

DATE OF MEETING | April 6, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1155 –  
6117 UPLANDS DRIVE** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit application for a proposed multi-family development at 6117 Uplands Drive. |

### **Recommendation**

That Council issue Development Permit No. DP1155 for the property at 6117 Uplands Drive with a variance to increase the building height from 14m to 15.85m. |

## **BACKGROUND**

A development permit application, DP1155, was received from David Fawley, Denciti Development Corporation, to permit a multi-family rental development at 6117 Uplands Drive.

### **Subject Property and Site Context**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located in North Nanaimo at 6117 Uplands Drive with access from McRobb Avenue via Sentinal Drive (strata road).
<i>Lot Area</i>	7780m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

The subject property is in North Nanaimo and is one of two undeveloped lots within the high-density mixed-use block, which is defined by Applecross Road to the west, Uplands Drive to the east, McRobb Avenue to the north, and Hammond Bay Road to the south. The multi-family developments to the north (Texada) and south (Senior’s Village) are both four storeys in height. A six-storey multi-family building is proposed to the west (DP1130). McGirr Sports Complex is within a 5-minute walk of the property via a pedestrian path from Uplands Drive. The property is also within walking distance of schools, transit service, and commercial services at Woodgrove Shopping Centre.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a five-storey multi-family building with 108 residential units (51 one-bedroom units and 57 two-bedroom units). A Floor Area Ratio (FAR) of 1.13 is proposed, with a gross floor area of 8,854m<sup>2</sup>, which complies with the base density, FAR 1.25, permitted in the R8 zone.

#### *Site Design*

The building faces Uplands Drive and is located in the northeast corner of the site with surface parking located on the south and west sides of the property. The property would be accessed from Sentinal Drive and from a (right-in/out-only) access from Uplands Drive. The Uplands Drive access would be within a shared driveway with the adjacent property at 6089 Uplands Drive (Senior's Village), in accordance with an existing private easement agreement (Easement EP103040). The development includes the required vehicle and bicycle parking with space for loading/unloading, and a drop-off area at a south building entrance. Garbage facilities will be provided on the west side of the building with access from Sentinal Drive. The required electric vehicle charging facilities will be provided, and a detached accessory building (85m<sup>2</sup>) for secure bicycle parking is provided.

#### *Building Design*

The primary building entrance is located on Uplands Drive and is emphasized with a wood-toned column feature. The first-storey units and building entrances are also proposed to be accented with wood-toned siding. Building articulation is achieved with prominent deck columns on three sides of the building. The prominent deck columns end at the fourth storey, which gives the appearance that the fifth storey and roofline are recessed. The primary exterior façade material is proposed to be fibre cement board siding. The 51 one-bedroom units are proposed to be approximately 55m<sup>2</sup> in floor area. The 57 two-bedroom units are proposed to range in floor area from 73m<sup>2</sup> to 84m<sup>2</sup>. Each unit contains in-suite laundry and a private balcony. A common amenity room is also proposed on the first floor, and will have a common outdoor patio area near the southeast building entrance.

#### *Landscape Design*

Ground-level patios with landscaping along Uplands Drive will provide an attractive street presence. The landscape plan shows trees, shrubs, and perennials around the perimeter of the property, around the base of the building, and within the parking area. A paved public pedestrian path, 1.5m in width, will be provided along the north property line from Uplands Drive to Sentinal Drive. A wood fence, 1.8m in height, will be provided along the south property line to screen surface parking from the adjacent Senior's Village. A pet wash and bike wash station is provided at the rear of the building. A children's play area with a bench is located along the public pedestrian path. A vegetated bio-swale will collect on-site water. Lighting will be provided at building entrances, in the parking areas, and along the pedestrian path.

## Design Advisory Panel

The Design Advisory Panel (DAP) at its meeting on 2019-OCT-24, accepted DP1155 as presented, with support for the proposed building height variance, and provided the following recommendations:

- Enhance the street presence along Uplands Drive;
- Screen the rooftop equipment;
- Add more greenspace in parking areas, add more trees along the side property lines, and incorporate evergreen trees;
- Enhance the primary building entrances;
- Add a children’s play space and establish a public pathway; and
- Consider the form and character of the bike storage building.

The applicant revised the development plans to address the DAP recommendations, including revising the front façade materials to enhance the street presence, adding landscape details to align with the ground floor units, screening rooftop equipment, adding more trees as requested, improving building entrances, adding a children’s play space and public pedestrian path, and revising the bike storage building design.

## Proposed Variance

The maximum building height in the R8 zone is 14m. The proposed building height is 15.85m, thus a height variance of 1.85m is requested.

The building massing and scale complies with all other requirements of the R8 zone, and is comparable to the multi-family buildings on the adjacent properties. Due to the slope of the land, the building at 6117 Uplands Drive would appear similar in height to the four-storey strata development to the north (Texada). Also, the north side setback from the property line to the building is greater than the minimum requirement, which allows for building separation and light penetration within the public pedestrian corridor and between the proposed building and adjacent Texada building. The proposed building design complies with the Development Permit guidelines and ‘Corridor’ policies in the Official Community Plan (OCP).

Staff support the proposed height variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1155 is for a five-storey multi-family development with 108 residential units, and a FAR of 1.13.
- A variance is requested to increase the building height from 14m to 15.85m.
- The applicant is proposing to construct a public pedestrian path along the north property line from Uplands Drive to Sentinel Drive.
- The proposed development complies with the Development Permit guidelines and the Corridor policies in the OCP.

**ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations and Details  
ATTACHMENT E: Building Perspectives  
ATTACHMENT F: Landscape Plans and Details  
ATTACHMENT G: Aerial Photo

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

## **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

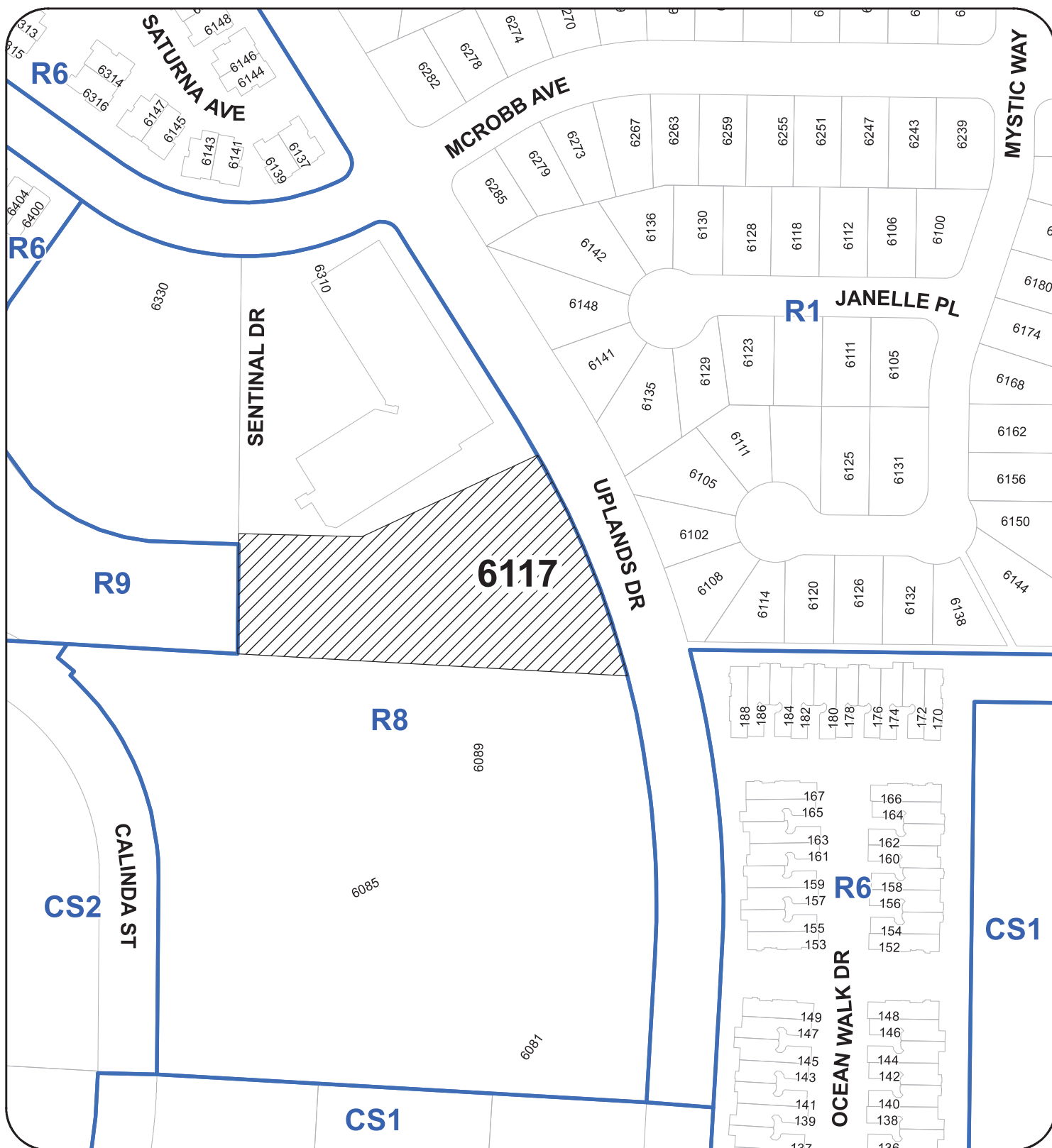
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 15.85m.

