

VIA EMAIL:

October 16, 2024

City of Nanaimo
Development Services
411 Dunsmuir Street
Nanaimo, BC, V9R 5J6

ATTN: Caleb Horn

**RE: DEVELOPMENT PERMIT APPLICATION – 5300 TANYA
DRIVE DESIGN RATIONALE**

A. INTRODUCTION

District Developments Corp. is pleased to provide an application for Development permit for the proposed fourplex development which received Rezoning 3rd reading on July 22nd, 2024 (File Number RA000487). The below rationale outlines how our proposed development conforms to Nanaimo’s city plan as well as addresses the Steep Slope Design Guidelines.

B. ALIGNMENT WITH NANAIMO REIMAGINED

This rationale supports our proposal for a 80 unit duplex development and is consistent with the entirety of the overall theme and guiding principles of Nanaimo’s City Plan, including but not limited to – resilient & regenerative ecosystems, equitable access and mobility, and community wellbeing and livability.

Below are several examples of the policy statements within the OCP that are supported in our development:

1. **D4.5.9:** Encourage cluster housing designs and siting that protect environmentally sensitive features, hazard lands and existing trees and that provide for open spaces. Additional density may be considered in exchange for preservation of open space.
 - a. We achieve this through creating pockets of development on the site and avoiding two large wetland areas, each buffered with at 15m setback.
 - b. Additionally, due to create of development pockets we have the ability to retain a vast number of mature trees located on the site.

2. **D4.5.18:** Plan to support primarily low-rise residential areas that are further from services and transit hubs;
 - a. Our building typology is low-rise fourplex housing situated within a largely single family residential surrounding area. The focus on vehicular transport to services is supported.
3. **DP4.5.19:** Support building forms such as single unit dwellings with/without secondary suites; duplexes; ground-oriented multi-unit dwellings including triplex, fourplex, and townhomes.
 - a. Our building typology in this development is fourplex buildings.
4. **D4.5.20:** Typical building height will be up to 3 storeys.
 - a. All of our fourplex buildings are 2 storeys in height.

C. ADDRESSING STEEP SLOPE GUIDELINES

In accordance with the Steep Slope Guidelines, the conceptual site plan has been carefully revised. Our design team, in partnership with Sylvain Giroux Designs, has ensured compliance by:

- Eliminating encroachments on key ridgelines to preserve the natural landscape and reduce environmental impact.
- Avoiding disruptions to natural features like rocky outcrops through thoughtful site planning and strategic unit placement.
- Exploring opportunities to cluster units in buildable areas, maximizing land use efficiency while minimizing the impact on sensitive regions.

These revisions reflect our dedication to responsible development and alignment with the city's sustainable growth objectives.

D. ALTERNATIVE HOUSING CHOICE

The Nanaimo housing market currently faces challenges related to affordability and variety. Providing an alternative offer to conventional single-family homes, promotes socio-economic diversity and enables more individuals and families to access high-quality housing within the community.

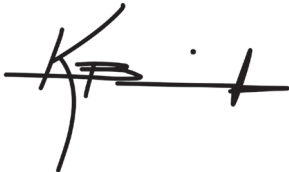
E. CONCLUSION

In conclusion, the proposed development represents a strategic response to the evolving needs and aspirations for the City of Nanaimo. By leveraging existing infrastructure and fostering sustainable urban living, we aim to create a vibrant, inclusive neighborhood that serves as a model for responsible growth that enriches the quality of life for residents now and in the future.

We look forward to further discussions and collaboration with the relevant authorities to advance this rezoning proposal. Should you require any additional information or clarification, please do not hesitate to contact me directly.

Thank you for your attention to this matter.

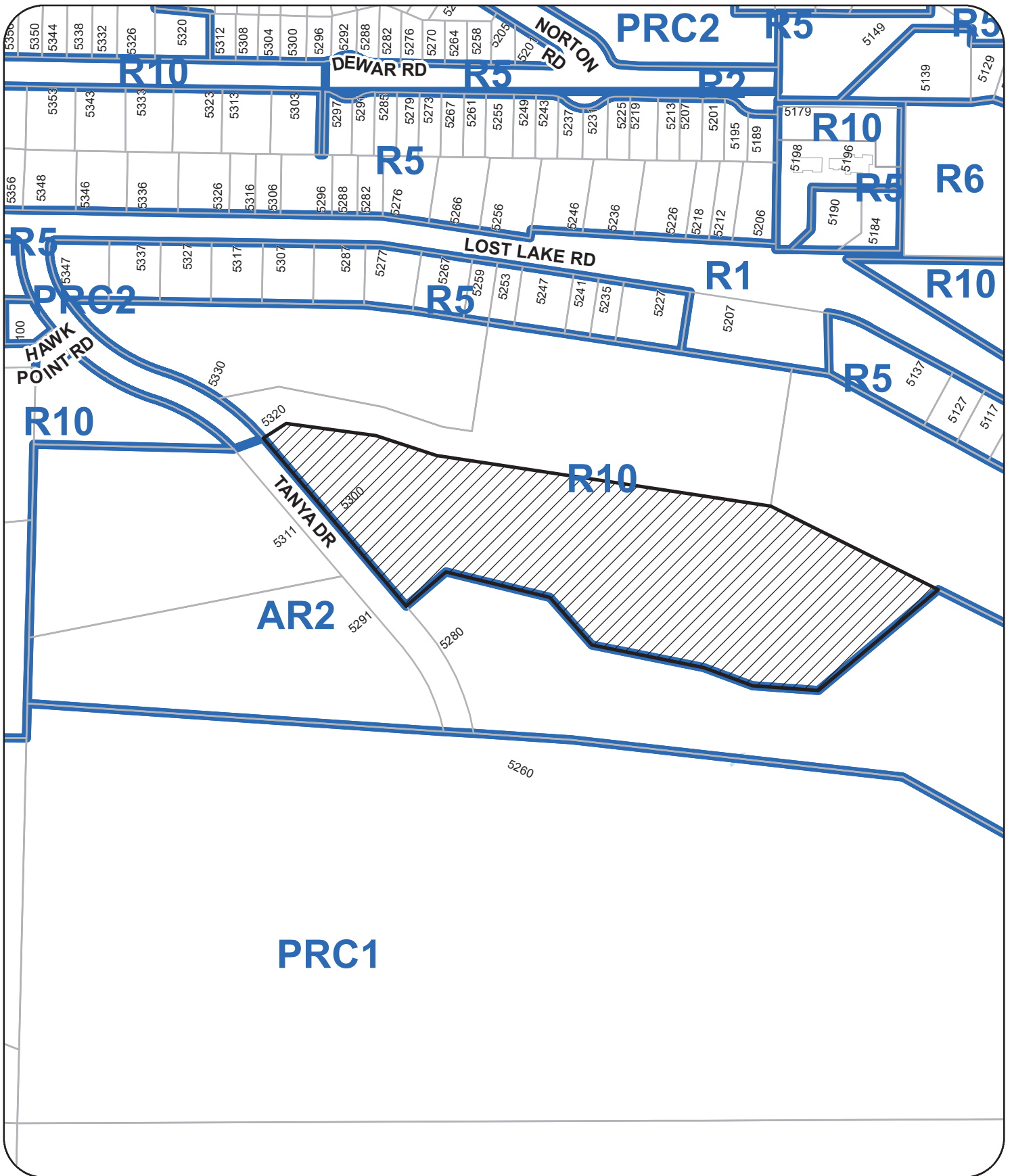
Sincerely,



Kurtis Buick
Development Manager
District Developments Corp.

CC:
Michael Nygren, President & CEO, District Developments Corp.
Brandon Crema, Executive Vice President & COO, District Developments Corp.

SUBJECT PROPERTY MAP



 5300 TANYA DRIVE

AERIAL PHOTO



 5300 TANYA DRIVE

LOST LAKE HILLS

SITE PLAN - FEBRUARY 06, 2025

 TYPE A - CRAWLSPACE	- 1 BEDROOM -	BUILDINGS: 8 & 20
 TYPE B - WALK DOWN	- 1 BEDROOM -	BUILDINGS: 4 & 6
 TYPE C - WALK UP	- 1 BEDROOM -	BUILDINGS: 16, 17, 18, & 19
 TYPE D - CRAWLSPACE	- 2 BEDROOM -	BUILDINGS: 1, 2, 3, 9, 10, 11, & 12
 TYPE E - WALK DOWN	- 2 BEDROOM -	BUILDINGS: 5, 14, & 15
 TYPE F - WALK DOWN	- 3 BEDROOM -	BUILDINGS: 7 & 13



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547
SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	24.05.05
1	Revision 1	25.02.06

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

SITE PLAN

PROJECT NUMBER	23-00383
PLOT DATE	2025-02-06 9:36:04 AM
DRAWN BY	SG
SCALE	A-1.0 As indicated

RECEIVED
DP1366
2025-FEB-06
Current Planning

1 MASTER PLAN
1" = 60'-0"

LOST LAKE HILLS

UNITS TYPE A



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

- | | | |
|---|--|---|
| F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: DOWNING SLATE SOLID STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - DOWNING SLATE |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - DOWNING SLATE | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - DOWNING SLATE | F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - DOWNING SLATE |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F4 - 5" X 1" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - ALUMINUM VENTED SOFFITS
COLOUR: IRON ORE |



ALLURA FIBRE CEMENT - "DOWNING SLATE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX A - FRONT & REAR ELEVATIONS

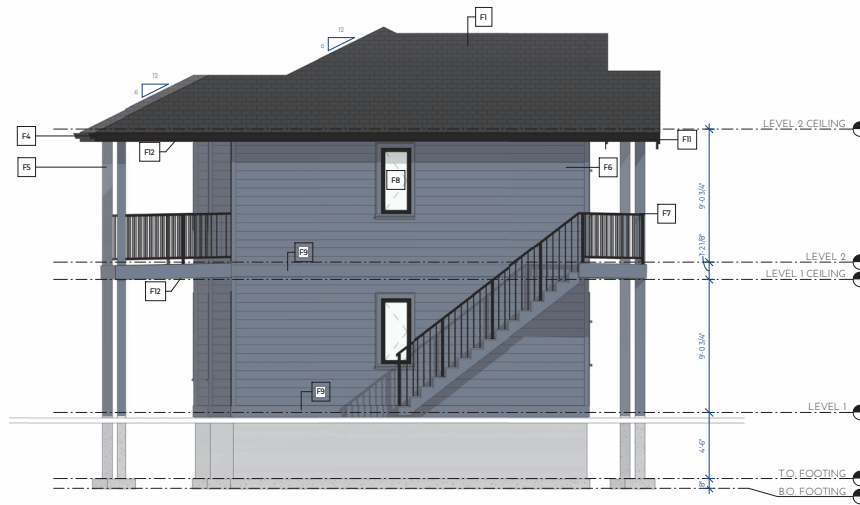
PROJECT NUMBER	24-000292
PLLOT DATE	2024-11-12 10:20:28 AM
DRAWN BY	SG

A-1.3

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

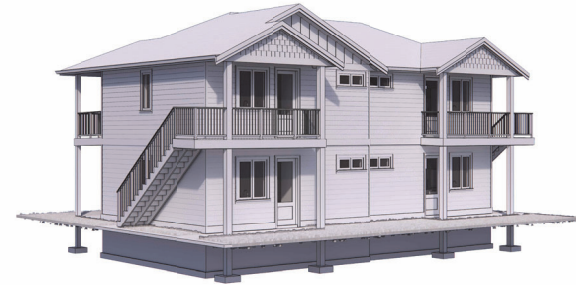
UNITS TYPE A



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



EXTERIOR FINISHES

- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
- F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - DOWNING SLATE
- F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
- F4 - 5" K STYLE ALUMINUM GUTTER
COLOUR: BLACK
- F5 - DOUGLAS FIR TIMBER POST
COLOUR: DOWNING SLATE SOLID STAIN
- F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - DOWNING SLATE
- F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
- F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
- F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - DOWNING SLATE
- F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - DOWNING SLATE
- F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
- F12 - ALUMINUM VENTED SOFFITS
COLOUR: IRON ORE



ALLURA FIBER CEMENT - 'DOWNING SLATE'



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX A - LEFT & RIGHT ELEVATIONS

