



**Development Permit Application
254 Adderly Road, Nanaimo, BC.**

25. February. 2021

Design Rationale

The proposed development for 254 Adderly Road has been established to fit within the R10 land use designation as defined by the City of Nanaimo Zoning Bylaw 4500. This zone applies to properties identified as having steep slope characteristics and provides for detached, single residential dwelling subdivisions and clustered multiple family developments.

The relevant Development Permit Area associated with the property are Nanaimo Parkway (DPA 4) and Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development (DPA9)

Description of Site and Surrounding Area:

254 Adderly Road is situated at the North end of Montclair Drive which is a dead end street with access from College Drive. The surrounding area is known as College Heights University District.

The neighbourhood is accessed from the College Drive intersection with the Nanaimo Parkway. College Drive ascends the hill and currently terminates at Harwell Road to the West of the property. Harwell Road descends the hill and connects to Jingle Pot Road. Harwell Road and College Drive are the only access points to the neighbourhood. College Heights is a development of large homes on a ridge overlooking Nanaimo. There are sweeping views over Nanaimo and across the Strait of Georgia to the mountains on the mainland's Sunshine Coast.

Vancouver Island University's main campus is located East across the Parkway where College Drive and Sixth Street intersect the Parkway. Further to the East are all of the amenities and conveniences of Downtown Nanaimo.

Flanking the neighbourhood to the West and South is the Westwood Lake outdoor recreation lands and Morrell Nature Sanctuary. This area is rich with trails for hiking and biking and the lake offers a significant array of outdoor recreation.

The property is accessed at the end of Montclair Drive which is roughly mid way along the South property line and also midway across the sites cross slope grade the falls from the West to the property line to the North East adjacent to the Nanaimo Parkway below. This property edge is one of the largest rock cut areas of the Nanaimo Parkway.

Other than a small cleared and levelled area at the entry the site is largely untouched and is most tree covered.



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Project Description

Our proposal is to construct a high quality residential development that will support the objectives of the official community plan. The site will be cleared in as sensitive a manner as possible to prepare for the new development

This application proposes a residential development comprised of 79 residential units. These units have been clustered into 14 separate buildings that have been placed to follow the existing cross slope grade of the site. The driveways have also been designed and located on the property in a manner that respects the existing grade and propose the least amount of site grading.

Along the driveways the proposed units fall into either an Up Hill or a Down Hill unit type. There are two types of Up Hill units and 5 variations of Down Hill units. All units range in area from 2,000 - 2,400 sq.ft and offer 3 bedrooms plus a Flex room along with open concept living areas.

Building Massing & Form.

Working with the site grade the streetscape has evolved as having a 3 storey mass on the Up Hill side of the driveway and a 1 storey mass on the Down Hill side of the driveway. All units face towards the North East as they follow the natural grade. This natural terrace approach offers all units an opportunity to capture views from the living spaces.

The articulation of each unit has been designed with clustering in mind. Each units is defined by vertical articulation to prioritize the main living spaces. Generous decks further articulate the facade in these areas. A change of materials and colour between the vaulted roofs act as relief along the building elevations and an undulating roof line comprised of roped and flat planes offer interesting and dynamic roof scapes. Where grade permits the Up Hill side of the units open onto ground level patios facing South West. This permits the upper level bedrooms access to outside amenity space.

A thoughtful selection of materials contribute to the mass and character of the project. Muted tones of wood look plank and grey tones of panel siding take inspiration from the rocky and wooded natural surroundings of the neighbourhood. The form and character is further supported by a thoughtful and creative Landscape Design. Where possible pedestrian access is provides via hard and soft pathways that bisect the property and lead to common outdoor amenity space within the development.



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Goals and objectives of OCP

The City of Nanaimo sets clear goals and objectives for future development. These goals and objectives are referenced here to align the ambition of this application to Nanaimo's planning vision.

Goal One: Manage urban growth by focusing urban development within a defined Urban Containment Boundary (UCB).

No extensions to existing services are required for this project.

Goal Two: Build a more sustainable community by creating urban nodes and corridors that support higher densities and a wider range of amenities and services than found in the surrounding residential neighbourhoods.

254 Adderly takes advantage of the permitted density to offer alternative housing opportunities within an established residential neighbourhood.

Goal Three: Encourage social enrichment whereby Nanaimo is considered a socially sustainable community that nurtures a caring, healthy, inclusive and safe environment, and which empowers all of its citizens to realize their aspirations.

This family orientated development should offer a friendly street orientated urban environment. Proximity to VIU campus could also promote the evolution of an inclusive and diverse neighbourhood.

Goal Four: Promote a thriving economy through efforts to grow and diversify the local economy from the current tax base, affording opportunities for residents and businesses, while staying within the capacity of the natural environment.

The development will add 79 additional homes to College Heights. This will promote a new population of local residents utilizing the existing commercial, retail, social and cultural amenities offered within the city.

Goal Five: Protect and enhance our environment by looking after Nanaimo's natural diversity of terrestrial, freshwater and marine ecosystems in the course of land use and development.

The approach to the design has been to integrate the development into the natural features of the site. Supporting landscape design offers opportunities to engage and enhance awareness of the surrounding natural features and replanting of trees is a strong component of the design. The Civil design has been developed to manage storm water run off and preserve the down hill areas surrounding the site. The development is localized to the R10 portion of the property. The development is further clustered into the



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central portion of the property leaving the long skinny portion to the south and the entire R1 portion of the property untouched.

Goal Six: Improve mobility and servicing efficiency by creating greater accessibility and more opportunity for safe and convenient movement around the city by transit, cycle and on foot.

The geographical location of the property present some challenges regarding alternative modes of mobility. The on site pathways do promote opportunities to recreate in place and take advantage of the natural surroundings. Within reason, It is anticipated that the site may be accessed by neighbouring home owners as an extension of the local amenity and out door spaces. Stormwater services aim to protect against flood and minimize impacts on the surrounding environment. The development will connect to the other pre existing services.

Goal Seven: Work towards a sustainable Nanaimo which is the critical goal for moving from “planning to action”. Nanaimo strives to meet the vision of the Plan to build upon the strengths of the city and work to improve those areas where changes in economic, social, environmental conditions would create a stronger, more effective, sustainable city.

The 254 Adderly Road development will constructed according to stringent code requirements as adopted by the City of Nanaimo and be designed to reduce energy consumption, and improve building comfort.



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Nanaimo Parkway Design (DPA4)

- The 254 Adderly Road development will be constructed according to stringent code
- The property lies to the South of the Jinglepot Parkway Node and is within the Rural Parkway Wooded area.
- 15m Existing Character Protection Zone has been provided. No development occurs within this zone. Existing character zone has tree and understory coverage.
- 20m Tree Protection Zone has been provided. No building development has been proposed in the zone. Civil and landscape enhancements along the setback are proposed and will not compromise the wooded character of the zone.
- View Protection. A view analysis of the existing site and proposed development has been included in the architectural documents for review.
- Acoustics. An acoustic report has been included in the application.
- Landscape materials. The landscape design promotes the retention and reinforces the forest edge by proposing the replanting of trees close to the protection area. Additional information has been provided in the Landscape design documents as part of the application.

Requested Variances

Height Variance

7.6.1.1 HEIGHT OF PRINCIPAL OF BUILDINGS

The following table identifies the maximum lot coverage, the maximum height of a principal building for a flat and sloped roof building and the maximum allowable perimeter wall height within each zone:

- R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)
- R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)
- BUILDING 1 VARIANCE REQUEST OF 1.82m
- BUILDING 2 VARIANCE REQUEST OF 1.78m
- BUILDING 3 VARIANCE REQUEST OF 0.78m
- BUILDING 4 VARIANCE REQUEST OF 0.52m
- BUILDING 5 VARIANCE REQUEST OF 2.01m
- BUILDING 6 VARIANCE REQUEST OF 2.14m
- BUILDING 7 VARIANCE REQUEST OF 2.58m
- BUILDING 8 VARIANCE REQUEST OF 0.98m
- BUILDING 9 VARIANCE REQUEST OF 1.61m
- BUILDING 10 VARIANCE REQUEST OF 0.12m
- BUILDING 11 VARIANCE REQUEST OF 0.67m
- BUILDING 13 VARIANCE REQUEST OF 1.00m
- BUILDING 14 VARIANCE REQUEST OF 1.01m



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BUILDINGS 1, 2, & 6-9 DEMONSTRATE LOW SLOPE ROOF DESIGNS (THE AVERAGE ROOF PITCH IS < THAN 4:12 FOR AN AREA OF LESS THAN 80% OF ALL ROOF SURFACES MEASURED IN PLAN VIEW). THIS LOW PROFILE ROOF TYPE IS PROPOSED TO PROVIDE UNOBSTRUCTED VIEWS FOR THE BUILDINGS WITHIN THE PROPERTY. GIVEN THE NATURE OF THE SITE.

BUILDINGS 3, 4, 5, & 10-14 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS (THE AVERAGE ROOF PITCH IS >THAN 4:12 FOR AN AREA OF LESS THAN 80% OF ALL ROOF SURFACES MEASURED IN PLAN VIEW).

Setback Variance

ADDERLY ROAD VARIANCE OF FRONT YARD SETBACK FROM 4.5m TO 1.5m

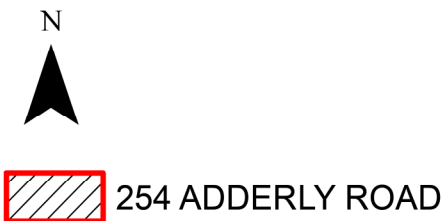
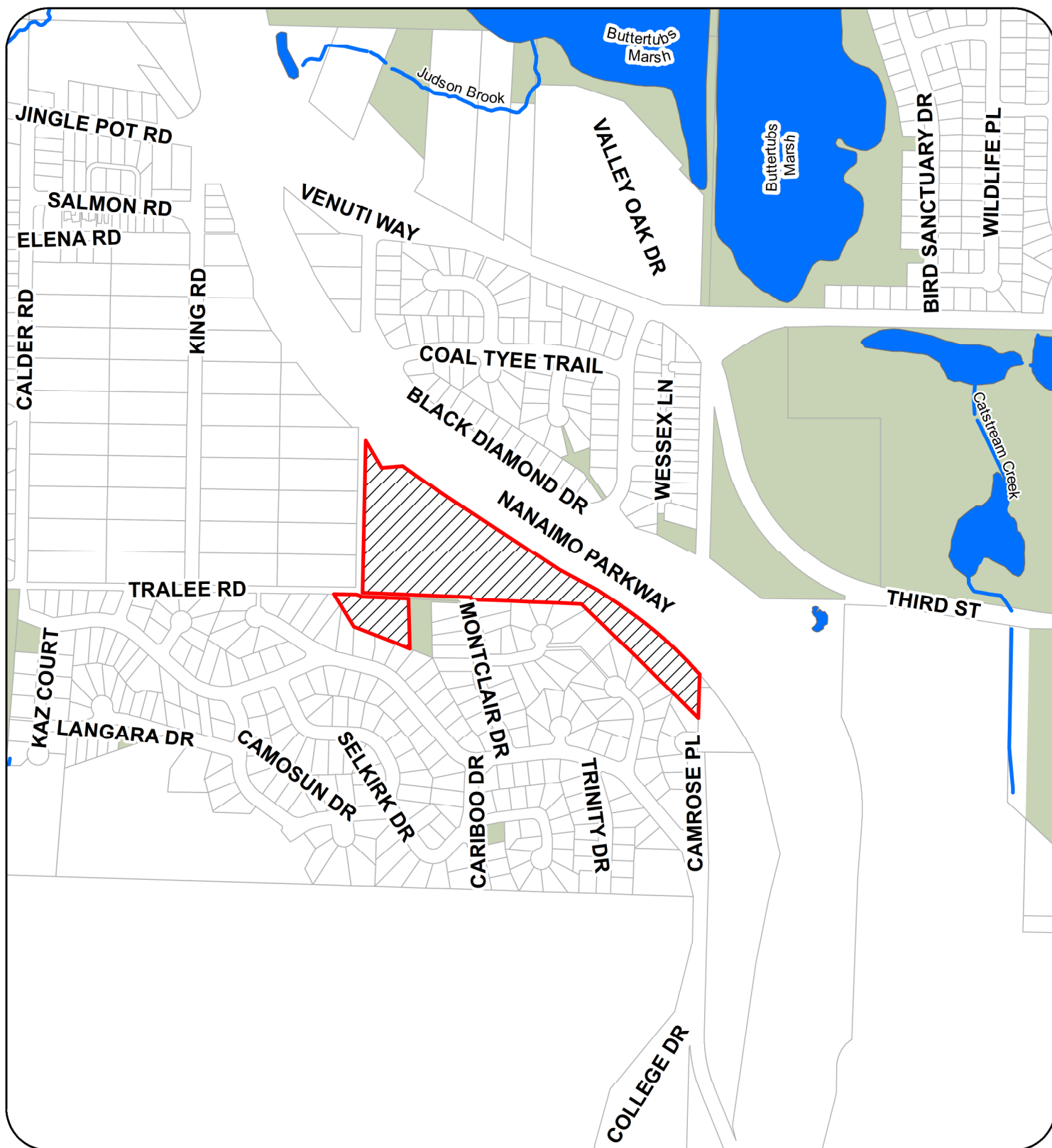
Adderly Road is not a constructed Road and given the red at the proposed location to the West of the property it is unlikely that this road will be constructed. As such we would like to request the property setback be varied from a 4.5m front yard setback to a 1.5m side yard setback.

We look forward to working with the City of Nanaimo to realize the successful completion of this significant and exciting project

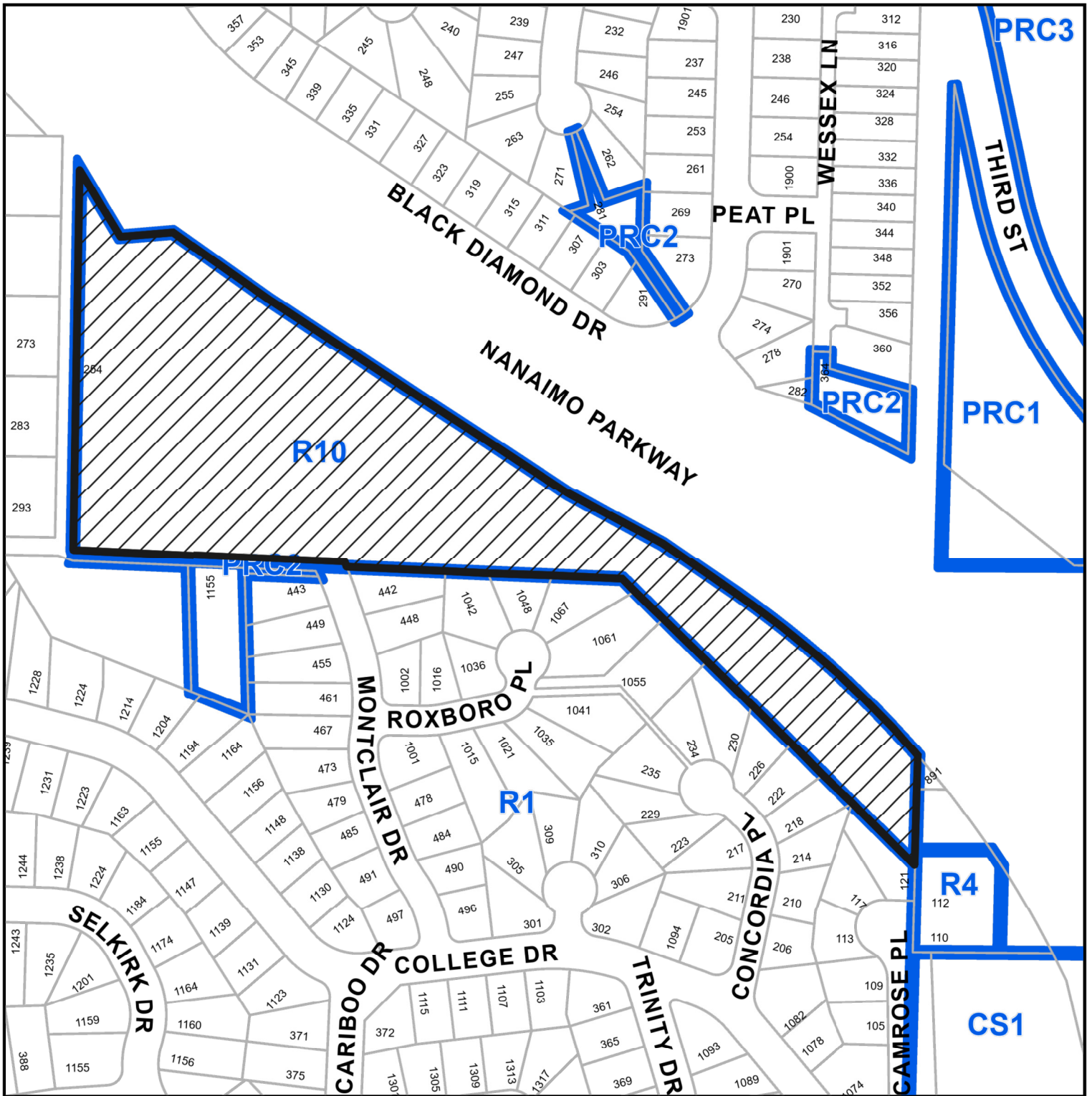
Sincerely Yours,

Glenn Hill architect AIBC.