### **CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site Plan prepared by Integra Architecture Inc., dated 2020-MAR-03, as shown on Attachment C.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Integra Architecture Inc., dated 2020-MAR-18 and 2020-MAR-03, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2020-MAR-17, as shown on Attachment G.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001155

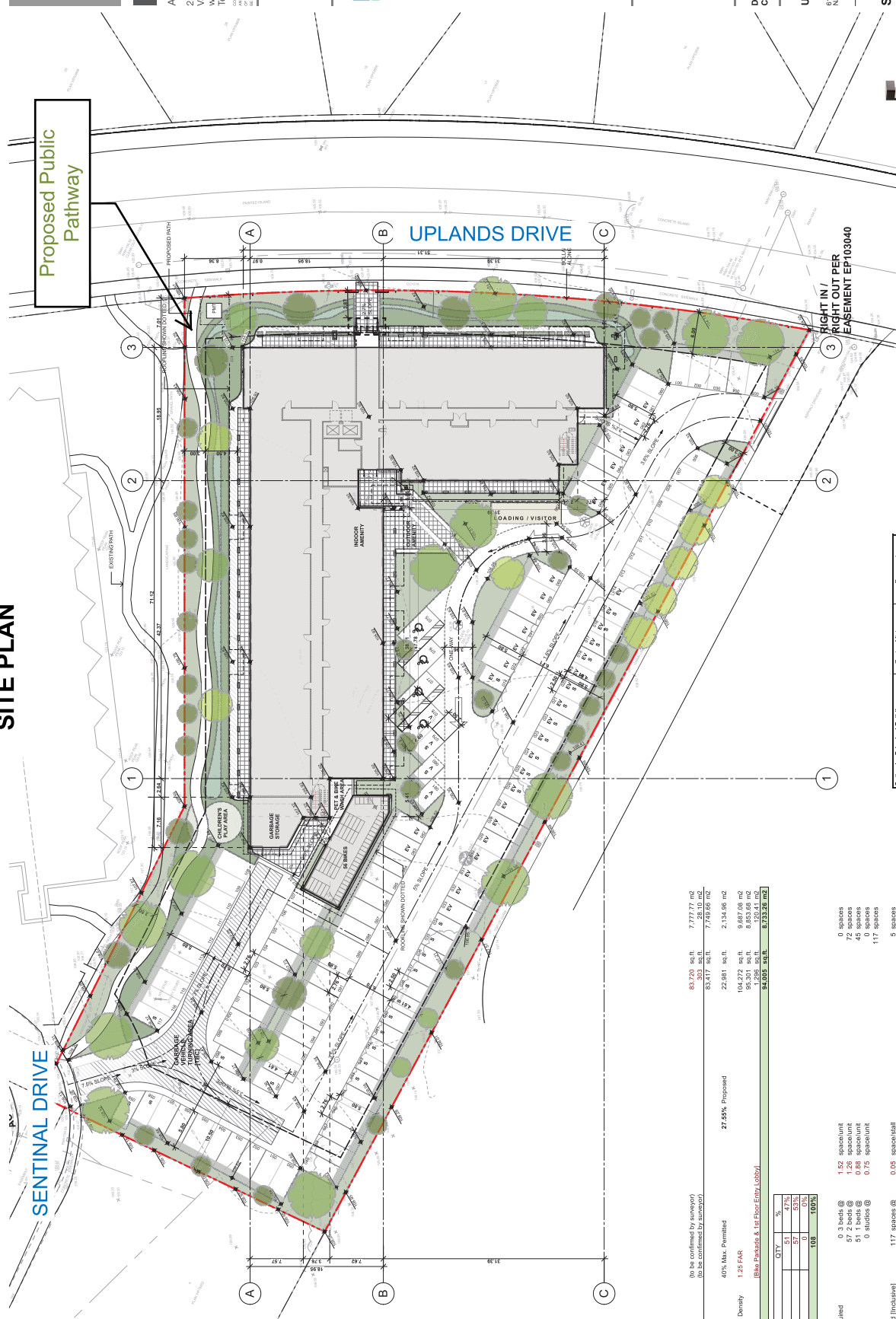
LOCATION PLAN

Civic: 6117 UPLANDS DRIVE  
Legal: LOT 2, DISTRICT LOT 48  
WELLINGTON DISTRICT, PLAN VIP78452



**ATTACHMENT C**  
**SITE PLAN**

**Proposed Public Pathway**



**SENTINEL DRIVE**

**UPLANDS DRIVE**

**Proposed Public Pathway**

**RIGHT IN / RIGHT OUT PER EASEMENT EP103040**

**RECEIVED**  
DP 1155  
2020-MAR-05

**ARCHITECT TEAM**  
**DENCITI**  
development corp.

**PROJECT TEAM**

**CLIENT**  
DENCITI DEVELOPMENT CORP.

**PROJECT**  
UPLANDS  
5171 US-103, DRIVE  
NANAIMO, BC

**SITE PLAN**

19482  
1:250  
2020-03-03  
Issue C - DP

**A-1.000**

**NOTES:**  
1. LANDSCAPE DOCUMENTATION BY LANSI LANDSCAPE ARCHITECTS  
2. REFER CIVIL ENGINEERING DOCUMENTATION BY ARLIN MARTIN

