

DATE OF MEETING October 16, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP990 – 510 WOODHAVEN DRIVE**

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development permit application for a single residential dwelling within the 15m setback from the wetland and boundary of Long Lake at 510 Woodhaven Drive.

### **Recommendation**

That Council issue Development Permit No. DP990 at 510 Woodhaven Drive with the following variances:

- reduce the watercourse setback from 15m to 9.8m;
- reduce the front yard setback for the single residential dwelling from 4.5m to 1.06m;
- reduce the front yard setback for the garage within the single residential dwelling from 6m to 0.33m;
- increase lot coverage from 40% to 45%;
- increase building height above the curb from 3m to 4.29m; and,
- increase the perimeter wall height on the south, east, and west elevations from 7.32m to 12.56m.

## BACKGROUND

A development permit application, DP990, was received from Ms. Catherine Power to construct a single residential dwelling on the subject property with variances in order to allow the proposed building to be sited within the watercourse setback.

### **Subject Property:**

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The vacant subject property is located at the east end of Woodhaven Drive, adjacent to the north side of Long Lake. Woodhaven drive dead ends just past the subject property.
<i>Total Area</i>	493.8m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 1 – Watercourses
<i>Relevant Design Guidelines</i>	Development Permit Area Design Guidelines

The subject property is located within Long Lake Heights, a bare land strata which is authorized under Land Use Contract 1706. The managing agents of Council, Strata Plan VIS830, have reviewed and approved the proposed building siting and design.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a four-storey single residential dwelling that is to be constructed on the vacant subject property.

- Small lot – 493.8m<sup>2</sup> (approximately 19m wide and 26m deep)
- 53% grade drop from the strata road to the wetland boundary of Long Lake

The proposed variances regarding site coverage (setback and perimeter wall height variances) are a result of designing a single residential dwelling to meet the applicant's needs, while minimizing the encroachment into the 15m watercourse setback. The building encroachments are:

- 100m<sup>2</sup> ground floor encroachment
- 22m<sup>2</sup> aerial encroachment of the cantilevered fourth-storey balcony

### **Development Permit Area No. 1 – Watercourses**

An Environmental Summary (see Attachment D) has been prepared by a Qualified Environmental Professional (QEP). Staff supports the building design and location, which requires a watercourse setback reduction to 9.8m, based on the Environmental Summary. The building is designed to minimize impact within the watercourse setback.

The total area of the ground floor intrusion is 100m<sup>2</sup>, of which 20m<sup>2</sup> will be a pervious patio.

The reduction of the watercourse setback does not impact any significant trees along the lake edge.

The QEP has provided a landscape plan (Figure 1, Environmental Summary) which conforms to the Watercourse Guidelines. The property owner will undertake the re-vegetation plan.

For more information, see the Attachments.

## **PROPOSED VARIANCES**

### **Watercourse Setback**

The required watercourse setback from the natural boundary of Long Lake is 15m. The proposed setback is 9.8m; a proposed variance of 5.2m.

## **Front Yard Setback**

### *Single Residential Dwelling*

The required setback for the house is 4.5m, the proposed setback is 1.06m; a proposed variance of 3.44m.

### *Garage*

The required setback for the garage is 6m, the proposed setback is 0.33m; a proposed variance of 5.67m.

Staff supports the proposed yard variances as the building is sited away from the lake and the building design accommodates sufficient off-street parking.

## **Lot Coverage**

The maximum lot coverage is 40%. The proposed lot coverage is 45%; a proposed variance of 5%.

Staff supports the increased lot coverage due to the small, steep lot and house not being over-built for the site; and in keeping with neighbouring properties.

## **Building Height**

The allowed building height above the curb is 3m. The proposed building height is 4.29m; a proposed variance of 1.29m.

Staff supports the variance as the increased height improves the roof design and does not impact upland views.

## **Perimeter Wall Height**

The required perimeter wall height is 7.32m. The proposed perimeter wall height for the south, east, and west elevations is 12.56m; a proposed variance of 5.24m.

Staff supports the perimeter wall height variance as the building addresses the wall faces in a successful manner with necessary articulation.

## **SUMMARY POINTS**

- DP000990 is a single family dwelling unit within the Neighbourhood designation.
- The proposed development meets the Watercourse Design Guidelines.
- Staff supports the variances to the watercourse setbacks, the front yard setbacks, and the increase to the perimeter wall heights for the south, east, and west elevations.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plans  
ATTACHMENT D: Environmental Summary  
ATTACHMENT E: Strata Approval Letter  
ATTACHMENT F: Building Elevations  
ATTACHMENT G: Building Renderings  
ATTACHMENT H: Landscape Plans  
ATTACHMENT I: Aerial Photo

### **Submitted by:**

L. Rowett  
Manager, Current Planning and Subdivision

### **Concurrence by:**

D. Lindsay  
Director, Community Development

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

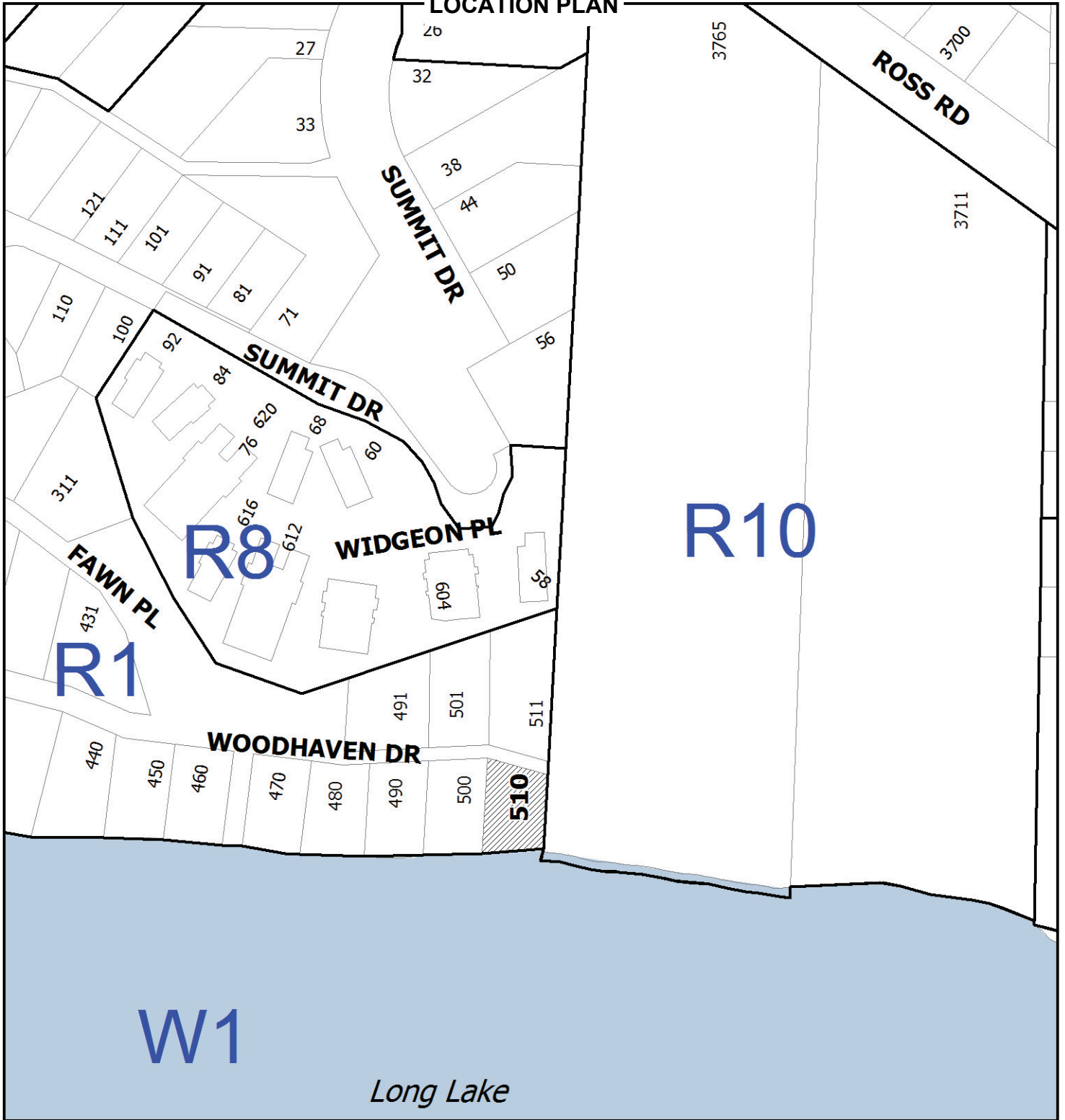
The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 6.3.1.5* – to reduce the watercourse setback measured from the top of bank from 15m to 9.8m.
2. *Section 7.5.1* – to reduce the front yard setback from 4.5m to 1.06m for the single residential dwelling.
3. *Section 7.5.3* – to reduce the front yard setback from 6m to 0.33m for the garage.
4. *Section 7.6.1* – to increase the lot coverage from 40% to 45%.
5. *Section 7.6.1* – to increase the perimeter wall height from 7.32m to 12.56m on the south, east and west elevations.

