

DATE OF MEETING February 19, 2018

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1074 –
380 COTTLE PLACE**

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family, steep slope development consisting of eight single detached and sixteen townhouse units.

Recommendation

That Council issue Development Permit No. 1074 at 380 Cottle Place with the following variances:

- increase the maximum allowable building height from 7m up to 9.5m, as outlined in the terms of the development permit; and,
- increase the maximum allowable perimeter wall height from 7.32m to 8.96m, as outlined in the terms of the development permit.

BACKGROUND

A development permit application, DP1074, was received from Modev Construction Ltd., on behalf of Bethel Lands Corporation Ltd. to permit the development of a 24-unit, multi-family development comprised of eight single detached and sixteen townhouse units on a steep slope site. The allowable density for the 16,956m² (1.69 ha) subject property is 16 units per hectare of land, a maximum of 27 units. The permitted floor area ratio is 0.45; the proposed floor area ratio is 0.39.

Subject Property

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The vacant subject property is located at the end of a cul-de-sac bulb, accessed off Canterbury Crescent, three properties from Nottingham Drive.
<i>Total Area</i>	16,956 m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Guidelines General Development Permit Design Guidelines

Site Context

The subject property is located in a neighbourhood of an existing single family residential development to the south and a rapidly developing neighbourhood (Cottle Creek) to the north. The north property line abuts Nottingham Drive Park #3. The natural features of the site include rock outcrops, exposed rock knolls with moss, steep slopes, and small groupings of urban forest.

DISCUSSION

Proposed Development

The proposed development is a 24-unit building strata comprised of the following:

- 8 single detached units; and,
- 16 townhouse units.

The townhouse units are clustered into two building forms; there are five duplexes, and two tri-plexes.

The townhouse building form is designed to work with the undulating site conditions and to minimize site disturbance. The townhouse unit clusters are stepped to work with the site grades and configured in either two or three units to maintain overlook views and views between the clusters.

The single units have a range in floor areas from 193m² to 264.4m². The townhouse units have a range in floor area from 263.26m² to 368.26m².

Site Design

The proposed 6m-wide internal access road follows the site contours of a natural trench that runs the length of the subject property. This alignment minimizes manipulation in accordance with Steep Slope Design Guidelines. There is also an existing 6m-wide access easement along the west edge of 360 Cottle Place, which provides access to the proposed townhouse Units 1 and 2.

The applicant's engineer has advised that the design of the driveway access to the two detached garages for Townhouse Units 1 and 2 will consider existing site conditions to ensure adequate grades for townhouse vehicle access and to minimize disturbance to the east property edge of 300 Cottle Place, and the retaining wall abutting the access easement within 360 Cottle Place.

The single units are sited behind the ridgeline, in accordance with the Steep Slope Design Guidelines, to preserve this feature and associated rock knolls while still providing access to water views. The siting of the townhouse clusters retains the site character by not impacting unique steep slope features; rock ledges, undulating rock slopes covered in moss, and native vegetation. The Environmental Assessment identifies these sensitive site features and natural areas unique to the steep slope site, which will be protected by temporary fencing during construction. These site features and natural areas are a valuable site amenity that will see ongoing preservation through a Comprehensive Preservation Plan, using strategies such as

split rail fencing, informative signage, and landscape plantings to communicate the value of steep slope features and to deter access and disturbance of these areas.

Building Design

The single units are typically two storeys with an attached two car garage. Unit 7 is an exception as this single unit has a detached two car garage. The detached garage allows the single unit to be sited with a minimal site disturbance (see Attachment C).

The flat-roofed townhouse clusters are modestly sized units with two-storey living space and under-the-building two car garages. Townhouse Units 1, 2, 15 and 16 are exceptions with detached garages to allow the townhouse clusters to fit the existing site conditions with reduced site disturbance.

The upper floors of the single units (Units 1 – 7) are set back from the lower floors, which reduces the scale of the building form as well as the exposure of the single units from behind the ridgeline (see Attachment E).

The proposed exterior finishes, roof projections, and overhangs provide articulation to reduce the vertical and horizontal massing of the structures. The finishes include panelized, smooth stucco with metal reveals, tongue and groove cedar siding, and stone veneer. The patios are finished with glass panels. Additional exterior features include a wood trellis and wood panelled garage doors on each unit. The proposed building design and massing addresses the General Design Guidelines.

Landscape Design

The proposed landscape plan builds on the natural environment of the site and provides retaining walls of natural stone, exposed rock outcrops, and stone stairs to accent the existing conditions onsite. The existing trees to be retained are a feature of the design to maintain the character of the property.

The storm water management is arranged to provide function and an aesthetic treatment on site. There are two man-made detention ponds incorporated into the storm water management plan on the site. These ponds will be protected as site features; however, they are not environmentally-sensitive features. Cobble and blast rocks are proposed within the bioswales with boulders on the edges, providing the appearance of a streambed.

One pathway is proposed to provide connectivity for residents from the subject property to the park located on the north edge of the property. The path route follows existing alignment of an informal footpath.

Benches are located with appropriate lighting along the internal pathways. The steep ridgeline is delineated with a split rail fence to demarcate the protected areas.

A proposed pavilion is located to the north of Unit 3 with a trail connection to the internal road and stone steps to the structure. The pavilion provides an on-site amenity and is constructed of materials that are complimentary to the units, including cedar timber, stone columns, and flagstone.

See the Attachments for more information.

Proposed Variances

Maximum Allowable Building Height

Variances to the maximum allowable building height are proposed as follows:

Single Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7m	7.7m	0.7m
2	7m	7.8m	0.8m
3	7m	7.5m	0.5m
4, 6	7m	7.6m	0.6m
5	7m	7.1m	0.1m
7	7m	8.4m	1.4m
8	7m	7.9m	0.9m

The proposed flat-roofed single units are stepped back from the ridgeline and situated at the lowest elevation of the site, which effectively reduces their visual prominence. Despite the need for variances, the single units will be approximately 10 to 20m below the elevations of the existing residences located to the south along Canterbury Crescent. As a result, the existing residences will maintain views over the roofs of the new units.

Townhouse Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1, 2	7m	8.7m	1.7m
6, 7	7m	8.7m	1.7m
8, 9	7m	8.7m	1.7m
3,4,5	7m	9.5m	2.5m
10,11	7m	8.4m	1.4m
12,13,14	7m	8.8m	1.8m
15,16	7m	7.3m	0.3m

The townhouse clusters have a similar stepped flat-roof design and are strategically sited to minimize view impacts on adjacent properties, such as 360 Cottle Place and 300 Cottle Place (see Attachment D - Cross Sections). The flat-roof design maximizes the view plane, whereas a pitched roof with ridgelines would offer greater interference to view planes.

The townhouse cluster of Units 1 and 2, with detached garages, will be screened from adjacent residences (to the west and north) by an existing stand of trees, which is to be retained as part of the site features. There is also no concern of overlook to 360 Cottle Place, as the primary outdoor living area is oriented to the water view (north side).

