Development Permit Application
Linley Valley Fourplexes,
5594 Linley Valley Drive, Nanaimo, BC.
15 September 2020

Design Rationale

The development proposal for 5594 Linley Valley Drive consists of four modern fourplexes on a long, narrow site in the beautiful Linley Valley. The buildings are situated on the last lot on Linley Valley Drive and border a pond to the North and forest to the South. The intention of the design is to create a sustainable community and unique living experience for residents while being sensitive to the appropriate character, scale and environmental complexity of the R10 Steep Slope Zone (DPA 5) and this special location. The buildings, including the individual units, respond to existing topography by stepping both vertically and horizontally to conform to the irregular slope and shape of the site. The design accommodates extensive usable green space and areas of vegetation while offering efficient and generously sized units that connect with their natural surroundings. The form and character and siting of the buildings into the landscape design allow it to integrate harmoniously with its natural context as well as the surrounding neighbourhood.

The proposed project would be consistent with and positively support the goals of the OCP (DPA 5). The project respects existing environmental elements while offering higher density and more affordable housing to the area. An increase in density and fourplex typology could help address the local need for more varied and affordable housing. The design of the project could serve to increase social interaction and sustainability and provide a model for future development. The increase in density also helps to diminish urban sprawl and has allowed more of the surrounding area to be designated as park.

The design of the project contributes positively towards the creation of a livable hillside neighbourhood. The design of the site and integration of the buildings into the slope respects the existing topography while the form and character of the buildings acknowledges the residential features and scale of the surrounding single family properties. Instead of adding additional accessory buildings, the fourplexes are tightly aligned with amenities and pathways between the buildings, reserving more area for open space. The large areas of green space and extensive trees and vegetation in the landscape design restore the natural character of the site, help to reduce erosion and visually connect it to the adjacent forest. The buildings formally address both Linley Valley Drive and the private road on the property while providing generous outdoor decks, balconies and patios to provide additional animation to the frontages and to connect the units to the landscape. The site's proximity to hiking areas will encourage recreation in the local area and the inclusion of ample bike storage on site could also encourage the use of transportation alternatives.

Development Permit Application
Linley Valley Fourplexes,
5594 Linley Valley Drive, Nanaimo, BC.
15 September 2020

Zoning Requirements

The project strives to sensitively address its unique context while meeting the requirements of an R10 Steep Slope Residential Zone. The property is located at the end of Linley Valley Drive with designated park area to the South with proposed park area and pond to the North and East of the site. It is the last site in a series of steep sloped single family residential lots.

The development offers four two storey fourplexes with entries at ground level for the main floor units and via exterior stairways for the upper level units. The total number of units is 16 which is maximum number allowed for the site. The fourplexes will offer a moderate increase in residential density for the neighbourhood while being compatible with the scale of the surrounding single family properties. The two bedroom plus den and three bedroom units could appeal to a variety of home-owners and/or renters and offer more affordable and diverse housing options. Despite the relatively higher density, the proposed FAR for the 5,470 sm site is .37 vs the maximum allowable of .45, while the lot coverage is 25% vs the permitted 40%. By providing a moderate increase in density while limiting site coverage, the project will help to contribute to a more diverse and sustainable community while still appearing as four modestly scaled single family homes with ample open space.

A private road off of Linley Valley Drive will be the main access to the buildings with small garden areas and parking pads to the front and common green space with usable lawn areas to the rear. The road will vary in width (from 6.0 m to 7.6 m) and be paved with stamped concrete for 1.5m of the width to the North to create a designated pedestrian area. The maximum slope on the private road will be 6% starting at the highest point to West; this slope diminishes as one moves further to the East (see Civil drawings). The last length of the road narrows (to 4.1 m) to become private access for units 15 and 16, the last units at the end of the site (to be indicated by signage). Additional width to the road has been provided to the South to allow for the back-up turning radius of both the fire truck and other vehicles and additional guest parking. This has been done in strategic locations with stamped concrete to be more visually attractive and indicate a priority use for pedestrians and, in some areas, with grasscrete (see A-01 Site Plan and A-02 Streetscapes).

The functional front yard of the site will be along the private road while, officially, the 'front yard' will be considered to be the frontage along Linely Valley Drive. Both frontages will, therefore, be treated as important streetscapes (re: form and character below and A-02). The space between the buildings will serve as amenity areas with long-term bicycle storage closets (two bikes per unit) and utility closets housed along the

sides of the buildings. There will also be an area for garbage and recycling bins under the stairs for each of the upper units (the bins will be located in the garages for the main floor units). This amenity area also provides pathways to the rear of the property and the common green space and will be surfaced with gravel to facilitate drainage. The separation between buildings B and C is widened further to accommodate a fire truck turnaround off the road.

Each fourplex will have two parking stalls (32 private stalls) provided at the front of the units; garage and driveway apron stalls for the main floor units and parking pads for the upper floor units. There will also be four guest parking stalls and two bicycle racks for temporary bike parking (accommodating a total of eight bikes) on the South side of the private road. Six parking stalls (the number in excess of that required) will be surfaced with grasscrete to decrease the hard surface area and allow for permeability (see Landscape Plans). This includes the guest parking stalls. The guest stalls will be important to prevent guests from parking along Linley Valley Drive due to the lack of parking in the area. There is access to public transportation in the area but, for the time being, it is understood that driving will be a necessity for most residents and their guests.

Form and Character

The predominant housing typology in the Linley Valley area is the single family residence. The fourplexes of the proposed development have been designed to integrate well with the existing homes in the area while providing an important increase in density and affordability. The four unit, two storey buildings address the street at a human scale with separate entries to the units at ground level as well as clearly identified entries and individual stairways for the units at the upper floor (see A-02 Streetscapes and all building elevations). The buildings maintain a residential scale and appear as four separate single family homes.

Entrances are provided with ample overhangs to shelter from rain and to identify the front entries to the units. Large roof overhangs with exposed posts and beams cover the large decks over the upper West units and extend over the stair to shelter from the elements and draw attention to the front door. These decks will also help to animate the frontage along the private road and Linley Valley Drive. The entrances of the upper units on the East side 'bump out' to create distinct elements at the top of the stairs that extend up from the bicycle closets below. Wood-look cladding also helps to identify the entries by differentiating the materials while addressing on the sides of the units will be large enough to read from a distance.

Given the significant slope on the lot, each unit in the fourplexes has been stepped down

to the East along with the existing topography; each of the building units in Buildings A, B and C step vertically (from .46m to .61 m), as do the buildings, in accordance with slope down towards the end of the road. The units also shift towards the North or South relative to each other to conform to the irregular shape of the lot, allowing for the garden spaces, driveways and parking pads to the front.

The predominant roof form of the buildings is a 2 in 12 shed roof along with low-sloped (flat) roof areas. This form is repeated over the 16 units so that the roofs step down with the change in topography (the roofs slope in the opposite direction). The stepped units and changing rooflines add to the dynamic nature of the project as does the treatment of the site as a whole.