## **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the site plans prepared by Raymond de Beeld Architect Inc. dated 2017-SEP-14 as shown on Attachment C.
2. The subject property shall be developed generally in accordance with the environmental summary report prepared by Toth and Associates Environmental Services, dated 2017-SEP-15 as shown on Attachments D.
3. The development is in general compliance with the building elevations prepared by Raymond de Beeld Architect Inc. dated 2017-SEP-14 as shown on Attachment F.
4. The subject property is in general compliance with the landscape plans prepared by Raymond de Beeld Architect Inc. dated 2017-APR-26 as shown on Attachment G.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000990

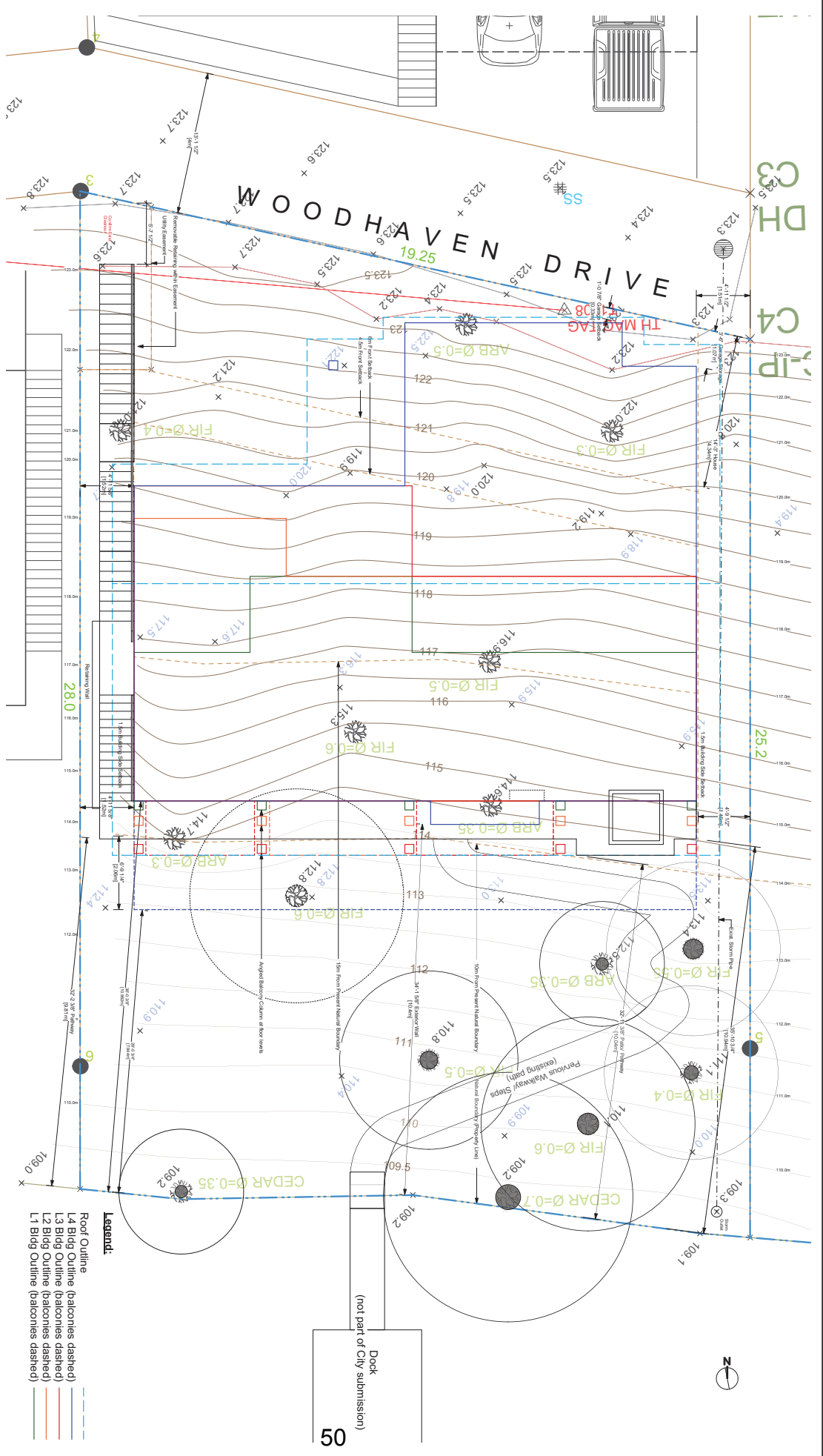
**LOCATION PLAN**



Civic: 510 Woodhaven Drive  
Strata Lot 175, Section 5, Wellington District,  
Strata Lot 830, (Phase 3), together with an interest  
in the common property in proportion to the unit  
entitlement of the Strata Lot as shown on Form 1

 **Subject Property**

# ATTACHMENT C SITE PLANS



**RAYMOND de BEELD ARCHITECT Inc.**  
510 Woodhaven Drive, Nanaimo, B.C. V9S 4K1  
Tel: (250) 754-2108, Fax: (250) 754-2118  
Email: info@raymondarch.com  
www.raymondarch.com

**POWER RESIDENCE**  
510 Woodhaven Drive, Nanaimo, BC  
STRATA, LOT 175, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07 827 549)

**SITE PLAN (COMPOSITE)**

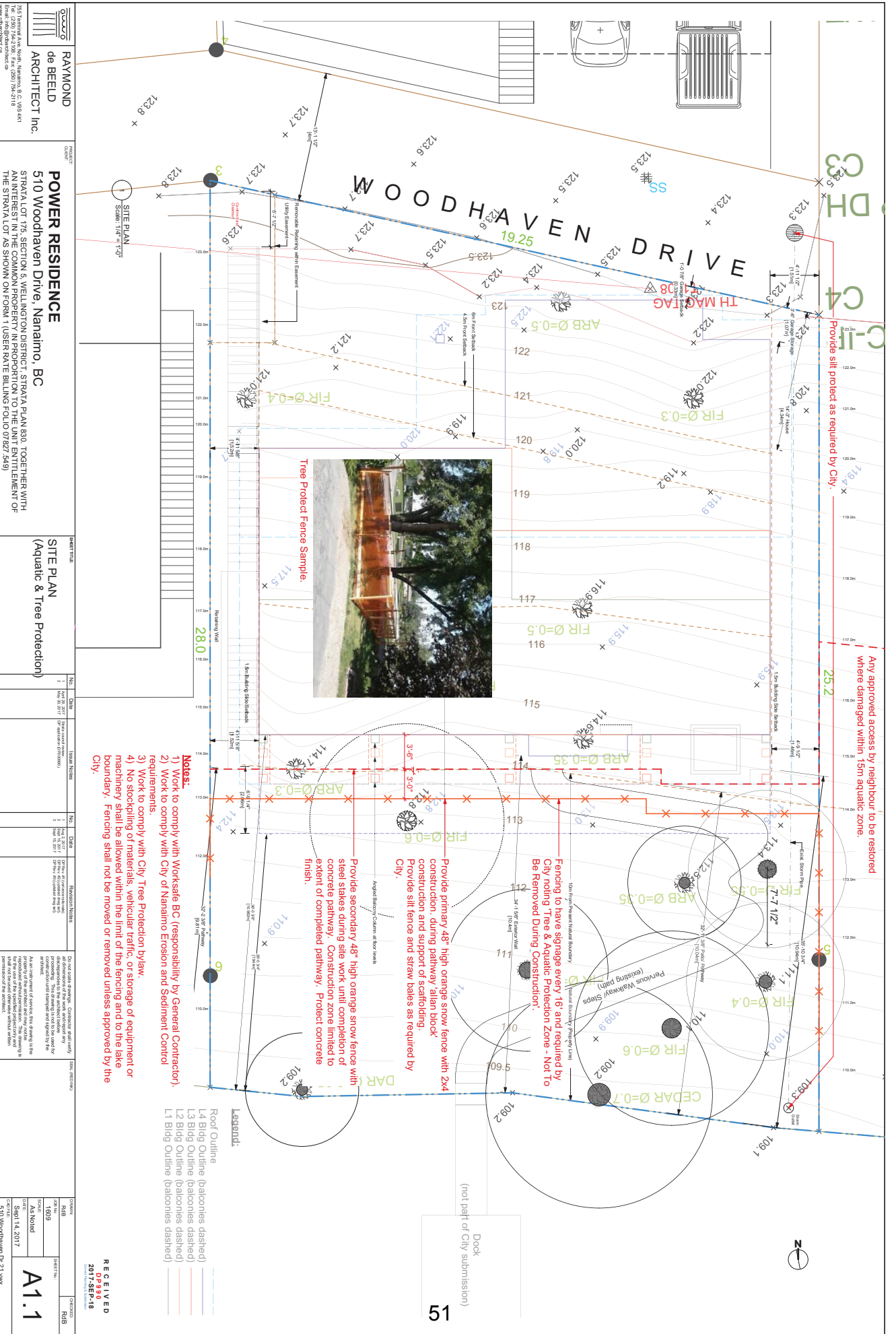
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3	2017-SEP-18	3
4	2017-SEP-18	4
5	2017-SEP-18	5
6	2017-SEP-18	6
7	2017-SEP-18	7
8	2017-SEP-18	8
9	2017-SEP-18	9
10	2017-SEP-18	10
11	2017-SEP-18	11
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49	2017-SEP-18	49
50	2017-SEP-18	50

