gateways**  
Two arbours form gateways into the preserved woodland below, one via stairs and the second via a ramp. These gateways take residents and visitors from a densely developed area into the existing forest. Future phases of the project will develop paths and benches, as well as some habitat enhancement.
- Natural Assets**  
Where grades allow, rainwater will be collected in raingardens, pools and waterfalls on the eastern edge of the property. These elements will capture rainwater and runoff from impervious surfaces or the site, and slowly release water back into the larger natural drainage network, replenishing local watersheds and aquifers.



## PLANT LIST

Key	Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>			
Ac	Acer circinatum	Vine Maple	2.5m ht
Ap	Acer palmatum	Japanese Maple	2.5 m ht
Ag	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	10 gal
Ag	A.x grandiflora Robin Hill	Serviceberry	10 gal
Ch	Cornus edulis white wonder	Eddies White Wonder Dogwood	4 cm cal
Ck	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
Cm	Cornus mas	Cornelian Cherry	#10
Hm	Hamamelis mollis	Witch Hazel	#10al
Ls	Liquidambar styraciflua	Sweet Gum	6 cm cal
Pv	Prunus virginiana	Chokecherry	#10
Sjap	Styrax japonica	Snowbell Tree	6 cm cal
<b>Evergreen Trees/Hedging</b>			
Pob	Picea omorika bruns	Serbian Spruce	1.5m ht
Pt	Pinus flexilis vanderwolf	Vanderwolf Pine	1.5m ht
Tpe	Thuja plicata excelsior	Western Red Cedar	1.5m ht
Th	Tsuga heterophylla	Western Hemlock	1.5m ht
<b>Evergreen Shrubs</b>			
Aj	Azalea japonica	Japanese Azalea	#1
Cr	Ceanothus repens	Spreading Calif. Lilac	#1
La	Lavandula angustifolia 'Hidcote'	English Lavender	#1
Pm	Pinus mugo mugo	Dwarf Mugo Pine	#1
Rh	Rhododendron varieties	Rhodos	#2
Vo	Vaccinium ovatum	Evergreen Huckleberry	#1
<b>Deciduous Shrubs</b>			
Al	Amelanchier lamarkii	Serviceberry	#10
Hd	Holodiscus discolor	Ocean Spray	#1
Pig	Philadelphus lewisii	Mock Orange (Coastal)	#1
Ra	Ribes sanguineum	Red Flowering Currant	#1
Vp	Vaccinium parviflorum	Red Huckleberry	#1
<b>Ground Cover</b>			
Aj	Ajuga reptans	Bugle	#1
Aua	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
Es	Erigeron annuus	Field Mustard	#1
Ga	Gaultheria shallon	Salei	#1
Go	Galium odorata	Sweet Woodruff	#1
<b>Grasses</b>			
Co	Carex evergold	Evergold Sedge	#1
Hk	Hakonechloa macra	Japanese Woodland Grass	#1
Hs	Helictotrichon sempervirens	Blue Oat Grass	#1
May	Miscanthus sinensis yaku ima	Maiden Grass	#1
Pa	Pennisetum alopecuroides	Fountain Grass	#1
Ms	Miscanthus sinensis var. purpurascens	Orange Flame Grass	#1
<b>Ferns</b>			
Prun	Polystichum munitum	Sword Fern	#1
<b>Perennials</b>			
Hm	Heuchera micrantha	Alumroot	#1
Is	Iris sibirica	Siberian Iris	#1
Nd	Nepeta drogmore blue	Catnip	#1
Rg	Rubusida goldstrum	Black Eyed Susan	#1
<b>Bioswales/Raingardens</b>			
Co	Carex obnupta	Slough Sedge	plugs
Ie	Iris ensata	Japanese Iris	#1
Je	Juniperus effusa	Common Rush	plugs
Sm	Scirpus microparpus	Small Flowered Bulrush	plugs

## VICTORIA DRAKEFORD

### LANDSCAPE ARCHITECT

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victoriadlandscapearchitect@gmail.com

## KATE STEFIUK STUDIO

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250-753-8083  
kate.stefiuk@gmail.com

### CLIENT

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1	17-12-19	DP
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NO.	DATE	REVISION
1	18-01-19	DP
2	18-05-04	DP/PL