The two townhouse clusters with Units 6/7 and Units 8/9 have stepped flat roofs and are sited well below 360 Cottle Place (see Cross Sections) to ensure sightlines/views are preserved over the roofs and between the townhouse clusters.

The maximum height of a principal building is 7m for a flat roof with a pitch of less than 4:12. The proposed building heights of the units range from 7.1m up to 9.5m, variances up to 2.5m.

The increase in the height of the units allows the design to respond to the undulating topography of the site. For example, townhouse Units 3/4/5, with a maximum varied height of 9.5m, are located within a low area of the subject property step down with existing grading, so the units are well below the siting of the house on the upland property at 360 Cottle Place. The proposed heights will not negatively impact the views of the upslope properties, which are situated approximately 7m above the subject property.

Maximum Perimeter Wall Height

Variances to the maximum perimeter wall height are proposed as follows:

Single Unit:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
6	7.32m	8.30m	0.98m

Townhouse Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

The maximum allowable perimeter wall height is 7.32m. The proposed perimeter wall heights of the townhouse units range between 7.46m to 8.96m, with variances up to 1.64m. The proposed perimeter wall height of Unit 6 is 0.98m. The building designs are well articulated, with stepped building faces, horizontal rooflines and glazing to reduce the massing, and best respond to the steep topography of the site.

Design Advisory Panel Recommendations

At the meeting held on 2017-NOV-23, the Design Advisory Panel accepted DP001074 as presented with support for the proposed variances based on the applicant’s rationale and the method used to illustrate it. The following recommendation was provided:

- The applicant should consider ways to ensure a pedestrian link is evident between Townhouse Units 1 and 2 and the rest of the development.

The applicant has provided an aggregate path with stone stairs that serves as the pedestrian link between the townhouse Units 1 and 2 and the rest of the development. In addition, the pedestrian path will also provide the fire fighter access from the internal road to these townhouse units.

SUMMARY POINTS

- Development Permit No. DP001074 is for a multi-family, steep slope development, including eight single detached and sixteen townhouse units at 380 Cottle Place.
- The proposed development meets the intent of the Steep Slope Design Guidelines and General Design Guidelines.
- Staff support the proposed building height and perimeter wall height variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plans
ATTACHMENT D: Cross Sections
ATTACHMENT E: Ridgeline View
ATTACHMENT F: Building Elevations
ATTACHMENT G: Building Material Finishes
ATTACHMENT H: Landscape Plans and Details
ATTACHMENT I: Aerial Photo |

Submitted by:

L. Rowett, Manager
Current Planning & Subdivision |

Concurrence by:

D. Lindsay, Director
Community Development |

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 – Size of Buildings* – to increase the maximum allowable building height as follows:

Single Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7m	7.7m	0.7m
2	7m	7.8m	0.8m
3	7m	7.5m	0.5m
4, 6	7m	7.6m	0.6m
5	7m	7.1m	0.1m
7	7m	8.4m	1.4m
8	7m	7.9m	0.9m

Townhouse Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1, 2, 6, 7, 8, 9	7m	8.7m	1.7m
3,4,5	7m	9.5m	2.5m
10,11	7m	8.4m	1.4m
12,13,14	7m	8.8m	1.8m
15,16	7m	7.3m	0.3m

2. *Section 7.6.6 – Size of Buildings* – to increase the maximum perimeter wall height as follows:

Single Unit:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
6	7.32m	8.3m	0.98m

Townhouse Units:

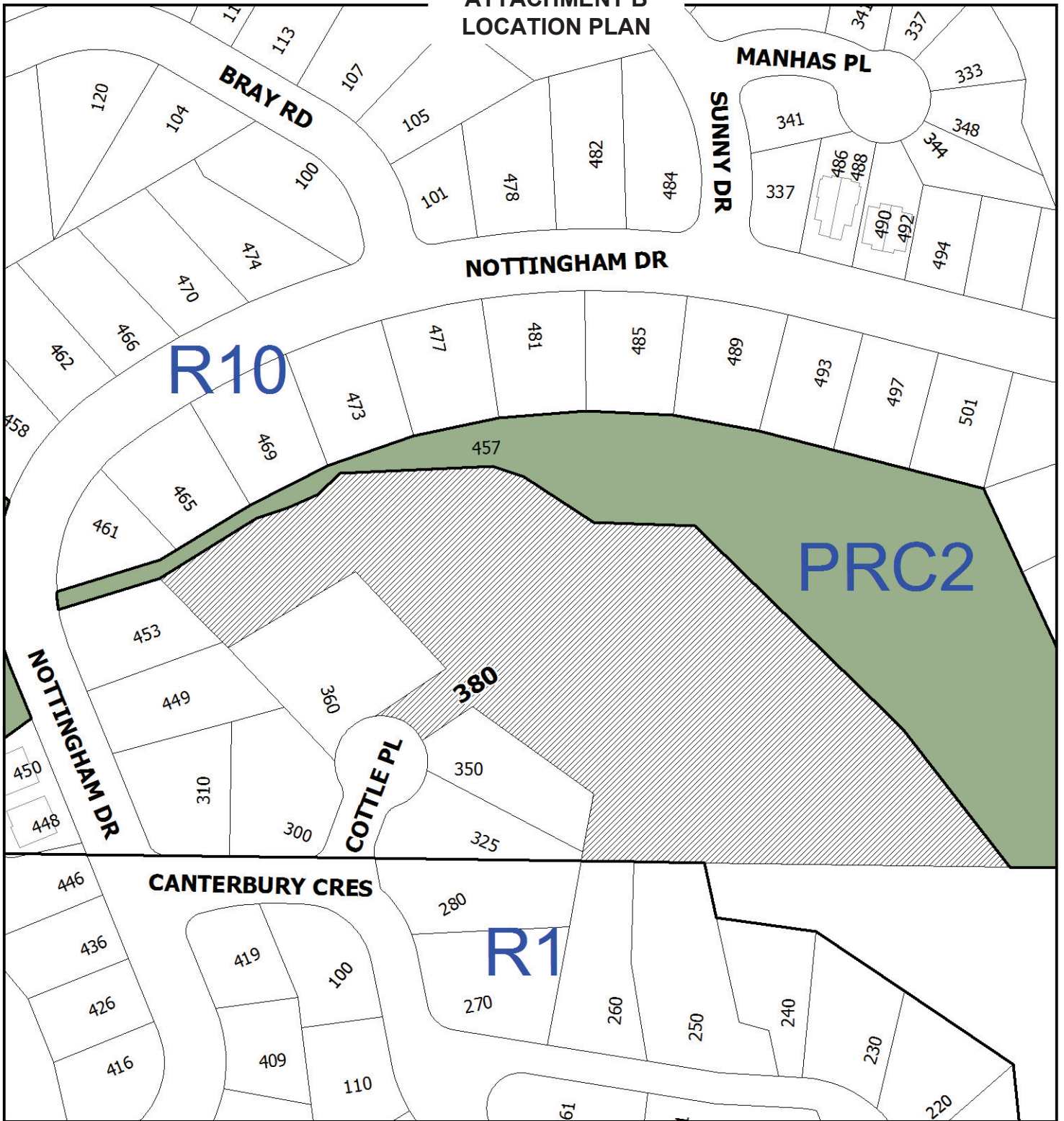
Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plans prepared by Hillel Architecture dated 2018-FEB-01 as shown on Attachment C.

