

DATE OF MEETING | May 3, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1184
– 558 MEDEA WAY** |

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development at 558 Medea Way.

Recommendation

That Council issue Development Permit No. DP1184 at 558 Medea Way with the following variances to:

- reduce the minimum front yard setback from 6.00m to 1.09m;
- reduce the minimum front yard landscape buffer from 1.80m to 1.09m
- increase the maximum lot coverage from 40.0% to 43.4%;
- reduce the minimum required parking from 9 parking spaces to 8 parking spaces; and
- increase the maximum percentage of small car parking from 40% to 50%.

BACKGROUND

A development permit application, DP1184, was received from Kenco Enterprises (1982) Ltd., to permit a multi-family residential townhouse project at 558 Medea Way.

Subject Property and Site Context

<i>Zoning</i>	R15 – Old City Medium Density Residential
<i>Location</i>	The subject property is located on the north side of Medea Way, west of Hecate Street.
<i>Total Area</i>	873m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 8 – Old City Neighborhood; and Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial / Residential Development
<i>Old City Neighbourhood Plan</i>	Sub Area 4 – Multi-Family Medium Density Residential
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Old City Multiple Family Residential Design Guidelines

The subject property is located on Medea Way, a short no-through street in the Nob Hill neighbourhood, connected to Hecate Street. The property also abuts a lane to the north and Asteria Place, a private road to the west. The site slopes slightly downhill from north to south.

Surrounding properties include a three-unit multi-family development to the southeast, the Chinese Freemasons Centre on Hecate Street to the east, single residential dwellings across the lane to the north, a 15-unit townhouse development along Asteria Place to the west, and undeveloped City-owned lands surrounding the Cat Stream across Medea Way to the south.

DISCUSSION

Proposed Development

The applicant is proposing a six-unit townhouse development with two 2-storey buildings and three units in each building. Building 1 will face an at-grade parking area to the north and Building 2 will face Medea Way to the south, with a courtyard separating the two buildings. Each building will contain two 2-bedroom units and one 1-bedroom unit with den.

The total proposed gross floor area of 565m² equals a Floor Area Ratio (FAR) of 0.65, which is less than the maximum permitted FAR of 0.85 in the R15 zone.

Site Design

Vehicle access to the proposed parking area will be from the lane in the rear. Covered carports are proposed for six of the eight parking stalls. The three units in Building 2 will have front doors with access directly to Medea Way. The three units in Building 1 will have front doors facing the parking area and will be connected by a 1.5m-wide concrete walkway to Medea Way along the east side of the property. Each unit is designed to include an outdoor patio facing the central courtyard to promote social interaction between residents. Utility rooms, bicycle parking, storage, and garbage/recycling rooms will be provided along the east side of each building, facing the walkway. Bollard lighting is also proposed along the walkway.

Building Design

The proposed building design reflects the City of Nanaimo's Old City Multiple Family Residential Design Guidelines (the "Old City Design Guidelines") with heritage design elements to reflect the building's residential nature, including gabled rooflines, projecting second-floor windows, and covered front entryways.

An alternating material composition and colour scheme will create unique exteriors for each unit with a mix of vinyl shingles and siding.

Landscape Design

A mix of vine maple trees and smaller shrubs are proposed along the Medea Way frontage. Rows of Oregon grape, holly, and snowberry will be provided along the east and west property lines. A new solid-wood fence is proposed to screen the east property line, and an existing wood fence will be retained on the west property line.

Small individualized front and rear gardens are proposed for each unit. The central courtyard will be primarily lawn with landscape buffers between common lawn and private patios. A dogwood tree is proposed at each end of the courtyard. The carports will feature green roofs with a mix of small groundcover species. |

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-JUN-11, accepted DP1184 as presented and provided the following recommendation:

- Consider providing further detailing on gable ends and/or window trims, as recommended by the Old City Design Guidelines.

The applicant subsequently revised the proposed building elevations to include references to heritage elements on the gable ends.

Proposed Variances

Minimum Front Yard Setback and Landscape Buffer

The minimum front yard setback is 6m in the R15 zone and the minimum front yard landscape buffer is 1.8m. The proposed front yard setback and landscape buffer is 1.09m; requested variances of 4.91m and 0.71m respectively.

The applicant is proposing to site Building 2 closer to the street in order to maximize the area of the courtyard between the two proposed buildings. While no front yards are proposed, sufficient outdoor amenity space is provided to the rear of each unit. The proposed siting of the building is consistent with the siting of existing residences along the street, and a modified boulevard will act as a buffer between the street edge and the front property line. No negative impacts are anticipated.

Maximum Lot Coverage

The maximum lot coverage is 40% in the R15 zone. The proposed lot coverage is 43.4%; a requested variance of 3.4%.

The additional lot coverage is requested for the covered carports that will feature green roofs and will increase the area of permeable surface on site. Excluding the carport structures, the proposed lot coverage would be 34.4%. The proposed variance will reduce the amount of hardscape surface on the site, and no negative impacts are anticipated.

Off-Street Parking

The minimum required off-street parking for the proposed development is nine parking spaces. The proposed development includes eight parking spaces; a requested variance of one parking space.

The maximum allowable amount of small parking spaces is 40% of the required parking (three spaces). The applicant is proposing 50% small car parking (four spaces); a requested variance of 10% (one space).

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” requires 1.44 spaces per 1-bedroom unit and 1.62 spaces per 2-bedroom unit at this location. The proposed parking would equal a rate of 1.33 spaces per bed. In accordance with the City’s Policy for Consideration of a Parking Variance, the following rationale has been provided:

- The constrained nature of the lot would not allow for an additional parking space on site, and the width of the lot hinders the ability to provide full-length stalls on both sides of a drive aisle.
- The proposed development is consistent with the City’s Old City Design Guidelines.
- The subject property is within the 600m buffer of the Downtown Mobility Hub as identified by the Nanaimo Transportation Master Plan, where more alternative transportation trips are anticipated. Walking and cycling routes to services exist nearby, and the property is approximately 250m away from public transit bus stops on Albert Street to the west and Victoria Road to the east.

There will be additional opportunity for short-term parking off-site as frontage works at the time of building construction will formalize on-street parking in front of the property on Medea Way.

Staff have reviewed and support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1184 is for two 2-storey multi-family residential buildings with a combined total of six residential units in townhouse form.
- Variances are requested to reduce the minimum front yard setback and landscape buffer, to increase the maximum lot coverage, to reduce the minimum required parking, and to increase the maximum allowable percentage of small car parking.
- Staff have reviewed and support the proposed variances.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning Section

Concurrence by:

Jeremy Holm
Director, Development Approvals

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 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.00m to 1.09m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum lot coverage from 40.0% to 43.4%.
3. *Section 17.2.1 Required Landscaping* – to reduce the minimum required front yard landscape buffer width from 1.80m to 1.09m.

