

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

Zoning	R10 – Steep Slope Residential
Location	The vacant subject property is located at the end of a cul-de-sac bulb, accessed off Canterbury Crescent, three properties from Nottingham Drive.
Total Area	16,956 m ²
Official Community Plan	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.
Relevant Design Guidelines	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:

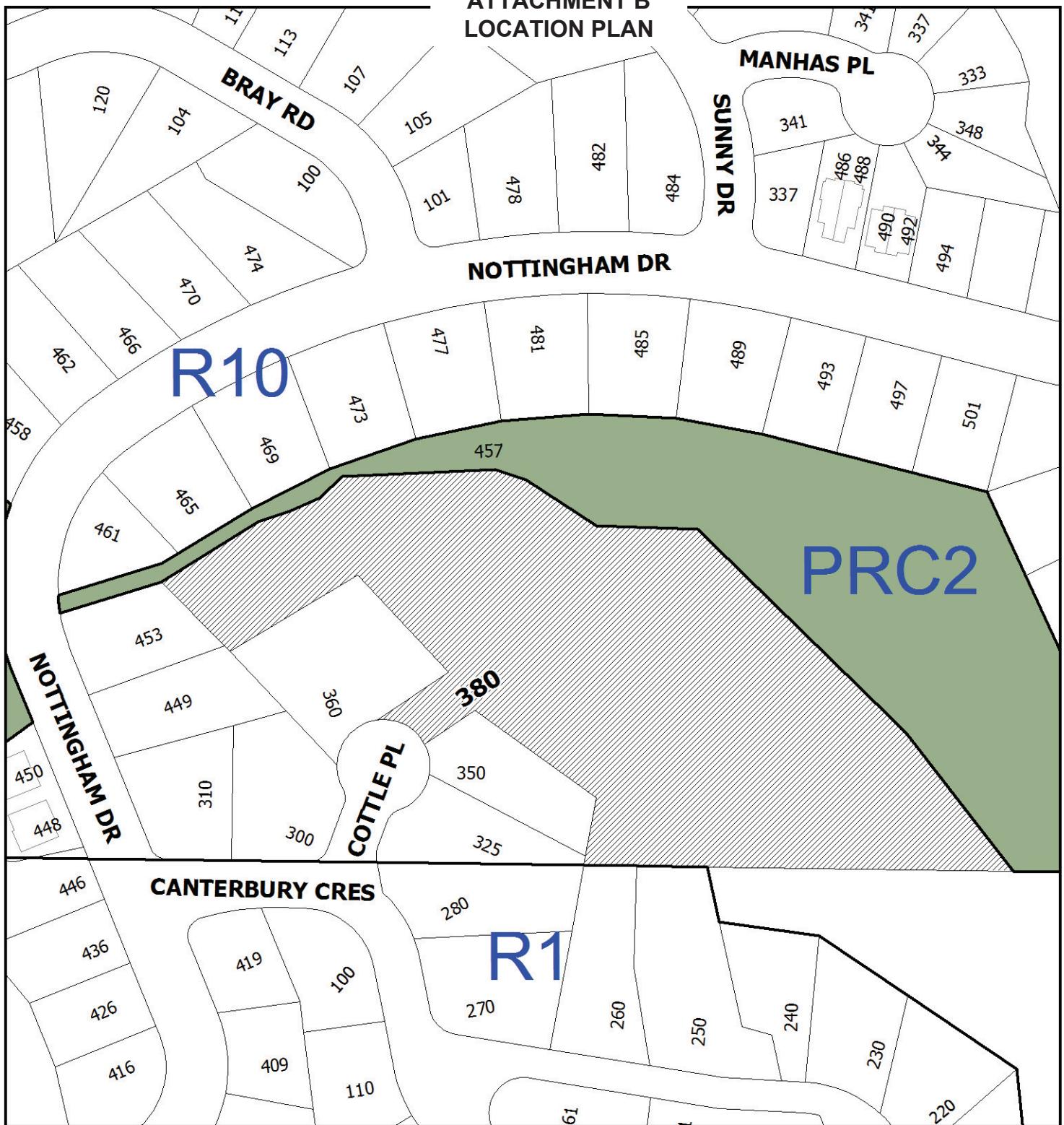
Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

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







Partial Site and Grading Plan - North
 metric scale: 1 : 200

An architectural rendering of a modern building complex. The main building has a light-colored, textured facade with large windows. A lower extension or garage area is visible on the left, featuring a dark roof and a stone wall. Landscaping with trees and shrubs surrounds the building. In the foreground, there's a paved area and some outdoor furniture.