2. The development is in accordance with the Cross Sections and Ridgeline View prepared by Hillel Architecture received 2017-OCT-02 as shown on Attachments D and E.
3. The development is in accordance with the Building Elevations prepared by Hillel Architecture received 2018-FEB-01 as shown on Attachment F.
4. The development is generally in accordance with the Building Material Finishes prepared by Hillel Architecture dated 2017-SEP-21 as shown on Attachment G.
5. The development is in general compliance with the Landscape Plans and Details prepared by MacDonald Gray dated 2017-DEC-07 as shown on Attachment H.
6. The subject property is developed and maintained in accordance with the recommendations contained in the Bioinventory Assessment prepared by Toth and Associates Environmental Services dated July 2017; and, the Preservation Areas plan received from Modev Construction Ltd. On 2018-FEB-02.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001074

LOCATION PLAN

Civic: 380 Cottle Place
Lot 8, Section 15A, Wellington District,
Plan VIP83210



 **Subject Property**

ATTACHMENT C
SITE PLANS





1 Partial Site and Grading Plan - South
A1.3 metric scale: 1:200

Development Permit Application
September 21, 2017
Project Revision
Approved by the City of
Nanaimo Board of
February 1, 2018

380 Cottle Place
Advanced Submittal Form Submission
200 Cottle Place, Nanaimo, British Columbia

Project 101 Site and Grading Plan 2
Drawing Title: 380 Cottle Place
Drawing No.: A1.3

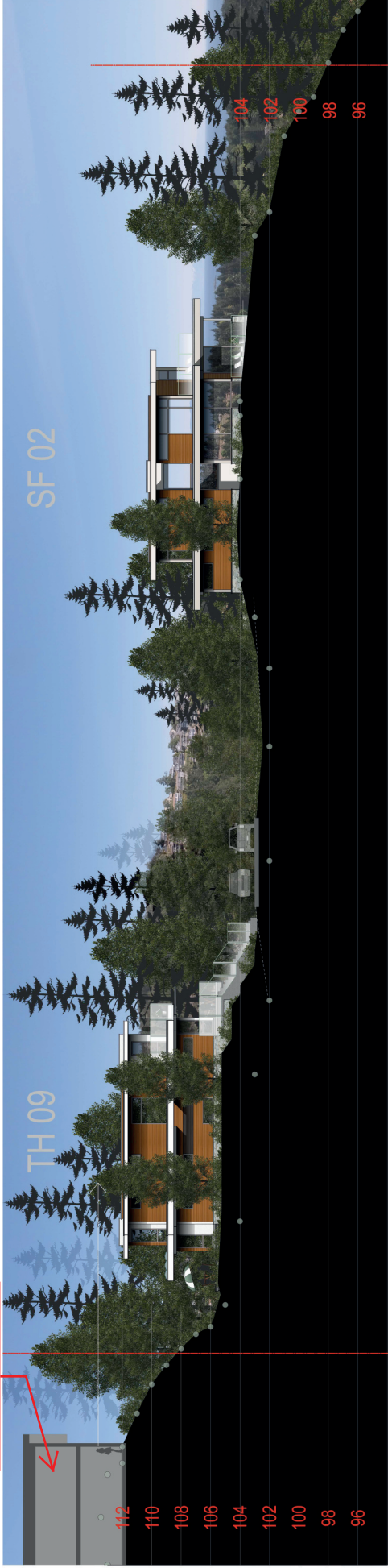
380 COTTLE PLACE
Development Permit Application
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

City of Nanaimo
380 Cottle Place
mōdev
moderndesign

RECEIVED
DP-1074
2018-FEB-01
Current Planning & Subdivision

ATTACHMENT D CROSS SECTIONS

360 Cottle Place

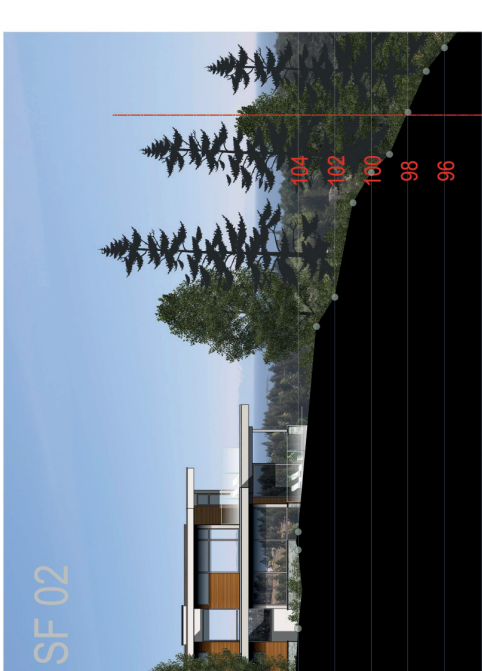


1. Project Section / Location 1: North Road
A1.4 not to scale

360 Cottle Place



2. Project Section / Location 2: South Road
A1.4 not to scale



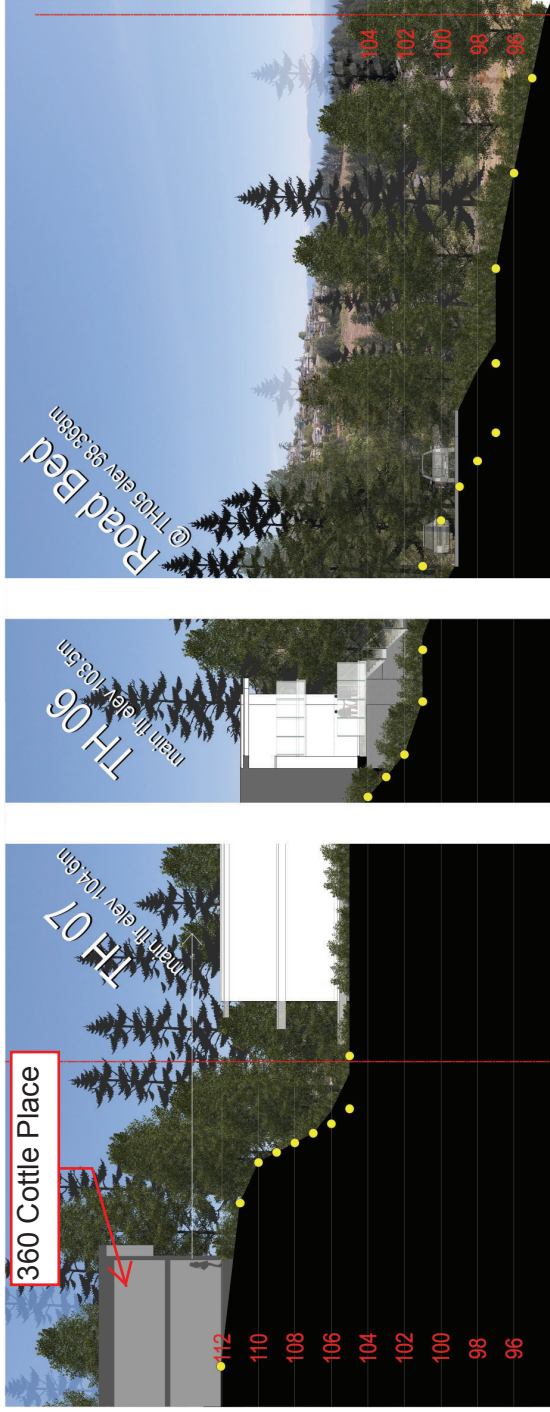
Development Permit Application September 21, 2017	
Project	380 Cottle Place 380 Cottle Place, Nanaimo, British Columbia
Client/Prep	Project Sections
Drawn by	380 Cottle Place, Nanaimo, British Columbia
Checked by	380 Cottle Place, Nanaimo, British Columbia
Scale	1:100
Sheet No.	A1.4