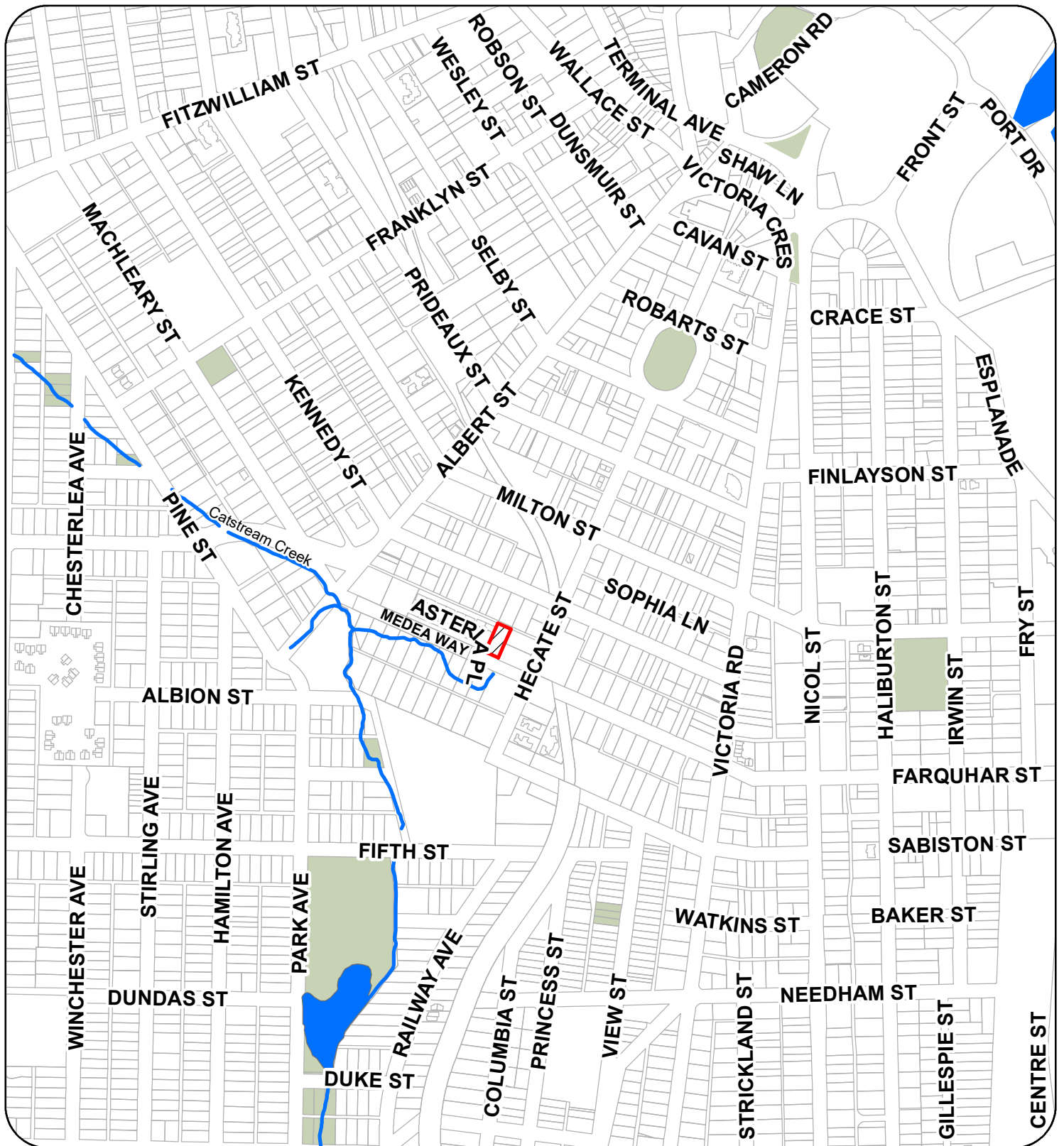
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.3 Small Car Spaces* – to increase the maximum permitted percentage of small car parking spaces from 40% to 50%.
2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 9 spaces to 8 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the proposed Site Plan prepared by Ellins Architect Inc., dated 2021-MAR-16, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Ellins Architect Inc., received 2021-APR-13, as shown on Attachment E.
3. The development is in substantial compliance with the proposed Landscape Plan and Details prepared by Mystic Woods Landscape Design, dated 2020-JUN-24, as shown on Attachment F.

