



**Development Permit Application**  
**4951 Denford Place, Nanaimo, B.C.**  
**19 December 2024**

**Design Rationale:**

The proposed development for 4951 Denford Place has been established to fit within the R6 land use designation as outlined by the City of Nanaimo. This zone applies to properties suited to ground oriented, low density multi-family residential on lots comparable to nearby residential development.

The relevant Development Permit Areas associated with the property are:  
DPA-5 Wildfire Hazard.  
DPA-6 Steep Slope Development.  
DPA-8 Form and Character.

**Description of Site and Surrounding Area:**

The site is located at the west end of Denford Place, bordered by Currie Place to the north and northeast, and Williamson Road to the west. To the south, the property is adjacent to undeveloped land and the Walley Creek Trail, within the Rocky Point neighborhood. Primary access is from Denford Place via Vista View Crescent.

Nearby, there are three R6 low-density, ground-oriented multi-family developments. Along Currie Place to the northwest are single and two-story duplexes and triplexes, with walk-out basements on the lower side of the street. The Coral Way development, accessible via Vista View Crescent and Denford Place, features single-story duplexes, triplexes, and fourplexes. Northeast, a development off Bella-Vista Crescent includes duplexes, triplexes, and fourplexes ranging from one to three stories, built into the slope.

The neighborhood to the north and east primarily consists of two-story single-family homes, including the Arbutus Rock residences. To the south is Walley Creek Trail Park, accessed from Vista View Crescent. To the west are Frank J. Ney Elementary School, Harry Wippen Park, bus stops, and more two-story single-family homes.



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**Project Description:**

This application proposes a residential development composed of 32 residential units clustered over eight separate buildings. The development is accessed through a private driveway off Denford Place.

The units have been designed to take advantage of the natural slopes throughout the site, organized by uphill, downhill, and on level grade unit types. There are three uphill unit types, one downhill unit type, and one on grade unit type. The unit's range in area from 168 – 234m<sup>2</sup>, offer 3 – 4 bedrooms, 1 – 2 car garages, and open concept living areas.

The placement of buildings and driveways have been considered in relation to site topography and respecting the existing slopes. Amenities on site include walking pathways, a central gathering area, and an urban amphitheater/gathering space.

**Building Massing and Form:**

Working with respect to site grading the streetscape has been designed to have the two and three story masses on the uphill side of the driveway, and single story masses on the downhill side. The development responds to the site through stepped façade massing, to mimic the natural steep slope characteristics. Primary entries are located along the private driveway with living spaces primarily overlooking preserved areas of the site and landscaped areas.

Architectural articulation and selection of materials strives to further integrate the development into its natural context. Units are defined by unique roof lines and vertical emphasis. Generous decks on the street sides of the units allow community connection through sightlines to shared spaces, while decks on the backside of many units lead onto shared landscaped pathways to encourage community connection and integration further.

A careful selection of materials contributes to the mass and character of the development. Muted tones of wood look plank siding are used to incorporate biophilic elements of design, connecting the built environment to the natural one. Grey tones are employed to balance the wood look, distinguish the buildings from the surrounding natural environment, and connect this development with





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adjacent developments. The form and character is further supported through thoughtful, creative, and community centered landscape design.

**Requested Variances**

**Height Variance:**

We have identified height variances in the architectural drawings and have worked hard to ensure these variances are kept to a minimum.

Building 1: Proposed height is close to the maximum allowable. To accommodate potential site variations, we request a 1.0m variance.

Building 3: Proposed height is close to the maximum allowable. To accommodate potential site variations, we request a 1.0m variance.

Building 5: Proposed height is close to the maximum allowable. To accommodate potential site variations, we request a 1.0m variance.

Building 6: Proposed height is close to the maximum allowable. To accommodate potential site variations, we request a 1.0m variance.

Building 8: Proposed height is close to the maximum allowable. To accommodate potential site variations, we request a 1.0m variance.



4951 DENFORD PLACE



# AERIAL PHOTO



 4951 DENFORD PLACE





## PROJECT DATA

-CIVIC ADDRESS:  
- 4951 DENFORD PLACE, NANAIMO, B.C.

LEGAL DESCRIPTION:  
- LOT 2, DISTRICT LOT 54, WELLINGTON LAND DISTRICT,  
PLAN: EPP62212  
PID: 029-898-692

ZONING: R6 LOW DENSITY RESIDENTIAL

SITE AREA: 13911.23 m<sup>2</sup>

RESIDENTIAL DENSITY:  
PROPOSED: 32 ALLOWABLE (MAX FLOOR AREA RATIO = 0.45 ): 35

FAR: PROPOSED: 0.41( 5692.74m<sup>2</sup>) ALLOWABLE: 0.45 ( 6260.1 m<sup>2</sup>)

PROPOSED SITE COVERAGE:

PROPOSED: 29% [ 4084.71m<sup>2</sup>]  
ALLOWABLE: 40% [ 5,564.5 m<sup>2</sup>]

SETBACKS: PROPOSED: ALLOWABLE:  
FRONT: 3.0m  
FLANKING: 2.5 m  
REAR: 7.5 m  
SIDE: 3.0 m

GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
A	197 m <sup>2</sup>	3
B	234.3 m <sup>2</sup>	2
D	169.7 m <sup>2</sup>	12
E	180.3 m <sup>2</sup>	6
F	168.3 m <sup>2</sup>	9

32 UNITS - 61 276.25 sq ft ( 5692.74m<sup>2</sup>) TOTAL

OFF STREET PARKING

REQUIRED		
32 DWELLING UNITS X 2 SPACES (AREA 1)	64	STALLS
VISITOR: SPACES / 22	2.90	STALLS
H/C STALLS	2	STALLS

SMALL CAR STALLS ALLOWABLE: 40% - 25.6 STALLS (44 FULL SIZE STALL MIN)  
ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW  
(A minimum of 25% of all required off-street parking spaces)

PROVIDED		
32 DWELLING UNITS X 2 SPACES (AREA 1)	64	STALLS
VISITOR: SPACES / 22	4	STALLS
H/C STALLS	2	STALLS
TOTAL	70	STALLS

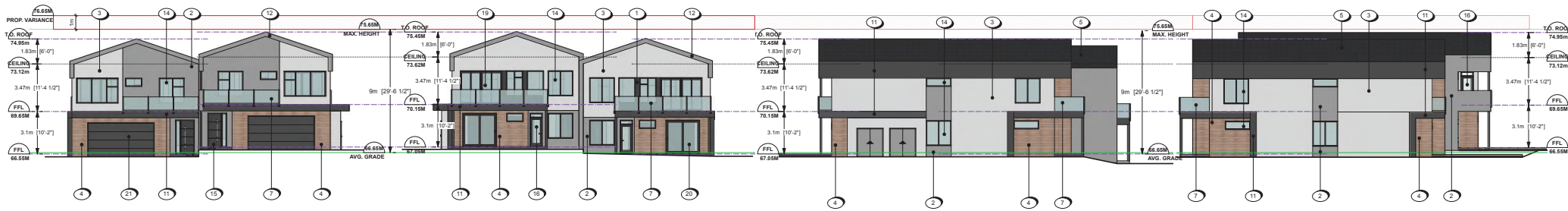
SMALL CAR - 3 STALLS  
FULL SIZE - 64 STALLS  
H/C STALLS - 2 STALLS

BICYCLE PARKING		
SHORT TERM		
32 DWELLING UNITS X 0.1 SPACES	3.2	SPACES
LONG TERM		
32 DWELLING UNITS X 0.5 SPACES	16	SPACES REQUIRED
	32	SPACES PROVIDED