CONTEXT MAP



LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001267

CIVIC: 254 ADDERLY ROAD

LEGAL: LOT A SECTIONS 9 AND 10 RANGE 8 MOUNTAIN DISTRICT PLAN
VIP78902



LIST OF DRAWINGS

- A001 DP Submission
- A002 Project Data
- A003 Context Plan
- A100 Site Plan
- A101 Context Site Plan
- A200 Unit Plans - A & C Types
- A201 Unit Plans - B & D Types
- A202 Unit Plans - E & F Types
- A211 Building 1 Plans
- A212 Building 2 & 3 Plans
- A213 Building 4, 5 & 6 Plans
- A214 Building 7 & 8 Plans
- A215 Building 9 & 10 Plans
- A216 Building 11 & 12 Plans
- A217 Building 13 Plans
- A300 Elevations & Material Palette, Building 7, Units A, C
- A301 Elevations & Material Palette, Building 11, Units B1, B2
- A302 Elevations & Material Palette, Building 13, Units B1, B3, B4, D
- A310 Building Street Elevations, Buildings 1 & 2
- A311 Building Street Elevations, Buildings 3 & 4
- A312 Building Street Elevations, Buildings 5, 6 & 7
- A313 Building Street Elevations, Buildings 8 & 9
- A314 Building Street Elevations, Buildings 10 & 11
- A315 Building Street Elevations, Buildings 12 & 13
- A401 Site Sections
- A800 Material Board
- A900 - A908 Form & Character Views

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254 Adderly Road

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DP Submission A001

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COURT PLANNING

PROJECT DATA

CIVIC ADDRESSES: 254 ADDERLY ROAD, NANAIMO, BC
 LEGAL: LOT A, SECTIONS 9 & 10, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP789C2

ZONING - EXISTING & PROPOSED:
 R1 SINGLE FAMILY RESIDENTIAL
 R10 STEEP SLOPE RESIDENTIAL

DPA:
 DPA 4 NANAIMO PARKWAY
 DPA 5 STEEP SLOPE DEVELOPMENT
FUTURE LAND USE:
 NEIGHBOURHOOD RESIDENTIAL

SITE DATA:
 R1 SITE AREA: 53,701 sf 4,989.30 m² 1.230 Ac 0.499 Ha*
 R10 SITE AREA: 481,530 sf 44,734.57 m² 11,034 Ac 4.477 Ha*
 TOTAL LOT AREA: 535,221 sf 49,723.37 m² 12.237 Ac 4.976 Ha*
 *AREAS TO BE CONFIRMED BY A LEGAL FIELD SURVEY OF THE SITE

DENSITY
 IN ACCORDANCE WITH 3.3.3. 4.477 ha x 16 = 71.6 UNITS
 UNITS PERMITTED: 71 UNITS / HECTARE = 71 UNITS
 FAR PERMITTED-0.45: 216,684 sf 20,130.3 m²
 FAR PROPOSED-0.33: 160,899 sf 14,948 m²
 UNITS PROPOSED: 71 UNITS

LOT COVERAGE* - R10 SITE
 PERMITTED: 40% 192,608 ft² 17,893.7 m²
 PROPOSED: 18.6% 90,574 ft² 8,414.5 m² FOR 71 UNITS

GFA CALCULATION:

BUILDING	GFA (m ²)**	# OF UNITS	BUILDING HEIGHT PERMITTED	BUILDING HEIGHT PROPOSED
BUILDING 1	1,668.57 m ²	6	9.0m	8.95n
BUILDING 2	1,200.3 m ²	4	9.0m	8.93n
BUILDING 3	1,206.88 m ²	4	9.0m	8.97n
BUILDING 4	815.5 m ²	3	9.0m	8.97n
BUILDING 5	717.5 m ²	4	9.0m	8.85n
BUILDING 6	716.0 m ²	4	9.0m	8.97n
BUILDING 7	1,229.3 m ²	7	9.0m	9.35n
BUILDING 8	1,061.8 m ²	6	9.0m	8.97n
BUILDING 9	954.4 m ²	5	9.0m	8.90n
BUILDING 10	1,324.0 m ²	7	9.0m	8.97n
BUILDING 11	1,324.2 m ²	7	9.0m	8.04n
BUILDING 12	943.3 m ²	5	9.0m	8.97n
BUILDING 13	1,157.9 m ²	9	9.0m	8.97n
AMENITY	27.9 m ²	4	4.5m	3.10n
TOTAL	14,547.55 m²	71		
	(160,899 ft ²)			

PRINCIPAL BUILDING HEIGHT
 ALLOWABLE SDG HEIGHT: 9m SLOPED ROOF
 BUILDINGS 1-13 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS
 (THE AVERAGE ROOF PITCH IS >THAN 4:12 FOR AN AREA OF LESS THAN 80% OF ALL ROOF SURFACES MEASURED IN PLAN VIEW).

UNIT DATA

UNIT TYPE	GFA (m ²)**	# OF UNITS PER TYPE
A	168.92 m ²	13
B1	163.38 m ²	14
B2	182.27 m ²	8
B3	157.26 m ²	9
B4	166.17 m ²	1
C	177.38 m ²	8
D	200.45 m ²	2
E	268.76 m ²	6
F	251.83 m ²	10
TOTAL		71

* MEASURED AS PER LOT COVERAGE
 ** MEASURED AS PER GROSS FLOOR AREA, ALL OTHER USES

SETBACKS

	ALLOWABLE	PROPOSED
FRONT YARD: Montclair Dr.	4.3m	4.5m
FRONT YARD: Adderly Rd.	4.3m	4.5m
REAR YARD:	7.5m	7.5m
SIDE YARD:	1.5m	1.5m
FLANKING YARD:	4.3m	4.0m

OFF STREET PARKING

REQUIRED	TOTAL
71 DWELLING UNITS X 2 SPACES (AREA 1)	142 STALLS
142 SPACES / 22 SPACES (VISITOR)	6 STALLS
HQ STALLS (1+1+1+3)	6 STALLS
TOTAL	154 STALLS

SMALL CAR STALLS ALLOWABLE (154 X 40% = 61.6) 62 STALLS

ELEC. VEHICLE STALLS AS PER SECTION 77. OF PARKING BYLAW
 (A minimum of 25% of all required off-street parking spaces)

PROVIDED

	(1+1+1+3)	STALLS
HQ STALLS	6	STALLS
STANDARD STALLS	109	STALLS (5 VISITOR STALLS INCLUDED)
SMALL CAR STALLS (158 X 40% = 63.2)	59	STALLS (1 VISITOR STALL INCLUDED)
TOTAL	174	STALLS

FIRE TRUCK TURNING RADIUS 12m c/l

BICYCLE PARKING

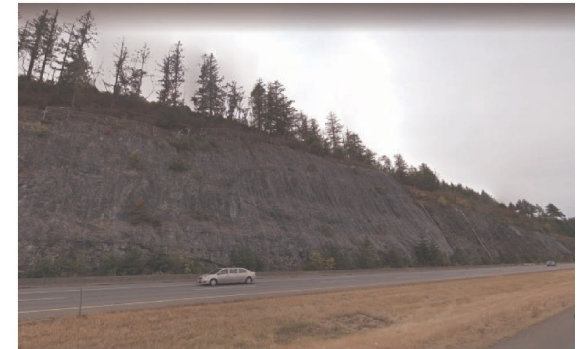
SHORT TERM	SPACES
71 DWELLING UNITS X 0.1 SPACES	7.1 SPACES
LONG TERM	
71 DWELLING UNITS X 0.5 SPACES	35.5 SPACES (PROVIDED IN GARAGES)



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 CityWest Properties



3
A003 Parkway, Looking South



4
A003 Looking North West along Parkway



1
A003 Montclair Dr. Looking South



2
A003 Montclair Dr. Looking North



5
A003 Context Plan
Scale: 1:2000



Pre Development:
Jingle Pot Road + Parkway Looking South



Proposed Development:
Jingle Pot Road + Parkway Looking South



254 Adderly Road
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254 Adderly Road

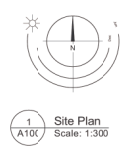
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Form & Character Views A900

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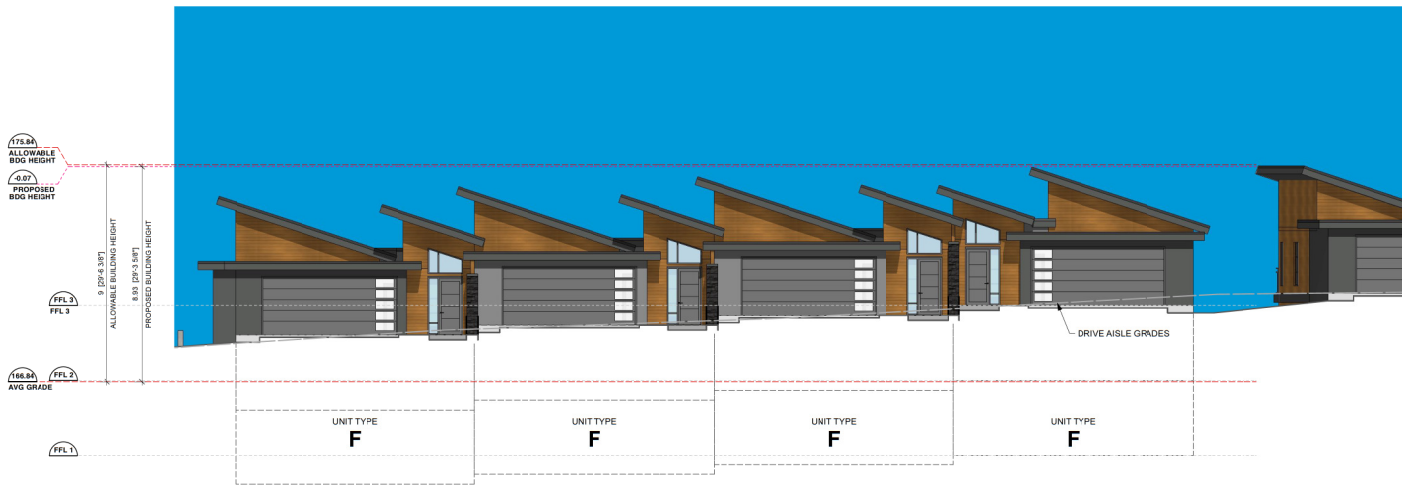
Site Plan A100

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131 257
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Gulfair Planning



1 Building 1 Street Elevation
Scale: 1/8" = 1'-0"



2 Building 2 Street Elevation
Scale: 1/8" = 1'-0"



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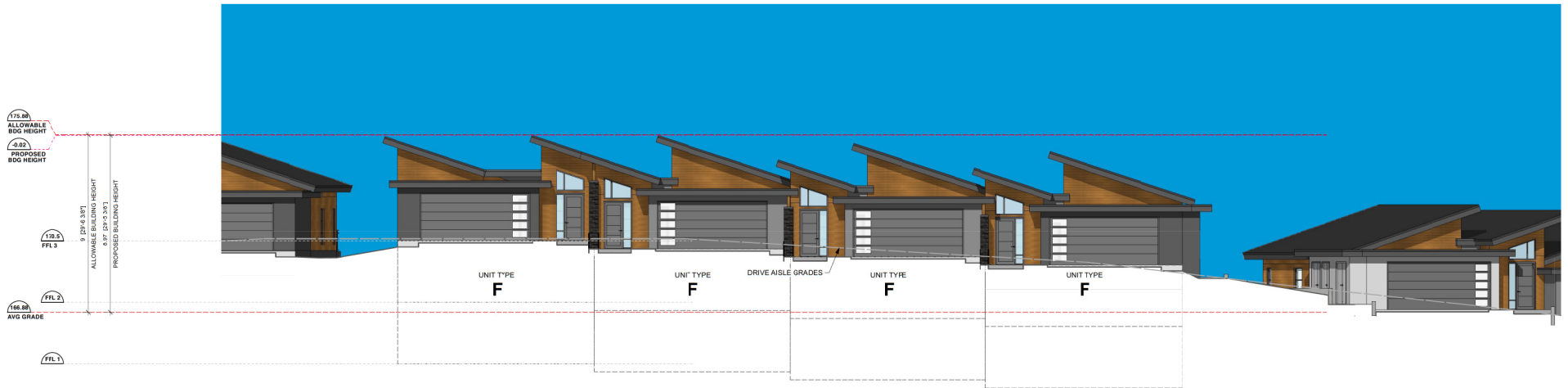
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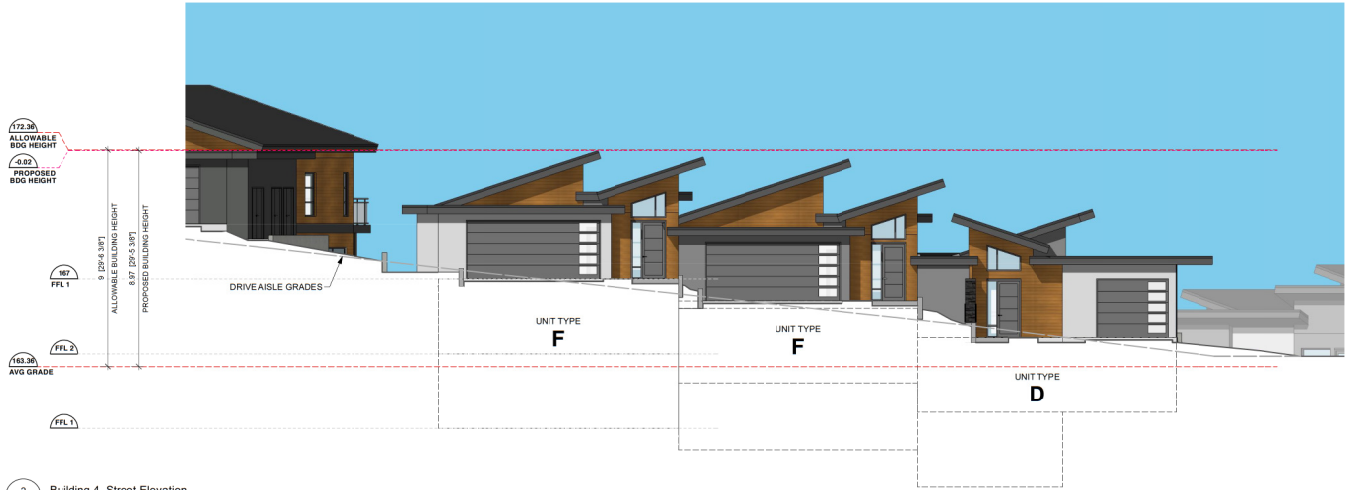
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Buildings 1 & 2 - Units E & F Building Street Elevations A310

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1 Building 3 Street Elevation
 A311 Scale: 1/8" = 1'-0"