ATTACHMENT B CONTEXT MAP

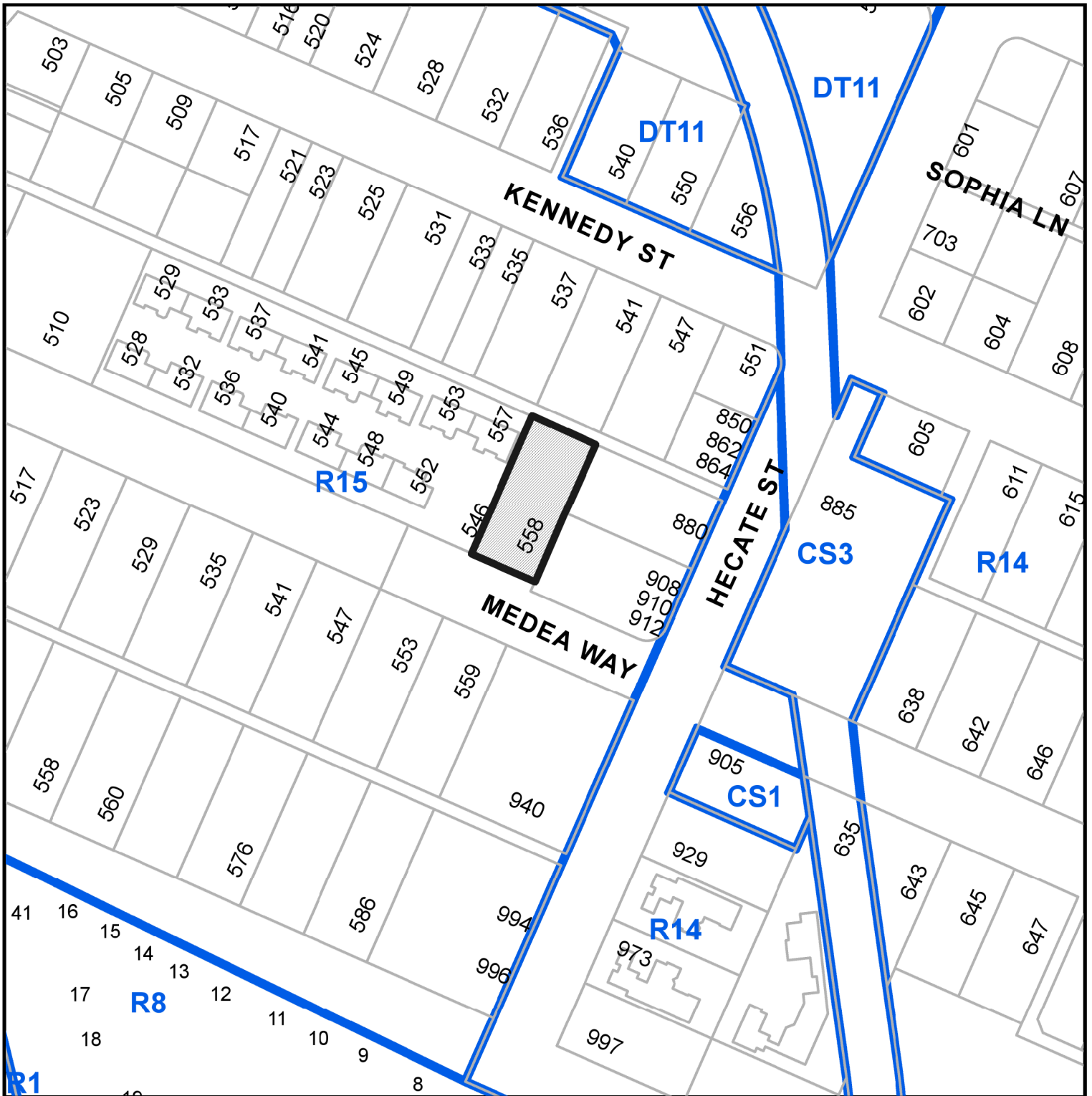


DEVELOPMENT PERMIT APPLICATION NO. DP001184



558 MEDEA WAY

ATTACHMENT C LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001184

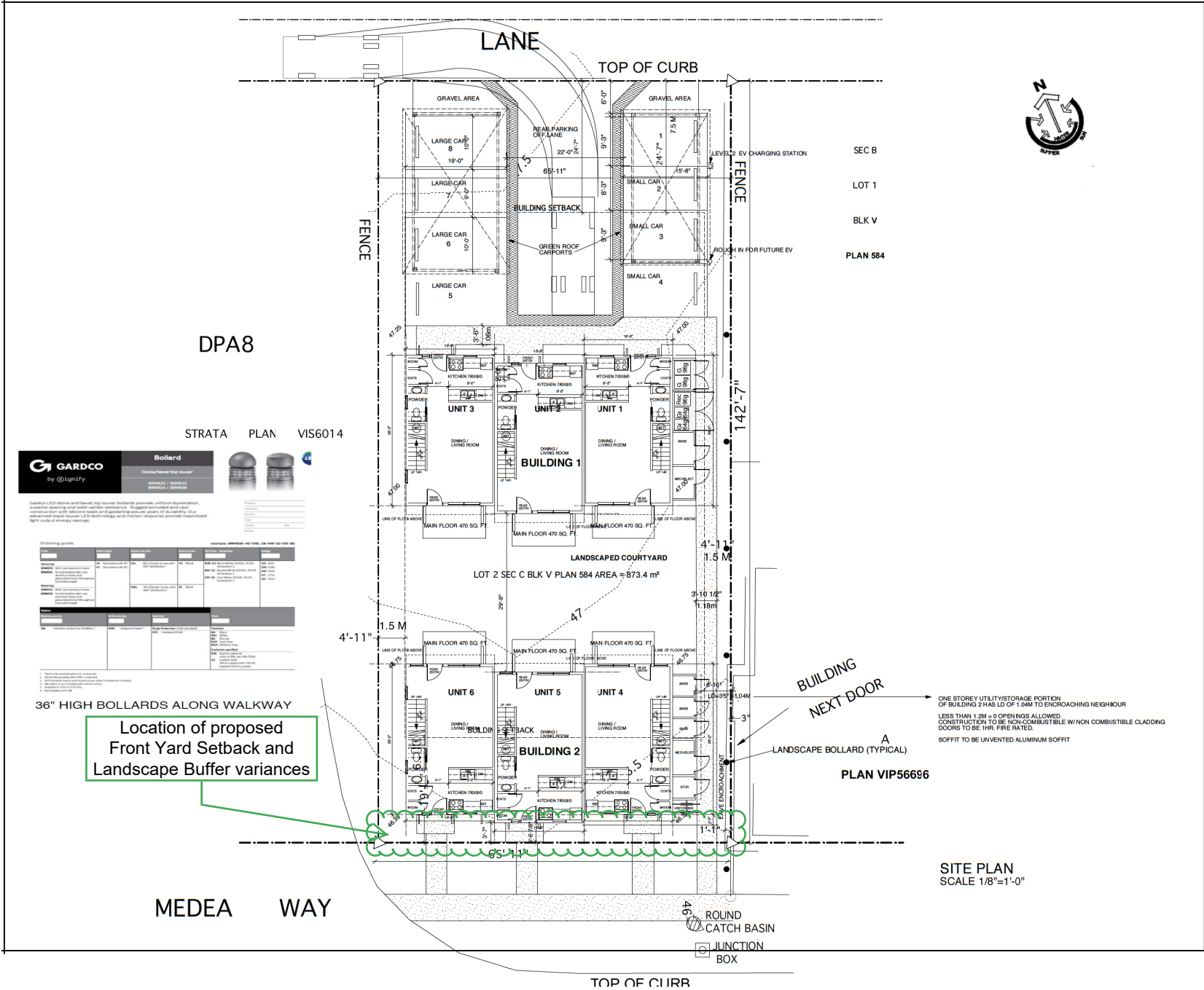


Subject Property

CIVIC: 558 MEDEA WAY

LEGAL: SECTION C, LOT 2, BLOCK V, SECTION 1, NANAIMO DISTRICT, PLAN 584

ATTACHMENT D SITE PLAN



NO:	DATE:
REVISION:	
	FEB 6 2019,
	JULY 29, 2019 REVISE SITE/PLAN/ ELEV.
	AUG 6, 2019 REVISE SITE
	AUGUST 2019 REVISE CLADDING / COLOUR
	NOV 12, 2019 REVISE PARKING
	SEPT 6, 2018 REVISE SITE/COVERED PARKING
	DEC 02, 2019 CARPORTS/ SHFT BLDG.1 6"
	JAN 7, 2020 FOR MEETING W. CITY
	JAN 28, 2020 PRELIMINARY DP APPLICATION
	SEPT 22, 2020 DP APPLICATION RESPONSE
	MARCH 16, 2021 LIMITING DISTANCE NOTES



RESIDENTIAL DEVELOPMENT
MEDEA WAY
NANAIMO, B. C.

GARDCO Bollard
by @lightfy

Dimmable Step Indicator
Battery / Solar / Wireless / Wireless

Gardco LED dome and barrel top bollards provide uniform illumination, instant spacing and solar sensor receiver. Trigger activated and auto reconnection with silicone seals and gaskets ensure years of durability. Our advanced park sensors LED technology and motion response provide exceptional light output energy savings.

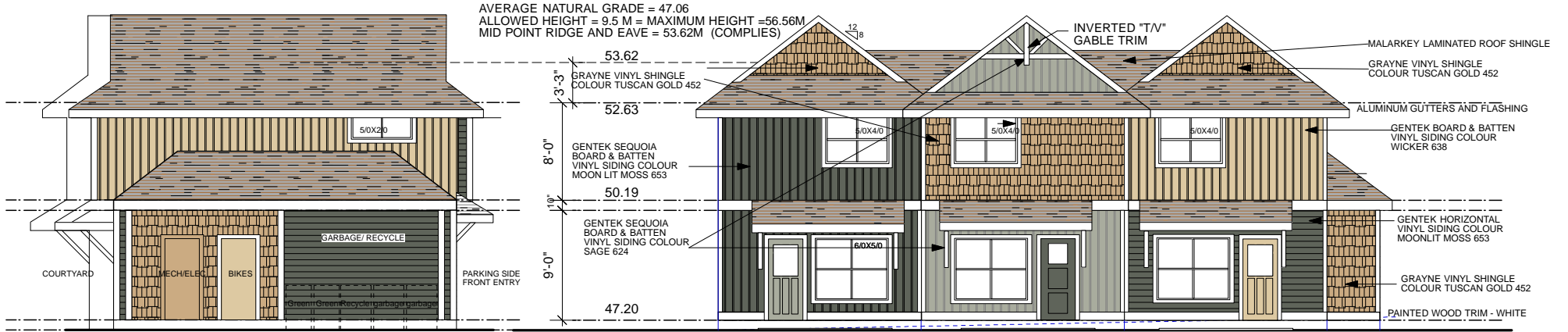
Component	Quantity	Notes
36" High Bollards	10	Along walkway
Landscaping	As per plan	See landscape plan for details
EV Charging Stations	2	Level 2 EV charging stations
Gravel Areas	2	For rear parking
Green Roof Carports	2	For rear parking