Subarea	Zone	Min. Height (m)	Proposed Max. Height (m)
City Centre	1	15.0	15.0
City Centre	2	15.0	15.0
City Centre	3	15.0	15.0
City Centre	4	15.0	15.0
City Centre	5	15.0	15.0
City Centre	6	15.0	15.0
City Centre	7	15.0	15.0
City Centre	8	15.0	15.0
City Centre	9	15.0	15.0
City Centre	10	15.0	15.0
City Centre	11	15.0	15.0
City Centre	12	15.0	15.0
City Centre	13	15.0	15.0
City Centre	14	15.0	15.0
City Centre	15	15.0	15.0
City Centre	16	15.0	15.0
City Centre	17	15.0	15.0
City Centre	18	15.0	15.0
City Centre	19	15.0	15.0
City Centre	20	15.0	15.0
City Centre	21	15.0	15.0
City Centre	22	15.0	15.0
City Centre	23	15.0	15.0
City Centre	24	15.0	15.0
City Centre	25	15.0	15.0

Gross Site Area: 83,720 sq.ft. / 7,777.77 m<sup>2</sup>  
 Net Site Area: 83,417 sq.ft. / 7,749.86 m<sup>2</sup>  
 Lot Coverage: 22,881 sq.ft. / 2,134.86 m<sup>2</sup>  
 Maximum Allowable Base Density: 1.25 FAR  
 Total Floor Area: 104,272 sq.ft. / 9,687.06 m<sup>2</sup>  
 Gross Floor Area: 95,301 sq.ft. / 8,853.86 m<sup>2</sup>  
 Total Unit Floor Area: 94,005 sq.ft. / 8,733.26 m<sup>2</sup>

Unit Type	Breakdown	QTY	%
1	Bed	51	47%
2	Bed	57	53%
Total Unit Floor Area		108	100%

0 spaces  
 72 spaces  
 45 spaces  
 0 spaces  
 177 spaces  
 0 spaces  
 5 spaces

117 spaces @ 0.05 space/unit  
**117 spaces**

2 spaces for 21:100 required parking spaces  
 2 spaces for 100 required parking spaces or part thereof

108 units @ 1.05 space/unit  
**112 spaces**

108 units @ 1.05 space/unit  
**117 spaces**

108 units @ 1.05 space/unit  
**117 spaces**

108 units @ 1.05 space/unit  
**117 spaces**

Visitor Parking Required (Includes)  
**117 spaces @ 0.05 space/unit**  
**117 spaces**

Accessible Parking Required  
 2 spaces for 21:100 required parking spaces  
 2 spaces for 100 required parking spaces or part thereof

**Total Accessible Parking Required**  
**108 units @ 1.05 space/unit**  
**112 spaces**

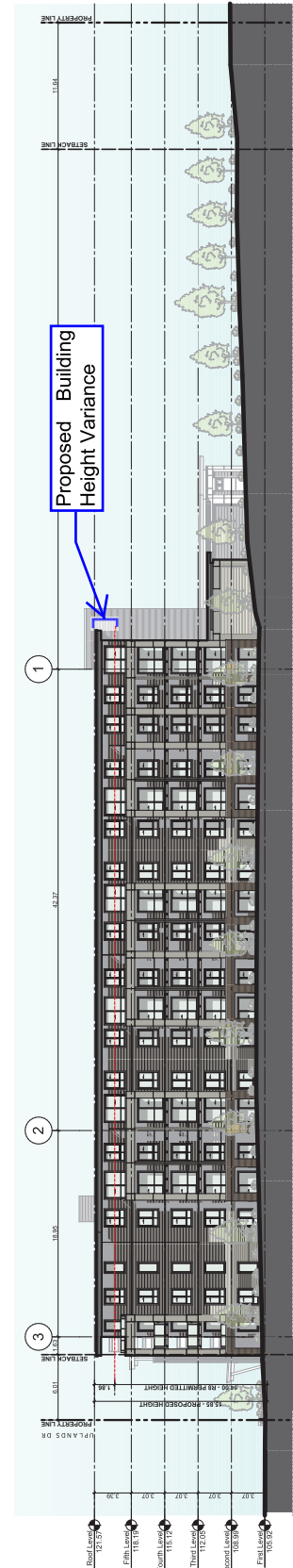
Resident Parking Provided  
 108 units @ 1.05 space/unit  
**117 spaces**

Visitor Parking Provided  
 108 units @ 1.05 space/unit  
**117 spaces**

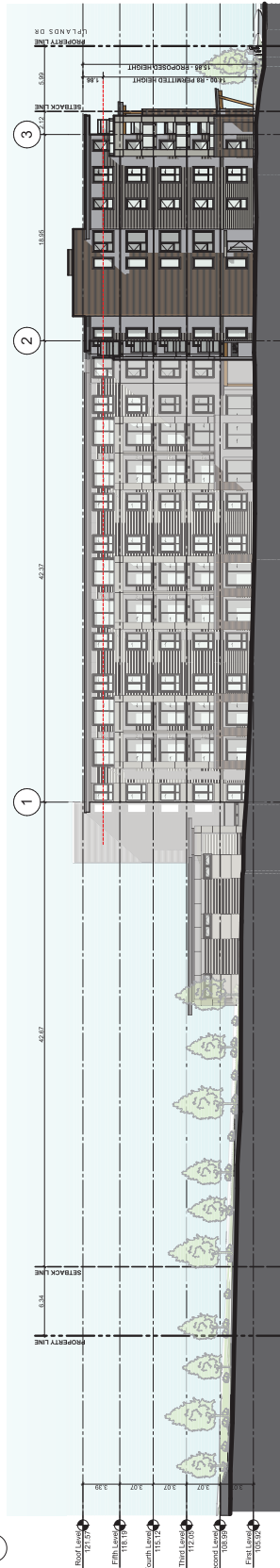
Max. Small Cars  
 40% of required spaces  
 47 spaces

Provided Small Cars  
 23% of provided spaces  
 27 spaces

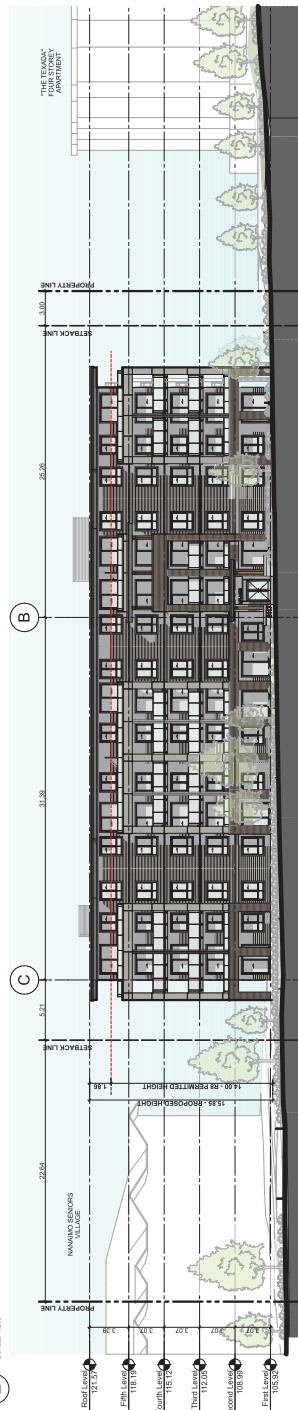
# ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



