

DATE OF MEETING | June 1, 2020

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1182 –
380 COTTLE PLACE**

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit renewal application for a multi-family, steep-slope development consisting of 8 single detached and 16 townhouse units.

Recommendation

That Council issue Development Permit No. 1182 at 380 Cottle Place with the following variances:

- increase the maximum allowable building height from 7m up to 9.5m, as outlined in 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, DP1182, was received from Modev Construction Ltd. on behalf of Bethel Lands Corporation Ltd. for a proposed development consisting of 24 multi-family residential units on a steep-slope site. This application is to renew DP1074, which was issued by Council on 2018-FEB-18. There have been no changes to the proposed development since DP1074 was approved; however, the permit has expired and the applicant wishes to renew the permit as they are ready to proceed with the project. The allowable density for the 1.7ha property is 16 units per hectare, to a maximum of 27 units. The permitted floor area ratio is 0.45; the proposed floor area ratio is 0.39.

Subject Property and Site Context

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is accessed from the Cottle Place cul-de-sac in the Nottingham Drive area of the Linley Valley neighbourhood.
<i>Total Area</i>	1.7 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Guidelines General Development Permit Design Guidelines

The subject property is vacant and is surrounded by single family residential dwellings in a steep-slope setting. The north property line abuts Nottingham Drive Park. The natural features of the site include rock outcrops, exposed rock knolls, steep slopes, and small groupings of urban forest.

DISCUSSION

Proposed Development

The subject application is to renew the original development permit (DP1074) for a 24-unit residential strata development comprised of 8 single detached units and 16 townhouse units. There have been no changes to the proposed development since it was approved by Council on 2018-FEB-18. The townhouse units range in size from 263m² to 368m². The single units range in size from 193m² to 264m².

Site Design

The townhouse units are clustered into groups consisting of five duplexes and two tri-plexes. The site layout is designed to respect the topography of the property and to minimize site disturbance. The townhouse unit clusters are stepped to work with the site grades and to maintain views between the clusters.

In accordance with the Steep Slope Design Guidelines, the single units are sited behind the ridgeline to preserve the ridgeline and associated rock knolls. An environmental assessment was provided that identified sensitive site features, including rock ledges, undulating rock slopes covered in moss, and native vegetation. The siting of the buildings is designed to minimize impact to these sensitive site features.

A Comprehensive Preservation Plan has been established to ensure long-term preservation of the sensitive site features, including the installation of split-rail fencing to deter access and disturbance of these areas, and informative signage to communicate the value of the sensitive areas.

The proposed internal strata road alignment follows the site contours to minimize site disturbance in accordance with the Steep Slope Design Guidelines. There is also an existing access easement along the west edge of 360 Cottle Place, which provides access to the detached garages of townhouse Units 1 and 2.

Building Design

The townhouse units each have a modern flat roof, two-storey living space, and an under-the-building two-car garage. 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 single units are two storeys in height, with a modern flat roof, and each unit has a two-car garage. 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.

The proposed exterior finishes, roof projections, and overhangs provide articulation to reduce the vertical and horizontal massing of the structures. The finishes include smooth stucco with metal reveals, 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 are in compliance with 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 site conditions. The trees to be retained on the property are a feature of the landscape design, and will contribute to maintaining the character of the property.

The storm water management features are arranged to provide function and an aesthetic treatment onsite, including two detention ponds, and bio-swales that are designed to create 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 onsite amenity and is constructed of materials that are complementary to the units, including cedar timber, stone columns, and flagstone.

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 single units have a modern flat roof, are stepped back from the ridgeline, and are situated at the lowest elevation of the site to reduce 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 buildings have a stepped modern flat-roof design and are strategically sited to minimize view impacts for adjacent properties. The flat-roof design maximizes the view plane.

The townhouse cluster with Units 1 and 2 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. Overlook is reduced 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 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 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 and step down with the existing grade. 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 respond to the topography of the site and are well articulated, with stepped building faces, horizontal rooflines, and glazing to reduce the massing.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1182 proposes to renew DP1074 for a steep-slope multi-family residential development, with 8 single detached and 16 townhouse units at 380 Cottle Place.
- There have been no changes to the development since DP1074 was issued, and 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:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Jeremy Holm for Dale Lindsay
General Manager, Development Services

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:

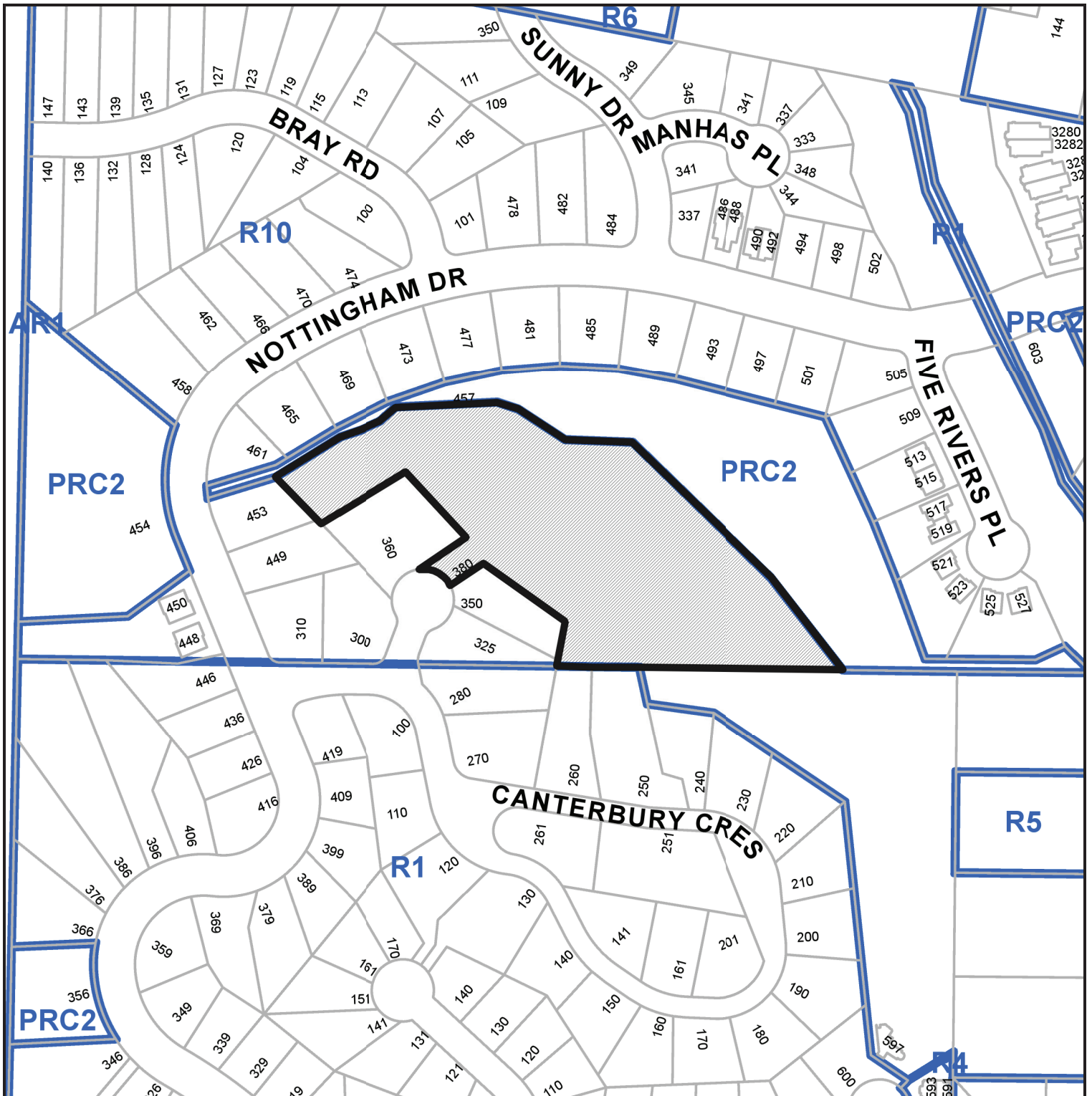
Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plans prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment C.