18



Hillel
architecture

nbia

<p>Development Permit Application September 21, 2017 Project Revision Response to City of Nanaimo Review February 1 2018</p>	<p>Site and Grading Plan 2 380 Cottle Place Advanced Development Permit Submittal 380 Cottle Place, Brookswood</p>	<p>Plan No. A1</p>
		
<p>drawing file: C:\Users\Public\Documents\BOMA\380 Cottle Place\380 Cottle Place Advanced Dev\Site and Grading Plan 2.dwg</p>		

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2018-FEB-01
Current Planning & Subdivision

380 COTTLER PLACE

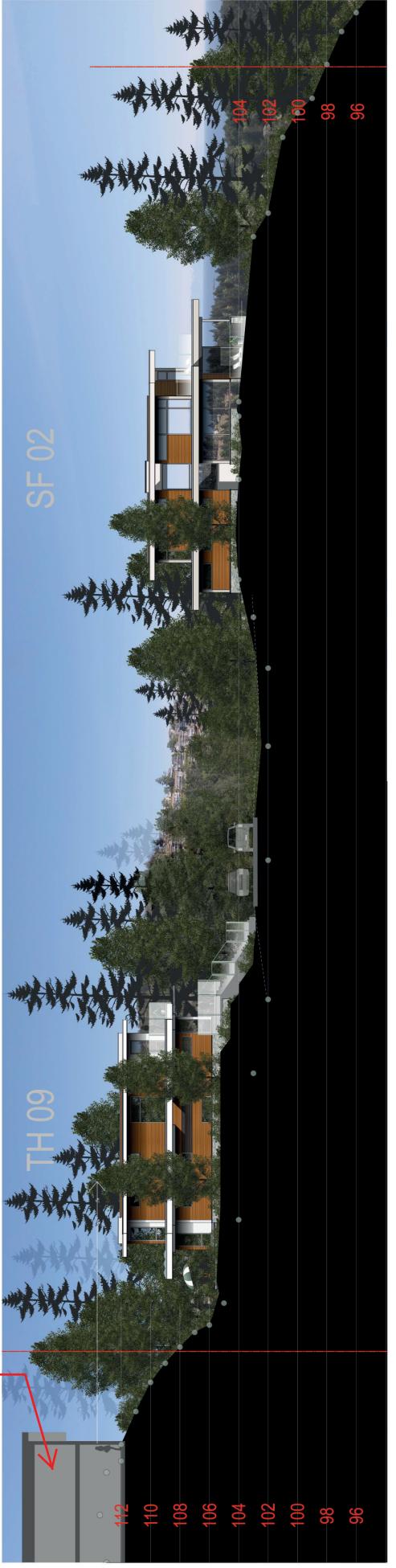
Development Permit Application

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

ATTACHMENT D CROSS SECTIONS

1 of 2

360 Cottle Place

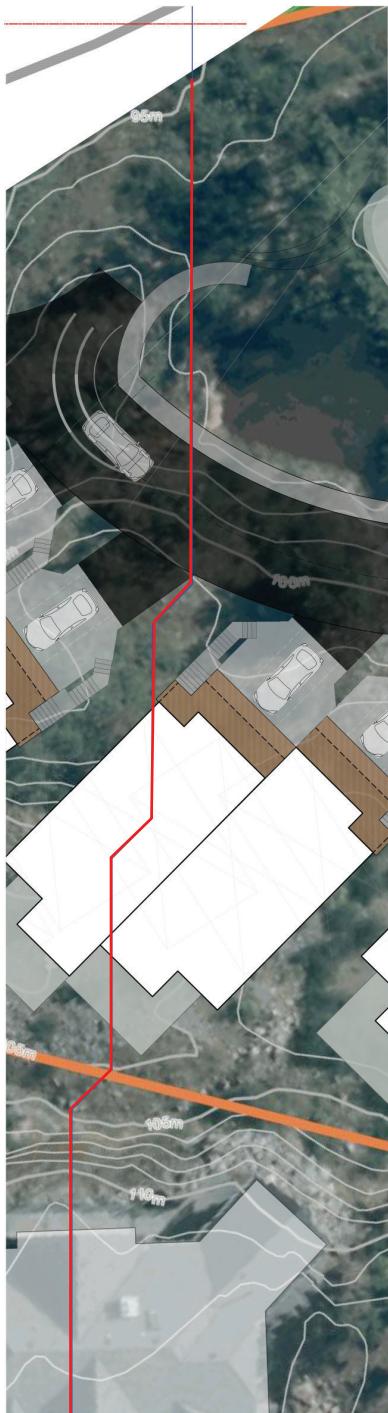
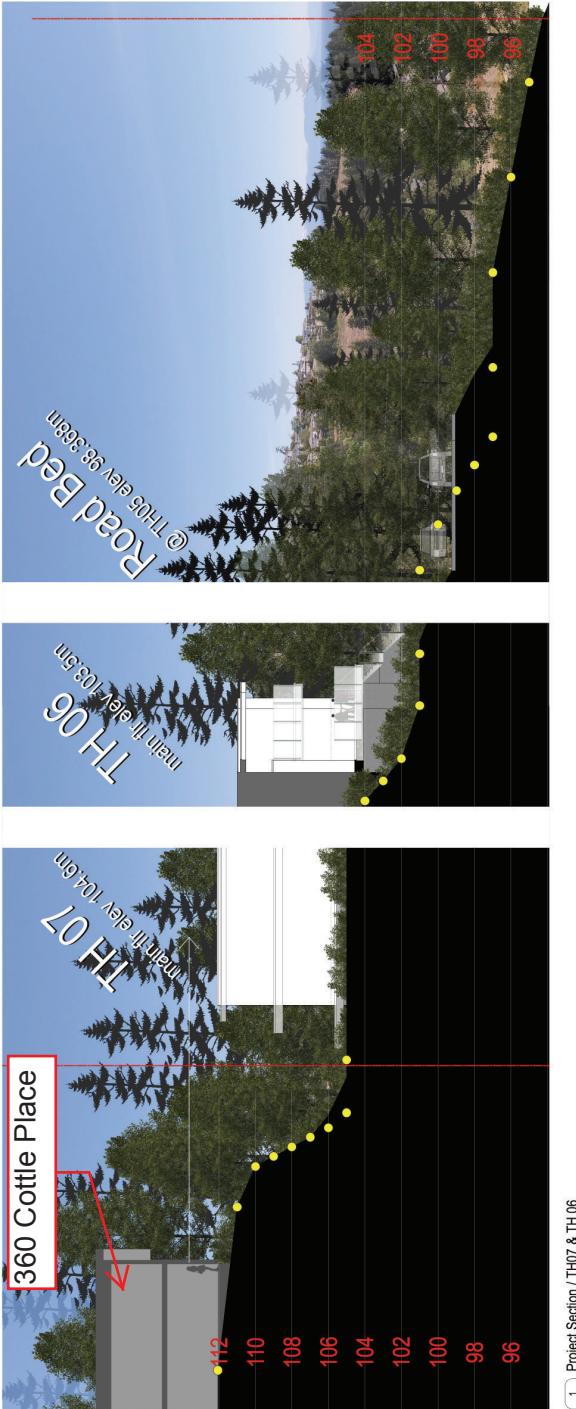


