

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 Size of Buildings* – to increase the maximum building height as follows:

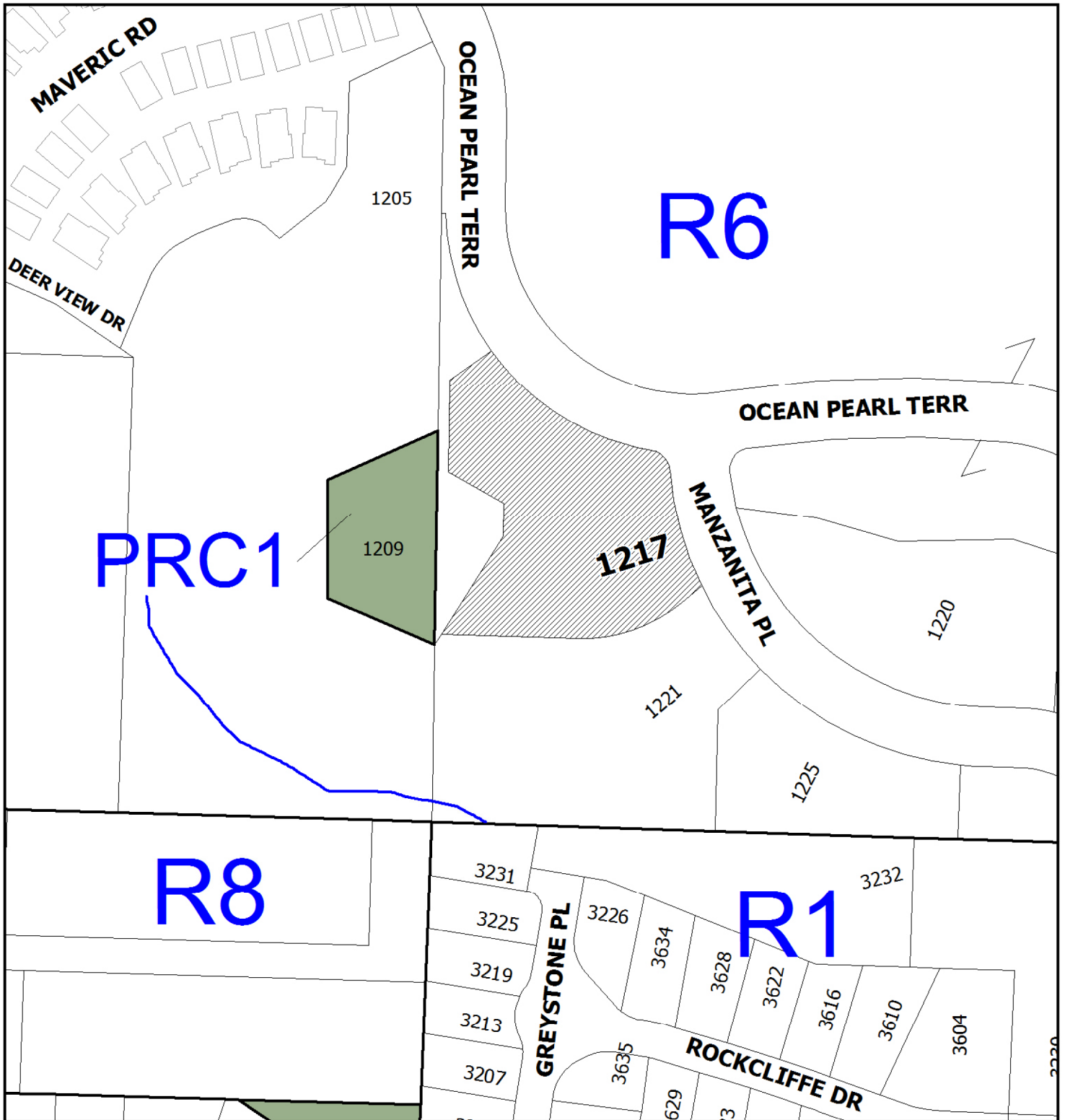
Unit #	Maximum Permitted Height	Proposed Height	Proposed Variance
1	7m	10.8m	3.8m
2	7m	10.6m	3.6m
3	7m	8.45m	1.45m
4	7m	7m	No variance required
5	7m	7.4m	0.4m
6	7m	7.1m	0.1m
7	7m	7.3m	0.3m
8	7m	7.6m	0.6m
9	7m	8.7m	1.7m

2. *Section 7.5.1 Siting of Buildings* – To reduce the required front yard setback from 6m to 5m.
3. *Section 7.5.1 Siting of Buildings* – To reduce the required rear yard setback from 7.5m to 3m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Delinea Design Consultants Ltd., dated 2018-JUL-20, as shown on Attachment C.
2. The development is in substantial compliance with the building elevations prepared by Delinea Design Consultants Ltd., dated 2018-JUL-04, as shown on Attachment D.
3. The subject property is in substantial compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, as received 2018-JUL-05, as shown on Attachment F.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001096

LOCATION PLAN

Civic: 1217 Manzanita Place
Lot 1, District Lot 18, Wellington District,
Plan EPP67988