Location of proposed Front Yard Setback and Landscape Buffer variances

DRAWING:	
SITE PLAN	
RECEIVED DP1184 2021-APR-13 <small>Current Planning</small>	
DRAWN BY:	
DATE: NOVEMBER 2018	
SCALE: NOTED	
PROJECT NO. 2018-08	DRAWING NO. A1.0

SITE PLAN
SCALE 1/8"=1'-0"

ATTACHMENT E BUILDING ELEVATIONS

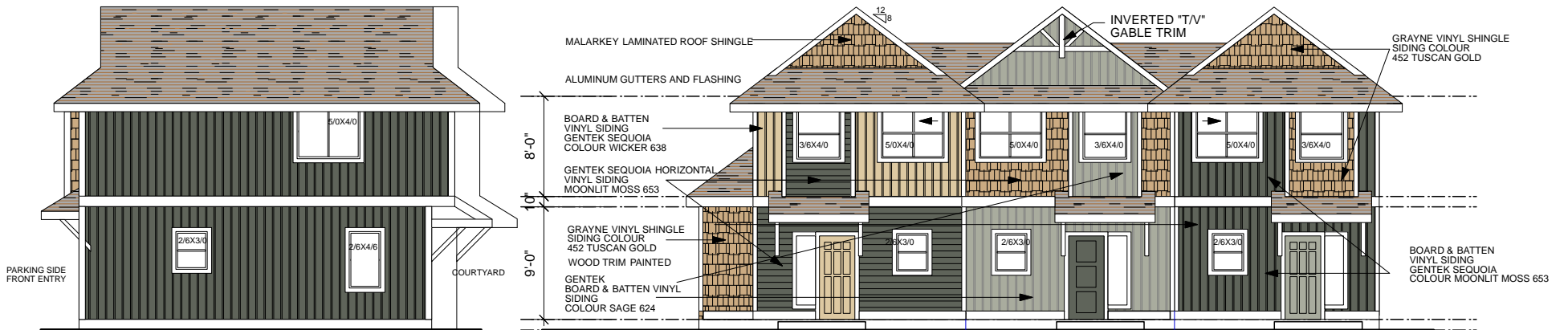


ELEVATION - BUILDING 1 - LEFT SIDE

EAST ELEVATION

ELEVATION - REAR ENTRY FROM COURTYARD

SOUTH ELEVATION



ELEVATION - BUILDING 1 - RIGHT SIDE

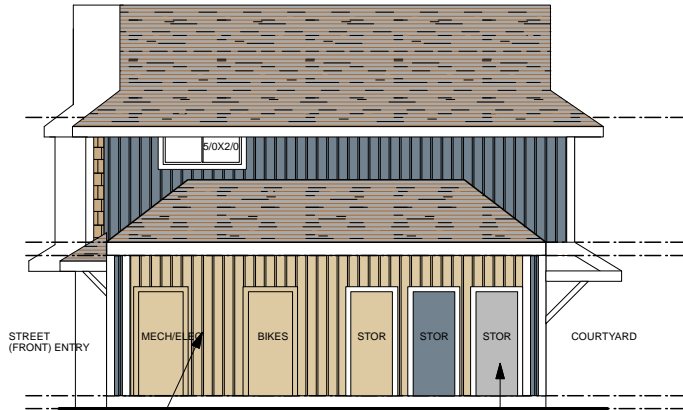
WEST ELEVATION

ELEVATION - FRONT ENTRY FROM LANE PARKING

NORTH ELEVATION

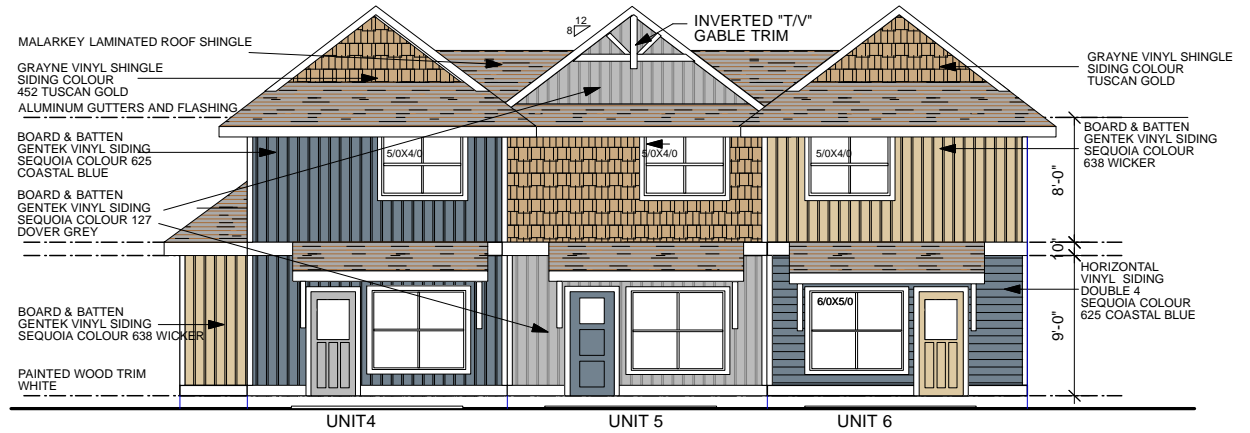
**MEDEA WAY BUILDING 1 - UNITS 1, 2 & 3
 COLOUR SCHEME GREEN**

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2021-APR-13
 Current Planning



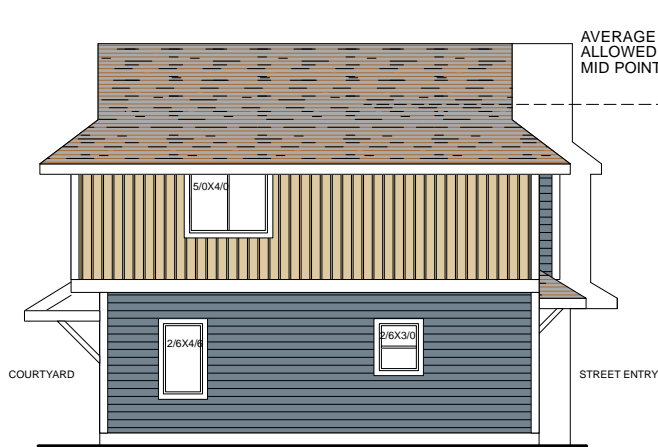
ELEVATION - BUILDING 2 - RIGHT SIDE
 FRAMING OF EXPOSING FACE WALL OF STORAGE ROOM TO BE FRAMED WITH METAL STUD AND FACED W/ HARDIE SIDING TO MATCH VINYL ELSEWHERE, DOORS TO BE 1HR. RATED DOORS