### PROJECT

### NACL UPLANDS HOUSING

3425 Uplands Drive  
Nanaimo, BC

## LANDSCAPE PLAN

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2018-JUN-12

Current Planning Submission

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PROJECT 17004

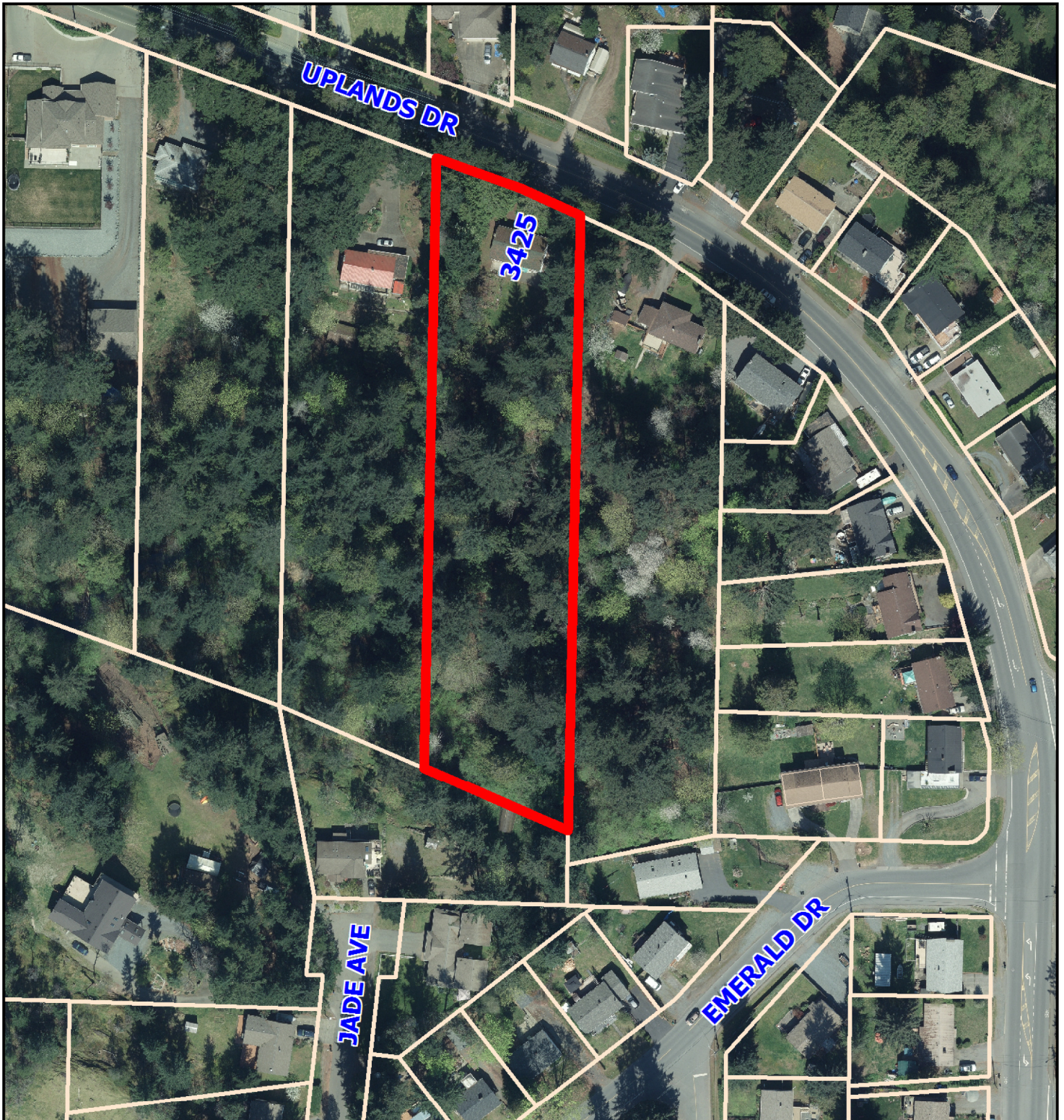
DB KS CB VD

SCALE 1/16" = 1' 0"  
DATE May 3, 2018

# L1.01



ATTACHMENT H  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001088