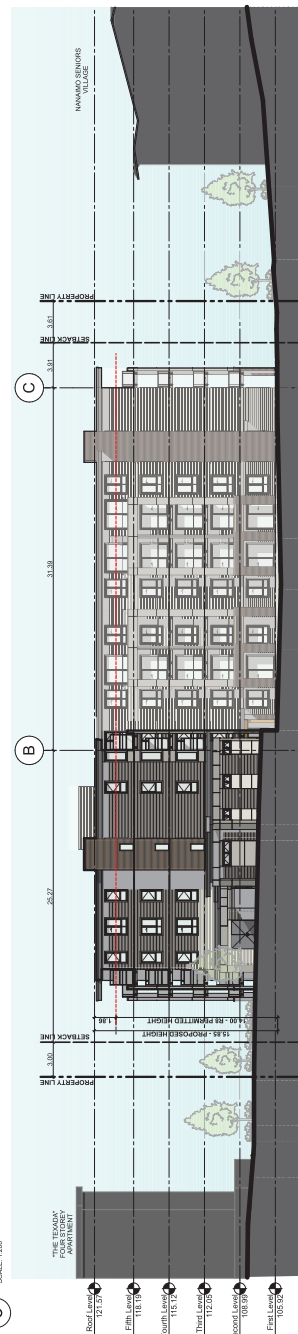
1 NW ELEVATION  
SCALE: 1/200



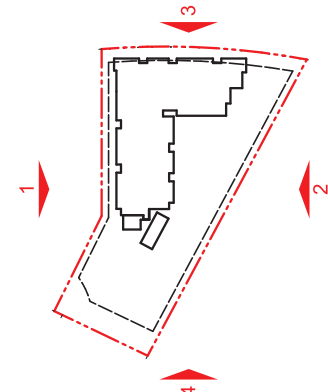
2 SE ELEVATION  
SCALE: 1/200



3 NE ELEVATION  
SCALE: 1/200



4 SW ELEVATION  
SCALE: 1/200



**IA**  
**Integra**  
ARCHITECTURE INC.  
2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

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development corp.

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2020-MAR-18  
CITY OF VANCOUVER



CLIENT  
**DENCITI DEVELOPMENT CORP.**

PROJECT  
**UPLANDS**  
8177 UPLANDS DRIVE  
NANAIMO, BC

DATE  
**ELEVATIONS**

PROJECT  
19462  
1:200  
2020-03-18  
Issue C - DP

DRAWING  
A-4.000





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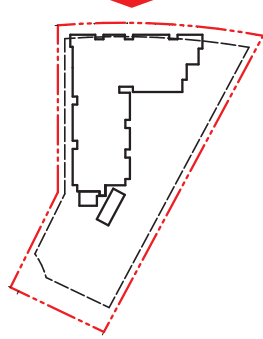
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 CORP.

CLIENT  
 PROJECT  
 UPLANDS  
 8115 (1/2) AINSIE DRIVE  
 NANAIMO, BC

DATE  
 15/03/2020  
 SCALE  
 1:100  
 ISSUE  
 2020-03-18  
 DRAWING NO.  
 Issue C - DP  
 PROJECT NO.  
 19462

**NE ELEVATION**

**A-4.100**



**Material and Colour Legend**

Code	Material / Colour	Notes
1.1	Beige	Exterior walls
1.2	James Heale Slag	BM - Fine Onyx 0020
1.3	James Heale Pearl	BM - James Heale Pearl
1.4	Charcoal	BM - James Heale Pearl
1.5	Cherry	BM - James Heale Pearl
2.1	White	Interior walls - Feature
2.2	White	Interior walls - Feature
3.1	Charcoal	Interior walls - Feature
4.1	White	Interior walls - Feature
5.1	White	Interior walls - Feature
5.2	Charcoal	Interior walls - Feature
6.1	Color	Interior walls - Feature



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FOR ALL INFORMATION, CONTACT THE ARCHITECT OR ARCHITECTURAL CONSULTANT.  
 CONTACT INFORMATION:  
 ARCHITECT: INTEGRATED ARCHITECTURE INC. (2020-05-18)  
 ARCHITECTURAL CONSULTANT: INTEGRATED ARCHITECTURE INC. (2020-05-18)



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 2020-MAR-18



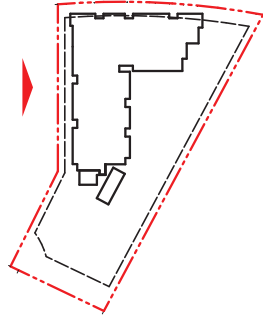
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 DENCITI DEVELOPMENT  
 CORP.

PROJECT  
 UPLANDS  
 8115 (UP) ASKS DRIVE  
 NANAIMO, BC

DATE  
 19-MAR-20  
 1:100  
 2020-05-18  
 ISSUE C - DP

PROJECT  
 19-MAR-20  
 1:100  
 2020-05-18  
 ISSUE C - DP

DRAWING  
**A-4.101**



Material and Colour Legend	
Code	Description
1.1	James Hardie Siding
1.2	James Hardie Panel
1.3	James Hardie Panel
1.4	James Hardie Panel
1.5	Fire Cement Boards (Robert Slaty)
2.1	Purified Aluminium Slat
2.2	Fire Cement Boards (Robert Slaty)
3.1	Conifer Plywood / Flamingo
4.1	Urban Decking
5.1	Very Wetwood
5.2	Chocoma
6.1	Color
CLADDING	Exterior walls
CLADDING	Exterior walls
CLADDING	Exterior walls
CLADDING	Exterior walls
CLADDING	Exterior walls - Feature
SOFFIT	Soffit
SOFFIT	Feature Soffit
TRIM / FURNISHINGS	Roofs / Downspouts / Flashings
ROOFDECKS	Decks
TRIM / FURNISHINGS	Wetwood / Glazing
TRIM / FURNISHINGS	Chocoma / Glazing w/ color glazing
FEATURE WOOD	Color / Slat / Slat
FEATURE WOOD	Exterior wood materials to entry



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FOR THE ARCHITECT: INTEGRATED ARCHITECTURE INC. (INTEGRATED)  
 1100 WESTERN AVENUE, SUITE 1000, VANCOUVER, BC V6E 2R6  
 FOR THE CLIENT: DENCITI DEVELOPMENT CORP.  
 1100 WESTERN AVENUE, SUITE 1000, VANCOUVER, BC V6E 2R6

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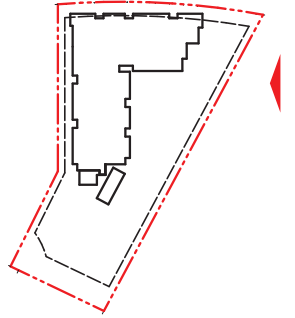
CLIENT  
 DENCITI DEVELOPMENT  
 CORP.

PROJECT  
 UPLANDS  
 6115 156 AVENUE DRIVE  
 NANAIMO, BC

SCALE  
**SE ELEVATION**  
 1:100

DATE  
 19-MAR-20  
 2020-03-18  
 ISSUE C - DP

**A-4.102**



**Material and Colour Legend**

Code	Material / Colour	Notes
1.1	Beige	Exterior walls
1.2	James Heale Slag	BM - Fine Oak 00-20
1.3	James Heale Slag	BM - Fine Oak 00-20
1.4	Charcoal	BM - James Heale 00-20
1.5	Cherry	BM - James Heale 00-20
2.1	White	BM - Fine Oak 00-20
2.2	Cherry	BM - Fine Oak 00-20
3.1	Charcoal	BM - Fine Oak 00-20
4.1	White	BM - Fine Oak 00-20
5.1	White	BM - Fine Oak 00-20
5.2	Charcoal	BM - Fine Oak 00-20
6.1	Color	BM - Fine Oak 00-20