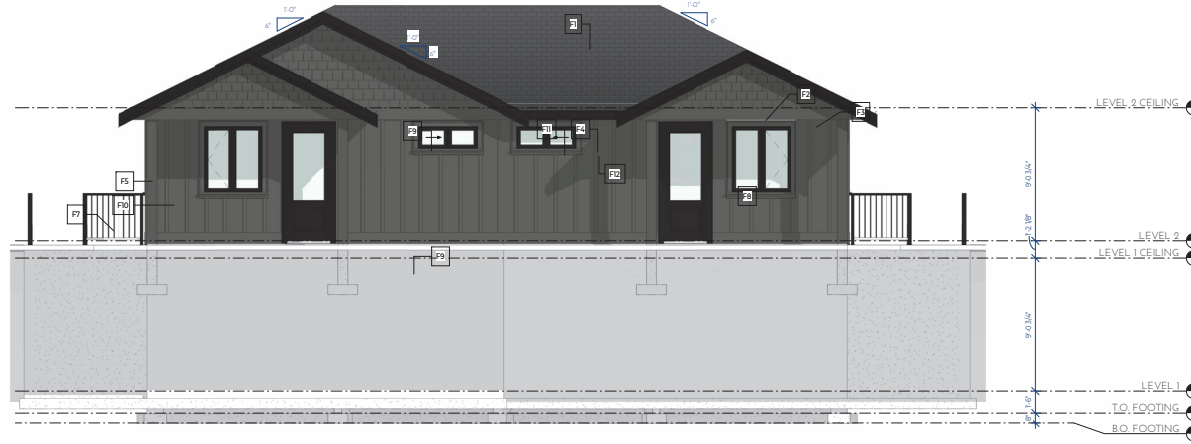
PROJECT NUMBER 24-000292
PLOT DATE 2024.11.12 10:19:25 AM
DRAWN BY SG

A-1.4

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE B



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: PEPPERCORN SOLID STAIN	F9 - 5/4 X 10 BANDBOARD COLOUR: PEPPERCORN
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - PEPPERCORN	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - PEPPERCORN	F10 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - PEPPERCORN
F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - 5/4 X 8 FASCIA COLOUR: BLACK
F4 - 5" K" STYLE ALUMINUM GUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - ALUMINUM VENTED SOFFITS COLOUR: BLACK



ALLURA FIBRE CEMENT - "PEPPERCORN"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	SUUED FOR DEVELOPMENT PERMIT	2024-03-03
2	COLOUR ADDED TO ELEVATIONS	2024-11-12

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:

LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX B - FRONT
& REAR ELEVATIONS

PROJECT NUMBER: 24-00383
PLOT DATE: 2024-11-12 11:26:16 AM
DRAWN BY: SG

A-1.7

SCALE: 1/4" = 1'-0"

LOST LAKE HILLS

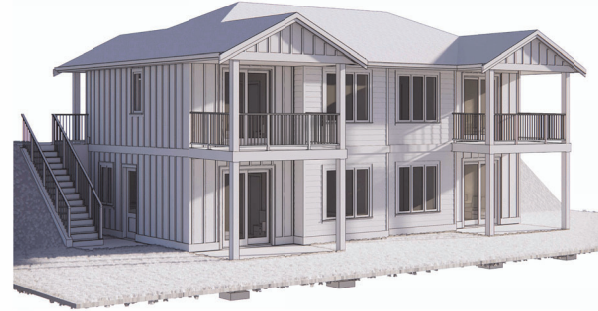
UNITS TYPE B



① LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



EXTERIOR FINISHES

- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
- F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - PEPPERCORN
- F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
- F4 - 5" K STYLE ALUMINUM GUTTER
COLOUR: BLACK
- F5 - DOUGLAS FIR TIMBER POST
COLOUR: PEPPERCORN SOLID STAIN
- F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - PEPPERCORN
- F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
- F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
- F9 - 5/4 X 10 BANDBOARD
COLOUR: PEPPERCORN
- F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - PEPPERCORN
- F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
- F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT - "PEPPERCORN"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024/03/03
2	COLOUR ADDED TO ELEVATIONS	2024/11/12

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX B - LEFT & RIGHT ELEVATIONS

PROJECT NUMBER 24-003891
PLOT DATE 2024-11-12 11:27:15 AM
DRAWN BY SG

A-1.8

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE C

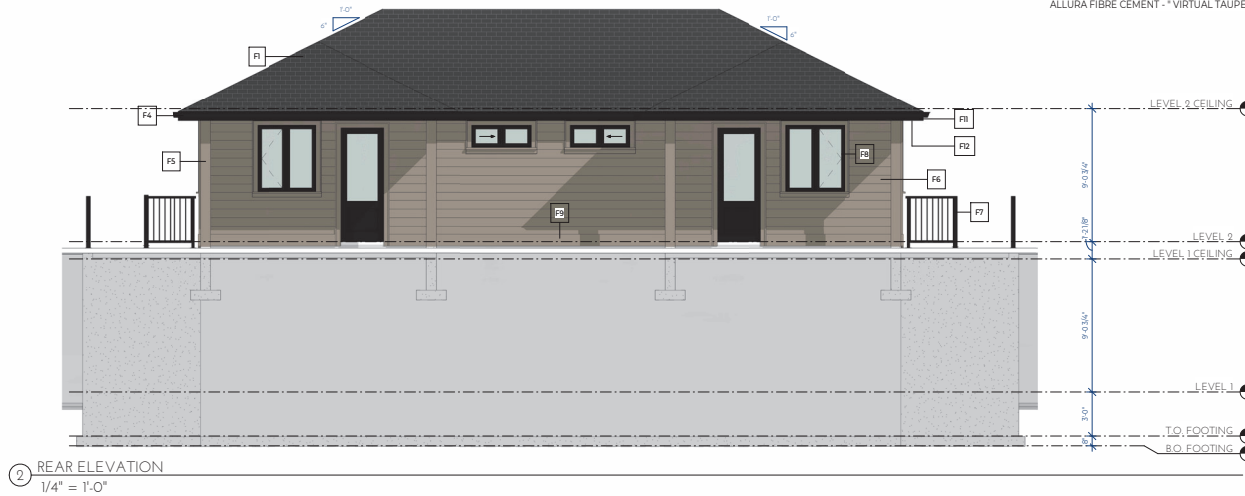


EXTERIOR FINISHES:

- | | | |
|---|--|---|
| F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: TIMBER BARK SOLID STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: VIRTUAL TAUPE |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - VIRTUAL TAUPE | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - VIRTUAL TAUPE | F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - VIRTUAL TAUPE |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F4 - 5" X" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |



ALLURA FIBRE CEMENT - "VIRTUAL TAUPE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547
SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	SUBMITTED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/24

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX C - FRONT & REAR ELEVATIONS

PROJECT NUMBER 24-000292
PLOT DATE 2024.11.12 12:00:40 PM
DRAWN BY SG

A-111

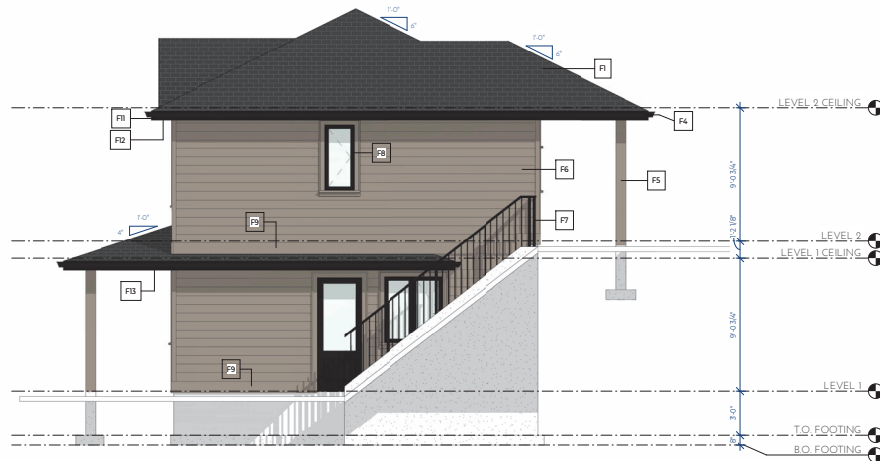
SCALE 1/4" = 1'-0"

LOST LAKE HILLS

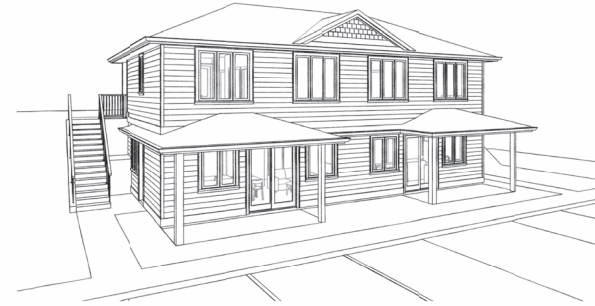
UNITS TYPE C



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



EXTERIOR FINISHES

- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
- F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - VIRTUAL TAUPE
- F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
- F4 - 5" K STYLE ALUMINUM GUTTER
COLOUR: BLACK
- F5 - DOUGLAS FIR TIMBER POST
COLOUR: TIMBER BARK SOLID STAIN
- F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - VIRTUAL TAUPE
- F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
- F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
- F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - VIRTUAL TAUPE
- F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - VIRTUAL TAUPE
- F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
- F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT - "VIRTUAL TAUPE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	SUBMITTED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/24

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX C - LEFT & RIGHT ELEVATIONS

PROJECT NUMBER 24-000022
PLOT DATE 2024.11.12 12:02:42 PM
DRAWN BY SG

A-112

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE D



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE
F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
F4 - 5"X"K" STYLE ALUMINUM GUTTER
COLOUR: BLACK

F5 - DOUGLAS FIR TIMBER POST
COLOUR: URBANE BRONZE SOLID STAIN
F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE
F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR

F9 - 5/4 X 10 BANDBOARD
COLOUR: URBANE BRONZE / MORRIS ROOM GRAY
F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - MORRIS ROOM GRAY
F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT "MORRIS ROOM GRAY"



ALLURA FIBRE CEMENT "URBANE BRONZE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX D - FRONT & REAR ELEVATIONS

PROJECT NUMBER 24-000292
PLOT DATE 2024.11.12 3:02:18 PM
DRAWN BY SG

A-115

SCALE 1/4" = 1'-0"

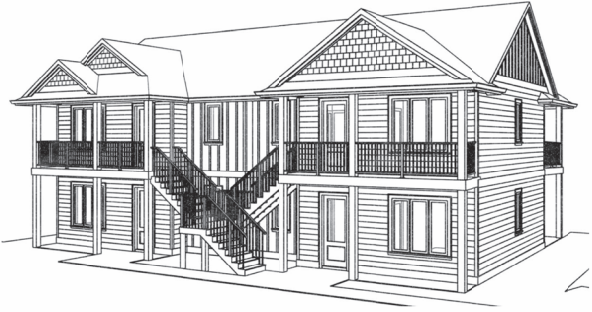
LOST LAKE HILLS

UNITS TYPE D



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA



① LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

- EXTERIOR FINISHES:**
- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
 - F2 - FIBER CEMENT SIDEWALL SHINGLES - 7" INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE
 - F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
 - F4 - 5" X 5" STYLE ALUMINUM GUTTER
COLOUR: BLACK
 - F5 - DOUGLAS FIR TIMBER POST
COLOUR: URBANE BRONZE SOLID STAIN
 - F6 - FIBER CEMENT LAP SIDING - 7" INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE
 - F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
 - F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
 - F9 - 5/4 X 10 BANDBOARD
COLOUR: URBANE BRONZE / MORRIS ROOM GRAY
 - F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - MORRIS ROOM GRAY
 - F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
 - F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT "MORRIS ROOM GRAY"



ALLURA FIBRE CEMENT "URBANE BRONZE"

NO.	DESCRIPTION	DATE
1	SUDD FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/11/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX D - LEFT & RIGHT ELEVATIONS

PROJECT NUMBER 24-000022
PLOT DATE 2024-11-12 3:35:03 PM
DRAWN BY SG

A-116

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE E



1 FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:		
F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: GRAY CLOUD SOLID STAIN	F9 - 5/4 X 10 BANDBOARD COLOUR: GRAY CLOUD
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - GRAY CLOUD	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - GRAY CLOUD	F10 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - GRAY CLOUD
F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - 5/4 X 8 FASCIA COLOUR: BLACK
F4 - 5" X 1/2" STYLE ALUMINUM CUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - ALUMINUM VENTED SOFFITS COLOUR: BLACK



2 REAR ELEVATION
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547
SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/03/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX E - FRONT & REAR ELEVATIONS

