

DATE OF MEETING | March 5, 2018 |

AUTHORED BY | GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1059 – 10 BUTTERTUBS DRIVE |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a six-storey 156-unit Seniors Congregate Care Housing development at 10 Buttertubs Drive. |

Recommendation

That Council issue Development Permit No. DP1059 at 10 Buttertubs Drive with the following variances:

- increase the maximum building height from 14m to 18.5m;
- reduce the minimum required front yard setback from 6m to 0m for the principal building on a portion of the west elevation;
- reduce the required width of the Minimum Landscape Treatment Level 1d for a portion of the front yard from 1.8m to 0m; and,
- reduce the Minimum Landscape Treatment Level 2d for the east side and rear yard, to eliminate the 1.8m fence. |

BACKGROUND

A development permit application, DP1059, was received from Low Hammond Rowe Architects Inc., on behalf of Nanaimo Affordable Housing Society (NAHS) to permit the development of a 156-unit Seniors Congregate Care Housing facility on a steep slope site.

The subject property is an irregularly shaped steep slope lot (1.14ha). The property has two main characteristics; the north end of the site is a steep slope with trees and understory cover; and a community amenity building is sited on the flat portion of the property at the south end. There is an elevation change of 24m between the highest point of the site (top of slope) and the lowest point.

The subject property is located in an established neighbourhood and is surrounded by:

- Buttertubs Marsh across Buttertubs Drive to the south.
- 82 existing older patio homes (owned by NAHS) to the west.
- An older multi-family rental complex at the northeast property line.
- Single-family lots located to the east. Three adjacent properties have rear yards facing the top of the slope and the houses on each lot are set back approximately 7.5m.

Subject Property:

<i>Zoning</i>	CS1 - Community Service One
<i>Location</i>	The subject property is located on the east side of Buttertubs Drive, north of the public parking area at Buttertubs Marsh Conservation Area.
<i>Total Area</i>	1.14ha
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 5 – Steep Slope Development 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 Area Guidelines General Development Permit Design Guidelines

DISCUSSION

Proposed Development

The proposed development consists of 156 units of seniors congregate care housing within a six-storey, wood-frame building. The development is receiving support under a B.C. Housing funding program to provide affordable seniors rental housing. The target tenant is 65 years old or older. The facility design provides a meal program, activity space (indoors and outdoors), housekeeping, and a lifeline system.

The proposed building has a total floor area of 11,103m² and a floor area ratio (FAR) of 0.97. The maximum FAR is 1.25. The rental unit breakdown is as follows:

- 35 - studio units;
- 101 – one-bedroom units;
- 16 – one-bedroom and den units; and,
- 4 – two-bedroom units.

Site Design

The Steep Slope Development Permit Guidelines encourage building siting that minimizes the impact on native vegetated slopes. The building is sited close to Buttertubs Drive on the flat portion of the site at the southwest edge. The building siting allows for the L-shaped building to move away from the slope to minimize the cut in the slope needed for the under-the-building parkade.

The back portion of the parkade wall and two modest retaining walls support the slope. The site section verifies the minimal cut into the slope and the limited impact on the existing vegetation on the slope (see Attachments D and G).

Building Design

The overall building design is contemporary and contrasts to the design of the existing patio homes operated by NAHS to the west side at 11 Buttertubs Drive. However, NAHS anticipates future redevelopment of 11 Buttertubs Drive depending on funding.

The building design uses five main architectural elements to express the residential use, and to reduce the massing and scale of the six-storey building:

- The first floor uses the parkade wall façade to create a podium expression that anchors the building to the site.
- The proportions of the single-storey main entrance façade and the glazing convey an inviting human scale. This portion of the building relates to the outdoor patio and community garden space.
- The angled vertical building bays, with recessed balconies, create a strong rhythm of vertical articulation on the five floors that are viewed from the street. The vertical bays are extended to the ground plane by an angled lattice detail on the parkade wall face.
- The rhythm of unit windows punctuates the façade in a pattern that represents the residential use.
- The panelled bays extend to the sixth floor balcony guards to break up the horizontal line.

Landscape Design

The landscape design has four key elements:

- Residential: The southeast corner of the site has been designed for community use with edible plants in the landscape, raised vegetable garden beds, and patio tables with sunshades.
- Parking court: The proposed plantings, flowering street trees, and shrubs visually reduce the onsite parking and the drop-off area at the main entrance. A planted rain garden located between the parking court and the street serves as a focal point and stormwater management element. The plant palette is full of native plants and reflects the context of the marsh across Buttertubs Drive.
- Street trees and understory plantings along Buttertubs Drive: Large-scale street trees are proposed in the northern portion of the subject property. The trees will supplement the existing trees and understory. In the southern portion of the property, small-scale trees and a mix of evergreen and deciduous shrubs are proposed along the parkade wall to add texture, seasonal interest, and layering to enhance the pedestrian experience from the adjacent public walkway.
- Existing native vegetated slope: The focus is to minimize slope disturbance with invasive species removal, and planting small coniferous trees to add density to the existing vegetation.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2017-AUG-10, accepted the presentation for Phase I of DP001059 as presented, and provided support for the requested variances in Phase I. The following recommendations were provided:

- *Consider ways to provide screening for rooftop equipment;*
- *Consider providing roof colour, material and/or patterning to the roof and the top of the main level canopy for overlook purposes; and,*
- *Look at ways to soften the south elevation of the Phase I building.*

The applicant will review the rooftop material and will screen rooftop equipment with horizontal pre-finished wood or metal screens when completing construction drawings. The applicant has provided a landscape treatment of climbing vines on the south elevation of the building façade, which provides seasonal and architectural interest.

The Design Advisory Panel, at its meeting held on 2017-SEP-28, accepted DP001059 (Phase II) as presented, with support for the variances, and provided the following recommendations:

- *Consider ways to add some depth to the lattice screening provided along the parking area;*
- *Look at ways to break the continuous glass railing line of the sixth storey deck.*
- *Consider raising the wood-coloured bays on the elevations to break the line of the sixth floor deck.*

The applicant has provided a revised detail for the lattice screening on the parkade. The first floor wall that screens the under-the-building parkade has the angled, panel-clad architectural feature that mimics the upper floors to reduce massing and improve the visual experience for the pedestrian using the existing public trail way. The wood-coloured bays also extend to the sixth-storey decks to break up the horizontal line of the glass rail.