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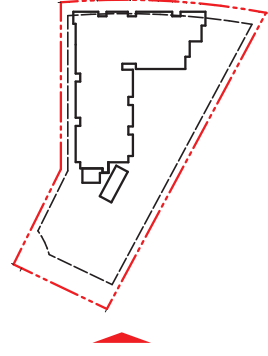
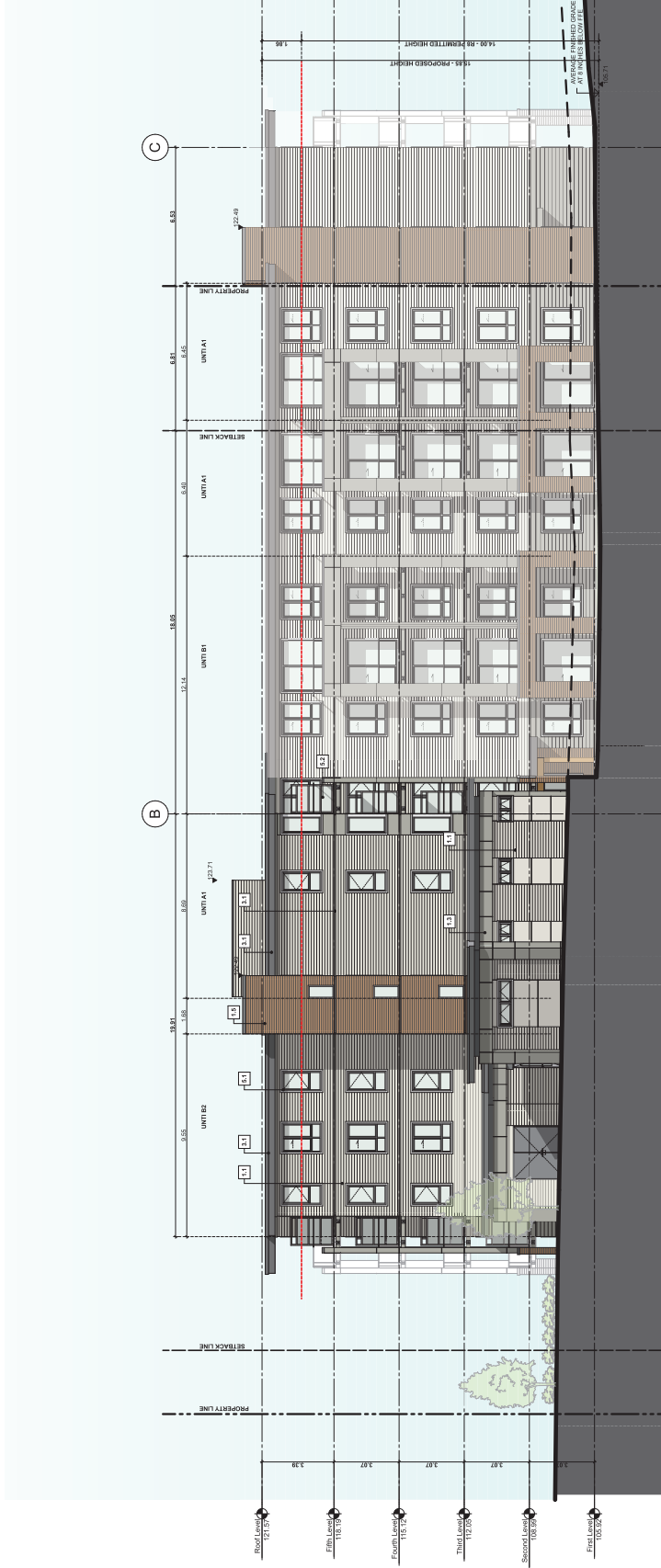
PROJECT TEAM  
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 CORP.

PROJECT  
 UPLANDS  
 6117 JUPITER DRIVE  
 NANAIMO, BC

DATE  
 15/05/2020  
 SCALE  
 1:100  
 DRAWN  
 2020-05-18  
 ISSUE  
 Issue C - DP

PROJECT  
 19482  
 SCALE  
 1:100  
 DRAWN  
 2020-05-18  
 ISSUE  
 Issue C - DP

A-4.103



**Material and Colour Legend**

Code	Material / Colour	Notes
1.1	Beige	James Hardie siding
1.2	Grey	James Hardie panel
1.3	Grey	James Hardie panel
1.4	Charcoal	James Hardie panel
1.5	Cherry	Fire Corevenit Boards (Board Sides) - Woodstone - OSB/Cherry
2.1	White	Painted Aluminum Soffit
2.2	Cherry	Fire Corevenit Boards (Board Sides) - Woodstone OSB/Cherry
3.1	Charcoal	Charcoal Floor Wood / Flooring
4.1	Grey	Uniform Cladding
5.1	White	Very Wettable
5.2	Charcoal	Charcoal cladding w/ clear glazing
6.1	Color	Structural Wood



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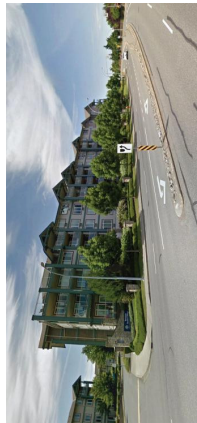


PROJECT TEAM

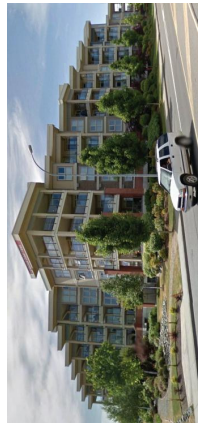


1 UPLANDS DRIVE - STREET ELEVATION

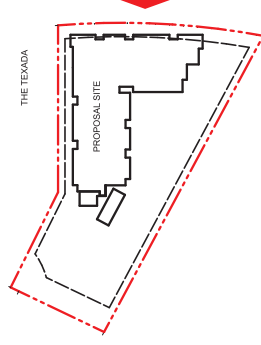
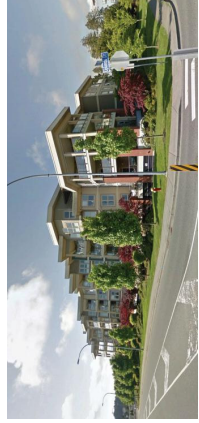
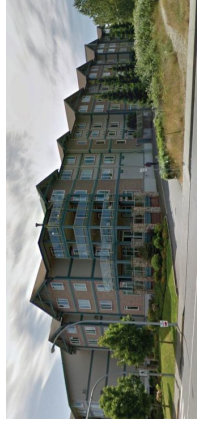
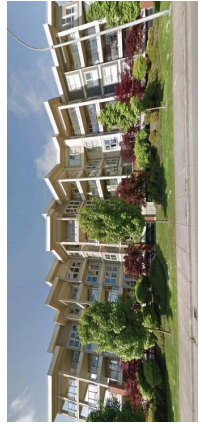
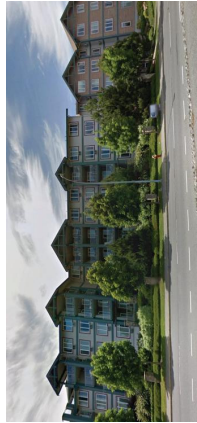
REVISED: 2020



NANAIMO SENIORS VILLAGE



THE TEXADA



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 DP 1155  
 2020-MAR-05



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 CORP.

PROJECT  
 UPLANDS  
 6111 UPLANDS DRIVE  
 NANAIMO, BC

DATE  
 STREET  
 ELEVATION

PROJECT  
 19462

DATE  
 2020-03-03

ISSUE  
 Issue 6 - DP

DRAWING NO.

A-4.200

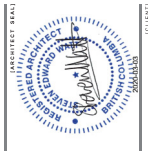
# ATTACHMENT E BUILDING PERSPECTIVES



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2020-MAR-05  
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PROJECT TEAM  
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DENCITI DEVELOPMENT CORP.