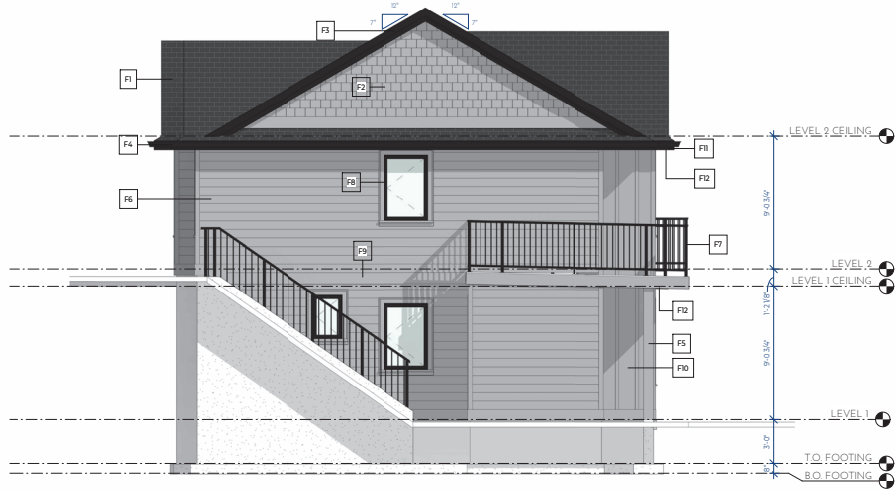
PROJECT NUMBER 24-000022
PLOT DATE 2024.11.12 2:17:18 PM
DRAWN BY SG

A-119

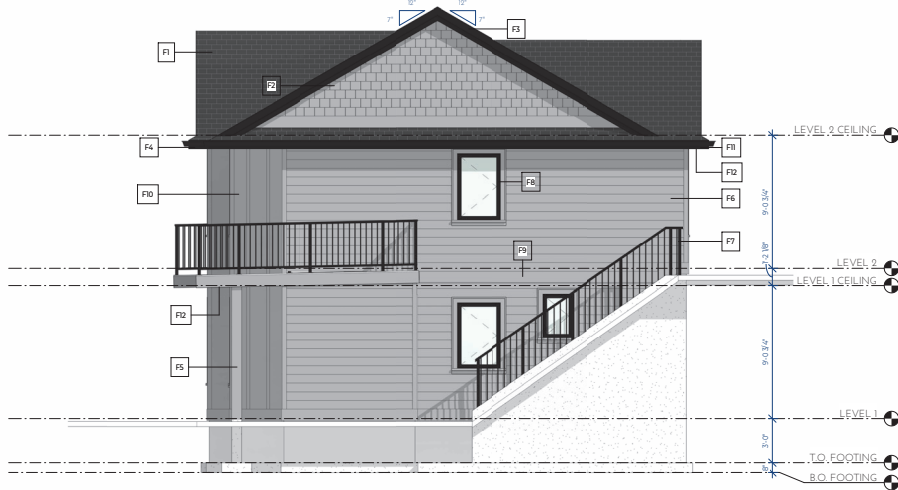
SCALE 1/4" = 1'-0"

LOST LAKE HILLS

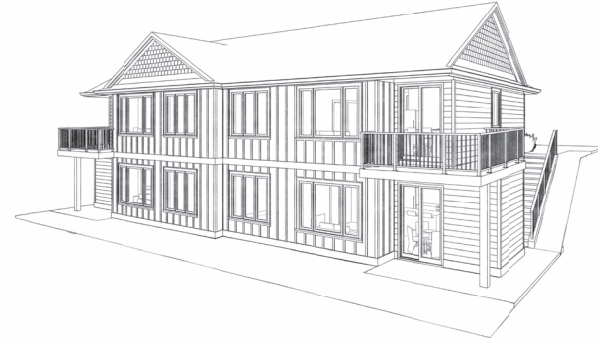
UNITS TYPE E



1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



EXTERIOR FINISHES:

- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
- F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS
- F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
- F4 - 5" "K" STYLE ALUMINUM GUTTER
COLOUR: BLACK
- F5 - DOUGLAS FIR TIMBER POST
COLOUR: GRAY CLOUDS SOLID STAIN
- F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS
- F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
- F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
- F9 - 5/4 X 10 BANDBOARD
COLOUR: GRAY CLOUDS
- F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - GRAY CLOUDS
- F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
- F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT - "GRAY CLOUDS"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	24/03/25
2	COLOUR ADDED TO ELEVATIONS	24/03/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

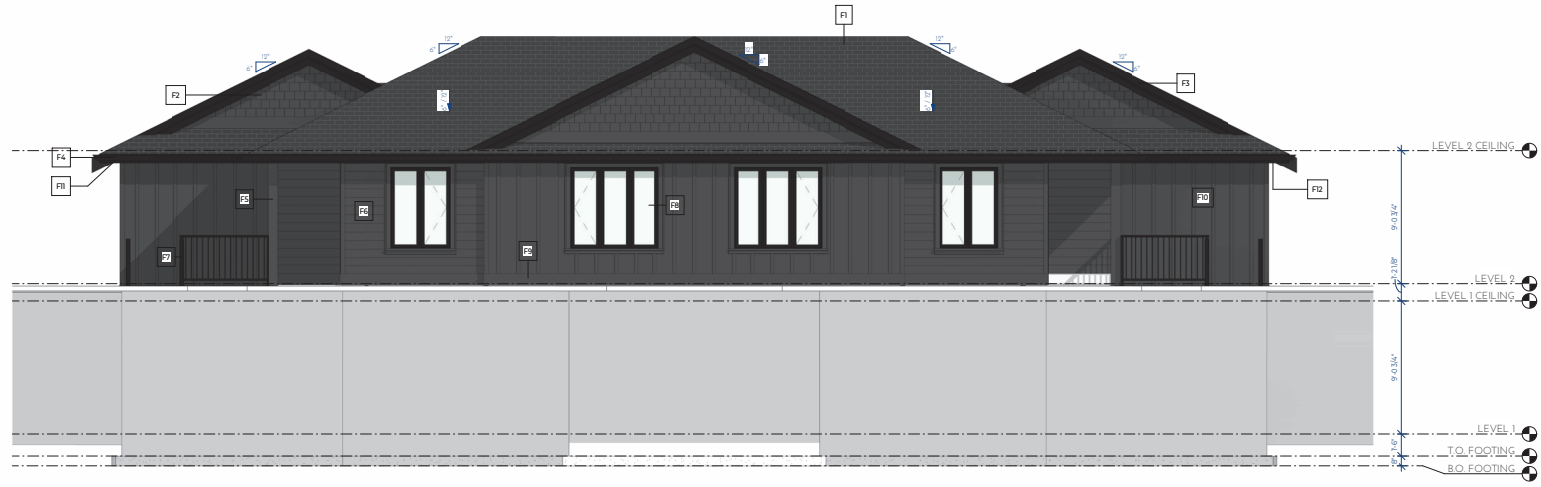
DISTRICT GROUP
FOURPLEX E - RIGHT & LEFT ELEVATIONS

PROJECT NUMBER 24-000022
PLOT DATE 2024.03.22 2:18:41 PM
DRAWN BY SG

A-120
SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE F



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

F1 - IGO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: TIMBER BARK SOLID STAIN	F9 - 5/4 X 10 BANDBOARD COLOUR: IRON ORE
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - IRON ORE	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - IRON ORE	F10 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - IRON ORE
F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - 5/4 X 8 FASCIA COLOUR: BLACK
F4 - 5" K STYLE ALUMINUM GUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - ALUMINUM VENTED SOFFITS COLOUR: BLACK



ALLURA FIBRE CEMENT - "IRON ORE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547
SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	SUBMITTED FOR DEVELOPMENT PERMIT	04/05/25
2	COLOUR ADDED TO ELEVATIONS	04/11/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX F - FRONT & REAR ELEVATIONS

PROJECT NUMBER: 23-000891
PLOT DATE: 2024.08.02 3:41:50 PM
DRAWN BY: SG

A-123

SCALE: 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE F



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



EXTERIOR FINISHES

- F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK
- F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - IRON ORE
- F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK
- F4 - 5" X" STYLE ALUMINUM GUTTER
COLOUR: BLACK
- F5 - DOUGLAS FIR TIMBER POST
COLOUR: TIMBER BARK SOLID STAIN
- F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - IRON ORE
- F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK
- F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR
- F9 - 5/4 X 1/2 BANDBOARD
COLOUR: IRON ORE
- F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - IRON ORE
- F11 - 5/4 X 8 FASCIA
COLOUR: BLACK
- F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK



ALLURA FIBRE CEMENT - "IRON ORE"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	04/05/25
2	COLOUR ADDED TO ELEVATIONS	04/09/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:

LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX F - LEFT &
RIGHT ELEVATIONS

PROJECT NUMBER: 03-000891
PLOT DATE: 2024.08.02 3:40:33 PM
DRAWN BY: SG

A-124

SCALE: 1/4" = 1'-0"

LOST LAKE HILLS



TYPE A



TYPE B



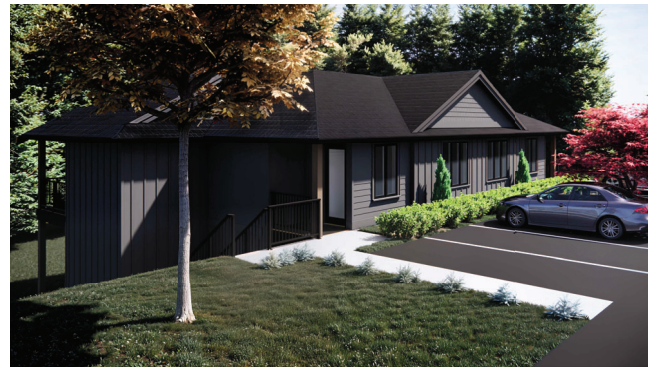
TYPE C



TYPE D



TYPE E



TYPE F



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2024-DEC-18
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	14/18

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

PROPOSED
RENDERINGS

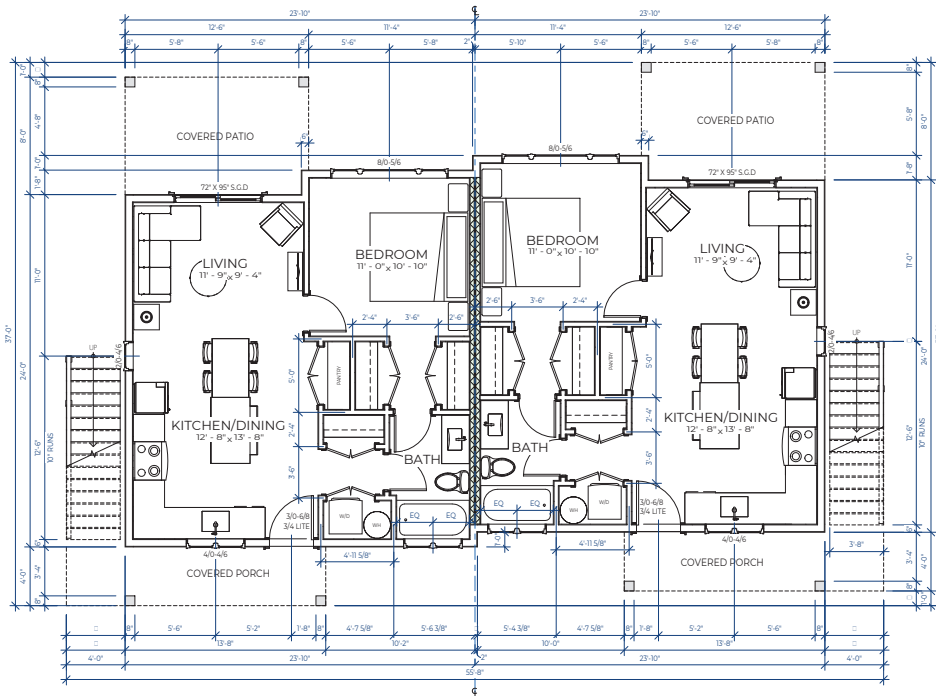
PROJECT NUMBER: 21-000083
PLOT DATE: 2024.12.18 12:32:46 PM
DRAWN BY: SG

R-1.1

SCALE

LOST LAKE HILLS

UNITS TYPE A



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	14/03/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