Steve Timfield
250 292 1914 steve@moder.ca
moder
moder.ca

Hillel
ARCHITECTURE

380 COTTLE PLACE

Development Permit Application
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia



1 Project Section / TH07 & TH 06
A1.5 NOT TO SCALE



2 Project Section / Approximate Cut Section at TH07 & TH06
A1.5 NOT TO SCALE

Steve Tranfield
250 757 7414 steve@moderica
moderica

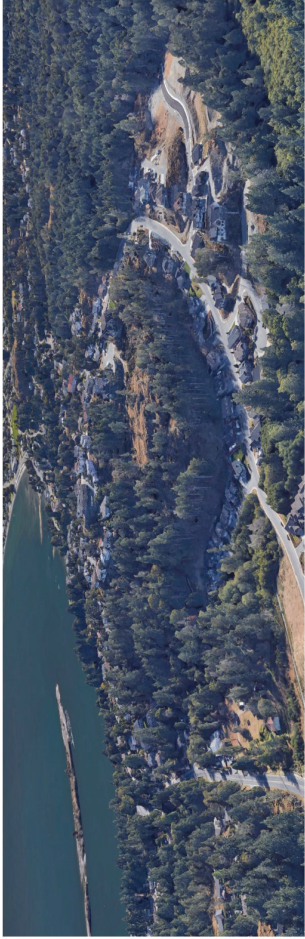
380 COTTLE PLACE

Development Permit Application
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

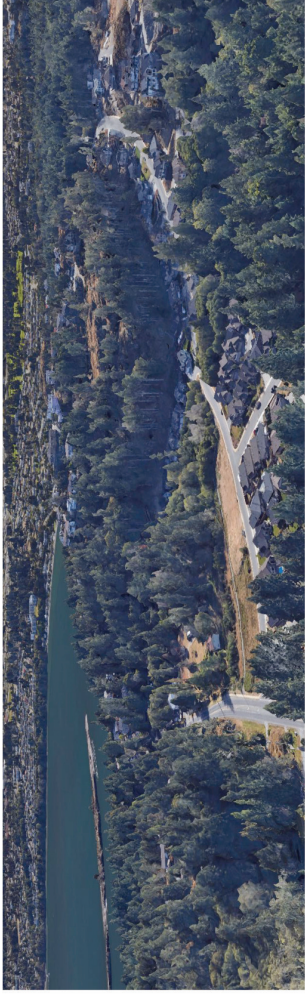
Hissel
ARCHITECTURAL

Development Permit Application September 21, 2017 February 7th, 2018	
PROJECT	380 Cottle Place 380 Cottle Place, Nanaimo, BC, Canada
PROJECT ID#	Project Sections
DATE	February 7th, 2018
SCALE	AS SHOWN
PROJECT NO.	A1.5

ATTACHMENT E RIDGELINE VIEW



1 Hillside Aerial View
A1.5 04/11/2016

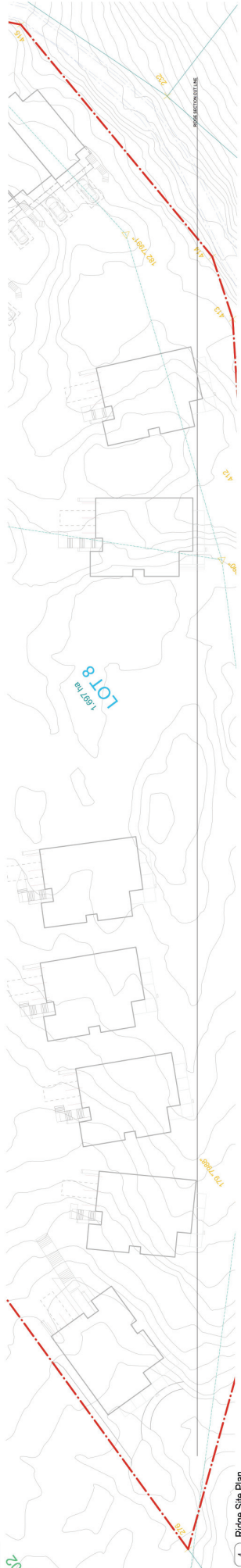


2 Hillside Aerial View
A1.5 04/11/2016



3 Orthographic Project Elevation
A1.5

View of Single Detached Units stepped back from the Ridge line.



4 Ridge Site Plan
A1.5 NOT TO SCALE

Hillel
ARCHITECTS



380 Cottle Place
Nanaimo, BC V9A 5K7
Tel: 250.752.7774
www.hillelarchitects.com

380 COTTLE PLACE

Development Permit Application

The ridge line of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

Steve Bartfield
250.752.7774 steve@moder.com

moder
ARCHITECTS

Development Permit Application
September 21, 2017

PROJECT
380 Cottle Place

380 Cottle Place, Nanaimo, British Columbia

PROJECT
Hillside Aerial Views
Project Elevation / Ridge Site Plan

RECEIVED
DP1074
2017-OCT-02
Current Planning & Subdivision



1 TH 01 & 02: Front, Side and Rear Elevations
ARCH CODE: T1-02



Rear

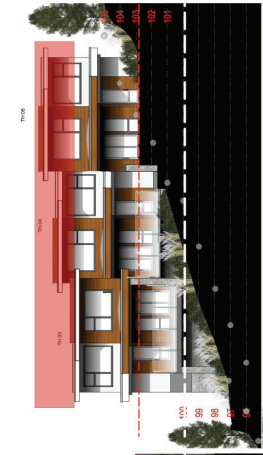


Front

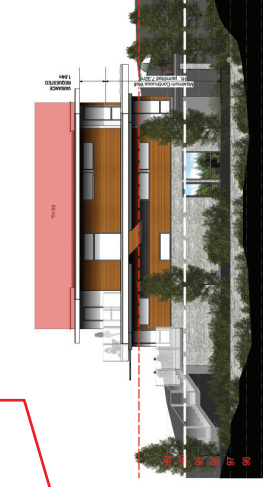
Proposed Height
Variances within Shaded
(red) Area