2. The development is in accordance with the Cross Sections and Ridgeline View prepared by Hillel Architecture received 2020-APR-02 as shown on Attachments D and E.
3. The development is in accordance with the Building Elevations prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment F.
4. The development is generally in accordance with the Building Material Finishes prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment G.
5. The development is in general compliance with the Landscape Plans and Details prepared by MacDonald Gray received 2020-APR-02 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 2020-APR-02.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001182

CIVIC: 380 COTTLE PLACE

LEGAL: LOT 8, SECTION 15A, WELLINGTON DISTRICT, VIP83210

 **Subject Property**

ATTACHMENT C
SITE PLANS





1 Partial Site and Grading Plan - North
A1.2 metric scale, 1:200

Development Permit Application September 21, 2017	City of Nanaimo Department of Planning
Response to City of Nanaimo Review February 1, 2018	City of Nanaimo Department of Planning
380 Cottle Place Advanced Development Permit Application 380 Cottle Place, Nanaimo, British Columbia	City of Nanaimo Department of Planning
Site and Grading Plan 1	City of Nanaimo Department of Planning
Sheet No. A1.2	City of Nanaimo Department of Planning

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DP 1182
 2020-APR-02
 Current Planning



380 COTTLE PLACE

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

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 250.292.5114 steve@moder.ca
moder
 moder.ca



1 Partial Site and Grading Plan - South
Metric Scale: 1:200
A1.3



380 COTTLE PLACE
Advanced Development Permit Application
Site and Grading Plan 2

380 COTTLE PLACE
Development Permit Application
Site and Grading Plan 2

380 COTTLE PLACE
Development Permit Application
Site and Grading Plan 2

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Development Permit Application
September 21, 2017
Project Revision
Approved by the City of
Nanaimo Board of
February 1, 2018
380 Cottle Place
Advanced Development Permit Application
Site and Grading Plan 2
Drawing No. A1.3

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DP1182
2020-APR-02
Current Planning

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

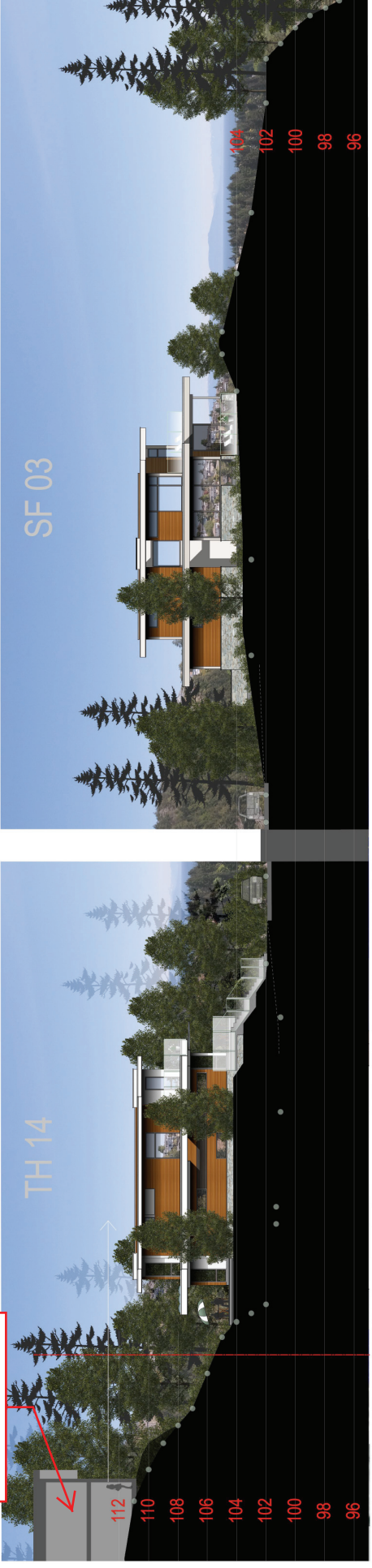
ATTACHMENT D CROSS SECTIONS

360 Cottle Place



1 Project Section / Location 1: North Road
A1.4

350 Cottle Place



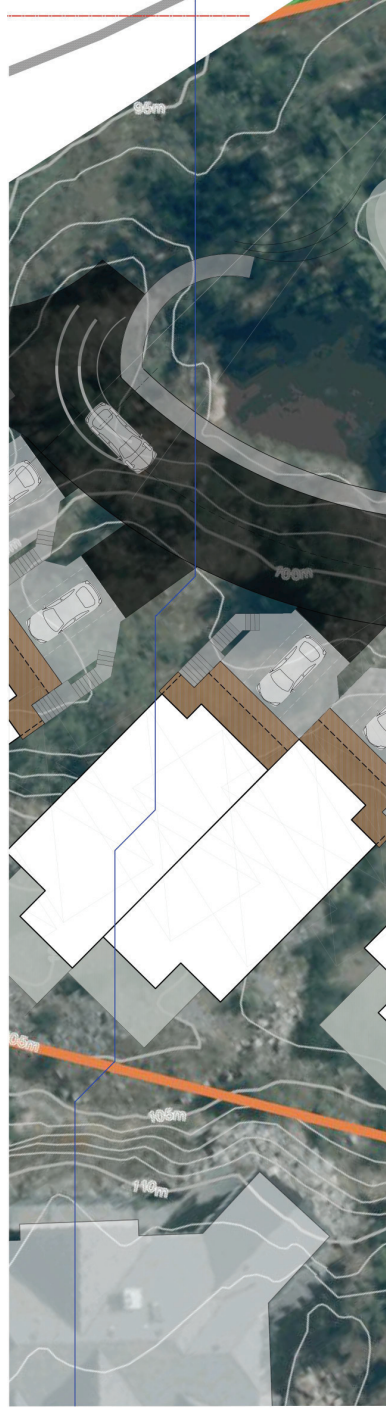
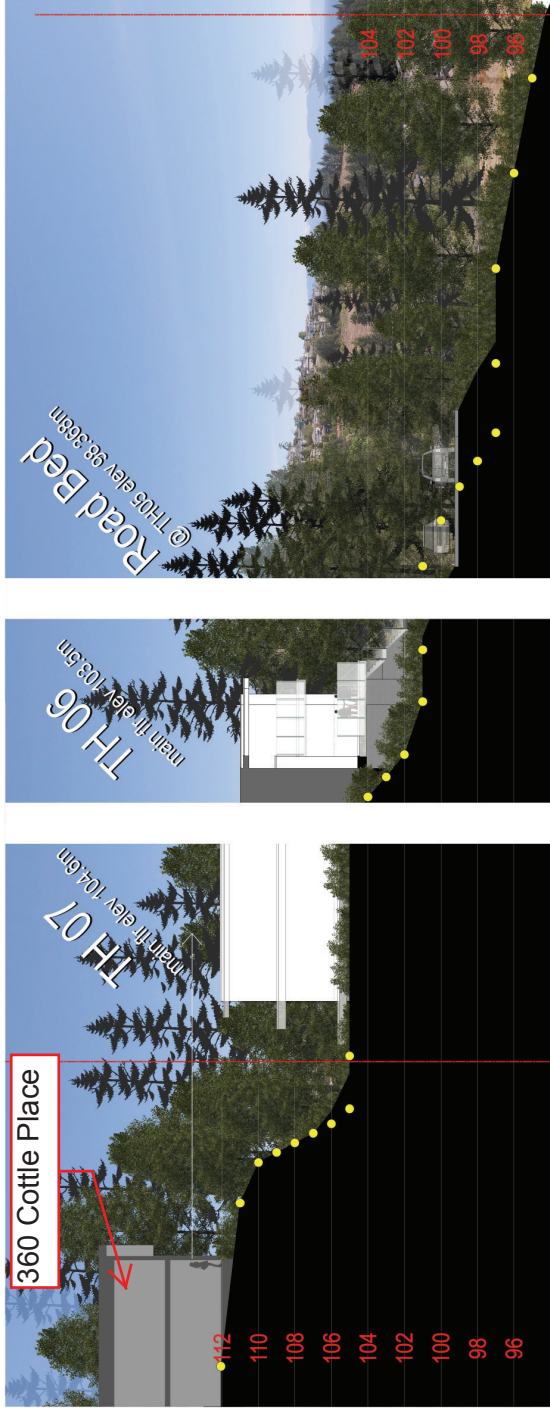
2 Project Section / Location 2: South Road
A1.5