**FOURPLEX A LEVEL 1
FLOOR PLAN**

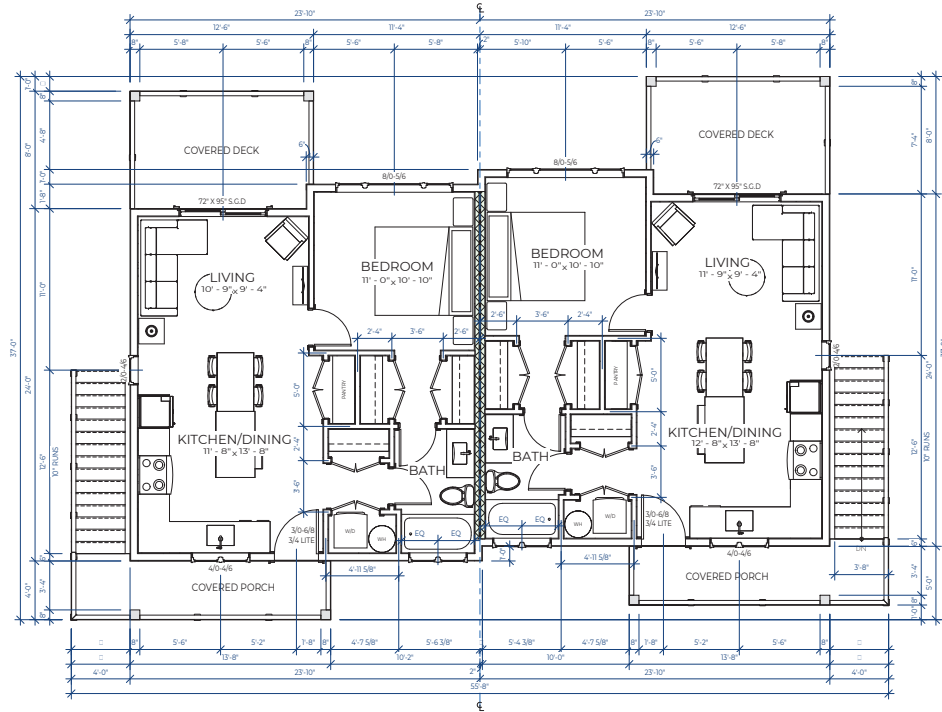
PROJECT NUMBER: 24-000292
PLOT DATE: 2024-10-03 9:10:36 AM
DRAWN BY: SG

A-11

SCALE: 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE A



① LEVEL 2 FLOOR PLAN - 592 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	24.10.03

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX A LEVEL 2
FLOOR PLAN

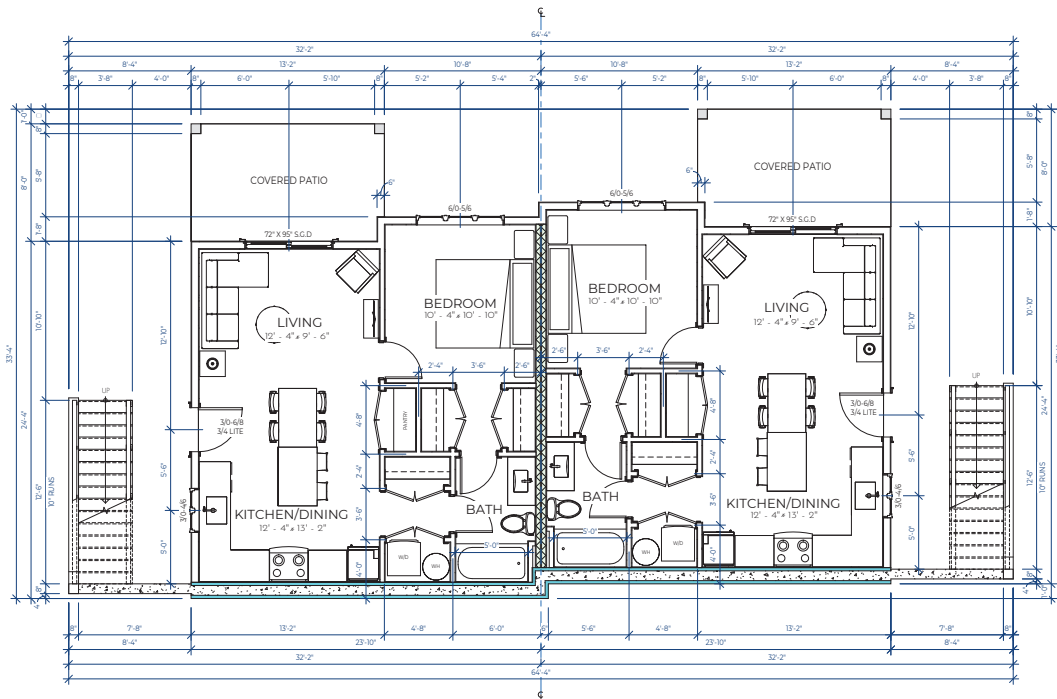
PROJECT NUMBER 24-000292
PLOT DATE 2024-10-31 9:10:37 AM
DRAWN BY SG

A-1.2

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE B



① LEVEL 1 FLOOR PLAN - 592 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024.10.03

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX B LEVEL 1
FLOOR PLAN

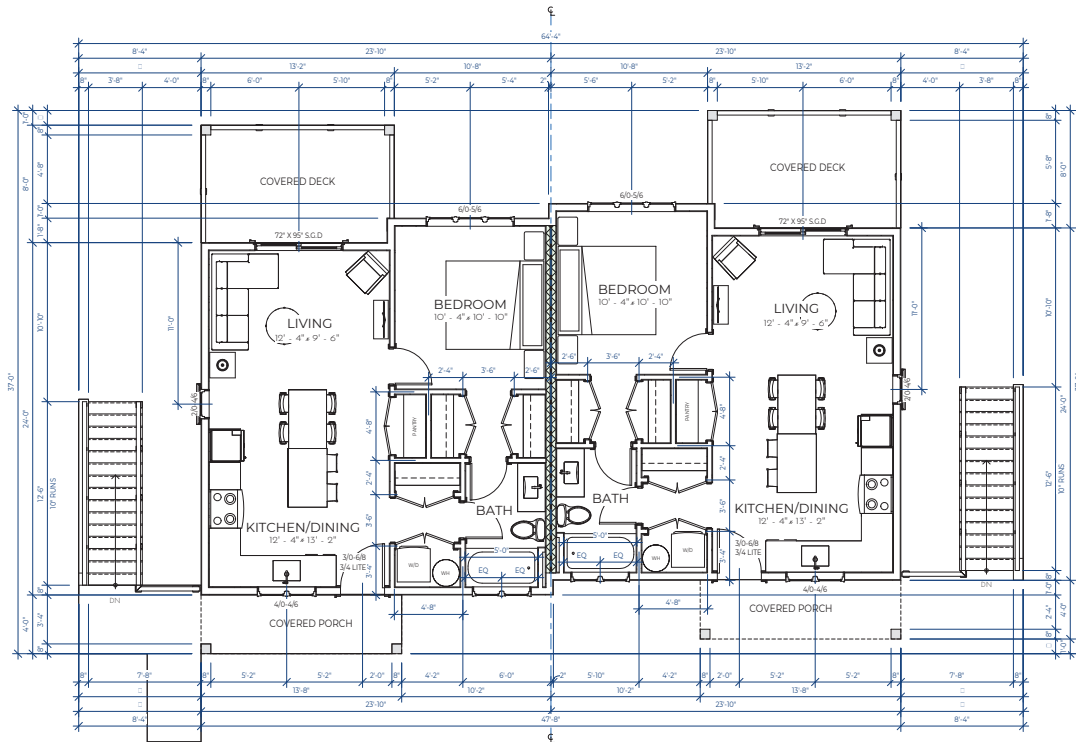
PROJECT NUMBER: 24-003891
PLOT DATE: 2024-10-03 11:52:44 AM
DRAWN BY: SG

A-1.5

SCALE: 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE B



① LEVEL 2 FLOOR PLAN - 592 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024.10.03

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX B LEVEL 2
FLOOR PLAN

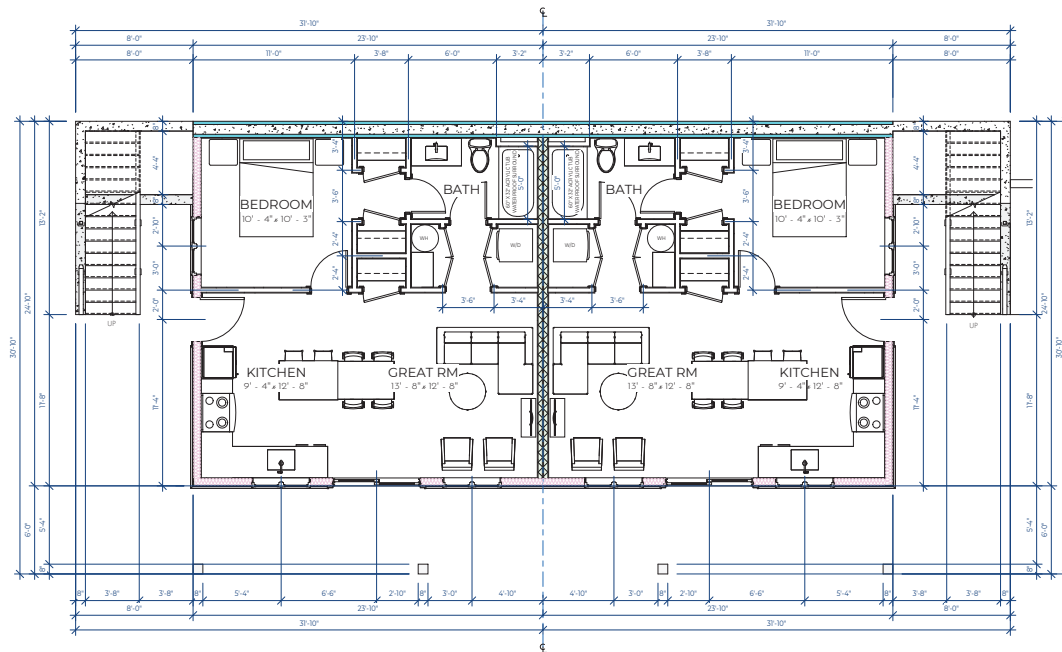
PROJECT NUMBER 24-00383
PLOT DATE 2024-10-03 11:52:44 AM
DRAWN BY SG

A-1.6

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE C



① LEVEL 1 FLOOR PLAN - 566 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	14/10/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX TYPE C
LEVEL 1 FLOOR PLAN

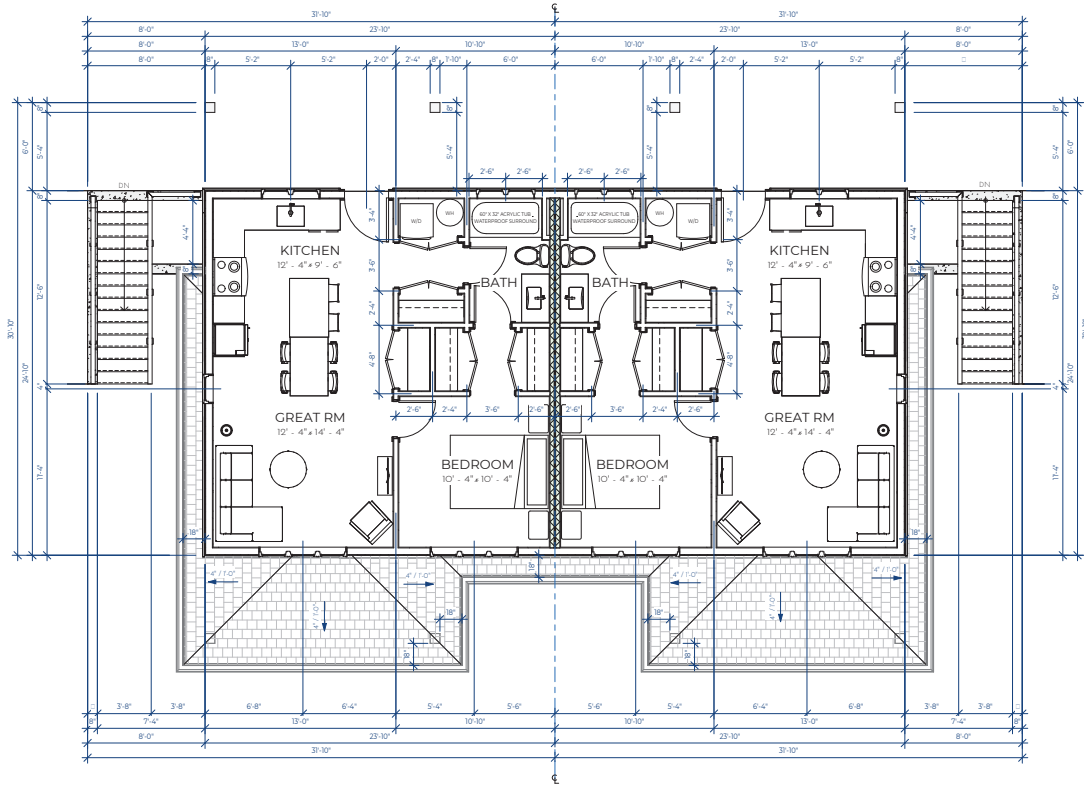
PROJECT NUMBER 24-000292
PLOT DATE 2024.10.03 12:27:59 PM
DRAWN BY SG