Each unit will be provided with ample outdoor space and connections to the natural surroundings. Decks or patios (depending on the topography) to the rear of the units offer access the common lawn area from the main floor units while the upper floor units have balconies facing the pond. These also provide additional articulation to the façades. The upper units on the West side of each building also have a large deck area facing the private road that allows for additional outdoor space as well as providing additional animation and security for the street.

The material finishes on the building include hardie plank in contrasting colours and a wood-look cementitious siding as well as natural wood clad elements The colour schemes alternate with every second building (see sheets A-05 and A-06 for Finishes). Buildings A and C feature a grey blue, warm white and a natural cedar-look siding at the entries, recesses and deck areas. Buildings B and D have a forest green and 'mist' coloured white siding with a darker wood-look cladding for entries, decks and accents. Natural wood fascias, door and window trim and wood clad posts and beams stained in a neutral grey add articulation and natural materials to the design. The alternating colour palettes give each building an individual character and help them to appear like individual homes vs a larger development.

The proposed development considers aspects of site design to preserve green space, limit hard surface area, manage storm water and provide natural landscape elements to enhance the experience of the site. The common landscaped areas consist of lawn and planting will serve as functional green space for the residents as well as aesthetically enhance the appearance of the site from a distance. The same lawn area will also be employed to deal with half of the rainwater shed from the roof areas in small swales in the lawn (see Civil dwgs). Ample planting around the site provides natural beauty, replaces previously existing trees and vegetations, prevents erosion and connects the site to nearby parks and forest. The parking stalls in excess of those required (as well

as additional 'back-up' areas) will be surfaced with grasscrete to help with stormwater management.

Overall the project offers a dynamic composition of building forms that responds sensitively to the site and local area. The fourplexes will increase the site density, offer efficient and generous spaces and provide ample amenity space while providing extensive open space and landscaping to help integrate it into its natural setting. The siting and design of the buildings respects the existing topography and the single family typology of the area while creating a unique modern development.

Variance Rationale

Height Variance: Buildings A, B, C and D

The roof slopes on the units are 2 in 12, therefore are considered low slope. In Zone R10, the maximum height for a roof less than 80% 4:12 is 7.0 m. The variance is, therefore, requested for each of the four buildings.

	Building A	Building B	Building C	Building D
Proposed Height	8.62 m	8.39 m	8.57 m	8.03 m
Height over Permitted	1.62 m	1.39 m	1.57 m	1.03 m

The roof forms proposed, are a combination of 2 in 12 sloped and low-sloped (2%) roofs to give the building an expressive form and reflect the variation in the slopes of the surrounding landscape. This roof form also allows for the stepping of the units in accordance with the slope of the site without the roofs interfering with one another. The height of the roofs is mitigated by having more than 50% of the roof forms being low-sloped (appearing flat).

Given the significant slope on the site, the units are stepped to conform as closely to the grade as possible but this also contributes to the increase in average grade and, therefore, the excess over the allowable height. The difference at the main floor levels between Unit 1 and 3 is 0.61m (2 ft.), between Unit 5 and 7 is 0.61m (2 ft.), between Unit 9 and 11 is 0.46m (1'-6" ft.) while Units 13 and 15 are at the same level. The topography and stepping of the units creates a more challenging situation in which to meet the 7.0 m height limit.

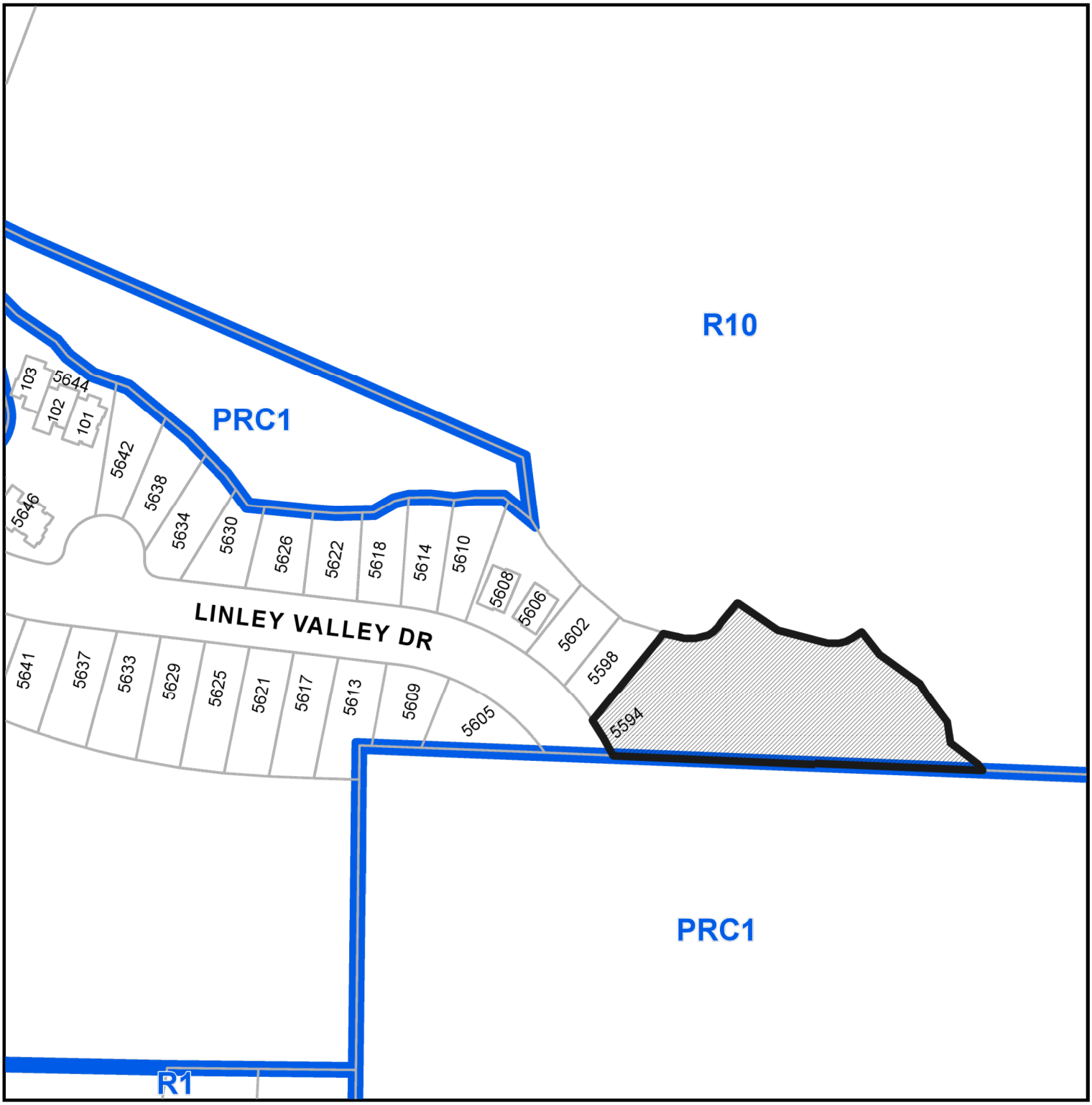
Development Permit Application
Linley Valley Fourplexes,
5594 Linley Valley Drive, Nanaimo, BC.
15 September 2020

Setback at Northeast Corner of Building D

The irregular shape of the site creates a challenging condition for siting the buildings. The units have been shifted relative to one another to adapt to the form of the site but a small corner of Building D (Units 15 and 16 above) projects into the rear yard setback by 1.6m (5.9 m vs 7.5m) at the Northeast.