2 Building 4 Street Elevation
 A311 Scale: 1/8" = 1'-0"

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 Current Planning



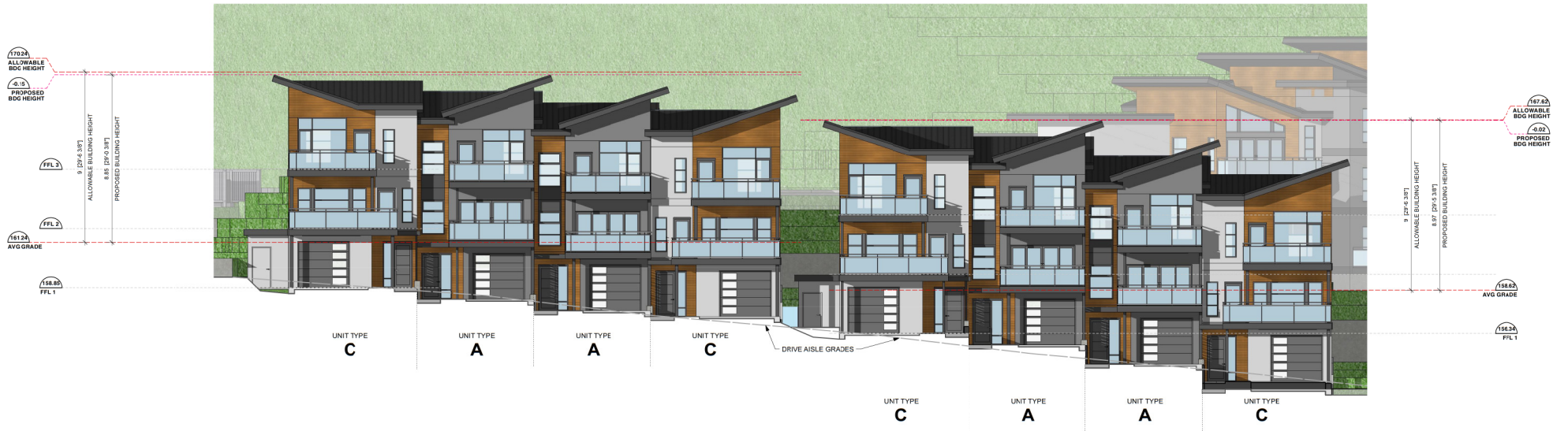
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254 Adderly Road

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Buildings 3 & 4 - Units D & F Building Street Elevations A311





1 Building 5 Street Elevation
Scale: 1/8" = 1'-0"

2 Building 6 Street Elevation
Scale: 1/8" = 1'-0"



3 Building 7 Street Elevation
Scale: 1/8" = 1'-0"

FOR MATERIAL PALETTE TAGS, REFER TO SHEET A330.



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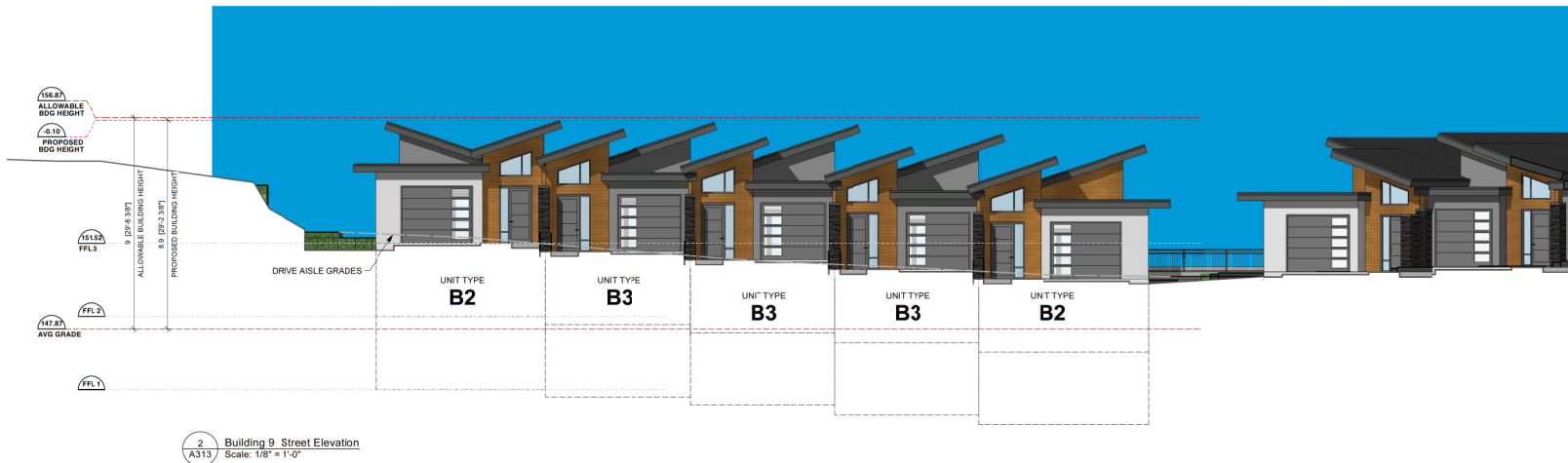
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Buildings 5, 6 & 7 - Units A & C Building Street Elevations A312





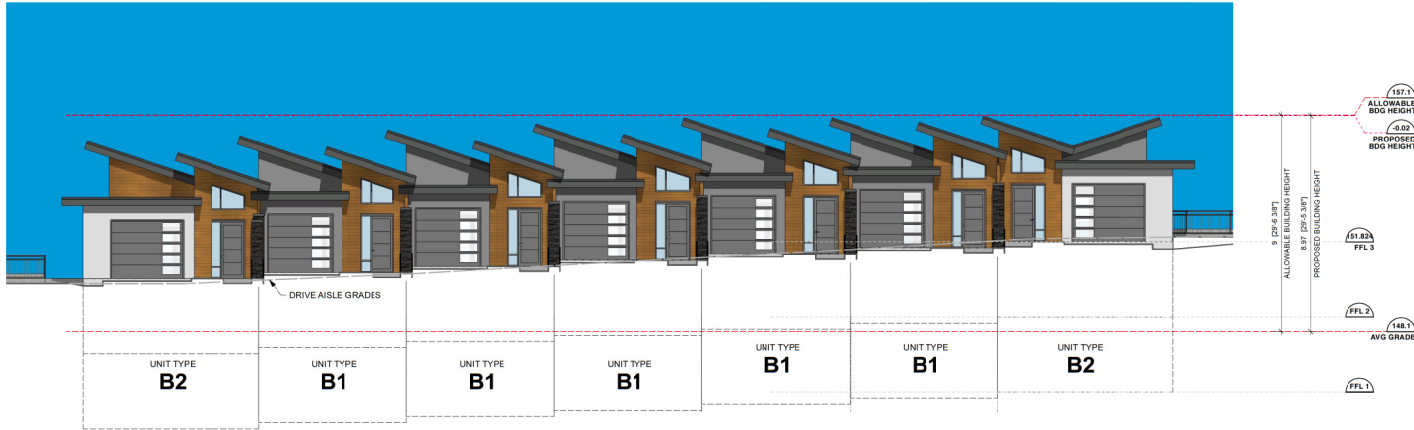
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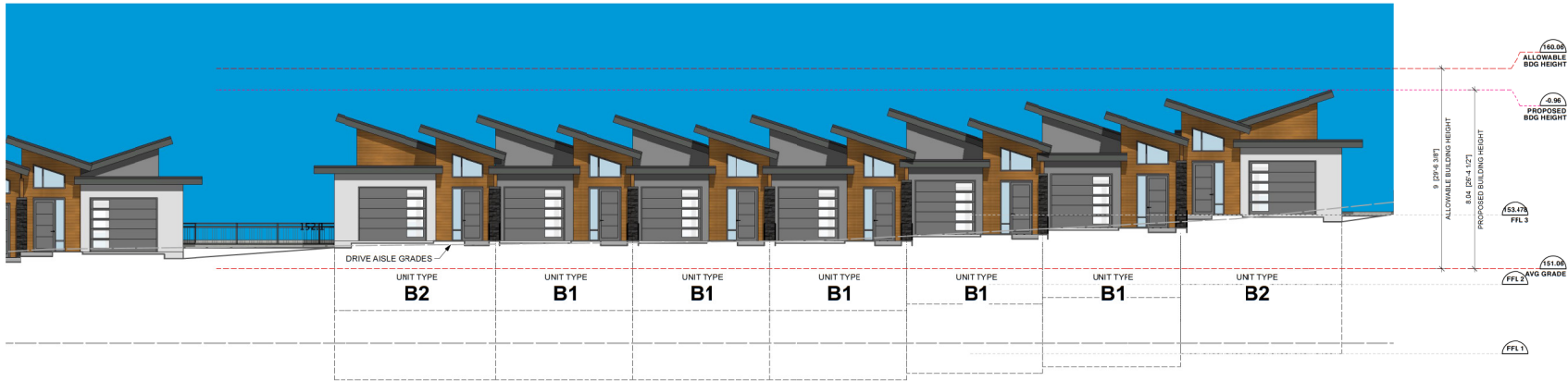
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Buildings 8 & 9 - Units A, B2, B3 & C Building Street Elevations A313

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1 Building 10 Street Elevation
 A314 Scale: 1/8" = 1'-0"



2 Building 11 Street Elevation
 A314 Scale: 1/8" = 1'-0" FOR MATERIAL PALETTE TAGS, REFER TO SHEET A301.

0 2'-0" 10'-0" 20'-0"
 1/8" = 1'-0"

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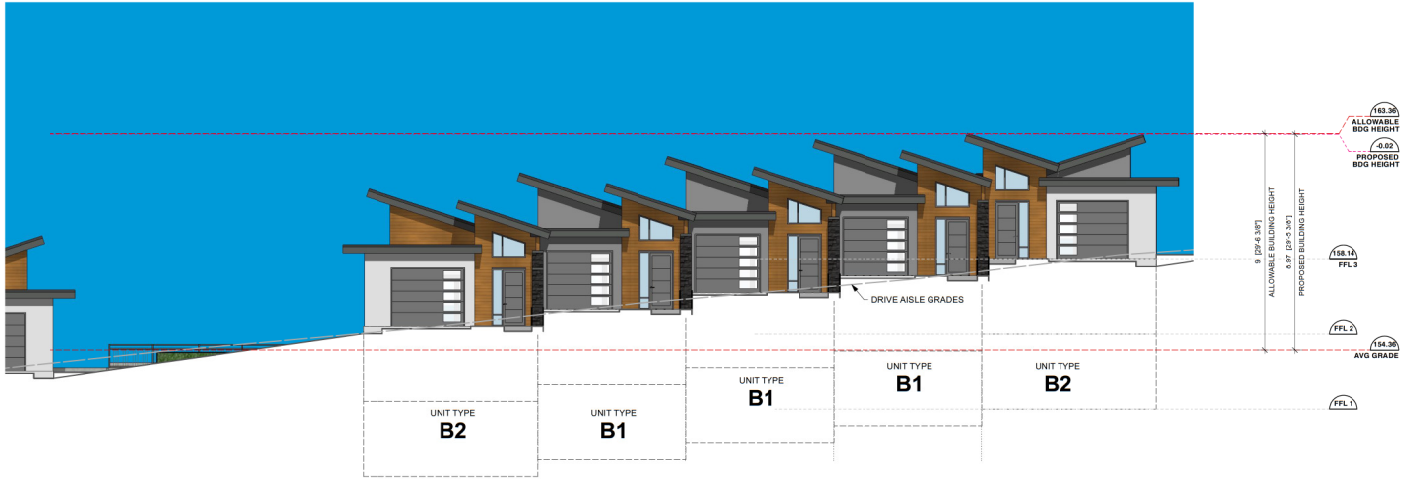
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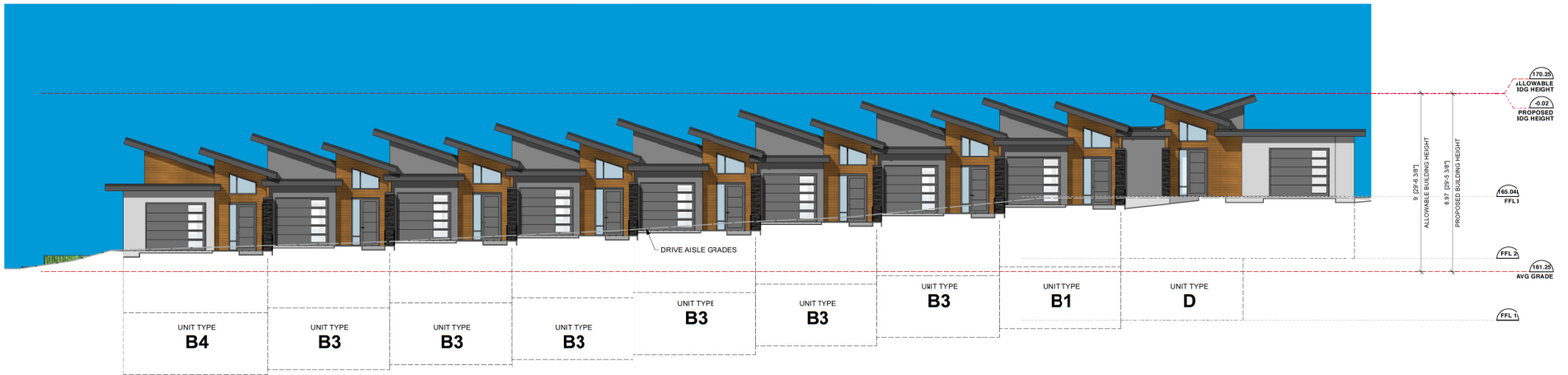
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Buildings 10 & 11 - Units B1 & B2 Building Street Elevations A314





1 Building 12 Street Elevation
 A315 Scale: 1/8" = 1'-0"



2 Building 13 Street Elevation
 A315 Scale: 1/8" = 1'-0"

FOR MATERIAL PALETTE TAGS, REFER TO SHEET A302.



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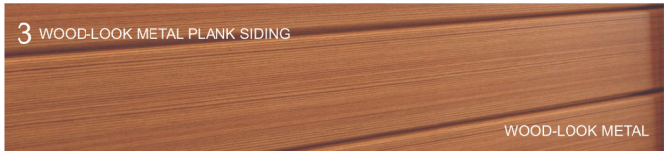
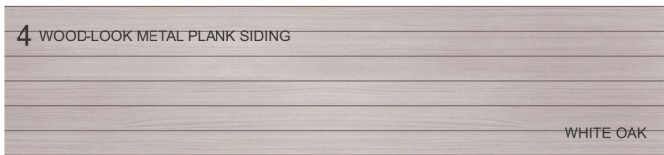
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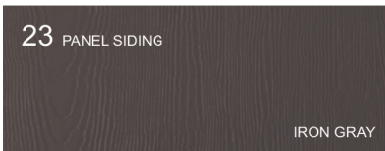
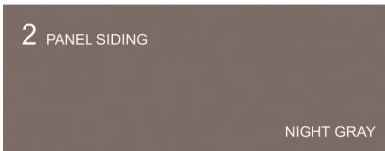
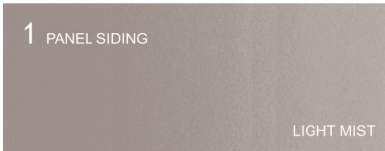
Buildings 12 & 13 - Units B1, B2, B3, B4 & D Building Street Elevations A315



11-16, 19
CHARCOAL GRAY



21 EXPOSED CONCRETE, SACK FINISH
LIGHT GRAY



MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GRAY
- 3 WOOD LOOK METAL PLANK LAP SIDING, WOOD GRAIN FINISH
- 4 WOOD LOOK METAL PLANK SIDING, WOOD GRAIN FINISH, IN WHITE OAK
- 5A FLAT AND LOW SLOPE ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 5B 4:12 SLOPED ROOF, TORCHED DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 6 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GRAY
- 7 WRAPPED METAL FASCA BOARD, IN IRON GRAY
- 8 VENTED METAL SOFFIT IRON GRAY
- 9 WOOD-LOOK METAL SOFFIT: SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 10 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 11 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM TOP RAIL, CHARCOAL GREY
- 12 SLIDING GLASS PATIO DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANELS
- 13 VINYL SWING DOOR, IN CHARCOAL GREY, WITH CLEAR TEMPERED GLASS PANEL
- 14 VINYL SWING ENTRY DOOR, IN CHARCOAL GREY
- 15 VINYL WINDOW, IN CHARCOAL GREY
- 16 OVERHEAD GARAGE DOOR, IN CHARCOAL GREY, WITH FROSTED TEMPERED GLASS PANEL
- 17 RATED SWING BI-PART DOOR, IN LIGHT MIST
- 18 WOOD POSTS, CLEAR STAIN
- 19 WOOD POSTS, CHARCOAL GRAY
- 20 PRIVACY SCREEN: WOOD BOARDS CLEAR STAIN
- 21 EXPOSED CONCRETE WALL SACK FINISHED, PAINT SEALED IN 'LIGHT' GREY TONES
- 22 BLACK TASK PROSTACK LEDGE STONE
- 23 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GRAY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GRAY



Proposed Development:
Overview Looking East

254 Adderly Road
Nanaimo, BC
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254 Adderly Road

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Form & Character Views A902

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View Analysis - Nanaimo Parkway.
Overview Looking West - Character & Tree Protection observed.