Development Permit Application 380 Cottle Place, Nanaimo, British Columbia Project Revision Response to ADP December 7th, 2017	
Project	380 Cottle Place
Project Sections	A1.1 - A1.4

380 COTTLE PLACE

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

380 Cottle Place, Nanaimo, British Columbia



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380 COTTLE PLACE

Development Permit Application

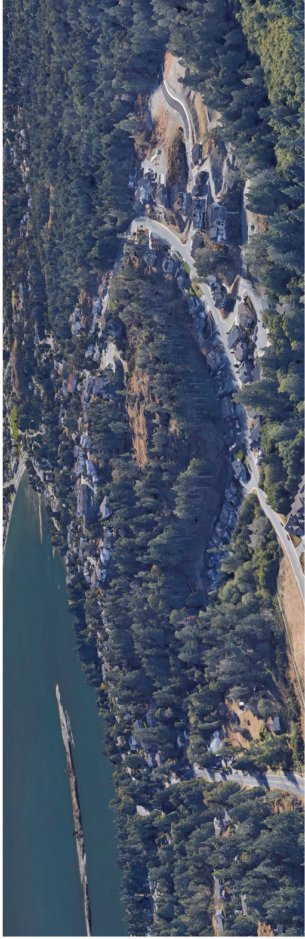
The ridgeline of Cottle Place, 380 Cottle Place, Nanaimo, British Columbia

Hissel
ARCHITECTURAL

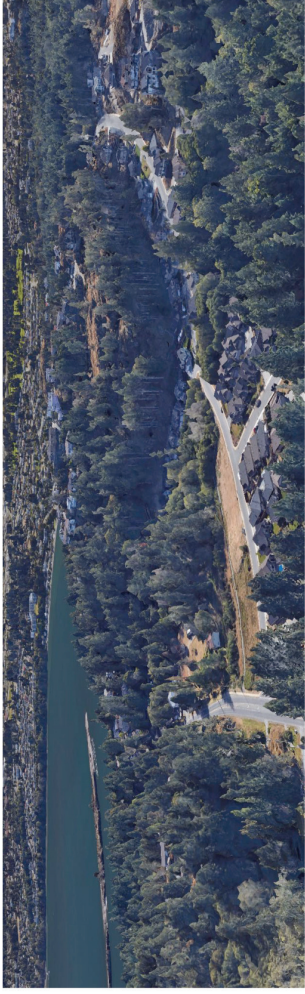
Development Permit Application September 21, 2017 February 7th, 2018 February 7th, 2018	
PROJECT	380 Cottle Place 380 Cottle Place, Nanaimo, BC
PROJECT NO.	Project Sections
DATE	March 14, 2018
SCALE	A1.5

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DP 1182
2020-APR-02
Current Planning

ATTACHMENT E RIDGELINE VIEW



1 Hillside Aerial View
A1.5 not to scale

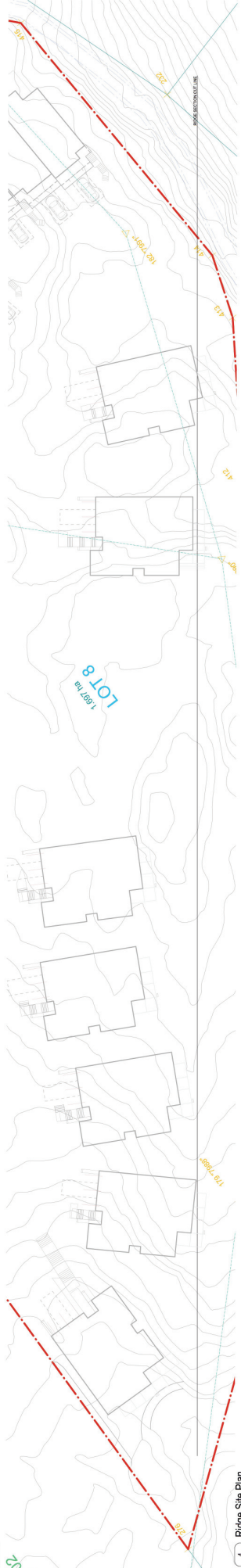


2 Hillside Aerial View
A1.5 not to scale



3 Orthographic Project Elevation
A1.5 not to scale

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



4 Ridge Site Plan
A1.5 not to scale

Hillel
ARCHITECTS



380 COTTLE PLACE

Development Permit Application

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

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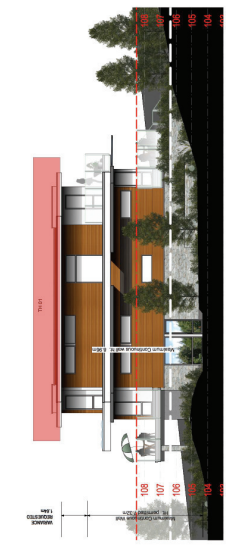
Development Permit Application
September 21, 2017

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

DESIGNED BY
Hillel Aerial Views
Project Elevation / Ridge Site Plan

DATE
September 21, 2017
SCALE
A1.5

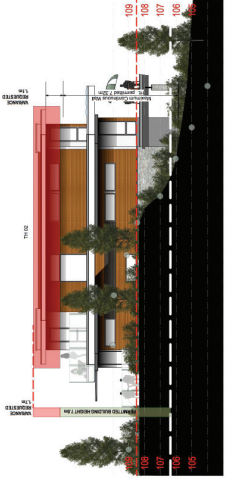
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2020-APR-02
Current Planning



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



Rear

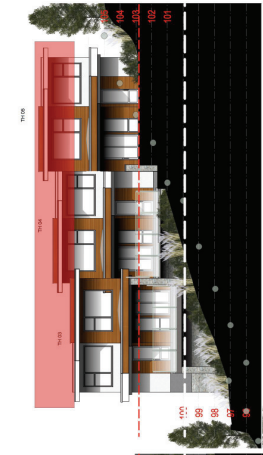


Front

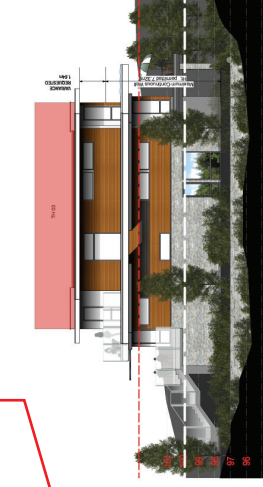
Proposed Height
Variances within Shaded
(red) Area



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



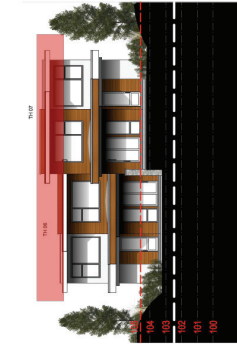
Rear



Front



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



Rear



Front

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

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

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ARCH CODE: T1-03

TOWNHOUSES



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



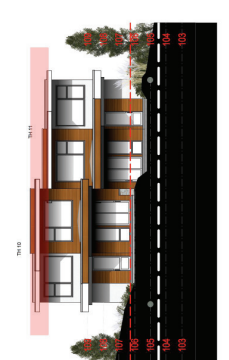
Rear



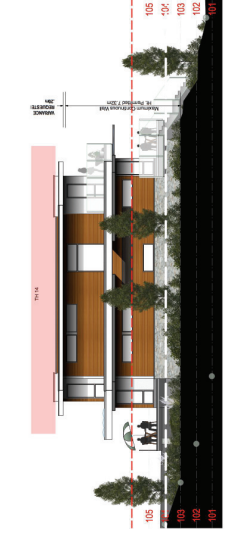
2 TH-10 & 11: Front, Side and Rear Ele
A3.3 | FINISH WORK: 1:100