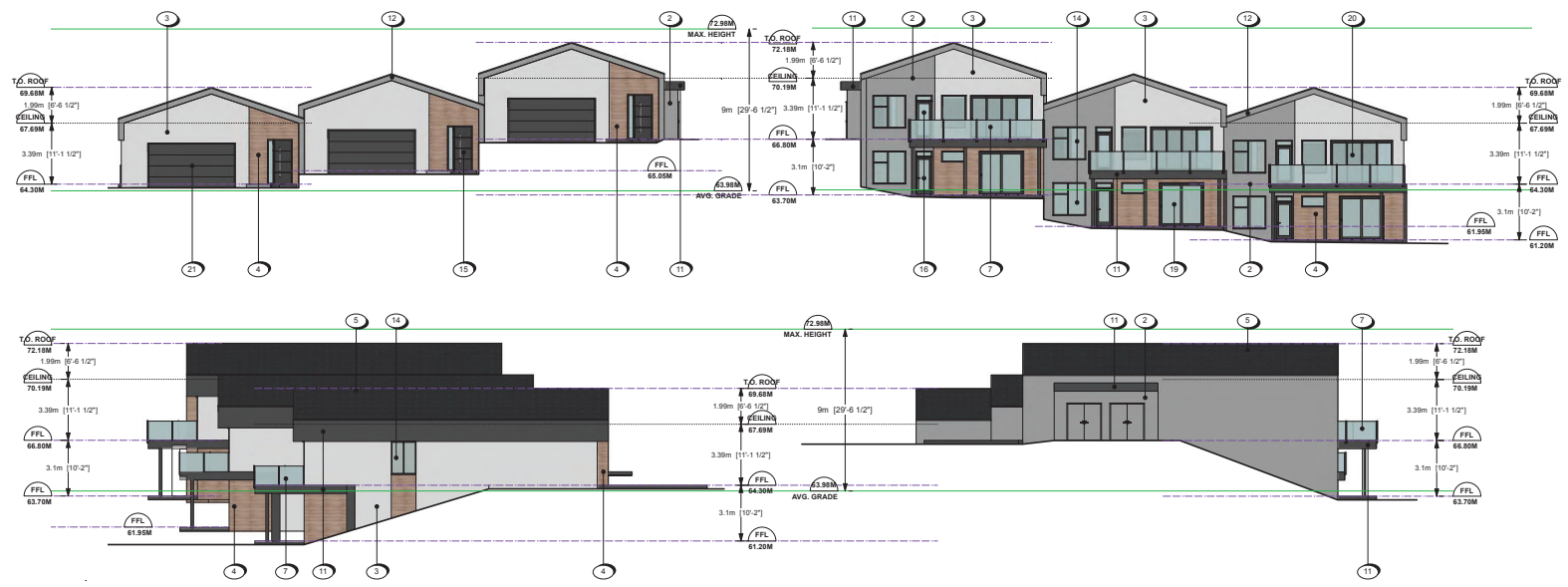
## PROPOSED VARIANCES

R6 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (> 4:12 PITCH)

BUILDING 1	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 3	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 5	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 6	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 8	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES



**BUILDING 1**



**BUILDING 2**

**MATERIAL PALETTE**

- ① FIBRE CEMENT PANEL SIDING, IN IRON GREY  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
- ② FIBRE CEMENT PANEL SIDING, IN GREY SLATE  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO GREY SLATE
- ③ FIBRE CEMENT PANEL SIDING, IN LIGHT GREY  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT GREY
- ④ WOOD LOOK PLANK SIDING, LIGHT WOOD GRAIN FINISH
- ⑤ SHINGLES, IN ESTATE GREY
- ⑦ CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
- ⑧ ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
- ⑨ ALUMINIUM CAP AND TRIM FLASHING, IN GREY SLATE
- ⑩ ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT GREY
- ⑪ FASCIA BOARD, IN IRON GREY
- ⑫ FASCIA BOARD, IN GREY SLATE
- ⑬ FASCIA BOARD, IN LIGHT GREY
- ⑭ VINYL FRAME WINDOW, IN IRON GREY
- ⑮ VINYL SWING DOOR IN IRON GREY WITH SIDE LIGHT
- ⑯ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS; PANEL AND TRANSOM
- ⑰ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL
- ⑱ 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ⑲ 4 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ⑳ 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ㉑ OVERHEAD GARAGE DOOR, IN IRON GREY



**BUILDING 3**



**BUILDING 4**

#### MATERIAL PALETTE

- |   |  |  |
|---|--|--|
| ① FIBRE CEMENT PANEL SIDING, IN IRON GREY<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY   | ⑤ SHINGLES, IN ESTATE GREY   | ⑬ FASCIA BOARD, IN LIGHT GREY  |
| ② FIBRE CEMENT PANEL SIDING, IN GREY SLATE<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO GREY SLATE | ⑦ CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY | ⑭ VINYL FRAME WINDOW, IN IRON GREY                                     |
| ③ FIBRE CEMENT PANEL SIDING, IN LIGHT GREY<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT GREY | ⑧ ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY                      | ⑮ VINYL SWING DOOR IN IRON GREY WITH SIDE LIGHT                        |
| ④ WOOD LOOK PLANK SIDING, LIGHT WOOD GRAIN FINISH   | ⑨ ALUMINIUM CAP AND TRIM FLASHING, IN GREY SLATE                     | ⑯ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM |
|   | ⑩ ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT GREY                     | ⑰ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL              |
|   | ⑪ FASCIA BOARD, IN IRON GREY   | ⑱ 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   | ⑫ FASCIA BOARD, IN GREY SLATE  | ⑲ 4 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   |  | ⑳ 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   |  | ㉑ OVERHEAD GARAGE DOOR, IN IRON GREY                                   |





- ### MATERIAL PALETTE
- 1 FIBRE CEMENT PANEL SIDING, IN IRON GREY  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
  - 2 FIBRE CEMENT PANEL SIDING, IN GREY SLATE  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO GREY SLATE
  - 3 FIBRE CEMENT PANEL SIDING, IN LIGHT MIST  
WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
  - 4 WOOD LOOK METAL PLANK SIDING, LIGHT WOOD GRAIN FINISH
  - 5 SHINGLES, IN ESTATE GREY
  - 6 RESERVED
  - 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
  - 8 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
  - 9 ALUMINIUM CAP AND TRIM FLASHING, IN GREY SLATE
  - 10 ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT MIST
  - 11 FASCIA BOARD, IN IRON GREY
  - 12 FASCIA BOARD, IN GREY SLATE
  - 13 FASCIA BOARD, IN LIGHT MIST
  - 14 VINYL FRAME WINDOW, IN IRON GREY
  - 15 VINYL SWING DOOR IN IRON GREY WITH SIDE LIGHT
  - 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
  - 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL
  - 18 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
  - 19 4 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
  - 20 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
  - 21 OVERHEAD GARAGE DOOR, IN IRON GREY



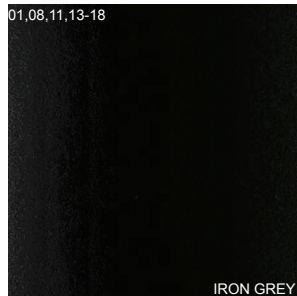


#### MATERIAL PALETTE

- |   |  |   |
|---|--|---|
| 1 FIBRE CEMENT PANEL SIDING, IN IRON GREY<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY   | 5 SHINGLES, IN ESTATE GREY   | 13 FASCIA BOARD, IN LIGHT GREY  |
| 2 FIBRE CEMENT PANEL SIDING, IN GREY SLATE<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO GREY SLATE | 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY | 14 VINYL FRAME WINDOW, IN IRON GREY                                     |
| 3 FIBRE CEMENT PANEL SIDING, IN LIGHT GREY<br>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT GREY | 8 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY                      | 15 VINYL SWING DOOR IN IRON GREY WITH SIDE LIGHT                        |
| 4 WOOD LOOK PLANK SIDING, LIGHT WOOD GRAIN FINISH   | 9 ALUMINIUM CAP AND TRIM FLASHING, IN GREY SLATE                     | 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM |
|   | 10 ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT GREY                    | 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL              |
|   | 11 FASCIA BOARD, IN IRON GREY  | 18 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   | 12 FASCIA BOARD, IN GREY SLATE                                       | 19 4 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   |  | 20 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY            |
|   |  | 21 OVERHEAD GARAGE DOOR, IN IRON GREY                                   |