PROJECT  
UPLANDS  
6115 UPLANDS DRIVE  
VANANNO, BC

PERSPECTIVE

19462	PROJECT
Not To Scale	SCALE
2020-03-03	DATE
Issue 6 - DP	ISSUE
	DRAWING

A-0.301



UPLANDS DRIVE LOOKING NORTH

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 Telephone: 604 688 4220

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 DP 1155  
 2020-MAR-05



CLIENT  
**DENCITI DEVELOPMENT CORP.**

PROJECT  
**UPLANDS**  
 6171 UPLANDS DRIVE  
 VANANCO, BC

DATE  
**PERSPECTIVE**

19482	PROJECT
Not To Scale	SCALE
2020-03-03	DATE
Issue 6 - DP	ISSUE
	DRAWING

**A-0.302**



UPLANDS DRIVE LOOKING SOUTH

THIS ARTISTIC RENDERING IS CONCEPTUAL ONLY. IT IS NOT TO BE RELIED UPON AS A TRUE REPRESENTATION OF THE FINISHED PRODUCT.

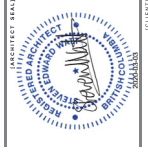


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 2020-MAR-06



PROJECT TEAM  
**DENCITI DEVELOPMENT CORP.**

PROJECT  
**UPLANDS**  
 6111 USR AGENS DRIVE  
 VANANCO, BC

**PERSPECTIVE**

19462	PROJECT
Not To Scale	SCALE
2020-03-03	DATE
Issue 6 - DP	DATE

**A-0.303**



SENTINEL DR. LOOKING EAST

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RECEIVED  
 DP 1155  
 2020-MAR-05



CLIENT  
**DENCITI DEVELOPMENT CORP.**

PROJECT  
**UPLANDS**  
 8111 UPLANDS DRIVE  
 VANANCO, BC

DATE  
**PERSPECTIVE**

PROJECT  
 19482  
 Not To Scale  
 2020-03-03  
 Issue 6 - DP

DRAWING NO.  
**A-0.304**



SOUTH ENTRY AND OUTDOOR AMENITY

THIS ARTISTIC RENDERING IS CONCEPTUAL ONLY. IT IS NOT TO BE RELIED UPON AS A TRUE REPRESENTATION OF THE FINISHED PRODUCT.

# ATTACHMENT F LANDSCAPE PLAN AND DETAILS

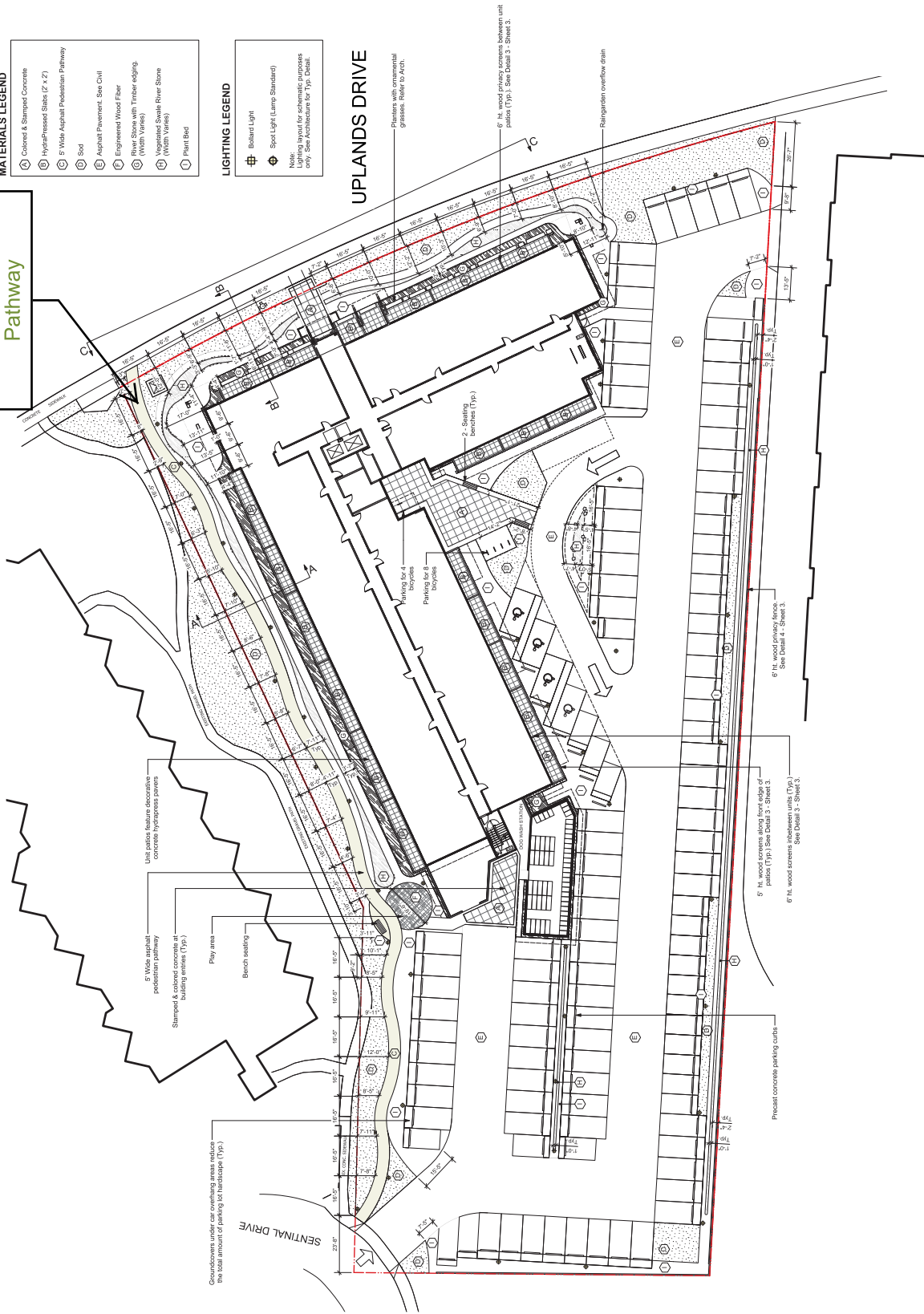
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- MATERIALS LEGEND**
- (A) Colored & Stamped Concrete
  - (B) Hydrated Concrete Slabs (2' x 2')
  - (C) 5' Wide Asphalt Pedestrian Pathway
  - (D) Soil
  - (E) Asphalt Pavement, See Civil
  - (F) Engineered Wood Fiber
  - (G) River Stones with Timber edging (With Veneer)
  - (H) Unpaved Stepped River Stone (With Veneer)
  - (I) Plant Bed

- LIGHTING LEGEND**
- # Bollard Light
  - ⊕ Spot Light (Lamp Standard)
- Note: All lighting fixtures for schematic purposes only. See Architecture for Typ. Details.