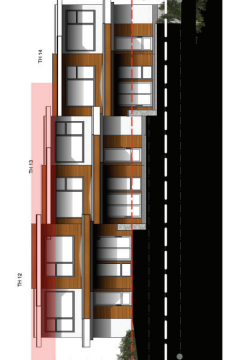
Rear



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



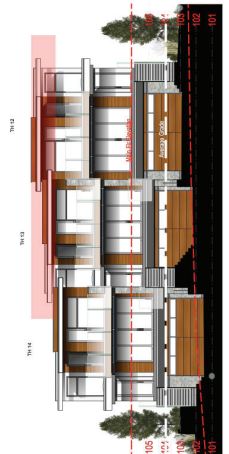
Rear



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



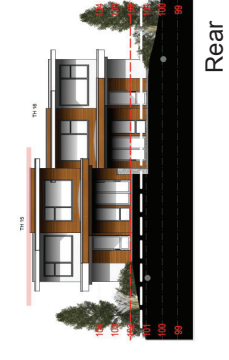
Rear



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



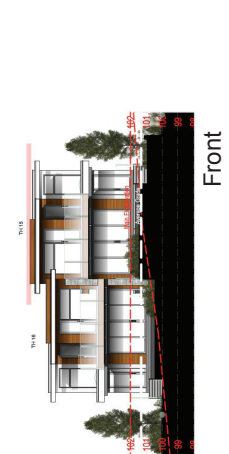
Rear



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



Rear



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

Development Permit Application September 21, 2017 Response to City of Nanaimo Review February 16, 2018	
PROJECT	380 Cottle Place 380 Cottle Place 380 Cottle Place
PROJECT NO.	Townhouse Big Elevations
DATE	2020-04-02
SCALE	A3.3



380 COTTLE PLACE
Development Permit Application
Nanaimo, British Columbia

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DP-1182
2020-APR-02
CURRENT PLANNING

SINGLE FAMILY RESIDENTIAL UNITS



Front

1. Single Family Home 01 Elevations
A3.5
FINISH SCALE: 1:100



Front

2. Single Family Home 02 Elevations
A3.5
FINISH SCALE: 1:100



Front

3. Single Family Home 03 Finishes
A3.5
FINISH SCALE: 1:100



Front

4. Single Family Home 04 Finishes
A3.5
FINISH SCALE: 1:100



Rear



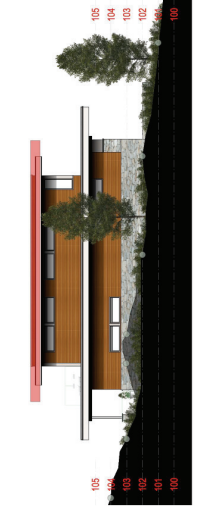
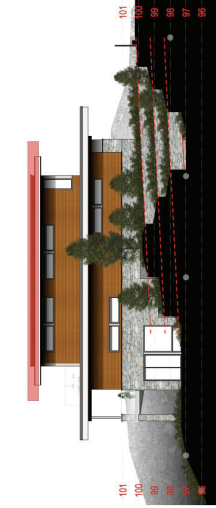
Rear



Rear



Rear



380 COTTLE PLACE

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

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DP 1182
2020-APR-02
Current Planning

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

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

DRAWING NO: SF Building Elevations and Site Profiles

DATE: 2018-02-01

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: A3.5

Shawn Timfield
3800 17th Street, Nanaimo, BC
modev
ARCHITECTS



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



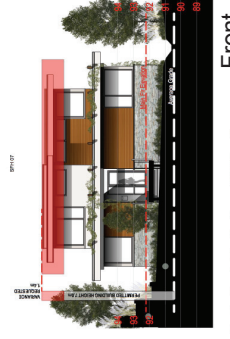
Rear



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



Rear



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



Rear



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



Rear



Development Permit Application
September 21, 2017
Project Revision
380 Cottle Place
of Nanaimo review
February 1, 2018

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

DESIGNED BY: SF Building Elevations
SUPPORTS

DATE: 2017.09.21
DRAWN BY: A3.6

380 COTTLE PLACE

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

Steve Trueland
2527 17th St. Nanaimo, BC
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ATTACHMENT G BUILDING MATERIAL FINISHES

- ### Exterior Finishes Legend
- List of finishes typical of all materials
- Roofing**
- (1) BSI-1000 steel deck for roofing membrane is a horizontal steel surface
 - (2) Pre-finished steel framing. Colour matched to complementary products
 - (3) Colour Coated steel. Appropriate for exterior use
 - (4) 25% white
 - (5) 25% black
 - (6) Sikens Color Finish (see notes)
 - (7) Pre-finished steel frame from local source
 - (8) 25% white
 - (9) 25% black
- Exterior Finishes & Components**
- (10) Painted, smooth finish on pre-finished metal grey metal roofs
 - (11) Sikens Color Finish (see notes)
 - (12) Sikens Color Finish (see notes)
 - (13) Sikens Color Finish (see notes)
 - (14) Sikens Color Finish (see notes)
 - (15) Sikens Color Finish (see notes)
 - (16) Sikens Color Finish (see notes)
 - (17) Sikens Color Finish (see notes)
 - (18) Sikens Color Finish (see notes)
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 - (25) Sikens Color Finish (see notes)
 - (26) Sikens Color Finish (see notes)
 - (27) Sikens Color Finish (see notes)
 - (28) Sikens Color Finish (see notes)
 - (29) Sikens Color Finish (see notes)
 - (30) Sikens Color Finish (see notes)
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 - (100) Sikens Color Finish (see notes)
- Exterior Finishes**
- (1) Exterior second concrete exterior panel finished
 - (2) Exterior 1st Main
 - (3) Aluminum framed skylight
 - (4) Brick finish
 - (5) Glass door
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- Pre-finished wall finishes**
- (1) pre-finished white
 - (2) pre-finished metallic grey / stainless
 - (3) pre-finished black
 - (4) pre-finished black



1 Typical Townhouse Finishes
 A3.1
 Typical Townhouse Elevation Treatment and finishes
 Townhouses shown in typical two unit and three unit forms demonstrating elevation treatment and finishes.
 Townhouses are staggered both vertically and horizontally.
 Roof projections are articulated within a unit therefore roof overhangs are both articulated and aid to minimize the roof profile and the appearance of height and massing.

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



3 Typical Townhouse Side Elevation
 A3.1
 Typical Townhouse Finishes

4 Typical Townhouses Finishes
 A3.1
 Typical Townhouse Finishes in 2 unit and 3 unit bidg form

Development Permit Application
September 21, 2017

380 Cottle Place
188 Cottle Place, Nanaimo, British Columbia

Project Colour Palette, Materials / Townhouse Design Elevations

Scale: 1/100
Date: 09/21/17
Author: [Name]
Reviewer: [Name]

380 COTTLE PLACE

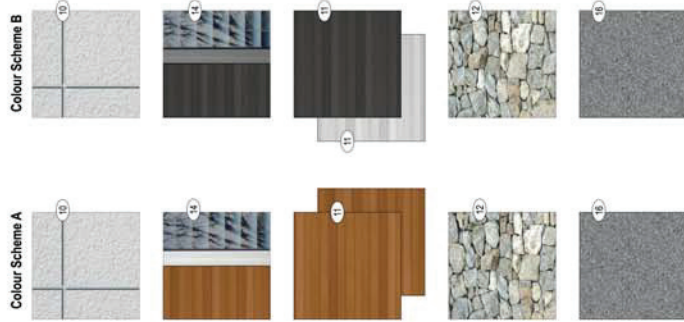
Development Permit Application
380 Cottle Place, Nanaimo, British Columbia

