



**DEVELOPMENT PERMIT NO. DP000965**

**DEPARTURE BAY CONSTRUCTION LTD.**

**Name of Owner(s) of Land (Permittee)**

**107 ROYAL OAK PLACE**

**Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT 19, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP35978**

**PID No. 029-446-953**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**

**Schedule B Site Plan / Project Data**

**Schedule C Renderings, Units 1-7**

**Schedule D Site Sections, Units 1-7**

**Schedule E Building Elevations, Units 1-7**

**Schedule F Landscape Plan and Detail**

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.

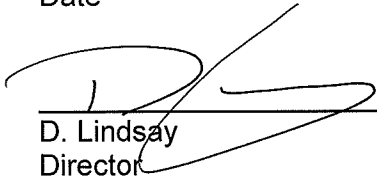
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

*Section 7.6.1 – Size of Building*

The maximum allowable perimeter wall height of a building is 7.32m. The perimeter wall height for Units 1-5 is 8.82m, a variance of 1.5m. The perimeter wall height for Units 6 and 7 is 9.22m, a variance of 1.9m

REVIEWED AND APPROVED ON

2016 - APRIL - 27  
Date

  
\_\_\_\_\_

D. Lindsay  
Director

**Community Development**

Pursuant to Section 154 (1)(b) of the Community Charter

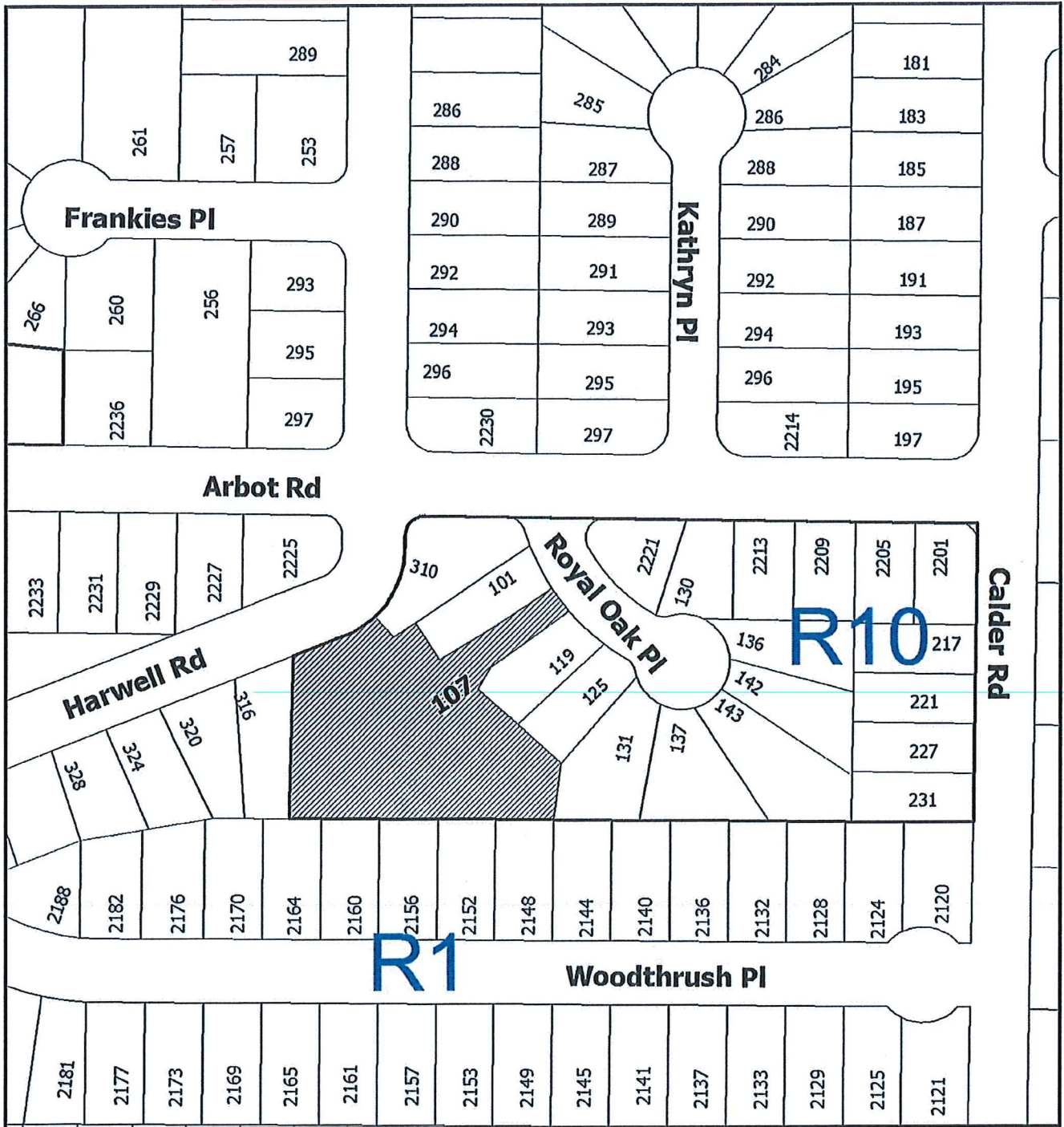
GN/in

Prospero attachment: DP000965

Development Permit DP000965  
107 Royal Oak Place

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000965

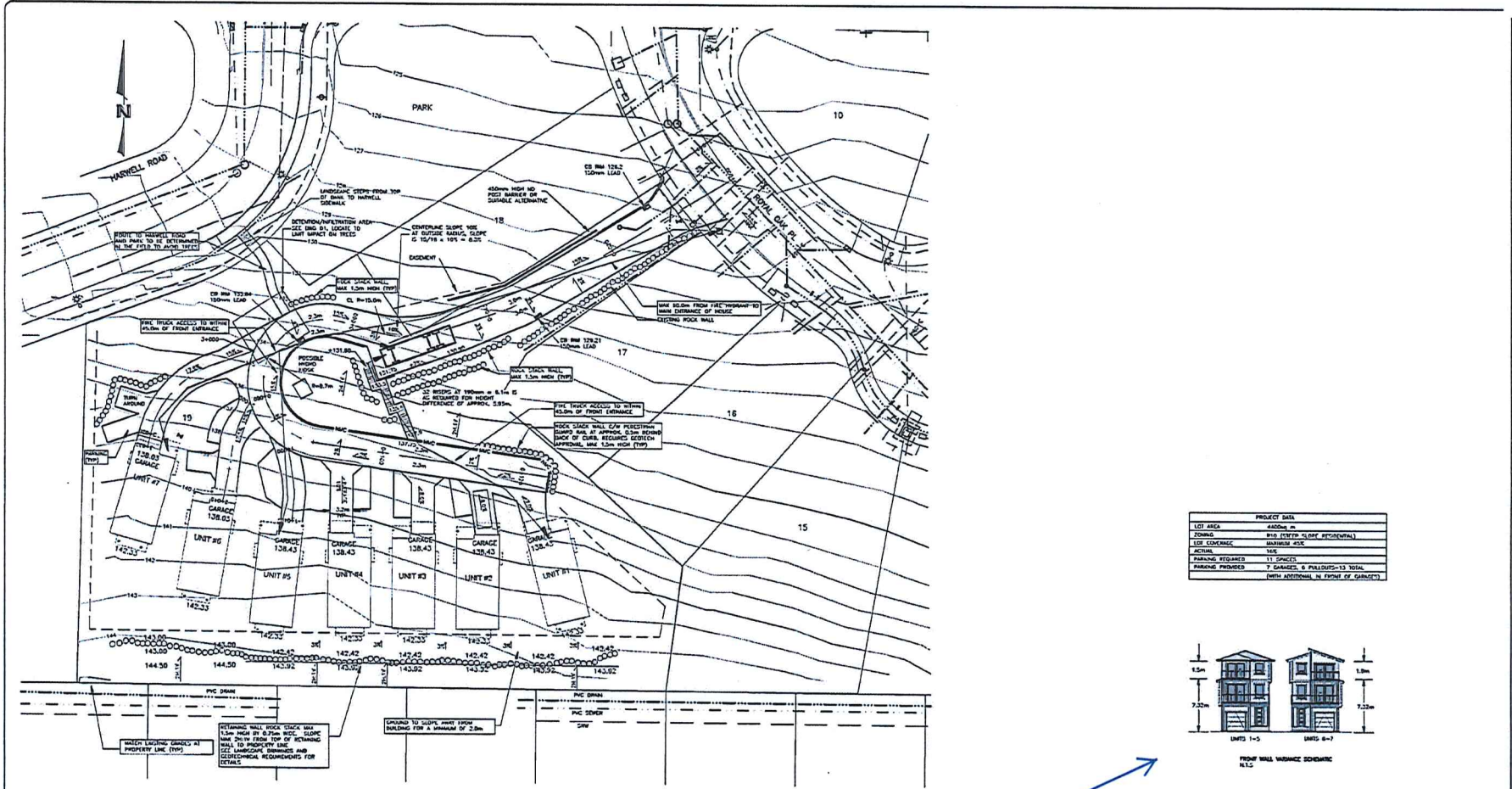
LOCATION PLAN

Civic: 107 Royal Oak Place  
Lot 19, Section 10, Range 7,  
Mountain District, Plan EPP35978



Subject  
Property





PROJECT DATA	
LOT AREA	810 (EXIST'G) 810 (PROPOSED)
ZONING	MUNICIPAL DISTRICT (MUNICIPAL)
LOT COVERAGE	MAXIMUM 45%
ACTUAL	14%
PARKING REQUIRED	11 SPACES
PARKING PROVIDED	7 SPACES, 4 PROVIDED-13 TOTAL
	(WITH ADDITIONAL 14 SPACES OF GARAGES)



- NOTES
1. FOR GENERAL AND SERVING NOTES, SEE SHEET D1.