For more information, see the Attachments.

Proposed Variances

Size of Buildings

The maximum allowable building height is 14m. The proposed building height is 18.5m, a proposed height variance of 4.5m.

The increased building height is part of two strategies proposed to minimize the cut into the existing slope. The increased height allows for a more compact building footprint and under-the-building parking. The additional height requested places the building roof approximately 6m below the ground plane of the rear yards of the three single family lots at the top of the slope. The slope will remain treed to the edge of the building footprint, allowing a natural screen to remain.

Required Front yard Setback – Buttertubs Drive

The required front yard setback is 6m. The proposed front yard setback for the building footprint is 0m, a proposed variance of 6m.

The building footprint and the parkade are 4.5m into the front yard in order to minimize the cut into the slope, and places both at 1.5m from the lot line, which represents a proposed variance of 4.5m. The lattice features are located at 0m, which represents a proposed variance of 6m. The architectural lattice feature is placed in regular intervals along the parkade wall face on Buttertubs Drive to provide visual relief to the horizontal wall face. The positioning of the lattice feature reduces the front yard setback to 0m at six points over the length of the frontage.

Minimum Landscape Treatment Level 1d – Buttertubs Drive

The required width of a Minimum Landscape Treatment Level 1d is 1.8m. The six architectural lattice features are at 0m, a proposed variance of 1.8m. However, in front of the building the width of the landscape treatment is 1.5m, and on the northern portion of Buttertubs Drive the landscape treatment is 1.8m in width.

The proposed landscape treatment includes climbing vines on the parkade lattice wall and southern building façade to add a green wall element to the street edge of Buttertubs Drive. The vines have seasonal colour and architectural branching interest. Additional landscaping along the northern Buttertubs Drive frontage meets the required Minimum Landscape Treatment Level width of 1.8m.

Minimum Landscape Treatment Level 2d – Top of Slope Edge

A Minimum Landscape Treatment Level 2d requires a 1.8m-wide planting area with trees planted six metres on centre, shrubs and ground cover one metre on center, and a 1.8m decorative fence. The proposed variance is to eliminate the 1.8m decorative fence.

The subject property edge abuts neighbouring rear yards, and the existing vegetation presents a natural screen that exceeds 1.8m in width along the property edge. The proposed variance is to delete the decorative 1.8m fence and leave the existing vegetation undisturbed. The landscape consultant has reviewed the state of the existing vegetation (mix of Douglas fir and arbutus trees) on the property edge and concluded that retaining this vegetation along the slope meets the intent of the screening of Level 2d. In addition, the vegetation retention will maintain habitat value and erosion control by not disturbing the slope in order to introduce a hedge or fence. The proposal also includes areas of restoration planting on the slope by introducing six Garry oak trees and a lupine seed or plant mix.

SUMMARY POINTS

- Development Permit No. 1059 is for a six-storey, 156-unit seniors congregate care housing development at 10 Buttertubs Drive.
- The proposed development meets the intent of the Steep Slope Development Permit Guidelines and the General Development Permit Area Design Guidelines.
- Staff support the proposed building height, front yard setback, Minimum Landscape Treatment Level 1d, and Minimum Landscape Treatment Level 2d variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan with Variances
ATTACHMENT D: Site Sections
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plans
ATTACHMENT H: Aerial Photo. |

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision |

Concurrence by:

D. Lindsay
Director, Community Development |

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

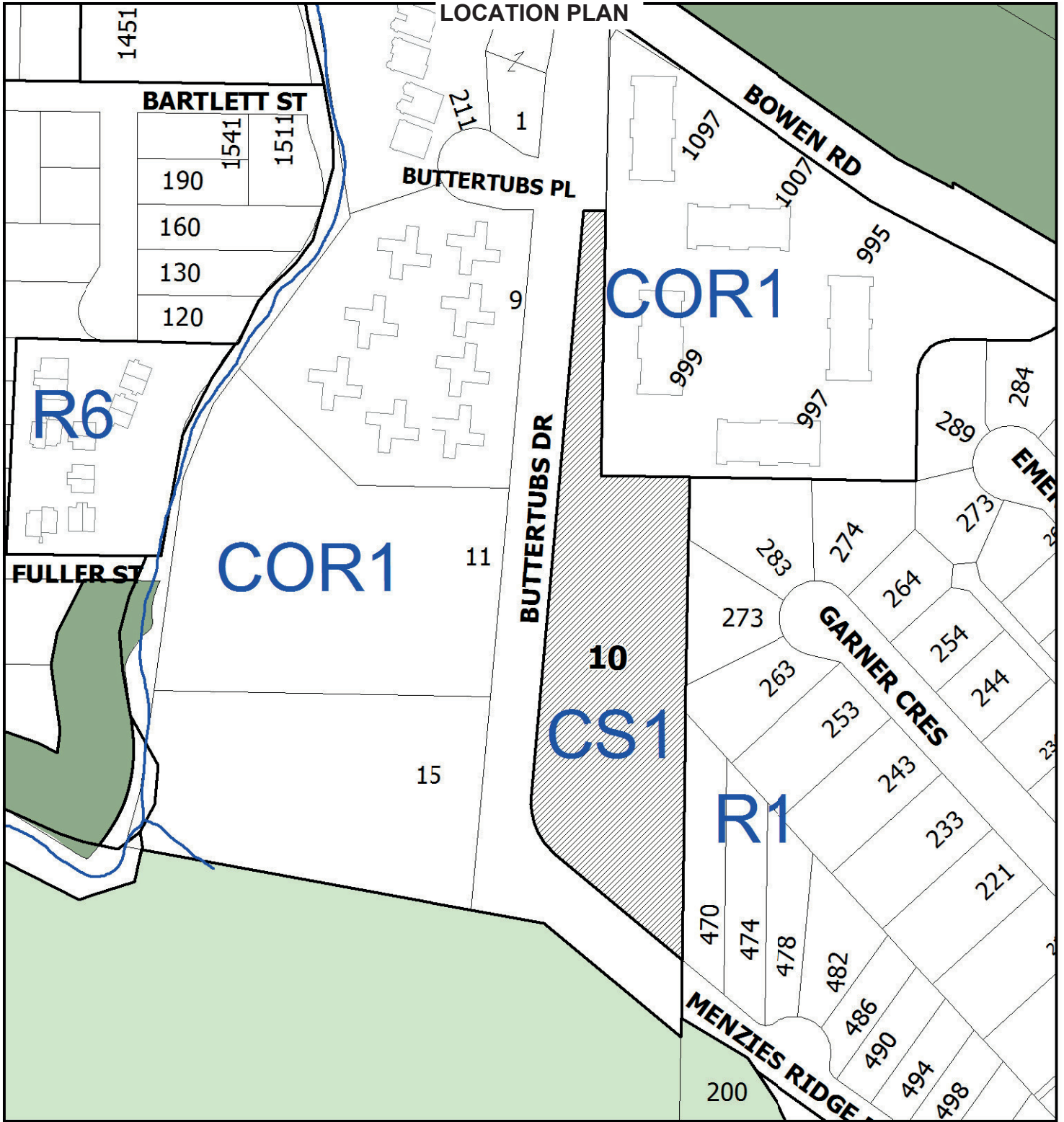
The City of Nanaimo “Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum height for a principal building from 14m to 18.5m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the front yard setback from 6m to 0m for the principal building on the west elevation.
3. *Section 17.11 Minimum Landscape Treatment Level 1d* – to reduce the front yard Minimum Landscape Treatment Level 1d from 1.8m in width to 0.0m as shown on the site plan.
4. *Section 17.11 Minimum Landscape Treatment Level 2d* – to reduce the east side and rear yard Minimum Landscape Treatment Level 2d from 1.8m in width to the existing vegetation as shown on the Landscape Plan.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects, dated 2018-JAN-31 as shown on Attachment C.
2. The subject property is developed in accordance with the Site Section prepared by Low Hammond Rowe Architects, dated 2017-JUL-20 as shown on Attachment D.
3. The development is in accordance with the Building Elevations prepared by Low Hammond Rowe Architects, dated 2017-SEP-14 as shown on Attachment E.
4. The subject property is in general compliance with the Landscape Concept Plan dated 2017-SEP-26, and the Landscape Planting Plan and Landscape Details, dated 2018-FEB-02 as shown on Attachment G.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001059

