

January 28, 2020

## **Design Rationale for 558 Medea Way, Nanaimo, BC.**

### **Project Overview**

The subject property is located within the DPA-8 area, Old City Neighbourhood and is zoned R15 Medium Density Residential. This zoning allows for redevelopment consistent with a heritage style. The DPA area encourages new multi-family development that incorporates some of the design features of the character homes in the downtown area and reinforces a residential feel. The designation also refers to Nanaimo's Old City Multiple Family Residential Design Guidelines which cites traditional building forms and detailing such as inclusion of pitched roofs and porches. A pedestrian focus with links to the street and an orientation to take advantage of any water views.

The property is located on the north side of Medea Way on a partial corner as the street curves along the western side of the site. There is an existing single-family residence on the property which will be redeveloped into 2, 3-unit townhouses. The neighbour to the east is a 2 storey single family residence in a non-heritage style. Across the road and on the corner of Hecate is a newer 3-storey multi-family building with some heritage elements.

### **Project Siting & Organization**

The site is 873.4 sq. metres or 9,401.5 sq. feet, rectangular in shape and relatively flat. There is lane access at the rear of the property..

The re-development is comprised of 2, 2 storey, 3-unit Townhouses. These have a lot coverage of 34.4%, lower than the maximum of 40%. There are 2 carports proposed at the lane side of the development. These will feature green roofs. Including their square footage, the coverage is over by 3.4% or 30 square metres. (Variance #1)

The gross floor area is 6,080 sq. ft or 564.8 square metres and well below the allowed FAR of .85, coming in at 64.

Vehicular access is from the lane into a small parking lot for 8 spaces where 6 are covered. (See Variances #2 & 3) A pedestrian sidewalk separates the parking area from the front doors of Building 1 which faces the lane. Another sidewalk connects the parking area to the street where the front doors of Building 2 face Medea Way.

The garbage enclosure is built in to the utility structure at the east side of Building 1. Private pick up will be provided and the operators will wheel the bins into the parking area.

The 3 unit buildings are sited so that the rear patio's face each other and open onto a common landscaped courtyard. The front yard setback is 6 metres. Building 2 is set close to Medea Way at 1.14 m back, in keeping with the streetscape. (Variance #4) This setback is also short of the 1.8 metre landscape buffer. (Variance #5)

The rear yard setback is 7.5 metres. The green roof carports are set against the lane widening buffer so their support posts encroach by 5.66 metres. (Variance #6)

Site lighting will be addressed with low oriented bollards along the eastern pathway and soffit lighting in the carports. Each unit will have a light at the front and rear entry.

### **Building Design**

The buildings are 2-storey and designed with sloped roof lines and feature gables on both the front and rear elevations. The cladding is vinyl in a variety of profiles including horizontal, board and batten, panel and batten and shake. This creates an appealing small scaled heritage look.

The main floor of each suite has entry, storage, kitchen, powder and living dining room as well as stairs to the upper floor. The second floor outside units have a master and second bedroom, a bathroom and a laundry room / computer area. The centre units are similar but with a den instead of a 2<sup>nd</sup> bedroom. Each unit totals about 970 square feet of living space.

Along the eastern side of both buildings is a row of utility rooms including general and bike storage for tenants as well as the mechanical/electrical utility room and the garbage/ recycling area.

### **Rationale for Variances**

**#1 Coverage:** The buildings alone are under the maximum coverage. Only when size of the green roof carports is added, does the coverage figure go slightly over; 3.4%. The permeability of the roof material minimizes otherwise hard surface paving exposed. Without the carports there is more pressure on ground water drainage.

**#2 Number of Parking Stalls:** 9 stalls are required and only 8 are provided. The property falls within Area 2 but is adjacent Area 3 where the requirement would be for 7 cars. The development is targeting affordable housing and is situated within the 600m buffer of the downtown mobility hub. The property abuts the 200 m buffer. This hub provides easy access to public transit and is within bicycle and walking distance to shops and services. We provide more than the required bike storage. Additionally we are providing green roof carports for 6 of the 8 vehicles, an amenity that improves the neighbourhood view from the lane.

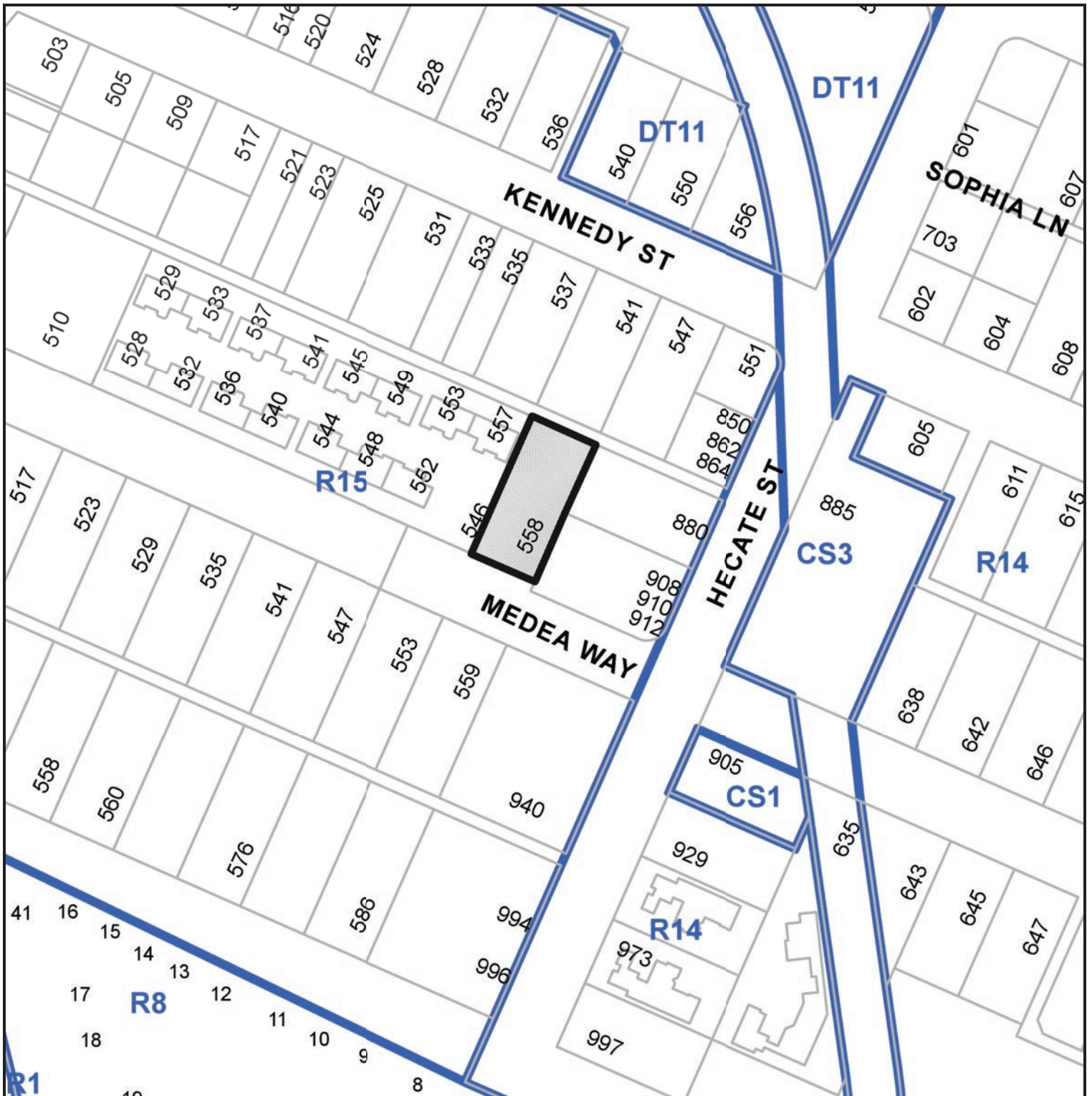
**#3 Mix of Stall Size:** The parking bylaw allows for a mix of 40% small car and 60% large car. The proposed mix here for a 50% split. We believe that the type and location of the housing will have more residents following the trend to smaller vehicles.

**#4 Front Yard Setback:** The zoning asks for 6metres but in this particular area the existing dwellings are very close to the street. As shown on the site plan, the existing house has a garden largely on the boulevarde and the steps from the house also fall into the boulevarde. Our proposed siting is 3'-9" (1.14m) back from the property line.

**#5 Landscape Buffer:** As noted above this particular site has a very large boulevarde which provides greenspace buffer from the street. We are trying to maximize the common amenity space for the residents by keeping the two buildings set apart.

**#6 Rear Yard Setback:** Posts for the two carports are the only encroachment on the rear yard. We see the green roof aspect as being a neighbourhood amenity versus open parking and the permeability of the roof material minimizes otherwise hard surface paving exposed.