A-1.9

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE C



① LEVEL 2 FLOOR PLAN - 592 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	14/03/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX TYPE C
LEVEL 2 FLOOR PLAN

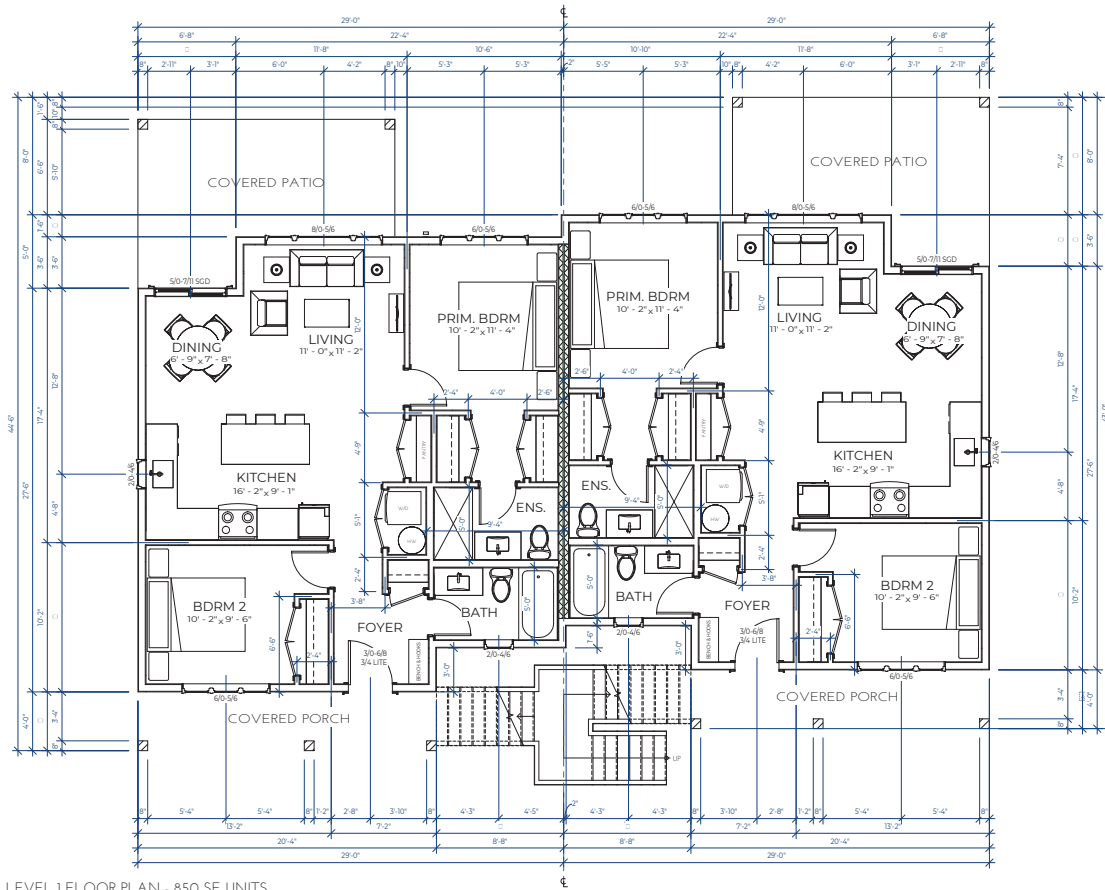
PROJECT NUMBER 24-000292
PLOT DATE 2024.10.03 1:27:59 PM
DRAWN BY SG

A-1.10

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE D



① LEVEL 1 FLOOR PLAN - 850 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	24.10.03

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX D LEVEL 1
FLOOR PLAN

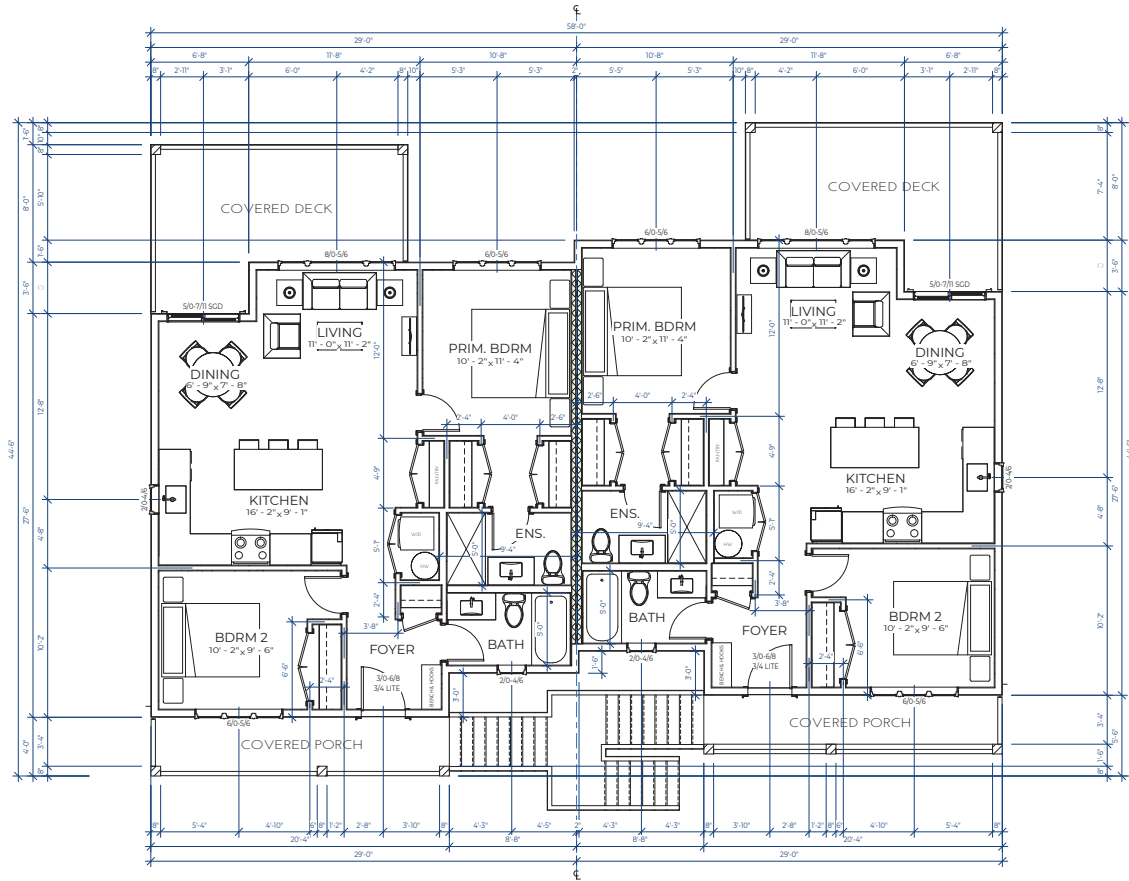
PROJECT NUMBER 24-000292
PLOT DATE 2024.10.08 4:47:02 PM
DRAWN BY SG

A-113

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE D



① LEVEL 2 FLOOR PLAN - 850 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	14/10/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SEALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX D LEVEL 2
FLOOR PLAN

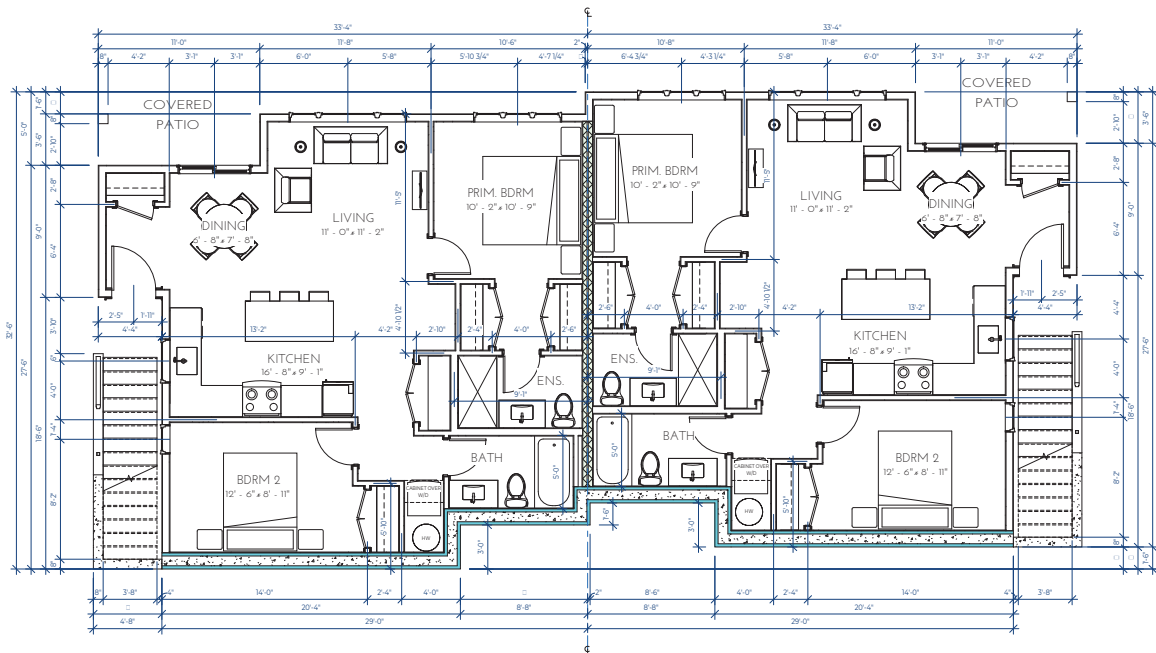
PROJECT NUMBER 14-000022
PLOT DATE 2024.10.08 4:47:03 PM
DRAWN BY SG

A-114

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE E



① LEVEL 1 FLOOR PLAN - 852 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	14/10/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX E - LEVEL 1
FLOOR PLAN

PROJECT NUMBER 24-000022
PLOT DATE 2024-10-03 5:14:30 PM
DRAWN BY SG

A-117

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

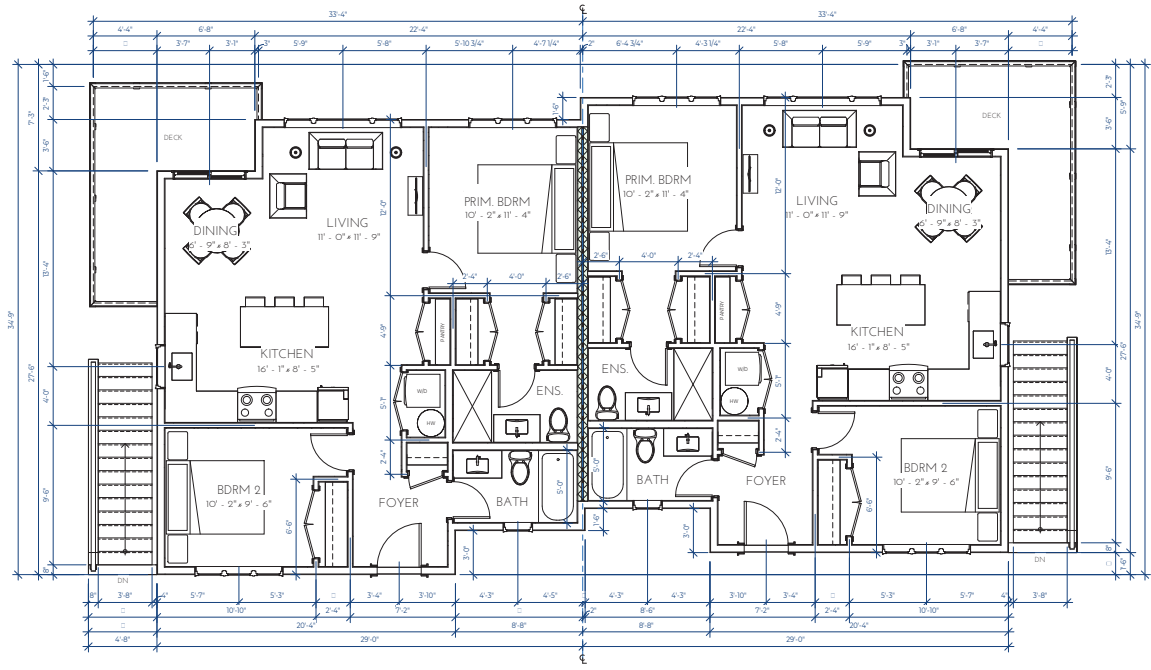
UNITS TYPE E



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning



① LEVEL 2 FLOOR PLAN - 850 SF UNITS
1/4" = 1'-0"