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D 09300  
2017-SEP-18

**A1.0**

- Legend:**
- Root Outline
  - L4 Bldg Outline (balconies dashed)
  - L3 Bldg Outline (balconies dashed)
  - L2 Bldg Outline (balconies dashed)
  - L1 Bldg Outline (balconies dashed)

Dock  
(not part of City submission)  
50



RAYMOND de BEELD ARCHITECT Inc.  
 5170 Woodhaven Drive, Nanaimo, B.C. V9S 4K1  
 Tel: (250) 754-2108, Fax: (250) 754-2118  
 Email: raymond@raymondarch.com  
 Website: www.raymondarch.com

**POWER RESIDENCE**  
 5170 Woodhaven Drive, Nanaimo, BC  
 STRATA LOT 175, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07 827 549)

**SITE PLAN**  
 (Aquatic & Tree Protection)

NO.	DATE	REVISION NUMBER	DESCRIPTION
1	2017-08-14	1	Issue for Review
2	2017-09-18	2	Issue for Review
3	2017-09-18	3	Issue for Review

**RECEIVED**  
 2017-SEP-18  
 510 Woodhaven Dr 21 Wx

**A1.1**

**Legend:**  
 Roof Outline  
 L4 Bidg Outline (balconies dashed)  
 L3 Bidg Outline (balconies dashed)  
 L2 Bidg Outline (balconies dashed)  
 L1 Bidg Outline (balconies dashed)

**Notes:**  
 1) Work to comply with Worksafe BC (responsibility by General Contractor) requirements.  
 2) Work to comply with City of Nanaimo Erosion and Sediment Control requirements.  
 3) Work to comply with City Tree Protection bylaw.  
 4) No stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing and to the lake boundary. Fencing shall not be moved or removed unless approved by the City.

Provide primary 48" high orange snow fence with 2x4 construction during pathway, siltan block construction and support of scaffolding. Provide silt fence and straw bales as required by City.

Provide secondary 48" high orange snow fence with steel stakes during site work until completion of concrete pathway. Construction zone limited to extent of completed pathway. Protect concrete finish.

Fencing to have signage every 16' and required by City noting Tree & Aquatic Protection Zone - Not to Be Removed During Construction

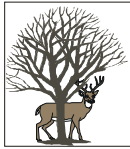
Any approved access by neighbour to be restored where damaged within 15m aquatic zone.

Provide silt protect as required by City.

Tree Protect Fence Sample.

1.5m Utility Easement  
 4.0m Front Setback  
 1.5m Building Setback





## Toth and Associates Environmental Services

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: stoth@shaw.ca

October 1, 2017

### Catherine Power

5690 Vanderneuk Road

Nanaimo B.C. V9T 5H4

### Re: Summary of results for the Environmental Surveys conducted on 510 Woodhaven Drive, Nanaimo (PID 000-273-341).

Toth and Associates Environmental Services conducted a detailed *Riparian Areas Regulation* (RAR) assessment (#3966) of 510 Woodhaven Drive on the north side of Long Lake on March 14, 2016 and a tree survey on April 27, 2017. The development proposal includes construction of a single family residence on the property. The subject property is very small at approximately 5,306 square feet (493 m<sup>2</sup>), or roughly 26 m deep by 19 m wide. Average slope on the property is 52% grade.

The development plan proposes a reduction in the watercourse setback from 15 m to 9.8 m at the building's closest point to Long Lake in the southwest corner of the property, with a minor area of intrusion into the 9.8 m setback for a 4<sup>th</sup> floor cantilevered balcony (22 m<sup>2</sup>). City Staff have reviewed the proposal and indicated that a 9.8 m aquatic setback could be supported as long as there are no ground level intrusions into the 9.8 m setback. The upper storey balcony will be located approximately 8.84 m above ground level on a southerly aspect and therefore will not impede growth of shrub, herb and low growing tree species beneath the balcony. The total area of ground floor intrusion into the City's 15 m watercourse setback proposed by the development plan is 100 m<sup>2</sup> of which 20 m<sup>2</sup> will be pervious patio.

The tree survey and Tree Management Plan indicated that development of the property will require removal of 24 trees, of which 18 are <30 cm diameter. No Significant Trees will be removed and only one tree will be removed from within the proposed 9.8 m setback. The City's Management and Protection of Trees Bylaw 2013 (No. 7126) requires 28 trees to be replaced for the 24 trees to be removed. As there is insufficient space on the subject property for replacement of all the trees, cash-in-lieu for trees not replaced will be paid to the City.

City staff requested a compensation plan for the encroachment created by the watercourse setback variance. Currently there is little in the way of shrub or herbaceous vegetation on the property due to the shading created by trees within the watercourse setback. I have provided a landscape plan (Figure 1) that requires the planting of 125 native plants (1 plant / 0.75 m<sup>2</sup>) within the 9.8 m watercourse setback including 74 herbs, 45 shrubs and 6 trees (Table 1). Native plant species appropriate for the site are indicated in Table 1.

It is our understanding that the landowner will undertake the re-vegetation.

A single pervious soft surface pathway will provide access to water. The trail has been aligned to avoid damage or removal of existing trees and vegetation (Figure 1).

RECEIVED  
DP990  
2017-OCT-02  
Current Planning & Subdivision

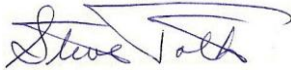
*Summary of proposed watercourse setback intrusion on 510 Woodhaven Drive, Nanaimo*

A fence will be installed along the 9.8 m setback boundary prior to the start of construction to prevent intrusion within the setback area.

It is our professional opinion that the proposed construction of a home on the property involving a 100 m<sup>2</sup> intrusion inside the 15 m Streamside Protection Enhancement Area (SPEA) setback associated with the Zones of Sensitivity for Large Woody Debris and Bank Stability, and Litter Fall and Insect Drop will not have a significant impact on the riparian function of Long Lake.

Please contact us if you require any additional information.

Sincerely,  
Steve Toth, AScT, R.P.Bio.



**Toth and Associates Environmental Services**

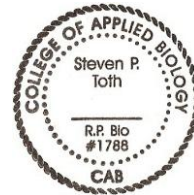


Table 1. Recommended native plant species for restoration of the watercourse setback on 510 Woodhaven Drive























Species	Common Name	Size	\$/each	Quantity	\$ Cost	Sun	Moisture
<b>Trees</b>							
<i>Taxus brevifolia</i>	Western Yew	5 gal	\$28.00	2	\$56.00	Low	Low
<i>Conus nuttallii</i>	Pacific Dogwood	5 gal	\$28.00	2	\$56.00	Mod	Mod
<i>Malus fusca</i>	Pacific Crab Apple	5 gal	\$18.00	2	\$36.00	Mod	High
<b>Shrubs</b>							
<i>Amelanchier alnifolia</i>	Saskatoon	2 gal	\$8.50	6	\$51.00	High	Low
<i>Mahonia nervosa</i>	Dull Oregon Grape	2 gal	\$5.50	12	\$66.00	Mod	Low
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	2 gal	\$6.00	5	\$30.00	Mod	Mod
<i>Holodiscus discolor</i>	Ocean Spray	2 gal	\$8.50	5	\$42.50	High	Low
<i>Ribes sanguineum</i>	Red Flowering Currant	2 gal	\$9.50	5	\$47.50	Mod	Mod
<i>Symphoricarpos albus</i>	Snowberry	2 gal	\$8.50	6	\$51.00	Mod	Mod
<i>Vaccinium parvifolium</i>	Red Huckleberry	1 gal	\$6.00	3	\$18.00	Mod	Mod
<i>Lonicera ciliosa</i>	Western Trumpet Honeysuckle	1 gal	\$6.00	3	\$18.00	Mod	Low
<b>Herbs</b>							
<i>Polystichum munitum</i>	Sword Fern	1 gal	\$4.75	25	\$118.75	Mod	Mod
<i>Asarum caudatum</i>	Wild Ginger	1 gal	\$2.75	5	\$13.75	Mod	Low
<i>Aster douglasii</i>	Douglas' Aster	1 gal	\$2.75	5	\$13.75	High	Mod
<i>Dicentra formosa</i>	Bleeding Heart	1 gal	\$2.25	5	\$11.25	Mod	Mod
<i>Digitalis purpurea</i>	Common Foxglove	1 gal	\$2.25	5	\$11.25	High	Mod
<i>Disporum hookeri</i>	Hooker's Fairybells	1 gal	\$2.75	5	\$13.75	Mod	Mod
<i>Heuchera micrantha</i>	Small-flowered Alumroot	1 gal	\$2.25	5	\$11.25	Low	Mod
<i>Linnaea borealis</i>	Twinflower	1 gal	\$2.25	5	\$11.25	Low	Low