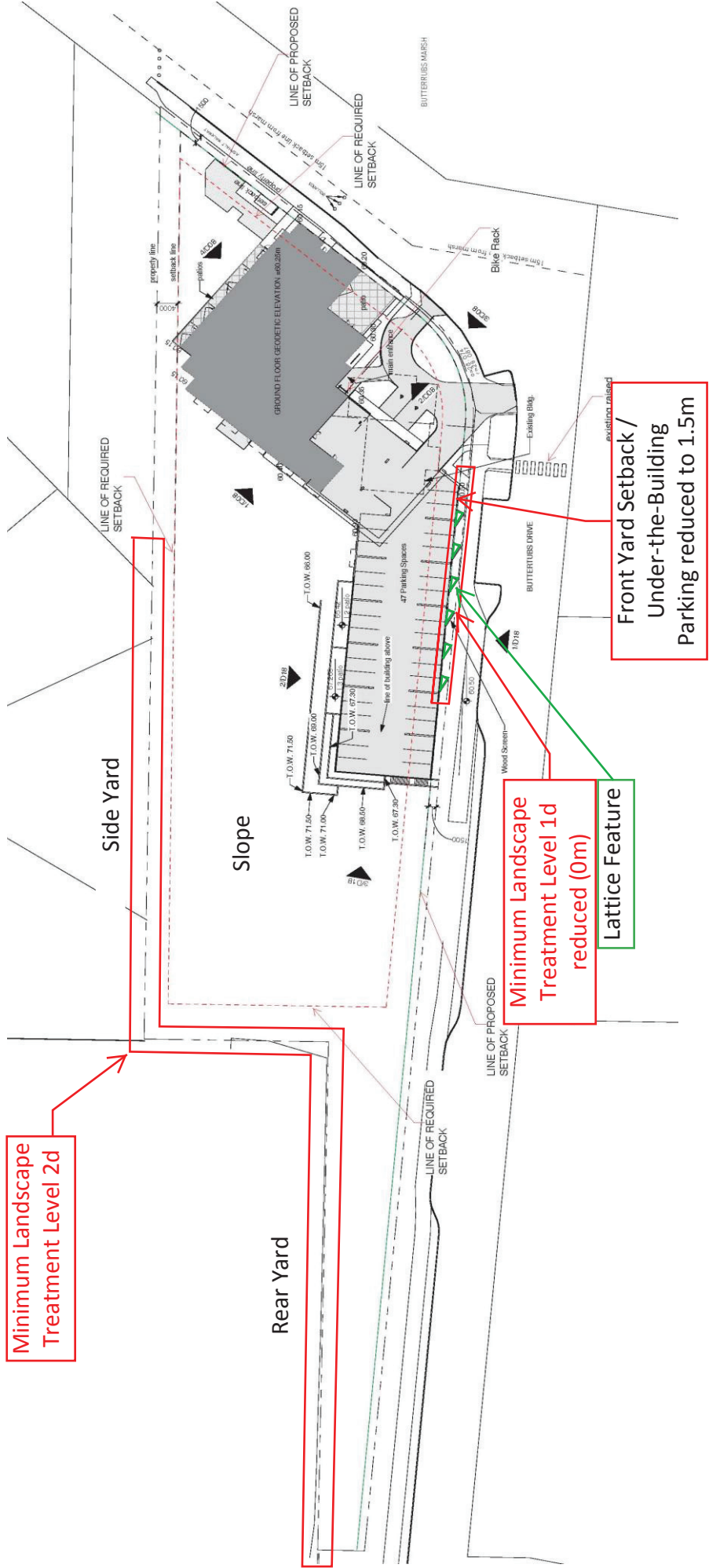


LOCATION PLAN

 **Subject Property**

Civic: 10 Buttertubs Drive
Lot 13, Section 1, Nanaimo District,
Plan 23432

ATTACHMENT C SITE PLAN WITH VARIANCES



SITE PLAN PHASE 2
1:500

D13

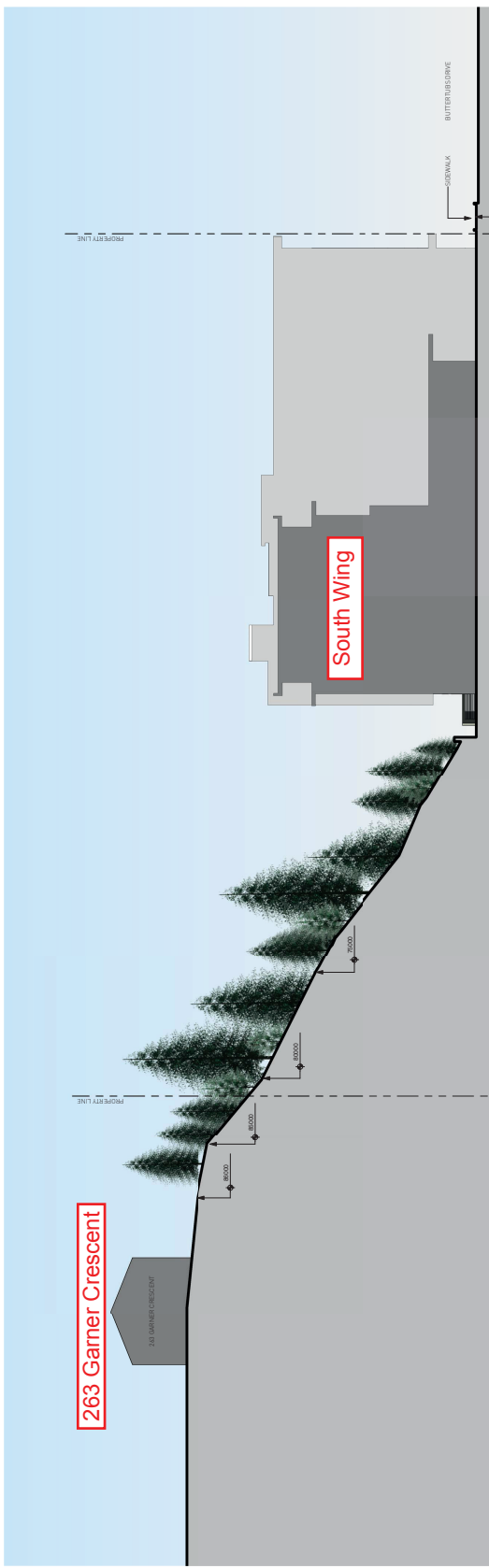
SITE PLAN |
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NAHS BUTTERTUBS DP REVISIONS

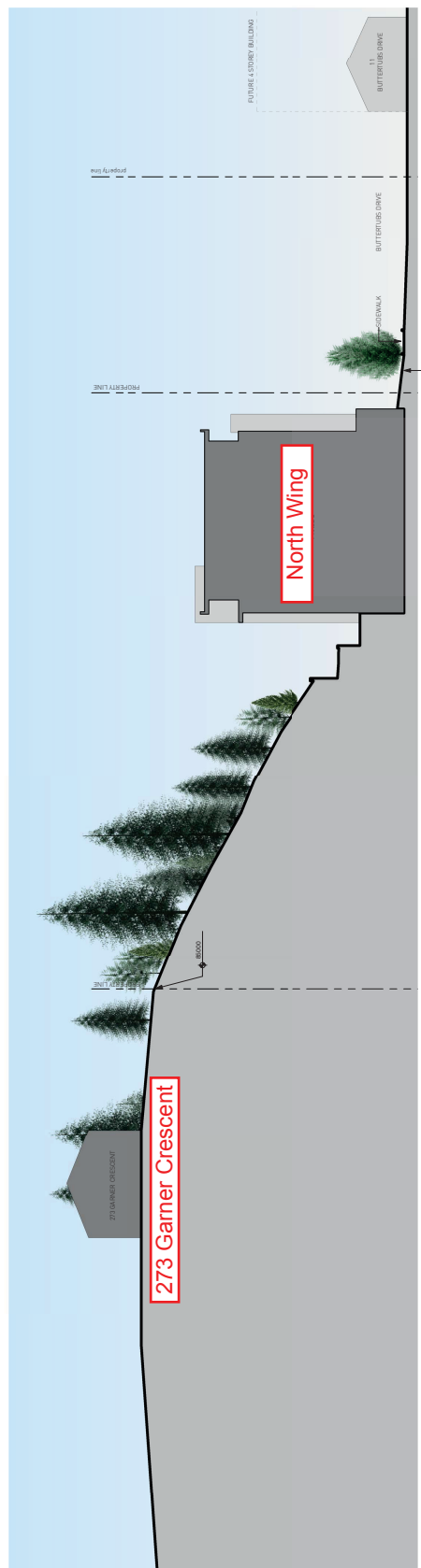


LOW HAMMOND ROWE ARCHITECTS

**ATTACHMENT D
SITE SECTIONS**



1 SITE SECTION PHASE 1 (Looking East)
1:200



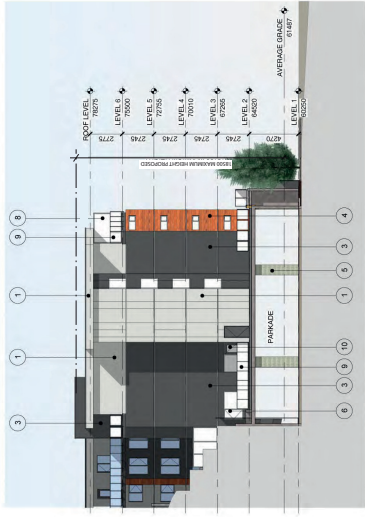
2 SITE SECTION PHASE 2 (Looking South East)
1:200

RECEIVED
DP 1059
2017 JUL 20

ATTACHMENT E BUILDING ELEVATIONS



2 | D13 | D18 | 1:200
EAST ELEVATION/SECTION



3 | D13 | D18 | 1:200
NORTH ELEVATION/SECTION



1 | D13 | D18 | 1:50
WEST ELEVATION

- 1 CEMENTITIOUS FIBER PANEL - COLOR 1
- 2 CEMENTITIOUS FIBER PANEL - COLOR 2
- 3 CEMENTITIOUS FIBER PANEL - COLOR 3
- 4 CEMENTITIOUS FIBER SIDING
- 5 CONCRETE COLUMN
- 6 VINYL FRAMED WINDOW
- 7 PREFINISHED ALUMINUM WINDOW
- 8 PRIVACY SCREEN
- 9 PREFINISHED ALUMINUM PALEW GLASS PANEL
- 10 PREFINISHED ALUMINUM DOOR W/ GLASS
- 11 INSULATED METAL DOOR
- 12 VINYL SCREEN OR ALUMINUM FRAME
- 13 HORIZONTAL SHADING OVER WINDOW
- 14 VERTICAL SHADING AT WINDOW