360 Cottle Place

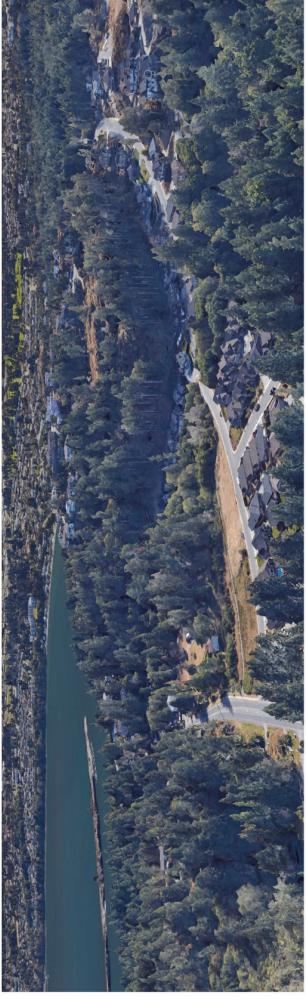
Project Section / Location 2: South Road

1 A1.4 Not to scale





ATTACHMENT E
RIDGELINE VIEW



View of Single Detached Units stepped back from the Ridgeline.

4 Ridge Site Plan
A15 not to scale

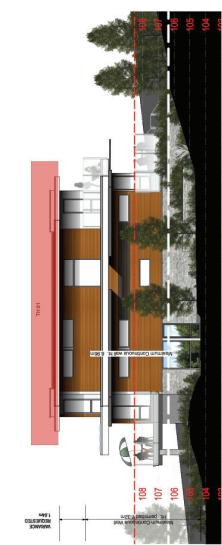


380 COTTLE PLACE

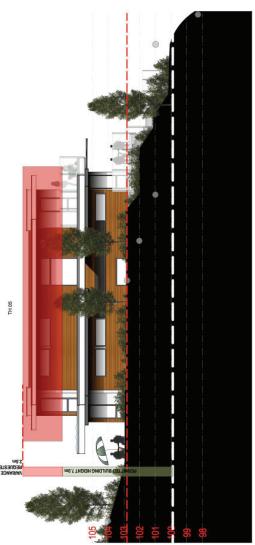
Development Permit Application
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

ATTACHMENT F BUILDING ELEVATIONS

TOWNHOUSES



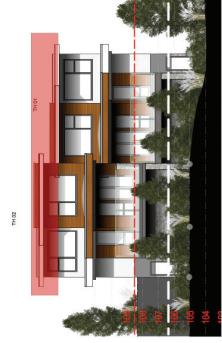
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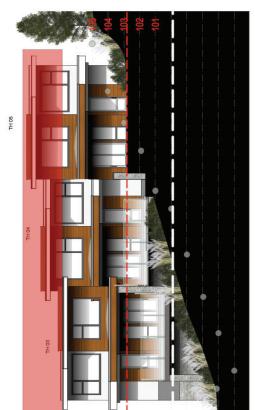
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Rear