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	14/03/23

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP

FOURPLEX E - LEVEL
2 FLOOR PLAN

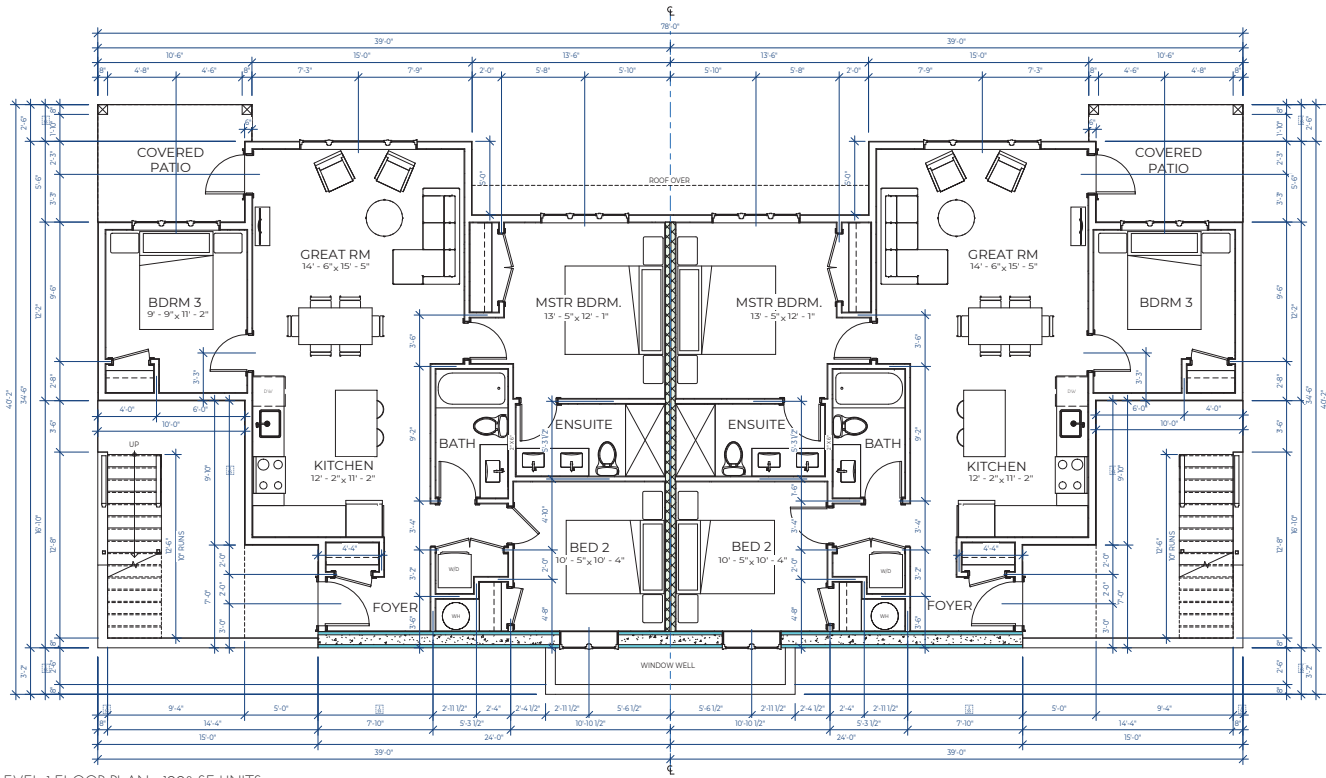
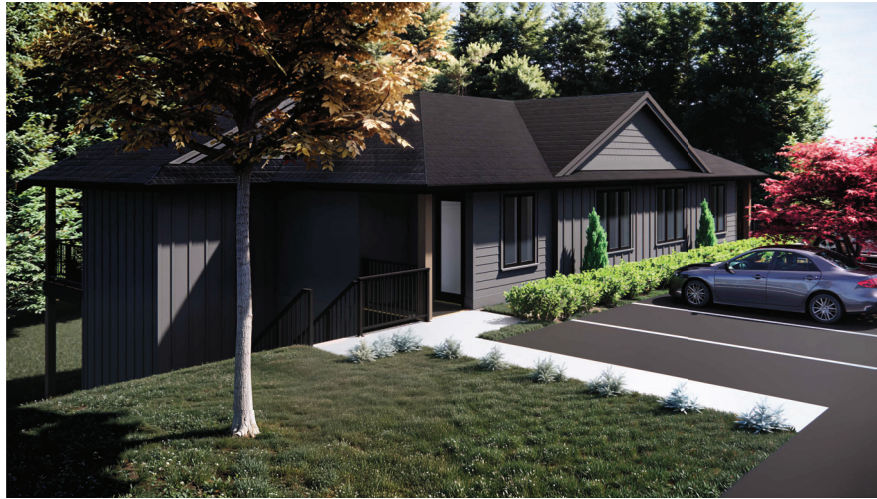
PROJECT NUMBER 24-000022
PLOT DATE 2024-10-03 5:14:30 PM
DRAWN BY SG

A-118

SCALE 1/4" = 1'-0"

LOST LAKE HILLS

UNITS TYPE F



① LEVEL 1 FLOOR PLAN - 1008 SF UNITS
1/4" = 1'-0"



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	14/10/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
FOURPLEX F - LEVEL 1
FLOOR PLAN

PROJECT NUMBER: 23-003893
PLOT DATE: 2024.10.07 5:51:11 AM
DRAWN BY: SG

SCALE: A-1.21
1/4" = 1'-0"

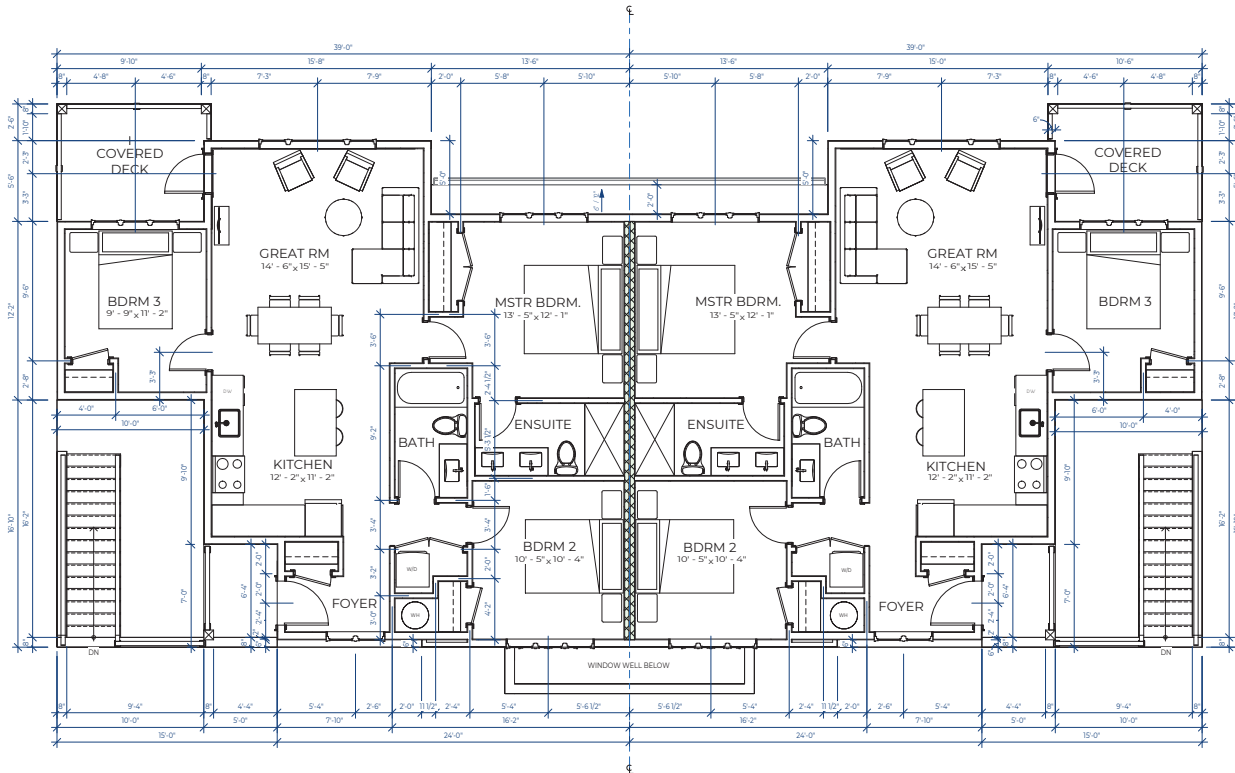
LOST LAKE HILLS

UNITS TYPE F



SYLVAIN GIROUX
DESIGNS

3093 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7547 SYLVAIN@SGRDESIGN.CA



① LEVEL 2 FLOOR PLAN 1008 SF UNITS
1/4" = 1'-0"

RECEIVED
DP1366
2024-DEC-06
Current Planning

NO.	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	04/05/25

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF SGR DESIGN LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF SGR DESIGN LTD. AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO SGR DESIGN LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

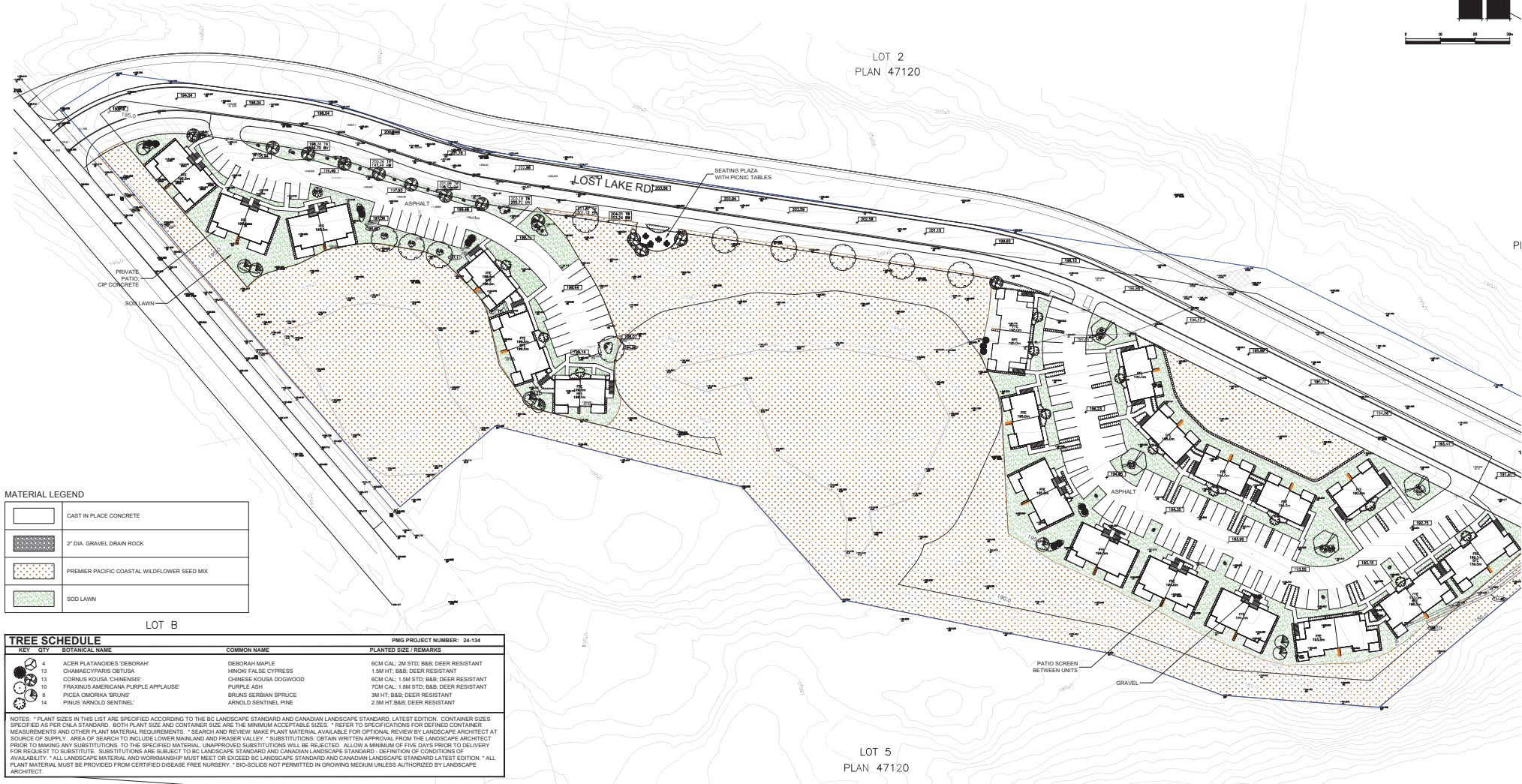
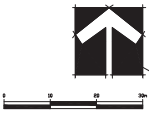
DISTRICT GROUP