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Form & Character Views ^{A903}

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CURRENT PLANNING



Pre Development:
End of Montclair Drive Looking North West



Proposed Development:
Looking North West

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A904

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Proposed Development:
Upper Road Looking South Towards Montclair Drive

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Proposed Development:
Typical Street Section Looking South

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COURTESY OF THE CITY



Proposed Development:
Typical Unit Form & Character

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254 Adderly Road

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Form & Character Views

A907

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CITY OF NANAIMO



Proposed Development:
Typical Unit Form & Character

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254 Adderly Road

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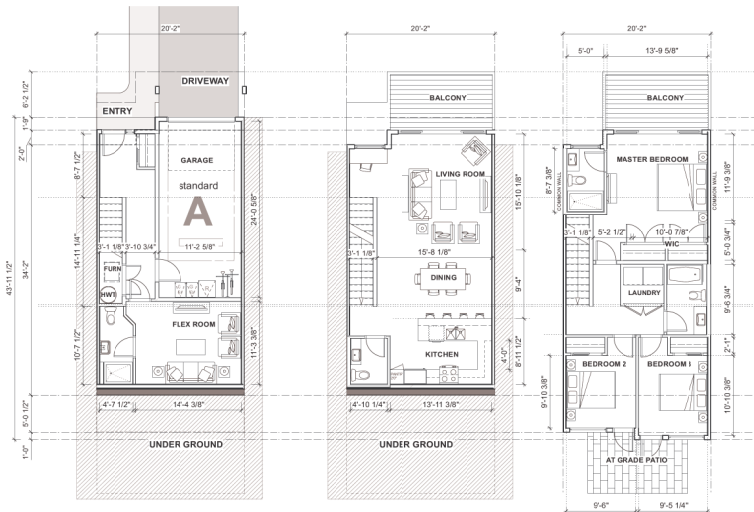
Form & Character Views

A908

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Unit Type A - Up Slope Central Units
Scale: 1/8" = 1'-0"

L1 - Lowest Level
Entry, Garage & Flex Room

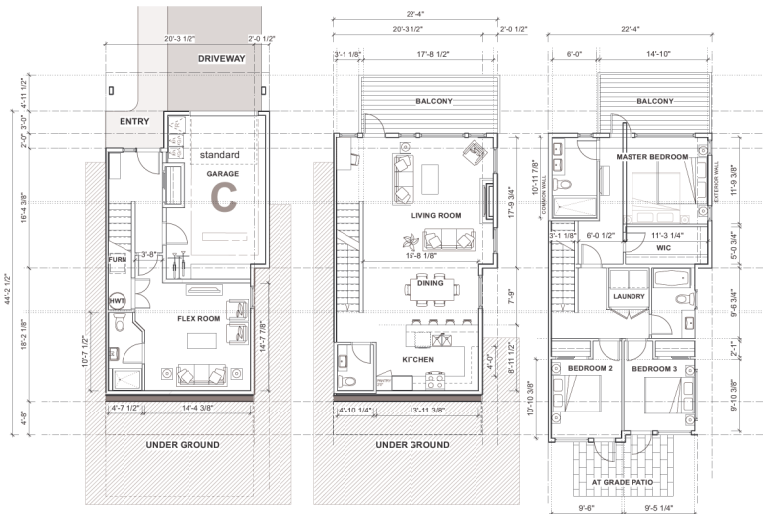
L2 - Main Living Floor

L3 - Upper Floor with Three Bedrooms

UNIT DATA
The unit layouts assume
 - 9'-0" ceilings
 - 10'-2 3/4" floor to floor
 - Stars: Width: 3'-1"
 Rise: 7 1/4"
 Run: 11"
 B type units only:
 - 10'-0" ceiling in Level 3
 living room, dining & kitchen

GFA - Unit Type A

Level 3	71.35 m ²
Level 2	58.97 m ²
Level 1	39.00 m ²
Total GFA:	168.92 m²



Unit Type C - Up Slope End Units
Scale: 1/8" = 1'-0"

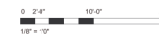
L1 - Lowest Level
Entry, Garage & Flex Room

L2 - Main Living Floor

L3 - Upper Floor with Three Bedrooms

GFA - Unit Type C

Level 3	74.24 m ²
Level 2	62.28 m ²
Level 1	40.86 m ²
Total GFA:	177.38 m²



Note: Positions of end unit side windows to be confirmed in each building based on grade conditions

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 Current Planning

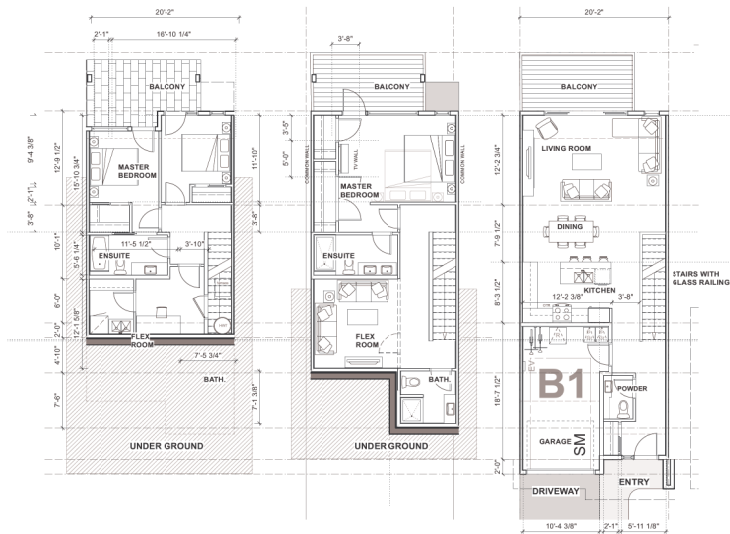
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254 Adderly Road

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Unit Plans - A & C Types **A200**

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Typical B Units
L1 - Lowest Level with two Bedrooms,
& Laundry Room with Storage

Typical B Units
L2 - Lower Level with Master Bedroom
& Flex Living Room with Powder Room

B1 Unit Type
L3 - Main Entry with Garage
& Main Living Area

Unit: Type B1 - Down Slope Unit
Central Unit - Small
Scale: 1/8" = 1'-0"

GFA - Unit Type B1

Level 3	63.60 m ²
Level 2	65.87 m ²
Level 1	53.91 m ²
Total GFA:	183.38 m²

Unit Type E2 - Down Slope Unit
End Unit - Small
Scale: 1/8" = 1'-4"

GFA - Unit Type B2

Level 3	62.49 m ²
Level 2	65.87 m ²
Level 1	53.91 m ²
Total GFA:	182.27 m²

Unit: Type B3 - Down Slope Unit
Enc Unit - Large
Scale: 1/8" = 1'-0"

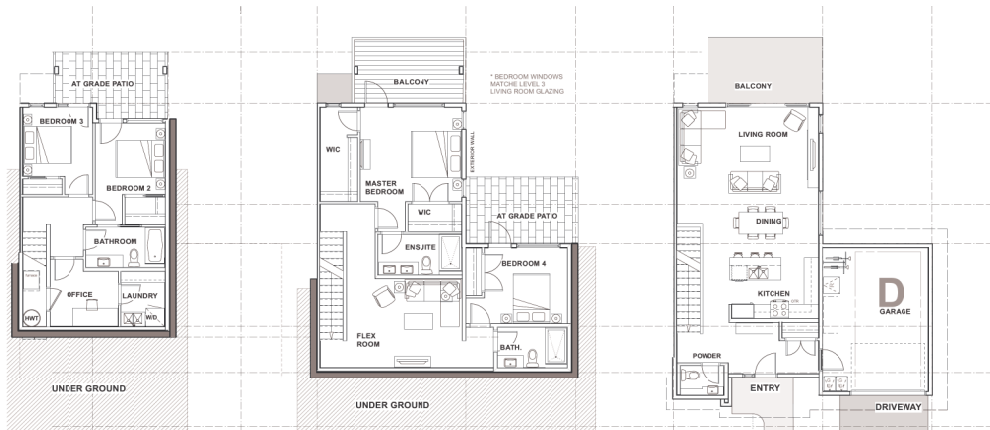
GFA - Unit Type B3

Level 3	67.48 m ²
Level 2	65.87 m ²
Level 1	53.91 m ²
Total GFA:	187.26 m²

Unit Type B4 - Down Slope Unit
End Unit - Large
Scale: 1/8" = 1'-0"

GFA - Unit Type B4

Level 3	66.39 m ²
Level 2	65.87 m ²
Level 1	53.91 m ²
Total GFA:	186.17 m²



Typical D Unit (Same as L1, Unit Type B)
L1 - Lowest Level with two Bedrooms,
& Laundry Room with Storage

Typical D Unit
L2 - Lower Level with Master Bedroom
& Flex Living Room with Powder Room

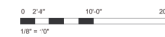
Typical D Unit
L3 - Main Entry with Garage
& Main Living Area

Unit: Type D - Up Slope Unit
Enc Unit - Large (4 Bedroom)
Scale: 1/8" = 1'-0"

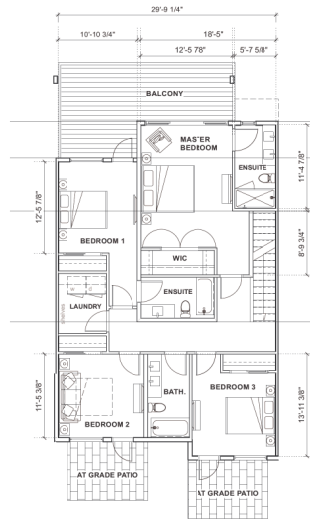
GFA - Unit Type D

Level 3	54.79 m ²
Level 2	52.74 m ²
Level 1	52.92 m ²
Total GFA:	200.45 m²

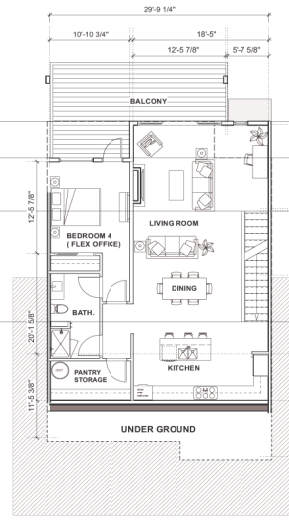
UNIT DATA
The unit layouts assume
- 9'-0" ceilings
- 10'-2 3/4" floor to floor
- Stairs: Width: 3'-1" Rise: 7 1/4" Run: 11"
B type units only:
- 10'-0" ceiling in Level 3
living room, dining & kitchen



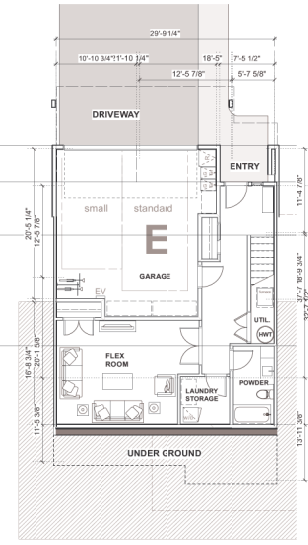
Note: Positions of end unit side windows to be confirmed in each building based on grade conditions



Typical E Units
L3 - Highest Level with Master Bedroom
& 3 Bedrooms, Laundry Rcm with Storage



Typical E Units
L2 - Main Living Area with Kitchen and Pantry
& Bedroom or Flex Office

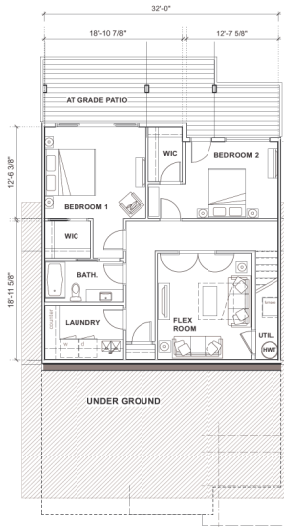


Typical E Units
L1 - Lower Level Main Entry with Garage,
Flex Living Room, Storage Room & Powder Room

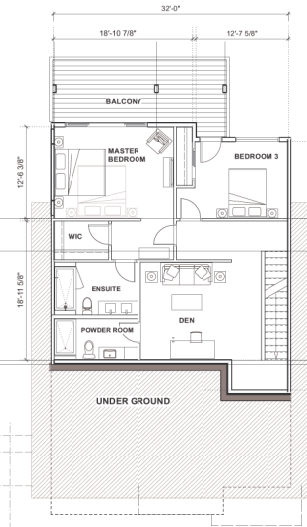
GFA - Unit Type E

Level 3	113.42 m ²
Level 2	96.28 m ²
Level 1	59.06 m ²
Total GFA:	268.76 m²

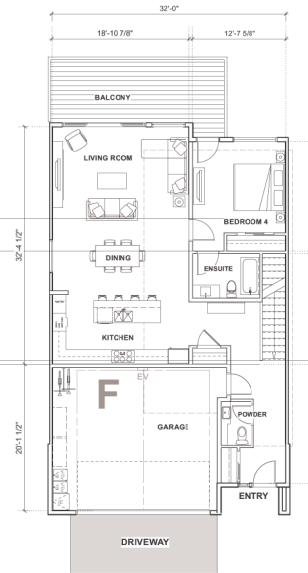
**Unit Type E - Up Slope Unit
Central Unit - Large (5 Bedroom)**
Scale: 1/8" = 1'-0"



Typical F Units
L1 - Lowest Level with 2 Bedrooms,
Laundry Room & Flex Living Rcm



Typical F Units
L2 - Lower Level with Master Bedroom, Bedroom
& Den / Sitting Area with Powder Room

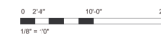


Typical F Units
L3 - Main Entry with Garage,
Main Living Area & Bedroom

GFA - Unit Type F

Level 3	105.67 m ²
Level 2	92.48 m ²
Level 1	93.67 m ²
Total GFA:	291.83 m²

**Unit Type F - Down Slope Unit
Central Unit - Large (4 Bedroom)**
Scale: 1/8" = 1'-0"



Note: Positions of end unit side windows to be confirmed in each building based on grade conditions

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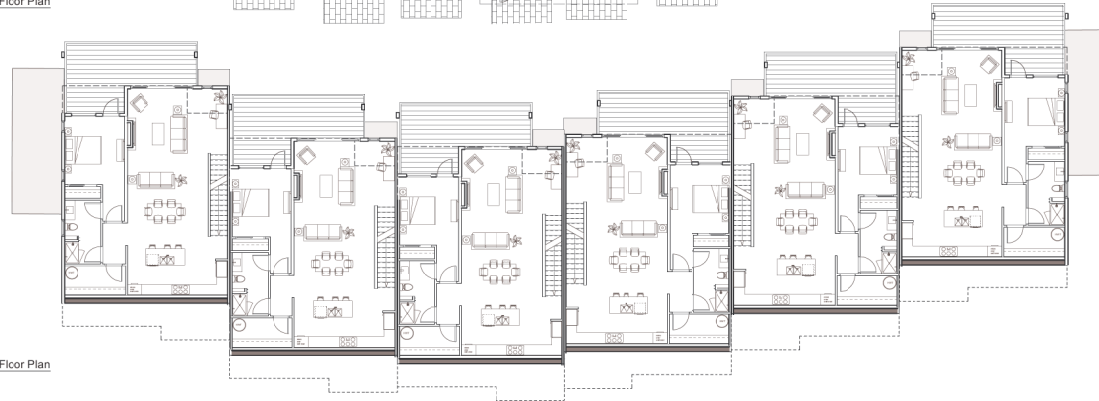
BUILDING 1