 **Subject Property**

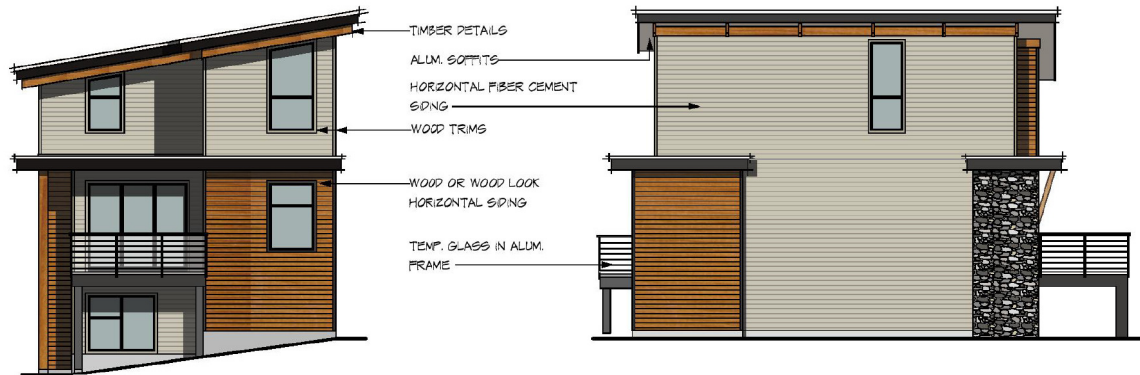
ATTACHMENT D BUILDING ELEVATIONS



SOUTH ELEVATION - FACING INTERNAL F

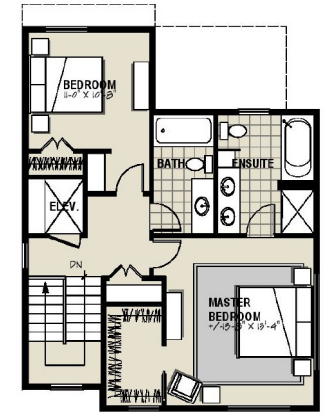


EAST ELEVATION - FACING MANZANITA PLACE



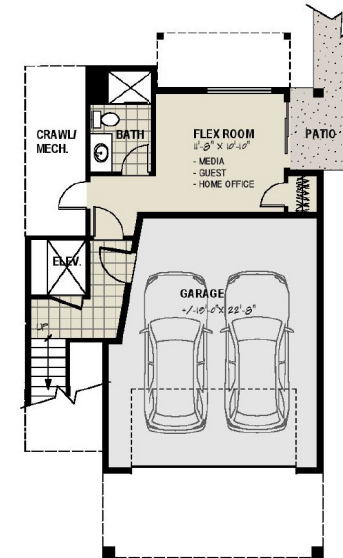
NORTH ELEVATION - FACING OCEAN PEARL TERRACE

WEST ELEVATION



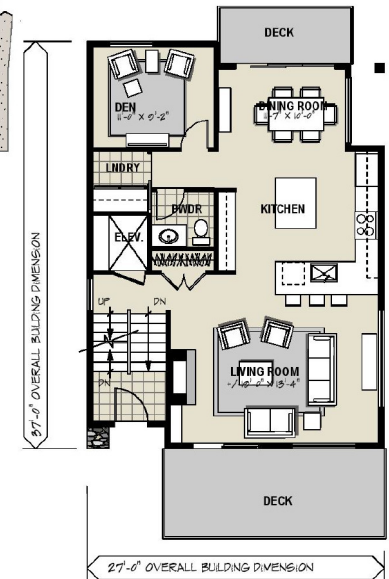
UPPER FLOOR

UPPER: 794 SQ.FT.



LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 449 SQ.FT.



MAIN FLOOR

SCALE: $1/8" = 1'-0"$
MAIN: 208 SQ.FT.



SOUTH ELEVATION - FACING INTERNAL ROAD



EAST ELEVATION



NORTH ELEVATION - FACING OCEAN PEARL TERRACE

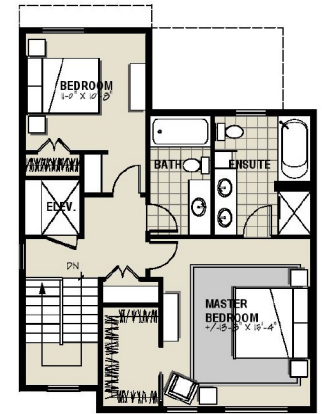
TIMBER DETAILS
HORIZONTAL FIBER
CEMENT SIDING
WOOD TRIMS

HORIZONTAL CORRUGATED
METAL SIDING
TEMP. GLASS IN ALUM.
FRAME

WINDOW/DOOR DEPENDANT
ON GRADES

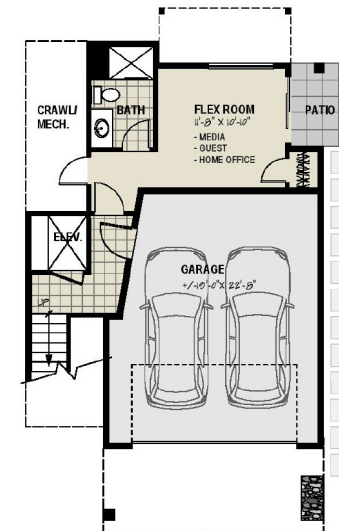


WEST ELEVATION



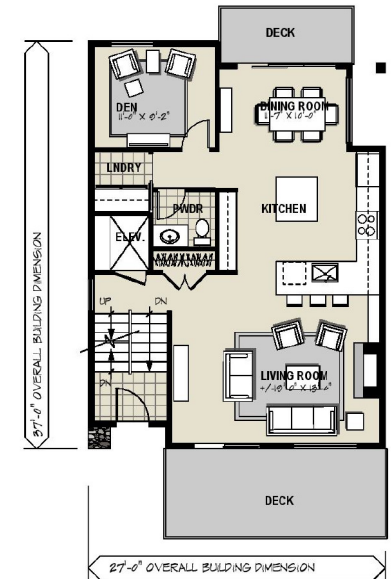
UPPER FLOOR

UPPER: 794 SQ.FT.



LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 440 SQ.FT.



MAIN FLOOR

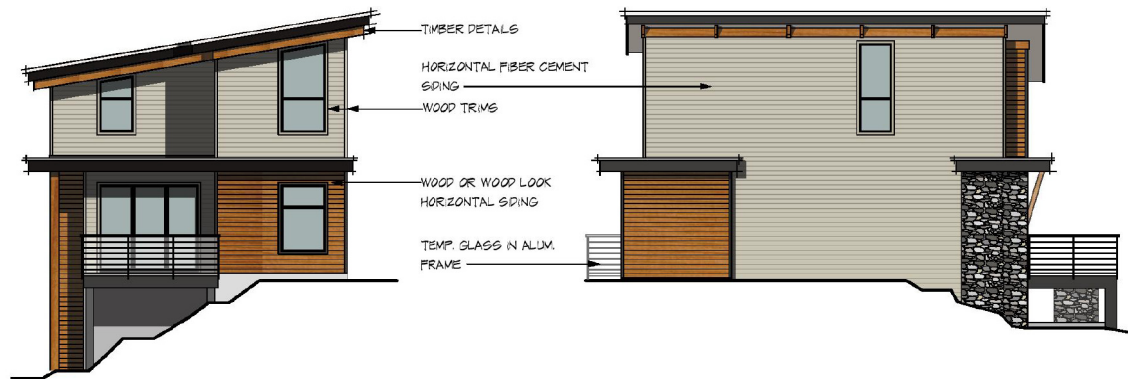
SCALE: 1/8" = 1'-0"
MAIN: 909 SQ.FT.



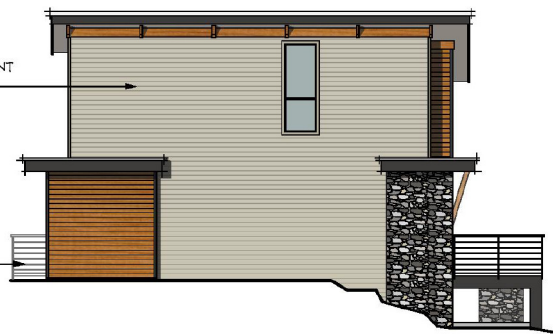
SOUTH ELEVATION - FACING INTERNAL ROAD



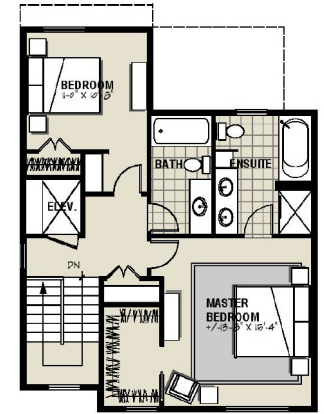
EAST ELEVATION



NORTH ELEVATION - FACING OCEAN PEARL TERRACE

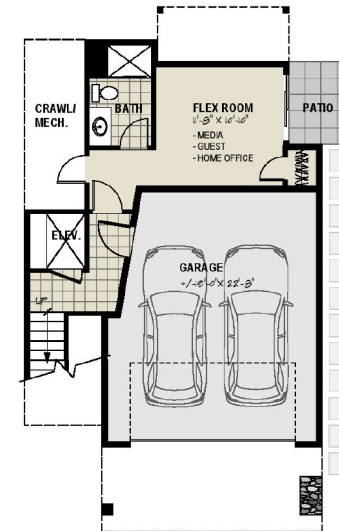


WEST ELEVATION



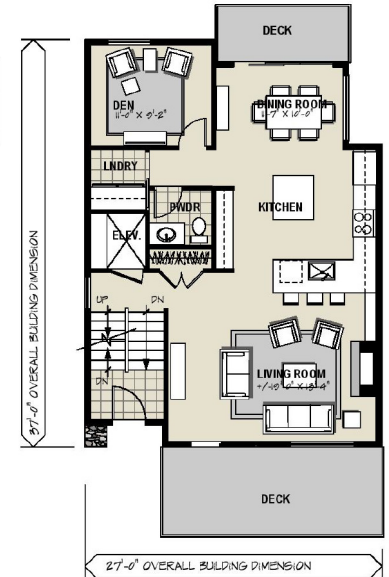
UPPER FLOOR

UPPER: 794 SQ.FT.



LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 440 SQ.FT.



MAIN FLOOR

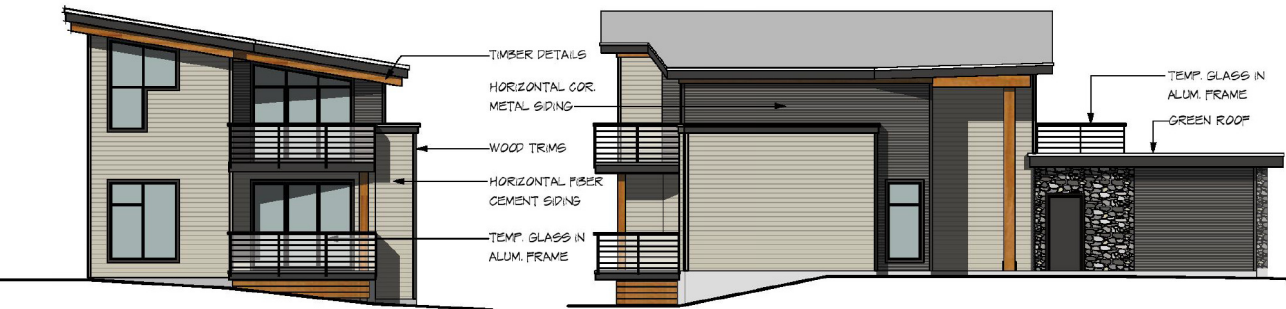
SCALE: 1/8" = 1'-0"
MAIN: 908 SQ.FT.