*Environmental Summary for 510 Woodhaven Drive, Nanaimo*

<i>Satueija douglasii</i>	Yerba Buena	1 gal	\$2.75	5	\$13.75	Mod	Low
<i>Tellima grandiflora</i>	Fringecup	1 gal	\$2.25	5	\$11.25	Low	Mod
<i>Tiarella trifoliata</i>	Foamflower	1 gal	\$2.25	5	\$11.25	Low	Mod
<b>Total:</b>				<b>125</b>	<b>\$713.25</b>		

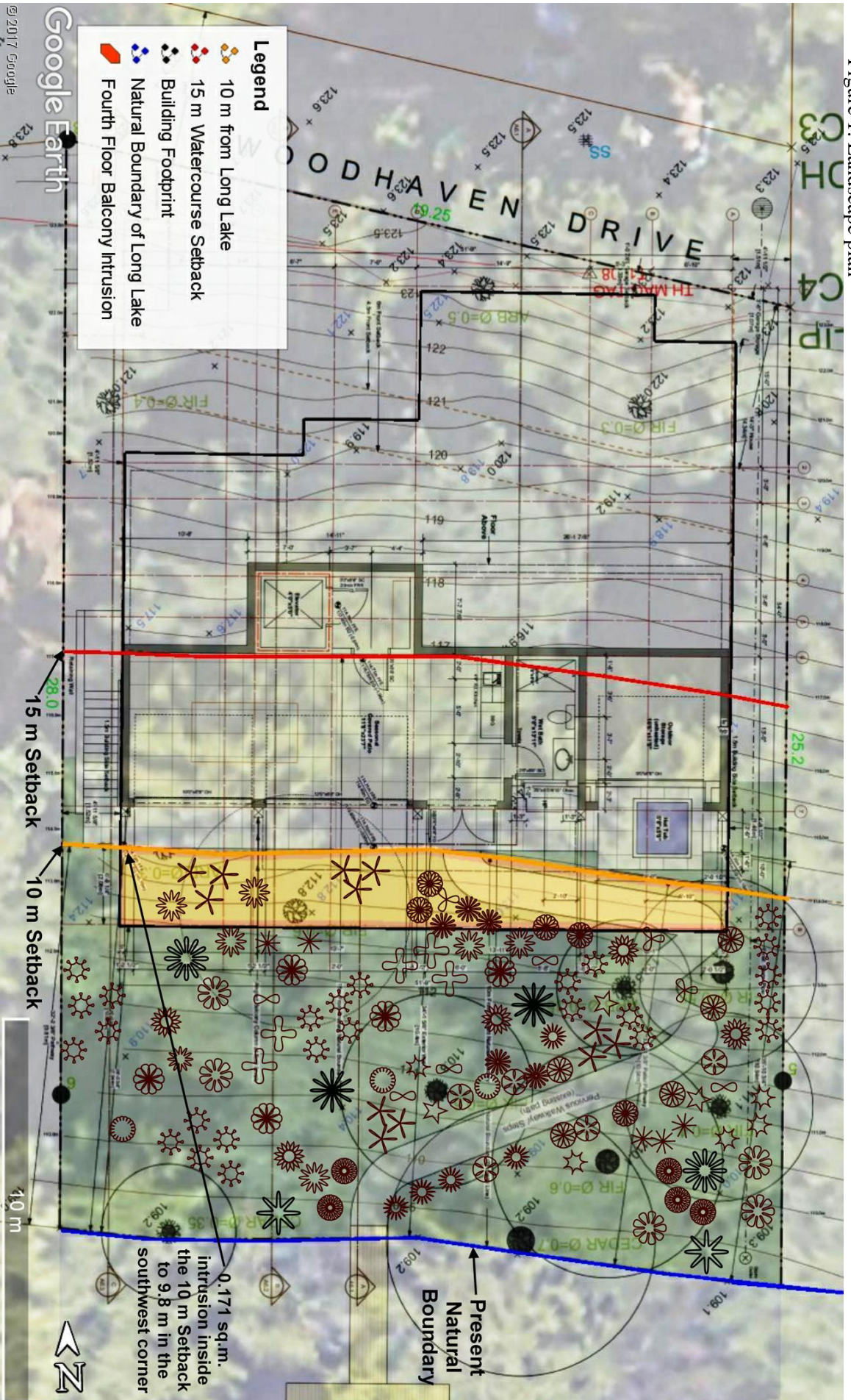
Note: Costs are based on wholesale prices indicated on the Streamside Native Plant's website (<http://streamsidenativeplants.com/>)

Table 2. Map symbols used on landscape plan

Species	Common Name	Quantity	Symbol
<i>Taxus brevifolia</i>	Western Yew	2	
<i>Conus nuttallii</i>	Pacific Dogwood	2	
<i>Malus fusca</i>	Pacific Crab Apple	2	
<i>Amelanchier alnifolia</i>	Saskatoon	6	
<i>Mahonia nervosa</i>	Dull Oregon Grape	12	
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5	
<i>Holodiscus discolor</i>	Ocean Spray	5	
<i>Ribes sanguineum</i>	Red Flowering Currant	5	
<i>Symphoricarpos albus</i>	Snowberry	6	
<i>Vaccinium parvifolium</i>	Red Huckleberry	3	
<i>Lonicera ciliosa</i>	Western Trumpet Honeysuckle	3	
<i>Polystichum munitum</i>	Sword Fern	25	
<i>Asarum caudatum</i>	Wild Ginger	5	
<i>Aster douglasii</i>	Douglas' Aster	5	
<i>Dicentra formosa</i>	Bleeding Heart	5	
<i>Digitalis purpurea</i>	Common Foxglove	5	
<i>Disporum hookeri</i>	Hooker's Fairybells	5	
<i>Heuchera micrantha</i>	Small-flowered Alumroot	5	
<i>Linnaea borealis</i>	Twinflower	5	
<i>Satueija douglasii</i>	Yerba Buena	5	
<i>Tellima grandiflora</i>	Fringecup	5	
<i>Tiarella trifoliata</i>	Foamflower	5	

Summary of proposed watercourse setback intrusion on 510 Woodhaven Drive, Nanaimo

Figure 1. Landscape plan



**ATTACHMENT E  
STRATA APPROVAL LETTER**

June 1, 2017

**VIA MAIL & EMAIL**

Catherine Power  
510 Woodhaven Drive  
Nanaimo, BC V9T 4X5

**RE: Strata Plan VIS 830 – Long Lake Heights – SL#175  
Building Plan**

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We write as managing agents on behalf of Council, Strata Plan VIS 830 regarding the above referenced matter.

Council reviewed your building plans and after review and consideration, your plans have been approved.

We appreciate your attention to this matter.

Sincerely,



Beth Kauwell  
Strata Manager

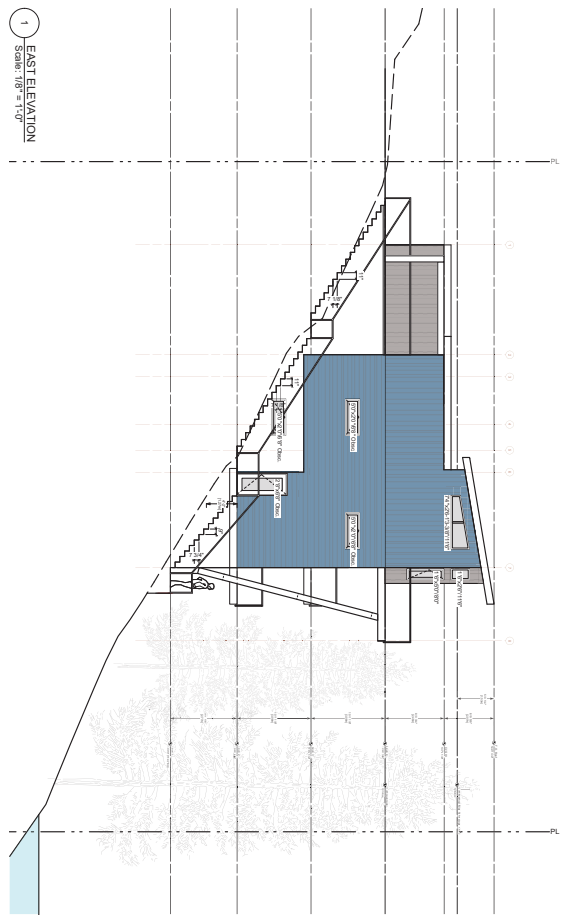
**CONCISE STRATA MANAGEMENT SERVICES INC.**  
Managing Agent for Strata Corporation VIS 830

