

## 380 Cottle Place

The ridgeline of Cottle Place, Nanaimo BC



## Development Permit Renewal

Hillel Architecture Inc on behalf of Modev Developments

## Development Permit Renewal



This is not a *reconsideration*,  
a *redesign*,  
or a *resubmission with change*.

**Simply a renewal. A Development Permit expired.**



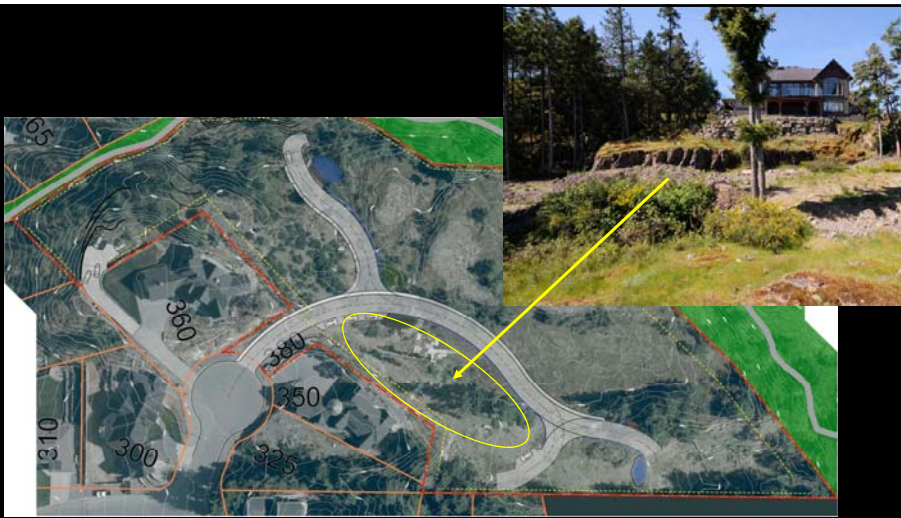
The 1.69ha site contains fragile ecosystems on exposed rock outcrops.

Sensitive areas and natural water features were identified...



and roads were located to follow natural leads through topography,

to water features at each end.



The image consists of two parts. On the left is an aerial site plan showing a residential development with lots numbered 310, 300, 325, 350, 380, and 360. A yellow oval highlights a specific area on the plan, and a yellow arrow points from this oval to a photograph on the right. The photograph shows a large, multi-story house built on a steep, rocky hillside with trees and a clear sky.

All Zoning Setbacks are honoured. Rear Yard SB substantially increased.  
1.5m side yard SB has been doubled to 3.0m @ Townhouses.

Project designed to heal the site from man made and natural scaring.