NAHS BUTTERTUBS DEVELOPMENT PERMIT

ELEVATIONS
As indicated 2017.09.14

D18

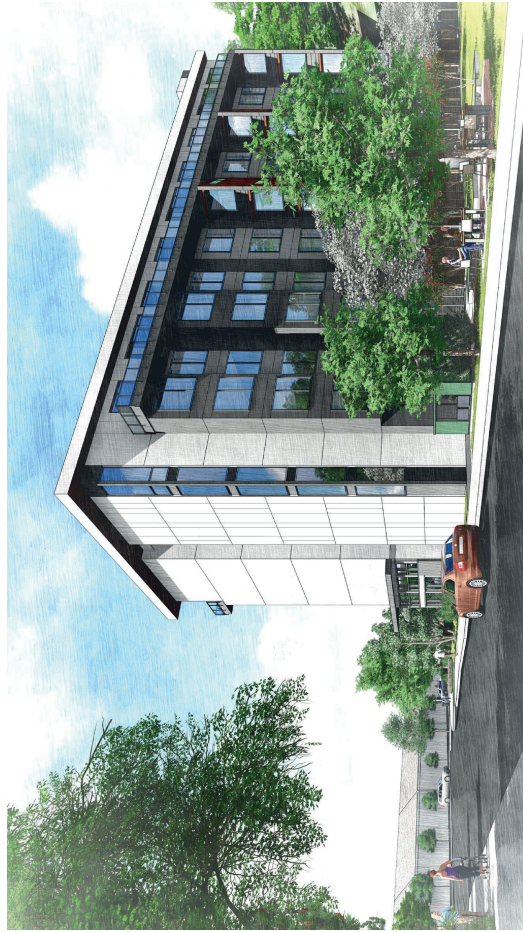
ATTACHMENT F BUILDING RENDERINGS



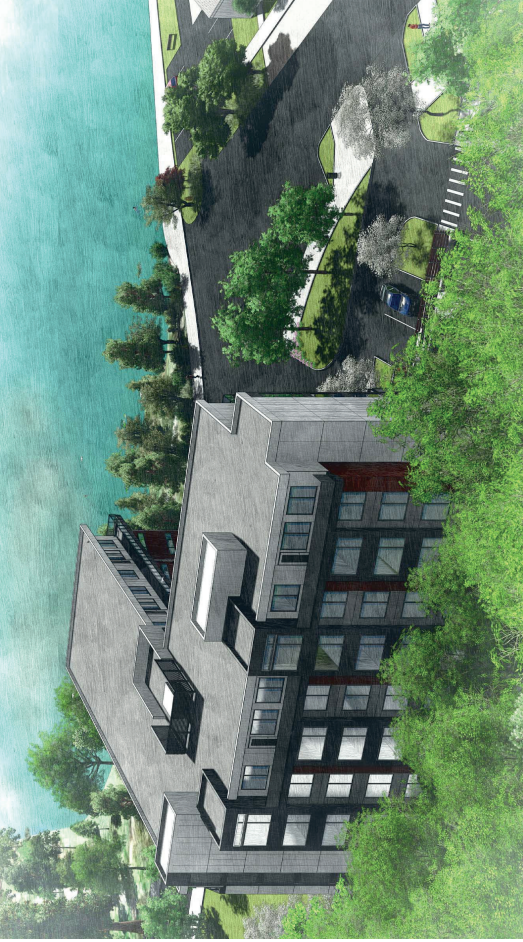
EAST ELEVATION - VIEW FROM HILL



WEST ELEVATION - VIEW FROM BUTTERTUBS DRIVE



SOUTH-EAST ELEVATION - VIEW FROM BUTTERTUBS DRIVE



NORTH ELEVATION - VIEW FROM HILL



LOW HAMMOND ROWE ARCHITECTS



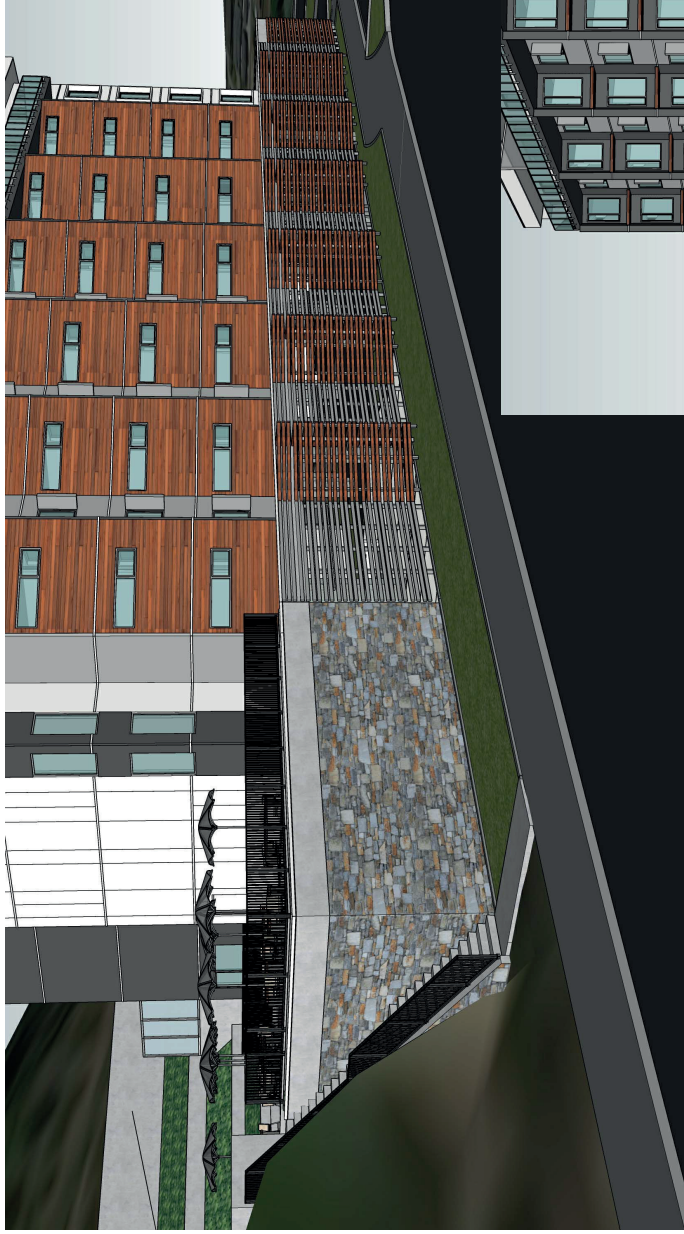
NAHS BUTTERTUBS DEVELOPMENT PERMIT

PHASE 1 - 3D VIEWS

2017.06.30

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DP 1069
2017-JUL-20

D02



WEST ELEVATION



LOW HAMMOND ROWE ARCHITECTS



NAHS BUTTERTUBS DP REVISIONS

LATTICE DETAIL

2018.01.31

D20



- 1. *Persea caroliniana* (Sweet gum)
- 2. *Rubus parviflorus* (Raspberry)
- 3. *Sorbus americana* (American Mountain Ash)
- 4. *Adiantum species* (Fern)
- 5. *Cornus amomum* (Red-leaf dogwood)
- 6. *Euonymus alatus* (Booming bush)

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
CONCEPT

RECEIVED
DP 1059
2017-SEP-26
Central Planning Associates