cc: Raymond deBleed

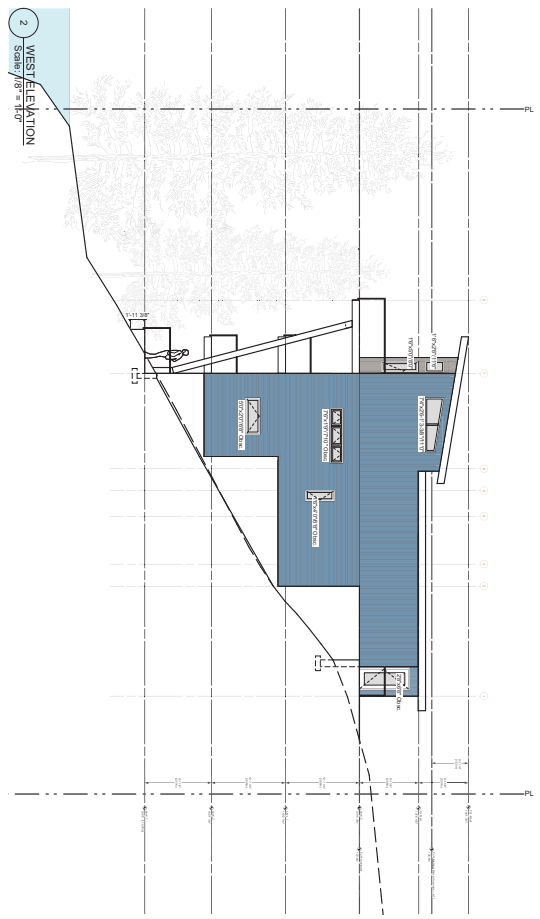
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**DP990**  
**2017-JUN-23**  
Current Planning & Subdivision



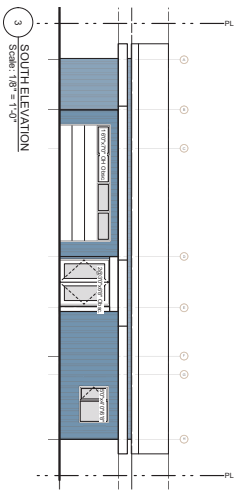
# ATTACHMENT F BUILDING ELEVATIONS



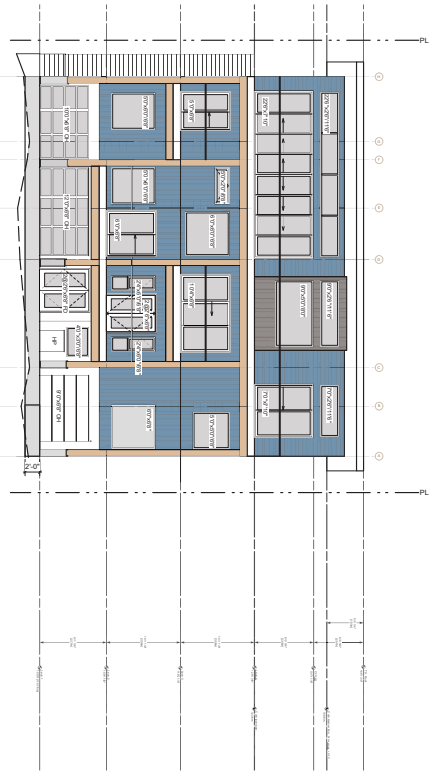
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Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
Scale: 1/8" = 1'-0"



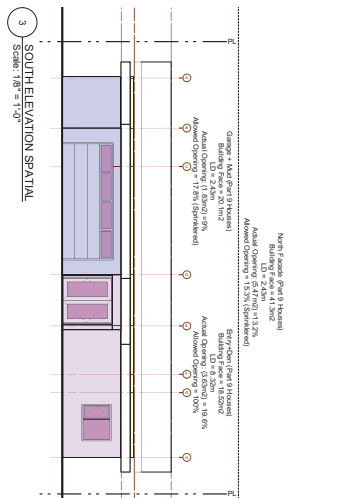
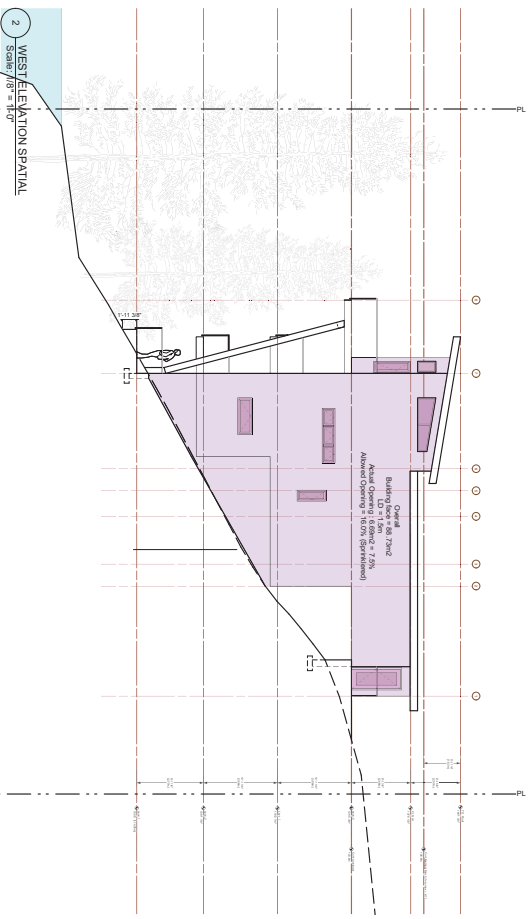
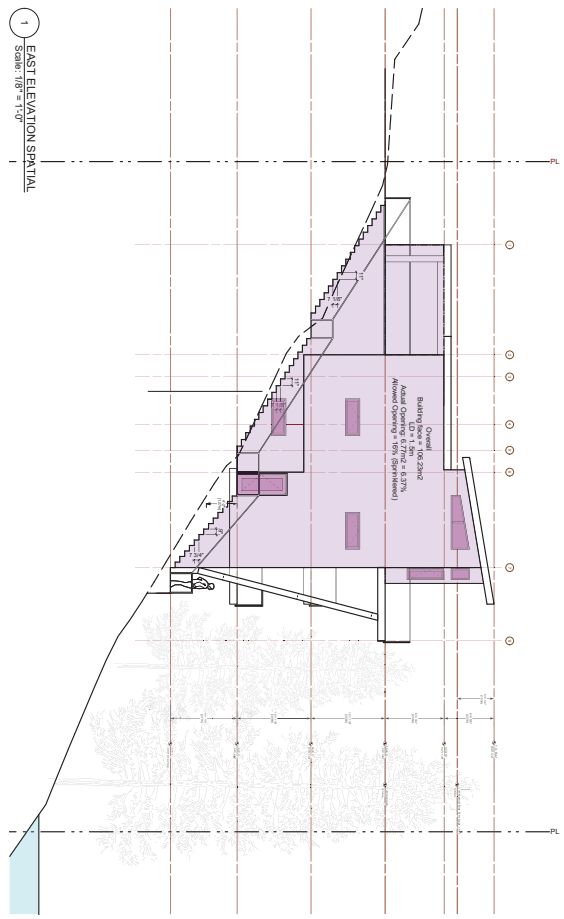
3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

<p><b>RAYMOND de BEELD ARCHITECT Inc.</b></p> <p>1750 Central Avenue, Nanaimo, B.C. V9S 9K1 Tel: (250) 754-0100, Fax: (250) 754-0118 Email: info@raymondarchitect.com www.raymondarchitect.com</p>	<p><b>POWER RESIDENCE</b></p> <p>510 Woodhaven Drive, Nanaimo, BC STRATA, LOT 175, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07827549)</p>	<p><b>ELEVATIONS</b></p>	<p>No. CHGS</p> <p>2</p>	<p>Revision Number</p> <p>1</p>	<p>No. CHGS</p> <p>2</p>	<p>Revision Number</p> <p>2</p>	<p>On the basis of plans, Contractor shall verify dimensions to the actual building. Any discrepancies shall be noted on the drawings and the drawings shall be updated by the Contractor. The architect and contractor shall be jointly and severally responsible for the accuracy of the information and drawings. The architect shall not be responsible for the accuracy of the information and drawings provided by the contractor. The contractor shall be responsible for the accuracy of the information and drawings provided by the contractor.</p>	<p>DATE REVISION</p>
			<p>DATE</p> <p>1989</p>	<p>DATE</p> <p>2017</p>				
<p>OWNER</p> <p>510 Woodhaven Dr 211WV</p>		<p>SCALE</p> <p>As Noted</p>	<p>DATE</p> <p>2017</p>		<p>DATE</p> <p>2017</p>		<p>PROJECT NO.</p> <p>A6.1</p>	

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2017-SEP-18



**SPATIAL SEPARATION CALCULATION**

Date: April 10, 2017  
Address: 510 Woodhaven  
By: People  
Title: Architect  
Author: RMB  
Checker: RMB