# LOCATION PLAN

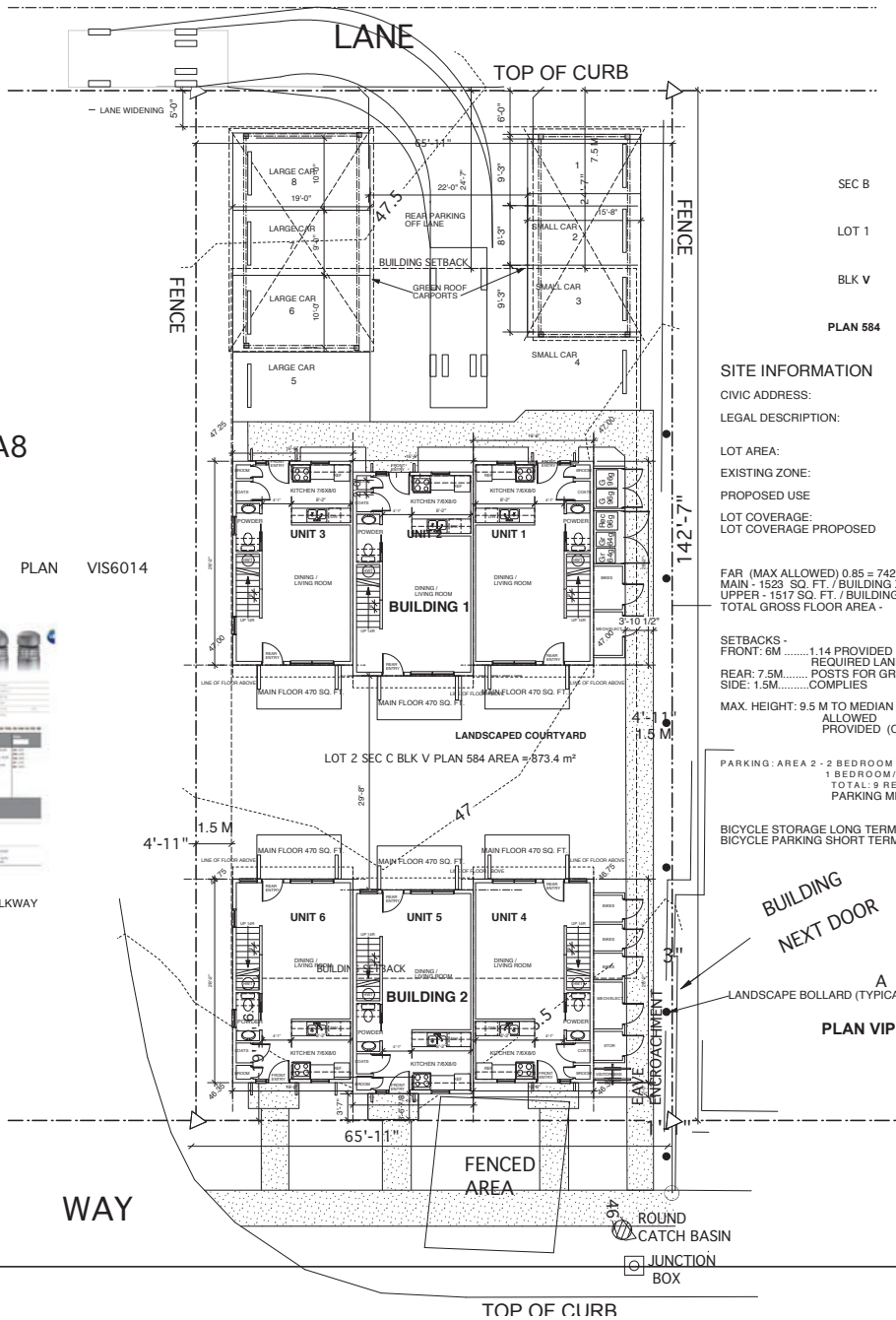


## DEVELOPMENT PERMIT NO. DP001184

CIVIC: 558 MEDEA WAY

LEGAL: SECTION C, LOT 2, BLOCK V, SECTION 1, NANAIMO DISTRICT, PLAN 584





DPA8

STRATA PLAN VIS6014

**GARDCO** by **GRANITY**

Balance

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36" HIGH BOLLARDS ALONG WALKWAY

SEC B  
LOT 1  
BLK V  
PLAN 584

**SITE INFORMATION**

CIVIC ADDRESS: 558 MEDEA, NANAIMO  
 LEGAL DESCRIPTION: SECTION C, LOT 2, BLOCK V, SECTION 1, NANAIMO DIST. PLAN 584  
 LOT AREA: 873.4 SQ. M. (9401.5 SQ. FT)  
 EXISTING ZONE: R15 OLD CITY MEDIUM DENSITY RESIDENTIAL  
 PROPOSED USE: 2 - 3 UNIT TOWNHOUSES  
 LOT COVERAGE: 40% ALLOWED = 349.36 SQ. M. (3,760.6 SQ. FT.)  
 LOT COVERAGE PROPOSED: 34.4% W/O CARPORTS = 300.86 SQ. M. (3238.68 SQ. FT.)  
 43.44% INCL. GREEN ROOF CARPORTS = 379 SQ. M. (4079.67 SQ. FT.)  
**VARIANCE REQ. FOR COVERAGE - 30 SQ. M. OVER INCL CARPORTS**  
 FAR (MAX ALLOWED) 0.85 = 742.39 SQ. M.  
 MAIN - 1523 SQ. FT. / BUILDING X 2 = 3,046 SQ. FT.  
 UPPER - 1517 SQ. FT. / BUILDING X 2 = 3,034 SQ. FT.  
 TOTAL GROSS FLOOR AREA = 6,080 SQ. FT. (564.8 SQ. M)  
 FAR PROVIDED 0.84 COMPLIES  
 SETBACKS -  
 FRONT: 6M ..... 1.14 PROVIDED (**VARIANCE** OF 4.86 M REQUIRED)  
 REAR: 7.5M ..... POSTS FOR GREEN ROOF CARPORTS ENCROACH (5.66 M **VARIANCE** REQ'D)  
 SIDE: 1.5M ..... COMPLIES  
 MAX. HEIGHT: 9.5 M TO MEDIAN BETWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS.  
 ALLOWED: 9.5 M  
 PROVIDED: (COMPLIES, REFER TO ELEVATIONS)  
 PARKING: AREA 2 - 2 BEDROOM UNITS = 4 X 1.62 = 6.48  
 1 BEDROOM/DEN = 2 X 1.26 = 2.52  
 TOTAL: 9 REQ. PROVIDED: 8 (1 CAR **VARIANCE** REQUIRED)  
 PARKING MIX, 40% SMALL CAR. 50% PROVIDED (**VARIANCE** REQUIRED)  
 BICYCLE STORAGE LONG TERM - .5UNIT = 3 REQUIRED - 6 PROVIDED (EA. BLDG HAS BIKE RM)  
 BICYCLE PARKING SHORT TERM -.1UNIT = 1 REQUIRED - 2 PROVIDED (SPACE ADJACENT MECH RMS)

**RESIDENTIAL DEVELOPMENT**  
**MEDEA WAY**  
NANAIMO, B. C.

RECEIVED  
**DP 1184**  
2020-APR-22  
Curtain Planning

DRAWING:  
SITE PLAN

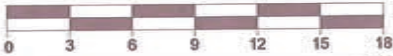
DRAWN BY:  
DATE: NOVEMBER 2018  
SCALE: NOTED

PROJECT NO. 2018-06  
DRAWING NO. A1.0

SITE PLAN  
SCALE 1/8"=1'-0"

**SITE PLAN OF:**

**SECTION C, LOT 2, BLOCK V, SECTION 1, NANAIMO DISTRICT, PLAN 584.**



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY.

CIVIC ADDRESS: 558 MEDEA WAY, NANAIMO.

PID: 008-812-691 ZONING: R15.

**LEGEND:**

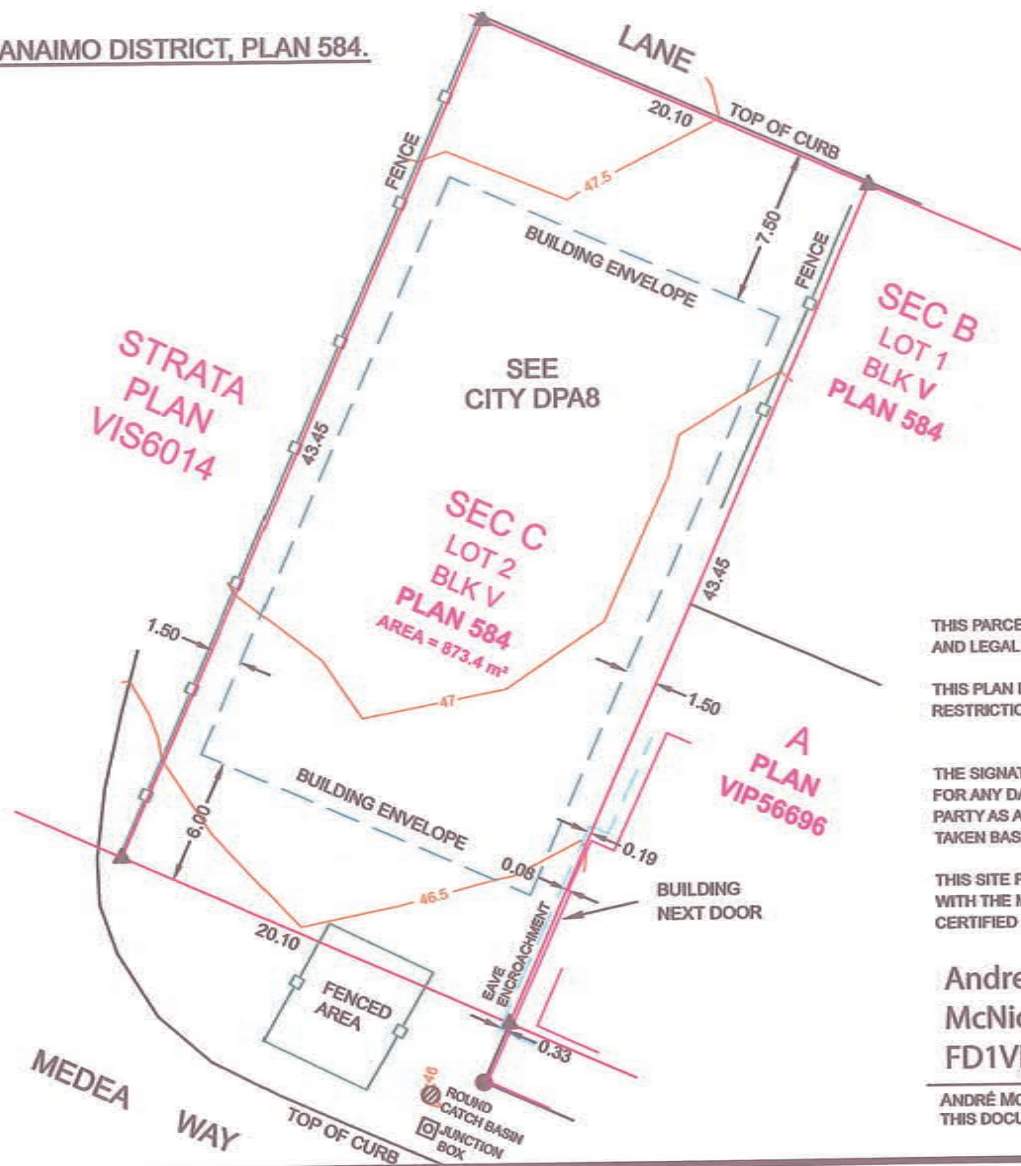
- DENOTES LEGAL POST FOUND.
- ▲ DENOTES SPIKE SET.

ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 77H5092. MONUMENT ELEVATION = 46.182.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

**Harbour City Land Surveying Ltd.**  
1825 LATIMER ROAD © 2018  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180

DRAWING: 17091-SITE PLAN.DWG  
LAYOUT: 1



THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: FA72753.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

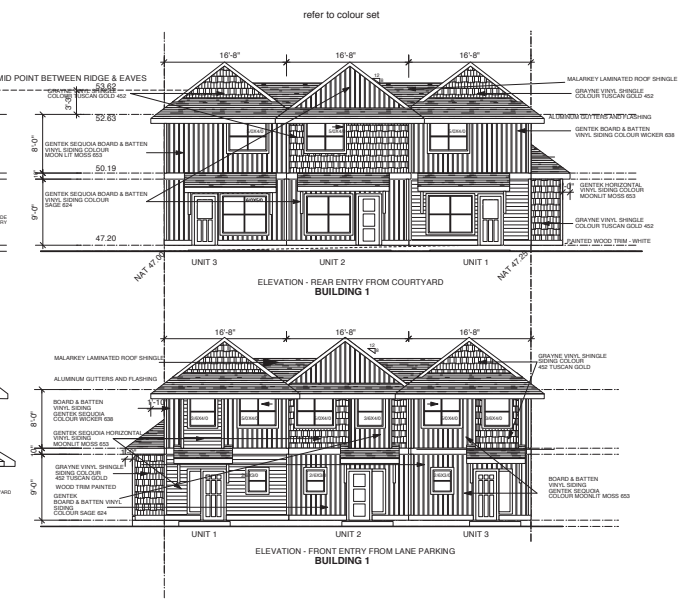
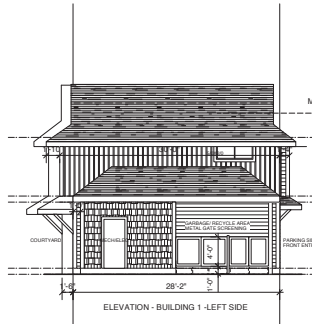
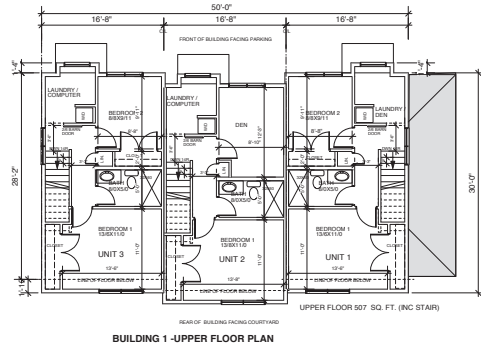
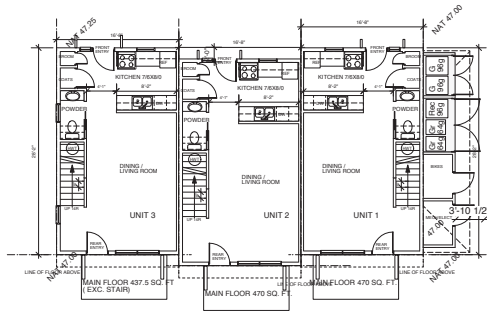
THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : JAN 30, 2018.

**Andre  
McNicoll  
FD1VLK**

Digitally signed by Andre  
McNicoll FD1VLK  
DN: c=CA, ou=Andre  
McNicoll FD1VLK, o=BC  
Land Surveyor, ou=Vally ID  
at www.julicert.com/  
USIP.cno1d-FD1VLK  
Date: 2018.01.30 16:11:22  
-0500'

ANDRÉ MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS ELECTRONICALLY SIGNED.

AVERAGE NATURAL GRADE = 47.05  
 ALLOWED HEIGHT = 9.5 M = MAXIMUM HEIGHT = 56.56M  
 MID POINT RIDGE AND EAVE = 53.62M (COMPLIES)



**RESIDENTIAL DEVELOPMENT**  
**MEDEA WAY**  
**NANAIMO, B. C.**

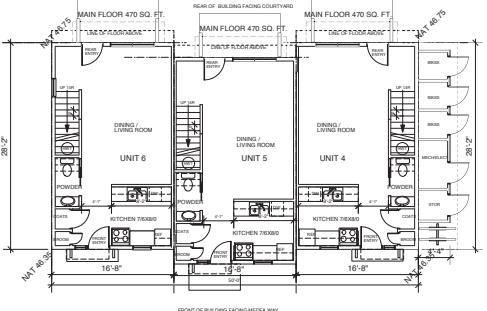
NO:	DATE:
REVISION:	
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	JULY 29, 2019 REVISE SITE/PLAN/ ELEV.
	AUG 6, 2019 REVISE SITE
	AUGUST 2019 REVISE CLADDING / COLOUR
	SEPT 6, 2019 REVISE SITE/COVERED PARKING
	NOV 12, 2019 REVISE PARKING
	DEC 02, 2019 CARPORTS / SHFT BLDG.1 6"
	JAN 7, 2020 FOR MEETING W/ CITY
	JAN 28, 2020 PRELIMINARY DP APPLICATION

**RECEIVED**  
**DP 1184**  
**2020-APR-22**  
CITY OF NANAIMO

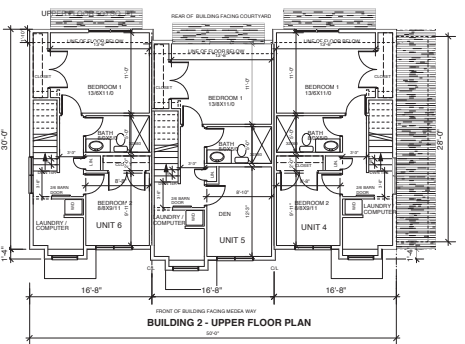
DRAWING:	
BUILDING 1 FLOORPLAN & ELEVATIONS	
DRAWN BY:	
DATE:	NOVEMBER 2018
SCALE:	NOTED
PROJECT NO.	2018-06
DRAWING NO.	A2.0

NO.:	DATE:
REVISION:	
	FEB 6 2019,
	JULY 29, 2019 REVISE SITE/PLAN/ ELEV.
	AUG 6, 2019 REVISE SITE
	AUGUST 2019 REVISE CLADDING / COLOUR
	SEPT 6, 2019 REVISE SITE/COVERED PARKING
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	DEC 02, 2019 CARPORTS/ SHFT BLDG.1 6"
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	JAN 28, 2020 PRELIMINARY OF APPLICATION

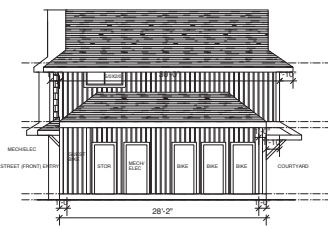
AVERAGE NATURAL GRADE = 46.55  
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 MID POINT RIDGE AND EAVE = 53.37M (COMPLIES)