EAST ELEVATION



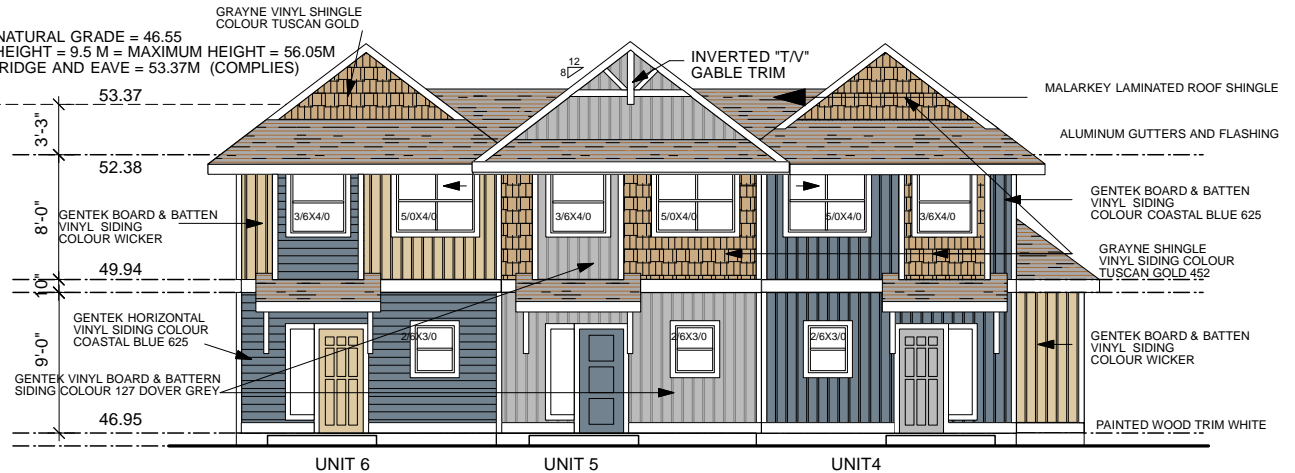
ELEVATION - REAR ENTRY FROM COURTYARD

NORTH ELEVATION



ELEVATION - BUILDING 2 - LEFT SIDE

WEST ELEVATION



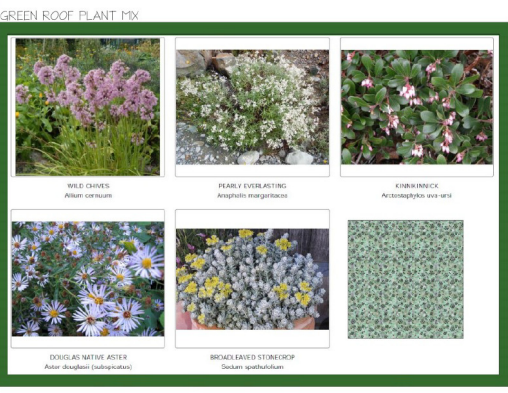
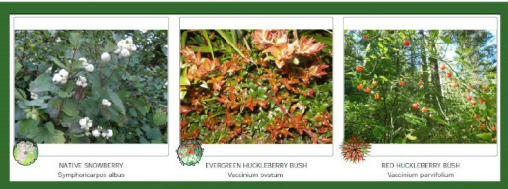
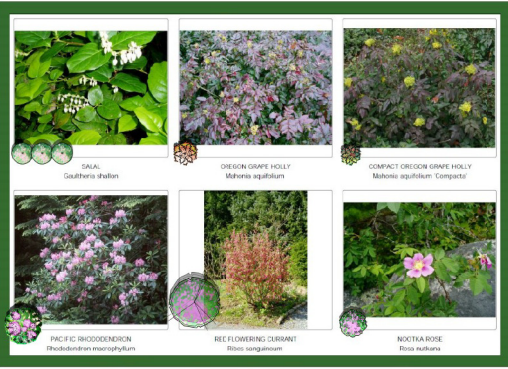
ELEVATION - FRONT ENTRY FACING MEDEA WAY

SOUTH ELEVATION

**MEDEA WAY BUILDING 2 - UNITS 4, 5 & 6
 COLOUR SCHEME BLUE**

RECEIVED
DP1184
 2021-APR-13
 Current Planning

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



BC LANDSCAPE STANDARDS
All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association jointly.
Copies of the BC Landscape Standards are available through the BC LNA office at 1-604-514-7772
Contractor to consult with designer regarding any discrepancies.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.
Contractor is responsible for providing one year of maintenance and site work, primarily on all materials and workmanship, from acceptance of landscape.
Refer to landscape specifications supplied with this plan.
If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS:
Minimum depth for shrub beds 450mm (18")
Minimum depth for groundcover 150mm (6")
Minimum depth for grasses 100mm (4")
Minimum depth for lawn areas 150mm (6")
Minimum depth for mulch 45-150mm (25-3")
Trees as per detail on these drawings.

LANDSCAPE AREA	814 sqm	1593 sqft
TREE/SHRUB AREA	70 sqm	100 sqft
GREEN ROOF AREA	884 sqm	1277 sqft
LANE AREA	500 sqm	538 sqft
ORNAMENTAL ROCK	500 sqm	538 sqft
TOTAL LANDSCAPE	493 sqm	4769 sqft

PROJECT: RESIDENTIAL DEVELOPMENT
558 MEDEA STREET
NANAYO, B.C.

CLIENT: Kenko Enterprises
Attn: Ken Riddell
kenriddell@gmail.com

ARCHITECT: Elise Architect
Jerry Elise
250-247-4995
elisearchitect@kaico.ca

LANDSCAPE DESIGNER: MYSTIC WOODS
LANDSCAPE DESIGN
4737 Gordon Rd.
Campbell River, B.C. V9H 1T3
phone: 250-266-3271
cell phone: 250-287-0160
design@mysticwoods.ca

DRAWN BY: Corinne Matheson CLD, HT
Certified Landscape Designer
Horticultural Technician
Member of the BC LNA / CLNA

SCALE: 1:100 SCALE IN METERS
0 1 2 3 4 5

DATE: November 8, 2019

Issued for: November 12, 2019 For review
Issued for: Nov 20, 2019 For Development Permit
Issued for: March 2, 2020 For Development Permit
Issued for: June 24, 2020 For Development Permit