The shape of the site creates an excessively long and curved 'rear yard' which faces both North and East. The area at the Northeast corner that projects into the setback is very small (27 sf) and faces the pond and future park areas to the North and East so it will not affect any adjacent structures. Allowing for a variance in this small area, prevents having to move the building to the West several feet (because of the angular geometry) and losing important space between the buildings or having to add potentially obtrusive accessory buildings in front of the buildings.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001207

CIVIC: 5594 LINLEY VALLEY DRIVE

LEGAL: LOT 14, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP62850

Subject Property

VIEW OF SITE FROM POND (NORTH)

SITE DATA

CIVIC ADDRESS: 5594 LINLEY VALLEY DRIVE, NANAIMO, BC

LEGAL DESCRIPTION: LOT 14, DISTRICT LOT 50 WELLINGTON DISTRICT PLAN EPP62850

FOLIO: 08286.420

PID: 029-928-028

ZONE: R10 STEEP SLOPE RESIDENTIAL

DPA: DPA 5 STEEP SLOPE

AREAS

TOTAL LOT AREA (SURVEY): 5470 SM (58,880.5 SF)

BUILDING A (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.93 SM (5,489 SF)

BUILDING B (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.93 SM (5,489 SF)

BUILDING C (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.82 SM (3,195 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.84 SM (5,488 SF)

BUILDING C (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.57 SM (2,751 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.75 SM (5,487 SF)

TOTAL BUILDING AREA: 2,039.43 SM (21,953 SF)

FAR
MAX. FAR: 0.45
PROPOSED FAR: (2039.43 SM /5470 SM) = 0.37

NUMBER OF UNITS
4 @ TWO STOREY FOURPLEXES = 16 UNITS

UNIT TYPES
12 @ TWO BEDROOM + DEN
4 @ 3 BEDROOM

LOT COVERAGE
MAX. PERCENT LOT COVERAGE = 40%

PROPOSED LOT COVERAGE = 1350 SM (14,532 SF)

PERCENT LOT COVERAGE = 1350/ 5470 SM = 25%

SETBACKS

SETBACKS	REQ.	PROP.
FRONT YARD	4.5 M	15.5 M
SIDE (WEST)	1.5 M	4.7 M
SIDE (SOUTH)	1.5 M	11.0 M
REAR (VARIANCE @ N-E CORNER OF BUILDING D)	7.5 M	5.9 M*

BUILDING HEIGHT
MAX. HT (FLAT < 4:12): 7.0 M (23.0 FT)

PROPOSED HEIGHTS (RE: A-04, A-05, A-06, A-07) *
BLDG A: 8.62M
(AVG. GRADE = 172.06 M; T.O. ROOF = 180.68 M)

BLDG B: 8.39 M
(AVG. GRADE = 170.76 M; T.O. ROOF = 179.15 M)

BLDG C: 8.57 M
(AVG. GRADE = 169.83 M; T.O. ROOF = 178.4 M)

BLDG D: 8.03 M
(AVG. GRADE = 169.35; T.O. ROOF = 177.38)

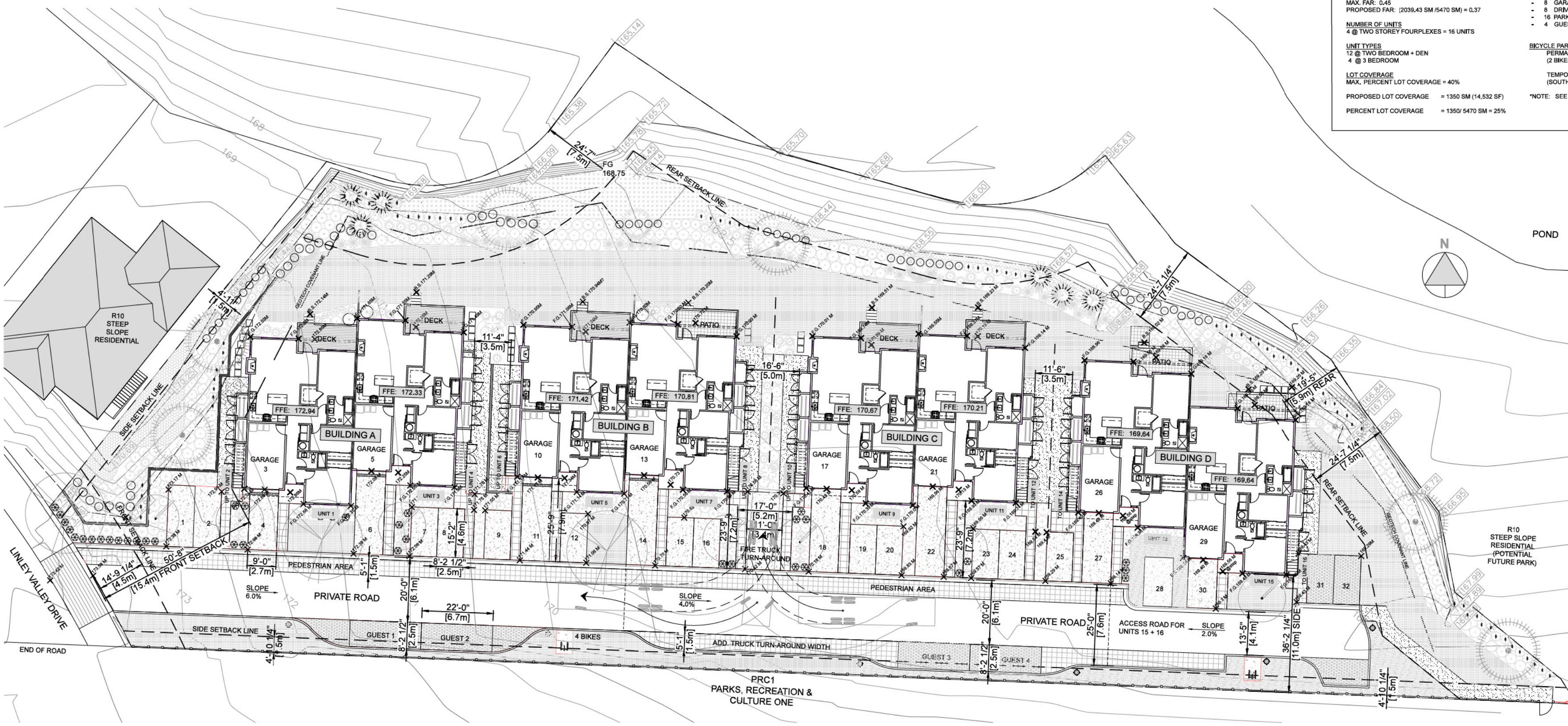
PARKING
REQUIRED: 1.8 STALLS PER 2 BR + DEN = 22 STALLS
2 STALLS PER 3 BR = 8 STALLS
= 30 STALLS