## MATERIAL PALETTE

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>① FIBRE CEMENT PANEL SIDING, IN IRON GREY<br/>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY</li> <li>② FIBRE CEMENT PANEL SIDING, IN GREY SLATE<br/>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO GREY SLATE</li> <li>③ FIBRE CEMENT PANEL SIDING, IN LIGHT GREY<br/>WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT GREY</li> <li>④ WOOD LOOK PLANK SIDING, LIGHT WOOD GRAIN FINISH</li> </ul> | <ul style="list-style-type: none"> <li>⑤ SHINGLES, IN ESTATE GREY</li> <li>⑦ CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY</li> <li>⑧ ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY</li> <li>⑨ ALUMINIUM CAP AND TRIM FLASHING, IN GREY SLATE</li> <li>⑩ ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT GREY</li> <li>⑪ FASCIA BOARD, IN IRON GREY</li> <li>⑫ FASCIA BOARD, IN GREY SLATE</li> </ul> | <ul style="list-style-type: none"> <li>⑬ FASCIA BOARD, IN LIGHT GREY</li> <li>⑭ VINYL FRAME WINDOW, IN IRON GREY</li> <li>⑮ VINYL SWING DOOR IN IRON GREY WITH SIDE LIGHT</li> <li>⑯ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM</li> <li>⑰ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL</li> <li>⑱ 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY</li> <li>⑲ 4 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY</li> <li>⑳ 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY</li> <li>㉑ OVERHEAD GARAGE DOOR, IN IRON GREY</li> </ul> |
|---|--|--|















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Nanaimo, B.C.  
17 DEC 24

4951 Denford Place

3D View 3<sup>A903</sup>

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Current Planning

dHKarchitects







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4951 Denford Place

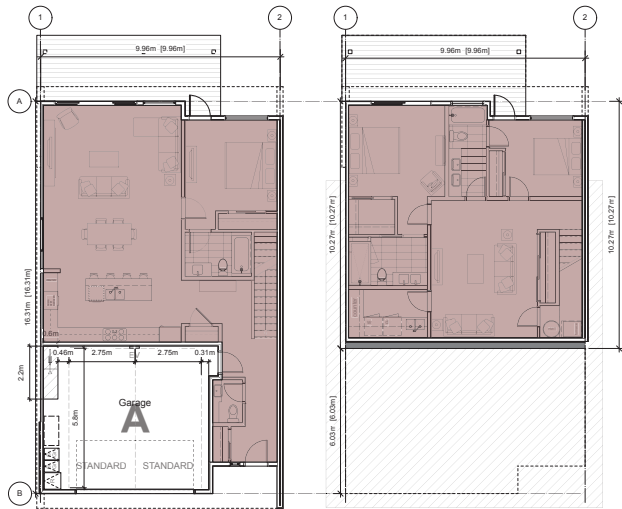
3D View 4 A904

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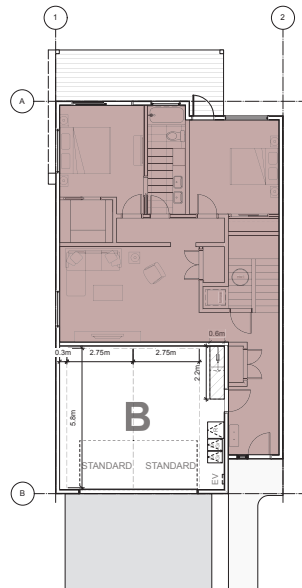




1 Main Floor Type A  
Scale: Actual Size

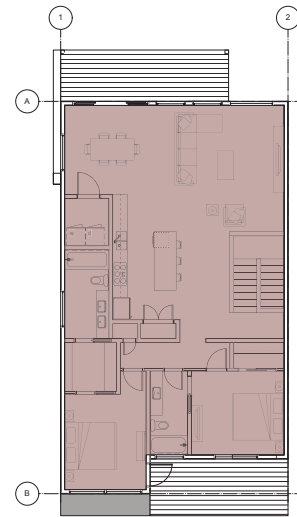
2 Lower Floor Type A  
Scale: Actual Size