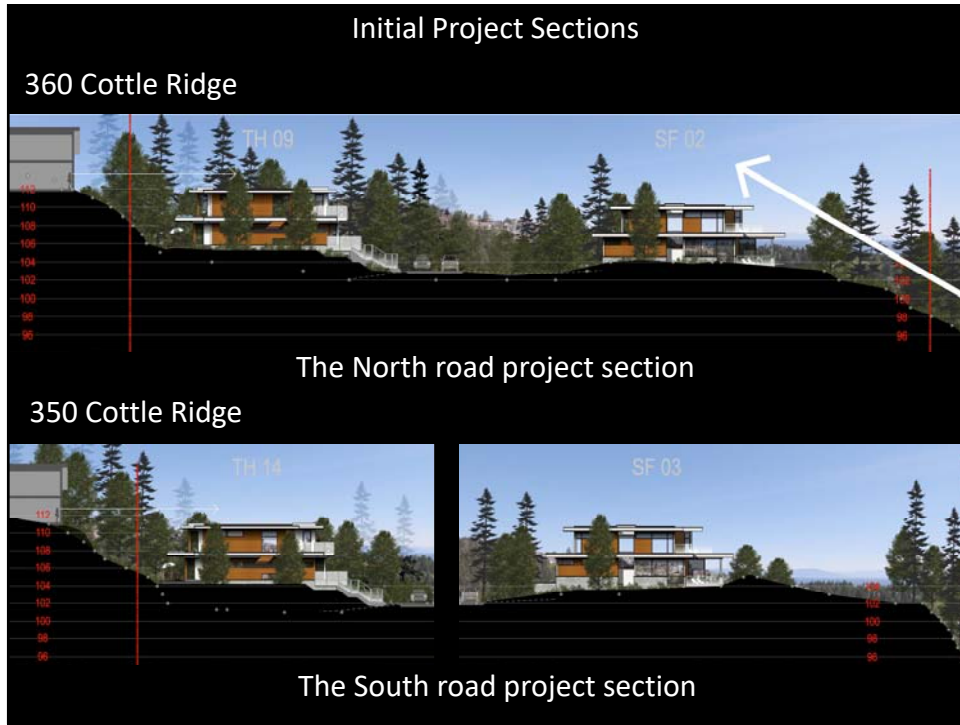


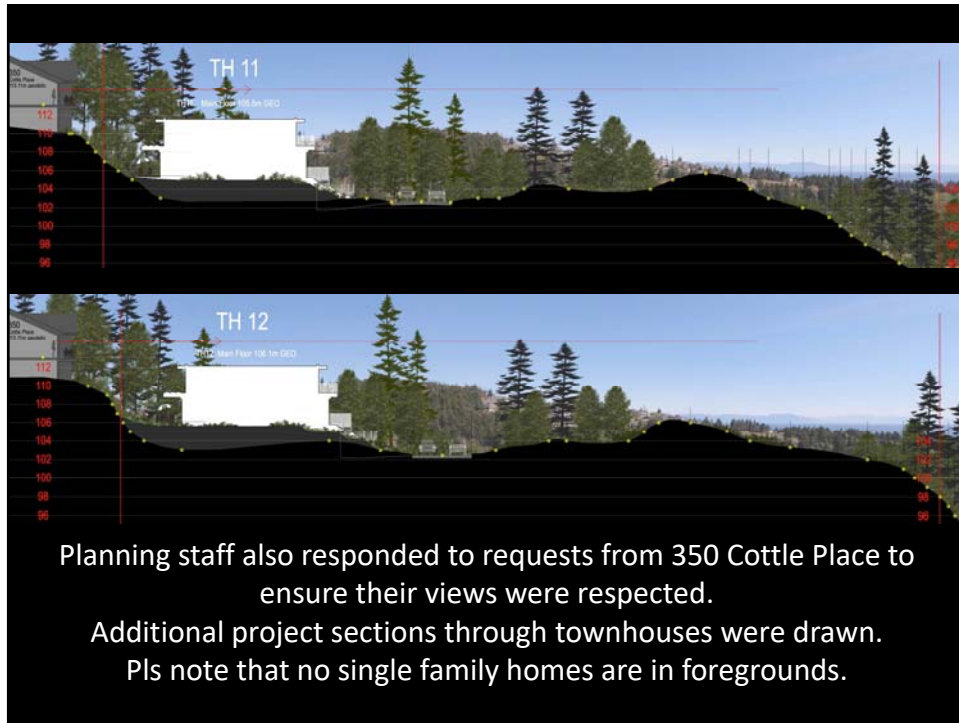
The image is an aerial site plan of the same residential development as in the first image. It shows the same lot numbers (310, 300, 325, 350, 380, 360) but with numerous white rectangular shapes overlaid on the plan, representing the footprints of 24 proposed townhouses. A red arrow points to a specific area on the plan.


27 residences permitted : 24 proposed.  
16 in townhouse form, limiting site coverage. Diversifying the homes.  
Increasing affordability.

Where 40% site coverage is permitted only 22% is proposed.









380 Cottle Place Single Family Front Elevation

380 Cottle Place Single Family Rear Elevation

Project finishes are West Coast contemporary and are unchanged.

Local sawn stone veneer,  
Real wood siding,  
Contemporary glazing and doors.



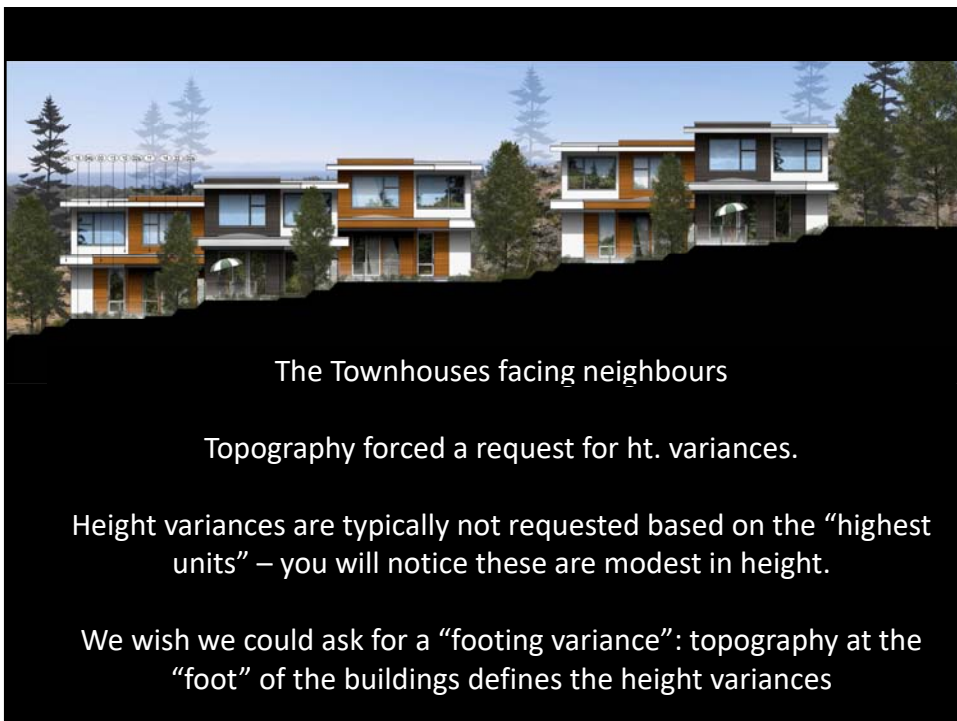
380 Cottle Place Single Family Elevation

Alternate colour scheme B palette Exterior

380 Cottle Place Single Family Elevation

Alternate colour scheme B palette Exterior

Finish materials are expressed in two palettes.





Townhouses Streetscape in 2 and 3 unit forms, respecting the topography, and limiting site coverage.

Landscape Architecture by **Macdonald Grey**, Nanaimo.



380 Cattle Place  
NANAIMO, BC

LANDSCAPE ARCHITECT  
M. GREY  
13 - 7

The design is based on plants indigenous to this sensitive environment, with large areas untouched - protected – even during construction.



Landscape Architecture by **Macdonald Grey, Nanaimo.**



The design draws natural rain water flow off of rock into storm water design features, with controlled flow into storm systems.

On behalf of Hillel Architecture and Modev:

Thank You