NORTH ELEVATION - FACING INTERNAL ROAD

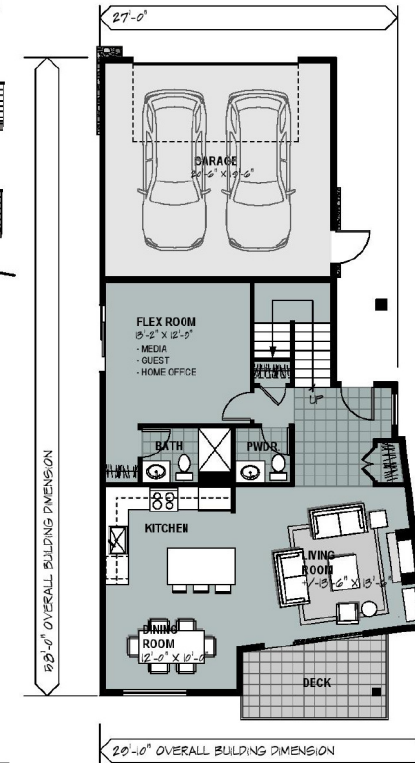


WEST ELEVATION



SOUTH ELEVATION - FACING VIEW

EAST ELEVATION

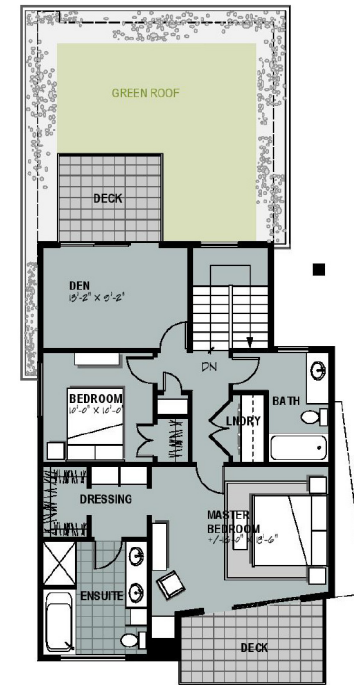


MAIN FLOOR

SCALE: 1/8" = 1'-0"

MAIN: 826 SQ.FT.

GARAGE: 441 SQ.FT.



UPPER FLOOR

UPPER: 833 SQ.FT.



DESIGN CONSULTANTS LTD.
COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY
OF DELINEA DESIGN CONSULTANTS LIMITED TO BE USED
SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED
REPRODUCTION OR USE IN ANY MANNER IS NOT
PERMITTED.

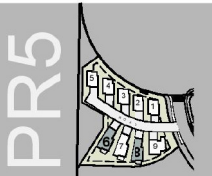
PROJECT #:	418613.00.07
ISSUED:	05 AUG. 2017
COORD. MEETING:	09 AUG. 2017
CLIENT MEETING:	05 SEPT. 2017
RENDER:	26 SEPT. 2017
CLIENT INFORMATION:	16. JAN. 2018
IF PRE-APPROVAL:	23 JAN. 2018
CLIENT REVIEW:	15 FEB. 2018
COORD. MEETING:	26 FEB. 2018
FOR B1:	27 FEB. 2018
IF RESUBMISSION:	04 JULY 2018

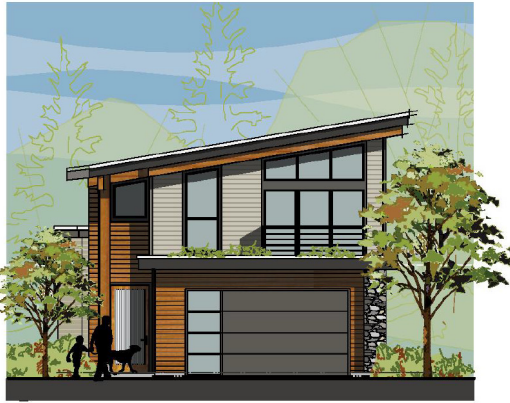
PANORAMA VILLAS

HILLSIDE HOMES - UNITS 6 & 8

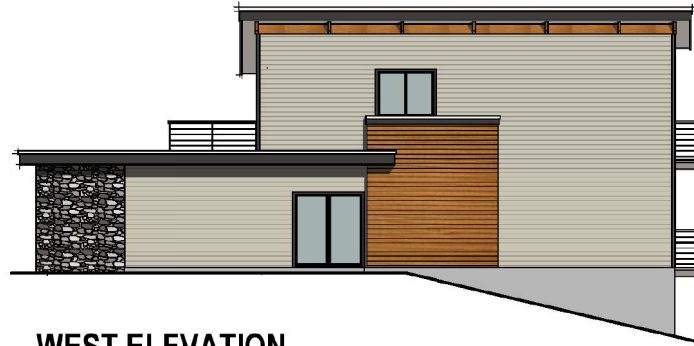
1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP1096
2018-JUL-05
Carter Planning & Architecture