OPEN DECK*	67.2 m ²
LEVEL 3	576.17 m ²
LEVEL 2	573.9 m ²
LEVEL 1	352.0 m ²
TOTAL GFA	1,668.57 m ²

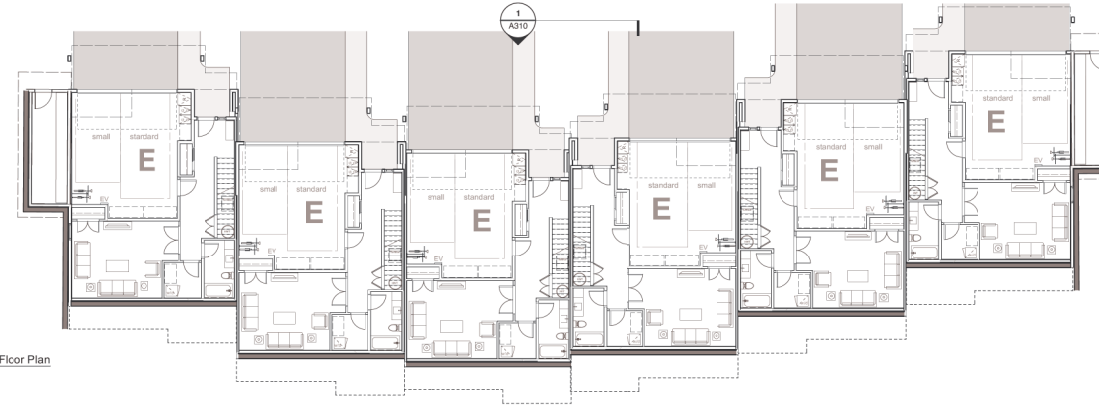
*OpenDeck Under Principle Roof



1 Building 1 - L3 Floor Plan
A211 3/32"= 1'-0"



2 Building 1 - L2 Floor Plan
A211 3/32"= 1'-0"



3 Building 1 - L1 Floor Plan
A211 3/32"= 1'-0"



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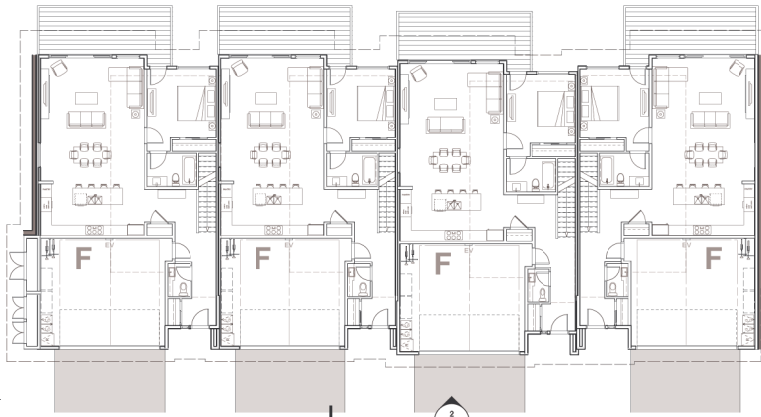
Building 1 Plans A211



BUILDING 2

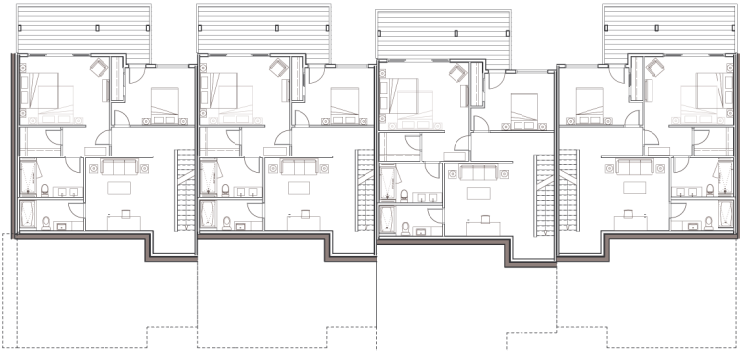
OPEN DECK* 40.9 m²
 LEVEL 3 420.0 m²
 LEVEL 2 367.4 m²
 LEVEL 1 372.0 m²
 TOTAL GFA 1,200.3 m²

*Open Deck Under Principle Foot

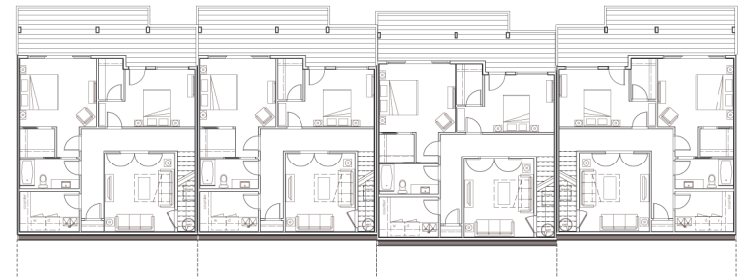


1 Building 2 - L3 Floor Plan
 3/32"=1'-0"

A310



2 Building 2 - L2 Floor Plan
 3/32"=1'-0"

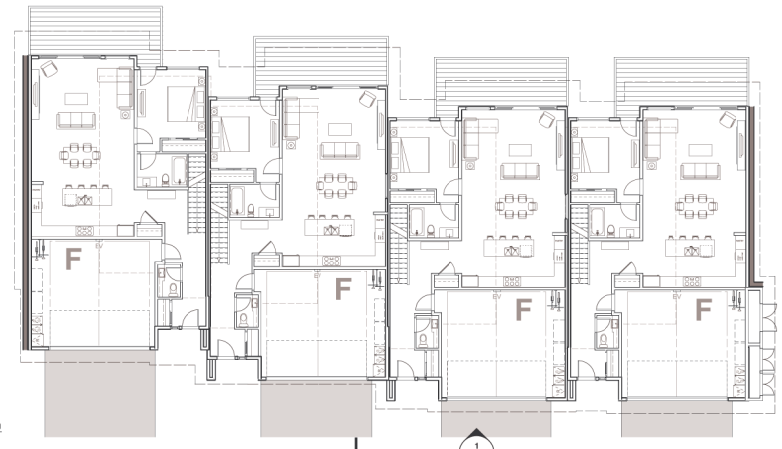


3 Building 2 - L1 Floor Plan
 3/32"=1'-0"

BUILDING 3

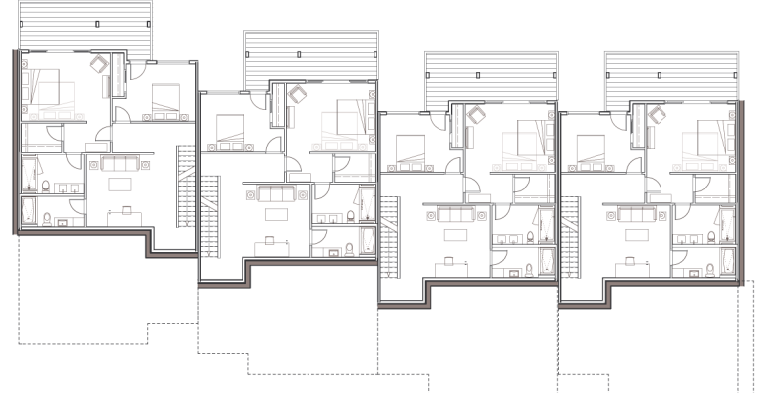
OPEN DECK* 47.8 m²
 LEVEL 3 420.0 m²
 LEVEL 2 367.1 m²
 LEVEL 1 371.8 m²
 TOTAL GFA 1,206.88 m²

*Open Deck Under Principle Foot

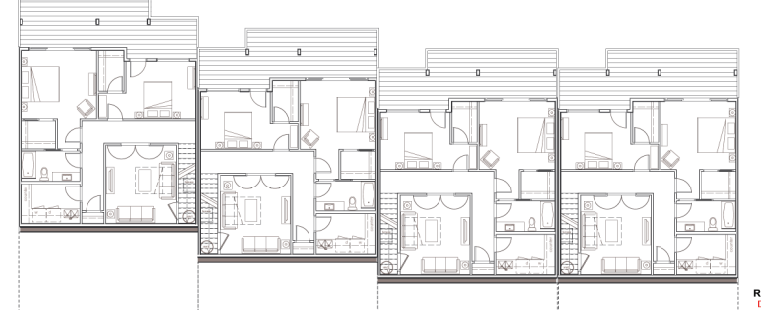


4 Building 3 - L3 Floor Plan
 3/32"=1'-0"

A311



5 Building 3 - L2 Floor Plan
 3/32"=1'-0"



6 Building 3 - L1 Floor Plan
 3/32"=1'-0"



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Building 2 & 3 Plans A212



BUILDING 6

OPEN DECK*	22.6 m ²
LEVEL 3	290.7 m ²
LEVEL 2	241.4 m ²
LEVEL 1	161.3 m ²
TOTAL GFA	716.0 m ²

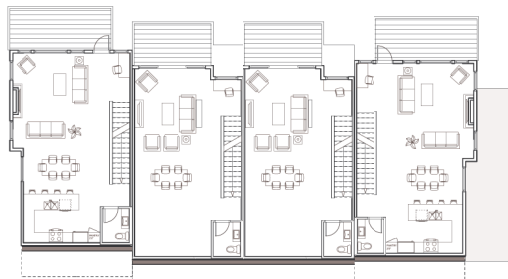
*Open Deck Under Principle Roof



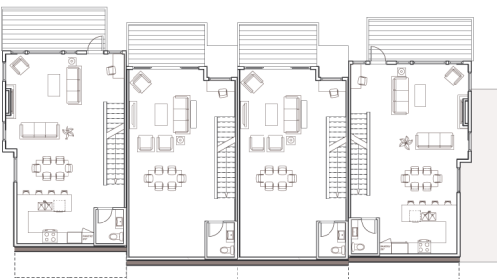
1 Building 6 - L3 Floor Plan
A213 3/32" = 1'-0"



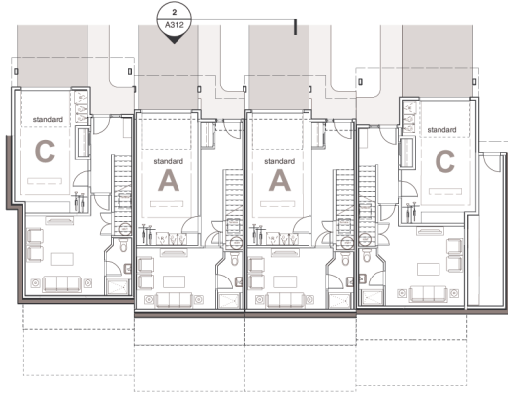
4 Building 5 - L3 Floor Plan
A213 3/32" = 1'-0"



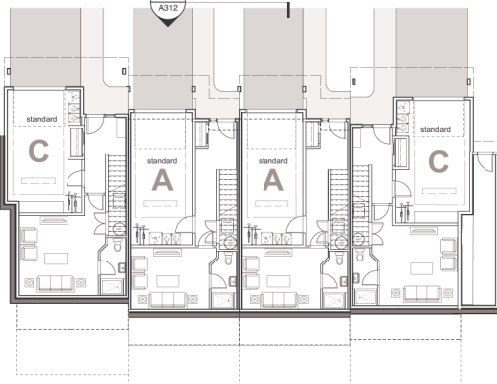
2 Building 6 - L2 Floor Plan
A213 3/32" = 1'-0"



5 Building 5 - L2 Floor Plan
A213 3/32" = 1'-0"



3 Building 6 - L1 Floor Plan
A213 3/32" = 1'-0"



6 Building 5 - L1 Floor Plan
A213 3/32" = 1'-0"



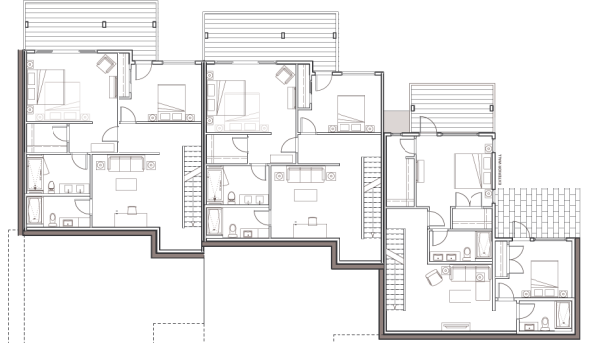
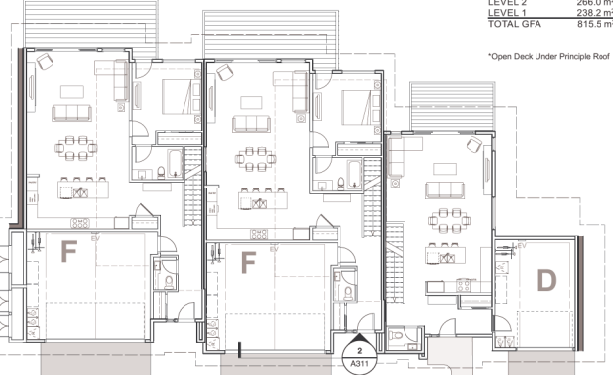
BUILDING 5

OPEN DECK*	23.7 m ²
LEVEL 3	290.7 m ²
LEVEL 2	241.6 m ²
LEVEL 1	161.5 m ²
TOTAL GFA	717.5 m ²

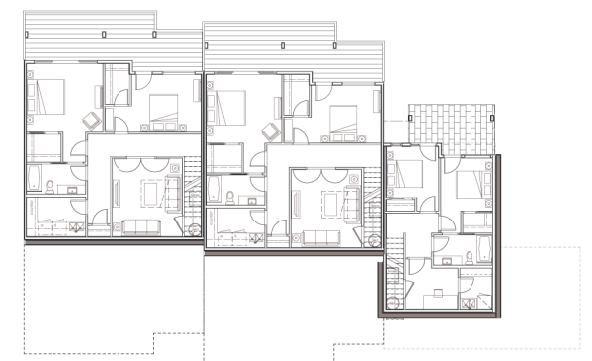
*Open Deck Under Principle Roof



7 Building 4 - L3 Floor Plan
A213 3/32" = 1'-0"



8 Building 4 - L2 Floor Plan
A213 3/32" = 1'-0"



9 Building 4 - L1 Floor Plan
A213 3/32" = 1'-0"



BUILDING 4

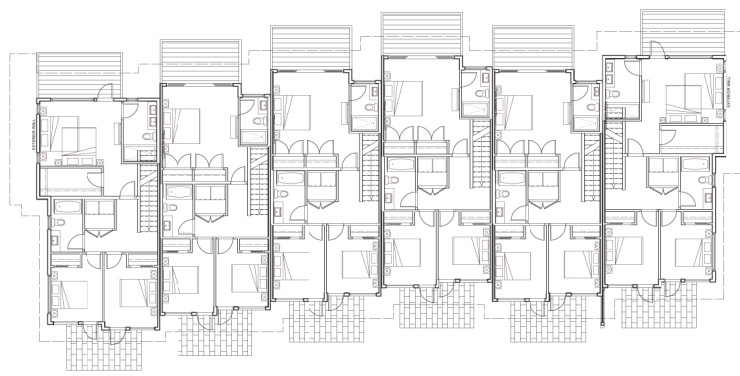
OPEN DECK*	37.0 m ²
LEVEL 3	274.3 m ²
LEVEL 2	265.0 m ²
LEVEL 1	238.2 m ²
TOTAL GFA	815.5 m ²