Rear



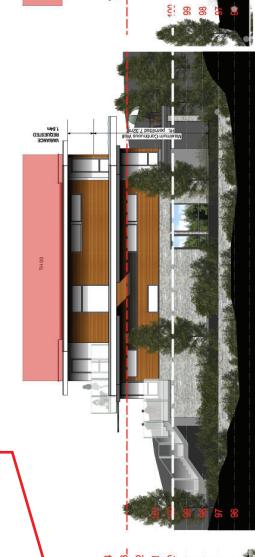
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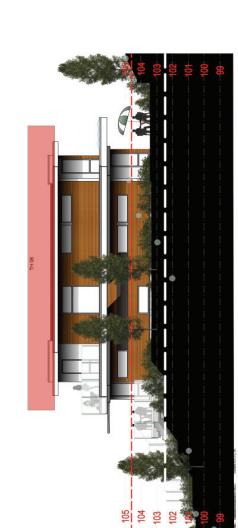
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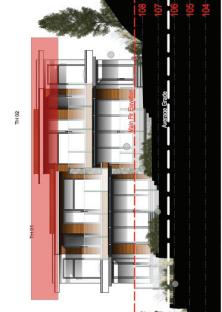
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Front



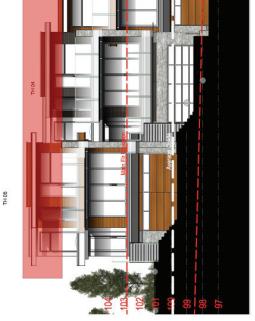
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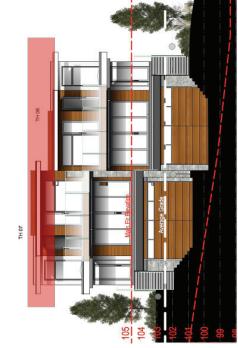
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Proposed Height
Variances within Shaded
(red) Area

1 TH 01&02: Front, Side and Rear Elevation
metric scale: 1:150



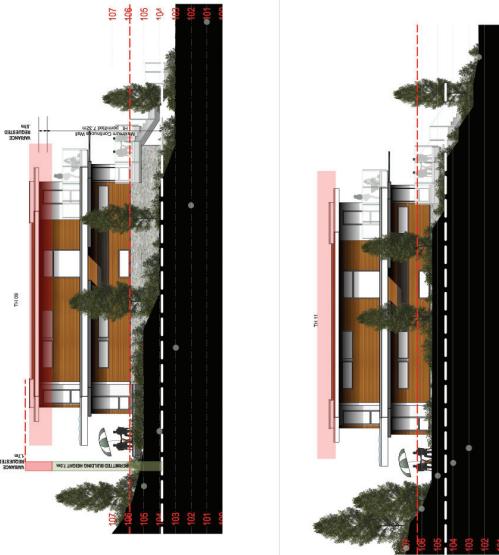
A3.2



A3.2



TOWNHOUSES



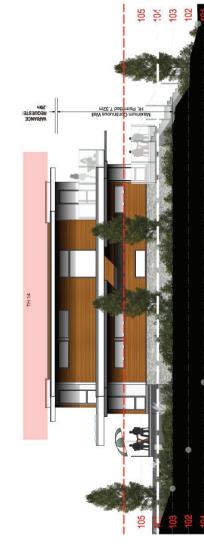
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1 TH 08 & 09: Front, Side and Rear Ele
A3.3 metric scale: 1:150



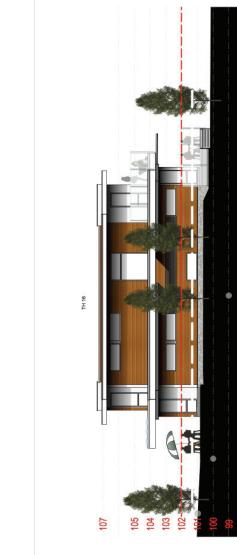
Front

2 TH 10 & 11: Front, Side and Rear Ele
A3.3 metric scale: 1:150



Front

3 TH 12,13 & 14: Front, Side and Rear Elevations
A3.3 metric scale: 1:150



Front

4 TH 15 & 16: Front, Side and Rear Elevations
A3.3 metric scale: 1:150



Hillside

Site Plan
380 Cottle Place
Townhouse Site Profiles
A3.3

Site Profile
380 Cottle Place
Townhouse Site Profiles
A3.3

moddev
moddev.ca

Development Permit Application
Project Revision
Responses to City of Nanaimo Review
February 14, 2018
380 Cottle Place
Townhouse Site Profiles
A3.3