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

Scale: 1/100
2017/09/21
Author: [Name]
Reviewer: [Name]

53



2 Single Family Home Finishes
A3.4
Metric Scale: 1:100



1 Single Family Home Finishes
A3.4
Metric Scale: 1:100



4 Single Family Home Finishes
A3.4
Metric Scale: 1:100



3 Single Family Home Finishes
A3.4
Metric Scale: 1:100



Alternative colour scheme B sample Elevation



Alternative colour scheme B sample Elevation

Shawn, Taylor & Co.
200-220-1114 | shawn@mohdev.ca

380 COTTLE PLACE

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

Development Permit Application
September 21, 2017

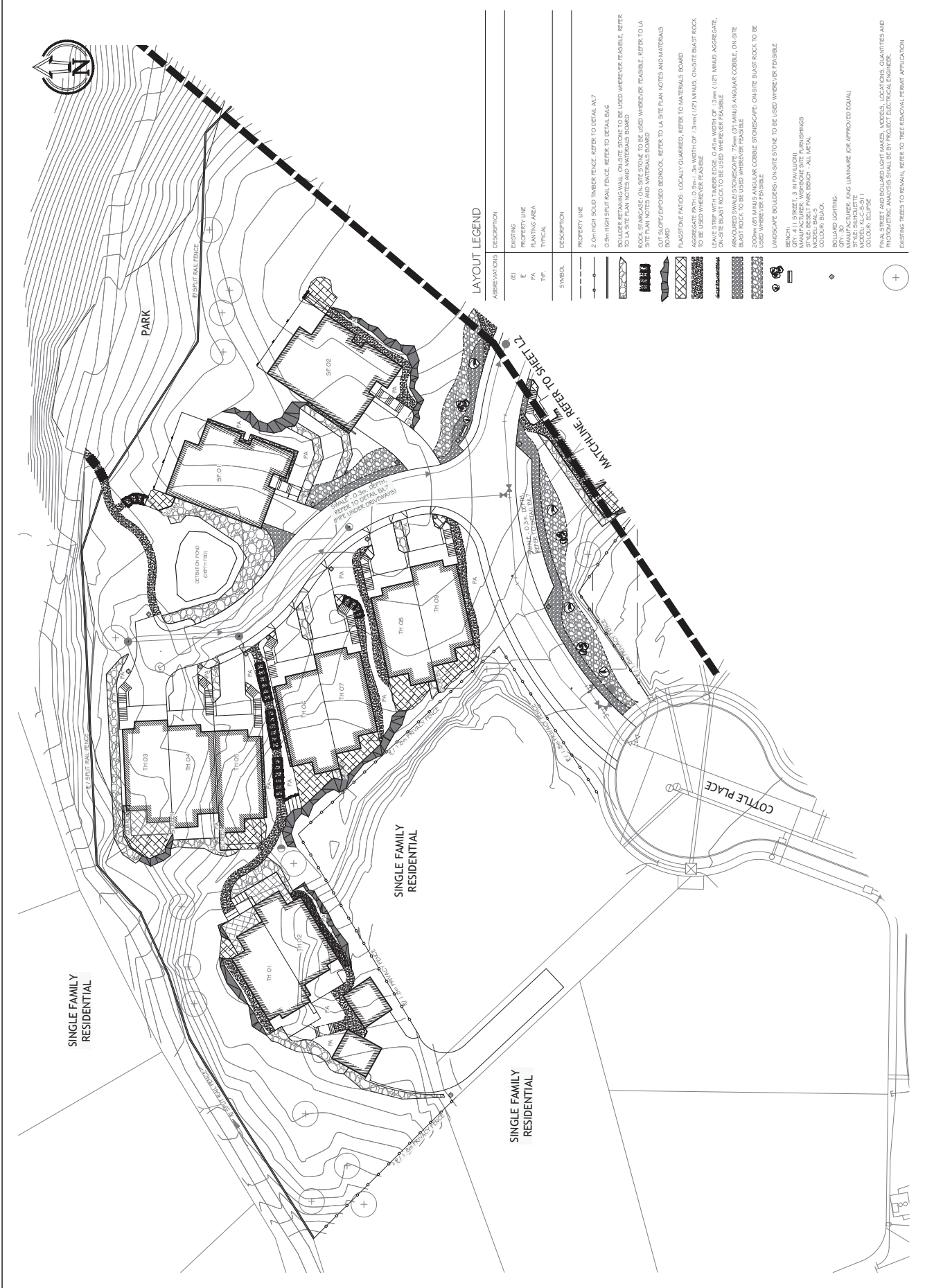
380 Cottle Place
380 Cottle Place, Nanaimo, British Columbia

Single Family Design Elevations

Project: 380 Cottle Place
Drawing: A3.4
Scale: Metric Scale: 1:100

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ATTACHMENT H
LANDSCAPE PLANS AND DETAILS



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LANDSCAPE ARCHITECTURE

SITE PLAN

380 Cottle Place
Modev
Nanaimo, BC

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

BRAWING NUMBER: L1 of 7

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

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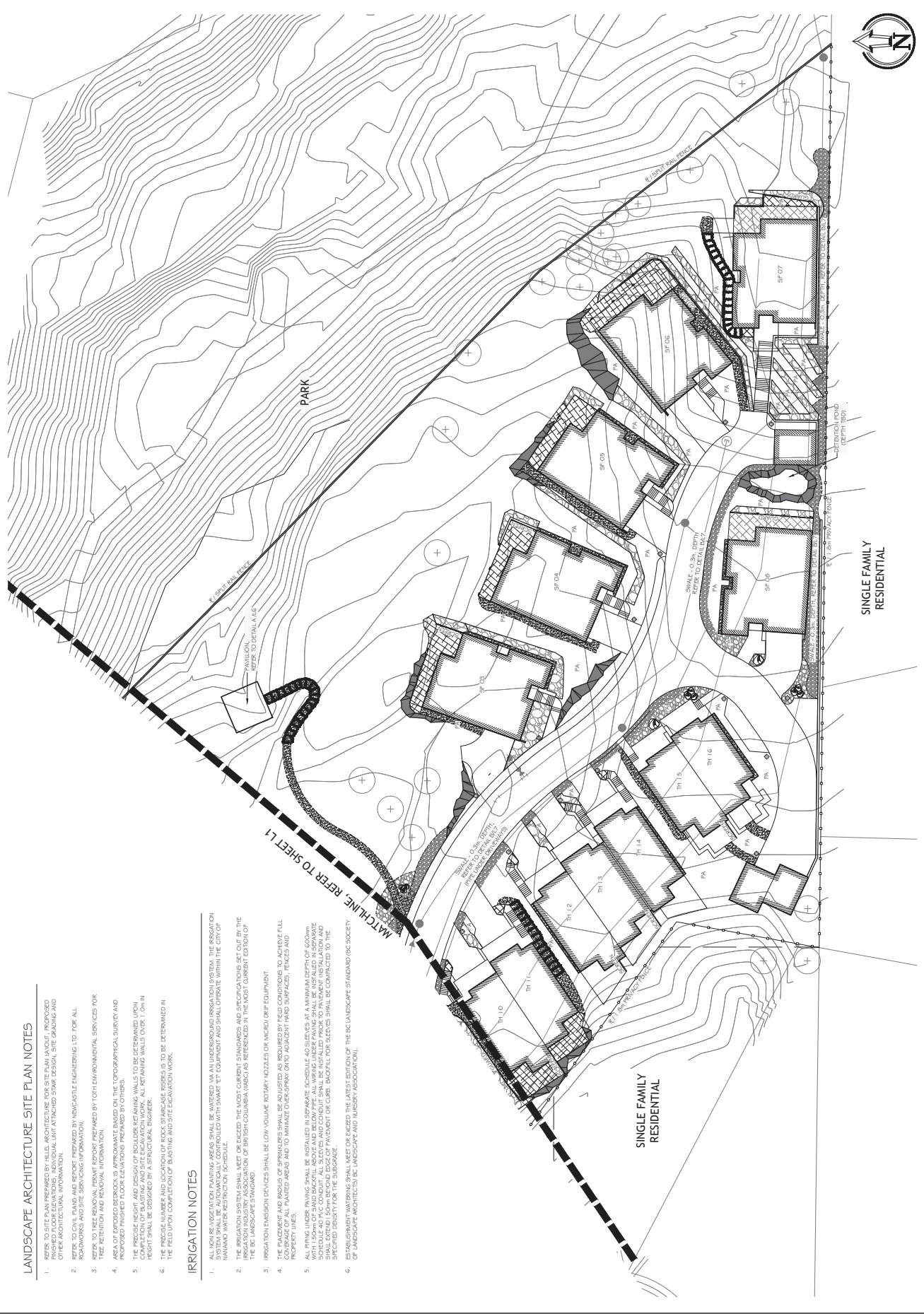
380 Cottle Place
Nanaimo, BC
MODEV