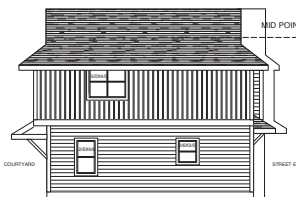
**BUILDING 2 - MAIN FLOOR PLAN**



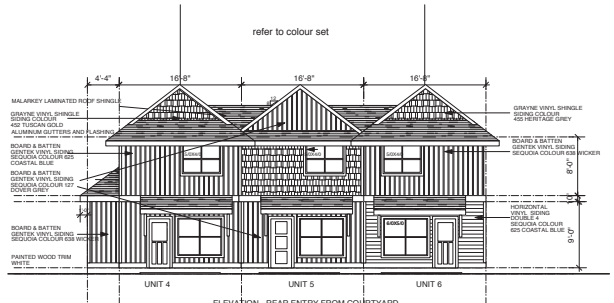
**BUILDING 2 - UPPER FLOOR PLAN**



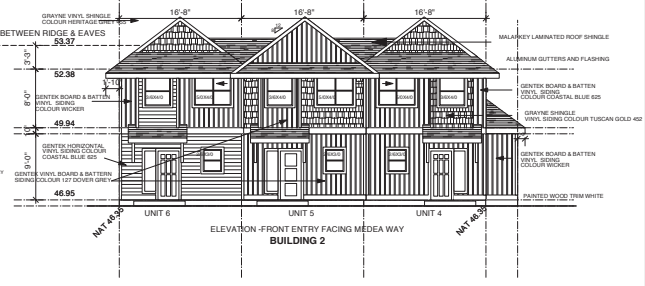
**ELEVATION - BUILDING 2 - RIGHT SIDE**



**ELEVATION - BUILDING 2 - LEFT SIDE**



**ELEVATION - REAR ENTRY FROM COURTYARD BUILDING 2**



**ELEVATION - FRONT ENTRY FACING MEADE WAY BUILDING 2**

**RESIDENTIAL DEVELOPMENT**  
**MEADE WAY**  
 NANAIMO, B. C.

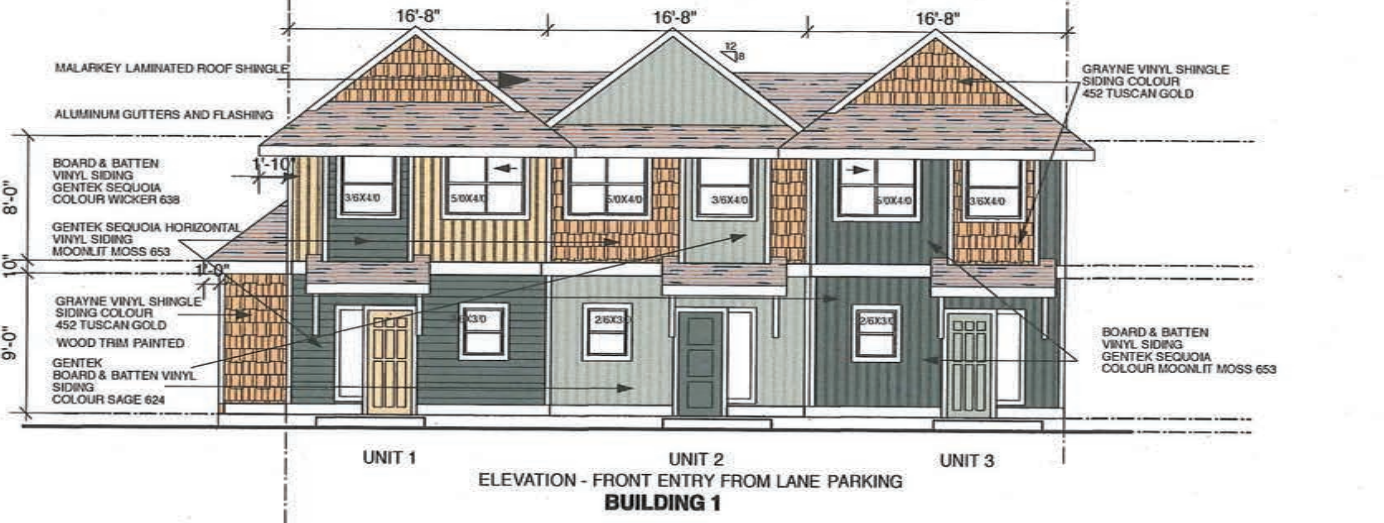
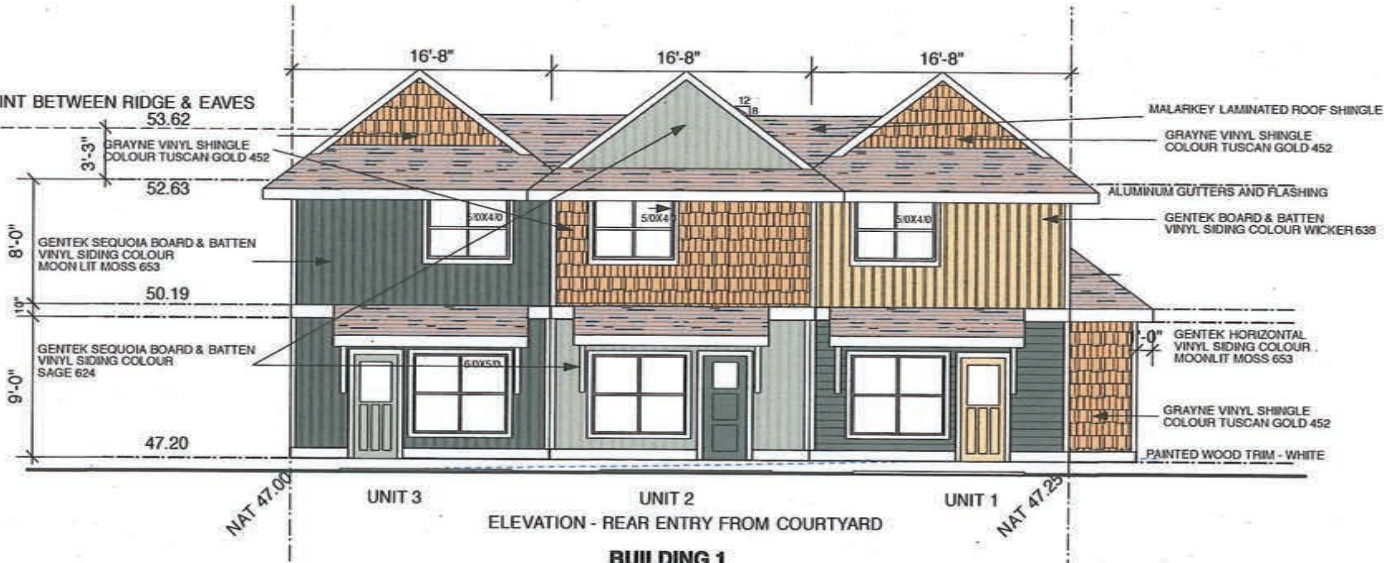
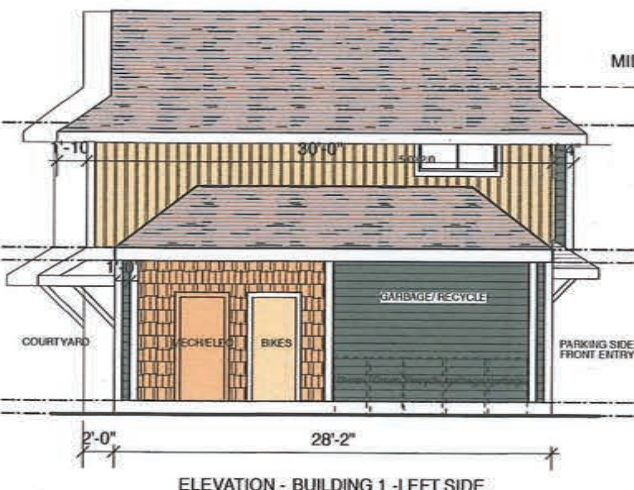
**RECEIVED**  
**DP 1184**  
 2020-APR-22  
 Current Planning

DRAWING:  
**BUILDING 2**  
**FLOORPLAN &**  
**ELEVATIONS**

DRAWN BY:  
 DATE: NOVEMBER 2018  
 SCALE: NOTED

PROJECT NO. 2018-06 DRAWING NO. A2.1

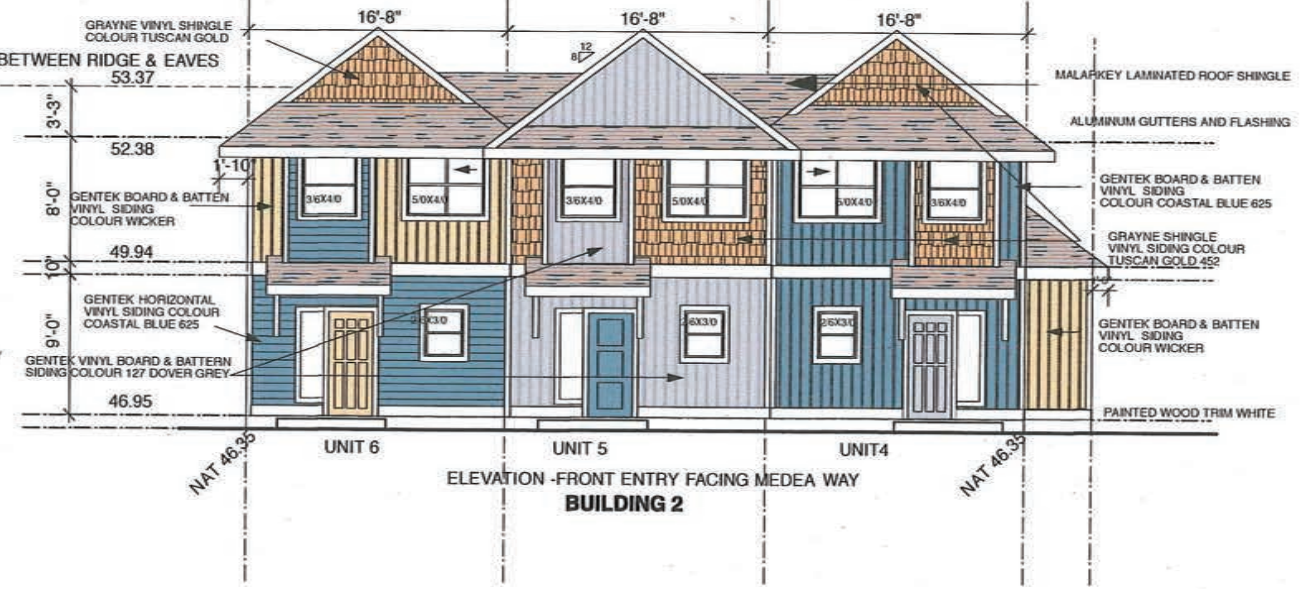
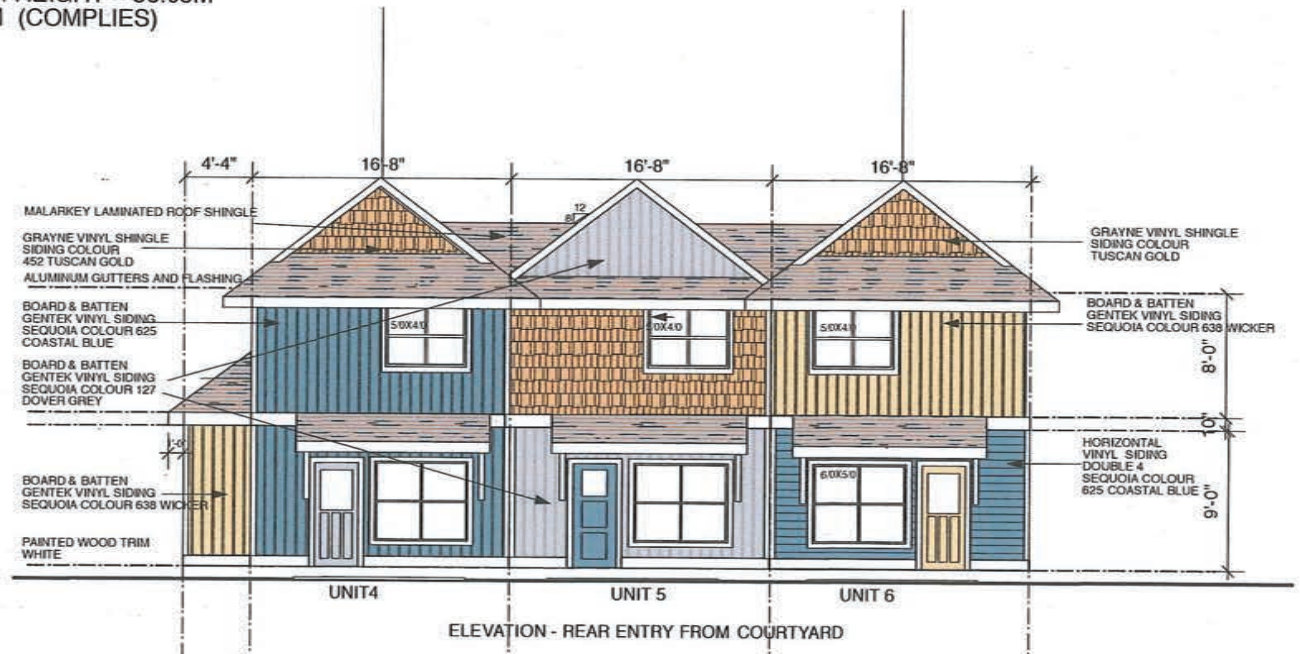
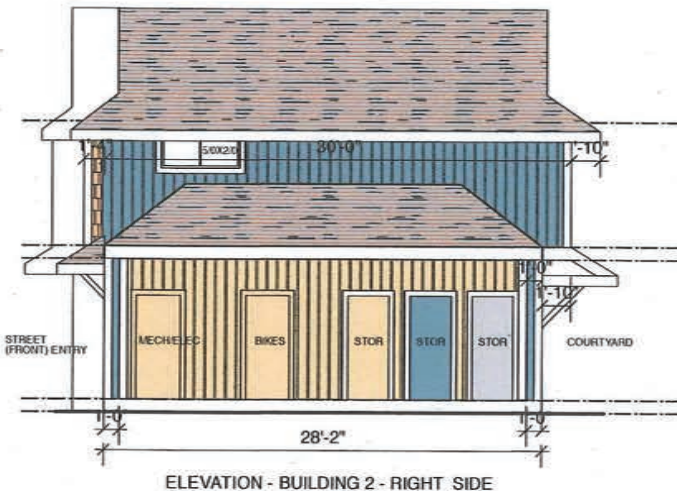
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 MID POINT RIDGE AND EAVES = 53.62M (COMPLIES)