*Open Deck Under Principle Roof

BUILDING 8

OPEN DECK*	31.0 m ²
LEVEL 3	432.9 m ²
LEVEL 2	357.6 m ²
LEVEL 1	240.3 m ²
TOTAL GFA	1,061.8 m²

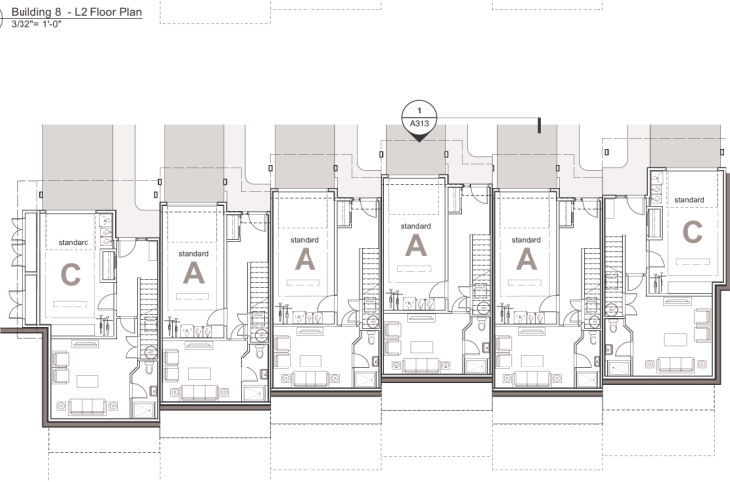
*Open Deck Under Principle Roof



1 Building 8 - L3 Floor Plan
A214 3/32"= 1'-0"



2 Building 8 - L2 Floor Plan
A214 3/32"= 1'-0"



3 Building 8 - L1 Floor Plan
A214 3/32"= 1'-0"



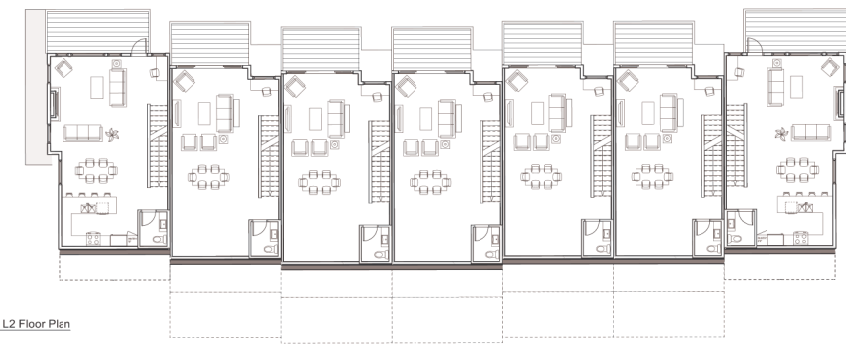
BUILDING 7

OPEN DECK*	32.3 m ²
LEVEL 3	504.5 m ²
LEVEL 2	415.3 m ²
LEVEL 1	277.2 m ²
TOTAL GFA	1,229.3 m²

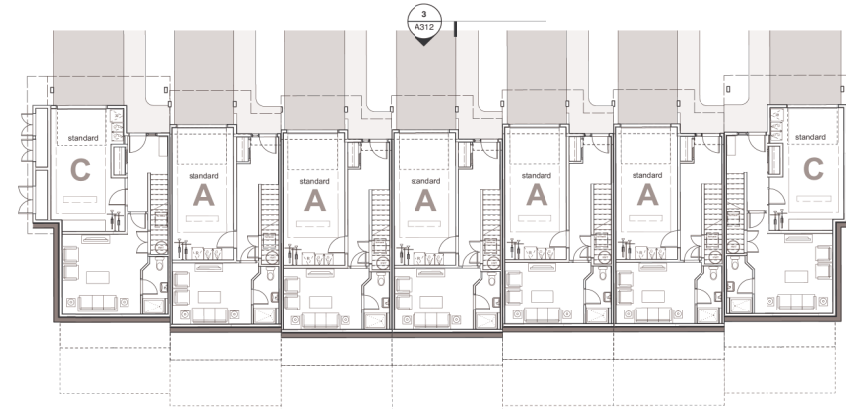
*Open Deck Under Principle Roof



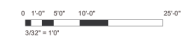
4 Building 7 - L3 Floor Plan
A214 3/32"= 1'-0"



5 Building 7 - L2 Floor Plan
A214 3/32"= 1'-0"



6 Building 7 - L1 Floor Plan
A214 3/32"= 1'-0"



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Building 7 & 8 Plans A214

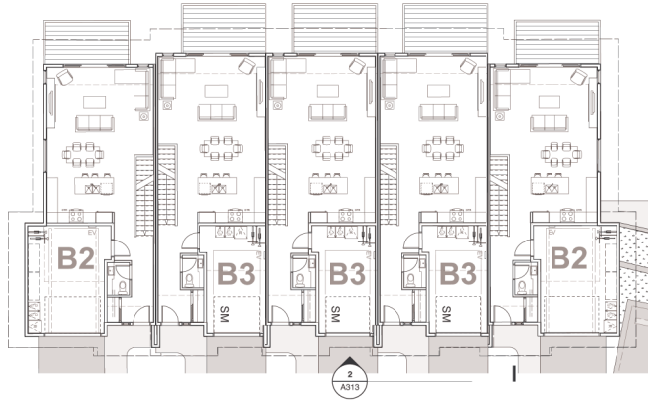
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BUILDING 9

OPEN DECK*	32.1 m ²
LEVEL 3	328.3 m ²
LEVEL 2	326.7 m ²
LEVEL 1	287.3 m ²
TOTAL GFA	954.4 m ²

*Open Deck Under Principle Roof



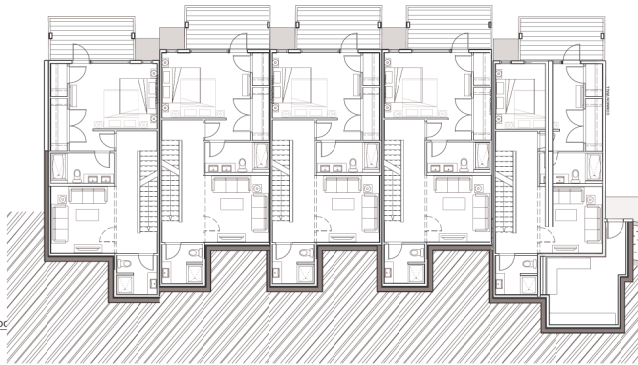
BUILDING 10

OPEN DECK*	45.5 m ²
LEVEL 3	443.7 m ²
LEVEL 2	458.1 m ²
LEVEL 1	376.2 m ²
TOTAL GFA	1,324.0 m ²

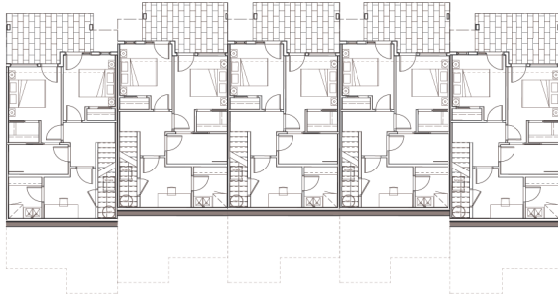
*Open Deck Under Principle Roof



1 Building 9 - L3 Floor Plan
3/32" = 1'-0"

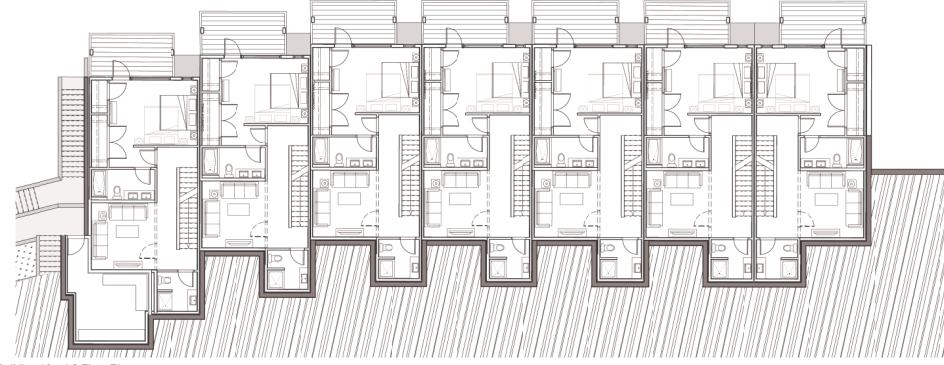


2 Building 9 - L2 Floor Plan
3/32" = 1'-0"

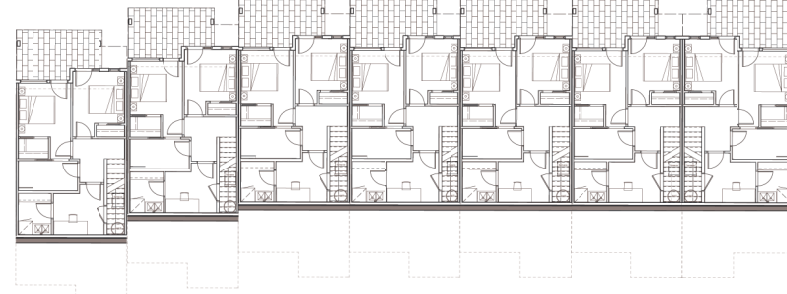


3 Building 9 - L1 Floor Plan
3/32" = 1'-0"

4 Building 10 - L3 Floor Plan
3/32" = 1'-0"



5 Building 10 - L2 Floor Plan
3/32" = 1'-0"



6 Building 10 - L1 Floor Plan
3/32" = 1'-0"



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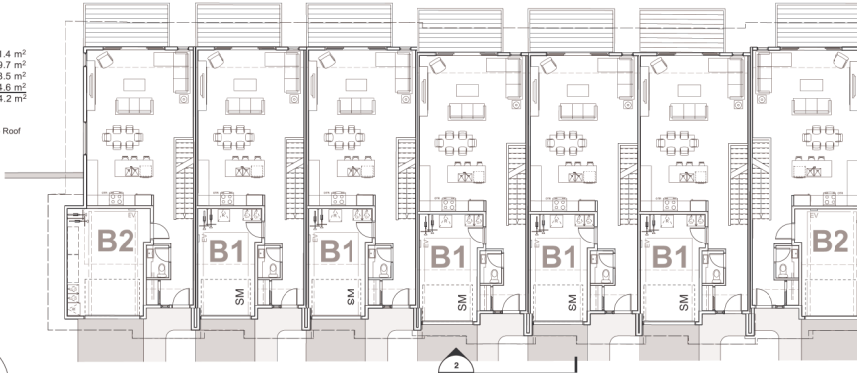
Building 9 & 10 Plans A215

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BUILDING 11
 OPEN DECK* 41.4 m²
 LEVEL 3 443.7 m²
 LEVEL 2 451.5 m²
 LEVEL 1 371.6 m²
 TOTAL GFA 1,321.2 m²

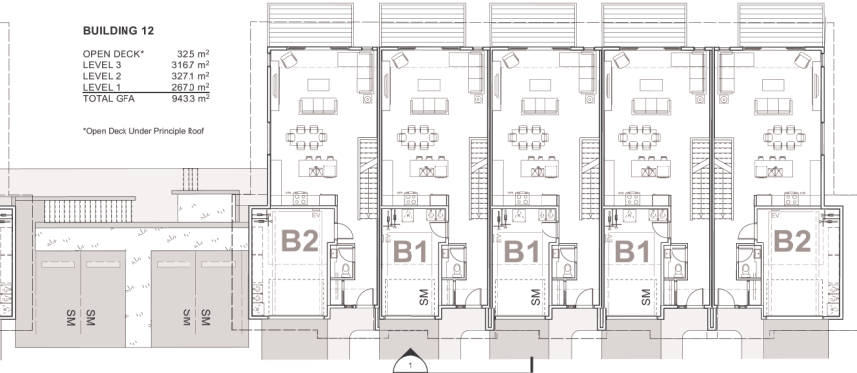
*Open Deck Under Principle Roof



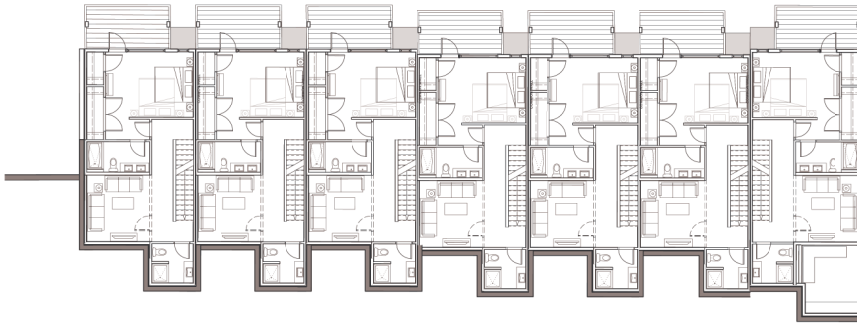
1 Buildings 11 - L3 Floor Plan
 A216 3/32" = 1'-0"

BUILDING 12
 OPEN DECK* 325 m²
 LEVEL 3 3167 m²
 LEVEL 2 3273 m²
 LEVEL 1 2673 m²
 TOTAL GFA 9433 m²

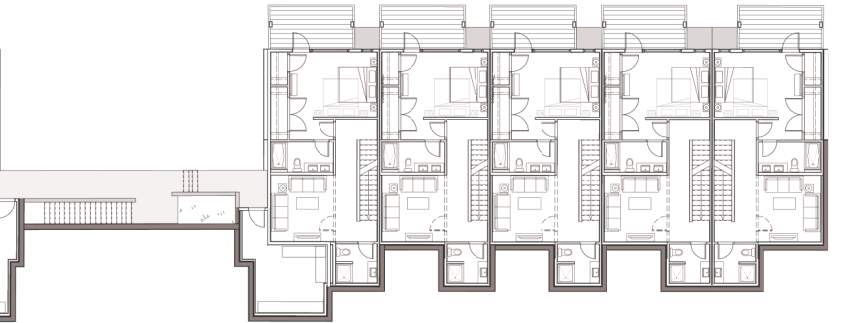
*Open Deck Under Principle Roof



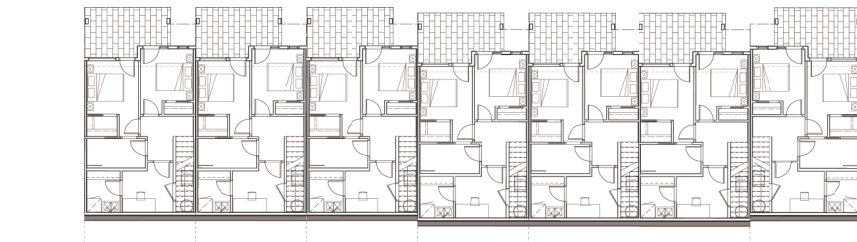
4 Buildings 12 - L3 Floor Plan
 A216 3/32" = 1'-0"



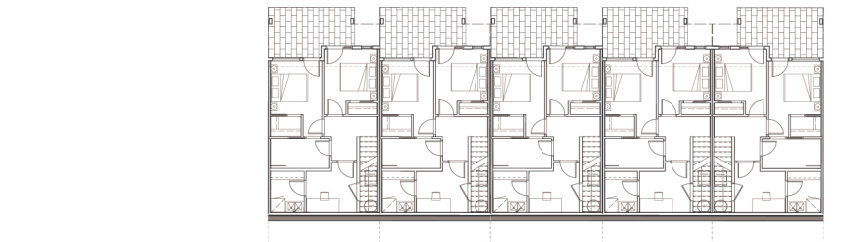
2 Buildings 11 - L2 Floor Plan
 A216 3/32" = 1'-0"