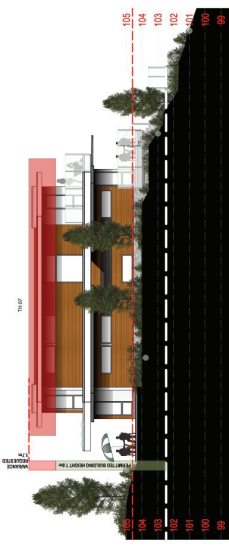
2 TH 03, 04 & 05: Front, Side and Rear Elevations
ARCH CODE: T1-03



Rear



Front



3 TH 06 & 07: Front, Side and Rear Elevations
ARCH CODE: T1-03



Rear



Front

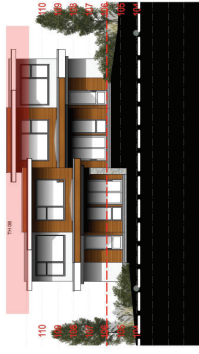
Development Permit Application September 21, 2017 Project Review November 14, 2017 Final Review November 14, 2018	380 Cottle Place 380 Cottle Place, Nanaimo, British Columbia Townhouse Bldg Elevations c/w Site Profiles	Sheet No. A3.2
--	---	-------------------

380 COTTLE PLACE

Development Permit Application
The Ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia



1 TH-08 & 09: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



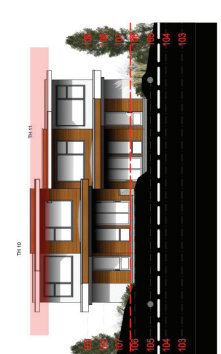
Rear



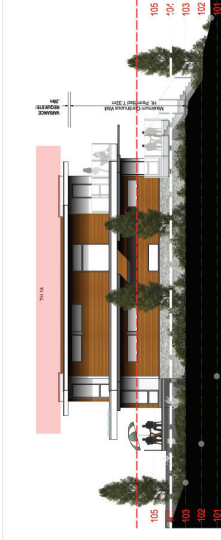
2 TH-10 & 11: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



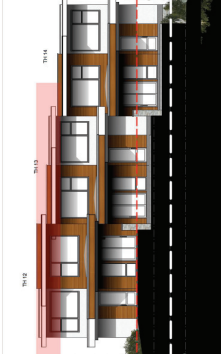
Rear



3 TH-12, 13 & 14: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



Rear



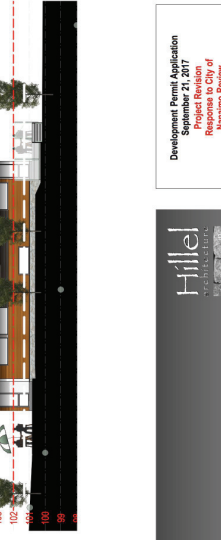
4 TH-15 & 16: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



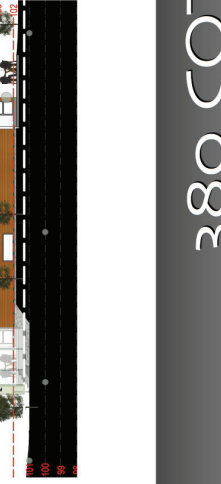
Rear



5 TH-15 & 16: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



Rear



6 TH-15 & 16: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100



Rear

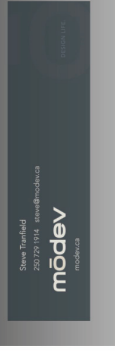


7 TH-15 & 16: Front, Side and Rear Elevations
A3.3 / FINISH WORK: 1:100

Development Permit Application September 21, 2017 Response to City of Nanaimo Review February 16, 2018	
PROJECT	380 Cottle Place 380 Cottle Place
PROJECT NO.	Townhouse Big Elevations
DATE	2018-02-01
SCALE	A3.3

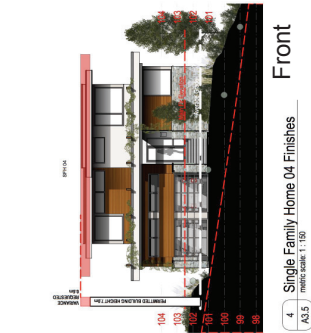
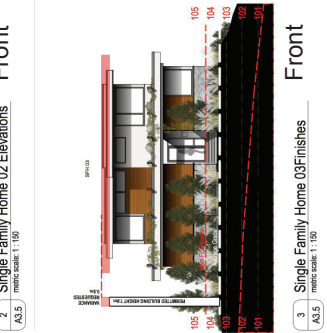


380 COTTLE PLACE
Development Permit Application
The ridge line of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia



RECEIVED
DP1074
2018-FEB-01
Contract Planning & Administration

SINGLE FAMILY RESIDENTIAL UNITS



Rear

Rear

Rear

Rear

Development Permit Application
September 21, 2017
Response to City
of Nanaimo Review
February 1, 2018

PROJECT: 380 Cottle Place
380 Cottle Place, Nanaimo, British Columbia

ISSUED FOR: SF Building Elevations
ON SITE Profiles

DATE: 2018-02-01
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS.5

380 COTTLE PLACE

Development Permit Application
The ridge line of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

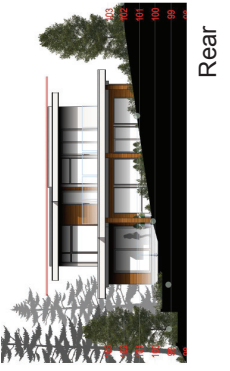
RECEIVED
DP 1074
2018-FEB-01
Carruth Planning & Subdivision