  2. ALL EXISTING SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS TO BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

See Page 2 following

LEGAL DESCRIPTION	LOT 10, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN 35978, 107 ROYAL OAK PLACE				
PROJECT DATA	ELEVATIONS ARE GEODETIC AND TO MADS				
NO.	REVISION DESCRIPTION	DATE	CHECK	APPROV.	DRAWN

REVISIONS					
1	DRIVEWAY AND ACCESS ROAD PROFILES REVISED	APR 12/18			
2	PROJECT DATA AND ADDITIONAL NOTES ADDED	APR 17/18			
3	REVISED BASES ON DESIGN PANEL COMMENTS	MAR 7/18			
4	ISSUED FOR DESIGN PANEL REVIEW	FEB 17/18			
5	ISSUES FOR DESIGN PANEL APPROVAL	JAN 18/18			
6	ISSUES FOR BC HYDRO COORDINATION	JAN 8/18			
3	STARTING UPPER RETAINING WALL REVISED	JAN 6/18			
2	RE-COLORED BASES ON PDC DEPT. COMMENTS	DEC 24/17			

LEGEND					
LAMP STANDARDS	= L5 = L5	CLEARWAYS	=	DITCH	---
POSTERITY, T&E	= WP	DATE/DRAGON	= W	METER	⊗ ⊙
PIPE SPRING	= GP	MANHOLE	⊙ ⊚	VALVE	⊕ ⊖
GAS	= GS	SERVICE RIDGE	= SR	WIDE	==
WATER	= W	MOVABLE CURB	= MC	SEWER	⊢ ⊣
SEWER	= S	NON-MOVING CURB	= NC	HYDRANT	⊕ ⊖
EDGE ASPHALT	---	EDGE ASPHALT	---	AIR VALVE	⊗ ⊙

MUN. FILE DP 000965 ENG	
JURISDICTION	CITY OF NANAIMO
SENSE	1200 WIDE 150 VEH.
DESIGN	K5
DRAWN	K5
CAD FILE #	

DEPARTURE BAY CONSTRUCTION	
PROJECT	7 UNIT MULTI FAMILY
	107 ROYAL OAK PLACE - SITE PLAN
	ACCESS ROAD AND DRIVEWAY PLAN
	87785 MF D2
CAD FILE #	
	SHEET 2 OF 3

<b>JEA</b>	<b>J.E. ANDERSON &amp; ASSOCIATES</b>
SURVEYORS - ENGINEERS	
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V8T 2H1	
TEL: 250-758-4631 FAX: 250-758-4660	
EMAIL: nanaimo@jeanderson.com	



PROJECT DATA	
LOT AREA	4400sq m
ZONING	R10 (STEEP SLOPE RESIDENTIAL)
LOT COVERAGE	MAXIMUM 45%
ACTUAL	16%
PARKING REQUIRED	11 SPACES
PARKING PROVIDED	7 GARAGES, 6 PULLOUTS-13 TOTAL
(WITH ADDITIONAL IN FRONT OF GARAGES)	