SITE PLAN
LANDSCAPE ARCHITECTURE

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

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

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2020-APR-02
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LANDSCAPE ARCHITECTURE SITE PLAN NOTES

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

IRRIGATION NOTES

1. ALL NON-VEGETATION PAINTING AREAS SHALL BE WATERED VIA AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART IRT EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MOST EFFICIENT SPRINKLER AND SCHEDULING SYSTEM FOR THE PROJECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MOST EFFICIENT SPRINKLER AND SCHEDULING SYSTEM FOR THE PROJECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MOST EFFICIENT SPRINKLER AND SCHEDULING SYSTEM FOR THE PROJECT.
3. IRRIGATION EMITTERS SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
4. THE SPACING AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PAINTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT LAND SURFACES, FENCES AND PROPERTY LINES.
5. ALL SPRING UNDERPAVING SHALL BE INSTALLED IN SEPARATE SCHEDULED AREAS AS AT MINIMUM 150MM DEPTH OF COVER. ALL SPRING UNDERPAVING SHALL BE INSTALLED IN SEPARATE SCHEDULED AREAS AS AT MINIMUM 150MM DEPTH OF COVER. ALL SPRING UNDERPAVING SHALL BE INSTALLED IN SEPARATE SCHEDULED AREAS AS AT MINIMUM 150MM DEPTH OF COVER.
6. ESTABLISHMENT WATERING SHALL NOT EXCEED THE LATEST EDITION OF THE BC LANDSCAPE STANDBY ASSOCIATION (BC SOCIETY OF LANDSCAPE ARCHITECTS) BC LANDSCAPE AND NURSERY ASSOCIATION.

PLANTING PLAN - WEST



www.macdonald-gray.ca
 414 Devonwood Drive, Nanaimo, BC V9P 1S1
 TEL: 250.248.3099 FAX: 250.248.3098
 macdonaldgray

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380 Cottle Place
 Modev
 Nanaimo, BC

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

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

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Existing Trees to Remain



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380 Cottle Place
Modev
 Nanaimo, BC

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

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



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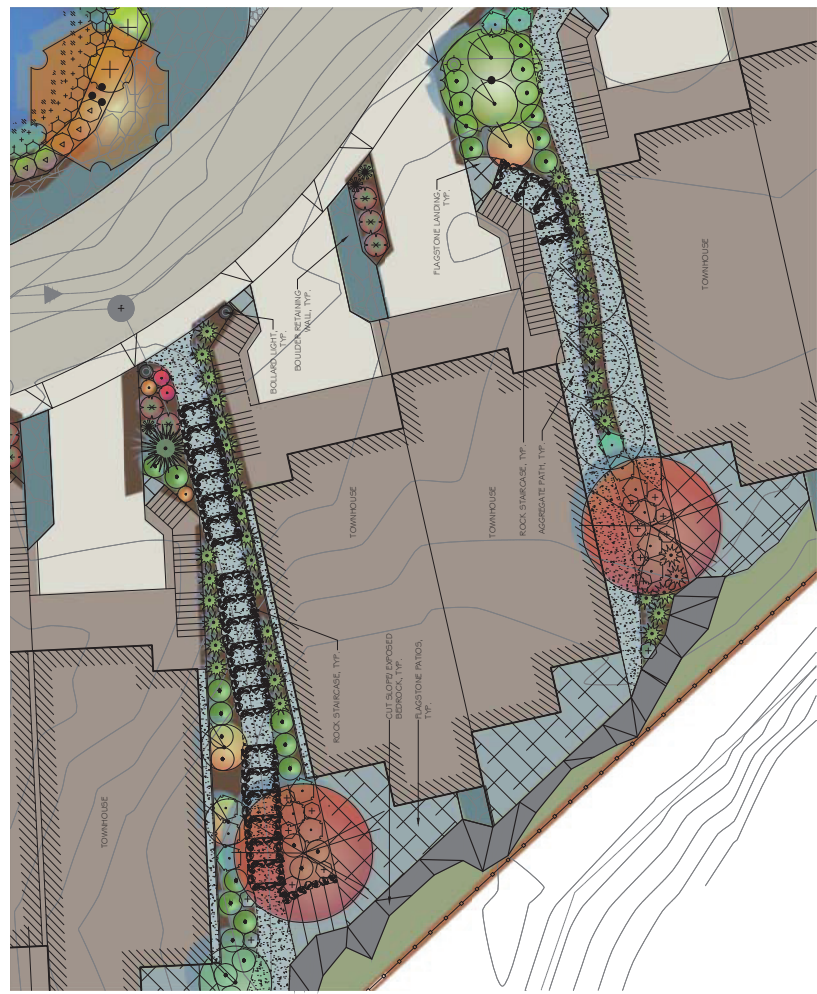
1145 Devonwood Drive, Nanaimo, BC V9P 1S1
TEL: 250.248.3800 FAX: 250.248.3801
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380 Cottle Place
Nanaimo, BC
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TYPICAL UNIT LANDSCAPE	
DATE:	December 7, 2017
DRAWN:	CM
CHECKED:	NG
SCALE:	1:100 metric
PROJECT NUMBER:	17-0176
DRAWING NUMBER:	L5 of 7

#	DATE	NOTES
0	25AUG2017	Pre-Application Review
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Typical Duplex Triplex Landscape
1:100 metric



Typical Single Family Landscape
1:100 metric

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) OR THE SOCIETY OF LANDSCAPE ARCHITECTS (BSLA) BC LANDSCAPE STANDARD.
2. ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
3. SOIL DEPTHS: SHRUBS - 500mm
LAWN - 100mm
4. TREES SHALL BE PLANTED AROUND AND BELOW ROOTBALL.
5. ALL TREES SHALL BE PLANTED WITH 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
6. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BOTH BSLSA STANDARDS FOR NURSERY STOCK.
7. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMITTER DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
8. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
9. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR OF FILLING.
11. ACCORDING TO REQUIREMENTS OF MAJOR BRANCHES DUE TO DAMAGE, DAMAGE OR FORM SHALL BE
12. ALL CALYPSO STOCK TREES SHALL BE 8" B IN WIRE BASKETS.