1 Single Family Home 05 Elevations
 Front
 A3.6 ARCHSCALE: 1:150



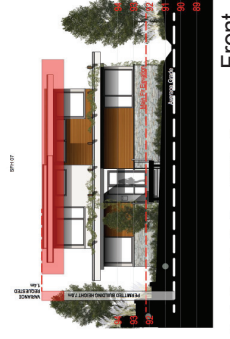
Rear
 A3.6



2 Single Family Home 06 Elevations
 Front
 A3.6 ARCHSCALE: 1:150



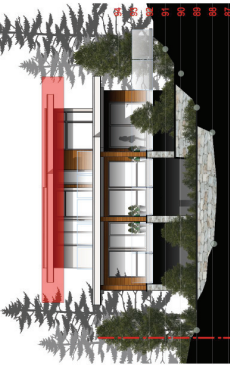
Rear
 A3.6



3 Single Family Home 07 Elevations
 Front
 A3.6 ARCHSCALE: 1:150



Rear
 A3.6



4 Single Family Home 08 Elevations
 Front
 A3.6 ARCHSCALE: 1:150



Rear
 A3.6



Steve Traflet
 2527 17th St. Nanaimo, BC
mōdev
 modular

380 COTTLE PLACE

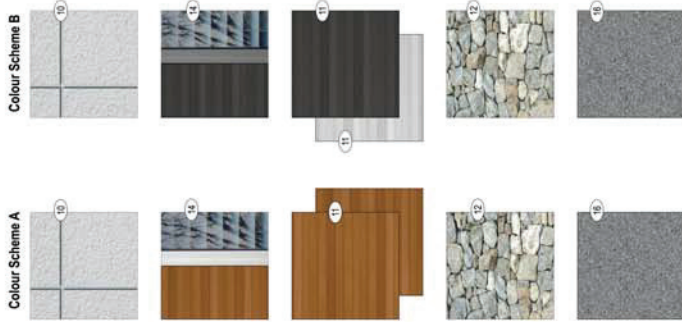
Development Permit Application

The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

Development Permit Application
 September 21, 2017
 Project Revision
 2017-01-14
 of Nanaimo review
 February 1, 2018

PROJECT: 380 Cottle Place
 380 Cottle Place, Nanaimo, BC
 ARCHITECT: Steve Traflet, mōdev

PERMIT FOR: SF Building Elevations
 SHEET NO.: A3.6



2 Single Family Home Finishes
A3.4
Metric Scale: 1:150



1 Single Family Home Finishes
A3.4
Metric Scale: 1:150



4 Single Family Home Finishes
A3.4
Metric Scale: 1:150



3 Single Family Home Finishes
A3.4
Metric Scale: 1:150



Alternative colour scheme B sample Elevation



Alternative colour scheme B sample Elevation

Development Permit Application
September 21, 2017

380 Cottle Place
380 Cottle Place, Nanaimo, British Columbia

Single Family Design Elevations

Sheet: A3.4

Hillel

380 COTTLE PLACE

Development Permit Application
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

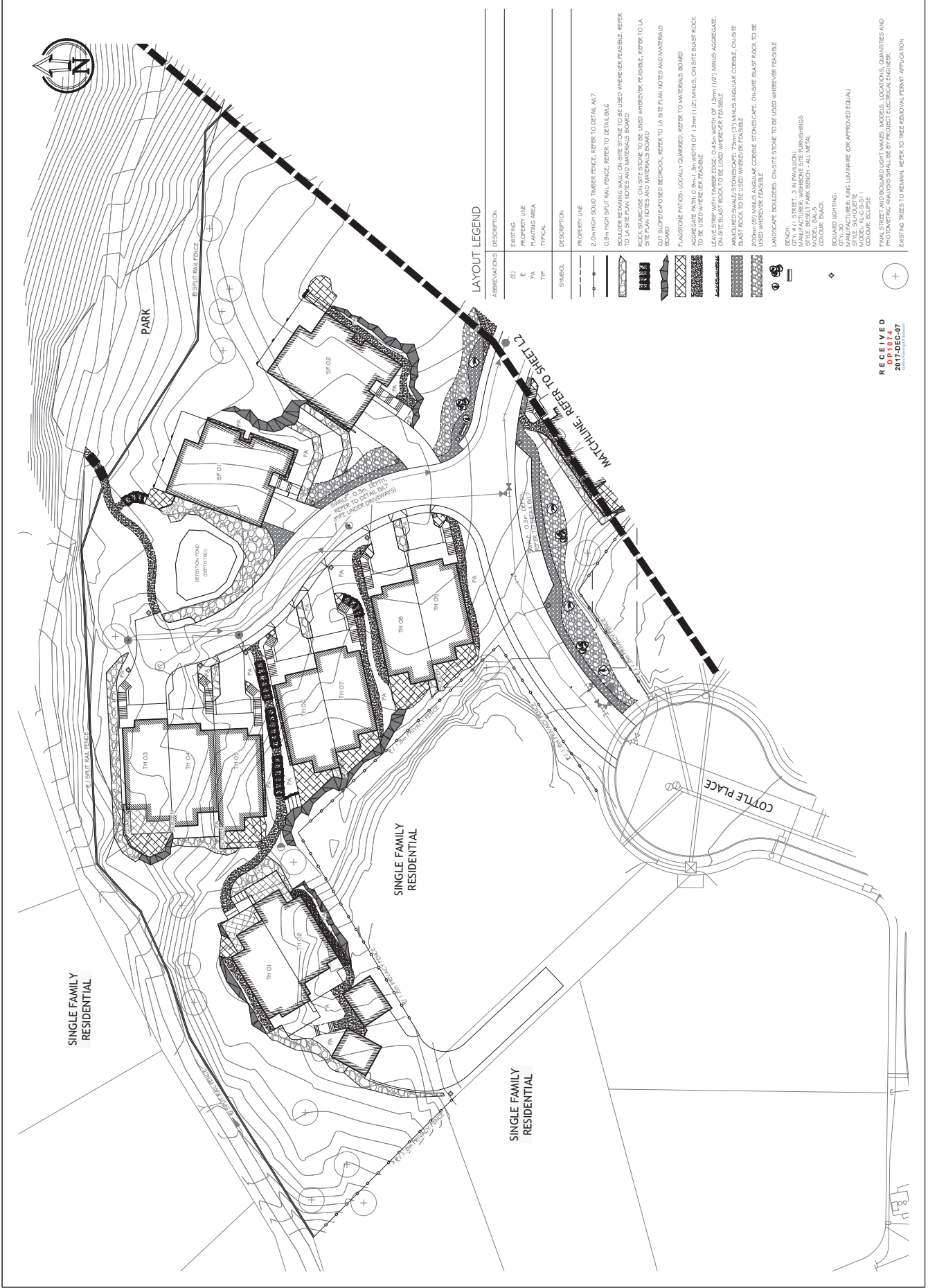
Shawn, Tom & Jeff
200-270-1114 | shawn@moddev.com

mōdev
MODERN DESIGN

RECEIVED
DP1074
2017-OCT-02
Current Planning & Subdivision

ATTACHMENT H LANDSCAPE PLANS AND DETAILS

1 of 7
WEST



THIS DRAWING IS THE FINAL ARCHITECTURAL NOTEBOOK FOR THE PROJECT. ANY CHANGES TO THE DRAWING MUST BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