**FRONT WALL VARIANCE SCHEMATIC**  
N.T.S

Development Permit DP000965  
107 Royal Oak Place  
1/3

Schedule C

RENDERINGS, Units 1-7



7 View in front of Unit 1

Date: 2016/02/17

for: **DEPARTURE BAY  
CONSTRUCTION**

**107 ROYAL OAK PLACE  
Nanaimo B.C.**

**R10 - STEEP SLOPE RESEDENTIAL**



**RECEIVED**  
By Planning & Design Section at 2:25 pm, Apr 04, 2016

Alfred Korpershoek  
M.Sc. Arch. B. EE.  
Building Designer

7549 Andrea Crescent, Langville, BC V0R 2H0, Ph 250 390 9048, info@alfredkorpershoek.ca





5 View in front of Unit 7

Date: 2016/02/17

for: **DEPARTURE BAY  
CONSTRUCTION**

**107 ROYAL OAK PLACE  
Nanaimo B.C.**

**R10 - STEEP SLOPE RESEDENTIAL**



**RECEIVED**  
By Planning & Design Section at 3:24 pm, Apr 06, 2016

**Alfred Korpershoek**  
MSc Arch, B BE,  
Building Designer

7519 Andrea Crescent, Langville, BC V1R 2V0, Ph 250 390 7048, info@AllredKorpershoek.ca





Rendering from Access Road

6 View from Road  
Scale: 1:120

Date: 2016/02/17

for: **DEPARTURE BAY  
CONSTRUCTION**

**107 ROYAL OAK PLACE  
Nanaimo B.C.**

**R10 - STEEP SLOPE RESEDENTIAL**

**RECEIVED**  
By Planning & Design Section at 2:24 pm, Apr 08, 2016



**Alfred Korperhook**  
M.Sc. Arch. B. BE.  
Building Designer

7549 Andrea Crescent, Langville, BC V0R 2H0, Ph 250 370 9048, info@AlfredKorperhook.ca



Development Permit DP000965  
107 Royal Oak Place  
1/3

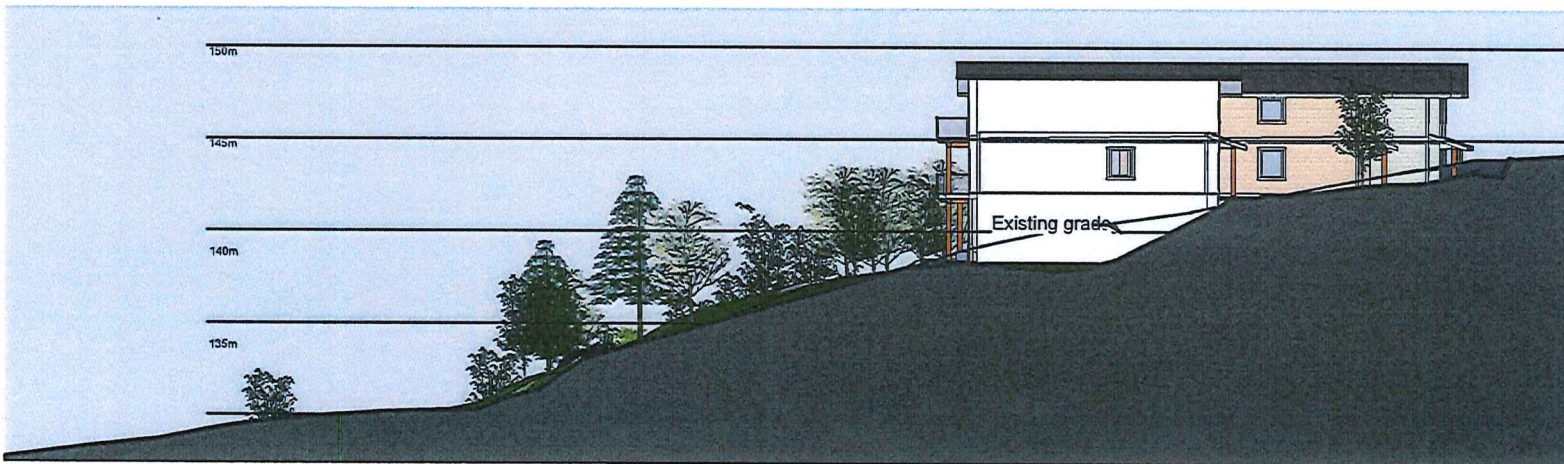
Schedule D

SITE SECTIONS, Units 1-7



Site Sections for Unit#7

1 Long Section at Street  
Scale: 1" = 20 ft



2 Section over Unit 7  
Scale: 1" = 20 ft

Date: 2016/02/17

for: DEPARTURE BAY  
CONSTRUCTION

107 ROYAL OAK PLACE  
Nanaimo B.C.

R10 - STEEP SLOPE RESEDENTIAL

RECEIVED  
By Planning & Design Section at 2:23 pm, Apr 06, 2016



Alfred Korperhoeft  
M.Sc. Arch, B.E.E.  
Building Designer

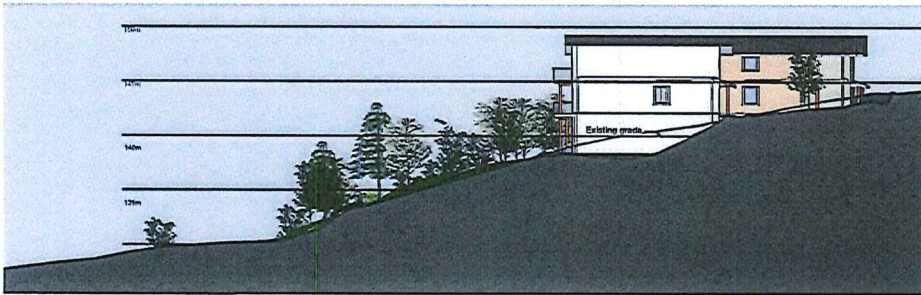
7549 Ardara Crescent, Langville, BC V0R 2H0, Ph. 250.700.9048, info@AlfredKorperhoeft.ca



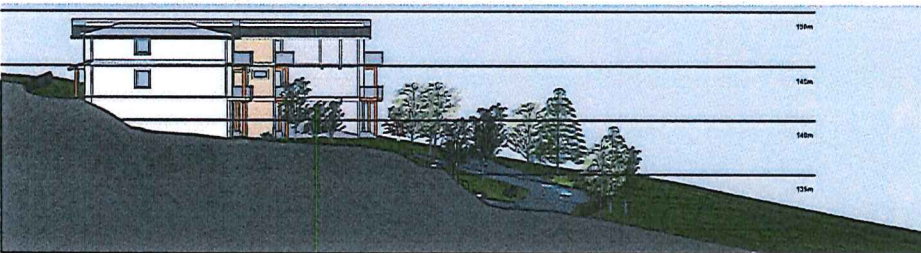
Site Sections for Units #3 and #7



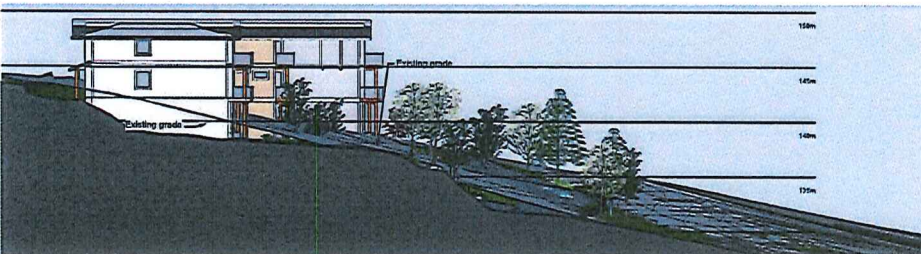
1 Long Section at street  
Scale: 1/16" = 1'-0"



2 Section over Unit 7  
Scale: 1/16" = 1'-0"



3 Section over Unit 3  
Scale: 1/16" = 1'-0"



4 Section over Unit 3 w/ existing grades  
Scale: 1/16" = 1'-0"



5 View in front of Unit 7



6 View from Road



7 View in Front of Unit 1

for: DEPARTURE BAY  
CONSTRUCTION

107 ROYAL OAK PLACE  
Nanaimo B.C.  
R10 - STEEP SLOPE RESIDENTIAL



Alfred Korperthoek  
M.Sc. Arch. B.B.E.  
Building Designer

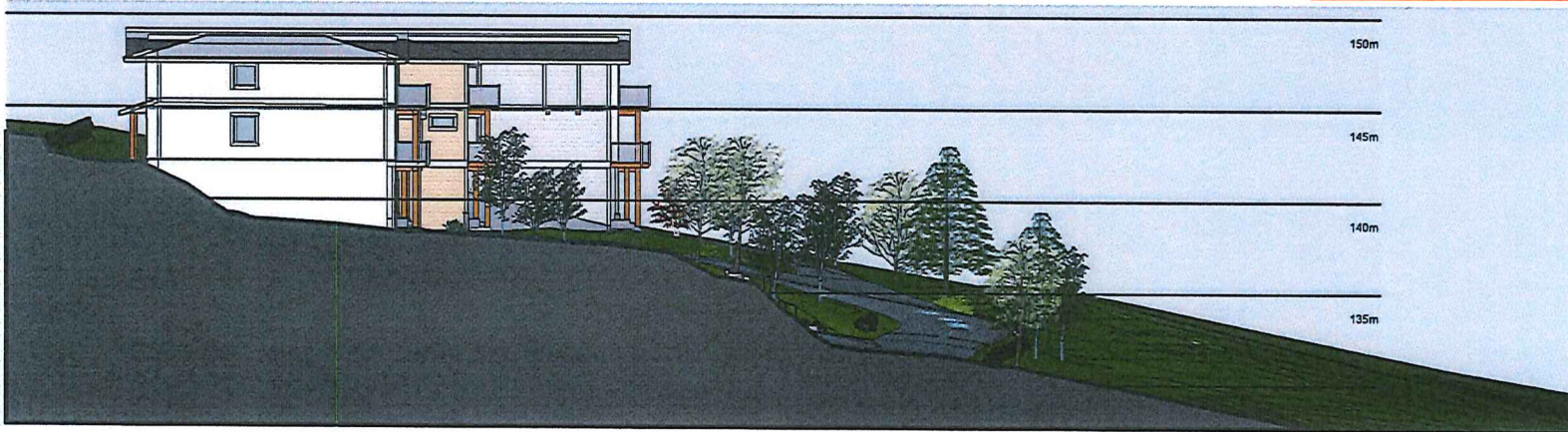
7547 Andrea Crescent, Langville, BC V0R 2H0, Ph: 250-790-9048, info@alderkorperthoek.ca