UNIT TYPE A  
GFA = 197m<sup>2</sup>



3 Main Floor Type B  
Scale: Actual Size

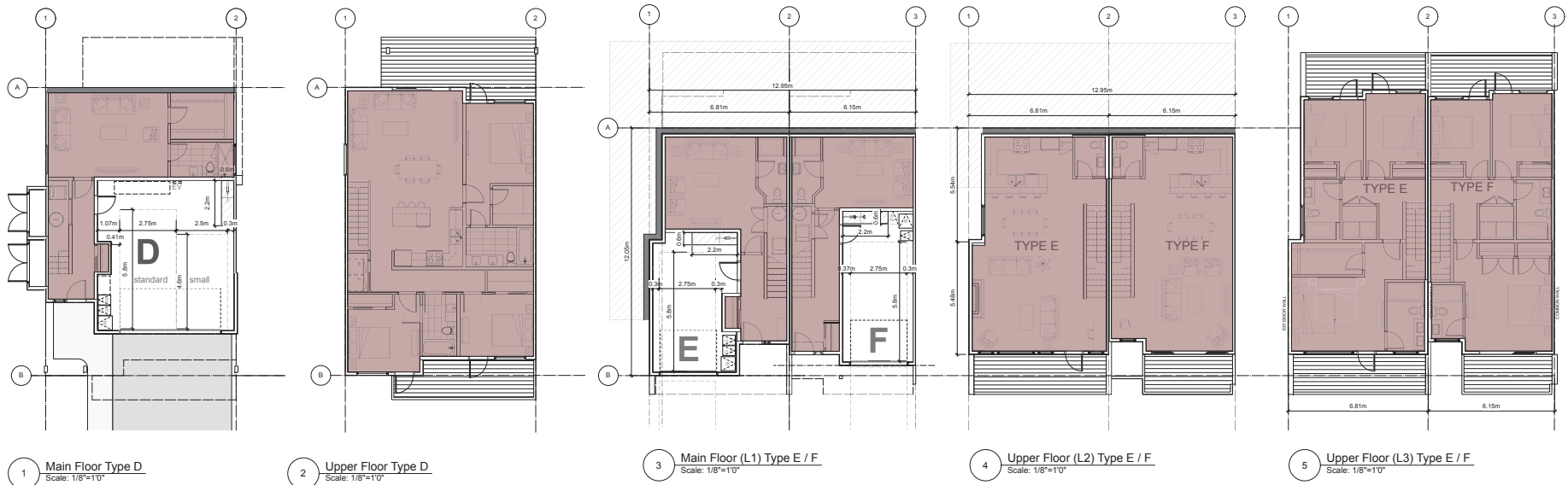
UNIT TYPE B  
GFA = 234.3m<sup>2</sup>



4 Upper Floor Type B  
Scale: Actual Size





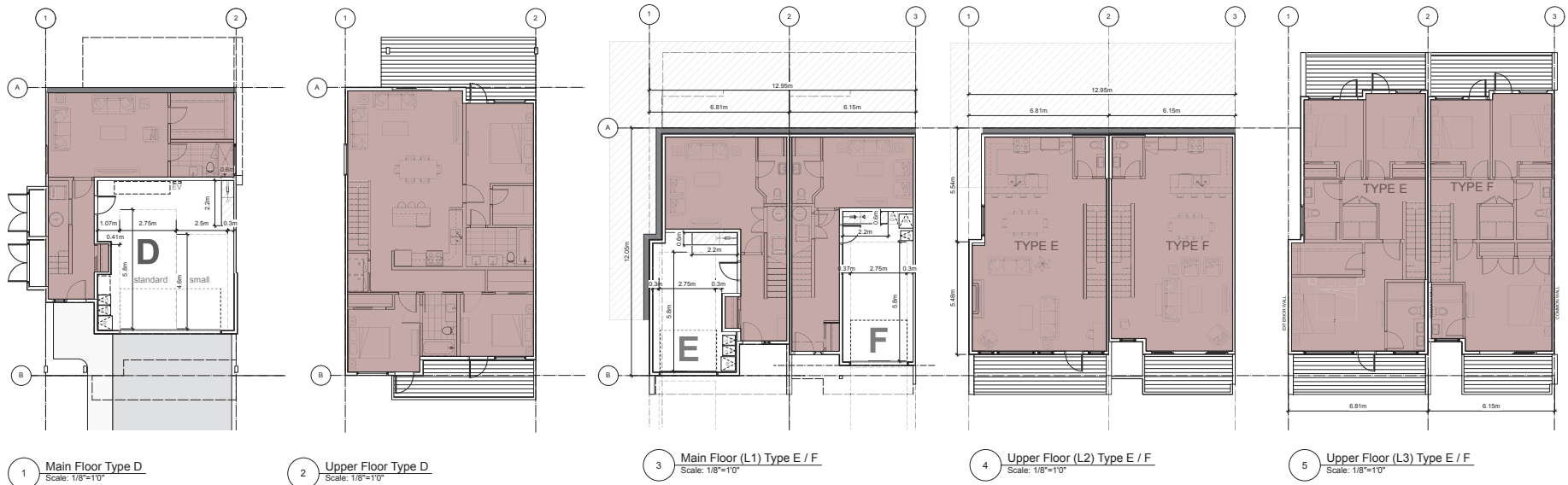


UNIT TYPE D  
GFA = 169.7m<sup>2</sup>

UNIT TYPE E  
GFA = 180.3m<sup>2</sup>

UNIT TYPE F  
GFA = 168.3m<sup>2</sup>

0 2'-0" 10'-0" 20'-0"  
0 2'-0" 10'-0" 20'-0"

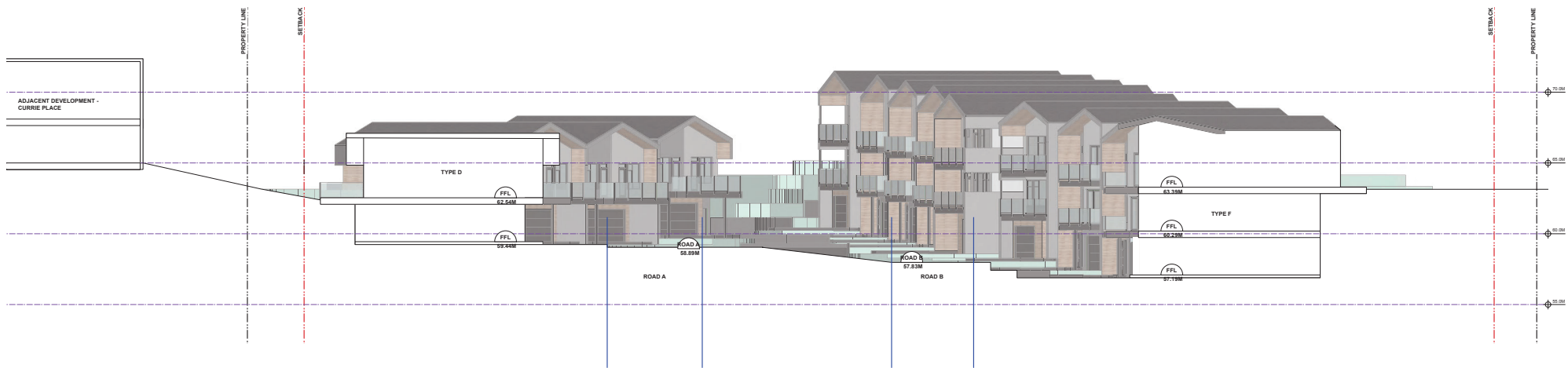


UNIT TYPE D  
GFA = 169.7m<sup>2</sup>

UNIT TYPE E  
GFA = 180.3m<sup>2</sup>

UNIT TYPE F  
GFA = 168.3m<sup>2</sup>

0 2'-0" 10'-0" 20'-0"  
0 2'-0" 10'-0" 20'-0"



1  
A401 Site Section  
Scale: 3/32"=1'-0"

Race Rock Development Corporation  
Nanaimo, B.C.  
17 DEC 24

4951 Denford Place

Site Section A401

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# DENFORD PLACE MULTI-FAMILY

4951 DENFORD PLACE, NANAIMO, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 27, 2024

### DRAWING SCHEDULE

- L0.00** Cover Page
- L1.01** Landscape Context Plan
- L1.02** Landscape Plan North
- L1.03** Landscape Plan South
- L1.04** Landscape Details

1. Recessed Wall Lighting

2. Bollard Lighting

3. Street Lighting

4. Timber Bench

5. Bicycle Rack
- L1.05** Landscape Details

6. Perimeter Board Fence

7. Wall Mounted Metal Picket
- L2.01** Planting Plan North
- L2.02** Planting Plan Centre-West
- L2.03** Planting Plan Centre-East
- L2.04** Planting Plan Southwest
- L2.05** Planting Plan Southeast
- L2.06** Plant List & Planting Notes

### DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for 4951 Denford Place in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky slopes and outcrops create striking topographic variations that provide contrasting experiences of expansive overviews of the landscape and immersion within a forest environment.

The underlying historic plant community is comprised of arbutus and bigleaf maple trees that punctuate mossy outcroppings within a forest dominated by Douglas fir. The historic plant community reflects an archetypal hillslope rainshadow ecosystem, and offers an important reference guide for the proposed planting design. Partially located within a moderate wildfire risk area, the proposed planting adheres to Fire Smart principles by prioritizing deciduous trees over conifers, and maintaining a lush green understorey, open meadow ecosystem or rock outcrops adjacent to structures.

Also fundamental to the landscape design is the integration of gathering spaces that provide a social hub and a green heart for the development linked by a continuous network of trails that meander through the site.

As the entry road diverges, a small human-scale amphitheatre offers a social 'pocket park' space for people to come together.

At the centre of the community, a forest commons provides a quieter space with opportunities for sitting immersed in a forested landscape.

A simple gravel path with stairs field fit among trees, rocks and boulder walls provides an internal trail network across the development. Along the roads, a textured paving treatment delineates a pedestrian walkway.

Natural boulder walls and planted terraces moderate significant grade changes, and add character and visual interest. Sitting walls formed from native rock provide a direct connection back to the natural landscape.