1145 Devonwood Drive, Nanaimo, BC V9P 1S1
TEL: 250.248.2099 FAX: 250.248.2098
www.mcdonaldgray.ca

mcdonald gray

LANDSCAPE ARCHITECTURE
SITE PLAN

Date: December 7, 2017

Drawn: CM
Checked: NG
Scale: 1:250 metric
Project Number: 17-0176
L1 of 7

380 Cottle Place
Modev
Nanaimo, BC

#	Date	NOTES
0	25AUG2017	Pre-application Review
1	26SEP2017	Submission
2	07DEC2017	Re-submission

REVISION SCHEDULE

RECEIVED
DP1874
2017-DEC-07

LANDSCAPE ARCHITECTURE

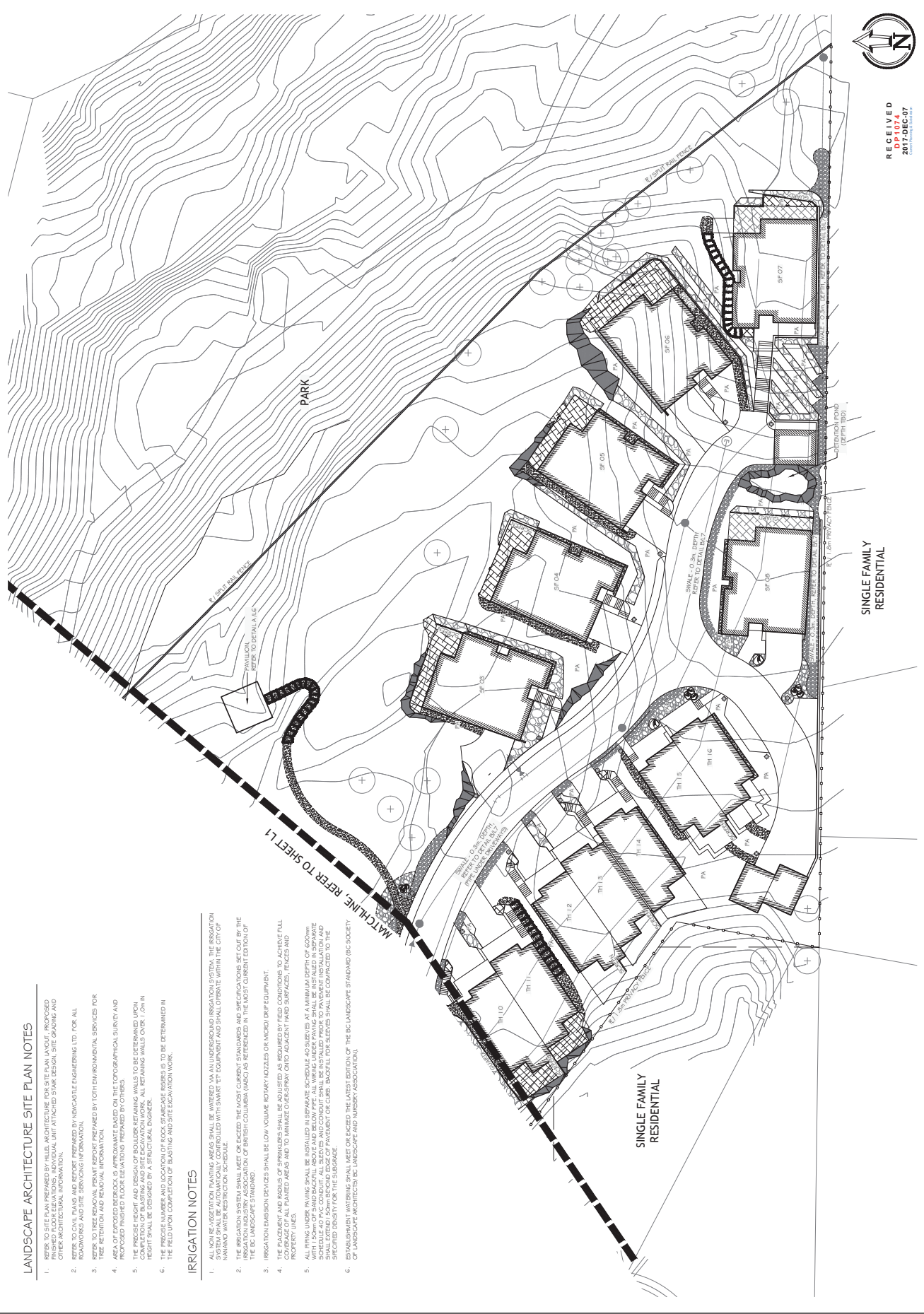
 418 Greenwood Drive, Nanaimo, BC V9P 1S1
 TEL: 250.248.2099 FAX: 250.248.2100
 www.macedonaldgray.ca

THIS DRAWING, CONTRACT, AND ALL NOTES HEREAFTER SHALL BE CONTROLLED BY THE DRAWING NUMBER AND PROJECT NUMBER. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A REVISION TO THE DRAWING NUMBER AND PROJECT NUMBER. THIS DRAWING IS THE PROPERTY OF MACDONALD GRAY AND SHALL REMAIN THE PROPERTY OF MACDONALD GRAY.

380 Cottle Place
 Modev
 Nanaimo, BC

LANDSCAPE ARCHITECTURE
 SITE PLAN
 Date: December 7, 2017
 Drawn: CM
 Checked: NG
 Scale: 1:250 metric
 Project Number: 17-0176
 L2 of 7

#	Date	NOTES
0	25AUG2017	Pre-application Review
1	26SEP2017	DP Submission
2	07DEC2017	DP Re-submission



LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. THIS SITE PLAN WAS PREPARED BY HILL ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED IRRIGATION SYSTEM, AND LANDSCAPE ARCHITECTURE. FOR ALL OTHER ARCHITECTURAL INFORMATION, REFER TO CIVIL PLANS AND REPORT PREPARED BY INNOVATIVE ENGINEERING LTD. FOR ALL ROADWORKS AND SITE SERVICES INFORMATION.
2. REFER TO TREE REMOVAL PERMIT REPORT PREPARED BY TOTTI ENVIRONMENTAL SERVICES FOR TREE RETENTION AND REMOVAL INFORMATION.
3. AREA OF EXPOSED BEDROCK IS APPROXIMATE BASED ON THE TOPOGRAPHICAL SURVEY AND THE PROPOSED IRRIGATION SYSTEM. REFER TO THE TOPOGRAPHICAL SURVEY FOR MORE INFORMATION.
4. THE PROPOSED IRRIGATION SYSTEM IS DESIGNED TO BE OPERATIONAL UPON COMPLETION OF BLASTING AND SITE EXCAVATION WORK. ALL RETAINING WALLS OVER 1.0M HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
5. THE PROPOSED IRRIGATION SYSTEM IS TO BE DETERMINED IN THE FIELD UPON COMPLETION OF BLASTING AND SITE EXCAVATION WORK.