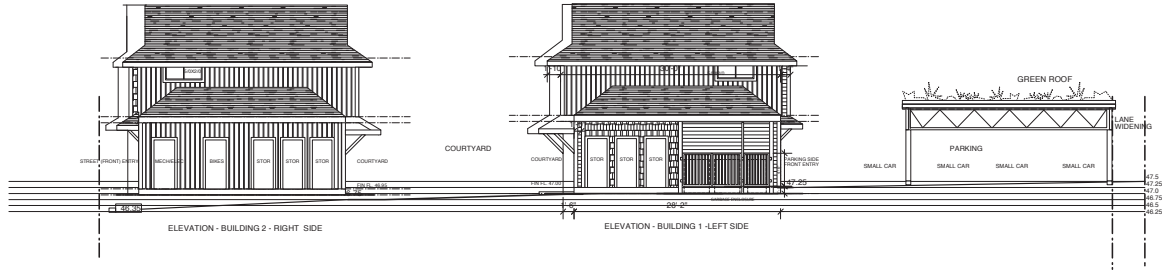
**MEDEA WAY BUILDING 1 - UNITS 1, 2 & 3**  
**COLOUR SCHEME GREEN (SEPT 19, 2019)**



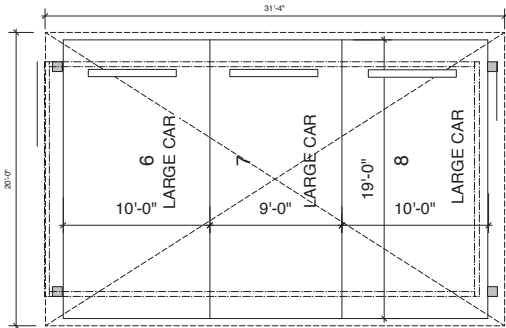
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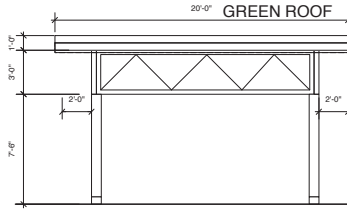
**MEDEA WAY BUILDING 2 - UNITS 4, 5 & 6**  
**COLOUR SCHEME BLUE / GREY (SEPT 19, 2019)**



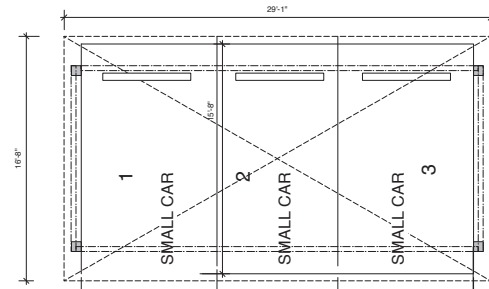
SCHMATIC SITE SECTION  
SCALE 1/8"=1'-0"



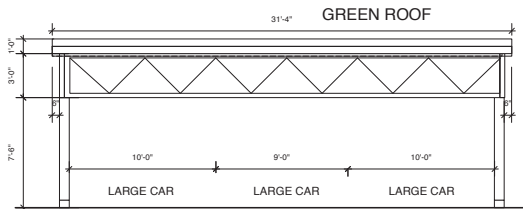
LARGE CAR TRIPLE CARPORT PLAN  
SCALE 1/4"=1'-0"



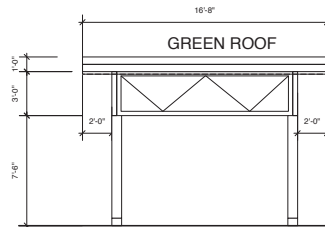
SIDE ELEV. COVERED CARPORT TRIPLE  
SCALE 1/4"=1'-0"



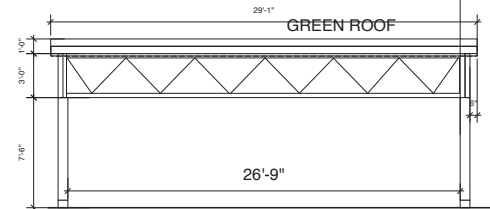
SMALL CAR TRIPLE CARPORT PLAN  
SCALE 1/4"=1'-0"



FRONT ELEV. COVERED CARPORT TRIPLE - CONCEPT FOR GREEN ROOF  
SCALE 1/4"=1'-0"



SIDE ELEV. COVERED CARPORT (SMALL CAR)  
SCALE 1/4"=1'-0"



FRONT ELEV. COVERED CARPORT (SMALL CAR)

NO.	DATE
REVISION	
FEB 16, 2015	
JUL 29, 2019	REUSE SITE/PLAN/ ELEV.
AUG 6, 2019	REUSE SITE
AUGUST, 2019	REUSE CLADDING / COLOUR
SEPT 6, 2019	REUSE SITE/COVERED PARKING
NOV 12, 2019	REVERSE PARKING
DEC 02, 2019	CARPETS/ SHIFT BLDG.1 0"
JAN 7, 2020	FOR MEETING W/ CITY
JAN 28, 2020	PRELIMINARY DP APPLICATION

**RESIDENTIAL DEVELOPMENT  
MEDEA WAY  
NANAIMO, B. C.**

RECEIVED  
DP 1184  
2020-APR-22  
C.C. CONSULTING

DRAWING:  
SITE SECTION  
CARPORT /GARBAGE  
DETAILS

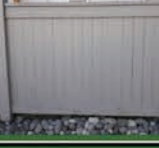
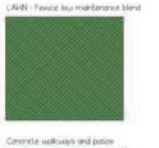
DRAWN BY:  
DATE: NOVEMBER 2018  
SCALE: NOTED