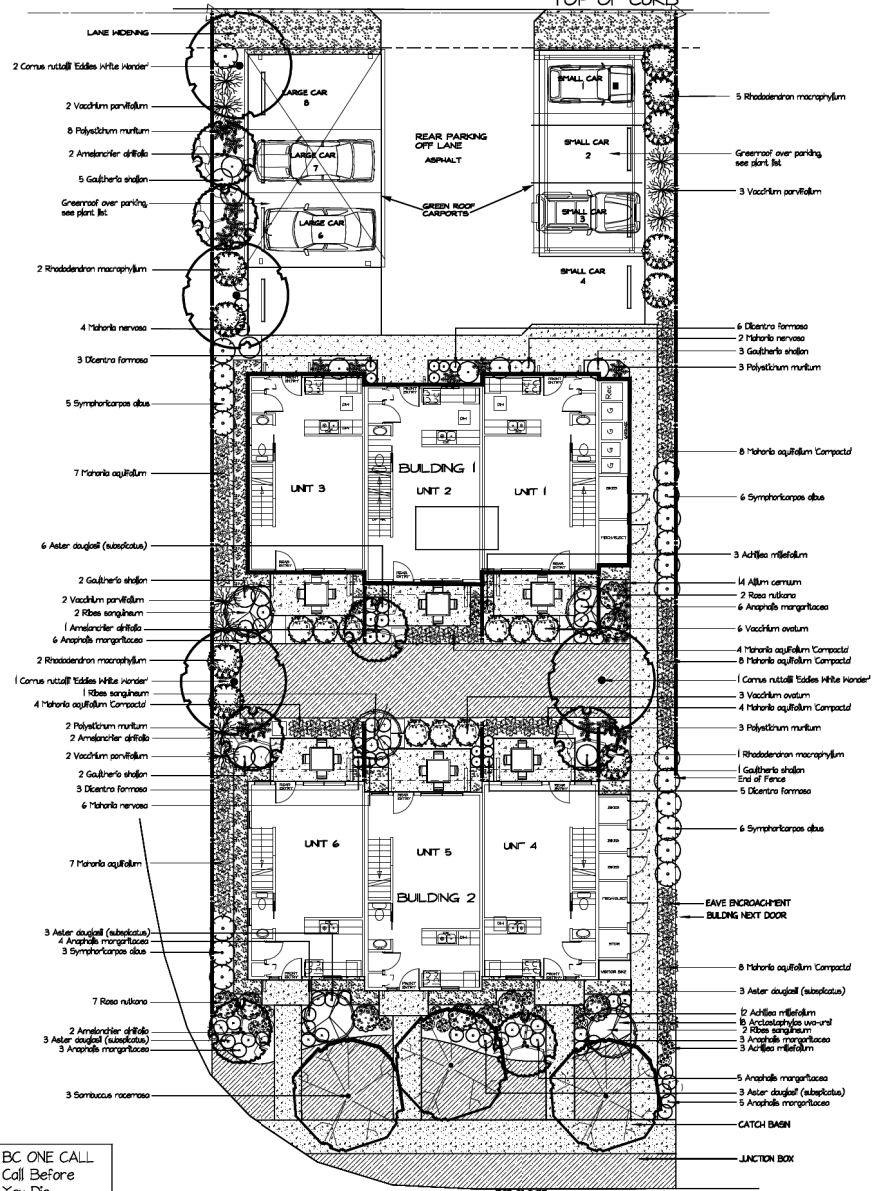
DRAWING: LANDSCAPE MASTER PLAN

DRAWING #: LI of 3

RECEIVED
DP 1184
2020-JUN-24
Current Planning

LANE

TOP OF CURB

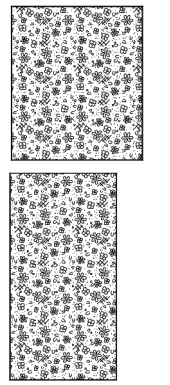


Qty	Botanical Name	Common Name	Size/Condition
Trees			
0	<i>Amelanchier alnifolia</i>	SASKATOON BERRY	# 7 pot or bigger
4	<i>Cornus nuttallii</i> Tidestri White Wonder	EGGDS WHITE WONDER DOGWOOD	4 cm cal B/B or pot
3	<i>Sambucus racemosa</i>	RED ELDERBERRY	# 7 pot or bigger
Shrubs			
13	<i>Gaultheria shallon</i>	SALAL	# 1 pot
14	<i>Hibiscus aquifolium</i>	OREGON GRAPE HOLLY	# 2 pot
36	<i>Hibiscus aquifolium Compact</i>	COMPACT OREGON GRAPE HOLLY	# 2 pot
10	<i>Rhododendron macrophyllum</i>	PACIFIC RHODODENDRON	# 2 pot
5	<i>Ribes sanguinum</i>	RD FLOWERING CURRANT	# 5 pot
4	<i>Rosa nutkana</i>	NODOSA ROSE	# 2 pot
20	<i>Symphoricarpos alba</i>	NATIVE SNOWBERRY	# 1 pot
1	<i>Vaccinium parvifolium</i>	EVERGREEN HUCKLEBERRY BUSH	# 2 pot
1	<i>Vaccinium parvifolium</i>	RED HUCKLEBERRY BUSH	# 1 pot
Perennials and Annuals			
10	<i>Achillea millefolium</i>	COFFIN TARRON	SP4 - 10cm pot
14	<i>Allium cernuum</i>	WLD CHIVES	SP4 - 10cm pot
32	<i>Anaphalis margaritacea</i>	PEARLY EVERLASTING	SP4 - 10cm pot
10	<i>Aster douglasii (subsecta)</i>	DOUGLAS NATIVE ASTER	SP4 - 10cm pot
17	<i>Diцентра formosa</i>	NATIVE BLEEDING HEART	SP4 - 10cm pot
16	<i>Polystichum murinum</i>	SHARD FERN	# 1 pot
Grassescens			
10	<i>Arctostaphylos uva-ursi</i>	SKUNKNIX	# 1 pot
12	<i>Hibiscus nervosa</i>	LOW OREGON GRAPE	# 1 pot
Greenroof Plants			
10	<i>Allium cernuum</i>	WLD CHIVES	SP4 - 10cm pot
36	<i>Anaphalis margaritacea</i>	PEARLY EVERLASTING	SP4 - 10cm pot
10	<i>Arctostaphylos uva-ursi</i>	SKUNKNIX	SP4 - 10cm pot
10	<i>Aster douglasii (subsecta)</i>	DOUGLAS NATIVE ASTER	SP4 - 10cm pot
10	<i>Sedum spectabile</i>	BROAD LEAVED STONEROP	SP4 - 10cm pot

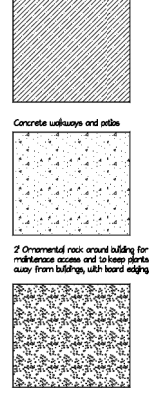
Water requirements are minimal to none, once plants have become established. Water will be required for the first two years during periods of drought, until the plants are fully rooted out.

DEER PROTECTION
While most of the plants are Deer resistant, young plants are susceptible to browsing and must be protected for the first two years until plants become established.
Any plants that show signs of browsing shall be protected.
Protect using either Bobac, Flotakid, or other proven effective remedy.

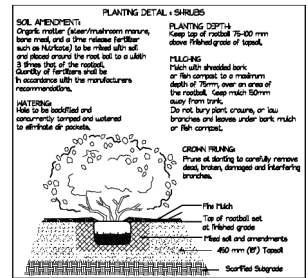
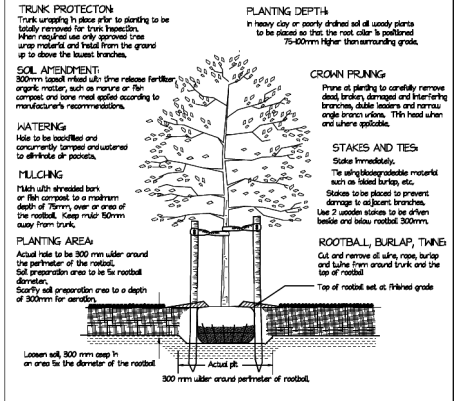
CARPOT GREENROOF PLANTING
Mix of *Sedum spectabile*, *Arctostaphylos*, *Allium cernuum*, *Anaphalis* and *Aster douglasii*



LANE + FENCE (see maintenance blend)



PLANTING DETAIL - DECCUOUS TREE



BC ONE CALL
Call Before
You Dig
1-800-474-6886
Cellular #6886

BC LANDSCAPE STANDARDS
All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition, prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association jointly.
Copies of the BC Landscape Standards are available through the BC LNA office at 1-800-574-7772.
Contractor to consult with designer regarding any discrepancies.
Contractor to consult with designer if plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.
Refer to landscape specifications supplied with this plan.
If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS
Minimum depth for shrub beds 450mm (18")
Minimum depth for groundcover 50mm (2")
Minimum depth for greenroof 100mm (4")
Minimum depth for lawn areas 50mm (2")
Minimum depth for mulch 45-75mm (2S-3")
Trees as per detail on these drawings.