RECEIVED  
By Planning & Design Division at 2:23 pm, Apr 26, 2011

Date: 2010/03/17



Site Sections for Units #3



3 Section over Unit 3  
Scale: 1/20" = 1'-0"



4 Section over Unit 3 w/existing grades  
Scale: 1/20" = 1'-0"

Date: 2016/02/17

for: DEPARTURE BAY  
CONSTRUCTION

107 ROYAL OAK PLACE  
Nanaimo B.C.

R10 - STEEP SLOPE RESEDENTIAL



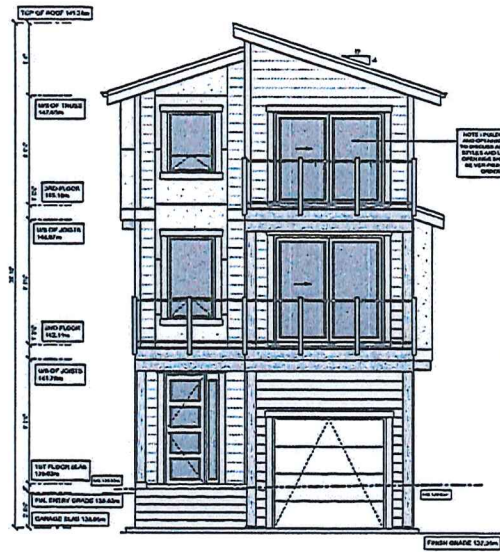
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By Planning & Design Section at 2:22 pm, Apr 26, 2016

Alfred Korpershoek  
M.Sc. Arch, B.B.E.  
Building Designer

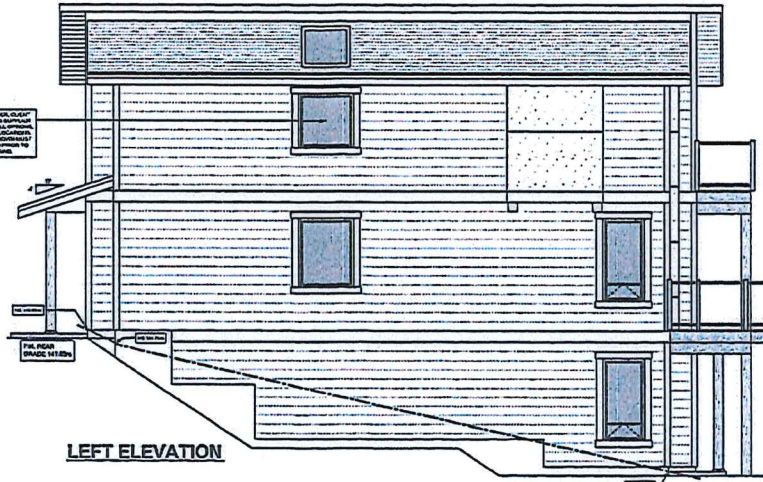
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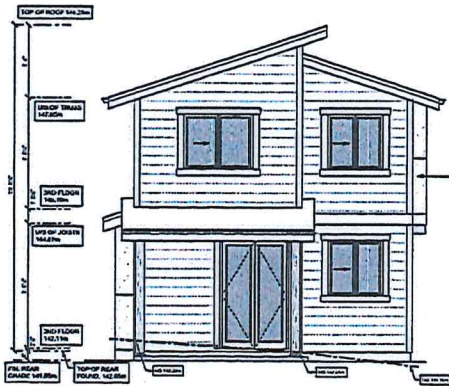
**BUILDING ELEVATIONS, Units 1-7**



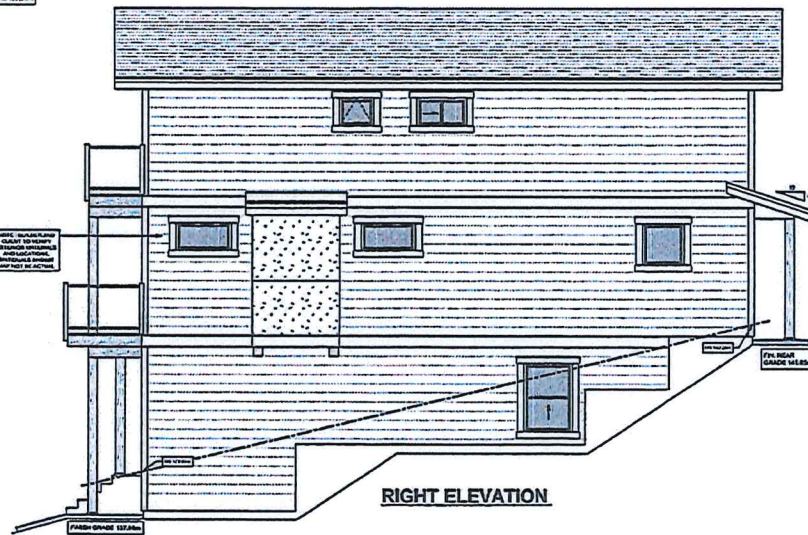
**FRONT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**

NOTE: FINISH GRADE SHALL BE DETERMINED BY THE SURVEYOR AND SHOWN ON THE SURVEY. FINISH GRADE SHALL BE SHOWN ON THE SURVEY. FINISH GRADE SHALL BE SHOWN ON THE SURVEY.

NOTE: FINISH GRADE SHALL BE DETERMINED BY THE SURVEYOR AND SHOWN ON THE SURVEY. FINISH GRADE SHALL BE SHOWN ON THE SURVEY. FINISH GRADE SHALL BE SHOWN ON THE SURVEY.



SWANSON HOUSE PLANS  
414 HUNTER, 1001 AVENUE  
NANAIMO, BC V9T 6H4  
(250) 755-3363  
EMAIL: info@swansonhouseplans.com

REVISIONS


ISSUE


CLIENT:  
DEPARTURE BAY  
CONSTRUCTION

CIVIC ADDRESS:  
UNIT 1  
107 ROYAL OAK PLACE  
NANAIMO, BC

CLIENT:  
LOT 19, SECTION 10,  
RANGE 7, MOUNTAIN  
DISTRICT, PLAN EPP35978

NOTES:

PROJECT NO. DEP-2015  
DRAWN BY SWANSON HOUSE PLANS  
APPROVED BY CLIENT  
DATE NOVEMBER 1ST, 2015  
SCALE 1/8" = 1'-0"