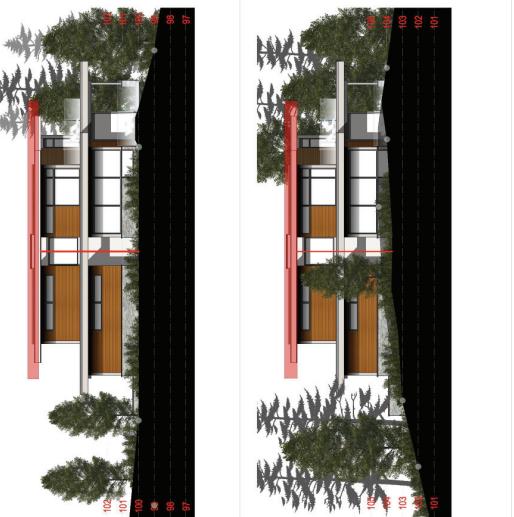
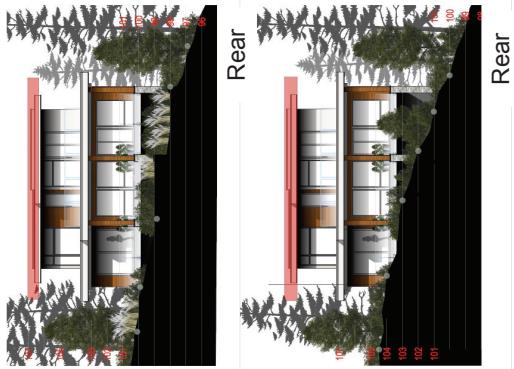
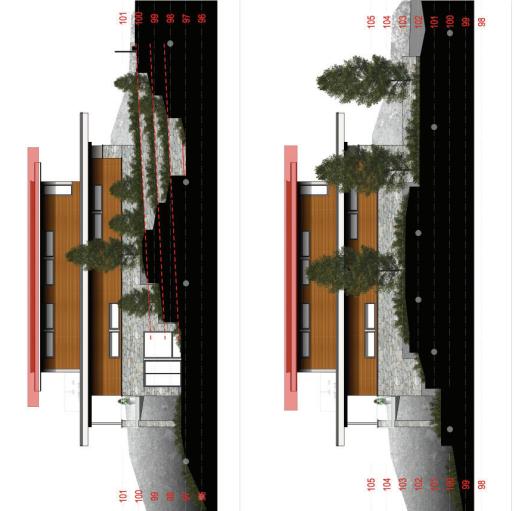
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380 COTTLE PLACE

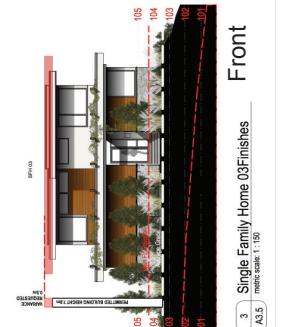
Development Permit Application

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

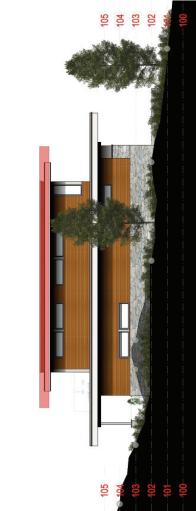
SINGLE FAMILY RESIDENTIAL UNITS



1 2 3 4 5 6 7 8



1



<p>Development Permit Application February 21, 2017 Project Revision Response to City of Nameam Review February 1, 2018</p>	<p>380 Cottle Place 3SF Building Elevations c/w Site Profiles</p>	<p>380 Cottle Place, Nameam, St. John's, Newfoundland and Labrador A35</p>
<p>380 Cottle Place, Nameam, St. John's, Newfoundland and Labrador</p>		<p>A35</p>
<p>RECEIVED NAMEAM PLANNING DEPARTMENT FEBRUARY 21, 2017</p>		

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

ATTACHMENT G BUILDING MATERIAL FINISHES



Typical Townhouse Finishes in 2 unit and 3 unit bldg form



A3.1 Key Plan: Colour Scheme Locations
The developer reserves the right to modify locations of the colour scheme, but the intent to vary colours remains the same.