Part #	Part # Description	Value (X)	Height	Area	Area Ratio	Area Ratio %
1	Part 1 (Separation)	1.50	27.00	40.50	15.00	37.04%
2	Part 2 (Separation)	1.50	27.00	40.50	15.00	37.04%
3	Part 3 (Separation)	1.50	27.00	40.50	15.00	37.04%
4	Part 4 (Separation)	1.50	27.00	40.50	15.00	37.04%
5	Part 5 (Separation)	1.50	27.00	40.50	15.00	37.04%
6	Part 6 (Separation)	1.50	27.00	40.50	15.00	37.04%
7	Part 7 (Separation)	1.50	27.00	40.50	15.00	37.04%
8	Part 8 (Separation)	1.50	27.00	40.50	15.00	37.04%
9	Part 9 (Separation)	1.50	27.00	40.50	15.00	37.04%
10	Part 10 (Separation)	1.50	27.00	40.50	15.00	37.04%
11	Part 11 (Separation)	1.50	27.00	40.50	15.00	37.04%
12	Part 12 (Separation)	1.50	27.00	40.50	15.00	37.04%
13	Part 13 (Separation)	1.50	27.00	40.50	15.00	37.04%
14	Part 14 (Separation)	1.50	27.00	40.50	15.00	37.04%
15	Part 15 (Separation)	1.50	27.00	40.50	15.00	37.04%
16	Part 16 (Separation)	1.50	27.00	40.50	15.00	37.04%
17	Part 17 (Separation)	1.50	27.00	40.50	15.00	37.04%
18	Part 18 (Separation)	1.50	27.00	40.50	15.00	37.04%
19	Part 19 (Separation)	1.50	27.00	40.50	15.00	37.04%
20	Part 20 (Separation)	1.50	27.00	40.50	15.00	37.04%
21	Part 21 (Separation)	1.50	27.00	40.50	15.00	37.04%
22	Part 22 (Separation)	1.50	27.00	40.50	15.00	37.04%
23	Part 23 (Separation)	1.50	27.00	40.50	15.00	37.04%
24	Part 24 (Separation)	1.50	27.00	40.50	15.00	37.04%
25	Part 25 (Separation)	1.50	27.00	40.50	15.00	37.04%
26	Part 26 (Separation)	1.50	27.00	40.50	15.00	37.04%
27	Part 27 (Separation)	1.50	27.00	40.50	15.00	37.04%
28	Part 28 (Separation)	1.50	27.00	40.50	15.00	37.04%
29	Part 29 (Separation)	1.50	27.00	40.50	15.00	37.04%
30	Part 30 (Separation)	1.50	27.00	40.50	15.00	37.04%
31	Part 31 (Separation)	1.50	27.00	40.50	15.00	37.04%
32	Part 32 (Separation)	1.50	27.00	40.50	15.00	37.04%
33	Part 33 (Separation)	1.50	27.00	40.50	15.00	37.04%
34	Part 34 (Separation)	1.50	27.00	40.50	15.00	37.04%
35	Part 35 (Separation)	1.50	27.00	40.50	15.00	37.04%
36	Part 36 (Separation)	1.50	27.00	40.50	15.00	37.04%
37	Part 37 (Separation)	1.50	27.00	40.50	15.00	37.04%
38	Part 38 (Separation)	1.50	27.00	40.50	15.00	37.04%
39	Part 39 (Separation)	1.50	27.00	40.50	15.00	37.04%
40	Part 40 (Separation)	1.50	27.00	40.50	15.00	37.04%
41	Part 41 (Separation)	1.50	27.00	40.50	15.00	37.04%
42	Part 42 (Separation)	1.50	27.00	40.50	15.00	37.04%
43	Part 43 (Separation)	1.50	27.00	40.50	15.00	37.04%
44	Part 44 (Separation)	1.50	27.00	40.50	15.00	37.04%
45	Part 45 (Separation)	1.50	27.00	40.50	15.00	37.04%
46	Part 46 (Separation)	1.50	27.00	40.50	15.00	37.04%
47	Part 47 (Separation)	1.50	27.00	40.50	15.00	37.04%
48	Part 48 (Separation)	1.50	27.00	40.50	15.00	37.04%
49	Part 49 (Separation)	1.50	27.00	40.50	15.00	37.04%
50	Part 50 (Separation)	1.50	27.00	40.50	15.00	37.04%



**NOTES**  
1. Refer to the attached drawings for details.  
2. All dimensions are in meters unless otherwise specified.  
3. All elevations are to the top of the building unless otherwise specified.  
4. All setbacks are to the building face unless otherwise specified.  
5. All openings are to the building face unless otherwise specified.  
6. All heights are to the top of the building unless otherwise specified.  
7. All areas are to the building face unless otherwise specified.  
8. All volumes are to the building face unless otherwise specified.  
9. All weights are to the building face unless otherwise specified.  
10. All moments are to the building face unless otherwise specified.  
11. All forces are to the building face unless otherwise specified.  
12. All stresses are to the building face unless otherwise specified.  
13. All strains are to the building face unless otherwise specified.  
14. All displacements are to the building face unless otherwise specified.  
15. All rotations are to the building face unless otherwise specified.  
16. All curvatures are to the building face unless otherwise specified.  
17. All temperatures are to the building face unless otherwise specified.  
18. All humidities are to the building face unless otherwise specified.  
19. All pressures are to the building face unless otherwise specified.  
20. All velocities are to the building face unless otherwise specified.  
21. All accelerations are to the building face unless otherwise specified.  
22. All frequencies are to the building face unless otherwise specified.  
23. All periods are to the building face unless otherwise specified.  
24. All damping ratios are to the building face unless otherwise specified.  
25. All quality factors are to the building face unless otherwise specified.  
26. All loss factors are to the building face unless otherwise specified.  
27. All phase angles are to the building face unless otherwise specified.  
28. All time delays are to the building face unless otherwise specified.  
29. All time constants are to the building face unless otherwise specified.  
30. All time constants are to the building face unless otherwise specified.

**RAYMOND de BEELD ARCHITECT Inc.**  
1155 Commercial Avenue, Nanaimo, B.C. V9S 4K1  
Tel: (250) 754-2118, Fax: (250) 754-2119  
Email: raymond@raymondarch.com  
www.raymondarch.com

**POWER RESIDENCE**  
510 Woodhaven Drive, Nanaimo, BC  
STRATA, LOT 175, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07827.549)

**SPATIAL ELEVATIONS**

NO.	DATE	REVISION NUMBER
1	2017.04.14	1
2	2017.04.14	2
3	2017.04.14	3
4	2017.04.14	4
5	2017.04.14	5
6	2017.04.14	6
7	2017.04.14	7
8	2017.04.14	8
9	2017.04.14	9
10	2017.04.14	10
11	2017.04.14	11
12	2017.04.14	12
13	2017.04.14	13
14	2017.04.14	14
15	2017.04.14	15
16	2017.04.14	16
17	2017.04.14	17
18	2017.04.14	18
19	2017.04.14	19
20	2017.04.14	20
21	2017.04.14	21
22	2017.04.14	22
23	2017.04.14	23
24	2017.04.14	24
25	2017.04.14	25
26	2017.04.14	26
27	2017.04.14	27
28	2017.04.14	28
29	2017.04.14	29
30	2017.04.14	30
31	2017.04.14	31
32	2017.04.14	32
33	2017.04.14	33
34	2017.04.14	34
35	2017.04.14	35
36	2017.04.14	36
37	2017.04.14	37
38	2017.04.14	38
39	2017.04.14	39
40	2017.04.14	40
41	2017.04.14	41
42	2017.04.14	42
43	2017.04.14	43
44	2017.04.14	44
45	2017.04.14	45
46	2017.04.14	46
47	2017.04.14	47
48	2017.04.14	48
49	2017.04.14	49
50	2017.04.14	50