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Issues & Revisions

No.	Date	Details
1 <td>MAY 18 2017 <td>DRAFT FOR REVIEW</td> </td>	MAY 18 2017 <td>DRAFT FOR REVIEW</td>	DRAFT FOR REVIEW
2 <td>MAY 19 2017 <td>DRAFT FOR REVIEW</td> </td>	MAY 19 2017 <td>DRAFT FOR REVIEW</td>	DRAFT FOR REVIEW
3 <td>MAY 19 2017 <td>DRAFT FOR REVIEW</td> </td>	MAY 19 2017 <td>DRAFT FOR REVIEW</td>	DRAFT FOR REVIEW
4 <td>JUNE 09 2017 <td>DP PRELIMINARY REVIEW</td> </td>	JUNE 09 2017 <td>DP PRELIMINARY REVIEW</td>	DP PRELIMINARY REVIEW
5 <td>SEP 13 2017 <td>PH 102 SUBMISSION</td> </td>	SEP 13 2017 <td>PH 102 SUBMISSION</td>	PH 102 SUBMISSION
6 <td>SEP 13 2017 <td>PH 102 SUBMISSION</td> </td>	SEP 13 2017 <td>PH 102 SUBMISSION</td>	PH 102 SUBMISSION
7 <td>SEP 28 2017 <td>PH 102 FOR DAP</td> </td>	SEP 28 2017 <td>PH 102 FOR DAP</td>	PH 102 FOR DAP



Project: BPH16
Date: SEPT 2017
Drawn: JG
Scale: NOTED
Checked: JG
Sheet: L2 of 4

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
LAYOUT

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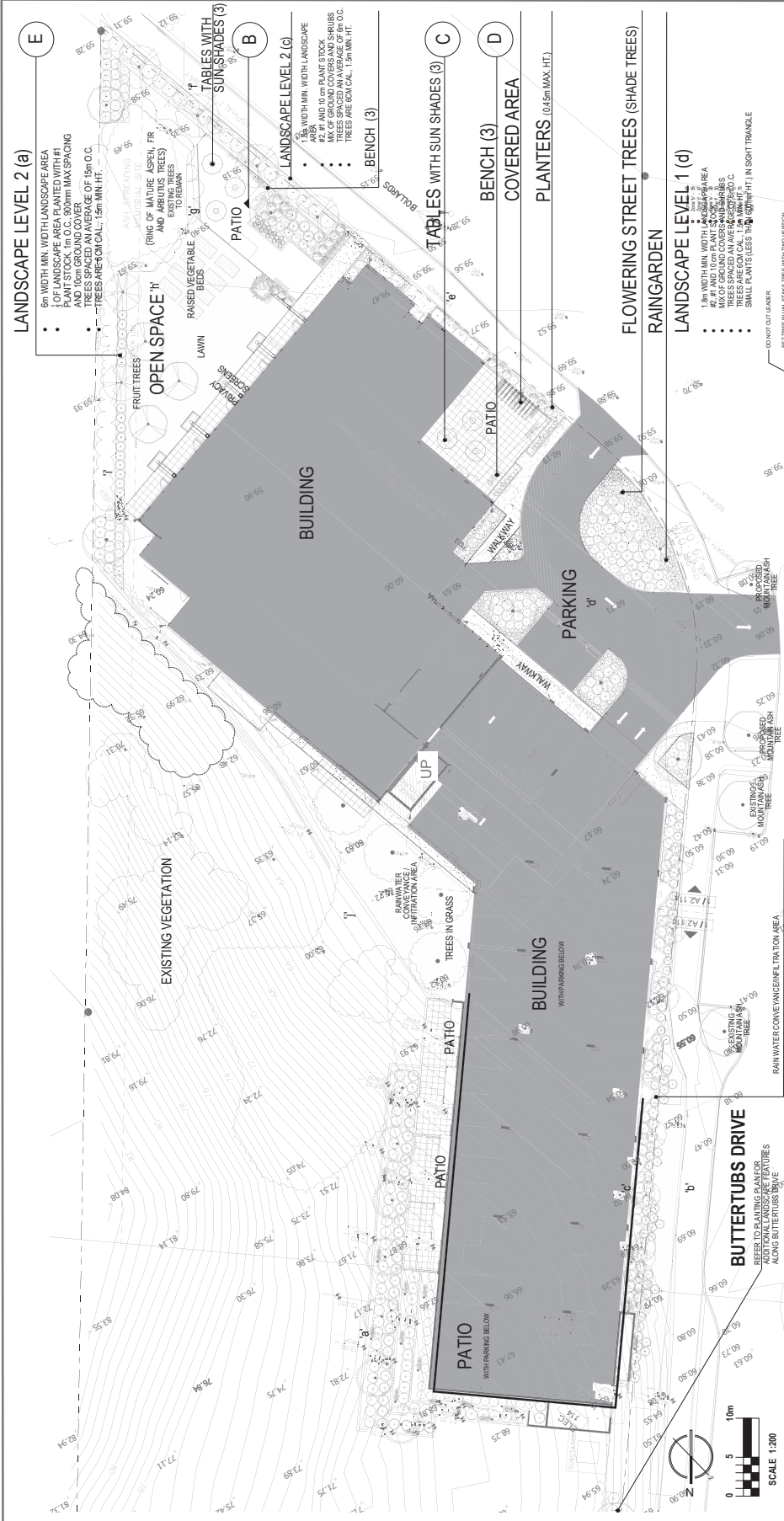
Issues & Revisions