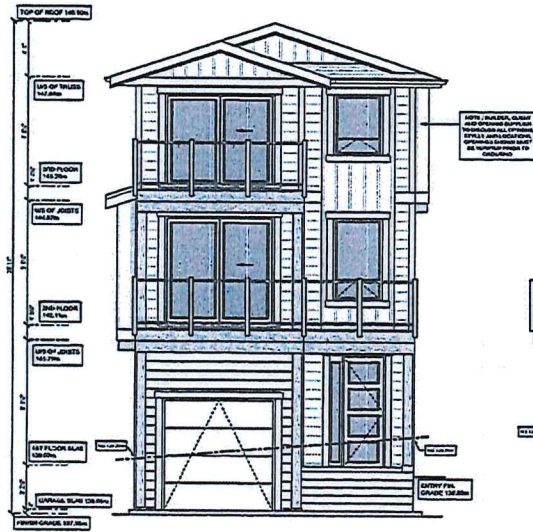
THE PROPOSED  
ELEVATIONS

SHEET  
MANGER

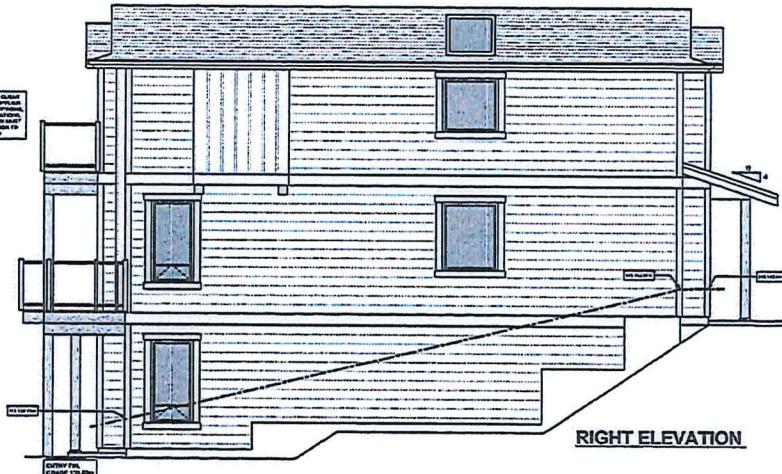
UNIT #1

1 DP965

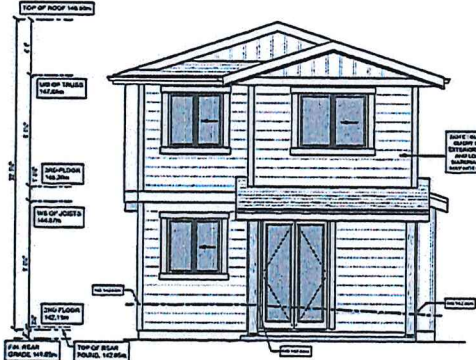




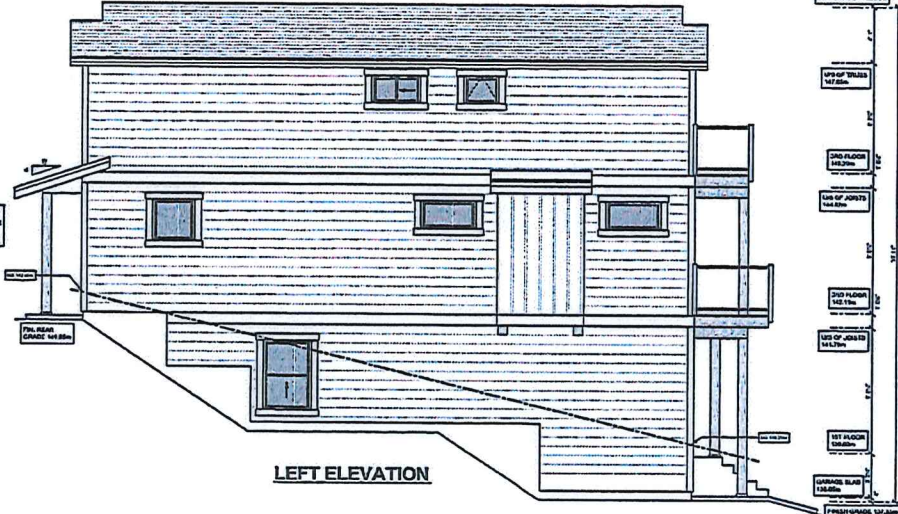
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



SWANSON HOUSE PLANS  
448 HAVILLAND AVENUE  
NANAIMO, BC V9Y 6Y6  
250.753.8888  
EMAIL: info@swansonhouseplans.com

NOTES:  
\_\_\_\_\_  
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SCALE:  
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CLIENT:  
DEPARTURE BAY  
CONSTRUCTION

CLIENT ADDRESS:  
UNIT 2  
107 ROYAL OAK PLACE  
NANAIMO, BC

CLIENT:  
LOT 19, SECTION 10,  
RANGE 7, MOUNTAIN  
DISTRICT, PLAN EPP35978

NOTES:  
\_\_\_\_\_  
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PROJECT NO: SHP-2015  
DRAWN BY: SWANSON HOUSE PLANS  
APPROVED BY: CLIENT  
DATE: NOVEMBER 1ST, 2015  
SCALE: 1/8" = 1'-0" U.S.C.

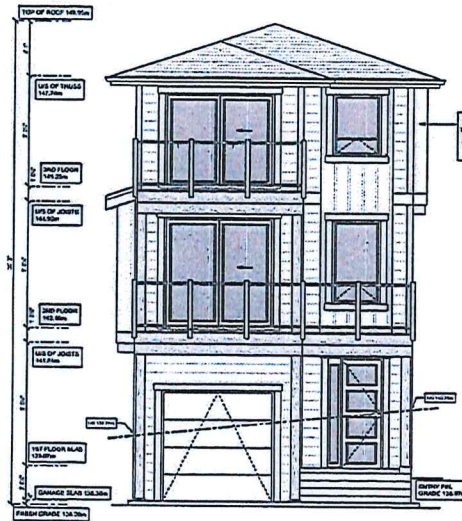
TITLE: PROPOSED  
ELEVATIONS

SHEET NUMBER:  
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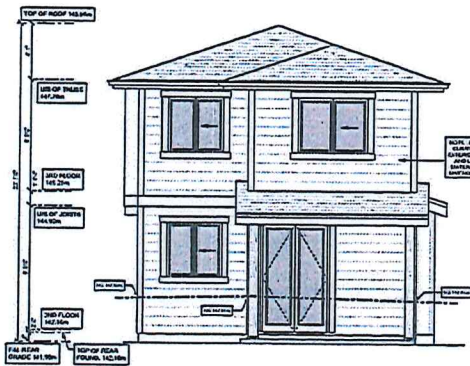
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2/16/5

UNIT #2

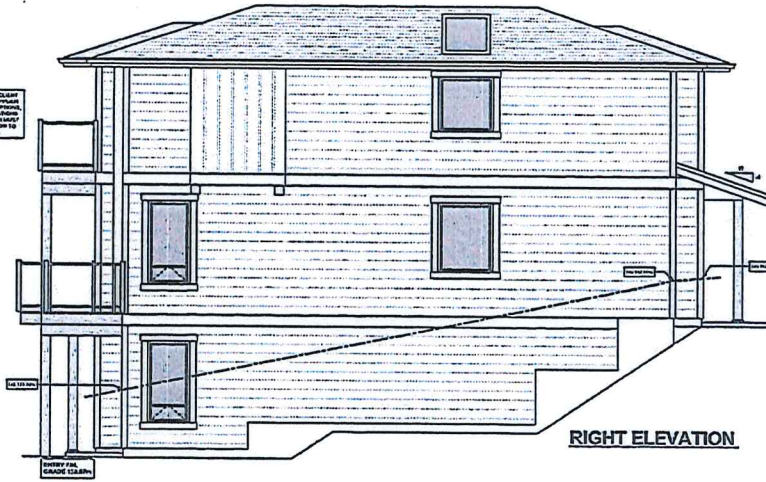




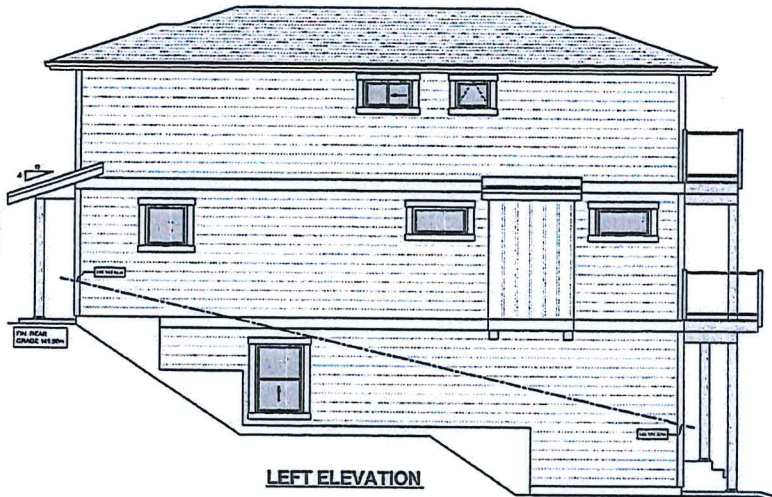
**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



SWANSON HOUSE PLANS  
 6348 WEST 10TH AVE  
 VANCOUVER, BC V6P 6H1  
 TEL: 604-273-1555  
 EMAIL: info@swansonhouseplans.com

REVISIONS


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CLIENT:  
 DEPARTURE BAY  
 CONSTRUCTION

CIVIC ADDRESS:  
 UNIT 3  
 107 ROYAL OAK PLACE  
 NANAIMO, BC

CLIENT:  
 LOT 19, SECTION 10,  
 RANGE 7, MOUNTAIN  
 DISTRICT, PLAN EPP35978

NOTES:

PROJECT NO: 2019-0115  
 DRAWN BY: SWANSON HOUSE PLANS  
 APPROVED BY: CLIENT  
 DATE: SEPTEMBER 1ST, 2019  
 SCALE: 1/8" = 1'-0" U.S.C.