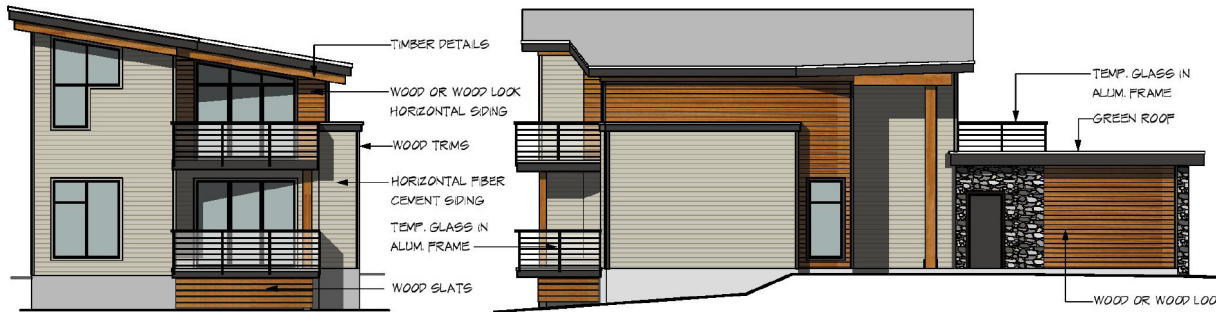




NORTH ELEVATION - FACING INTERNAL ROAD

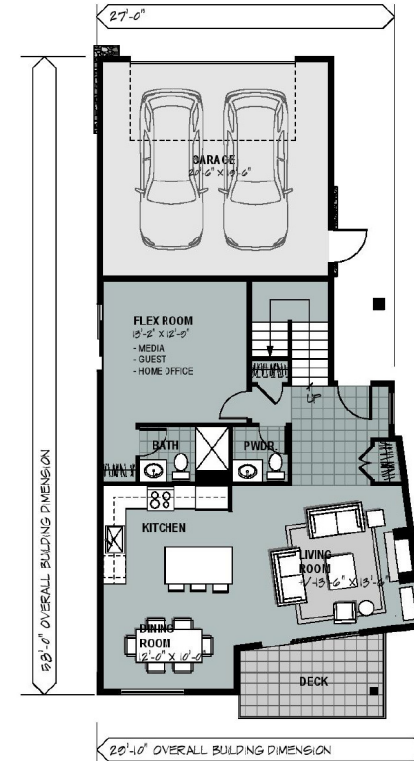


WEST ELEVATION



SOUTH ELEVATION - FACING VIEW

EAST ELEVATION

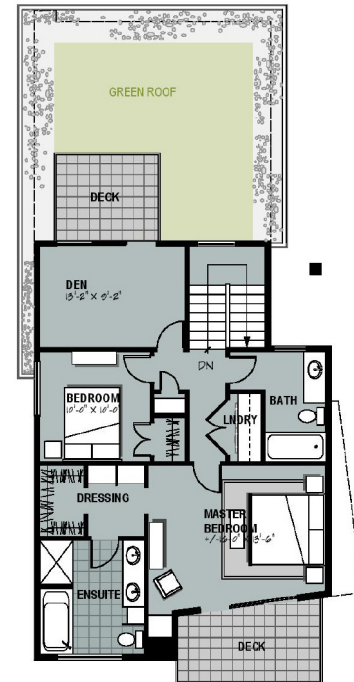


MAIN FLOOR

SCALE: 1/8" = 1'-0"

MAIN: 926 SQ.FT.

GARAGE: 441 SQ.FT.



UPPER FLOOR

UPPER: 833 SQ.FT.



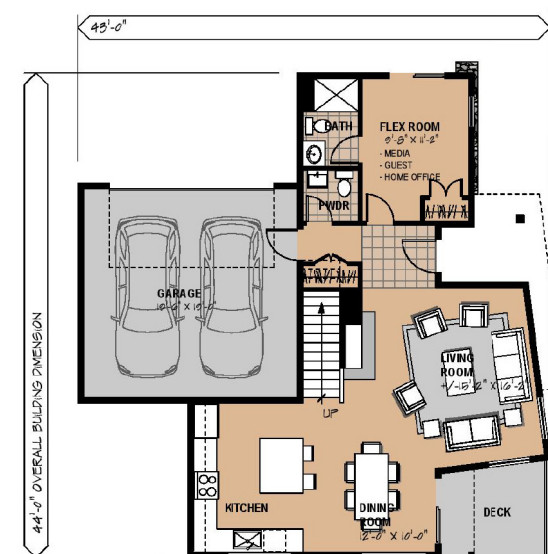
NORTH ELEVATION
FACING INTERNAL ROAD



EAST ELEVATION



UPPER FLOOR
UPPER: 850 SQ.FT.



MAIN FLOOR
SCALE: 1/8" = 1'-0"
MAIN: 806 SQ.FT.
GARAGE: 410 SQ.FT.