No.	Date	Details
1	MAR 20 2017	ISSUE FOR REVIEW
2	MAY 18 2017	ISSUE FOR PERMITS
3	MAY 18 2017	ISSUE FOR PERMITS
4	JUNE 16 2017	ISSUE FOR PERMITS
5	JUNE 16 2017	ISSUE FOR PERMITS
6	FEB 02 2018	ISSUE FOR PERMITS
7	FEB 02 2018	ISSUE FOR PERMITS



Project: BPN16
Date: FEB. 2018
Drawn: JG
Scale: NOTED

sheet: L2 of 6



TABLES WITH SUN SHADES (C)

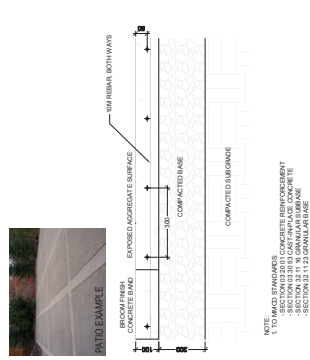
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BENCH (D)

Item	Quantity	Notes
BENCH	3	REFER TO BANNING PLANNING FOR ADDITIONAL LANDSCAPE FEATURES ALONG BUTTERTUBS DRIVE

BENCH (D)

Item	Quantity	Notes
BENCH	3	REFER TO BANNING PLANNING FOR ADDITIONAL LANDSCAPE FEATURES ALONG BUTTERTUBS DRIVE



NOT FOR CONSTRUCTION

MAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
PLANTING

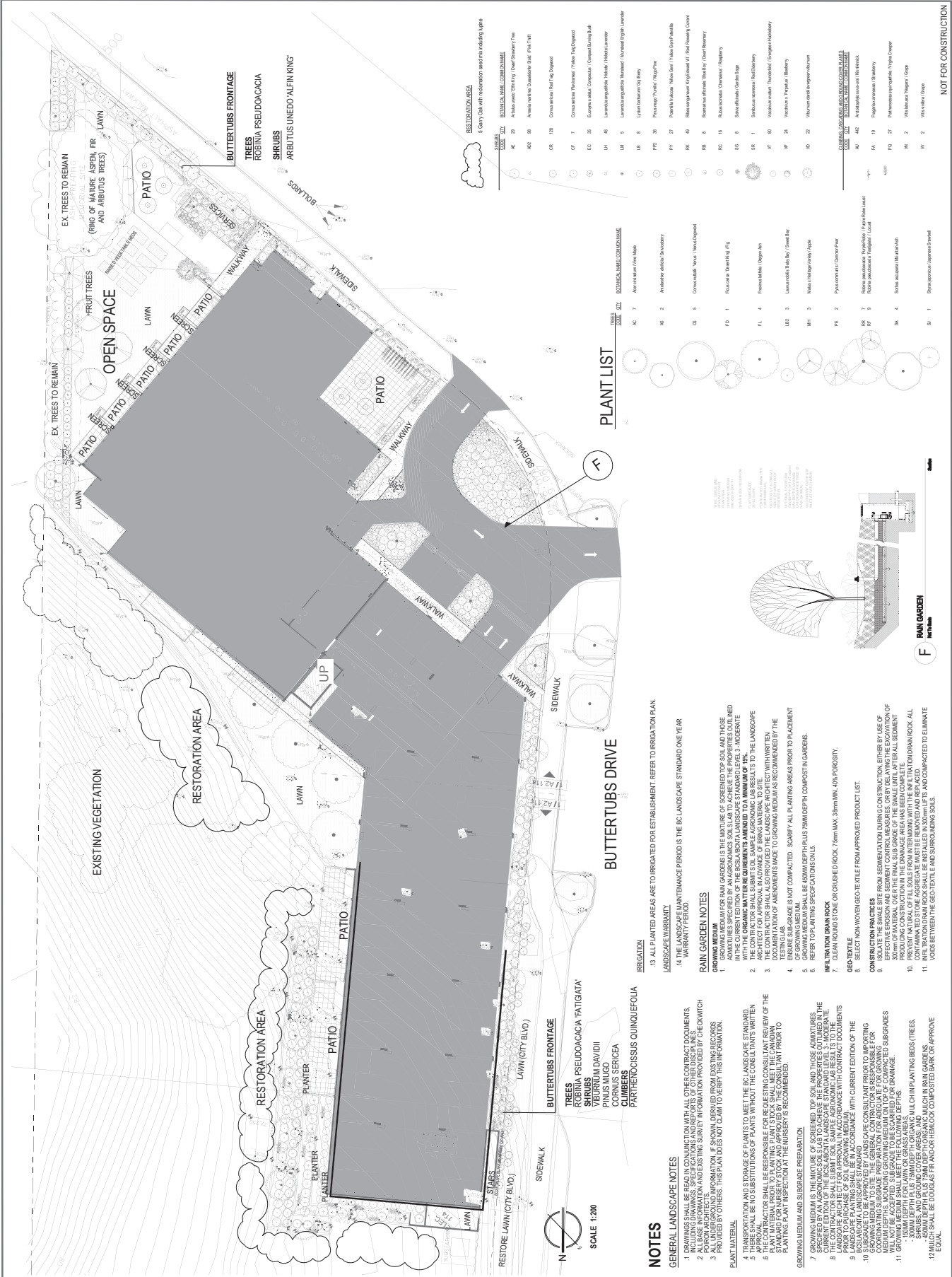


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Sheet: L4 of 6

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Issues & Revisions

No.	Date	Details
1	MAR 20 2017	DRAFT TP FOR REVIEW
2	MAY 15 2017	REVISIONS
3	JUNE 02 2017	TP SUBMISSION
4	SEP 10 2017	PH, L&P, DP SUBMISSION
5	SEP 27 2017	PH, L&P FOR OAP
6	FEB 02 2018	20% SUBMISSION