TITLE: PROPOSED ELEVATIONS

SHEET NUMBER

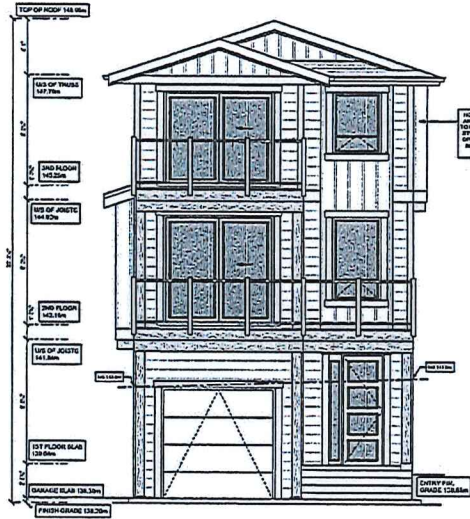
1 CANCELLED  
 Rel  
 2019-0115

**UNIT #3**

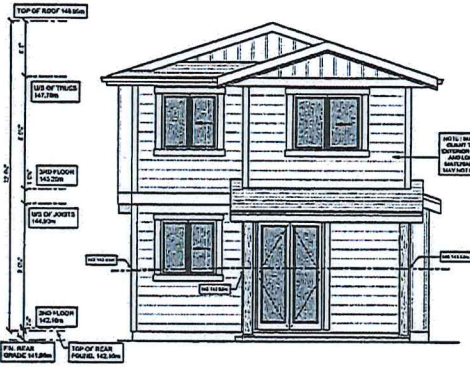








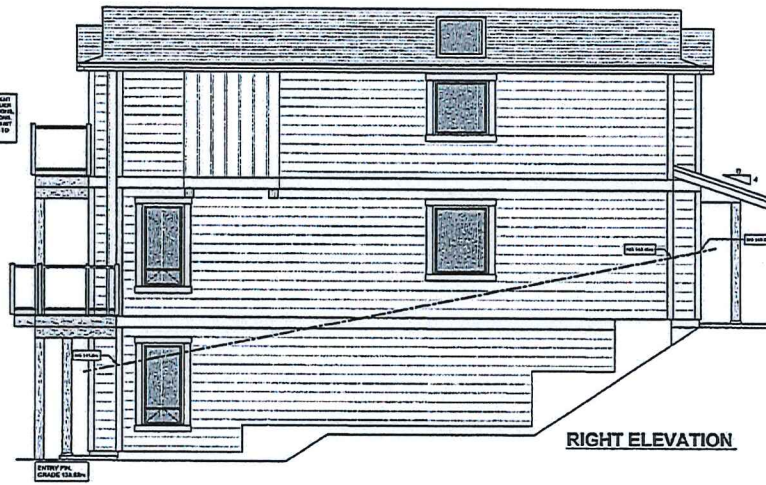
FRONT ELEVATION



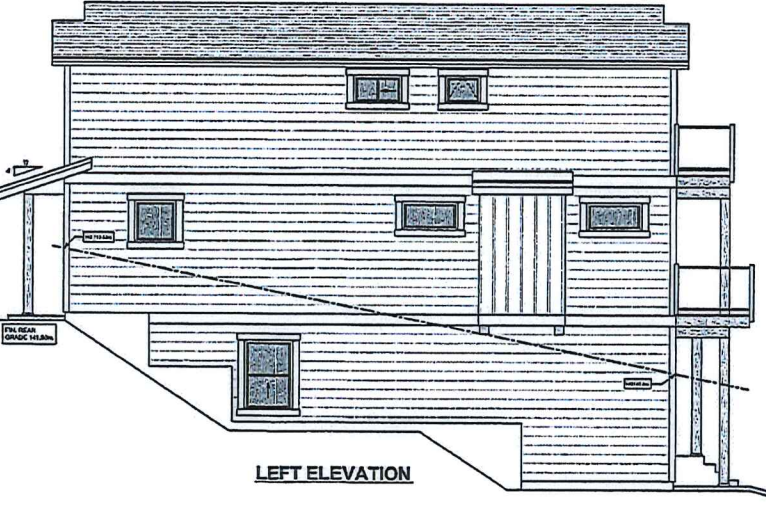
REAR ELEVATION

NOTE: FINISH GRADE IS NOT INDICATED ON THIS ELEVATION. FINISH GRADE IS TO BE DETERMINED BY THE CLIENT OR SURVEYOR.

NOTE: FINISH GRADE IS NOT INDICATED ON THIS ELEVATION. FINISH GRADE IS TO BE DETERMINED BY THE CLIENT OR SURVEYOR.



RIGHT ELEVATION



LEFT ELEVATION



swanson house plans  
 6118 STATION AVENUE  
 NANAIMO, BC V9T 4H1  
 CANADA  
 EMAIL: INFO@SWANSONHOUSEPLANS.COM

REVISIONS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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ISSUE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CLIENT:  
 DEPARTURE BAY  
 CONSTRUCTION

CIVIC ADDRESS:  
 UNIT 5  
 107 ROYAL OAK PLACE  
 NANAIMO, BC  
 CLIENT:  
 LOT 19, SECTION 10,  
 RANGE 7, MOUNTAIN  
 DISTRICT, PLAN EPP35978

NOTES:

PROJECT NO. 3100-2015  
 DRAWN BY JESSICA EDWARDS  
 APPROVED BY CLIENT  
 DATE NOVEMBER 1ST - 2015  
 SCALE 1/8" = 1'-0" U.S.C.

THE PROPOSED ELEVATIONS

SHEET NUMBER

UNIT #5

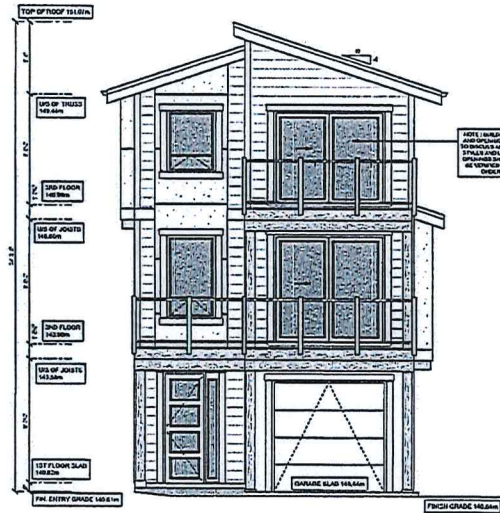
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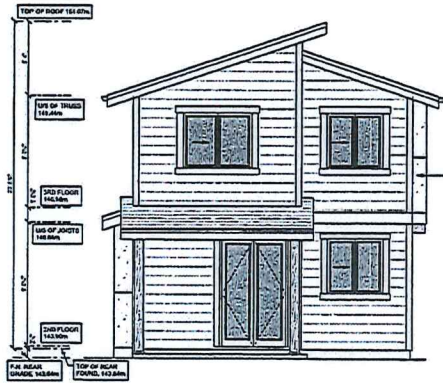