PROVIDED: 36 STALLS (2 STALLS PER UNIT + 4 GUEST)
- 8 GARAGE STALLS
- 8 DRIVEWAY APRON STALLS
- 16 PARKING PAD STALLS
- 4 GUEST STALLS

BICYCLE PARKING
PERMANENT: 32 STALLS
(2 BIKES PER UNIT IN EXT. CLOSETS)

TEMPORARY: 8 STALLS
(SOUTH OF PRIVATE ROAD)

*NOTE: SEE SHEET A-08 FOR VARIANCE DIAGRAMS



RECEIVED
DP1207
2020-SEP-18
Current Planning

SITE PLAN

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

SITE PLAN + SITE DATA

A-01
1/16"= 1'-0"

dHKarchitects

SITE DATA

CIVIC ADDRESS: 5594 LINLEY VALLEY DRIVE, NANAIMO, BC

LEGAL DESCRIPTION: LOT 14, DISTRICT LOT 50, WELLINGTON DISTRICT
PLAN EPP62850
FOLIO: 08286.420
PID: 029-928-028

ZONE: R10 STEEP SLOPE RESIDENTIAL
DPA: DPA 5 STEEP SLOPE

AREAS

TOTAL LOT AREA (SURVEY): 5470 SM (58,880.5 SF)

BUILDING A (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.93 SM (5,489 SF)

BUILDING B (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.93 SM (5,489 SF)

BUILDING C (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.82 SM (3,195 SF)
UPPER FLOOR:	255.75 SM (2,753 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.84 SM (5,488 SF)

BUILDING C (TWO STOREY FOURPLEX)

MAIN FLOOR:	296.91 SM (3,196 SF)
UPPER FLOOR:	255.57 SM (2,751 SF)
LESS GARAGES (2):	- 42.73 SM (460 SF)
	509.75 SM (5,487 SF)

TOTAL BUILDING AREA: 2,039.43 SM (21,953 SF)

FAR

MAX. FAR: 0.45
PROPOSED FAR: (2039.43 SM /5470 SM) = 0.37

NUMBER OF UNITS

4 @ TWO STOREY FOURPLEXES = 16 UNITS

UNIT TYPES

12 @ TWO BEDROOM + DEN
4 @ 3 BEDROOM

LOT COVERAGE

MAX. PERCENT LOT COVERAGE = 40%

PROPOSED LOT COVERAGE = 1350 SM (14,532 SF)

PERCENT LOT COVERAGE = 1350/ 5470 SM = 25%

SETBACKS

SETBACKS	REQ.	PROP.
FRONT YARD (SOUTHWEST)	4.5 M	15.5 M
SIDE (WEST)	1.5 M	4.7 M
SIDE (SOUTH)	1.5 M	11.0 M
REAR (NORTH AND EAST)	7.5 M	5.9 M*
(REAR SETBACK VARIANCE @ N-E CORNER OF BUILDING D)*		

BUILDING HEIGHT

MAX. HT (FLAT < 4:12): 7.0 M (23.0 FT)

PROPOSED HEIGHTS (RE: A-04, A-05, A-06, A-07) *

BLDG A: 8.62M
(AVG. GRADE = 172.06 M; T.O. ROOF = 180.68 M)

BLDG B: 8.39 M
(AVG. GRADE = 170.76 M; T.O. ROOF = 179.15 M)

BLDG C: 8.57 M
(AVG. GRADE = 169.83 M; T.O. ROOF = 178.4 M)

BLDG D: 8.03 M
(AVG. GRADE = 169.35; T.O. ROOF = 177.38)

PARKING

REQUIRED: 1.8 STALLS PER 2 BR + DEN = 22 STALLS
2 STALLS PER 3 BR = 8 STALLS
= 30 STALLS

PROVIDED: 36 STALLS (2 STALLS PER UNIT + 4 GUEST)
- 8 GARAGE STALLS
- 8 DRIVEWAY APRON STALLS
- 16 PARKING PAD STALLS
- 4 GUEST STALLS

BICYCLE PARKING

PERMANENT: 32 STALLS
(2 BIKES PER UNIT IN EXT. CLOSETS)

TEMPORARY: 8 STALLS
(SOUTH OF PRIVATE ROAD)

*NOTE: SEE SHEET A-08 FOR VARIANCE DIAGRAMS

STREETSCAPE: BIRDSEYE VIEW

STREETSCAPE: VIEW FROM LINLEY VALLEY DRIVE

STREETSCAPE: VIEW FROM PRIVATE ROAD

RECEIVED
DP1207
2020-SEP-16
Current Planning

REGISTERED ARCHITECT
JAIDEN KWAN
BRITISH COLUMBIA
2020-09-14

BUILDING A: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)

BUILDING A: WEST ELEVATION (FACING LINLEY VALLEY DRIVE)

BUILDING A: NORTH ELEVATION (REAR FACING POND)

BUILDING A: EAST ELEVATION (SIDE FACING BUILDING B)

BUILDING A + B: VIEW FROM PRIVATE ROAD

BUILDING A + B: VIEW FROM POND

BUILDING B: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)

BUILDING B: WEST ELEVATION

BUILDING B: NORTH ELEVATION (REAR FACING POND)

BUILDING B: EAST ELEVATION (SIDE FACING BUILDING B)

1 HARDIE SHINGLE - LIGHT MIST

2 HARDIE PLANK - MOUNTAIN SAGE

3 WOODTONE RUSTIC CEMENTITIOUS SIDING - RIVERROCK COLOUR

4 HARDIE PANEL, PTD - CITYSCAPE SW 7067

5 COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
6 COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
7 COMBED FACE WOOD WINDOW TRIM, PTD. - SW 7670
8 VINYL WINDOWS - WHITE

9 PRE-FINISHED METAL GUARD RAIL + STAIRS

10 FIBREGLASS DOOR W/ SIDELITE, , PTD. - CITYSCAPE SW 7067

14 SBS 2 PLY ROOFING - MEDIUM GREY

11 FIBREGLASS DOOR W/ FULL LITE, PTD. - TO MATCH ARCTIC WHITE

FINISHES LEGEND - BUILDINGS B + D

1. HARDIE SHINGLE - LIGHT MIST
2. HARDIE PLANK - MOUNTAIN SAGE
3. WOODTONE RUSTIC CEMENTITIOUS SIDING - RIVERROCK COLOUR
4. HARDIE PANEL, PTD - CITYSCAPE SW 7067
5. COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
6. COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
7. COMBED FACE WOOD WINDOW TRIM, PTD. - SW 7670
8. VINYL WINDOWS - WHITE
9. PRE-FINISHED METAL GUARD RAIL + STAIRS - GRAY
10. FIBREGLASS DOOR W/ SIDELITE, PTD. - CITYSCAPE SW 7067
11. FIBREGLASS DOOR W/ FULL LITE, PTD. - TO MATCH ARCTIC WHITE
12. PRE-FINISHED METAL GARAGE DOOR W/ LITES, PTD. - CITYSCAPE SW 7067
13. FIBREGLASS DOOR (@ EXT. CLOSETS) , PTD. - CITYSCAPE SW 7067
14. SBS 2 PLY ROOFING - MEDIUM GREY