## UPLANDS DRIVE

Proposed Public Pathway



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 2020-MAR-17  
 2:22 PM (PST)

(1" = 1/16" / 1:200)

NO.	DATE	DESCRIPTION
3	Mar 12/20	Landscape Revised
2	Mar 9/20	Revised for "Pilot" To
1	Feb 27/20	Issued for Paper 10"

**LADR LANDSCAPE ARCHITECTS**  
 #2484 Quivira Ave., Victoria B.C. V8T 1M5  
 Phone: (250) 598-0106

PROJECT  
**6117 Uplands Drive**  
 Nanaimo, BC

TITLE  
**Materials + Layout Plan**

SCALE  
**1" = 1/16"**  
 DRAWN **CW**  
 CHECKED **BW**

PROJECT No. **1930**

DATE  
**February 14, 20**  
 SHEET  
**L1 of 3**

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3	Mar 12/20	Landscape Revised
2	Mar 9/20	Revised for "Tree To Be Retained"
1	Feb 27/20	Issued for Permit 10'

**LADR LANDSCAPE ARCHITECTS**  
 42564 Quince Ave., Victoria, B.C., V8T 1M5  
 Phone: (250) 598-0106

**PROJECT**  
 6117 Uplands Drive  
 Nanaimo, BC

**TITLE**  
 Planting Plan

**SCALE**  
 1" = 1/16'

**PROJECT NO.**  
 1930

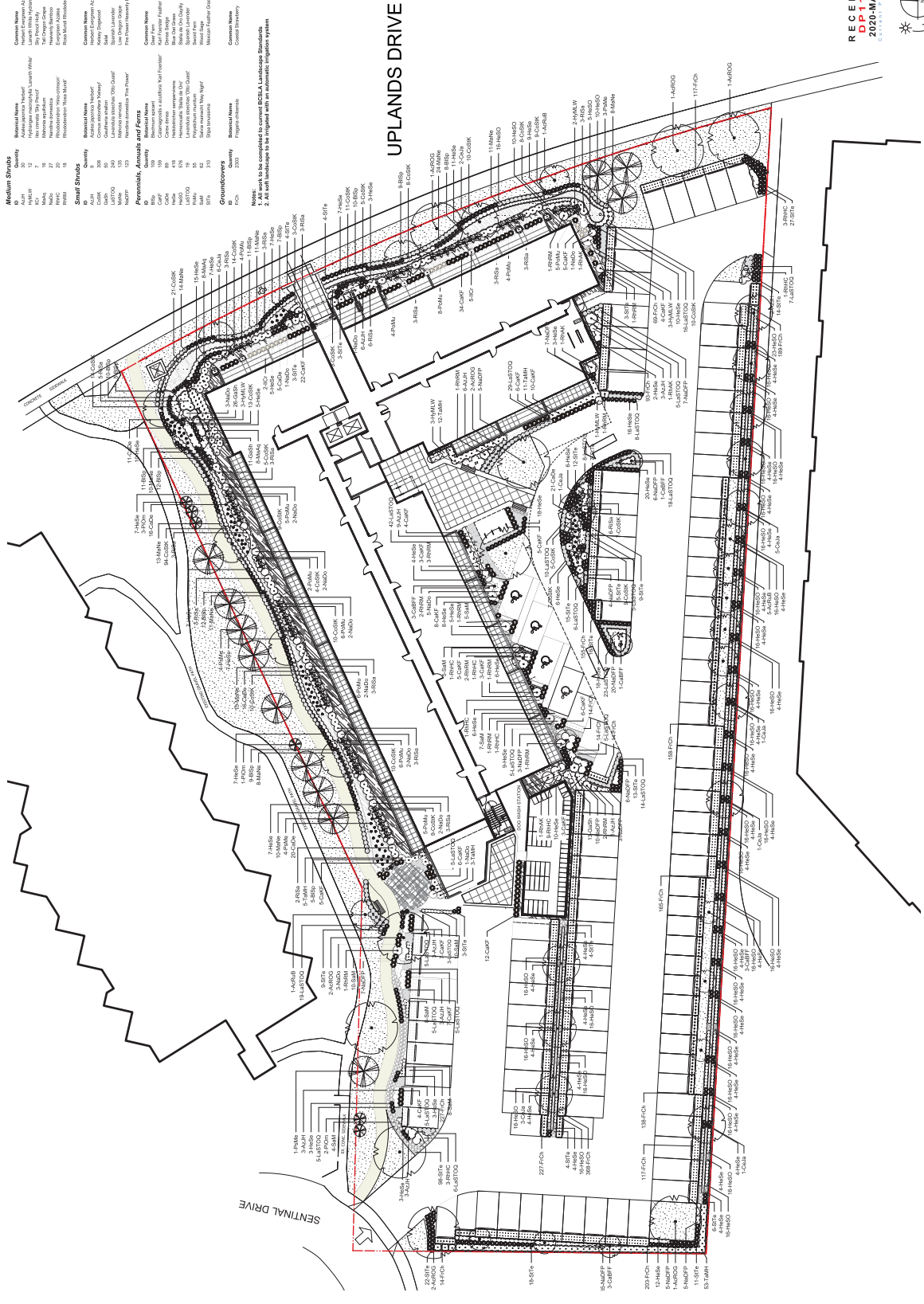
**DATE**  
 February 14, 2020

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 DP1155  
 2020-MAR-17

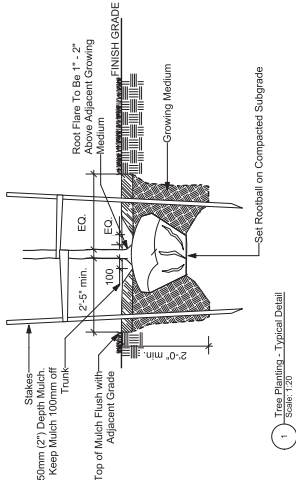


**Required Nursery Stock**

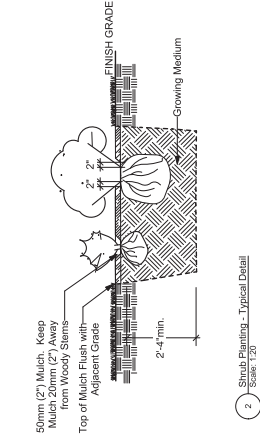
Species	Quantity	Remarks	Size
Red Oak	11	11" DBH	41' Ht
White Oak	11	11" DBH	41' Ht
Black Oak	20	11" DBH	41' Ht
Red Pine	12	12" DBH	41' Ht
White Pine	12	12" DBH	41' Ht
Blue Spruce	12	12" DBH	41' Ht
Colorado Spruce	12	12" DBH	41' Ht
Portulaca	12	12" DBH	41' Ht
Large Shrubs	4	4" DBH	41' Ht
Medium Shrubs	4	4" DBH	41' Ht
Small Shrubs	4	4" DBH	41' Ht
Perennials, Annuals and Ferns	4	4" DBH	41' Ht
Groundcovers	4	4" DBH	41' Ht



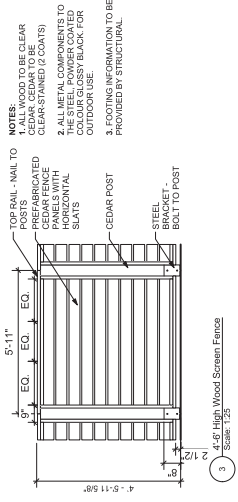
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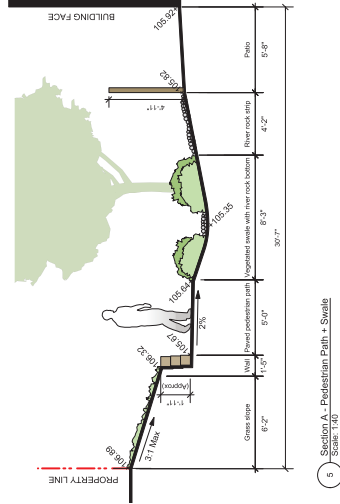
1 Tree Planting - Typical Detail  
Scale: 1:20



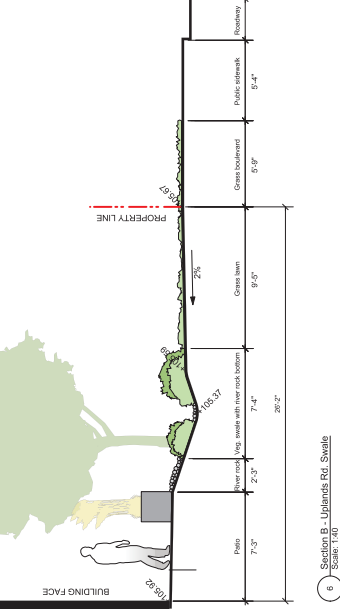
2 Shrub Planting - Typical Detail  
Scale: 1:20