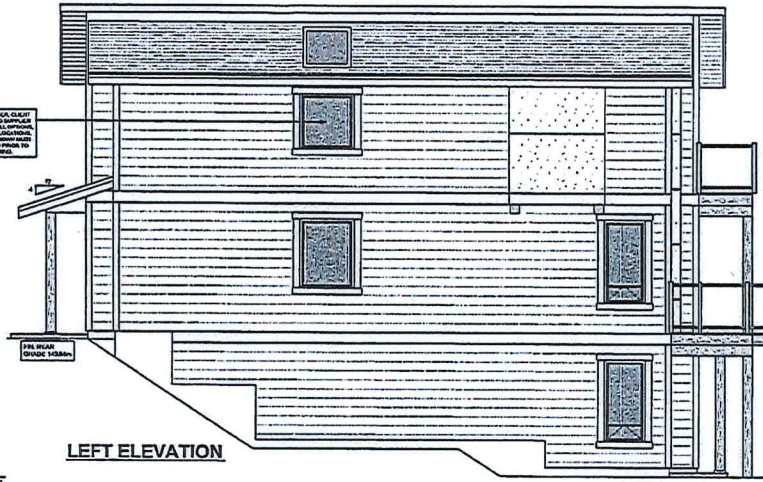




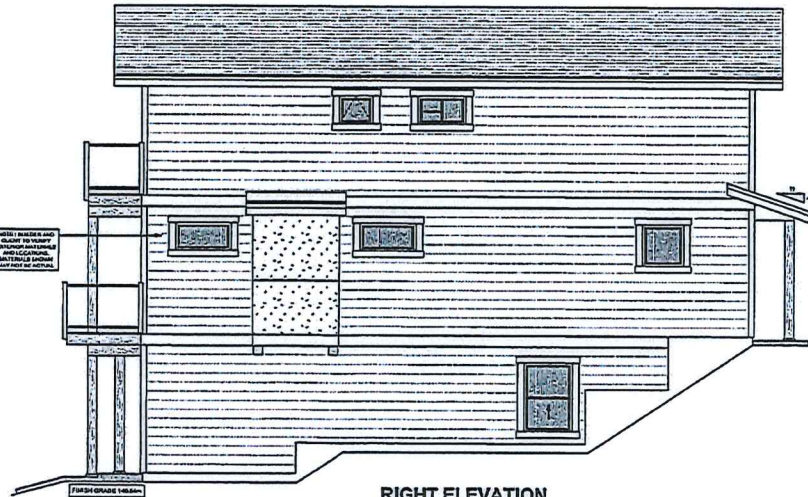
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



SHAWN SWANSON  
115 MAIN STREET  
NANAIMO, BC V9T 6T1  
250-754-6640  
EMAIL: shawn@swansonhouseplans.com

REVISES


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ISSUE


CLIENT:  
DEPARTURE BAY  
CONSTRUCTION

CLIENT ADDRESS:  
UNIT 7  
107 ROYAL OAK PLACE  
NANAIMO, BC  
CLIENT:  
LOT 19, SECTION 10,  
RANGE 7, MOUNTAIN  
DISTRICT, PLAN EPP35978

NOTES:


PROJECT NO. 1102-2015  
DRAWN BY SHAWN SWANSON  
APPROVED BY CLIENT  
DATE NOVEMBER 1ST, 2015  
SCALE 1/4" = 1'-0" U.N.C.

THE PROPOSED ELEVATIONS

SHEET NUMBER

UNIT #7

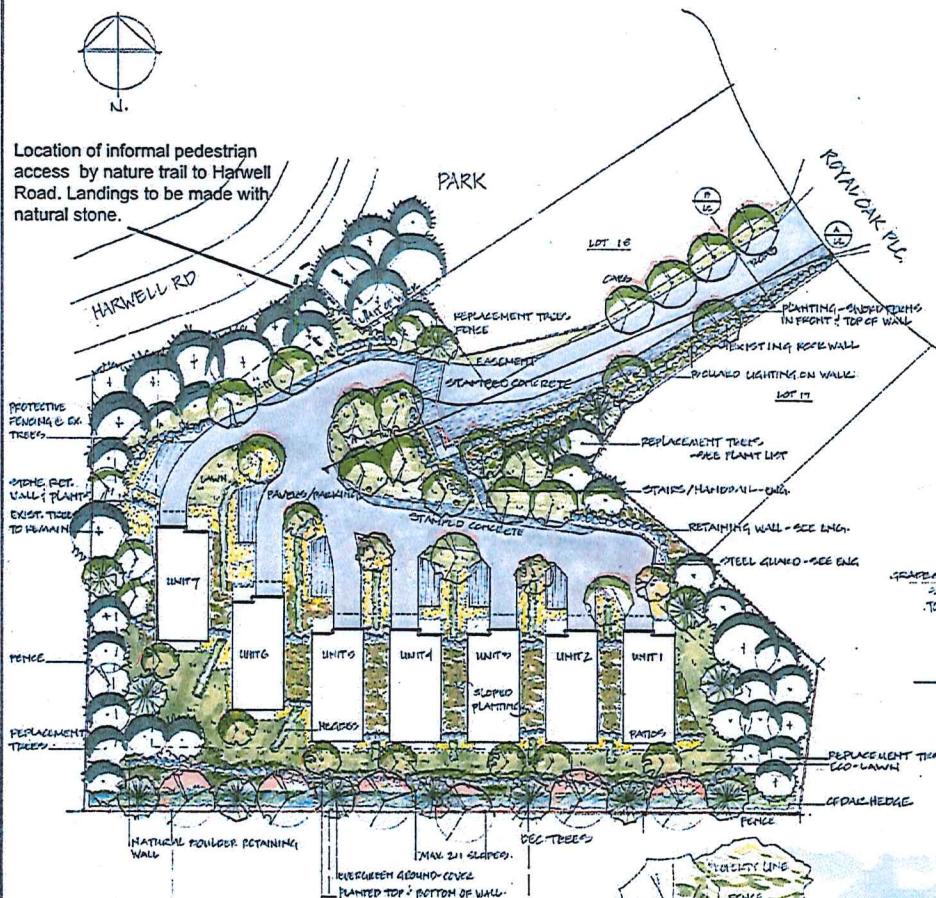
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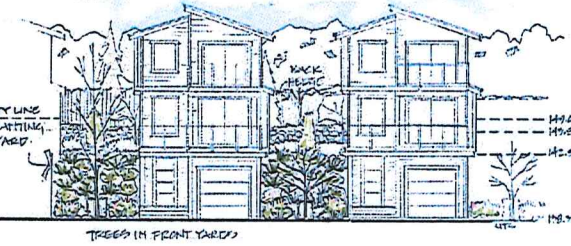
Location of informal pedestrian access by nature trail to Harwell Road. Landings to be made with natural stone.