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510 Woodhaven Dr 21 Wxk

# ATTACHMENT G BUILDING RENDERINGS



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510 WOODHAVEN DRIVE

Cover

April 26, 2017

## PROJECT DATA

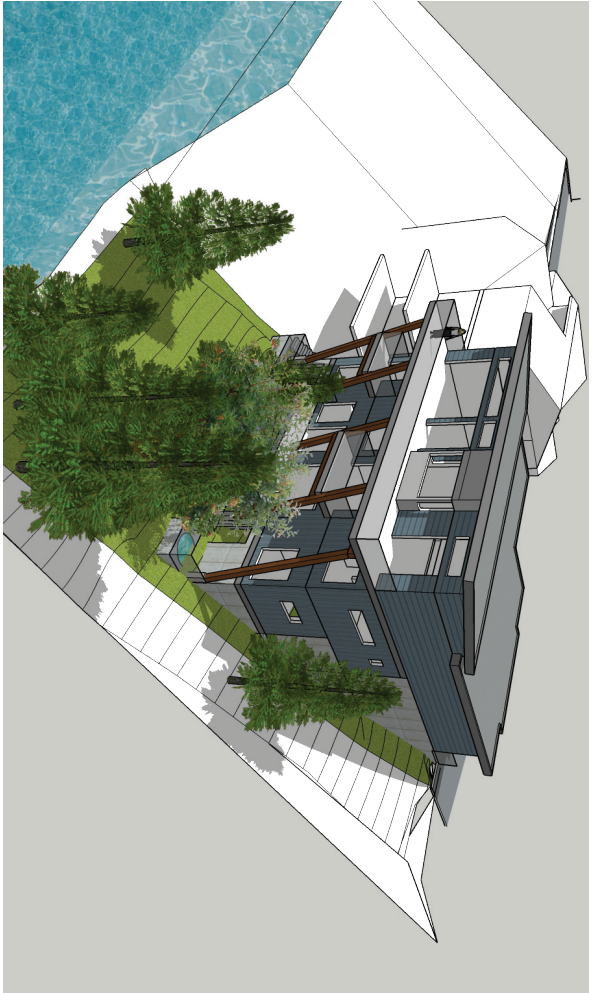
Project Description:		Power Residence	
City Address:	510 Woodhaven Drive, Victoria, BC	Grand Street, BC	
Legal Address:	510 Woodhaven Drive, Victoria, BC	Grand Street, BC	
Proprietor:	Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown		
Zone:	R1 (Single-Dwelling Residential)		
Property Area:	5,308 (or 483 m <sup>2</sup> )		
BUILDING AREA		m <sup>2</sup>	
Level 4	Gross Floor Area	1425	
Level 3		1297	
Level 2		1170	
Level 1 (enclosed/vented)		1115	
Sub-Total		5397	
Level 1 (enclosed/vented)		269	
Level 1 (covered/porch)		427	
Level 2 (covered/porch)		438	
Total		6531	
Total		477.3	
Zoning Requirements		Required	Provided
Site Coverage	40% max	40%	40% (if covered area only)
Single Building Setback	6.0m	6.0m	6.33m
Front Building Setback	4.0m	4.0m	4.0m
Side Building Setback (each wall)	1.5m	1.5m	1.5m
Side Building Setback (each)	1.5m	1.5m	1.5m
Rear Building Setback	7.5m	7.5m	7.5m
Rear Parking Setback	4.5m & within new yard	4.5m	yes
Front Parking Setback	3.0m	3.0m	yes
Building Ht.	3.0m above curb	3.0m	1.25m
Maximum permitted wall height	7.25m	7.25m	7.25m
Soil with permitted wall height	7.25m (3.10m for 7.25m width)	7.25m	7.25m
Maximum permitted wall height	7.25m (3.10m for 7.25m width)	7.25m	7.25m
Maximum permitted wall height	7.25m (3.10m for 7.25m width)	7.25m	7.25m
Watercourse setback	15m from proposed boundary	15m	10.0m (11.10m and 7.98 (6.00m))
Parking		Required	Provided
Garage	2-4 (4.2x2.1)	2-4	2-2
Street car (65%)			
Total Parking	4	4	4

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DP990  
2017-JUN-23  
Current Planning & Submission

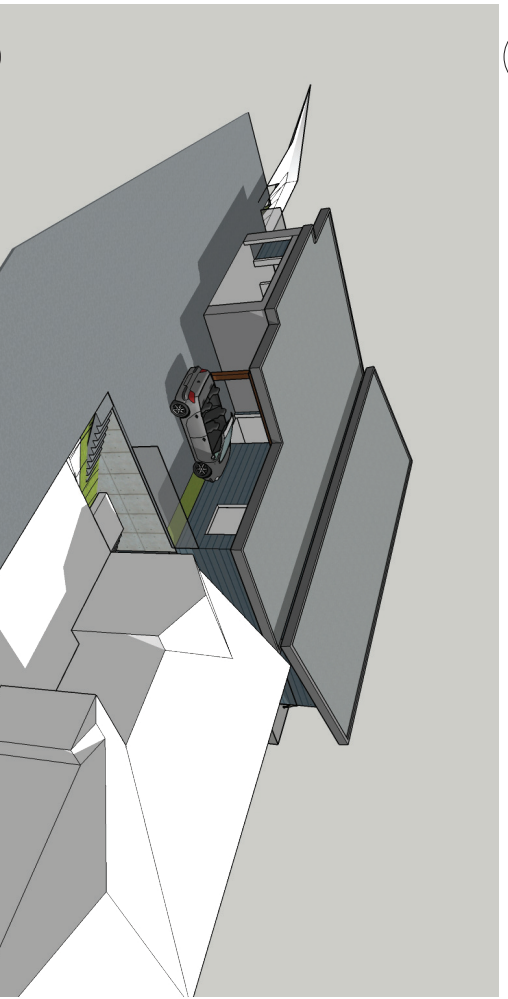




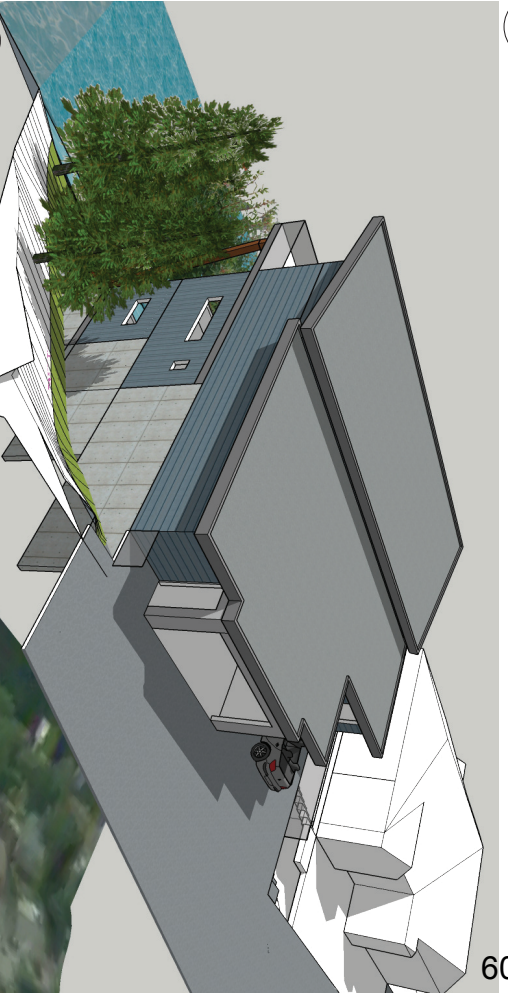
1 SE VIEW



2 SE BIRDS EYE VIEW



3 NW VIEW



4 NE VIEW



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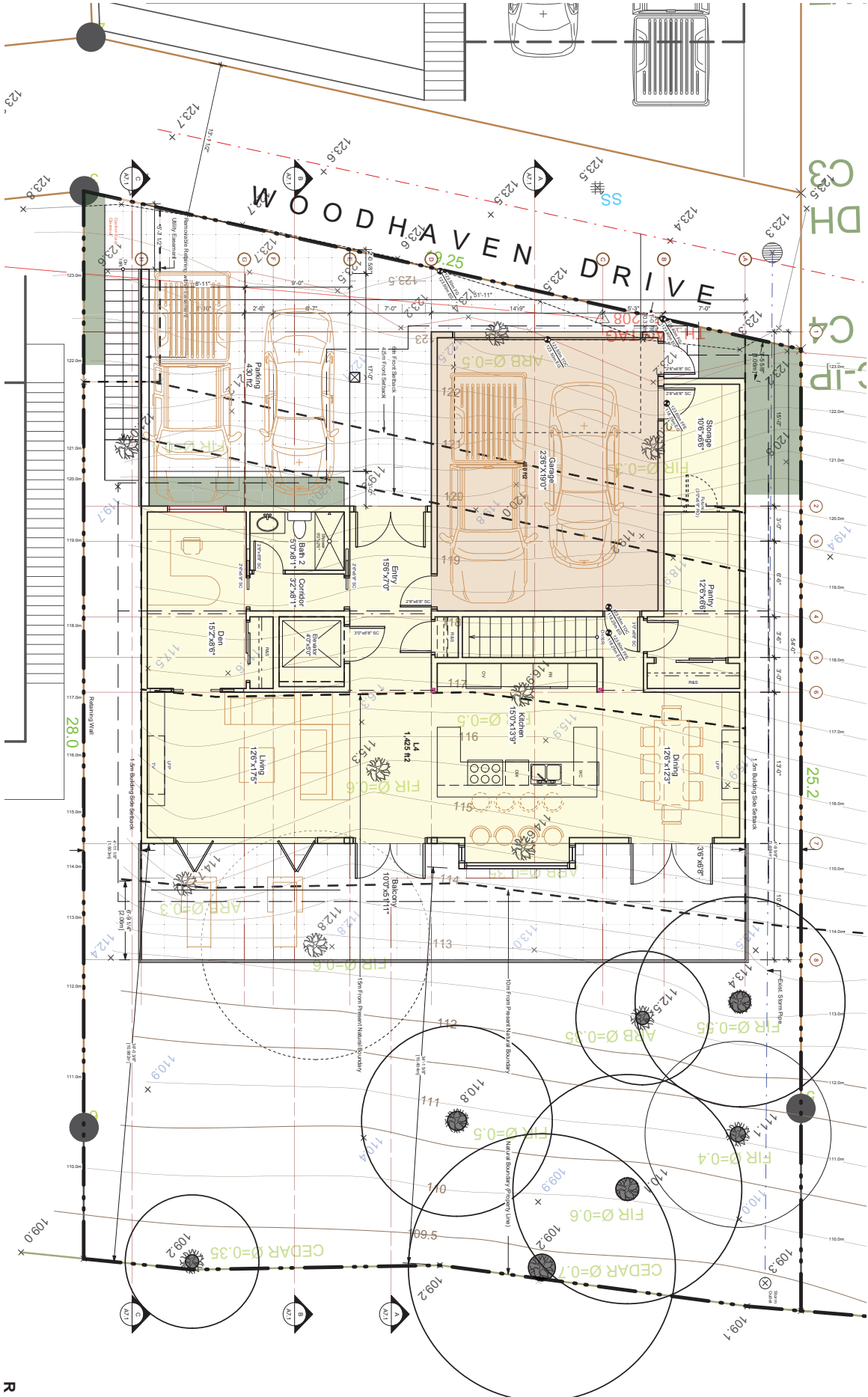
# 510 WOODHAVEN DRIVE