PROJECT NO.	DRAWING NO.
2018-06	A1.1

LANE

TOP OF CURB

MEDEA WAY



VINE MAPLE  
*Acer circinatum*

SASKATOON BERRY  
*Amelanchier alnifolia*

EDDIE'S WHITE WONDER DOGWOOD  
*Cornus nuttallii 'Eddie's White Wonder'*



SMALL  
*Quercus rubra*

OREGON GRAY HOLLY  
*Mahonia aquifolium*

OREGON OREGON GRAPE HOLLY  
*Mahonia aquifolium 'Compacta'*

PACIFIC MADROVENION  
*Maackelia amurensis*

RED FLOWERING CURRANT  
*Ribes sanguineum*

SANTA ROSA  
*Rosa multiflora*



CORNISH YARROW  
*Achillea millefolium*

WILD CHIVES  
*Allium canadense*

PLANT 9 EVERLASTING  
*Asplenium nidus*

DOUGLAS NATIVE ASTER  
*Aster douglasii (subsp. nelsonii)*

NATIVE BLEEDING HEART  
*Diervilla lonicera*

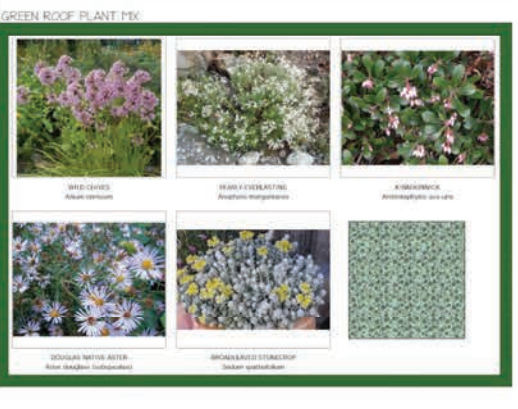
SNOW FERN  
*Polytaenium vulcanicum*



NATIVE SNOWBERRY  
*Symphoricarpos alba*

EVERGREEN HACKBERRY BUSH  
*Elaeagnus argentea*

RED HACKBERRY BUSH  
*Toxicaria pedunculata*



WILD CHIVES  
*Allium canadense*

PLANT 9 EVERLASTING  
*Asplenium nidus*

KALM'S LAVENDER  
*Artemisia ludoviciana*

DOUGLAS NATIVE ASTER  
*Aster douglasii (subsp. nelsonii)*

SNOWBERRY STONECROP  
*Sedum spaldingii*



KALM'S LAVENDER  
*Artemisia ludoviciana*

SNOWBERRY STONECROP  
*Sedum spaldingii*

**BC LANDSCAPE STANDARDS**  
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**TOP SOIL REQUIREMENTS:**  
Minimum depth for shrub beds: 450mm (18")  
Minimum depth for groundcover: 600mm (24")  
Minimum depth for lawn areas: 600mm (24")  
Minimum depth for mulch 60-75mm (2.5-3")  
Trees as per detail on these drawings.

LANDSCAPE AREA	804 sqm	1763 sqft
TREE/SHRUB AREA	193 sqm	1009 sqft
GREENROOF AREA	193 sqm	1009 sqft
LAWN AREA	500 sqm	1277 sqft
ORNAMENTAL ROCK	500 sqm	1026 sqft
TOTAL LANDSCAPE	443 sqm	4764 sqft



PROJECT: RESIDENTIAL DEVELOPMENT  
555 MEDEA STREET  
NANAIMO, BC

CLIENT: Kenco Enterprises  
Alvin Ken Riddell  
kenco@kenco.ca

ARCHITECT: Elve Architect  
Jerry Elve  
250-247-4926  
elvearchitect@kenco.ca

LANDSCAPE DESIGNER: MYSTIC WOODS  
LANDSCAPE DESIGN  
4737 Gordon Rd  
Campbell River, BC V9H 1T5  
phone: 250-266-1327  
cell phone: 250-267-0160  
design@mysticwoods.ca

DRAWN BY: Corinne Matheson CLD, HT  
Certified Landscape Designer  
Horticultural Technician  
Member of the BC LNA / CLNA

SCALE: 1:100 SCALE: 1/8"=1'-0"

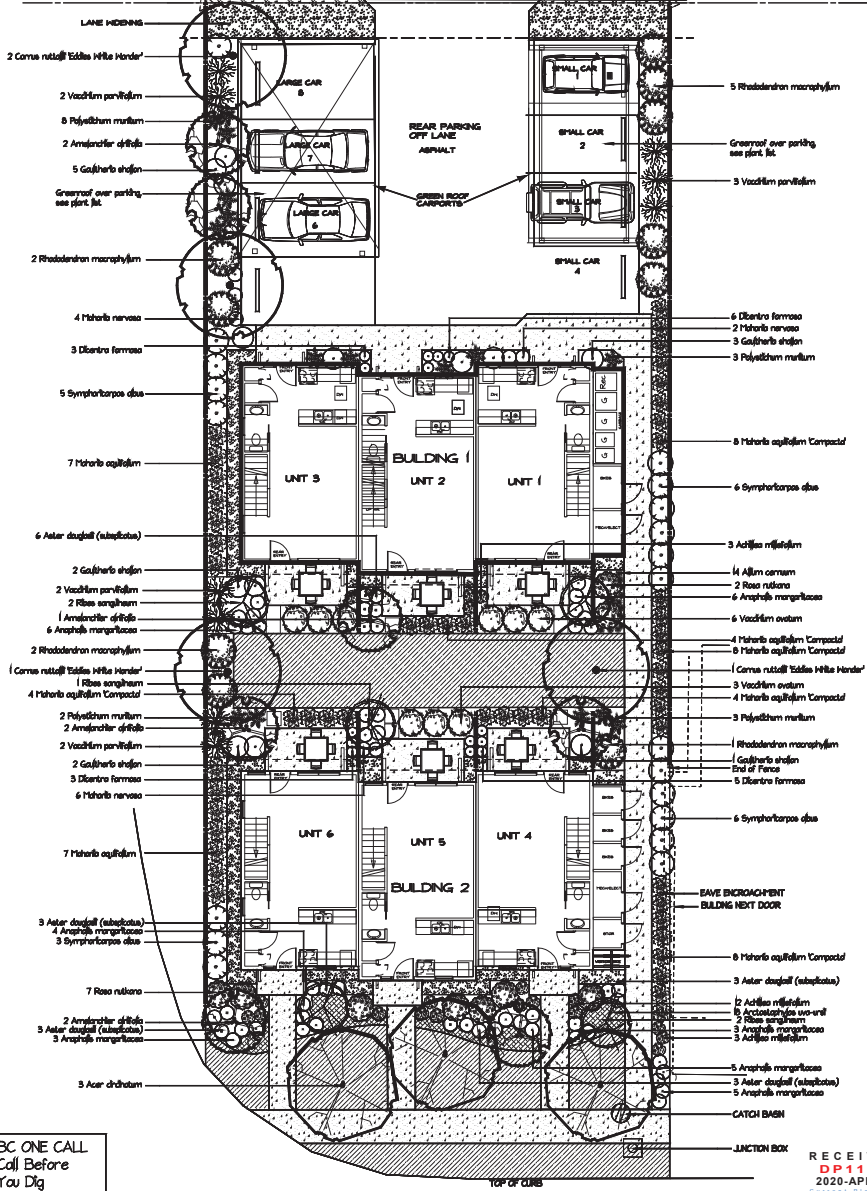
DATE: November 8, 2019  
Issued for: November 12, 2019 For review  
Issued for: Nov 20, 2019 For Development Permit  
Issued for: March 2, 2020 For Development Permit

DRAWING: LANDSCAPE MASTER PLAN  
DRAWING #: 1 of 3

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LANE

TOP OF CURB



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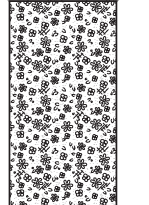
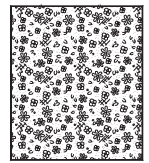
RECEIVED  
D 1184  
2020-APR-22

Qty	Botanical Name	Common Name	Size/Condition
3	<i>Acer drabatum</i>	WEE MAPLE	26" H DBD or pot
6	<i>Amelanchier alnifolia</i>	SASKATOON BERRY	# 7 pot
4	<i>Cornus rotundifolia</i> 'Hills Hilda Hender'	RODGE WHITE HENDER DOGWOOD	4 cm db / B/D or pot
<b>Shrubs</b>			
15	<i>Gaultheria shallon</i>	SALAL	# 1 pot
15	<i>Hibiscus aquilifolius</i>	OREGON GRAPE HOLLY	# 2 pot
16	<i>Hibiscus aquilifolius</i> Compact	COMPACT OREGON GRAPE HOLLY	# 2 pot
10	<i>Rhododendron macrophyllum</i>	PACIFIC RHODODENDRON	# 2 pot
5	<i>Ribes sanguinum</i>	RED FLOWERING CURRANT	# 2 pot
9	<i>Rosa nutkana</i>	NOTICHA ROSE	# 2 pot
20	<i>Symphoricarpos alba</i>	NATIVE SMOKEBERRY	# 1 pot
1	<i>Vaccinium parvifolium</i>	EVERGREEN HUCKLEBERRY BUSH	# 2 pot
1	<i>Vaccinium parvifolium</i>	RED HUCKLEBERRY BUSH	# 1 pot
<b>Flowering and Annuals</b>			
15	<i>Achillea millefolium</i>	COFFIN YARROW	SP4 - 10m pot
14	<i>Alliumcernum</i>	MILD ONIONS	SP4 - 10m pot
32	<i>Anaphalis margaritacea</i>	PEARLY EVERLASTING	SP4 - 10m pot
15	<i>Aster douglasii</i> (subtosa)	DOUGLAS NATIVE ASTER	SP4 - 10m pot
17	<i>Diandra ferriana</i>	NATIVE BLEEDING HEART	SP4 - 10m pot
16	<i>Polystichum maritimum</i>	SHARD FERN	# 1 pot
<b>Flowering and Annuals</b>			
15	<i>Arctostaphylos uva-ursi</i>	KINKANIX	# 1 pot
12	<i>Hibiscus nutans</i>	LOW OREGON GRAPE	# 1 pot
<b>General Plants</b>			
15	<i>Alliumcernum</i>	MILD ONIONS	SP4 - 10m pot
36	<i>Anaphalis margaritacea</i>	PEARLY EVERLASTING	SP4 - 10m pot
15	<i>Arctostaphylos uva-ursi</i>	KINKANIX	SP4 - 10m pot
15	<i>Aster douglasii</i> (subtosa)	DOUGLAS NATIVE ASTER	SP4 - 10m pot
15	<i>Sedum spectabile</i>	BROADLEAVED STONECROP	SP4 - 10m pot

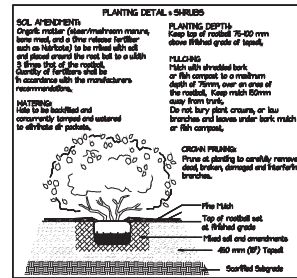
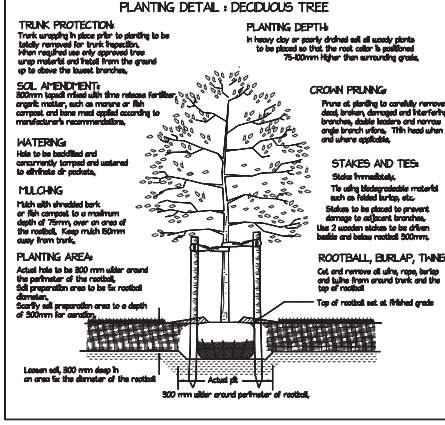
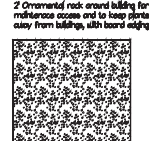
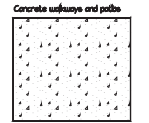
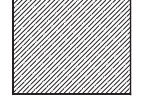
Water requirements are minimal to none, once plants have become established. Water will be required for the first two years during periods of drought, until the plants are fully rooted out.