REGISTERED ARCHITECT RICHARD DAVID KUEBLER 2020-09-14 BRITISH COLUMBIA

RECEIVED
DP1207
2020-SEP-18
Current Planning

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

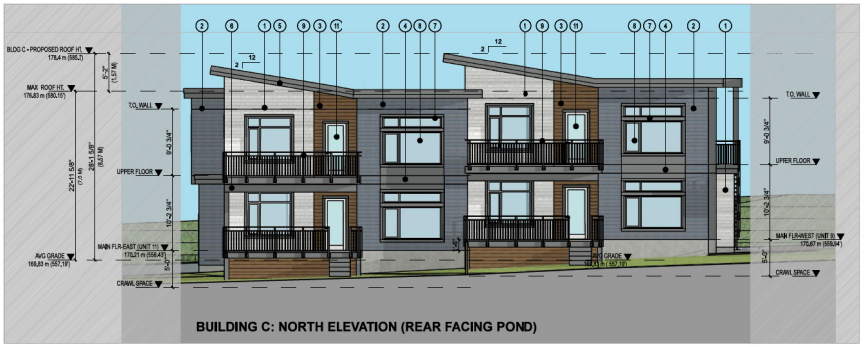
BUILDING B: ELEVATIONS + FINISHES

A-05
1/8"= 1'-0"

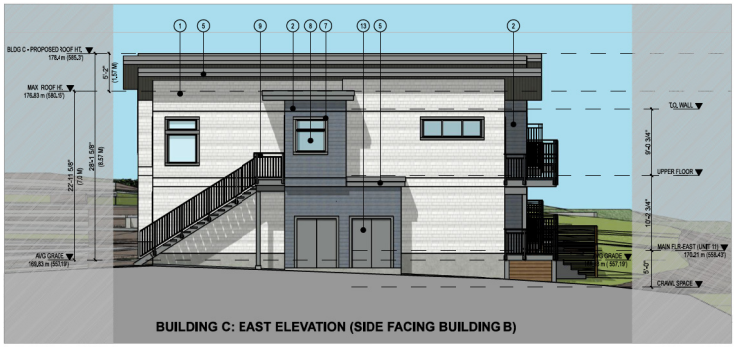
dHKarchitects dHKa

BUILDING C: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)

BUILDING C: WEST ELEVATION



BUILDING C: NORTH ELEVATION (REAR FACING POND)



BUILDING C: EAST ELEVATION (SIDE FACING BUILDING B)

1 HARDIE SHINGLE - ARCTIC WHITE

2 HARDIE PLANK - BOOTHBAY BLUE

3 WOODTONE RUSTIC CEMENTITIOUS SIDING - SUMMER WHEAT

4 HARDIE PANEL, PTD - CITYSCAPE SW 7067

5 COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
6 COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
7 COMBED FACE WOOD WINDOW TRIM, PTD. - SW 7670
8 VINYL WINDOWS - WHITE

9 PRE-FINISHED METAL GUARD RAIL + STAIRS

10 FIBREGLASS DOOR W/ SIDELITE, , PTD. - CITYSCAPE SW 7067

14 SBS 2 PLY ROOFING - MEDIUM GREY

11 FIBREGLASS DOOR W/ FULL LITE, PTD. - TO MATCH ARCTIC WHITE

FINISHES LEGEND - BUILDINGS A + C

1. HARDIE SHINGLE - ARCTIC WHITE
2. HARDIE PLANK - BOOTHBAY BLUE
3. WOODTONE RUSTIC CEMENTITIOUS SIDING - SUMMER WHEAT COLOUR
4. HARDIE PANEL PTD - CITYSCAPE SW 7067
5. COMBED FACE WOOD FASCIA + BANDING, PTD - SW 7670
6. COMBED FACE CLAD POSTS AND BEAMS, PTD - SW 7670
7. COMBED FACE WOOD WINDOW TRIM, PTD. - SW 7670
8. VINYL WINDOWS - WHITE
9. PRE-FINISHED METAL GUARD RAIL + STAIRS - GRAY
10. FIBREGLASS DOOR W/ SIDELITE, PTD. - CITYSCAPE SW 7067
11. FIBREGLASS DOOR W/ FULL LITE, PTD. - TO MATCH ARCTIC WHITE
12. PRE-FINISHED METAL GARAGE DOOR W/ LITES, PTD. - CITYSCAPE SW 7067
13. FIBREGLASS DOOR (@ EXT. CLOSETS) , PTD. - CITYSCAPE SW 7067
14. SBS 2 PLY ROOFING - MEDIUM GREY

REGISTERED ARCHITECT ANDREW RICHARD KNUDSON BRITISH COLUMBIA 2020-09-14

RECEIVED
DP1207
2020-SEP-18
Current Planning

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

BUILDING C: ELEVATIONS + FINISHES

A-06
1/8"= 1'-0"

dHKarchitects

BUILDING D: SOUTH ELEVATION (FRONT FACING PRIVATE ROAD)

BUILDING D: WEST ELEVATION (SIDE)

BUILDING D: NORTH ELEVATION (REAR FACING POND)

BUILDING D: EAST ELEVATION (SIDE)

BUILDING C + D: VIEW FROM PRIVATE ROAD

BUILDING C + D: VIEW FROM POND

REGISTERED ARCHITECT
RICHARD KUEBLER
BRITISH COLUMBIA
2020-09-14

RECEIVED
D51207
2020-SEP-18
Current Planning

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

BUILDING D: ELEVATIONS + IMAGES

A-07
1/8"= 1'-0"