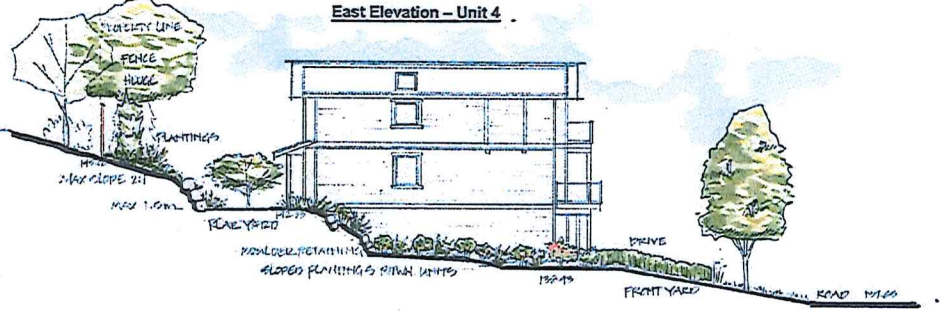
**Suggested Plant List**

Qty	Sym	Botanical Name	Common Name	Spc	Size
10	1	Prunella sp.	Prunella	100	2.5-3.0m
10	2	Quercus sp.	Quercus	100	2.5-3.0m
10	3	Prunella sp.	Prunella	100	2.5-3.0m
10	4	Quercus sp.	Quercus	100	2.5-3.0m
10	5	Prunella sp.	Prunella	100	2.5-3.0m
10	6	Quercus sp.	Quercus	100	2.5-3.0m
10	7	Prunella sp.	Prunella	100	2.5-3.0m
10	8	Quercus sp.	Quercus	100	2.5-3.0m
10	9	Prunella sp.	Prunella	100	2.5-3.0m
10	10	Quercus sp.	Quercus	100	2.5-3.0m
10	11	Prunella sp.	Prunella	100	2.5-3.0m
10	12	Quercus sp.	Quercus	100	2.5-3.0m
10	13	Prunella sp.	Prunella	100	2.5-3.0m
10	14	Quercus sp.	Quercus	100	2.5-3.0m
10	15	Prunella sp.	Prunella	100	2.5-3.0m
10	16	Quercus sp.	Quercus	100	2.5-3.0m
10	17	Prunella sp.	Prunella	100	2.5-3.0m
10	18	Quercus sp.	Quercus	100	2.5-3.0m
10	19	Prunella sp.	Prunella	100	2.5-3.0m
10	20	Quercus sp.	Quercus	100	2.5-3.0m
10	21	Prunella sp.	Prunella	100	2.5-3.0m
10	22	Quercus sp.	Quercus	100	2.5-3.0m
10	23	Prunella sp.	Prunella	100	2.5-3.0m
10	24	Quercus sp.	Quercus	100	2.5-3.0m
10	25	Prunella sp.	Prunella	100	2.5-3.0m
10	26	Quercus sp.	Quercus	100	2.5-3.0m
10	27	Prunella sp.	Prunella	100	2.5-3.0m
10	28	Quercus sp.	Quercus	100	2.5-3.0m
10	29	Prunella sp.	Prunella	100	2.5-3.0m
10	30	Quercus sp.	Quercus	100	2.5-3.0m

North Elevation - typical



East Elevation - Unit 4



**107 Royal Oak Place -  
 LOT 19**  
 Proposed Work and development, landscaping



**Design Rationale**

The name Royal Oak has influenced the selection of trees for the site and the common area, noted as the Oak meadow. The intention of the landscape design is to create the sense that the new development is enveloped by natural spaces. The sloped planting areas between and around the units will be more planted with many native plants as well as a selection of evergreens. The edges are treated with many slow growing evergreens to envelope the development and to retain views in the long term.

The Landscape Design for the proposed 7-Unit Strata Development at 107 Royal Oak Place is an approach that addresses the slope of the site with natural stone retaining walls that create a level finished grade in the year yard for each unit. The natural stone has been used as a design element in the surrounding neighbourhood and provides a link to the area. The views of the homes above are considered in the placement of the plant and tree selections which will contribute to the overall enjoyment of the private and common areas of the proposed units.

Surrounding park space is an influence on the plant material chosen for the site and a selection of native plants will accent the planted areas throughout. These planted areas will have water saving irrigation applied in order to ensure water conservation and erosion control. Planting choices are also coordinated with the Tree Management Plan, and the replacement trees will help the site maintain its street, hillside character.

The provision of safe access on the steep slope site is achieved with pedestrian walkways indicated with stamped paving on the access road and walkway steps in the common area. This common area - The Oak Meadow - is a natural softy undulating meadow with low maintenance mixed fescue grass plantings beneath.

DATE: 11/11/2015	REVISION: AS PER D.P. APPROVAL
DATE: 12/20/2015	REVISION: AS PER D.P. APPROVAL
DATE: 21/03/2016	REVISION: AS PER D.P. APPROVAL
DATE: 28/04/2016	REVISION: AS PER D.P. APPROVAL
DATE: 15/05/2016	REVISION: AS PER D.P. APPROVAL
DATE: 14/06/2016	REVISION: AS PER D.P. APPROVAL
DATE: 14/06/2016	REVISION: AS PER D.P. APPROVAL
DATE: 14/06/2016	REVISION: AS PER D.P. APPROVAL

**Keltie Chamberlain, S.A. (COST)**  
**Landscape Design & Consulting**  
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 Phone: (604) 681-0444 Fax: (604) 264-6819  
 keltie@keltielandscape.com www.keltielandscape.com

Project: **107 Royal Oak Place Lot 19**  
 Vancouver BC  
 DP FILE#000005  
 Scale: 1:200  
**Landscape Concept Plan**  
 Prepared for Development Permit Application & D.P.A.  
 Local Designation: Lot A, Section 10, Range 7, Mountain District, Plan J2965

DATE: 11/11/2015  
 DRAWN: K. Chamberlain  
 CHECKED: K. Chamberlain  
 SCALE: 1:200

**Not for Construction**  
 11 OF 31



01201

### Precedent Photos



**Bollard Lighting**



**Stairs / Handrail**



**Planted retaining wall**



**Trees in meadow**

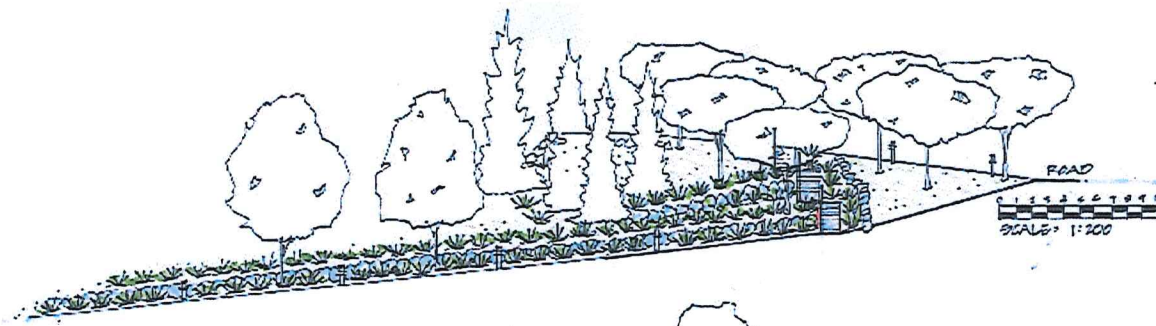


**Trees on slope**

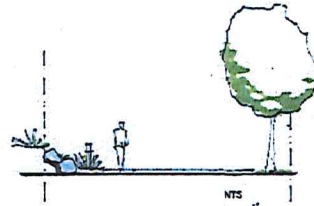


**Planting on wall**

**⊙ A Long Road Section**



**⊙ B Cross Road Section**



### Suggested plantings



# 107 Royal Oak Place

DATE		DESCRIPTION
11.27.2023		Revisions to street and general notes
11.27.2023		Changes to street and general notes
11.27.2023		Changes to street and general notes
11.27.2023		Changes to street and general notes
11.27.2023		Changes to street and general notes
11.27.2023		Changes to street and general notes
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11.27.2023		Changes to street and general notes
11.27.2023		Changes to street and general notes
<b>Kellie Chamberlain, L.A.S.C.P.</b> Landscape Design & Consulting 7100 Royal Oak Place, Houston, TX 77066 Phone: 281.866.3666 Fax: 281.866.3666 www.kellielandscape.com		
107 Royal Oak Place Lot 19 Concept Plan L.A.S.C.P.		
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DATE	BY	REVISION
<b>L2 of 2</b>		