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

### KEY PLAN



### DESIGN PRECEDENTS



NOT FOR CONSTRUCTION



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- MEADOW WALK**  
(an immersive walk through a landscape inspired by the iconic Garry Oak meadow; offers an annual profusion of wildflowers; allows for seating and expansive views over the broader landscape; adapted to drought and well-suited to a fire smart landscape)
- POCKET PARK**  
(a small urban amphitheatre provides a space for gathering for all ages; centred around a rocky outcropping with Garry oak trees and a lush, layered indigenous understorey)
- CENTRAL COMMONS**  
(the green heart of the community, with opportunities for seating on rock stack seat walls; a transitional ecosystem where open meadows shift to an upland deciduous woodland; dramatic grade changes are moderated by generously planted terraces providing a quiet, shady space for residents)
- FRONT YARDS**  
(front yards reference the local forest understorey ecosystem with lush layers of indigenous planting and suitable complementary ornamental plants; rocky outcroppings are retained or recreated where possible to further emphasize the dramatic local landscape and as fire smart features)
- FOREST UNDERSTOREY**  
(areas disturbed by construction and tree removal will be replanted with a Coastal Douglas fir understorey and replacement trees planted wherever possible; based on a parcel area of 1.39ha, 139 replacement trees are required, 175 trees are shown here)
- INTERNAL TRAIL NETWORK**  
(connects the different spaces of the site, creates a continuous walking loop moving up and down the slope; immerses user in the diverse landscapes on the site; stairs and trail are field fitted to feel naturally situated in the environment)
- WAYFINDING**  
(creative wayfinding & signage, directs people through the site connecting walking trails and amenity spaces, recessed wall and landscape lighting is used to illuminate portions of trails for safety and security)
- MODERATE WILDFIRE HAZARD**  
(the southern portion of the site, shown in yellow, lies in the 'Moderate Wildfire Hazard Development Permit Area; trees are primarily deciduous; landscaping includes fire smart strategies such as low meadow plantings, retaining rocky outcroppings and irrigated indigenous understorey plantings; paths roads and trails that function as firebreaks)

LANDSCAPE CONTEXT LEGEND	
	<b>WILDFLOWER MEADOW</b> Area: 872m <sup>2</sup> Soil Depth Varies: 0-150mm
	<b>FOREST UNDERSTOREY</b> Area: 4067m <sup>2</sup> Soil Depth Varies: 0-450mm
	<b>FRONT YARDS</b> Area: 303m <sup>2</sup> Soil Depth Varies: 450mm
	<b>MODERATE WILDFIRE HAZARD DPA</b> Area: 4487m <sup>2</sup> Soil Depth Varies: 0-450mm
	<b>1.8m LANDSCAPE BUFFER</b>

Refer to **Sheet L1.02** for Landscape Plan North  
Refer to **Sheet L1.03** for Landscape Plan South

**NOT FOR CONSTRUCTION**

## LANDSCAPE CONTEXT PLAN

SCALE 1:400



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**CLIENT**  
**RACE ROCK DEVELOPMENT CORPORATION**

NO.	DATE	ISSUE
1	2024-12-27	DP SUBMISSION

NO.	DATE	REVISION
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**PROJECT** 24002  
**DENFORD MULTI-FAMILY**  
4951 DENFORD PLACE  
NANAIMO, BC

## LANDSCAPE CONTEXT PLAN

CITY FILE NO.	
<b>SCALE</b>	1:400
<b>DATE</b>	2024-01-16
<b>DB</b>	CM CB KS

**L1.01**

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LANDSCAPE PLAN NORTH  
SCALE 1:250

Refer to Sheet L1.01 for Landscape Context Plan  
Refer to Sheet L1.03 for Landscape Plan South

LANDSCAPE NOTES

- BENCH**  
Quantity: 5  
(see sheet L1.04, detail 4)
- BICYCLE RACK**  
Quantity: 4  
Bike Spacing: 8  
(see sheet L1.04, detail 5)
- ENTRANCE**
- LIGHTING - BOLLARD**  
Quantity: 6  
(see sheet L1.04, detail 2)
- LIGHTING RECESSED WALL**  
Quantity: 7  
(see sheet L1.04, detail 1)
- LIGHTING - STREET LIGHT**  
Quantity: 23  
(see sheet L1.04, detail 3)
- PERIMETER PRIVACY CEDAR BOARD FENCE**  
Height: 1.8m  
Length: 368.4m  
(see sheet L1.05, detail 6)
- METAL PICKET FENCE**  
Height: 1.07m  
Length: 140.4m  
(see sheet L1.05, detail 7)
- CONCRETE**
- GRAVEL SURFACING**  
Area: 308m<sup>2</sup>
- WILDFLOWER MEADOW**  
Area: 872m<sup>2</sup>  
Soil Depth Varies: 0-150mm  
(see Planting Plan sheets L2.01 - L2.06)
- FOREST UNDERSTOREY**  
Area: 4067m<sup>2</sup>  
Soil Depth Varies: 0-450mm  
(see Planting Plan sheets L2.01 - L2.06)
- FRONT YARDS**  
Area: 303m<sup>2</sup>  
Soil Depth Varies: 450mm  
(see Planting Plan sheets L2.01 - L2.06)
- PAVER TYPE 01: BELGARD CLASSIC STANDARD**  
Area: 390.50m<sup>2</sup>
- PAVER TYPE 02: BELGARD CORTEX SLAB**  
Area: 43.2m<sup>2</sup>
- STAMPED CONCRETE**  
Area: 572.5m<sup>2</sup>

LANDSCAPE NOTES

- It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
- Contractor shall refer to the contract specifications for additional requirements.
- Contractor to confirm layout of landscape plan on site with the Landscape Architect.
- Irrigation to be designed and built by Contractor. As-built drawings required.

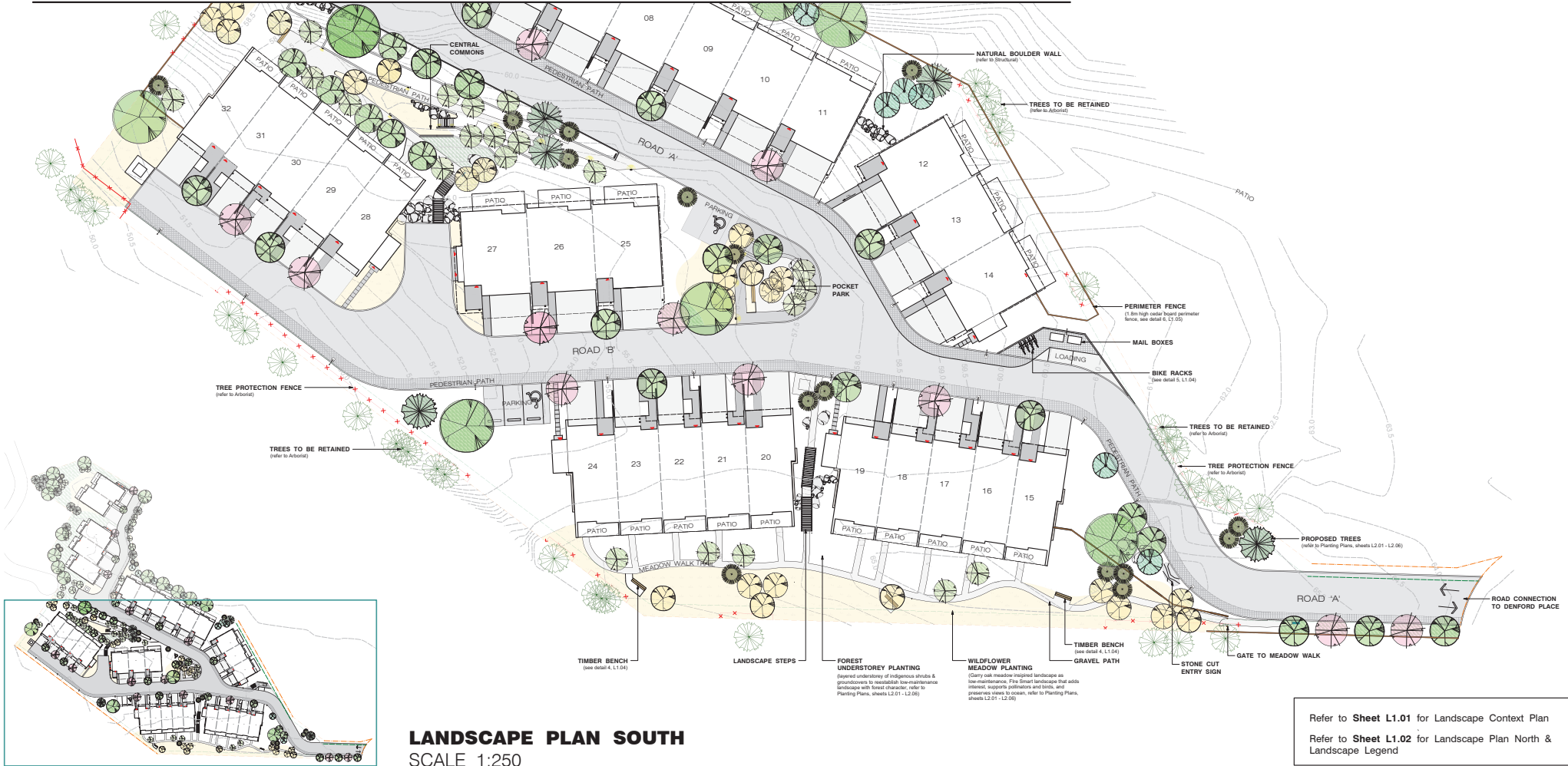
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MATCH LINE SEE SHEET L1.02 FOR LANDSCAPE PLAN NORTH