Typical Townhouse Finishes in 2 unit and 3 unit bldg form



Nanaimo, British Columbia

Development Permit Application

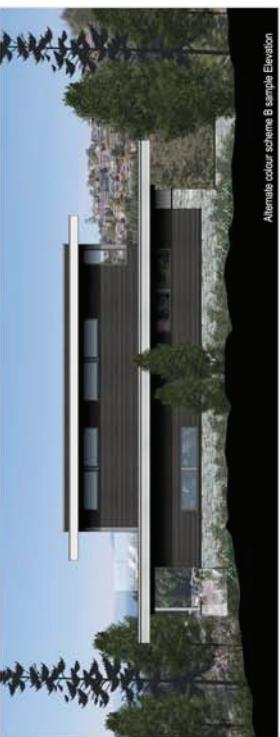
17



Typical Townhouse Side Elevation Finishes



R E C E I V E D
DP1074
2017-OCT-02



88

R E C E I V E D
DP1074
2017-OCT-02

**ATTACHMENT H
LANDSCAPE PLANS AND DETAILS**



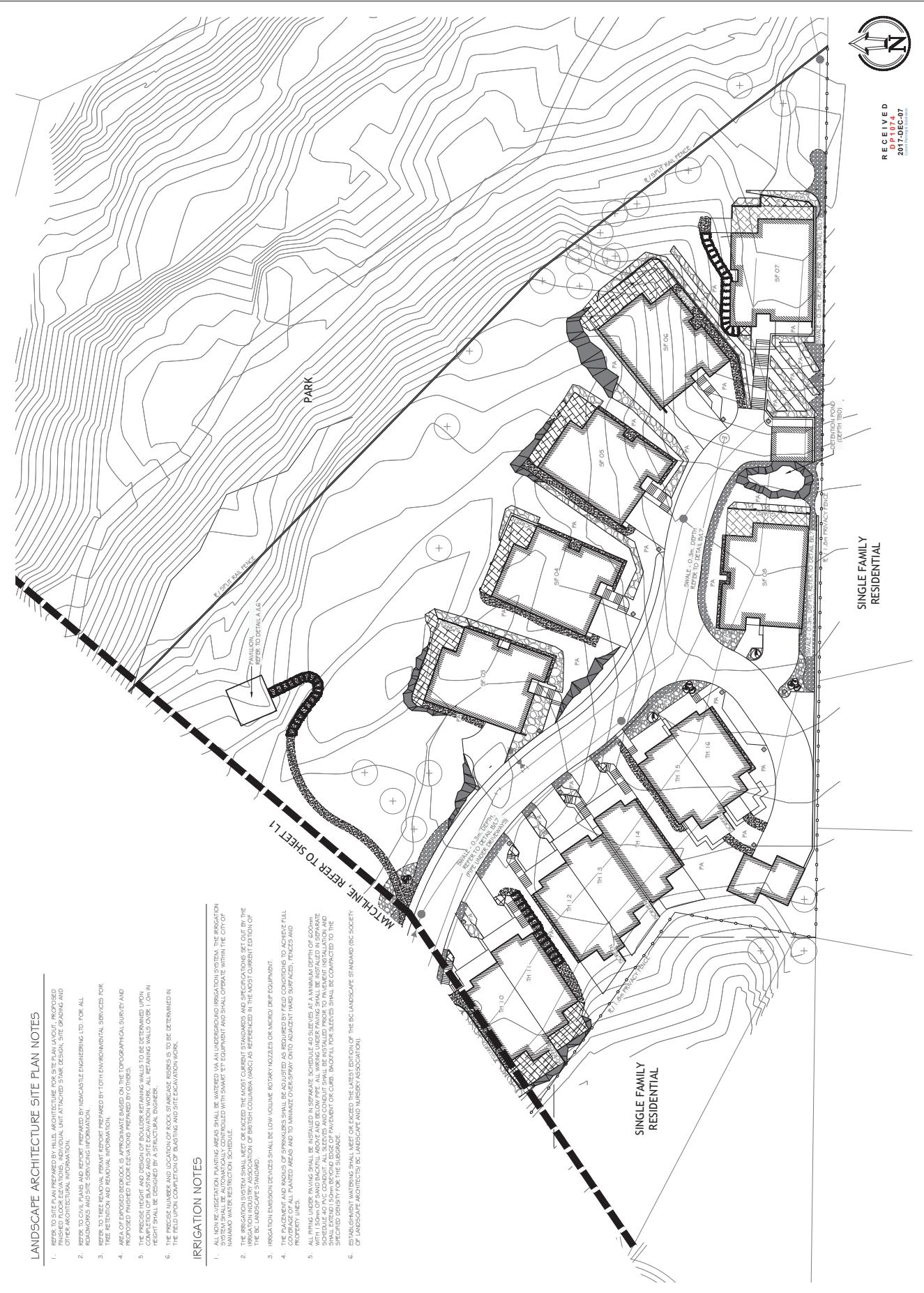
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DO NOT USE THIS DRAWING FOR CONSTRUCTION.
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380 COTTLE PLACE

Nanaimo, BC

DESIGN SCENARIOS	NOTES
0 25A2027 Pre-Submission Review	0 PRC207 Pre-Submissio
1 25S2017 Pre-Approval Review	1 DPA074
2 Date	2017-DEC-07
3 Drawing Number	12 of 7
4 Project Number	17-0176
5 Scale	1:250 metric
6 Checkdate:	NG
7 Drawn:	CD
8 Date:	December 7, 2017

RECEIVED DP 074 2017-DEC-07 Carmela & Associates



PLANTING PLAN - WEST

3 of 7



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STAMPS AND SIGNED BY THE PROFESSIONAL ARCHITECT
FOR APPROVAL BY THE LOCAL PLANNING AUTHORITY
OR OTHER APPROPRIATE AUTHORITY.
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY
AND IS NOT TO BE USED FOR CONSTRUCTION.