dHKarchitects

BUILDING A: SOUTH ELEVATION
PROPOSED HT.: 8.62 M; MAX. HEIGHT: 7.00 M
HEIGHT VARIANCE REQUESTED: 1.62 M

AREA OVER MAX. HEIGHT

BUILDING B: SOUTH ELEVATION
PROPOSED HT.: 8.39 M; MAX. HEIGHT: 7.00 M
HEIGHT VARIANCE REQUESTED: 1.39 M

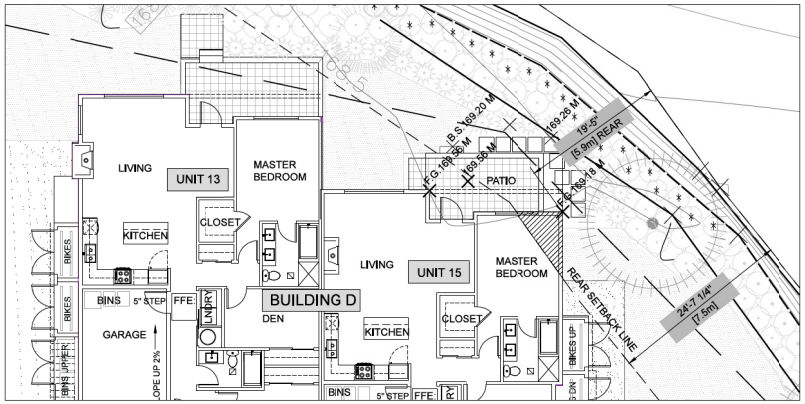
AREA OVER MAX. HEIGHT

BUILDING C: SOUTH ELEVATION
PROPOSED HT.: 8.57 M; MAX. HEIGHT: 7.00 M
HEIGHT VARIANCE REQUESTED: 1.57 M

AREA OVER MAX. HEIGHT

BUILDING D: SOUTH ELEVATION
PROPOSED HT.: 8.03 M; MAX. HEIGHT: 7.00 M
HEIGHT VARIANCE REQUESTED: 1.03 M

AREA OVER MAX. HEIGHT



BUILDING D: PARTIAL FLOOR PLAN
REAR SETBACK AT NORTHEAST CORNER: 5.90 M
MIN. REAR SETBACK: 7.50 M
SETBACK VARIANCE REQUESTED: 160 M

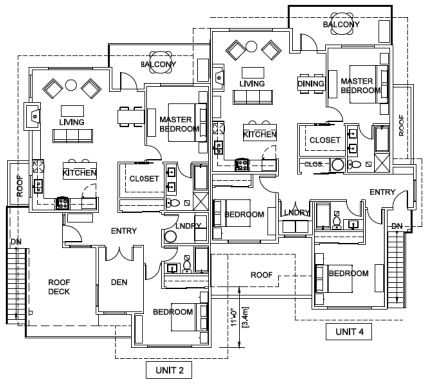
AREA PROJECTING INTO REAR YARD SETBACK (27 SF)

RECEIVED
DP1207
2020-NOV-20
Current Planning

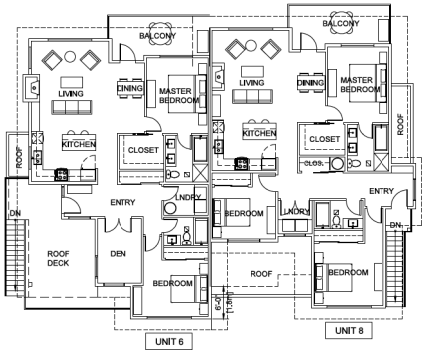
VARIANCES REQUESTED

HEIGHT VARIANCES
(MAX 7.0 M IF < 4IN 12)
BUILDING A: 8.62 M
BUILDING B: 8.39 M
BUILDING C: 8.57 M
BUILDING D: 8.03 M

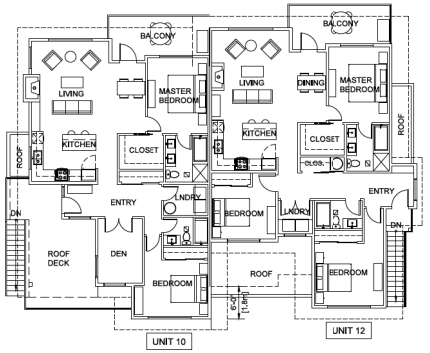
SETBACK VARIANCE
(MIN. REAR YARD SETBACK = 7.5 M)
BUILDING D: 5.90 M @ NORTHEAST CORNER



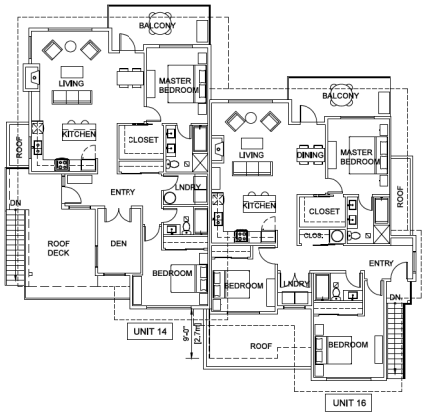
BUILDING A: UPPER FLOOR PLAN



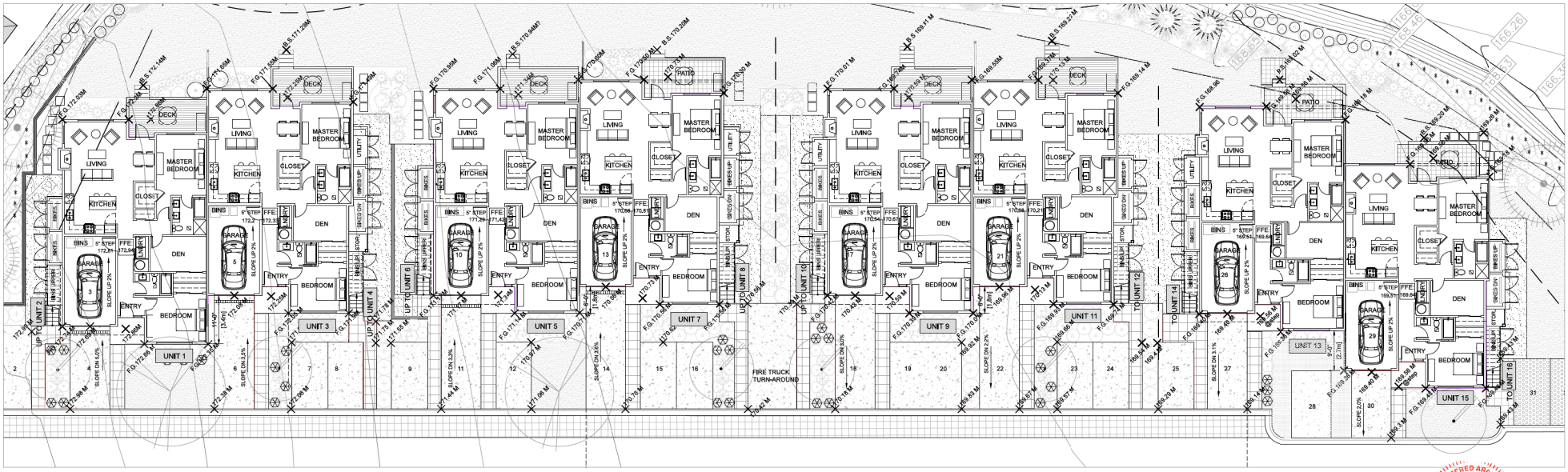
BUILDING B: UPPER FLOOR PLAN



BUILDING C: UPPER FLOOR PLAN



BUILDING D: UPPER FLOOR PLAN



BUILDING A: MAIN FLOOR PLAN

BUILDING B: MAIN FLOOR PLAN

BUILDING C: MAIN FLOOR PLAN

BUILDING D: MAIN FLOOR PLAN

RECEIVED
DP1207
2020-SEP-16
Current Planning

REGISTERED ARCHITECT
BRITISH COLUMBIA
2020-09-14

5594 LINLEY VALLEY DRIVE, NANAIMO
ISSUED FOR DP
SEPTEMBER 15, 2020

LINLEY VALLEY DRIVE FOURPLEXES

MAIN + UPPER FLOOR PLANS

A-03
3/32"= 1'-0"

dHKarchitects

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO.
2. REFER TO SITE PLAN PREPARED BY JHK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LTD. FOR ALL SITE SERVICING, DRIVEWAY GRADING AND SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