**LANDSCAPE PLAN SOUTH**  
SCALE 1:250

Refer to **Sheet L1.01** for Landscape Context Plan  
Refer to **Sheet L1.02** for Landscape Plan North & Landscape Legend

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**BEGA Recessed Wall Luminaire 24060 (or eq.)**  
Quantity: 7

**Specifications:**  
Asymmetrical Forward Throw

Operating Voltage 120-277V AC  
Luminaire Lumens 848 Lumens (3000K)  
Height 5" (127mm)  
Width 13" (330mm)  
Depth 5-1/2" (139mm)  
Finish Powder Coated Bronze Matte 3mil thickness



**BEGA Exterior Bollard Light 99558 (or eq.)**  
Quantity: 6

**Specifications:**  
Surface Mount  
(B79817 Anchorage kit)

Operating Voltage 120-277V AC  
Luminaire Lumens 1962 Lumens (3000K)  
Height 43-3/8" (1101mm)  
Width 9-7/8" (251mm)  
Depth 5-1/2" (140mm)  
Finish Powder Coated Bronze Matte 3mil thickness



**BEGA 84 252 K3 - Pole top luminaire (or eq.)**  
Quantity: 25

**Specifications:**  
Installation as per manufacturers specifications.

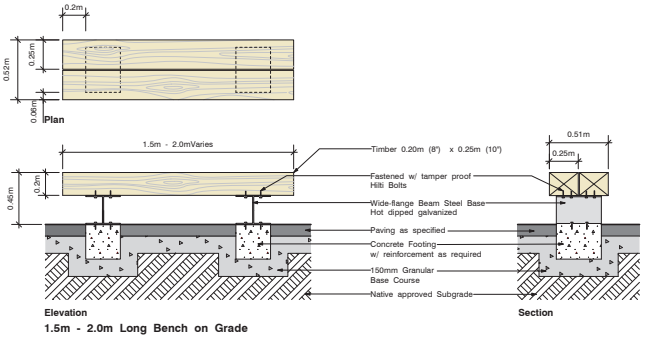
Operating Voltage 220-240 AC/DC  
Luminaire Lumens 1662 Lumens (3000K)  
Height 14-9" (450mm)  
Finish Black



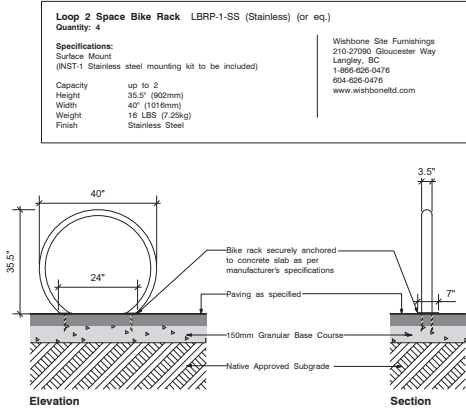
**1 Recessed Wall Lighting**  
L1.04 Scale: NTS

**2 Bollard Lighting**  
L1.04 Scale: NTS

**3 Street Lighting**  
L1.04 Scale: NTS

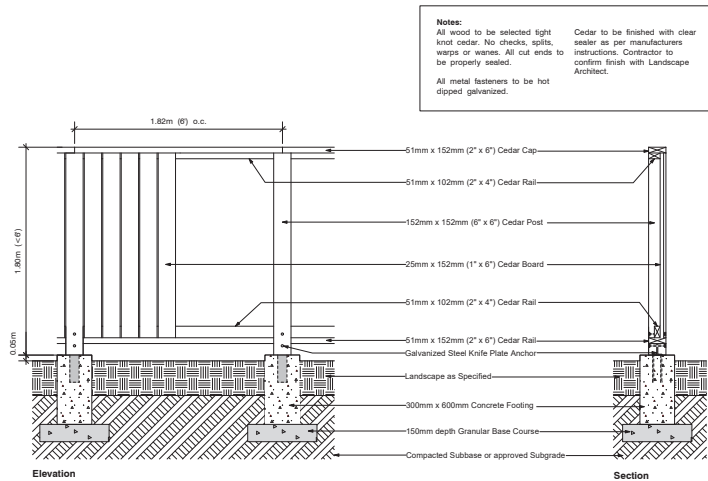


**4 Timber Bench**  
L1.04 Scale: 1:20 Elevation / Section



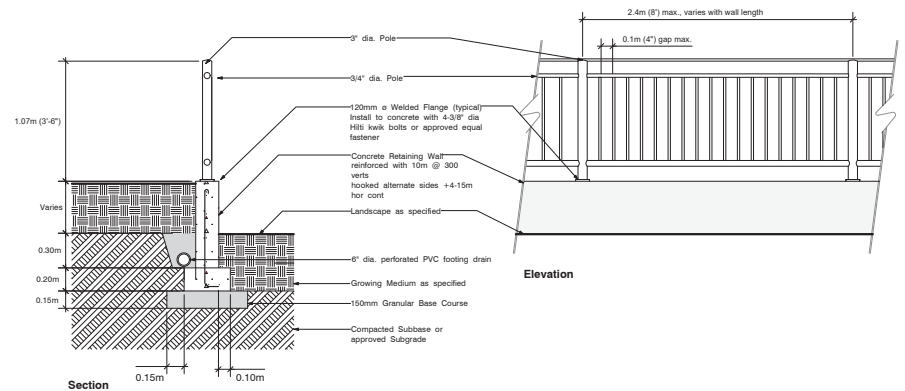
**5 Bicycle Rack**  
L1.04 Scale: NTS Elevation / Section

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**6 Perimeter Board Fence**  
Scale: 1:20