SOUTH ELEVATION

WEST ELEVATION - FACING MANZANITA PLACE

PANORAMA VILLAS

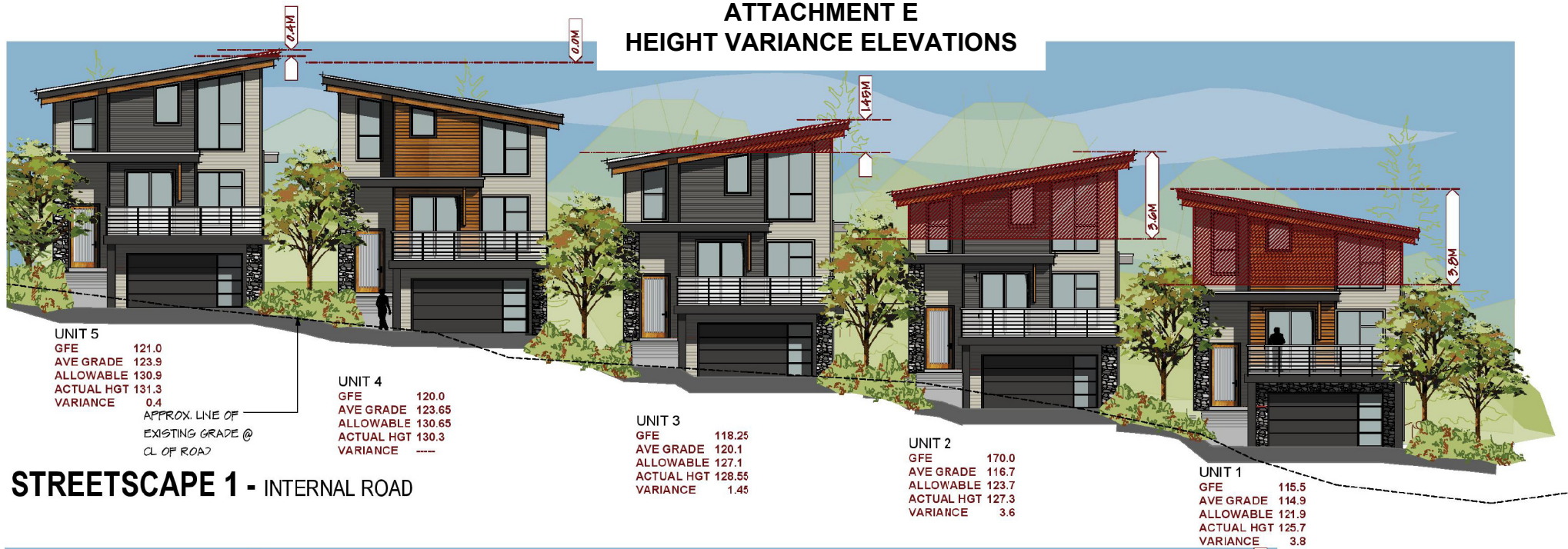
HILLSIDE HOMES - UNIT 9

1217 MANZANITA PLACE, NANAIMO, B.C.

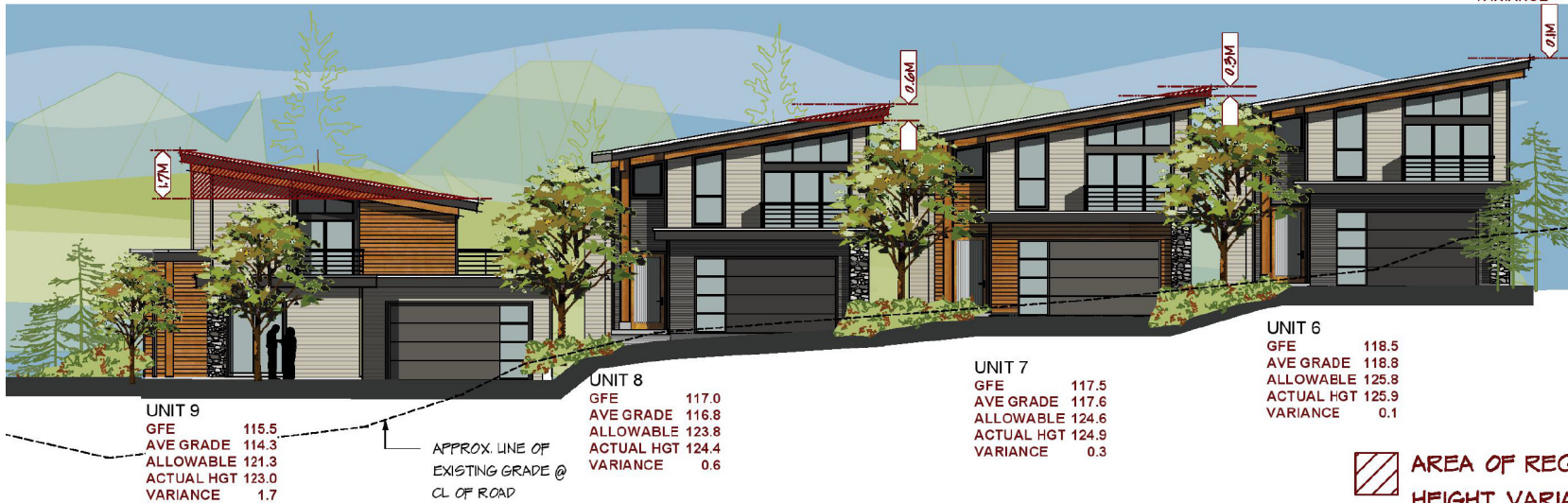
RECEIVED
DP1096
2018-JUL-05
Green Planning & Solutions



ATTACHMENT E HEIGHT VARIANCE ELEVATIONS



STREETSCAPE 1 - INTERNAL ROAD



STREETSCAPE 2 - INTERNAL ROAD

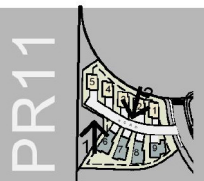
AREA OF REQUESTED HEIGHT VARIANCE
 VARIANCE REQUESTED

DELINIA
 DESIGN GROUP
 4180 16TH ST
 NANAIMO, BC V9S 3K1
 TEL: 250.754.1111
 WWW.DELINIADESIGN.COM

PANORAMA VILLAS STREETSCAPES

1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP 1096
 2018-JUL-05
 Local Planning & Development



ATTACHMENT F LANDSCAPE PLAN AND DETAILS

DESIGN RATIONALE

The design of the outdoor space has been guided by the City of Nanaimo Steep Slopes DPA Guidelines and the character of the site.