FOURPLEX F - LEVEL
2 FLOOR PLAN

PROJECT NUMBER 03-000893
PLOT DATE 2024.10.07 5:51:11 AM
DRAWN BY SG

A-122

SCALE 1/4" = 1'-0"



MATERIAL LEGEND

	CAST IN PLACE CONCRETE
	2" DIA. GRAVEL DRAIN ROCK
	PREMIER PACIFIC COASTAL WILDFLOWER SEED MIX
	SOD LAWN

TREE SCHEDULE

PMG PROJECT NUMBER: 24-134

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	ACER PLATANOIDES 'DEBORAH'	DEBORAH MAPLE	6CM CAL, 2M STD, B&B, DEER RESISTANT
	13	CHAMAECYPARIS OBTUSA	HINDKI FALSE CYPRESS	1.5M HT, B&B, DEER RESISTANT
	13	CORNUS KOUSA 'CHINESE'	CHINESE KOUSA DOGWOOD	6CM CAL, 1.8M STD, B&B, DEER RESISTANT
	10	FRAXINUS AMERICANA 'PURPLE APPLAUSE'	PURPLE ASH	7CM CAL, 1.8M STD, B&B, DEER RESISTANT
	8	PICEA OMORIKA 'BRUN'S'	BRUN'S SERBIAN SPRUCE	3M HT, B&B, DEER RESISTANT
	4	PRINUS ARNOLDI 'SENTINEL'	ARNOLD'S SENTINEL PINE	2.2M HT, B&B, DEER RESISTANT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * CERTIFICATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BID SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

CLIENT:
DISTRICT
GRO UP

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 OCT 15	NEW SITE PLAN / CLIENT COMMENTS	JR
2	25 FEB 06	REV. PER CITY COMMENTS	BA

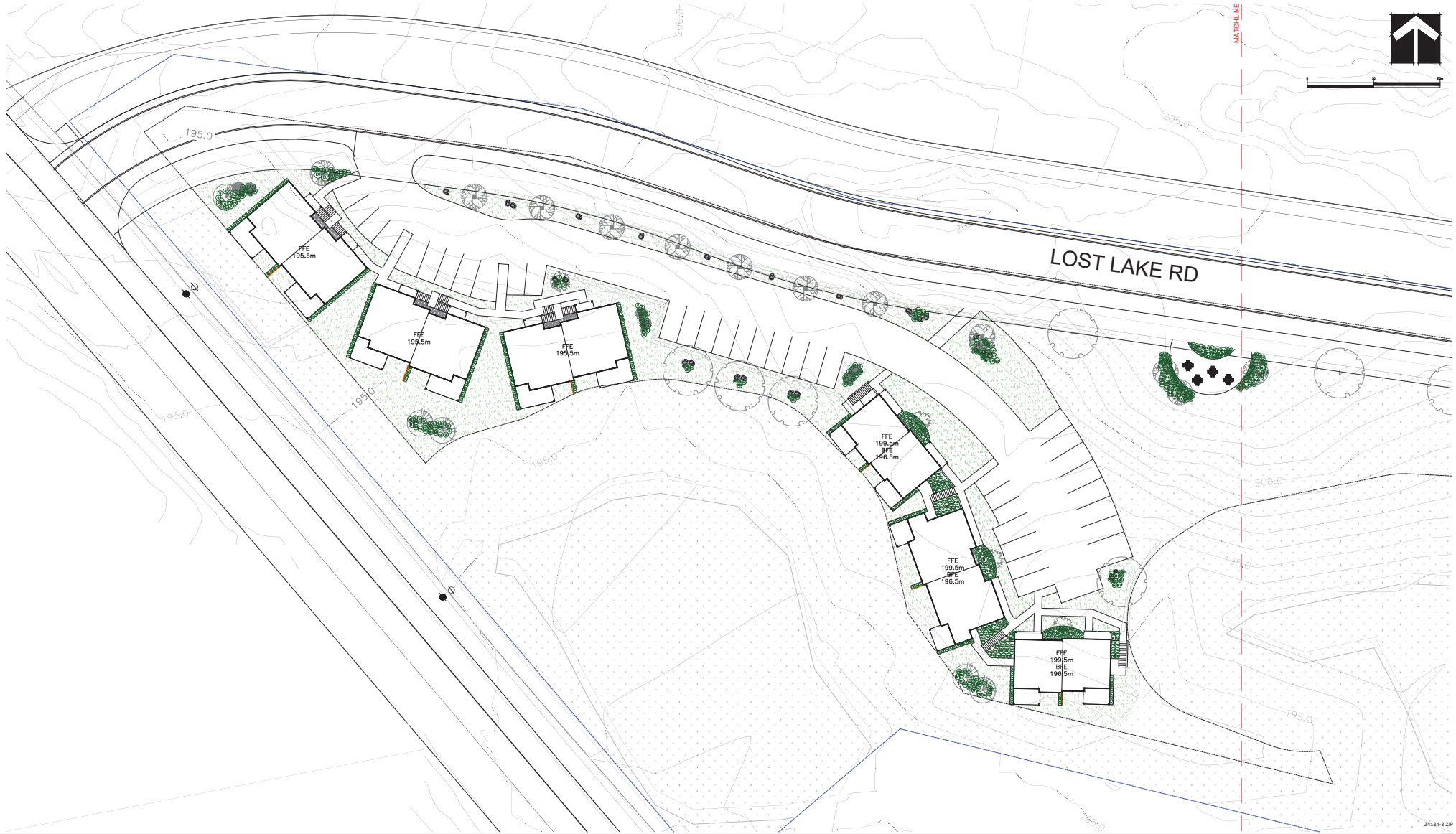
PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5300 TANYA DRIVE
NANAIMO

SEAL:
DRAWING TITLE:
LANDSCAPE PLAN

DATE: 24 AUG 12
SCALE: 1:500
DRAWN: DD
DESIGN: JR
CHKD: BA
DRAWING NUMBER:
L1
PMG PROJECT NUMBER: 24-134

RECEIVED
DP1366
2025-FEB-06
Current Planning

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604 294-0011 ; f: 604 294-0022

CLIENT:

DISTRICT
 GROUP

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 OCT 15	NEW SITE PLAN / CLIENT COMMENTS	JR
2	25 FEB 06	REV. PER CITY COMMENTS	BA

PROJECT:

**MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT**
 5300 TANYA DRIVE
 NANAIMO

SEAL:

DRAWING TITLE:

**SHRUB
 PLAN**

DATE: 24 AUG 12
 SCALE: 1:250
 DRAWN: DD
 DESIGN: JR
 CHKD: BA

RECEIVED
DP1366
 2025-FEB-06
 Current Planning

DRAWING NUMBER:

L2

OF 5

PMG PROJECT NUMBER:

24184-3.2/P

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604 294-0011 ; f: 604 294-0022

CLIENT:

DISTRICT
 GROUP

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.FEB.06	REV. PER CITY COMMENTS	BA
1	24.OCT.15	NEW SITE PLAN / CLIENT COMMENTS	JR

PROJECT:

**MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT**
 5300 TANYA DRIVE
 NANAIMO

SEAL:

DRAWING TITLE:

**SHRUB
 PLAN**

DATE: 24.AUG.12
 SCALE: 1:250
 DRAWN: DD
 DESIGN: JR
 CHK'D: BA

RECEIVED
DP1366
 2025-FEB-06
 Current Planning

DRAWING NUMBER:

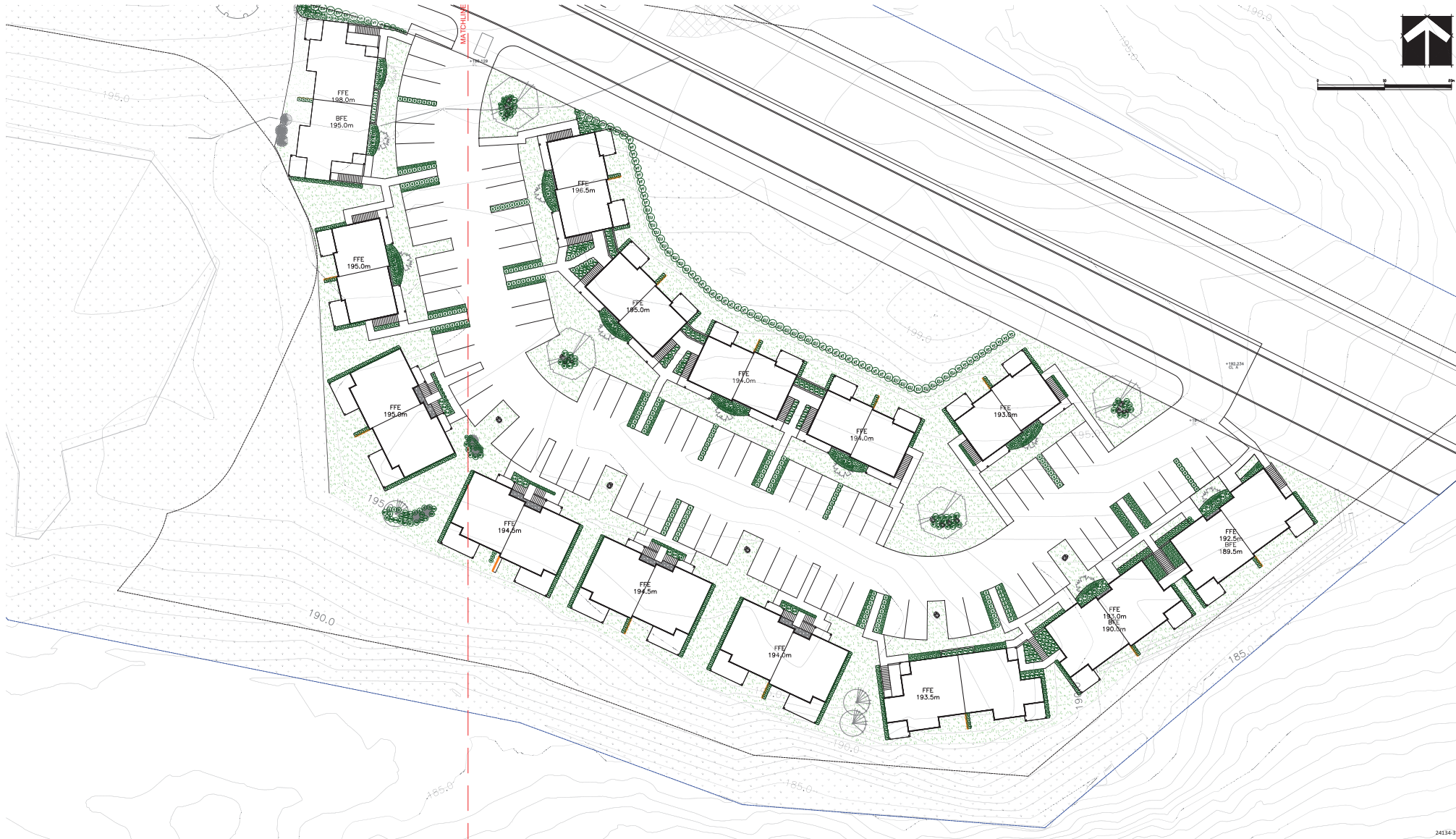
L3

OF 5

PMG PROJECT NUMBER:

24-134

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



24134-3.ZIP

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

CLIENT:

DISTRICT
680 UR

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.FEB.06	REV. PER CITY COMMENTS	BA
1	24.OCT.15	NEW SITE PLAN / CLIENT COMMENTS	JR

PROJECT:

**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**

**5300 TANYA DRIVE
NANAIMO**

SEAL:

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 24.AUG.12
SCALE: 1:250
DRAWN: DD
DESIGN: JR
CHKD: BA

RECEIVED
DP1366
2025-FEB-06
Current Planning

DRAWING NUMBER:

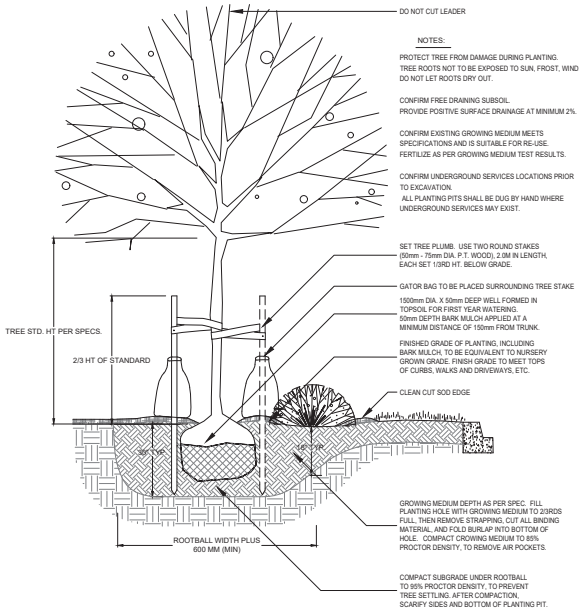
L4

OF 5

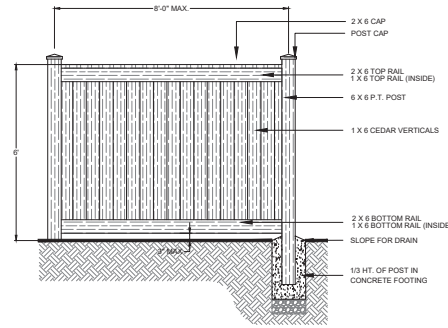
PMG PROJECT NUMBER:

24-134

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



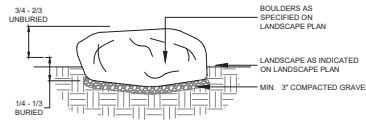
1 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



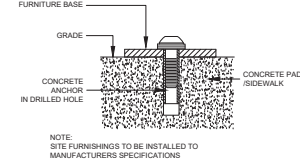
NOTES:

- ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
- APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
- ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
- APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

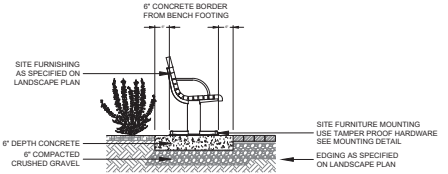
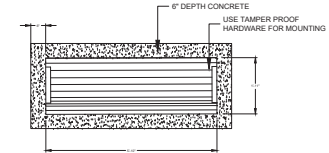
2 6' HT. WOOD FENCE
1/2" = 1'-0"



3 BOULDER PLACEMENT
1/2" = 1'-0"

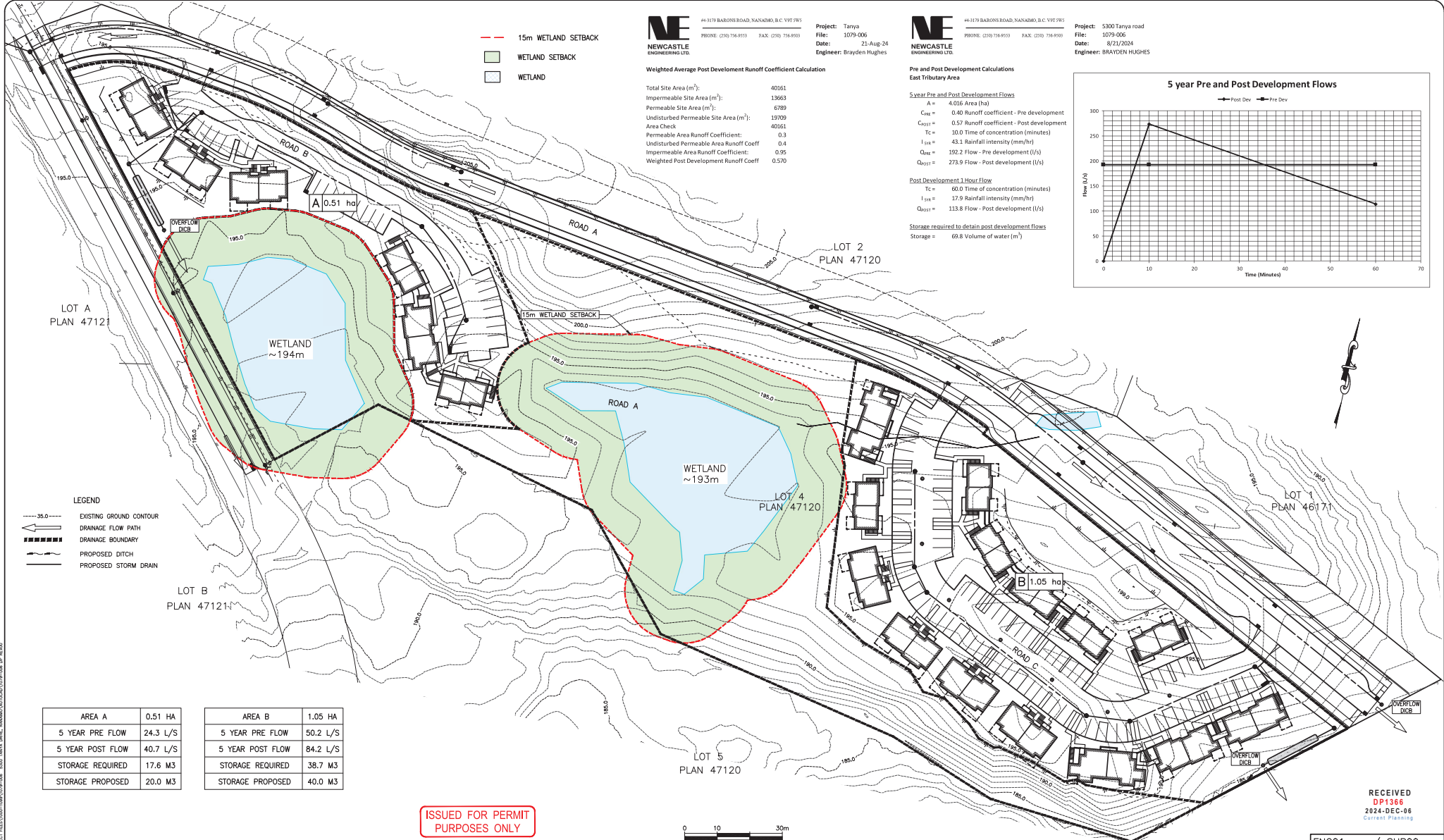


4 SITE FURNITURE MOUNTING
N.T.S.



5 BENCH ON CONCRETE PAD
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.FEB.06	REV. PER CITY COMMENTS	BA
1	24.OCT.15	NEW SITE PLAN / CLIENT COMMENTS	JR



Rev. No. 00	DATE 08/20/24	BY DH	REVISION DESCRIPTION ISSUED FOR DEVELOPMENT PERMIT - NOT FOR CONSTRUCTION	ENG	LEGEND	SITE LEGAL DESCRIPTION LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120	ENGINEER'S SEAL	DESIGN BH	CLIENT NAME DISTRICT GROUP	DRAWING TITLE STORMWATER MANAGEMENT PLAN																																																													
<p>LEGEND</p> <table border="1"> <tr><th>PROG.</th><th>EXIST.</th><th>PROG.</th><th>EXIST.</th></tr> <tr><td>WATERMAIN</td><td>---</td><td>HYDROMET</td><td>---</td></tr> <tr><td>STORM SEWER</td><td>---</td><td>AROUND GROUND</td><td>---</td></tr> <tr><td>SANITARY SEWER</td><td>---</td><td>FLAGSTICK</td><td>---</td></tr> <tr><td>GAS MAIN</td><td>---</td><td>BELOW GROUND</td><td>---</td></tr> <tr><td>ELECTRICAL DUCT</td><td>---</td><td>FLUSHOUT</td><td>---</td></tr> <tr><td>INLET/OUTLET HEADWALL</td><td>---</td><td>FLUSHOUT</td><td>---</td></tr> <tr><td>DITCH INLET/OUTLET</td><td>---</td><td>CATCH-BASIN</td><td>---</td></tr> <tr><td>SINGLE</td><td>---</td><td>DITCH INLET CB</td><td>---</td></tr> <tr><td>EDGE OF PAVEMENT</td><td>---</td><td>MANHOLE</td><td>---</td></tr> <tr><td>VALVE BOX</td><td>---</td><td>CLEANOUT</td><td>---</td></tr> <tr><td>LIMIT OF CONSTRUCTION</td><td>---</td><td>HYDRO POLE</td><td>---</td></tr> <tr><td></td><td></td><td>CAF</td><td>---</td></tr> <tr><td></td><td></td><td>STREETLIGHT</td><td>---</td></tr> <tr><td></td><td></td><td>FENCE</td><td>---</td></tr> </table>						PROG.	EXIST.	PROG.	EXIST.	WATERMAIN	---	HYDROMET	---	STORM SEWER	---	AROUND GROUND	---	SANITARY SEWER	---	FLAGSTICK	---	GAS MAIN	---	BELOW GROUND	---	ELECTRICAL DUCT	---	FLUSHOUT	---	INLET/OUTLET HEADWALL	---	FLUSHOUT	---	DITCH INLET/OUTLET	---	CATCH-BASIN	---	SINGLE	---	DITCH INLET CB	---	EDGE OF PAVEMENT	---	MANHOLE	---	VALVE BOX	---	CLEANOUT	---	LIMIT OF CONSTRUCTION	---	HYDRO POLE	---			CAF	---			STREETLIGHT	---			FENCE	---	<p>BENCHMARK DESCRIPTION</p> <p>ELEVATIONS ARE GEODETIC AND REFERRED TO MONUMENT 96H2089 LOCATED PAST THE END OF EXISTING PAVEMENT ON TANYA DRIVE ROW. ELEVATION 169.543m</p>		<p>ENGINEER'S SEAL</p> <p>EGBC PERMIT TO PRACTICE NUMBER: 1000856</p> <p>HORIZONTAL SCALE 1:500</p>	<p>DESIGN BH</p> <p>DRAWN DH</p> <p>CHECKED</p> <p>PLOT DATE 10-15-24</p> <p>PRINT DATE</p> <p>VERTICAL SCALE</p>	<p>PROJECT NAME</p> <p>5300 TANYA ROAD</p>	<p>PROJECT No. 1079-006</p> <p>DRAWING No. 03</p> <p>REVISION No. 00</p> <p>CITY PLAN FILE No.</p>
PROG.	EXIST.	PROG.	EXIST.																																																																				
WATERMAIN	---	HYDROMET	---																																																																				
STORM SEWER	---	AROUND GROUND	---																																																																				
SANITARY SEWER	---	FLAGSTICK	---																																																																				
GAS MAIN	---	BELOW GROUND	---																																																																				
ELECTRICAL DUCT	---	FLUSHOUT	---																																																																				
INLET/OUTLET HEADWALL	---	FLUSHOUT	---																																																																				
DITCH INLET/OUTLET	---	CATCH-BASIN	---																																																																				
SINGLE	---	DITCH INLET CB	---																																																																				
EDGE OF PAVEMENT	---	MANHOLE	---																																																																				
VALVE BOX	---	CLEANOUT	---																																																																				
LIMIT OF CONSTRUCTION	---	HYDRO POLE	---																																																																				
		CAF	---																																																																				
		STREETLIGHT	---																																																																				
		FENCE	---																																																																				

15:14:58:14:15:00:00 - PROJECT: 1079-006 - PROJECT: 1079-006 - 3000 TANYA RD, NANAIMO, B.C. V9T 3V5