380 COTTLE PLACE

Mödevi
Nanaimo, BC

PLANTING PLAN	L3 of 7
DRAWING NUMBER:	
Date:	25/10/2017
Pre-application Reviewer:	DP-Submission
Checklist:	NG
Comments:	
Scale:	1:250 metric
Project Number:	17-0176
Date:	December 7, 2017
Checklist:	CD
Comments:	

RECEIVED
174
FPC
2017-DEC-07
2017 DEC 07
RECEIVED
174
FPC
2017-DEC-07
2017 DEC 07

91



PLANTING PLAN - EAST



A decorative initial letter 'A' is centered at the top of the page. The letter is ornate, featuring a dark, possibly black or dark brown, color with intricate patterns and flourishes. It is set against a white background and is surrounded by a dense, symmetrical arrangement of dark, leafy branches and flowers, creating a crest-like appearance.

THIS DRAWING IS NOT FINAL, AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN AMPLIFIED AND SIGNED BY THE LANDSCAPE ARCHITECT OR CO-DESIGNERS TO ACCURATELY REFLECT THE DRAWINGS ARE THE PROPERTY OF MCDONALD GRAY CONSULTANTS LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY MCDONALD GRAY CONSULTANTS LTD. IS PROHIBITED.

380 Cottle Place
Model Nanaimo, BC

PLANNING PLAN	
Date:	December 7, 2017
Deadline:	December 7, 2017
Checklist:	NG
Scale:	1-250 metric
Project Number:	17-0176
DRAWING NUMBER:	

REVISIONSCHEDULE		
#	DATE	NOTES
0	25AUG2017	Pre-approval
1	25SEP2017	DP Submission
2	07DEC2017	DP-Submission



LANDSCAPING DETAILS



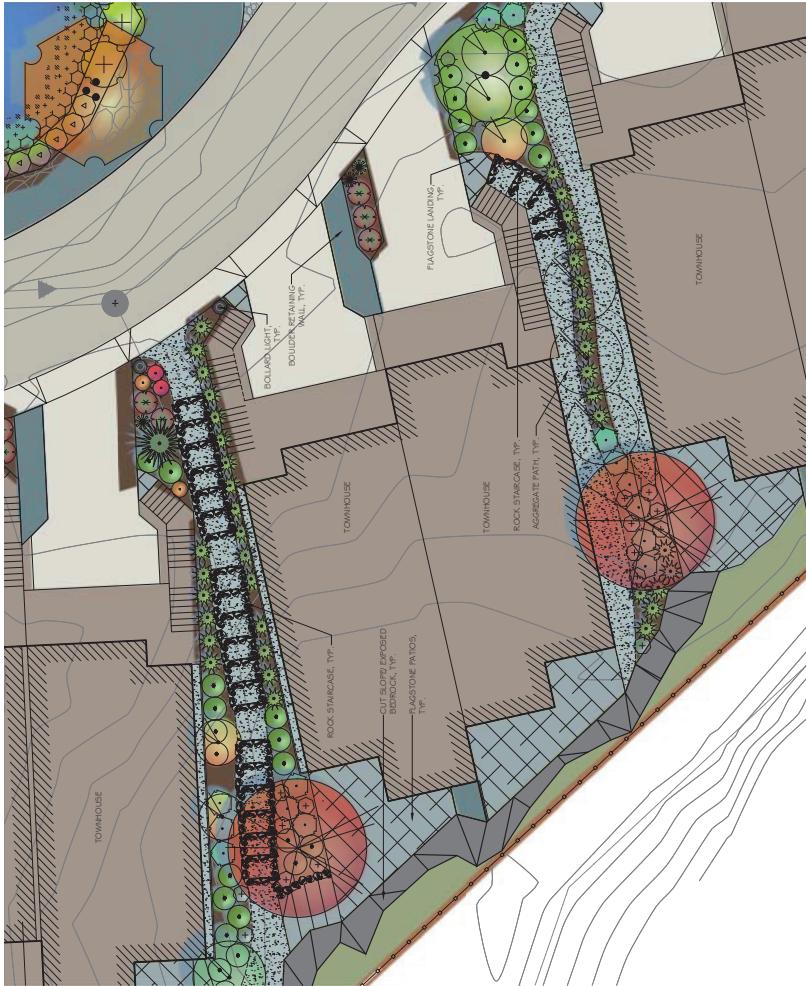
TELE: 250-375-2399
FAX: 250-375-2399
www.mcdonaldgray.ca

Model
Nanaimo, BC

380 COTTLE PLACE

REVISION SCHEME	NOTES	DATE	DECEMBER 7, 2017	PRE-PREPARED DRAWING NUMBER	L5 of 7
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1	ZSSEPT2017	1	ZSSEPT2017	1	1
2	0	2	0	2	2