**DEER PROTECTION**  
While most of the plants are Deer resistant, young plants are susceptible to browsing and must be protected for the first two years until plants become established.  
Any plants that show signs of browsing shall be protected.  
Protect using either Bobas, Flintlocks, or other proven effective remedy.

**CARPORT GREENROOF PLANTING**  
1% of *Sedum spectabile*, *Arctostaphylos*, *Alliumcernum*, *Anaphalis* and *Aster douglasii*



**LANE'S FENCE** (see maintenance blend)



**GRASS AREAS**  
Lawn to be seeded with a Low Water / Maintenance Fescue blend  
Low Maintenance Fescue seed blends are a blend of carefully selected the Fescue grasses, grass to fill any part shade and even deep shade.  
Fescue lawns are highly drought tolerant once established, and so irrigation (if any) should be adjusted to once every two weeks during the summer months, in the second years.  
Once well established, no additional water should be required, except in severe drought situations.  
Fescue lawns require less fertilizing and can be left un-mown for a free-living carpet effect.  
Fertilizing could be done once every four months if required to fill up, otherwise left natural.  
Reseeding the amount of reseeding and watering required by this seed blend is a huge advantage forward towards preserving an environment and natural resources.

**ACCEPTABLE SEED BLENDS**  
TerraLife Horticulture Lawn Seed Blend of 4 the Fescues  
TerraLife Horticulture, BC, 1-800-661-6691, [terraheritage.com](http://terraheritage.com)  
usawest@terraheritage.com

**ACCEPTABLE SEED BLENDS**  
Premier Low Maintenance Mix  
Premier Pacific Seeds Ltd., Surrey, BC,  
1-800-455-5555 or 604-588-5523  
[premierpacificseeds.com](http://premierpacificseeds.com)  
usawest@premierpacificseeds.com

**RTF Water Saver Fescue Blend**  
RTF Water Saver  
[www.rtfwater.com](http://www.rtfwater.com)  
1-800-556-2272 ext.3

**BC LANDSCAPE STANDARDS**  
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Copies of the BC Landscape Standards are available through the BC LNA office at 1-800-574-1772  
Contractor to consult with designer regarding any discrepancies.  
Contractor to consult with designer if plant substitutions are required due to availability.  
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing dig.  
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of final scope.  
Refer to landscape specifications supplied with this plan.  
If you do not receive the specifications, please contact the designer.

**TOP SOIL REQUIREMENTS**

Minimum depth for shrub beds: 400mm (16")
Minimum depth for groundcovers: 500mm (20")
Minimum depth for grasses: 100mm (4")
Minimum depth for lawn areas: 50mm (2")
Minimum depth for paths: 60-75mm (2.5-3")

Trees as per detail on these drawings.

**LANDSCAPE AREA**

TREE/SHRUB AREA	154 sqm	165 sqft
GREENROOF AREA	49 sqm	104 sqft
LANE AREA	184 sqm	1977 sqft
ORNAMENTAL ROCK	500 sqm	538 sqft
<b>TOTAL LANDSCAPE</b>	<b>448 sqm</b>	<b>4784 sqft</b>



**PROJECT:** RESIDENTIAL DEVELOPMENT  
508 VESSA STREET  
NANAIMO, B.C.

**CLIENT:** Kenco Enterprises  
Alex Knebel  
[knebel@kenco.ca](mailto:knebel@kenco.ca)

**ARCHITECT:** Eika Architects  
Jerry Eika  
250-541-6985  
[jerry@eika.ca](mailto:jerry@eika.ca)

**LANDSCAPE DESIGNER:** MYSTIC WOODS  
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4737 Gordon Rd  
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phones: 250-266-5277  
cell phone: 250-267-0610  
[design@myticwoods.ca](mailto:design@myticwoods.ca)

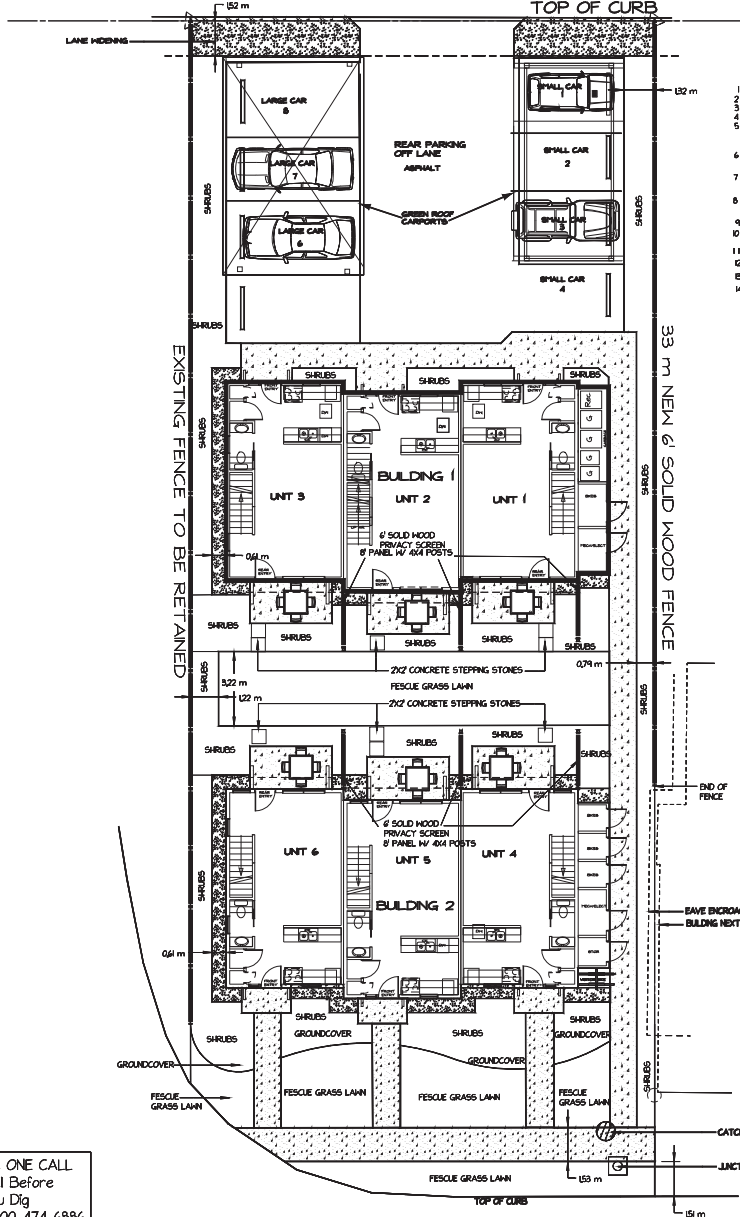
**DRAWN BY:** Carline Pithawan CLD, HT  
Certified Landscape Designer  
Horticulture Technician  
Member of the BC/LNA / CLNA

**SCALE:** 1:100 SCALE IN METERS

**DATE:** November 6, 2019  
**Issued For:** November 6, 2019 For Review  
**Issued For:** Nov. 20, 2019 For Development Permit  
**Issued For:** March 2, 2020 For Development Permit

**DRAWING:** LANDSCAPE PLANTING PLAN  
**DRAWING #:** L2 of 3

LANE



LANDSCAPE DIMENSION CONSTRUCTION PLAN

- SCOPE OF WORK:**  
 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
- 1 Site Preparation
  - 2 Final grading and landscape drainage
  - 3 Installation of underground irrigation system
  - 4 Supply and placement of growing medium
  - 5 Testing growing medium and supply of additives (for fibers) to meet requirements of soil test, and BC Landscape Standards
  - 6 Preparation of planting beds, supply of plant material and planting
  - 7 Supply and placement of the composted mulch on plant beds
  - 8 Preparation of lawn areas, supply of materials and seeding or hydroseeding (fescue blend)
  - 9 Provide growing medium and planting for green roofs
  - 10 Supply and placement of ornamental rock and wall edging
  - 11 Installation of Fence on East property line
  - 12 Establishment Maintenance- for one year
  - 13 Other work required to complete landscape
  - 14 Leave site completely clean and tidy

**GRADING AND DRAINAGE**  
 The preparation of the subgrade shall, by rough grading and filling provide a base that will allow the placing of growing medium to the specified depths. Finished subgrade surfaces should be free of visible rumps and hollows and provide for growing medium depths as laid out on the landscape plans.  
 Debris, roots, branches, stones, building materials, contaminated soil, viable weeds and anything else that may interfere with the proper growth and development of the planned finished landscaping shall be removed.  
 Areas showing excessive compaction shall be scarified to a minimum depth of 100mm immediately before placing growing medium.  
 All drains within landscape beds shall be surrounded by a minimum diameter of 2" (50mm) of drain rock to a depth of 1" (50mm) to prevent mulch from blocking the drainage system.

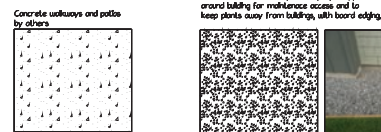
**SITE PROTECTION**  
 All existing and new plants, site services, curbs, parking structures, fences and all other features shall be protected against damage during the work. Damage shall be reported and shall be completely repaired to the satisfaction of the Authority / Inspector.