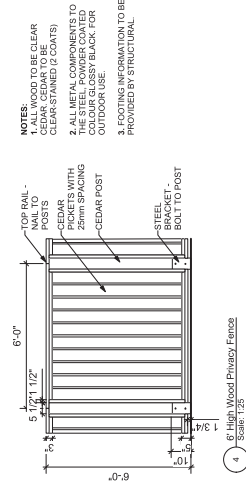
3 4'-0" High Wood Screen Fence  
Scale: 1:25



4 Section A - Pedestrian Path + Swale  
Scale: 1:40



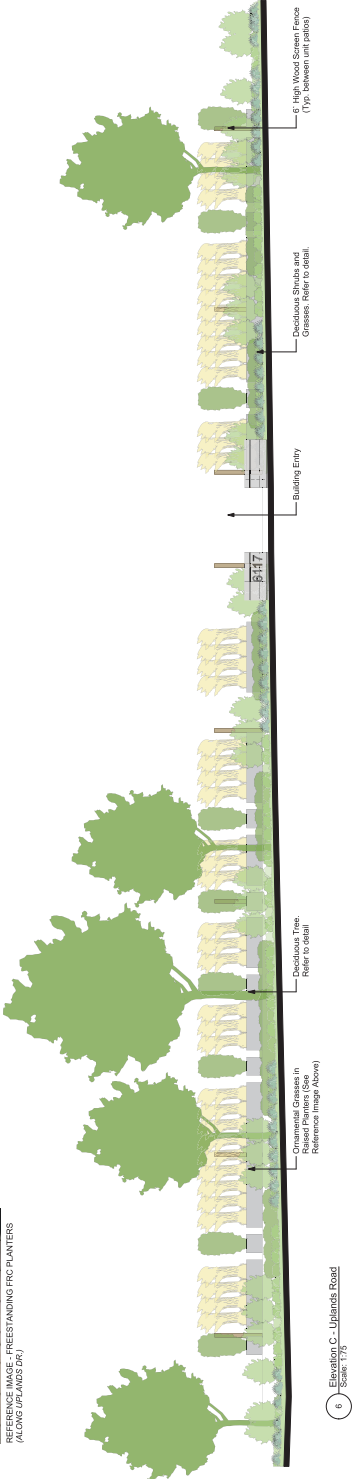
5 Section B - Uplands Rd. Swale  
Scale: 1:40



6 6' High Wood Privacy Fence  
Scale: 1:25



REFERENCE IMAGE - PRE-STANDING FRP PLANTERS (ALONG UPLANDS DR)



7 Elevation C - Uplands Road  
Scale: 1:75

NO.	DATE	DESCRIPTION
3	Mar 12/20	Landscape Revised
2	Mar 9/20	Revised for 'Prior To'
1	Feb 27/20	Issued for Permit 10'

**LADR LANDSCAPE ARCHITECTS**  
#2-864 Quivers Ave. Victoria B.C. V8T 1M5  
Phone: (250) 588-0105

**PROJECT**  
6117 Uplands Drive  
Nanaimo, BC

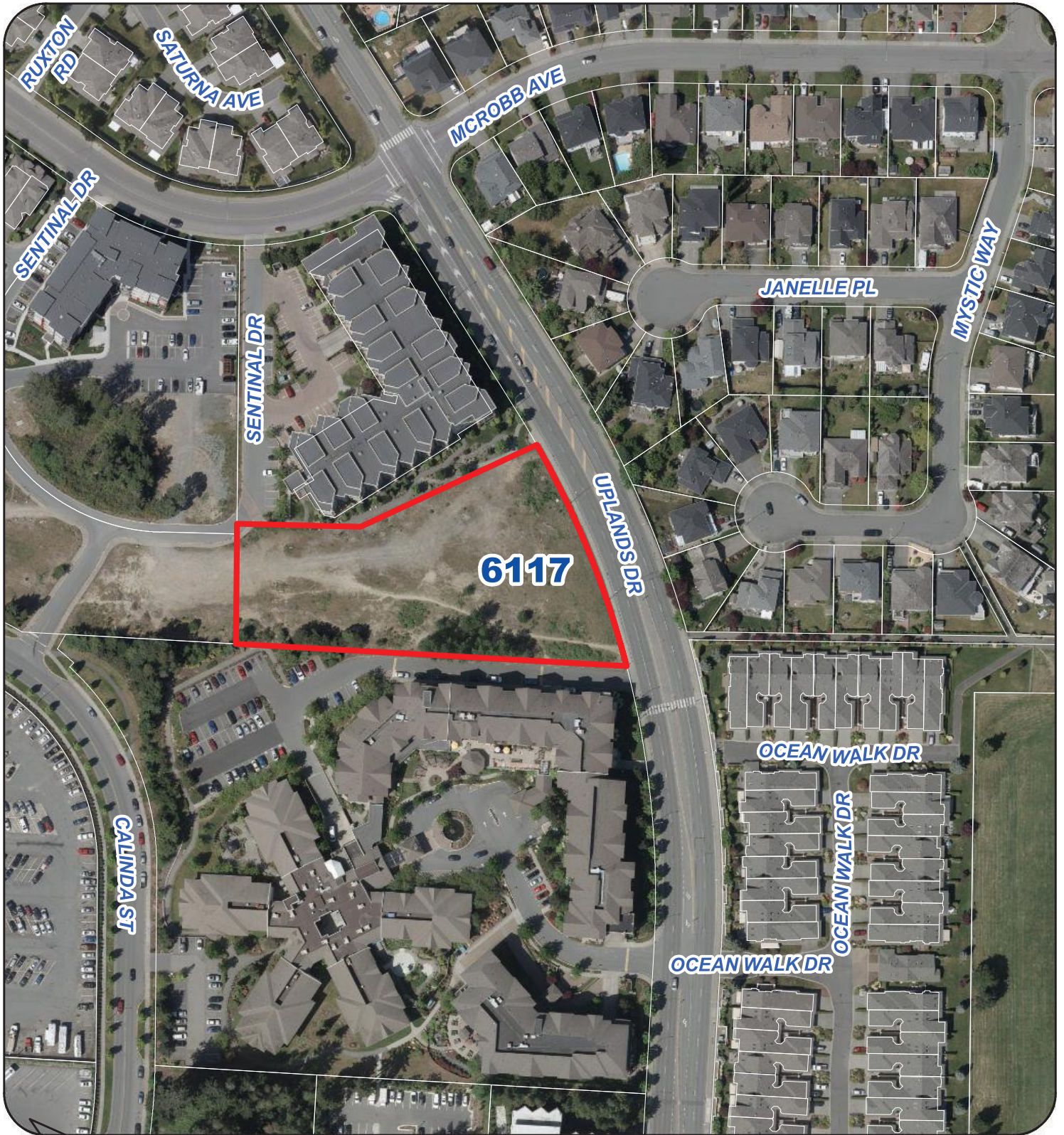
**TITLE**  
Landscape  
Elevations + Details

**SCALE**  
DRAWN CW  
CHECKED BW  
As Shown

**PROJECT No.** 1930  
**DATE** February 14, 20 2020  
**3 of 3** SHEET

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CAPITAL PLANNING

ATTACHMENT G  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001155

Legend

 Subject Property