IRRIGATION NOTES

1. ALL NON-VEGETATION PAINTING AREAS SHALL BE WATERED VIA AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART IRT EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MOST EFFICIENT SPRINKLER AND SCHEDULES. REFER TO THE BC LANDSCAPE STANDARDS FOR MORE INFORMATION ON THE IRRIGATION SYSTEM STANDARDS.
3. IRRIGATION EMITTERS SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
4. THE SPACING AND SPACING OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PAINTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT LAND SURFACES, FENCES AND PROPERTY LINES.
5. ALL SPRING UNDERPAVING SHALL BE INSTALLED IN SEPARATE SCHEDULES AS MINIMUM 150MM DEPTH OF COVER. REFER TO THE IRRIGATION SCHEDULE FOR MORE INFORMATION. ALL PAC CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL BE INSTALLED IN SEPARATE SCHEDULES. PAVEMENT OR CURB BACKFILL FOR SCHEDULES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SCHEDULE.
6. ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS (BC SOCIETY OF LANDSCAPE ARCHITECTS/BC LANDSCAPE AND NURSERY ASSOCIATION).



RECEIVED
 DP-1074
 2017-DEC-07

SINGLE FAMILY
 RESIDENTIAL

PLANTING PLAN - WEST

3 of 7

macdonald gray
landscape architects inc.
114 Devonwood Drive, Nanaimo, BC V9P 1S1
TEL: 250.248.3098 FAX: 250.248.3099
www.macdonald-gray.ca

THIS DRAWING IS THE FINAL ARCHITECTURAL NOTE SET FOR THE PROJECT AND IS TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THIS DRAWING IS THE PROPERTY OF MACDONALD GRAY LANDSCAPE ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

380 Cottle Place
Nanaimo, BC
Modev

PLANTING PLAN
December 7, 2017
Date: December 7, 2017
Drawn: CM
Checked: NG
Scale: 1:250 METRIC
Project Number: 17-0176
DRAWING NUMBER: L3 of 7

#	Date	NOTES
0	25AUG2017	Pre-application Review
1	26SEP2017	DP Submission
2	07DEC2017	DP Re-submission



Existing Trees to Remain

www.macedonaldgray.ca
 TEL: 250.248.2098 FAX: 250.248.2099
 818 Devonwood Drive, Nanaimo, BC V9P 1S1
macedonald gray



THIS DRAWING IS THE FINAL ARCHITECTURAL NOTE FOR THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND TO VERIFY THAT ALL INFORMATION IS CORRECT AND COMPLETE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND TO VERIFY THAT ALL INFORMATION IS CORRECT AND COMPLETE.

380 Cottle Place
Modev
 Nanaimo, BC

PLANTING PLAN
 Date: December 7, 2017
 Drawn: CM
 Checked: NG
 Scale: 1:250 metric
 Project Number: 17-0176
 L4 of 7

#	Date	NOTES
1	26SEP2017	DP Submission
0	25AUG2017	Pre-application Review
2	07DEC2017	Re-submission



RECEIVED
 2017-DEC-07
 GreenSpace & Gardens

macdonald gray
landscape architects inc.
1140 Devonshire Street, Vancouver, BC V6P 1S1
TEL: 250.248.3098 FAX: 250.248.3099
www.macdonald-gray.ca

THIS DRAWING IS THE PROPERTY OF MACDONALD GRAY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MACDONALD GRAY.

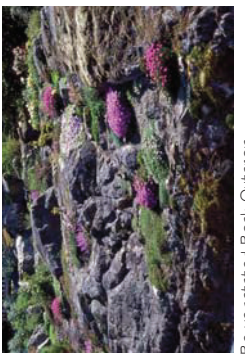
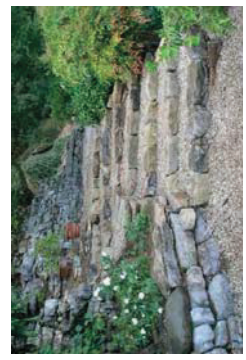
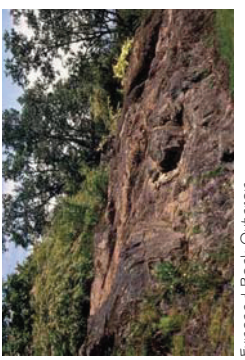
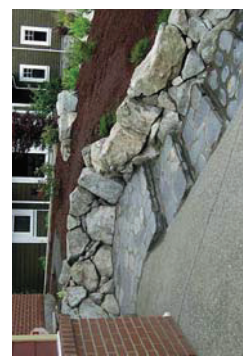
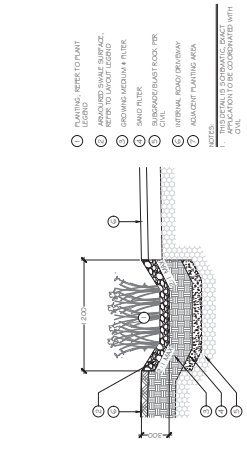
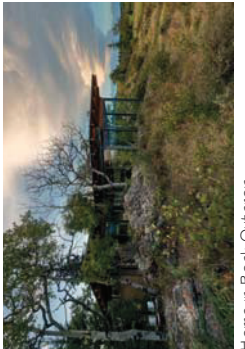
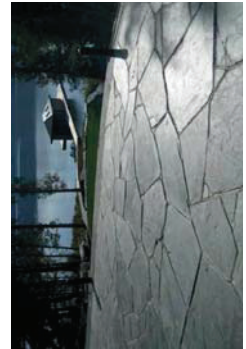
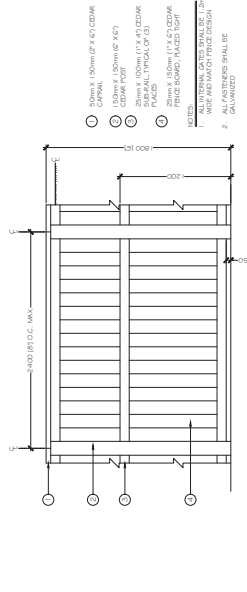
380 Cottle Place
Nanaimo, BC
Módev

DETAILS & MATERIALS

DRAWING NUMBER: L7 of 7
 PROJECT NUMBER: 17-0176
 SCALE: 1:250 METRIC
 CHECKED: NG
 DRAWN: CM
 DATE: December 7, 2017

#	DATE	NOTES
0	25AUG2017	Pre-application Review
1	16SEP2017	DP Submission
2	07DEC2017	DP Re-submission

REVISION SCHEDULE



RECEIVED
DP 1074
2017-DEC-07

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001074



Delegation Request

Steven Tranfield has requested an appearance before Council.

The requested date is February 19, 2018.

The requested meeting is:
Council

Presenter's Information:

Steven Tranfield

City: Nanaimo

Province: BC

Bringing a presentation: No

Details of Presentation:

Steven Tranfield to give a brief overview of the proposed development of 380 Cottle Place.

Delegation Request

Peter Hardcastle has requested an appearance before Council.

The requested date is February 19, 2018.

The requested meeting is:
Council

Presenter's Information:

Peter Hardcastle, Hillel Architecture Inc.

City: Nanaimo

Province: BC

Bringing a presentation: Yes

Details of Presentation:

Architectural firm to provide a presentation regarding the development permit application for 380 Cottle Place.