5 Buildings 12 - L2 Floor Plan
 A216 3/32" = 1'-0"



3 Buildings 11 - L1 Floor Plan
 A216 3/32" = 1'-0"



6 Buildings 12 - L1 Floor Plan
 A216 3/32" = 1'-0"



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Building 11 & 12 Plans

A216

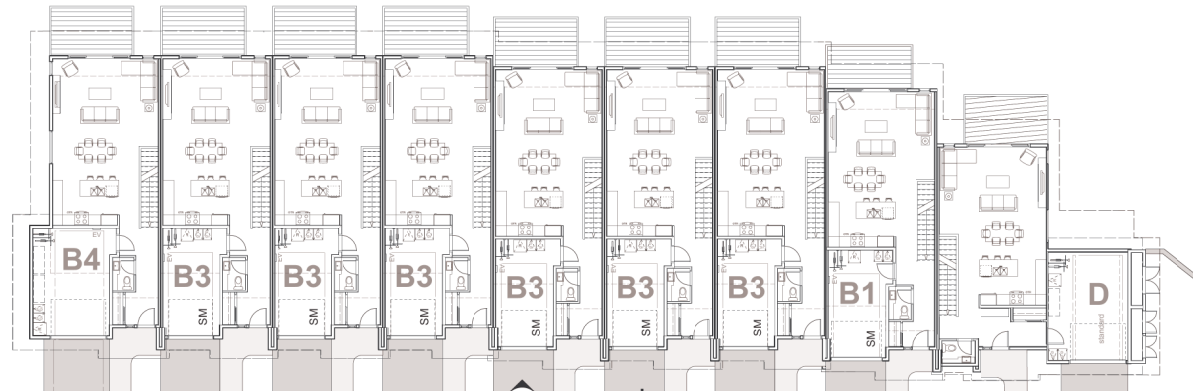
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dHKarchitects dKa

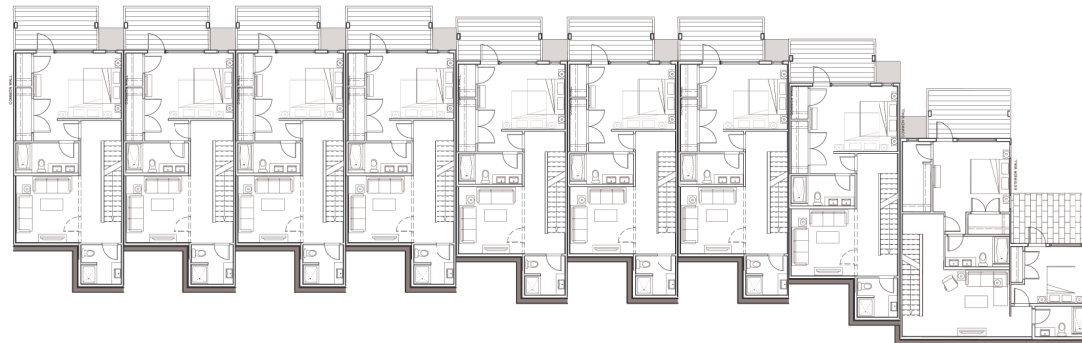
BUILDING 13

OPEN DECK*	68.7 m ²
LEVEL 3	600.1 m ²
LEVEL 2	607.9 m ²
LEVEL 1	491.2 m ²
TOTAL GFA	1,757.9 m²

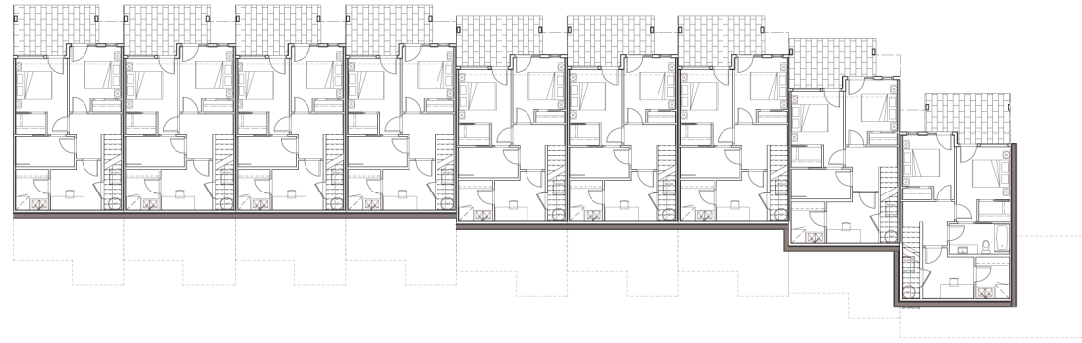
*Open Deck Under Principle Roof



4 Buildings 13 - L3 Floor Plan
A217 3/32" = 1'-0"

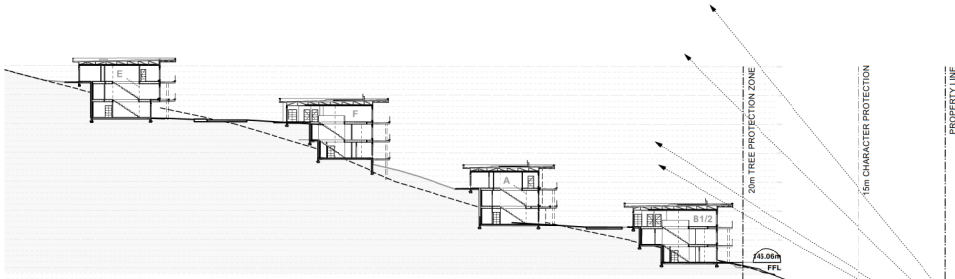


5 Buildings 13 - L2 Floor Plan
A217 3/32" = 1'-0"

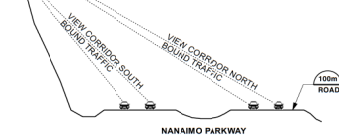


6 Buildings 13 - L1 Floor Plan
A217 3/32" = 1'-0"

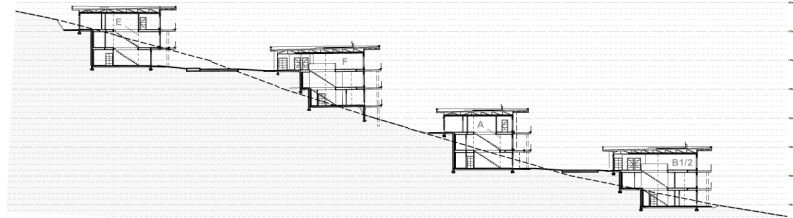




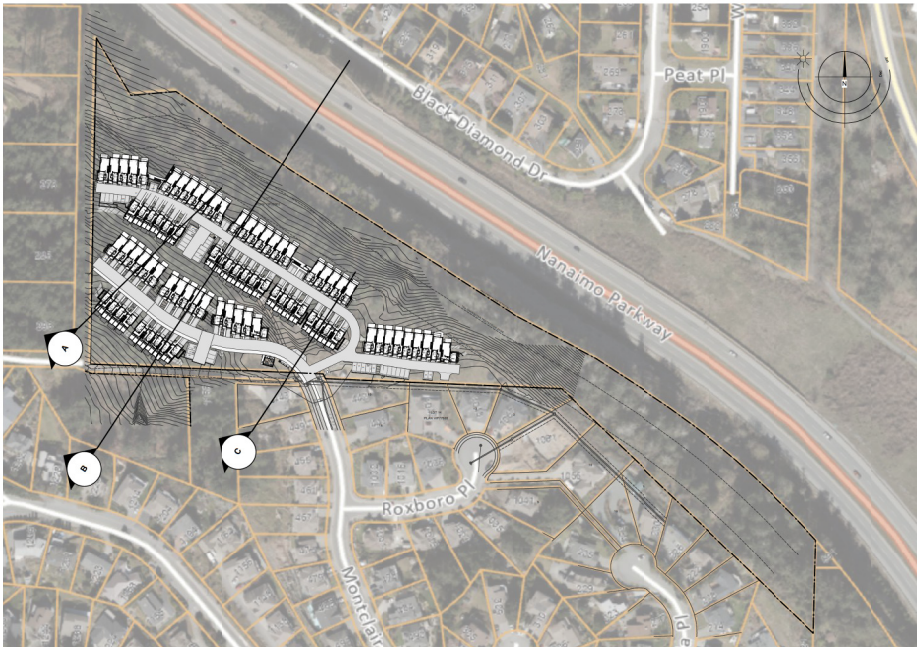
1 Site Section B
A401 Scale: 1:400



2 Site Section A
A401 Scale: 1:400



3 Site Section C
A401 Scale: 1:400



4 Site Plan
A401 Scale: 1:1500

254 ADDERLY ROAD MULTI-FAMILY

254 Adderly Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - JULY 29, 2022

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Design Rationale
- L1.03 Landscape Elevations
- L1.04 Landscape Plan (North)
- L1.05 Landscape Plan (East)
- L1.06 Landscape Plan (South)
- L2.01 Tree Management Plan



KEY PLAN
SCALE NTS

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CULTURAL PLANNING



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PROJECT
254 ADDERLY
254 Adderly Road
Nanaimo, BC

PROJECT ID 21015

DB CM CB KS

SCALE NTS
DATE September 17, 2021

COVER PAGE

L0.00



- 1 CENTRAL RAINGARDEN**
(primary raingarden, entrance feature to site, includes main site signage, accessible overlook deck with bench for sitting, meandering path through dry rocky outcrop plantings to wet raingarden plantings, and bollard lighting along path)
- 2 COMMUNAL LAWN**
(small lawn for play, picnicking, and gathering, boulders and concrete seawall amphitheater retain slope, provides connection to existing trail)
- 3 FOREST AMPHITHEATER**
(quiet contemplative gathering space in the forest, opportunity for views out through the trees to the greater City, concrete seawalls defines space and retain slope)
- 4 OVERLOOK DECKS**
(cedar decks with benches, strategically located near raingardens or along trails, offer small spaces to sit with prospects through trees to distant views, field fit to accommodate trees and outcrops)
- 5 WALKING TRAIL**
(connects the different spaces of the site, creates a continuous walking loop moving up and down the slope, immerses user in the forest, stairs and trail field fitted to minimize impacts to trees)
- 6 RAINGARDENS & BIOSWALES**
(unifying feature, integral part of the storm water management strategy for the site, exposes the natural functioning of the urban ecosystem, provides lush plantings)
- 7 WAYFINDING**
(creative wayfinding & signage, directs people through site connecting walking trails and amenity spaces, bollard lighting is used to illuminate trails and key spaces)



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PROJECT
254 ADDERLY
254 Adderly Road
Nanaimo, BC

PROJECT ID 21015
DB CM **CB** KS
SCALE 1:500
DATE September 17, 2021

LANDSCAPE PLAN

L1.01

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DESIGN RATIONALE

CLIFFSIDE RAINSHADOW

The landscape design for the multi-family residential project proposed for 254 Adderly Road in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky slopes steepen into a precipice adjacent to the Nanaimo Parkway, creating a powerful edge condition that accentuates the sense of sitting atop the City, overlooking over the landscape below.

Although the site has been cleared of significant trees and largely overtaken by invasive understory species, the underlying historic plant community remains evident. Arbutus and bigleaf maple trees punctuate mossy outcroppings within a forest dominated by Douglas fir. The historic plant community reflects an archetypal hillside rainshadow ecosystem, and offers an important reference guide for the proposed planting design.

Also fundamental to the landscape design is the integration of green infrastructure as a feature that unifies common gathering spaces. Capturing rainwater in raingardens and conveying that water in bioswales exposes the natural functioning of the urban ecosystem, and harnesses human development to create a lush, living environment that people can enjoy.

Key features of the landscape design that amplify this convergence of topography, natural ecosystems and urban development include 'overlook decks' situated strategically near raingardens or along trails to provide small gathering spaces that offer prospects through trees to distant views; a walking trail that immerses users in the forest and fits steps between trees to minimize impact; a forest amphitheater that creates a quiet, contemplative gathering space in the forest; a private park amenity area opposite an adjacent trail and a communal lawn for play, picnicking and dog walking. To respond to the natural landscape, these features are to be field fit to accommodate trees and outcrops occurring on site.

To add character and comfort at the human scale, creative wayfinding and signage direct people through the site, and bollard lighting illuminates the streetscape and key trails while preserving the night sky.

DESIGN PRECEDENTS

PLANTINGS



01 Reference landscape: Arbutus rocky outcrop



02 Reference landscape: Arbutus rocky outcrop



03 Douglas fir forest understory



04 Ferns and moss



05 White flowering dogwood



06 Fall colour of Persian ironwood



07 Raingarden / bioswale



08 Bioswale slough sedge

SITE FURNISHINGS



09 Overlook deck with raingarden



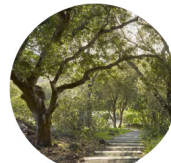
10 Overlook deck with bench



11 Overlook deck



12 Landscape stairs



13 Landscape stairs through trees



14 Privacy screens



15 Post & rail fence



16 Bollard lighting

PLANT PALETTE

Deciduous Trees

Ac	31	Acer circinatum	Vine Maple
A	13	Acer macrophyllum	Big Leaf Maple
Ap	28	Acer palmatum 'Osakazaki'	Japanese Maple
Ag	17	Amelanchier grandiflora 'Autumn Brilliance'	Servase Berry
Am	28	Arbutus menziesii	Pacific Madrone
Au	66	Arbutus unedo	Strawberry Tree
Ce	51	Cornus 'Eddies White Wonder'	White Flowering Dogwood
Oc	29	Omalenia cerasiiformis	June Plum
Pp	28	Parrotia persica 'Vanessa'	Persian Ironwood

Coniferous Trees

Po	42	Picea Omorika Bruns	Serbian Spruce
Pc	41	Pinus contorta var contorta	Shore Pine
Pf	13	Pinus fastigiata 'Vanderwolf's Pyramid'	Limber Pine
P	65	Pseudotsuga menziesii	Douglas Fir

Coniferous Shrubs

Pm	TBD	Pinus mugo 'var. pumilio'	Dwarf Mountain Pine
----	-----	---------------------------	---------------------

Evergreen Shrubs

Ga	TBD	Galium aparine	Salt
Mn	TBD	Mahonia nervosa	Dull Oregon Grape
Mc	TBD	Morella californica	California Wax Myrtle
Vo	TBD	Vaccinium ovatum	Evergreen Huckleberry

Deciduous Shrubs

Hd	TBD	Holdstockia discolor	Ocean Spray
Pl	TBD	Phladelphus lewisii	Mock Orange
Ri	TBD	Ribes sanguineum	Red Flowering Currant
Rn	TBD	Rosa Nutkana	Nootka Rose
Sa	TBD	Symphoricarpos albus	Snowberry
Vp	TBD	Vaccinium parvifolium	Red Huckleberry

Groundcovers, Perennials, Ferns

Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick
Df	TBD	Dicentra formosa	Pacific Bleeding Heart
De	TBD	Dryopteris erythrosora	Autumn Fern
Fc	TBD	Fragaria chiloensis	Coastal Strawberry
Fv	TBD	Fragaria vesca	Woodland Strawberry
Pg	TBD	Polypodium glycyrrhiza	Licorice Fern
Pm	TBD	Polystichum munitum	Sword Fern
Ph	TBD	Prunella hendersonii	Broad-leaved Shootingstar
Pa	TBD	Plantago allium	Bracken Fern
Ta	TBD	Tellima grandiflora	Fringo

Bioswale

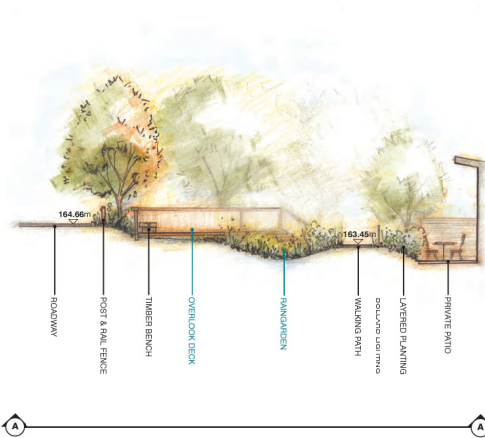
Co	TBD	Carex obovata	Slough Sedge
Eg	TBD	Elythrone gutata	Yellow Monkey-flower
Id	TBD	Iris douglasiana	Douglas Iris
le	TBD	Iris missouriensis	Western Blue Flag
Pa	TBD	Potentilla anserina	Common Silverweed
Sm	TBD	Scirpus microcarpus	Small Flowered Bullrush
Si	TBD	Sisyrinchium idahoense	Blue-eyed Grass

Seeds

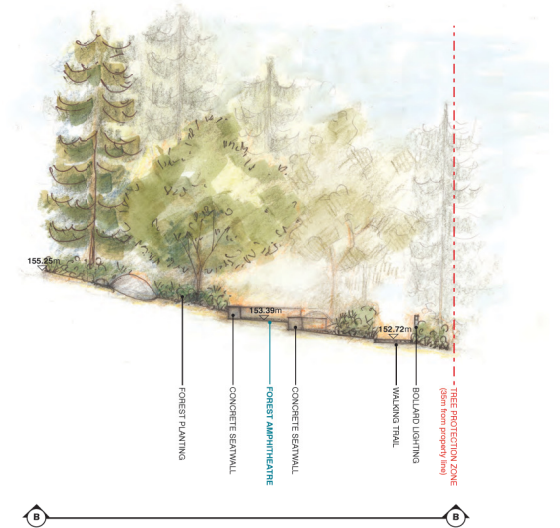
Communal Lawn Seeding	Premium Pacific Seeds Drought Smart Mix or Equivalent	85% Tall Fescue 15% Creeping Red Fescue
-----------------------	---	--

PLANT PALETTE NOTES

- 452 trees are proposed for the site, as shown above. 291 (64%) of the proposed trees are deciduous, 161 (36%) are coniferous.
- An understory that reflects the Coastal Douglas fir rainshadow ecosystem is achieved with a generous planting of Coniferous Shrubs, Evergreen Shrubs, and Groundcovers, Perennial & Ferns. Approximately 10,000 plants will be required to cover approximately 4,500m² of planted area. 8,900 plants are smaller specimens, planted at 0.6m on center. 1,100 are larger shrubs, planted at 1.2m on center. Species shown on the Plant Palette comprise a list to select from. Actual species, sizes and quantities will depend on availability at the time of development.
- For green infrastructure, the raingarden and bioswale total 580m². This will require 1,620 Bioswale plants placed 0.6m on center, generally planted in equal proportion across species selected from the list above.