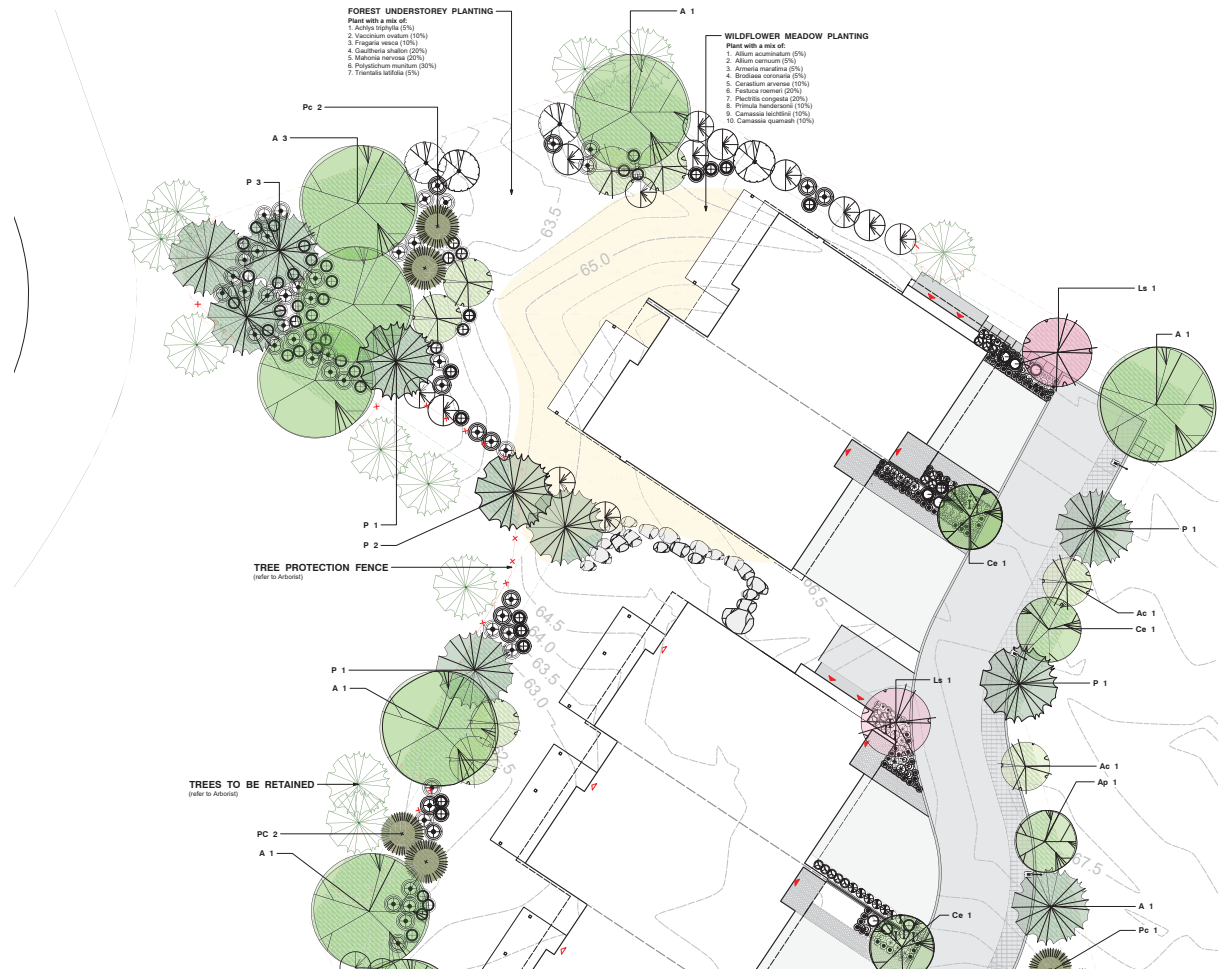
Elevation / Section



**7 Wall Mounted Metal Picket Fence**  
Scale: 1:20

Section / Elevation

**NOT FOR CONSTRUCTION**



**PLANTING PLAN NORTH**  
SCALE 1:150



Refer to **Sheet L2.02** for Planting Plan Centre-West  
Refer to **Sheet L2.03** for Planting Plan Centre-East  
Refer to **Sheet L2.04** for Planting Plan Southwest  
Refer to **Sheet L2.05** for Planting Plan Southeast  
Refer to **Sheet L2.06** for Plant Legend & List, Planting Notes

**NOT FOR CONSTRUCTION**

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN NORTH



MATCH LINE SEE SHEET L2.04 FOR PLANTING PLAN SOUTHWEST

## PLANTING PLAN CENTRE-WEST

SCALE 1:150



Refer to **Sheet L2.01** for Planting Plan North  
Refer to **Sheet L2.03** for Planting Plan Centre-East  
Refer to **Sheet L2.04** for Planting Plan Southwest  
Refer to **Sheet L2.05** for Planting Plan Southeast  
Refer to **Sheet L2.06** for Plant Legend & List, Planting Notes

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**PLANTING PLAN CENTRE-EAST**  
SCALE 1:150



Refer to **Sheet L2.01** for Planting Plan North  
Refer to **Sheet L2.02** for Planting Plan Centre-West  
Refer to **Sheet L2.04** for Planting Plan Southwest  
Refer to **Sheet L2.05** for Planting Plan Southeast  
Refer to **Sheet L2.06** for Plant Legend & List,  
Planting Notes

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MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN CENTRE-WEST



Refer to **Sheet L2.01** for Planting Plan North  
Refer to **Sheet L2.02** for Planting Plan Centre-West  
Refer to **Sheet L2.03** for Planting Plan Centre-East  
Refer to **Sheet L2.05** for Planting Plan Southeast  
Refer to **Sheet L2.06** for Plant Legend & List,  
Planting Notes

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**PLANTING PLAN SOUTHWEST**  
SCALE 1:150



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**RACE ROCK DEVELOPMENT**  
**CORPORATION**

NO.	DATE	ISSUE
1	2024-12-27	DP SUBMISSION

NO.	DATE	REVISION
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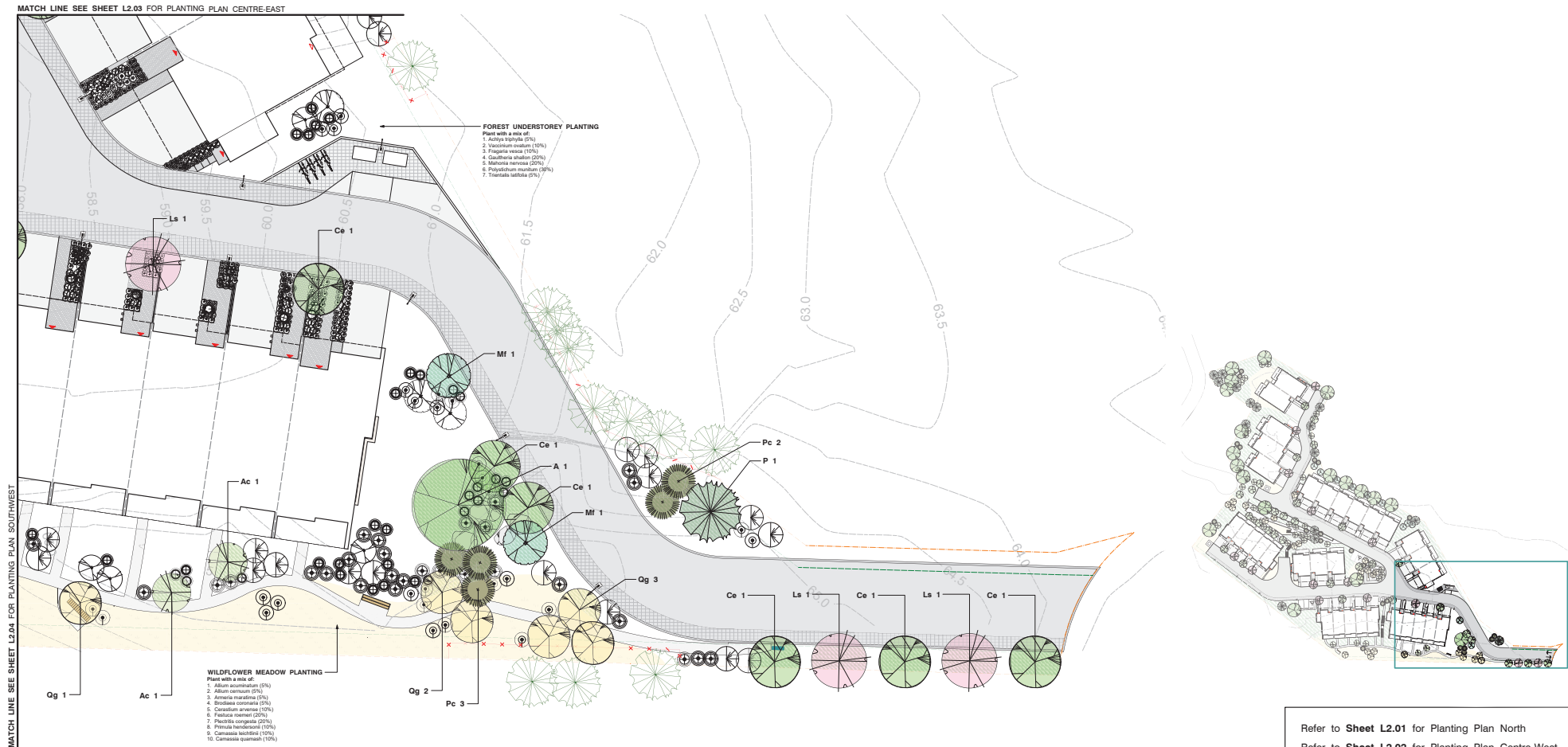
**PROJECT** 24002  
**DENFORD MULTI-FAMILY**  
4951 DENFORD PLACE  
NANAIMO, BC