## Perspectives

April 26, 2017

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DP 990  
2017-JUN-23  
Client Planning & Subdivision

ATTACHMENT H  
LANDSCAPE PLANS



510 WOODHAVEN DRIVE

L4/ Site Plan

April 26, 2017

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 DP 990  
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 Current Planning & Submission

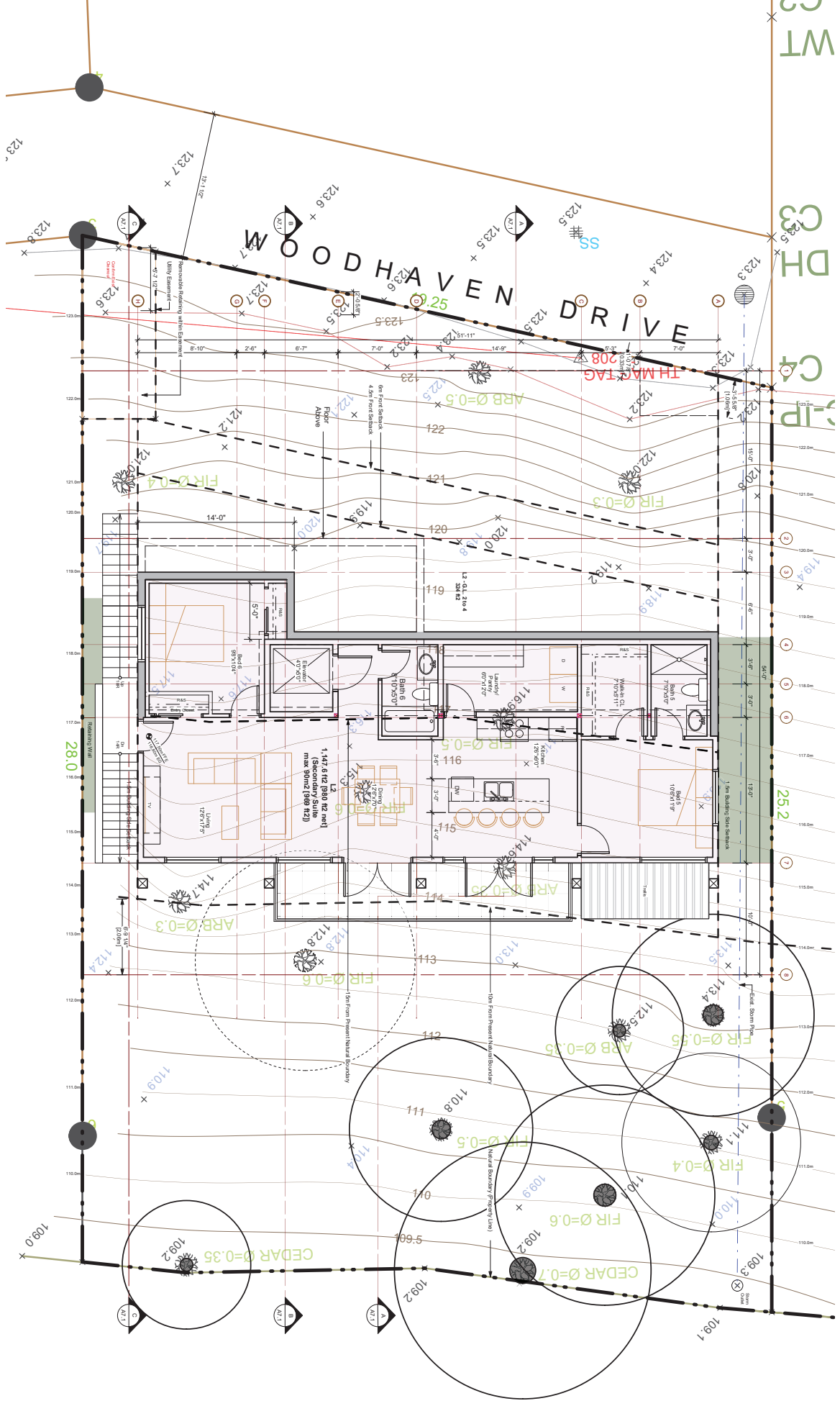




510 WOODHAVEN DRIVE

L2

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April 26, 2017

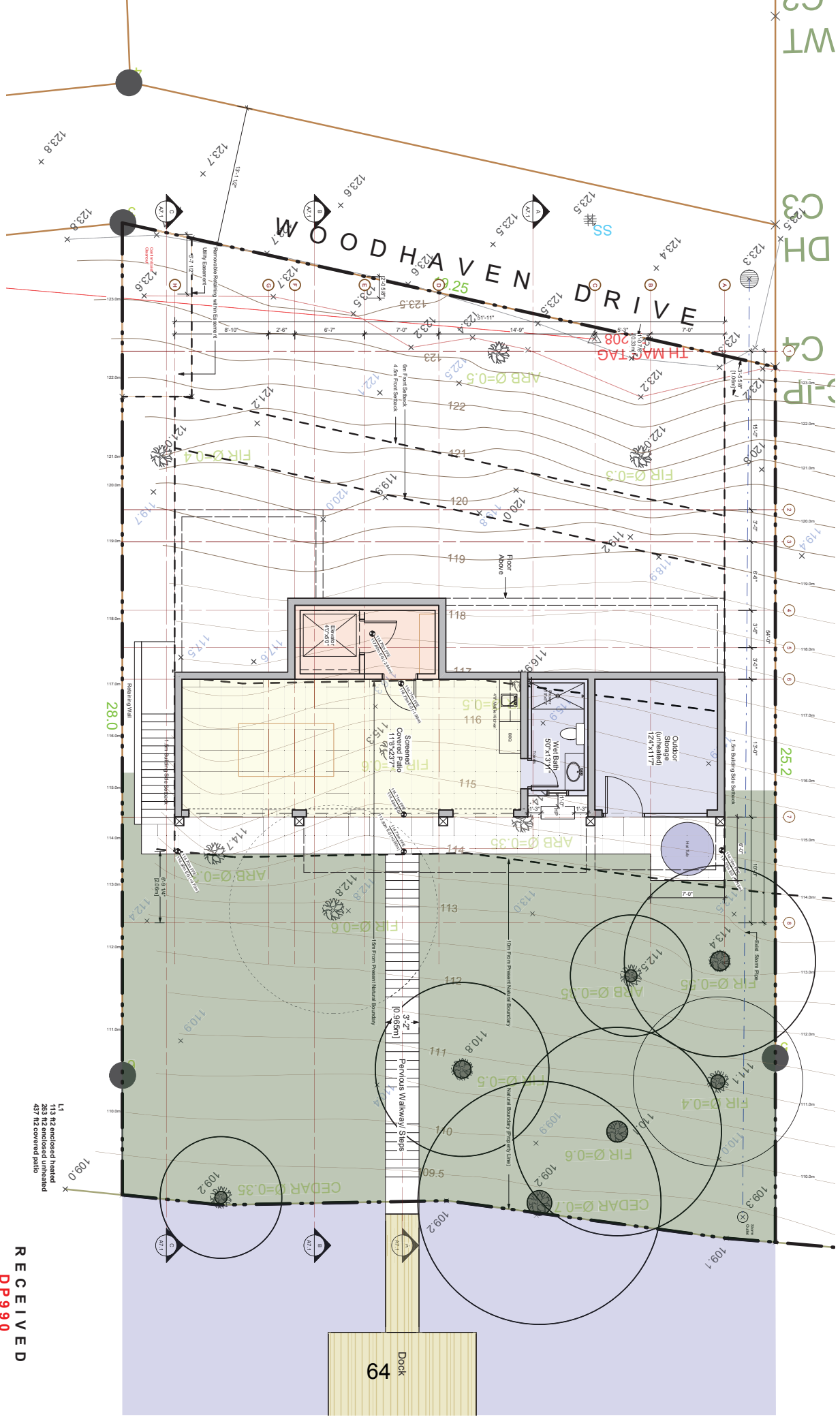




510 WOODHAVEN DRIVE

L1

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DP990  
2017-JUN-23  
Current Planning & Submission  
April 26, 2017



L1  
 113 R2 enclosed hatched  
 263 R2 enclosed unhatched  
 437 R2 covered patio

Dock 64

ATTACHMENT I  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP000990