IRRIGATION NOTES

1. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
4. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

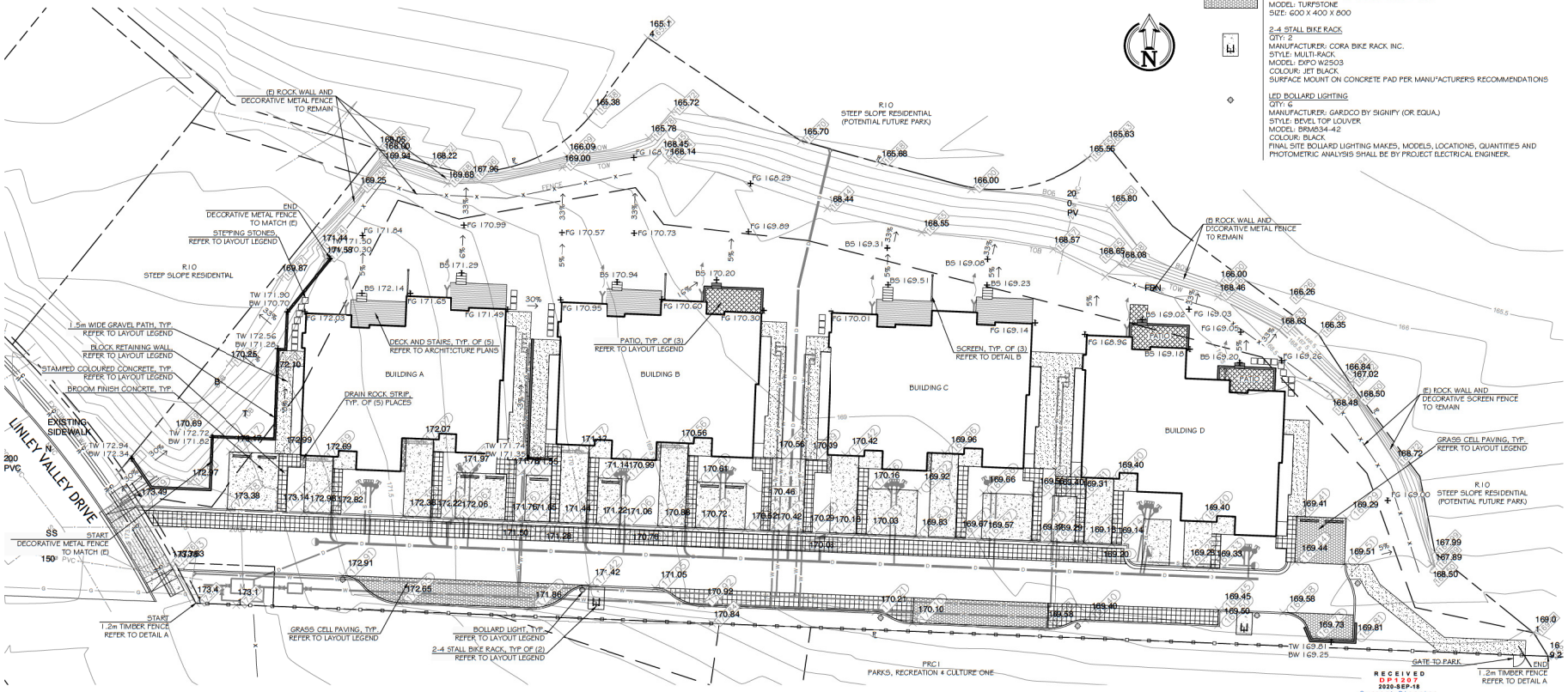
GRADING LEGEND

SYMBOL	DESCRIPTION
170	EXISTING 0.5m CONTOUR PER SURVEY
168.44	EXISTING SPOT ELEVATION PER CIVIL
170.73	PROPOSED SPOT ELEVATION PER CIVIL & ARCHITECTURE
+ FG 10.00	FINISHED GRADE
+ TW 10.00	TOP OF WALL
+ BW 10.00	BOTTOM OF WALL
+ BS 10.00	BOTTOM OF STAIR
2% MIN.	DRAINAGE DIRECTION AND SLOPE

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
℄	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL

SYMBOL	DESCRIPTION
	PROPERTY LINE
	1.2m TIMBER FENCE, REFER TO DETAIL A
	1.5m DECORATIVE METAL FENCE TO MATCH EXISTING
	2.4m X 2.0m TIMBER SCREEN
	CONCRETE BLOCK RETAINING WALL (AND STAIRS) MANUFACTURER: BASALITE (OR EQUAL) STYLE: VALLEY STONE WITH CAP COLOUR: TUSCANY 1.2m HEIGHT MAX.
	PRECAST CONCRETE UNIT PAVING MANUFACTURER: PROLINE (OR EQUAL) STYLE: CITYSCAPE SERIES - WINDSOR PATTERN: DOUBLE BASKET WEAVE COLOUR: CHARCOAL
	STAMPED COLOURED CONCRETE MANUFACTURER: PROLINE (OR EQUAL) PATTERN: SIDEWALK ROMAN SLATE TILE 15" X 15" COLOUR: ASHEVILLE SLATE
	600mm X 600mm CONCRETE STEPPING STONE
	BROOM FINISH CONCRETE
	GRAVEL PATH: 10mm (3/8") MINUS COMPACTED 'BLUE CHIP' AND TIMBER EDGE
	GRASS CELL PAVING MANUFACTURER: EPOCRETE CONCRETE PRODUCTS MODEL: TURFSTONE SIZE: 600 X 400 X 800
	2-4 STALL BIKE RACK QTY: 2 MANUFACTURER: CORA BIKE RACK INC. STYLE: MULTI-RACK MODEL: EXPO W2503 COLOUR: JET BLACK SURFACE MOUNT ON CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS
	LED BOLLARD LIGHTING QTY: 6 MANUFACTURER: GARDCO BY SIGNIFY (OR EQUA.) STYLE: BEVEL TOP LOUVER MODEL: BRM834-42 COLOUR: BLACK FINAL SITE BOLLARD LIGHTING MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.



macdonald gray
814 Shorewood Drive, Parksville, BC V9P 1S1
TEL: 250 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

Linley Valley Drive Fourplexes
Mount Benson Developments Inc.
5594 Linley Valley Drive, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: September 15, 2020
Drawn: CM
Checked: HG
Scale: 1:200 metric
Project Number: 20-0264

DRAWING NUMBER: L1 of 3

REVISION SCHEDULE

#	Date	NOTES
0	20JUL2020	DP Coordination
1	22JUL2020	DP Review
2	07AUG2020	Issued for DP
3	02SEP2020	Reissued for DP Review
4	15SEP2020	Issued for DP

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
   LEVEL 2 'GROOMED' - 2L.