LANDSCAPE AREA	sqm	sqft
TREE/SHRUB AREA	84 sqm	903 sqft
GREENROOF AREA	49 sqm	527 sqft
LAWN AREA	184 sqm	1977 sqft
ORNAMENTAL ROCK	500 sqm	538 sqft
TOTAL LANDSCAPE	467 sqm	5036 sqft

RECEIVED
D 11184
2020-JUN-24
Current Planning



PROJECT: RESIDENTIAL DEVELOPMENT
558 MEDEA STREET
NANWATLO, BC

CLIENT:
Kona Enterprises
Alexa Ken Hildebrand
ken@konaltd.com

ARCHITECTS:
Elle Architect
Jerry Ellis
250-241-9255
@jerryellisarchitect

LANDSCAPE DESIGNER:
MYSTIC WOODS
LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, BC, V9H 1T3
phone: 250-266-3277
cell phone: 250-267-0160
design@mysciwood.ca

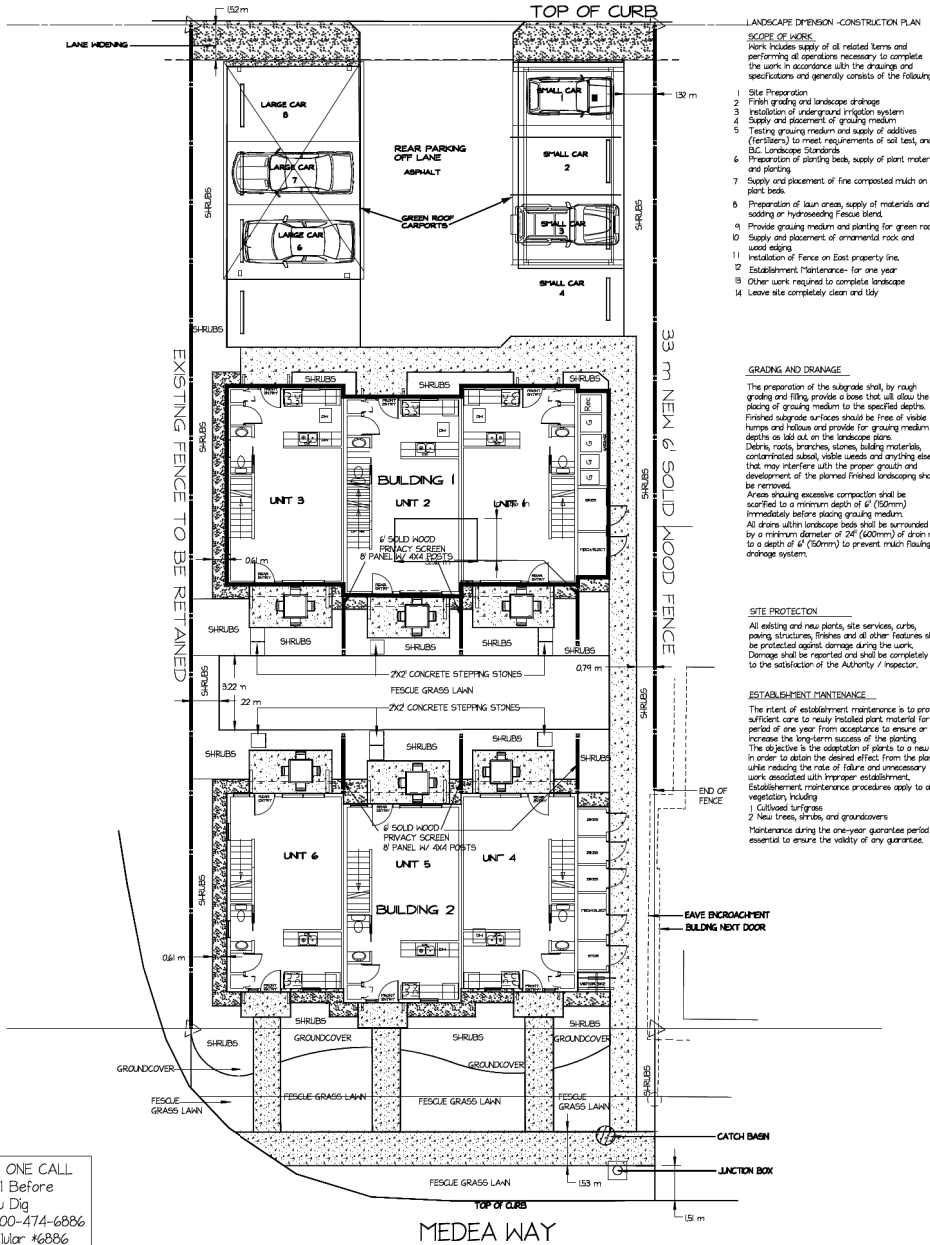
DRAWN BY:
Caroline Matheson CLD, HT
Certified Landscape Designer
Horticulture Technician
Member of the
BC/LNA / CLNA

SCALE: 1:100 SCALE METERS
0 1 2 3 4 5

DATES: November 6, 2019
Issued For: November 13, 2019 For Review
Issued For: Nov. 20, 2019 For Development Permit
Issued For: March 2, 2020 For Development Permit
Issued For: June 24, 2020 For Development Permit

DRAWING: LANDSCAPE PLANTING PLAN
DRAWING #: L2 of 3

LANE



GUARANTEE

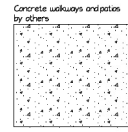
The customary one year guarantee period for the construction industry is accepted as the standard for landscape work.
The contractor shall guarantee all materials and workmanship for a period of one (1) year from the date of Substantial Performance (Acceptance). Inspections must be called for in order to achieve Substantial Performance.

INSPECTIONS TO BE CALLED FOR:

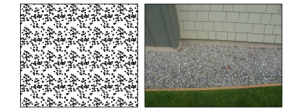
FIRST INSPECTION: to be called for after subgrade preparation and soil has been placed.
SECOND INSPECTION: after plants have been laid out, but prior to planting.
FINAL INSPECTION: to be called for, once completed.
Once the plan has been approved by the City, no changes may be made to the plan without written approval of both the designer and the City.

IRRIGATION

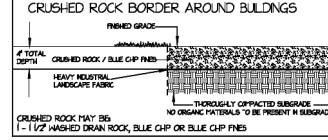
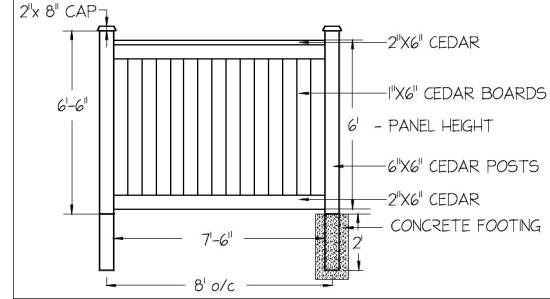
Irrigation to be done by hand hoses, and soaker hoses. Hose bibs will be at each patio and front entrance, to supply water as needed during periods of drought.



2" wide ornamental rock, 150mm (6") deep around building for maintenance access and to keep plants away from building, with board edging.