The site is a dry rocky ridge with exposed bedrock and moss bluffs, some existing arbutus and Douglas fir stands with Duff Oregon grape and rose as the understory. There are expansive views to the south and west, and limited views to the north.

The open space on the site consists of 3 zones:

- The existing rocky bluffs on the north and south which impacted by the development, will be restored by transplanting moss and pocket planting #1 pots of pine, arbutus, Oregon grape, and Saskatoonberry where the terrain allows. Conifers will be planted along Chester Peak, where the terrain permits, to continue the forest regime identified in the Steep Slopes Guidelines.
- Hardscape/parkinghouse entrances: The central space of the site is a shared space functioning as driveway, pedestrian path, entrance courtyard and community gathering space. The concrete paving will be scored in patterns evocative of the fractured rock on the site. Lighting will be incorporated into bollards at the entrance to each unit with house numbers.
- Stormwater management features
 - Raingardens: Rainwater will be collected from the roofs in small raingardens located between the buildings. These will be integral to the side gardens of the houses. Two larger raingardens, located at the foot of the driveway will collect the water from the hardscapes. The plants will slow down the runoff, clean the water and allow gradual infiltration into the ground.
 - Green Roofs: Small green roofs, located on the garages of the units on the southern side of the property, will slow runoff, provide habitat for wildlife, be an amenity for the residents as provide a "green" view for the northern units.

Planting Design Objectives:

Reinstatement of wildlife habitat: Native plants will be replanted in natural patterns, in all areas where construction has impacted the site. The plants will provide food and shelter for local wildlife and be fire and drought resistant.

The indigenous Douglas Fir, too large to plant in such close proximity to the houses and will be substituted with Shore Pine, Seaborn Spruce and Vanderwolf Pine all of which have narrower and shorter growth forms. Ornamental grasses and perennials will supplement indigenous shrubs and groundcovers as the lower layer of planting. While being resistant to deer and drought, these plants provide movement and colour at the entrances. Indigenous shrubs and natives have been selected for the raingardens. New planting will be watered with a drip irrigation system. A vegetation management plan will be provided with the Building Permit coverages. This plan will outline removal and future management of invasive plants on the site as well as the newly planted indigenous species.

NORTH FACING BLUFFS
Native grass seed with 1 gallon arbutus, fir, pine
planted where terrain allows

7 CONIFERS (LEVEL 1b)
clustered at east end of buffer
to avoid rock bluffs



PAVING PATTERNS

LIGHTING

ROCK OUTCROPS



BIOSWALE

RAIN GARDEN

GREEN ROOF



LOCAL GRASSES

INDIGENOUS PLANTS & BULBS

Plant Palette

Key	RT Qty	Botanical Name	Common Name	Pot Size
Deciduous Trees				
Am		Arbutus menziesii	Arbutus	#1 pot
Ag	15	Acer glabrum	Paperbark Maples	4 cm cal
Gg		Quercus garryana	Garry Oak	#5 pot
Coniferous Trees				
Pob	7	Pinus contorta bruns	Sitka Spruce	5 gal
Poc	7	Pinus contorta contorta	Shore Pine	5 gal
PV	7	Pinus flexilis vanderwolf	Vanderwolf Pine	5 gal
Indigenous Shrubs				
Ca		Caulophila thalictroides	Sisal	#1 pot
Hi		Hoodia discolor	Ocean Spray	#1 pot
Ma		Mahonia aquifolium	Tall Oregon Grape	#1 pot
Ma		Mahonia nervosa	Dull Oregon Grape	#1 pot
Rb		Ribes sanguineum	Red Flowering Currant	#1 pot
Rp		Ribes pycnanthum	Clustered Rose	#1 pot
Va		Vaccinium ovalifolium	Evergreen Huckleberry	#1 pot
Vp		Vaccinium parviflorum	Red Huckleberry	#1 pot
Ornamental Shrubs and Ground cover				
La		Lavandula angustifolia	Lavender	#1 pot
Nd		Nepeta dumosa blue	Catmint	#1 pot
Phug		Pinus mugo pumilo	Mugo Pine	#1 pot
Rb		Rosmarinus officinalis	Rosemary	#1 pot
Ssp		Sedum spectabile	Stonecrop	10 cm pot
Ornamental Grasses				
Fj		Festuca glauca	Blue Fescue	#1 pot
Th		Helictotrichon sempervirens	Calamint	#1 pot
Ma		Macarthur purpurea	Flame Grass	#1 pot
Ma		Macarthur sinensis yakushima	Maiden Grass	#1 pot
Pv		Panicum virgatum	Switch Grass	#1 pot
Ground covers				
Ar		Arctostaphylos uva-ursi	Kinnikinnick	10 cm
Th		Thymus pseudolanuginosus	Woolly Thyme	10 cm
Raingardens- native plants				
Ca		Carex obnupta	Slough Sedge	plugs
Is		Isoplexis	Isoplexis	#1 pot
Sc		Scirpus microcarpus	Small-flowered Bulrush	plugs
Meadow plants				
Alu		Allium acuminatum	Hobbit's Onion	#1 pot
Alu		Allium cernuum	Nodding Onion	#1 pot
Er		Erodium cicutarium	Broomrape	#1 pot
Ca		Camassia latifolia	Great Camass	#1 pot
Ca		Camassia quiviana	Common Camass	#1 pot
De		Delphinium menziesii	Menzies' Delphinium	#1 pot
Co		Codeanthe hendersonii	Broad-leaved Shooting Star	#1 pot
Lo		Lomatium ulicoides	Santa Rita	#1 pot