TYPIICAL UNIT LANDSCAPE
Drawing Number: 17-0176
Scale: 1:100 metric
Checklist: NG
Date: December 7, 2017
Prepared by: Pre-Submission
Revision: 0



PLANTING NOTES

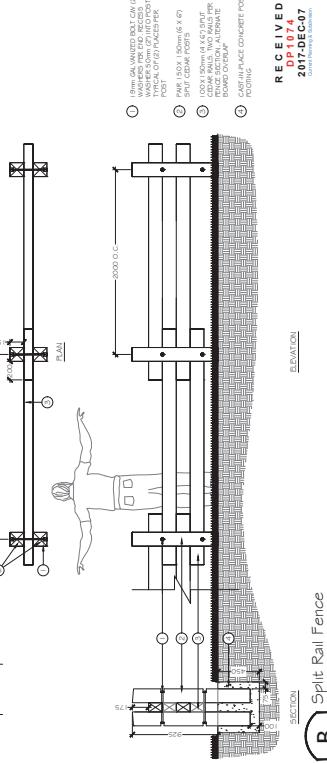
1. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE MOST RECENT STANDARDS SET OUT BY THE B.C. FOREST COMMISSION AND ASSOCIATED WITH THE SPECIES AND VARIETY AS PROVIDED ON THE PLANTING PLAN. LANDSCAPE ARCHITECTS B.C. LTD. LANDSCAPE STANDARD.
2. ALL PLANTS SHALL BE PLANTED WITH 300MM OF TOPSOIL OR WENDELD ORGANIC SOIL AROUND AND BELOW THE PLANTING HOLE.
3. SOIL DEPTH: SHRUBS - 300mm
TREES - 300mm AROUND AND BELOW ROOTBALL.
4. MULCH SHALL BE COMPOST PER SECTION 10 NULCHING OF THE BOTANICAL B.C. LANDSCAPE STANDARD.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BOTANICAL B.C. STANDARDS FOR NURSERY STOCK.
6. ALL PLANTING AREAS SHALL BE WATERED VIA UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, IRRIGATION EQUIPMENT, ENVIROSOFT DEVICES SHALL BE PLANTED BELOW GROUND ROTARY NOZZLES OR MIGRANT Drip EQUIPMENT.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
9. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
10. CHECK FOR LOCATION OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE Holes. EXCAVATED PLANT PITS SHALL HAVE DRAINED. PLANTS THAT ARE FULLY FLOODED WITH WATER SHALL DRAW WITHIN ONE HOUR AFTER TILLING.
11. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
12. ALL CALIFORNIA STOCK TREES SHALL BE B & B IN WIRE BASKETS.

RECEIVED
DP 104
2017-DEC-07

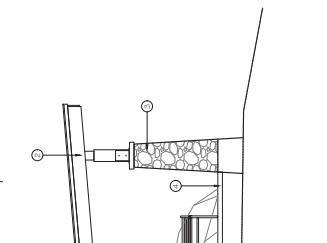


380 Cottle Place

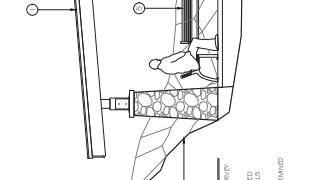
Nanaimo, BC



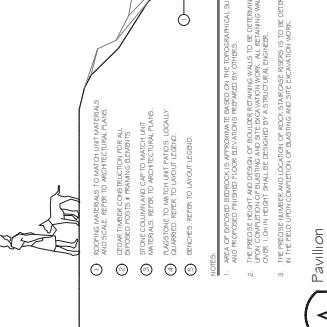
B Split Rail Fence
Plan/ Section/ Elevation



1:50 metric



卷之三



A Pavilion Sectional Elevation



1



THE DRAWING IS NOT FINAL AND SHALL NOT BE USED
STAMPS ARE SIGNED BY THE DESIGNER/ARCHITECT
FOR INFORMATION ONLY. THIS DRAWING IS THE PROPERTY
OF MCDONALD GRAY LTD. AND IS TO BE RETURNED UPON
REQUEST OR ON COMPLETION OF THE PROJECT.

TELE: 250-744-3089 FAX: 250-744-3083 E-MAIL: info@mcdonaldgray.com

WEBSITE: www.mcdonaldgray.com

814 28th Street, Victoria, BC V8T 1S1

380 Cottle Place

Moody
Nanaimo, BC

DETAILS & MATERIALS	
Date:	NOTES
0 25AUG2017	Pre-application Review
1 26SEP2017	Pre-Submission
2 08DEC2017	Permit Issuance
3 12DEC2017	Post-Submission Review
4 14DEC2017	Permit Issuance
5 17DEC2017	Permit Issuance
6 20DEC2017	Permit Issuance
7 23DEC2017	Permit Issuance
8 26DEC2017	Permit Issuance
9 29DEC2017	Permit Issuance
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346 09OCT20	

**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.