380 Cottle Place

Modev Nanaimo, BC

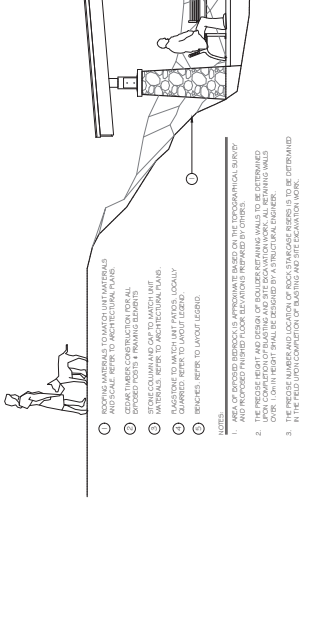
DRAWING NUMBER: L6 of 7	
Project Number:	17-0176
Scale:	AS NOTED
Checked:	NG
Drawn:	CM
Date:	December 7, 2017

PLANTING LEGEND & DETAILS	
#	Date
0	25JAN2017
1	26SEP2017
2	07DEC2017
REVISION SCHEDULE	
	Pre-application Review
	Re-submission
	Re-submission

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PLANT LEGEND

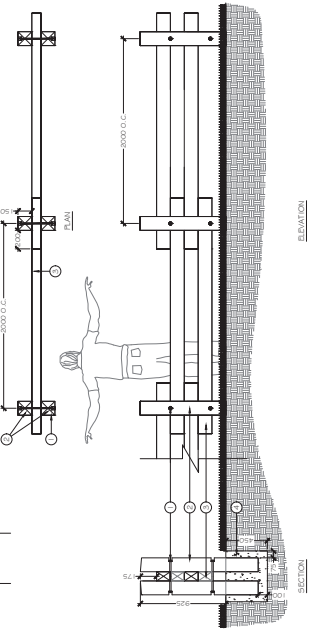
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
	ACER CINNAMOM VINE MARLE	#5 POT	SEE PLAN	26	NATIVE SPECIES
	CERCIS CANADENSIS TORRENT PANSY FOREST PANSY EASTERN REDBUD	5cm CAL	SEE PLAN	6	NATIVE CULTIVAR, STREET TREE
	CHAMAECIPARISS MOTACENSIS 'LUBILEE' JUBILEE WEeping ALASKAN CEDAR	2.0m HEIGHT	SEE PLAN	5	NATIVE CULTIVAR
	CORNUS KOEHA SADOWY RED FLOWERING DOUGLASS DOGWOOD	5cm CAL	SEE PLAN	6	SPECIMEN TREE
	MALUS FLSCA PACIFIC CRAB APPLE	#5 POT	SEE PLAN	3	NATIVE SPECIES
	PIZZA ARIES CIFRESIANA COLLUMAR NORWAY SPRUCE	2.0m HEIGHT	SEE PLAN	6	DROUGHT TOLERANT
	PYRUS CALLERIANA CHANTICOLEER REDSPRE FLOWERING PEAR	5cm CAL	SEE PLAN	6	STREET TREE
	AMELANCHIER ALNIFOLIA SAKATOON	#5 POT	2.0m O.C.	26	NATIVE SPECIES
	GALUThERIA SHALLOn	#1 POT	1.0m O.C.	203	NATIVE SPECIES
	HOLDISOLUS DISCOLOR OCEANSPRAY	#2 POT	1.5m O.C.	6	NATIVE SPECIES
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	124	NATIVE SPECIES
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	197	NATIVE SPECIES
	ROSA GYMNOCARPA BALDWIN ROSE	#2 POT	1.0m O.C.	120	NATIVE SPECIES
	SAUK SCOLLERIANA SCOLLERS WILLOW	#1 POT	2.0m O.C.	10	NATIVE SPECIES
	SAMBALUS RACINOSA RED ELDBERRY	#5 POT	1.5m O.C.	43	NATIVE SPECIES
	SPIRAEA DOUGLASSII HARDHACK	#1 POT	1.0m O.C.	24	NATIVE SPECIES
	ACHTILLEA MILLEFOLIUM YARROW	#1 POT	0.6m O.C.	66	NATIVE CULTIVAR, 30% YELLOW, 30% RED AND 30% ORANGE
	ARCTOSTAPHYLOS UVAURSII KINNIFOLIA	#1 POT	1.0m O.C.	290	NATIVE SPECIES, PLANT OVER TOP OF WALLS TO CASCAD
	CAREX OBNUPPA STRIPA SLOUGH / SAMBEAK SEDGE	#1 POT	0.5m O.C.	46	NATIVE SPECIES
	DIGITALIS PURPUREA COMMON FONGLOVE	#1 POT	1.0m O.C.	27	NATIVE SPECIES
	JUNCUS EFFRUSUS COMMON RUSH	#1 POT	0.5m O.C.	42	NATIVE SPECIES
	FENISTEM ALPEJOUIDES THAMELY DWARF FOUNTAIN GRASS	#1 POT	0.6m O.C.	125	DROUGHT TOLERANT
	SCRIPUS MICROCARPUS SMALL FLOWERING BURLUSH	#1 POT	0.5m O.C.	60	NATIVE SPECIES
	LAWN	300		1 / 0	sq.m.



A Pavillion

1:50 metric
 Section Elevation

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
	NATIVE SPECIES RE-ZEGLATION MIXED STEEP SLOPES, DISTURBED ROCK OUTCROPPS & ROCK WALLS	9cm POT	TBD	25	WHERE THE SUBGRADE DOES NOT ALLOW FOR SOIL VOLUMES AND SPACING INDICATED IN THE PLANT LEGEND AND PLANTING AND NOT BE DISTURBED ROCK OUTCROPPS, ROCK WALLS AND NOT BE DISTURBED ROCK OUTCROPPS, PLANTS SHALL BE INSTALLED IN CRACKS, HOLES AND GAPS FILLED WITH IMPORTED GROWING MEDIUM
	GALUThERIA SHALLOn SAL	9cm POT	TBD	25	1. IRRIGATION WILL NOT BE REQUIRED IN THESE AREAS, QUANTITIES ARE BASED ON 25% SUITABLE PLANTING AREAS AT 1.0m SPACING
	LONGICERA HIPPIDIA HARRY TORRES/SICKLE	#1 POT	TBD	25	
	MAHONIA AQUIFOLIUM OREGON GRAPE	#1 POT	TBD	25	
	MAHONIA NEWSCA LONGLEAF OREGON GRAPE	#1 POT	TBD	25	
	MAMULLE GUTTALIS YELLOW MONKEY-FLOWER	#1 POT	TBD	25	
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	TBD	25	
	SOUTH 4 WEST FACING	9cm POT	TBD	15	
	ACHILLEA MILLEFOLIUM YARROW	1.0m POT	TBD	15	
	EMODIAMA PYCNOTRIMA FODR 'S ONION	#1 POT	TBD	15	
	HOLDISOLUS DISCOLOR OCEANSPRAY	#1 POT	TBD	15	
	LONGICERA HIPPIDIA HARRY TORRES/SICKLE	#1 POT	TBD	15	
	MAHONIA AQUIFOLIUM OREGON GRAPE	#1 POT	TBD	15	
	MAHONIA PARVIFOLIA SMALL-LEAVED MONTIA	9cm POT	TBD	15	
	ROSA GYMNOCARPA BALDWIN ROSE	#1 POT	TBD	15	
	SEDUM SPATHULIFOLIUM BROAD-LEAVED STONECROP	9cm POT	TBD	15	
	LOWER SOUTHERN POND CAREX OBNUPPA STRIPA SLOUGH / SAMBEAK SEDGE	#1 POT	TBD	1	
	JUNCUS EFFRUSUS COMMON RUSH	#1 POT	TBD	1	
	MAMULLE GUTTALIS YELLOW MONKEY-FLOWER	#1 POT	TBD	1	
	SAUK SCOLLERIANA SCOLLERS WILLOW	#1 POT	TBD	1	
	SCRIPUS MICROCARPUS SMALL FLOWERING BURLUSH	#1 POT	TBD	1	
	SPIRAEA DOUGLASSII HARDHACK	#1 POT	TBD	1	
	SWALE PLANTING				
	CAREX OBNUPPA STRIPA SLOUGH / SAMBEAK SEDGE	#1 POT	0.5m O.C.	95	CENTRELINE OF SWALE
	JUNCUS EFFRUSUS COMMON RUSH	#1 POT	0.5m O.C.	190	SIDE SLOPES OF SWALE
	SCRIPUS MICROCARPUS SMALL FLOWERING BURLUSH	#1 POT	0.5m O.C.	190	BOTTOM CORNERS OF SWALE
	SWALE PLANTING			4,885-sq-ft	