   GROWING MEDIUM DEPTHS: RAINGARDENS/ SWALES - 450mm
   SHRUBS - 450mm
   LAWN - 200mm
   TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRURB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
10. ALL CALIPRE-STOCK TREES SHALL BE B & B IN WIRE BASKETS.

REFER TO SHEET L3 FOR PLANT LEGEND

macdonald gray
814 Shorewood Drive, Parksville, BC V9P 1S1
TEL: 250 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

Linley Valley Drive Fourplexes

Mount Benson Developments Inc.

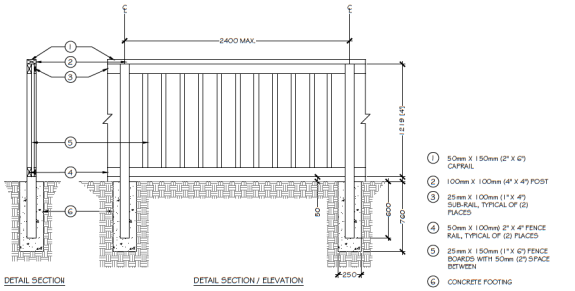
5594 Linley Valley Drive, Nanaimo, BC

PLANTING PLAN

Date:	September 15, 2020
Drawn:	CM
Checked:	HG
Scale:	1:200 metric
Project Number:	20-0264
DRAWING NUMBER:	L2 of 3

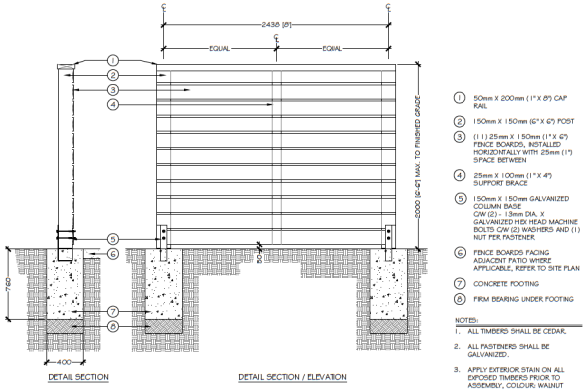
REVISION SCHEDULE

#	Date	NOTES
0	20JUL2020	DP Coordination
1	22JUL2020	DP Review
2	07AUG2020	Issued for DP
3	02SEP2020	Reissued for DP Review
4	15SEP2020	Issued for DP



A 1.2m Timber Fence

Section /Elevation 1:25 metric



B 2.0m Timber Screen

Section /Elevation 1:25 metric

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER CIRCINATUM VINE MAPLE	2.5m	SEE PLAN	2	NATIVE SPECIES
	ACER RUBRUM RED MAPLE	6cm CAL.	SEE PLAN	4	DROUGHT TOLERANT
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING NOOTKA CYPRESS	2.5m	3.0m O.C. SEE PLAN	6	NATIVE CULTIVAR, CONIFEROUS
	CORNUS KOUSA 'SATOMI' RED FLOWERING KOUSA DOGWOOD	4cm CAL.	SEE PLAN	7	DROUGHT TOLERANT
	PINUS CONTORTA VAR. CONTORTA SHORE PINE	2.5m	SEE PLAN	7	NATIVE SPECIES, CONIFEROUS
	PICEA OMORIKA 'BRUNS' BRUNS SERBIAN SPRUCE	2.5m	SEE PLAN	4	DROUGHT TOLERANT, CONIFEROUS
SHRUBS					
	AMELANCHIER ALNIFOLIA SASKATOON	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	22 53	NATIVE SPECIES
	CEANOTHUS 'THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	40 29	DROUGHT TOLERANT
	HOLODISCUS DISCOLOR OCEANSPRAY	#2 POT 1.0m MIN.	0.9m O.C. 1.0m O.C.	57 20	NATIVE SPECIES
	LONICERA NITIDA 'LEMON SPREADER' LEMON SPREADER BOX HONEYSUCKLE	#2 POT	0.9m O.C.	55	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	69	NATIVE SPECIES
	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 POT	SEE PLAN	15	NATIVE CULTIVAR
	PINUS MUGO 'PUMILIO' DWARF MOUNTAIN PINE	#2 POT	1.0m O.C.	38	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	51	NATIVE SPECIES
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' DWARF ENGLISH LAUREL	#3 POT	1.0m O.C.	59	DROUGHT TOLERANT
	RHODODENDRON SSP. MIX RED & WHITE	#5 POT	SEE PLAN	3	DROUGHT TOLERANT
	ROSA MEIDILAND 'ICE' WHITE SHRUB ROSE	#1 POT	0.9m O.C.	43	DROUGHT TOLERANT
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	108	NATIVE SPECIES
	SPIRAEA JAPONICA 'GOLD MOUND' GOLD MOUND SPIREA	#2 POT	1.0m O.C.	32	DROUGHT TOLERANT
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	#1 POT	0.45m O.C.	95	NATIVE SPECIES
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#3 POT	1.2m O.C.	18	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#2 POT	1.0m O.C.	40	DROUGHT TOLERANT
	HELLEBORUS 'PINK FROST' (PINK) & WINTER BLISS (WHITE) LENTEN ROSE	#1 POT	0.6m O.C.	4 5	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'BLUE CARPET' SINGLESEED JUNIPER	#1 POT	1.0m O.C.	64	DROUGHT TOLERANT
	LONICERA PILEATA 'MAY GREEN' MAY GREEN PRIVET HONEYSUCKLE	#1 POT	1.0m O.C.	100	DROUGHT TOLERANT
	LAWN	SOD		890 m2	
	GRASS CELL	SEED		140m2	

NOTE: DROUGHT TOLERANCE IS BASED ON SPECIES ONCE ESTABLISHED

RECEIVED
DP1207
2020-SEP-16
Current Planning

macdonald gray
814 Shorewood Drive, Parksville, BC V9P 1S1
TEL: 250 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

Linley Valley Drive Fourplexes
Mount Benson Developments Inc.
5594 Linley Valley Drive, Nanaimo, BC

PLANT LEGEND & DETAILS

Date: September 15, 2020
Drawn: CM
Checked: HG
Scale: AS NOTED
Project Number: 20-0264

DRAWING NUMBER: L3 of 3

REVISION SCHEDULE

#	Date	NOTES
0	20JUL2020	DP Coordination
1	22JUL2020	DP Review
2	07AUG2020	Issued for DP
3	02SEP2020	Reissued for DP Review
4	15SEP2020	Issued for DP

AERIAL PHOTO

DEVELOPMENT PERMIT NO. DP001207

5594 LINLEY VALLEY DRIVE