**PLANTING PLAN**  
**SOUTHWEST**

**CITY FILE NO.**  
**SCALE** 1:150  
**DATE** 2024-01-16  
**DB** CM **CB** KS

**L2.04**

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## PLANTING PLAN SOUTHEAST

SCALE 1:150

Refer to **Sheet L2.01** for Planting Plan North  
Refer to **Sheet L2.02** for Planting Plan Centre-West  
Refer to **Sheet L2.03** for Planting Plan Centre-East  
Refer to **Sheet L2.04** for Planting Plan Southwest  
Refer to **Sheet L2.06** for Plant Legend & List,  
Planting Notes

**NOT FOR CONSTRUCTION**



TREE + PLANT LEGEND

DECIDUOUS TREES

Ac (33) Acer circinatum

Am (19) Acer macrophyllum

Ap (9) Acer Palmatum 'Osakazuki'

Ce (21) Cornus 'Eddies White Wonder'

Ls (14) Liquidambar styraciflua

Ml (11) Malus fusca

Og (18) Quercus garryana

P (19) Pseudotsuga menziesii

Pc (23) Pinus contorta

DECIDUOUS SHRUBS

Aga Amelanchier grandiflora

Hd Holodiscus discolor

Rs Ribes sanguineum

Sy Symporicarpus albus

EVERGREEN SHRUBS

Arb Arbutus unedo 'Compact'

Gs Gaultheria shallon

Mn Mahonia nervosa

Vo Vaccinium ovatum

PERNIALS, FERNS & GROUNDCOVERS

Au Arctostaphylos uva-ursi

Fc Fragaria chiloensis

Fv Fragaria vesca

Pm Polystichum munium

GRASSES

Hm Hakonechloa macro

PERENNIALS

At Achlys triphylla

Gl Gaura lindheimeri

Np Nepeta x faassenii 'Dropmore'

Tg Tellima grandiflora

Tl Trientalis latifolia

FOREST UNDERSTOREY

Area: 3845m<sup>2</sup>

Plant with a mix of:

1. Achlys triphylla (3%)

2. Vaccinium ovatum (2%)

3. Fragaria vesca (10%)

4. Gaultheria shallon (20%)

5. Mahonia nervosa (20%)

6. Polystichum munium (30%)

7. Trientalis latifolia (5%)

WILDFLOWER MEADOW

Area: 802m<sup>2</sup>

Plant with a mix of:

1. Allium acuminatum (5%)

2. Allium cernuum (5%)

3. Anemone maritima (5%)

4. Brodiaea coronata (5%)

5. Cerastium arvense (10%)

6. Festuca ovina (20%)

7. Plectritis congesta (20%)

8. Primula hendersonii (10%)

9. Comalessa leichlinii (10%)

10. Comalessa quernan (10%)

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Pc	21	Pinus contorta var contorta	Shore Pine	2.5m ht	6m o.c. avg.
P	15	Pseudotsuga menziesii	Douglas Fir	#15	6m o.c. avg.
Deciduous Trees					
Ac	34	Acer circinatum	Vine Maple	#7	Multistem
A	20	Acer macrophyllum	Big Leaf Maple	#20	6m o.c. avg.
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m br ht	6m o.c. avg.
Ce	22	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	6m o.c. avg.
Ls	16	Liquidambar styraciflua	Sweetgum	#20	6m o.c. avg.
Ml	11	Malus fusca	Pacific Crabapple	#7	6m o.c. avg.
Og	28	Quercus garryana	Garry Oak	#7	6m o.c. avg.
Evergreen Shrubs					
Ag	21	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	2m o.c.
Ar	17	Arbutus unedo 'Compact'	Compact Strawberry Tree	#7	2m o.c.
Gs	2357	Gaultheria shallon	Sallal	#1	60cm o.c.
Mn	2203	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Vo	1208	Vaccinium ovalum	Evergreen Huckleberry	#1	1.0m o.c.
Deciduous Shrubs					
Hd	98	Holodiscus discolor	Ocean Spray	#2	1.0m o.c.
Ri	75	Ribes sanguineum	Red Flowering Currant	#1	1.0m o.c.
Sa	150	Symphoricarpos albus	Snowberry	#1	1.0m o.c.
Vp	24	Vaccinium (mix varieties)	Blueberry	#1	1.0m o.c.
Grasses					
Hm	21	Hakonechloa macro	Japanese Forest Grass	#1	1.0m o.c.
Groundcovers, Perennials, Ferns					
Au	486	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	310	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	2357	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Gl	77	Gaura lindheimeri 'Bantam White Improver'	Bee Blossom	#1	60cm o.c.
Np	69	Nepeta x faassenii	Calamint	#1	60cm o.c.
Pm	3455	Polystichum munium	Sword Fern	#1	60cm o.c.
Tg	34	Tellima grandiflora	Fringecup	#1	60cm o.c.
Tl	35	Trientalis latifolia	Western Starflower	#1	60cm o.c.


Please contact the Landscape Architect for approval of any plant substitutions:  
KINSHIP DESIGN ART ECOLOGY  
Kate Stefuk, BCSLA  
t: 250-753-6003 e: kate.stefuk@kinshipdesign.ca  
No substitutions will be accepted without prior written approval of the Landscape Architect.

PLANTING NOTES

- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
- All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 3P.
- Growing Medium Depths (unless otherwise specified):  
Tree Planting Areas: 1 cu. m. per tree  
Shrub & Ground Cover Areas: 450mm (18") depth  
Seeded Areas: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all trees, shrub, and groundcover planted areas.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.
- Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
- No plants requiring pruning of major branches due to disease, damage or poor form will be accepted.
- All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing "Smart" (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.


Refer to **Sheet L2.01** for Planting Plan North  
Refer to **Sheet L2.02** for Planting Plan Centre-West  
Refer to **Sheet L2.03** for Planting Plan Centre-East  
Refer to **Sheet L2.04** for Planting Plan Southwest  
Refer to **Sheet L2.05** for Planting Plan Southeast

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kinship  
design • art • ecology

1070 Nelson Street, Nanaimo BC, V9S 2K2  
250-753-6003  
kate.stefuk@kinshipdesign.ca  
chris.midgley@kinshipdesign.ca



Professional Engineer  
British Columbia  
No. 40464  
KINSHIP DESIGN ART ECOLOGY

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PROJECT 24002

DENFORD MULTI-FAMILY  
4951 DENFORD PLACE  
NANAIMO, BC

PLANT LIST & PLANTING NOTES

CITY FILE NO.

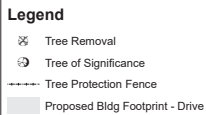
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0 10 20 40 Meters



\* Maximum tree replacement value of 100 trees per hectare as per City of Nanaimo guidelines.  
Total property size = 1.39 Ha x 100 Trees = Total tree replacement value of 139 Trees.

Tree of Significance		
Map ID	Species	Dbh cm
269	Red alder	30
483	Pacific Crabapple	15
626	White pine	20



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