A SECTION / ELEVATION
SCALE 1:100
CENTRAL RAINGARDEN



B SECTION / ELEVATION
SCALE 1:100
FOREST AMPHITHEATRE



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PROJECT
254 ADDLERLY
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LANDSCAPE ELEVATIONS

PROJECT ID 21015
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MATCH LINE SEE SHEET L1.06 FOR LANDSCAPE PLAN SOUTH

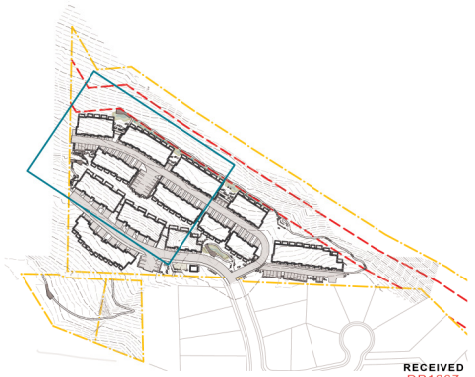
Refer to Sheet L1.02 for Design Rationale & Plant Palette

LANDSCAPE LEGEND

- TREE RETENTION AREA
- PLANTED AREA
Layered planting, indigenous forest understorey
- GRASS AREA
- COMPACTED CHIP SURFACE
- LANDSCAPE STAIRS
- BIOSWALE
Layered planting, indigenous wetland species
- RAINGARDEN
Layered planting, indigenous wetland species
- GREEN ROOF
- UNIT PAVERS
- BALCONIES
- PRIVACY PERMETER FENCE
Cedar board 1.8m high fence
- RAIL FENCE
Cedar post + rail 0.8m high fence
- FRONT PRIVACY SCREEN
Cedar Slats 1.2m high screen
- REAR PRIVACY SCREEN
Cedar Slats 1.3m high screen
- ROCK RETAINING WALL
- BOLLARD LIGHTING
- WAYFINDING SIGNAGE
- RESIDENCE ENTRANCE
- MECHANICAL ROOM ENTRANCE
- BICYCLE RACK

TREE LEGEND

- TOTAL NUMBER OF TREES: 452**
- CONIFEROUS TREES**
TOTAL: 161 (36% of total)
- Pp Picea Omorika Bruns (39)
 - Pp Picea contorta (41)
 - Pp Pinus flexilis 'Vanderwolf's Pyramid' (13)
 - P Pseudotsuga menziesii (65)
- DECIDUOUS TREES**
TOTAL: 291 (64% of total)
- Ac Acer circinatum (34)
 - A Acer macrophyllum (13)
 - Ag Acer palmatum 'Osakazuki' (27)
 - Ag Anelichier grandiflora (28)
 - Am Abutilon Menziesii (29)
 - Au Acutus Unedo (63)
 - Ce Cercnus eddies white wonder (49)
 - Oc Oenothera caerulescens (16)
 - Pp Pyrota persica (29)



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254 Adderly Road
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PROJECT ID 21015
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SCALE 1:250
DATE September 17, 2021

LANDSCAPE PLAN NORTH

L1.04



Refer to **Sheet L1.04** for Landscape Legend & Tree Legend
 Refer to **Sheet L1.02** for Design Rationale & Plant Palette



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LANDSCAPE PLAN EAST

PROJECT ID 21015
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L1.05

MATCH LINE SEE SHEET L1.04 FOR LANDSCAPE PLAN NORTH, SEE SHEET L1.05 FOR LANDSCAPE PLAN EAST



Refer to **Sheet L1.04** for Landscape Legend & Tree Legend
 Refer to **Sheet L1.02** for Design Rationale & Plant Palette



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LANDSCAPE PLAN SOUTH





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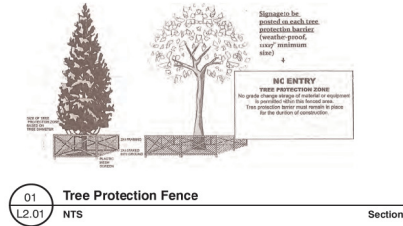
L1.06



TREE RETENTION AND REMOVAL AREAS

LEGEND

-  **PARCEL BOUNDARY**
Total parcel area: 4.98 ha
 -  **TREE PROTECTION FENCE**
See sheet L2.01, detail 1
 -  **TREE RETENTION AREA**
235 ha (87% of parcel area)
 -  **TREE REMOVAL AREA**
215 ha (43% of parcel area)
- At 100 replacement trees per hectare of cleared area, 215 replacement trees are required.



TREE PROTECTION FENCE

Prior to construction taking place on site a tree protection fence (see detail 01, sheet L2.1) shall be installed on site according to the layout as indicated on the **Tree Management Plan**. The fence is to follow the existing grade.

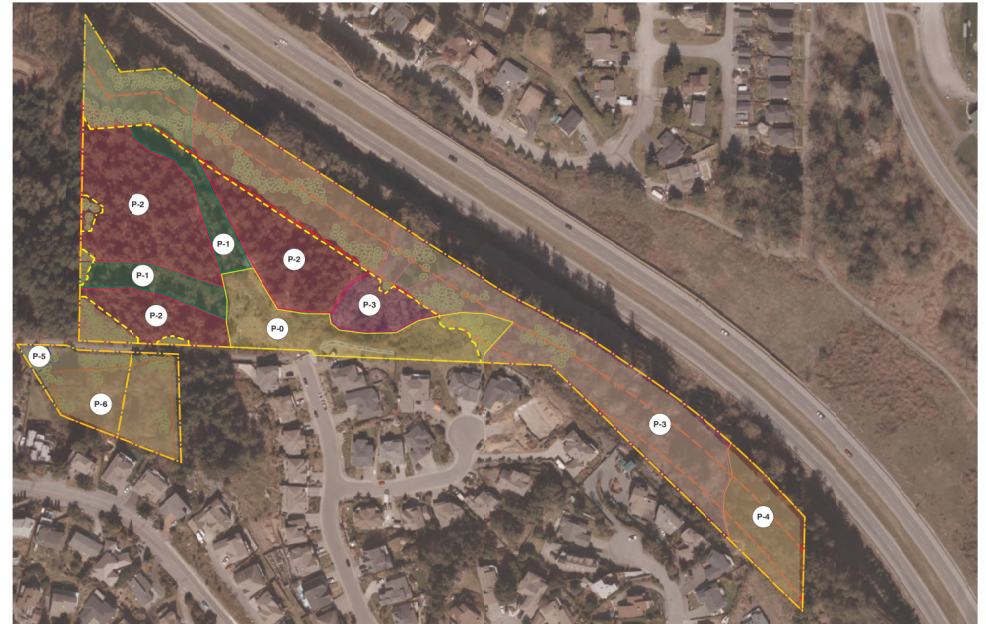
Prior to the installation of this fence the layout should be reviewed by the City of Nanaimo Urban Forestry Coordinator.

The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off on their concurrence of this plan.

The fence is to remain in place for the duration of construction.

NOTES:

- Height of fence to be 1.2m (4').
- 2"x4" to be used for vertical posts, top and bottom rails and cross bracing (in an "X") round un-treated vertical posts may be used with a minimum diameter of 9 cm.
- Spacing between vertical posts to be no further apart than 3.7m (12') on centre.
- Structure must be sturdy with vertical posts driven firmly into ground.
- Continuous plastic mesh screening (e.g. orange snow fencing).
- Signs entitled "Tree Protection Area" to be posted on fence every 15m.
- Location of fence as shown on plan.



CANOPY AND DOMINANT CANOPY SPECIES

LEGEND

POLYGON	DESCRIPTION	AREA REMOVED/ RETAINED/ (%)
P-0	Cleared in 2009. Rubble, grass, abundance of bromus no trees	0.42 ha/ 0.49 ha/ (88% removed)
P-1	Sparse clusters of bigleaf maple, arbutus, red alder (10-15cm DBH)	0.32 ha/ 0.59 ha/ (54% removed)
P-2	Dense second growth, 80% Douglas fir, 20% arbutus (10-45cm DBH)	1.33 ha/ 1.88 ha/ (70% removed)
P-3	Sparse, patchy, 75% Douglas fir, 25% arbutus, (10-25cm DBH), open areas of moss and rock	0.16 ha/ 1.05 ha/ (15% removed)
P-4	Moderately dense, 80% Douglas fir, 40% arbutus (10-30cm DBH), minor bigleaf maple, willow	0 ha/ 0.30 ha/ (0% removed)
P-5	Small cluster of 5 trees, black cottonwood (10-15cm DBH) with willow, seepage area	0 ha/ 0.03 ha/ (0% removed)
P-6	Moderately dense clusters of Douglas fir (15-30cm DBH), minor arbutus and bigleaf maple, recent clearing	0 ha/ 0.35 ha/ (0% removed)

Due to the nature of the site, a detailed tree inventory has not been completed. Instead a sample survey was conducted to determine tree size, species and density. Refer to *Environmental Assessment Report: 254 Adderly Rd.* completed by aquaparian Environmental Consulting Ltd. for more detailed ecological inventory.

TREE REPLACEMENTS

REPLACEMENT TREES TO BE PLANTED ON SITE

DECIDUOUS TREES (64% of Replacement Trees)			
KEY QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)
Ac	(13) <i>Acer coronatum</i>	Vine maple	1.5
A	(13) <i>Acer macrophyllum</i>	Big leaf maple	2.0
Ap	(28) <i>Acer palmatum</i> 'Osakazuki'	Japanese maple	1.5
Ag	(17) <i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Service berry	1.5
Am	(28) <i>Arbutus menziesii</i>	Arbutus	1.5
Au	(66) <i>Arbutus unedo</i>	Strawberry tree	1.5
Ca	(51) <i>Cornus canadensis</i> 'White wonder'	White flowering dogwood	2.0
Oc	(29) <i>Ornithoglossum</i>	June plum	1.5
Pp	(28) <i>Parrotia persica</i> 'Vanessa'	Persian reewood	1.5

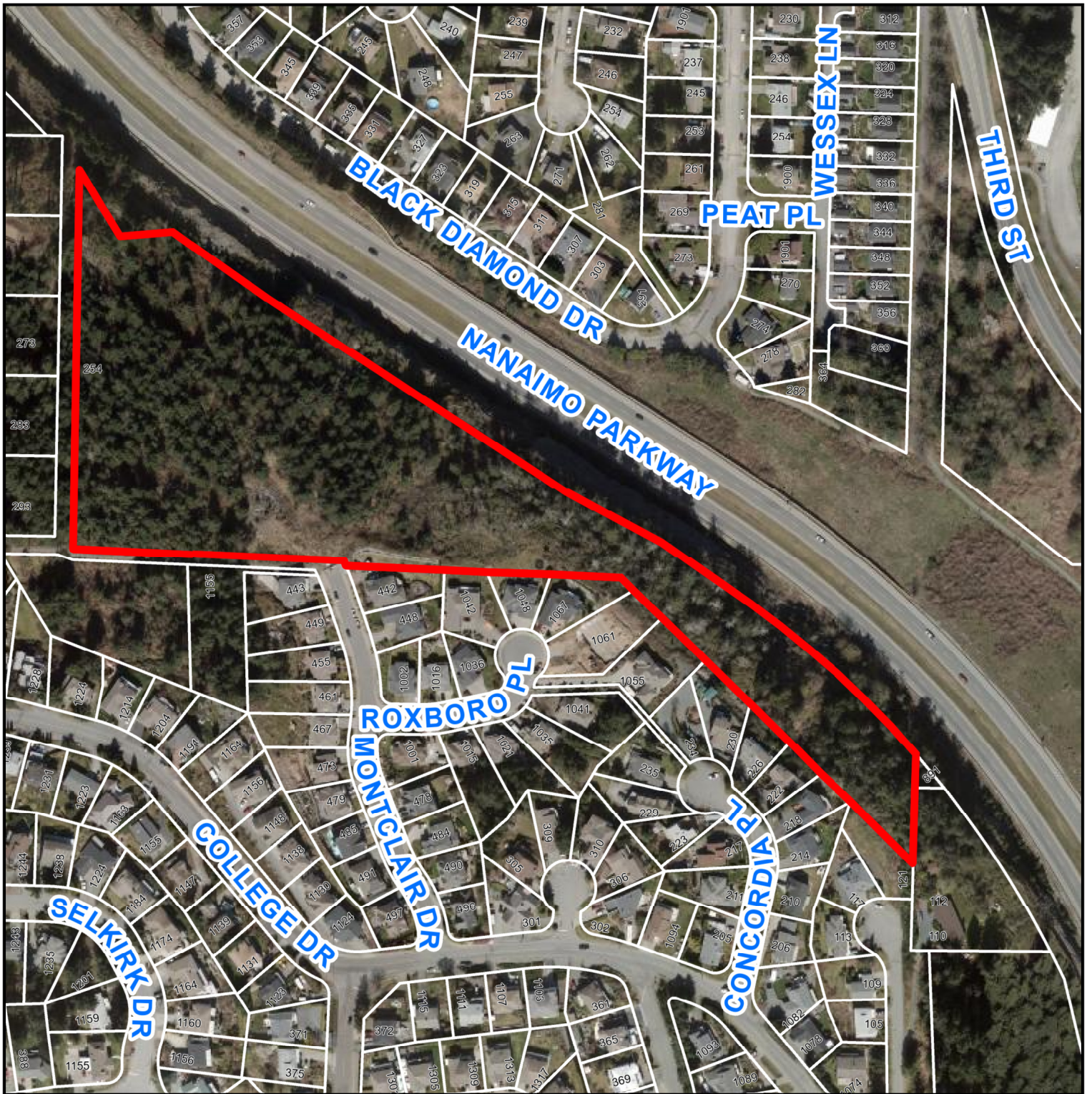
CONIFEROUS TREES (36% of Replacement Trees)			
KEY QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)
Po	(42) <i>Picea omorika</i> Bruns	Serbian spruce	1.5
Pc	(41) <i>Pinus contorta</i> var. contorta	Shore Pine	1.5
Pm	(13) <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Lumber pine	2.0
P	(65) <i>Pseudotsuga menziesii</i>	Douglas fir	2.0

NOTES:


CITY OF NANAIMO STAFF RECOMMEND THAT FOR THIS SITE, 100 TREES PER HECTARE OF CLEARED AREA IS APPROPRIATE TO DETERMINE TOTAL REPLACEMENT TREES REQUIRED. AT 2.15 HECTARES, THE PROJECT REQUIRES 215 REPLACEMENT TREES. 432 REPLACEMENT TREES ARE PROPOSED.

Refer to Landscape Plan Sheet L1.04 L1.05 L1.06 for tree replacement species and locations.

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001267

 254 ADDERLY ROAD