33m 6' SOLID WOOD FENCE ALONG EAST PROPERTY LINE ONLY PLUS 6 - 2.64m PATIO PRIVACY SCREENS = 15.84m



SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS
TABLE 6-35.3 "GOOD" AND "MODERATE" SOIL COMPOSITION

Percent of Dry Weight of Total Graining Medium

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than 0.075mm, smaller than 2mm	0 - 30%
Silt larger than 0.002mm, smaller than 0.075mm	0 - 25%
Clay smaller than 0.002mm	Maximum 35%
Clay and silt combined	0 - 20%
Organic content	1-10%
Acidity (pH)	4.5 - 6.5

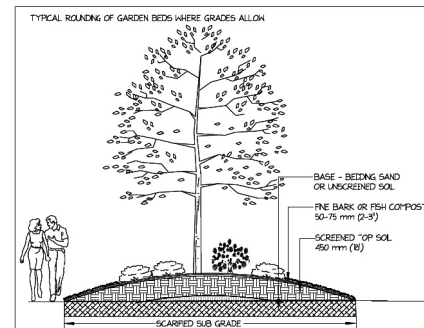
Drainage: Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

SOIL COMPOSITION FOR LOW TRAFFIC LAWN AREAS
TABLE 6-35.3 "GOOD" AND "MODERATE" SOIL COMPOSITION

Percent of Dry Weight of Total Graining Medium

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than 0.075mm, smaller than 2mm	0 - 30%
Silt larger than 0.002mm, smaller than 0.075mm	0 - 25%
Clay smaller than 0.002mm	Maximum 35%
Clay and silt combined	0 - 20%
Organic content	1-10%
Acidity (pH)	6.0 - 7.0

Drainage: Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.



BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition, prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association jointly. Copies of the BC Landscape Standards are available through the BC LNA office at 1-604-574-7772.
Contractor to consult with designer regarding any discrepancies.
Contractor to consult with designer if plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.

Refer to landscape specifications supplied with this plan.
If you do not receive the specifications, please contact the designer.
TOP SOIL REQUIREMENTS:
Minimum depth for shrub beds 450mm (18")
Minimum depth for groundcover 50mm (2")
Minimum depth for lawn areas 100mm (4")
Minimum depth for mulch 45-75mm (25-3")
Trees as per detail on these drawings.

LANDSCAPE AREA

TREE/SHRUB AREA	84 sqm	(953 sqft)
GREENROOF AREA	49 sqm	(527 sqft)
LAWN AREA	184 sqm	(1977 sqft)
ORNAMENTAL ROCK	500 sqm	538 sqft
TOTAL LANDSCAPE	468 sqm	5034 sqft



PROJECT: RESIDENTIAL DEVELOPMENT
558 MEDEA STREET
NANAIMO, B.C.

CLIENT: Kenco Enterprises
Alexa Ken Hobbie
kenaco@protonmail.com

ARCHITECTS: Ellis Architect
Jerry Ellis
250-241-9255
@jerryellis@shaw.ca

LANDSCAPE DESIGNER: MYSTIC MOODS
LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, B.C. V9H 1T3
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cell phone 250-267-0160
design@mysticmoods.ca

DRAWN BY: Corinne Matheson CLD, HT
Certified Landscape Designer
Horticulture Technician
Member of the BC LNA / CLNA

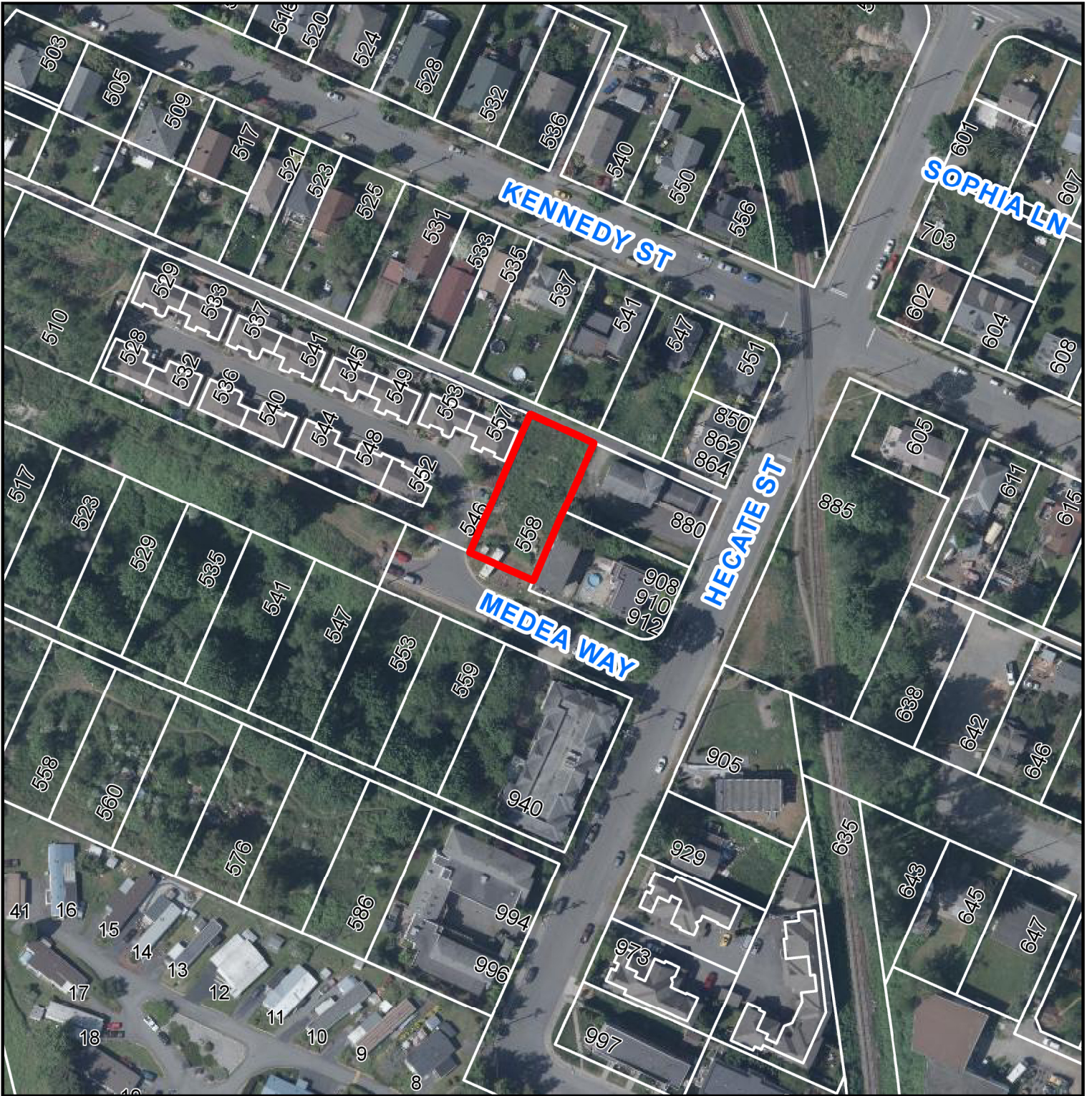
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SCALE METERS: 0 1 2 3 4 5

DATE: November 6, 2019
Issued for: November 12, 2019 For review
Issued for: Nov. 20, 2019 For Development Permit
Issued for: March 2, 2020 For Development Permit
Issued for: June 24, 2020 For Development Permit


DRAWING: LANDSCAPE DIMENSION / DETAILS PLAN
DRAWING #: L3 of 3

BC ONE CALL
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**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001184

 558 MEDEA WAY

Delegation Request

Delegation's Information:

Ken Riddell has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is May 3, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

As the owner and developer of 558 Medea - I would like to attend to answer any questions about this project.

Delegation Request

Delegation's Information:

Douglas Riddell has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is May 3, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

As the owner and developer of 558 Medea - I would like to attend to answer any questions about this project.