* RT = Replacement Trees

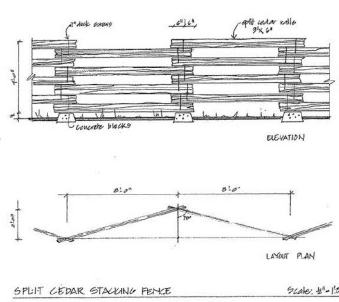
SPLIT RAIL FENCE
FOLLOWS PARK
BOUNDARY
SEE DETAIL

SPLIT RAIL FENCE
FOLLOWS PARK
BOUNDARY WHERE
TERRAIN ALLOWS

TERRAIN TOO
STEEP FOR
FENCING



SITE PLAN



Scale: 3/4" = 1'

Scale: 0 1 2 3 4 5 10 m

13.6.18 CON comments

DATE REV DESCRIPTION

CONSULTANT

VICTORIA DRAKEFORD

LANDSCAPE ARCHITECT

230 Pine St. Nanaimo,

B.C. V9A 2H9

250-754-4330

victoria@vland.net

PROJECT

PROPOSED

DEVELOPMENT

PANORAMA VILLAS

127 Manzanita Place

NANAIMO BC

SHEET TITLE

CONCEPTUAL

LANDSCAPE

PLAN

SCALE 1" = 20' DATE 31.1.18

DRAWN VJD CHECKED

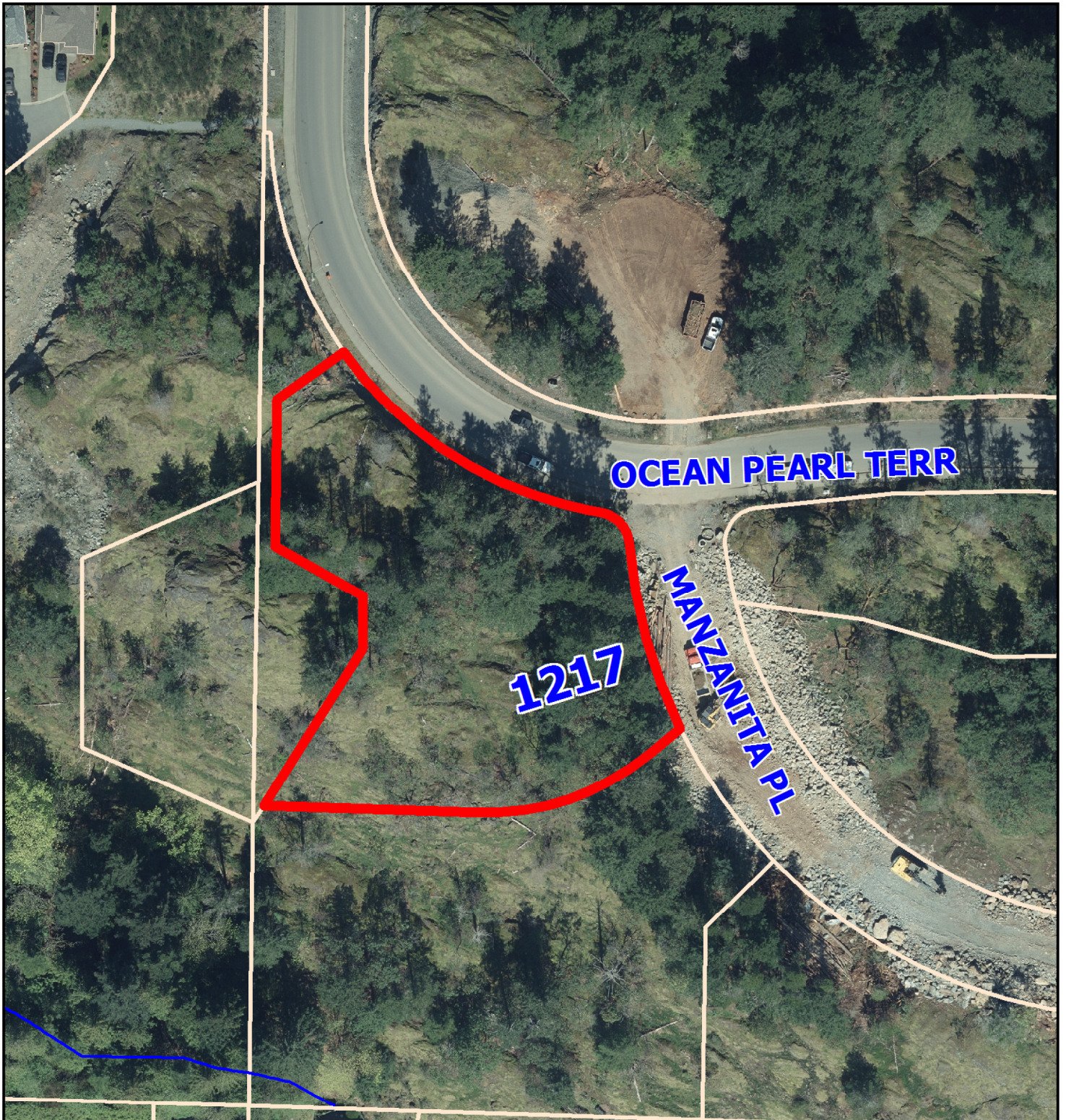
PROJECT NUMBER

Manzanita 17

DRAWING NUMBER

11

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001096