**ESTABLISHMENT MAINTENANCE**  
 The intent of establishment maintenance is to provide sufficient care to newly installed plant material for a period of one year from acquisition to ensure or increase the long-term success of the planting. The objective is the adaptation of plants to a new site in order to elicit the desired effect from the planting while reducing the rate of failure and unnecessary work associated with "proper" establishment. Establishment maintenance procedures apply to all vegetation including:  
 1 Cultured varieties  
 2 New trees, shrubs, and groundcovers  
 Maintenance during the one-year guarantee period is essential to ensure the validity of any guarantee.

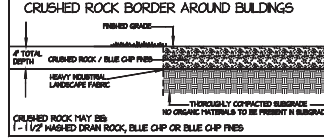
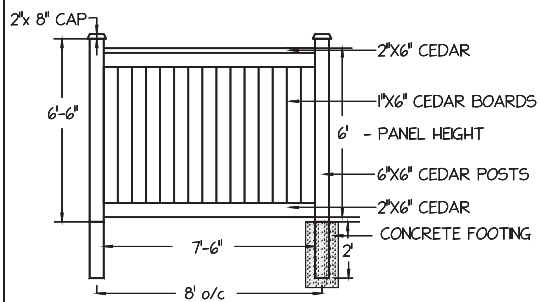
**WARRANTY**  
 The customary one year guarantee period for the construction industry is accepted as the standard for landscape work.  
 The contractor shall guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance (Acceptance). Inspections must be called for in order to achieve Substantial Performance.

**INSPECTIONS TO BE CALLED FOR:**  
**FIRST INSPECTION** to be called for after subgrade preparation, and soil has been placed.  
**SECOND INSPECTION** after plants have been laid out, but prior to planting.  
**FINAL INSPECTION** to be called for, once completed.  
 Once the plan has been approved by the City, no changes may be made to the plan without written approval of both the designer and the City.

**IRRIGATION**  
 Irrigation to be done by hand, hoses, and soaker hoses. Hoses shall be laid at each patio and front entrance, to supply water as needed during periods of drought.



33m x 6' SOLID WOOD FENCE ALONG EAST PROPERTY LINE ONLY PLUS 6 - 2.64m PATIO PRIVACY SCREENS = 15.84m



**SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS**  
 TABLE 6-363 "GOOD" AND "MODERATE" SOIL COMPOSITION

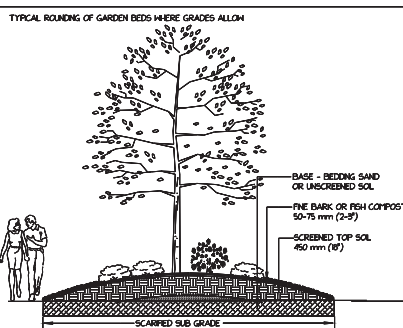
Percent of Dry Weight of Total Growing Medium

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than 2mm, smaller than 2mm	0 - 10%
Silt larger than 200mm, smaller than 2mm	0 - 25%
Clay smaller than 200mm	0 - 25%
Clay and silt combined	Minimum 35%
Organic content	10 - 20%
Acidity (pH) 4.5 - 6.5	
Drainage Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.	

**SOIL COMPOSITION FOR LOW TRAFFIC LAWN AREAS**  
 TABLE 6-363A "GOOD" AND "MODERATE" SOIL COMPOSITION

Percent of Dry Weight of Total Growing Medium

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than 2mm, smaller than 2mm	0 - 10%
Silt larger than 200mm, smaller than 2mm	0 - 25%
Clay smaller than 200mm	0 - 25%
Clay and silt combined	Minimum 35%
Organic content	3-15%
Acidity (pH) 6.0 - 7.0	
Drainage Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.	



**BC LANDSCAPE STANDARDS**  
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 Contractor to consult with designer regarding any discrepancies.  
 Contractor to consult with designer if plant substitutions are required due to availability.  
 Contractor is responsible for obtaining written confirmation of any locations prior to commencing design.  
 Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.  
 Refer to landscape specifications supplied with this plan.  
 If you do not receive the specifications, please contact the designer.

**TOP SOIL REQUIREMENTS:**

Minimum depth for shrub beds 40mm (1 1/2")	
Minimum depth for groundcover 50mm (2")	
Minimum depth for grass 100mm (4")	
Minimum depth for lawn areas 150mm (6")	
Minimum depth for mids 60-75mm (2.5-3")	
Trees as per detail on these drawings.	

**LANDSCAPE AREA**

TREE/SHRUB AREA	154 sqm	(165 sqft)
GREENROOF AREA	49 sqm	(102 sqft)
LAWN AREA	184 sqm	(1977 sqft)
ORNAMENTAL ROCK	502 sqm	(538 sqft)
<b>TOTAL LANDSCAPE</b>	<b>489 sqm</b>	<b>(4,764 sqft)</b>



**PROJECT:** RESIDENTIAL DEVELOPMENT  
 508 MEDEA STREET  
 VANCOUVER, B.C.

**CLIENT:**  
 Keno Enterprises  
 Alex Ken Hing  
 kenoc@keno.com

**ARCHITECT:**  
 Elba Architect  
 Jerry Elba  
 250-541-8888  
 jerry@elba.ca

**LANDSCAPE DESIGNER:**  
 MYSTIC MOODS  
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**DRAIN BY:**  
 Carline Pithawan CLD, HT  
 Certified Landscape Designer  
 Horticulture Technician  
 Member of the  
 BC/LNA / CLNA

**SCALE:** 1:100 SCALE IN METERS  
 0 1 2 3 4 5

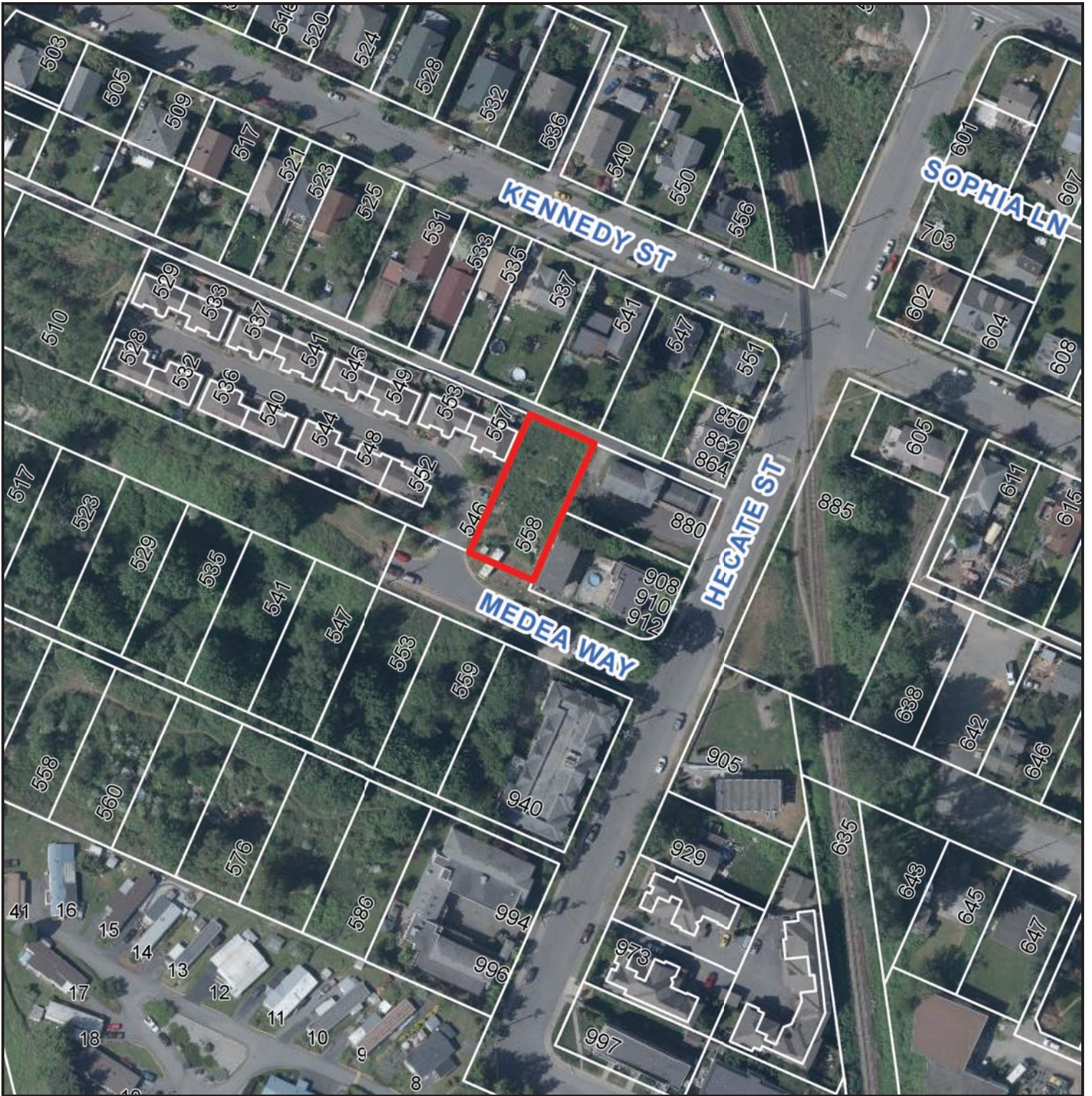
**DATE:** November 6, 2019  
**Issued for:** November 6, 2019 For review  
**Issued for:** Nov. 20, 2019 For Development Permit  
**Issued for:** March 2, 2020 For Development Permit

**DRAWING:** LANDSCAPE DIMENSION / DETAILS PLAN  
**DRAWING #:** 13 of 3

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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001184**

 558 MEDEA WAY