B Split Rail Fence

1:25 metric
 Plan Section Elevation

macdonald gray
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380 Cottle Place Nanaimo, BC Modev

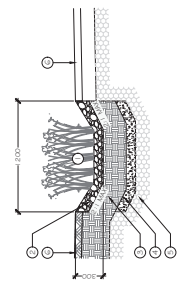
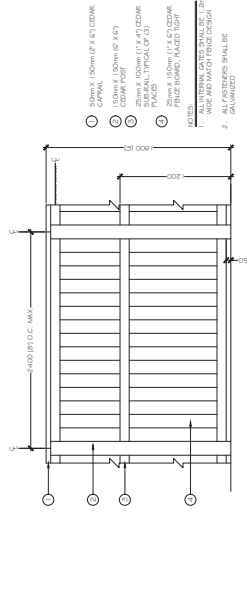
DETAILS & MATERIALS

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

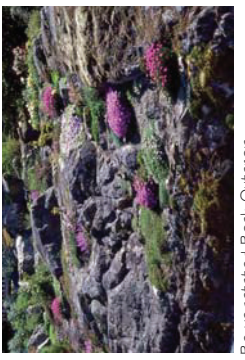
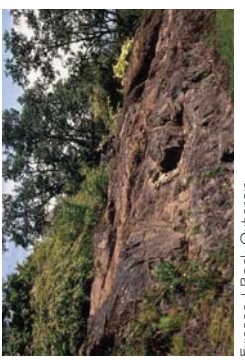
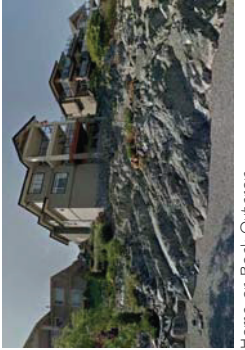
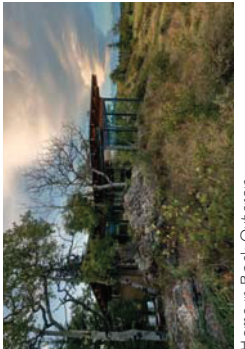
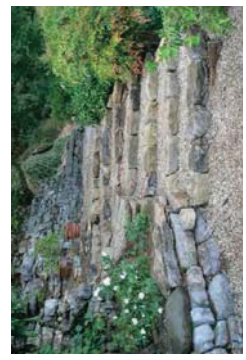
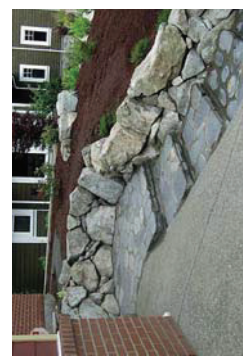
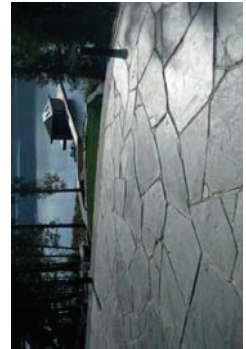
DRAWING NUMBER: L7 of 7

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

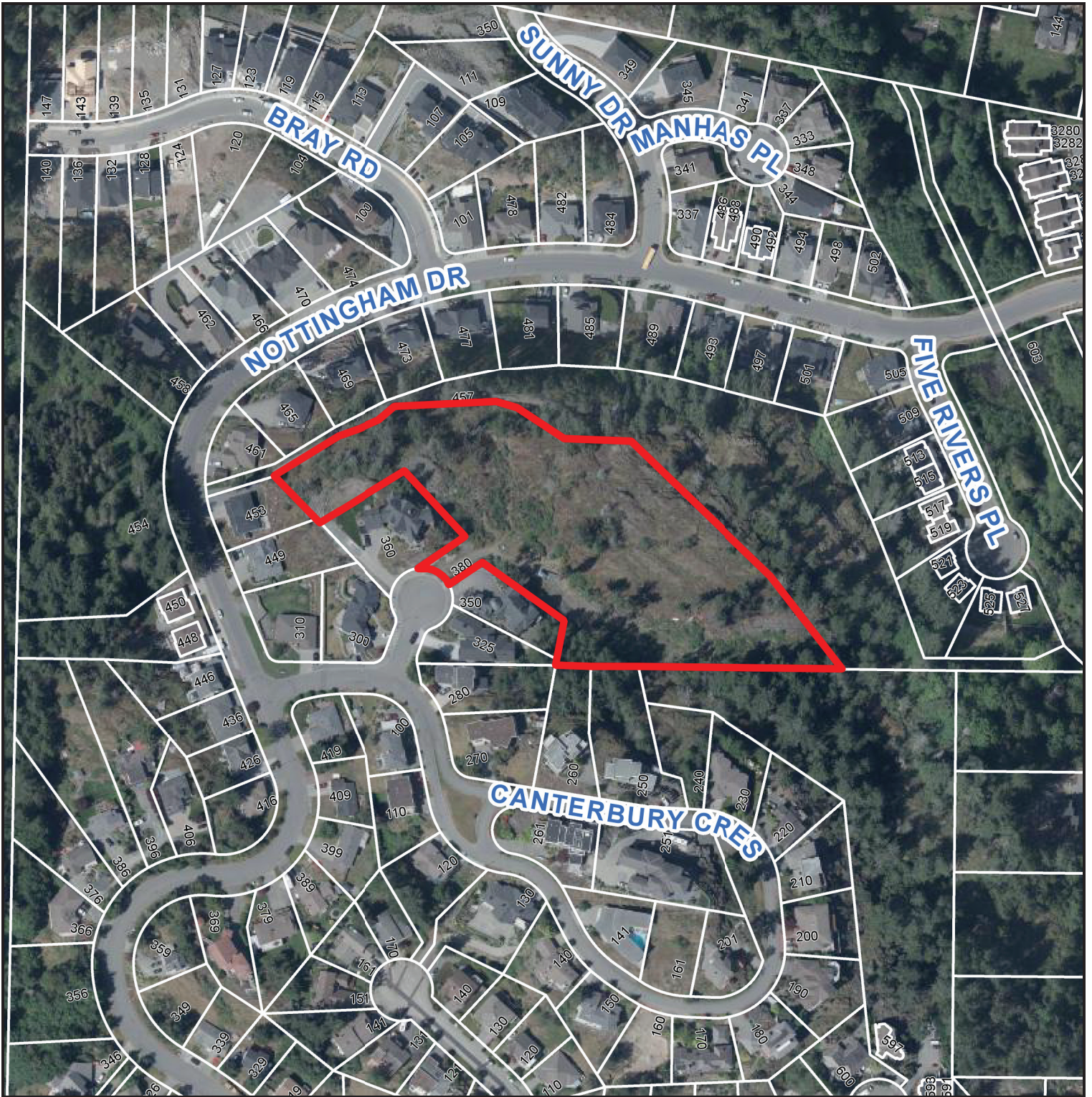
REVISION SCHEDULE



- PLANTING: REFER TO PLANT SCHEDULE
 - ANCHORED SWALE SURFACE: REFER TO LAYOUT FLOOR PLAN
 - GROWING MEDIUM & FILTER: SAND FILTER
 - SWALE FILTER: GEOTEXTILE FILTER
 - SWALE INLET: INTERNAL ROAD DRAINAGE
 - SWALE OUTLET: ADJUSTIVE PLANTING AREA
 - SWALE WIDTH: AS SHOWN
- NOTES:
THIS DETAIL IS NOT AN END PRODUCT AND SHALL BE USED AS A GUIDE ONLY. CONSULT THE CONSULTING ENGINEER FOR ALL DIMENSIONS AND MATERIALS TO BE USED.



ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001182

 380 COTTLE PLACE

Delegation Request

Delegations Information:

Steven Tranfield and Peter Hardcastle has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is June 1, 2020.

The requested meeting is:
Council

Bringing a presentation: Yes

Details of the Presentation:

Peter Hardcastle will speak to details of the design and the requirement for height variance due to topography. Steven will speak to the development as part of the community.