PLANT LIST

TREES	CODE	SIZE	COMMON NAME	REMARKS
AC	1	100	Acer glaberrimum	
AL	2	100	Alnus incana	
CI	3	100	Cornus florida	
FO	1	100	Forsythia	
FL	4	100	Fernoxylon	
LEP	3	100	Leucoparva	
HR	3	100	Hieracium	
PE	2	100	Picea canadensis	
RR	1	100	Rosa rugosa	
RF	1	100	Rosa multiflora	
SA	4	100	Saxifraga	
SI	1	100	Silene	

SHRUBS	CODE	SIZE	COMMON NAME	REMARKS
AR	1	100	Arbutus unedo	
AR	2	100	Arbutus unedo	
CC	1	100	Cornus rugosa	
CC	2	100	Cornus rugosa	
CC	3	100	Cornus rugosa	
CC	4	100	Cornus rugosa	
CC	5	100	Cornus rugosa	
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REGULATION

- ALL PLANTED AREAS ARE TO BE IRRIGATED FOR ESTABLISHMENT. REFER TO IRRIGATION PLAN.
- LANDSCAPE WARRANTY PERIOD IS THE BC LANDSCAPE STANDARD ONE YEAR WARRANTY PERIOD.

RAIN GARDEN NOTES

- GROWING MEDIUM FOR RAIN GARDENS IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE WITH THE ORGANIC MATTER REQUIREMENTS AMENDED TO A MINIMUM OF 50%.
- WITH THE ORGANIC MATTER REQUIREMENTS AMENDED TO A MINIMUM OF 50%.
- THE CONTRACTOR SHALL ALSO PROVIDE THE LANDSCAPE ARCHITECT WITH WRITTEN TESTING AND APPROVAL AMENDMENTS MADE TO GROWING MEDIUM AS RECOMMENDED BY THE ARCHITECT FOR APPROVAL IN ADVANCE OF BEING INSTALLED TO SITE.
- ENSURE SUB-GRADE IS NOT COMPACTED. SCORIFY ALL PLANTING AREAS PRIOR TO PLACEMENT OF GROWING MEDIUM. SHALL BE 450MM DEPTH PLUS 20MM DEPTH COMPOST IN GARDENS.
- REFER TO PLANTING SPECIFICATION ON L5.
- CLEAN ROUND STONE OR CRUSHED ROCK, 75mm MAX, 38mm MIN, 40% POROSITY.

INFILTRATION DRAIN ROCK

- SELECT NON-WOVEN GEOTEXTILE FROM APPROVED PRODUCT LIST.
- ISOLATE THE SWALE SITE FROM SEDIMENTATION DURING CONSTRUCTION EITHER BY USE OF PRODUCE CONSTRUCTION IN THE DRAINAGE AREA HAS BEEN COMPLETE.
- 300mm OF MATERIAL OVER THE FINAL SURFACE OF THE SWALE (UNTIL AFTER ALL SEDIMENT HAS BEEN REMOVED).
- CONTAINMENT DRAIN ROCK SHALL BE INSTALLED 7500mm LEFT AND COMPACTED TO ELIMINATE FLOODS BETWEEN THE GEO-TEXTILE AND SURROUNDING SOILS.

CONSTRUCTION PRACTICES

- ISOLATE THE SWALE SITE FROM SEDIMENTATION DURING CONSTRUCTION EITHER BY USE OF PRODUCE CONSTRUCTION IN THE DRAINAGE AREA HAS BEEN COMPLETE.
- 300mm OF MATERIAL OVER THE FINAL SURFACE OF THE SWALE (UNTIL AFTER ALL SEDIMENT HAS BEEN REMOVED).
- CONTAINMENT DRAIN ROCK SHALL BE INSTALLED 7500mm LEFT AND COMPACTED TO ELIMINATE FLOODS BETWEEN THE GEO-TEXTILE AND SURROUNDING SOILS.

GENERAL LANDSCAPE NOTES

- DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
- ALL BASE INFORMATION AND EXISTING SURVEY INFORMATION PROVIDED BY CHECKWITCH SHALL BE USED FOR REFERENCE ONLY.
- ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT CLAIM TO VERIFY THIS INFORMATION.

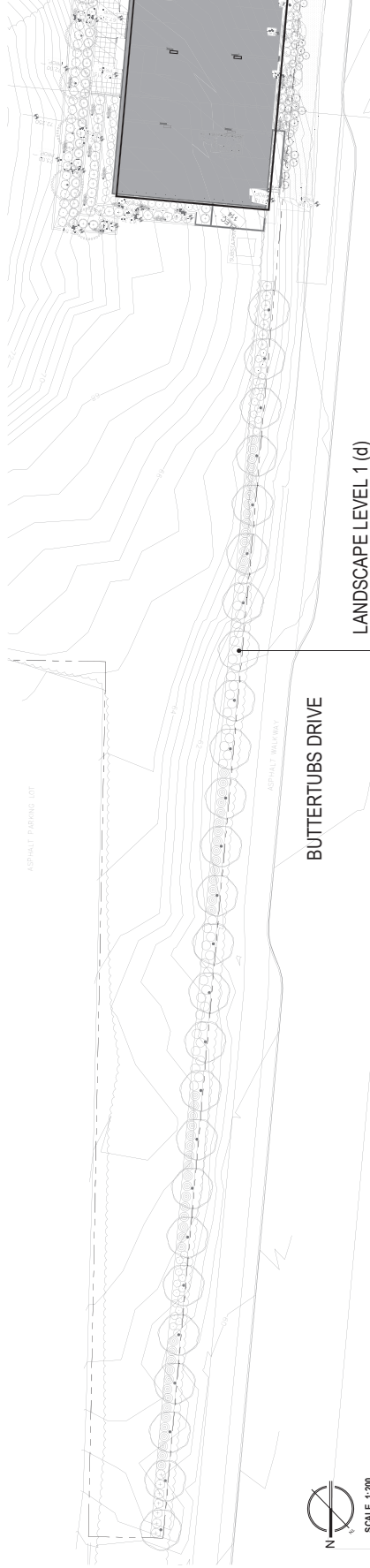
PLANT MATERIAL

- TRANSPORTATION AND STORAGE OF PLANTS TO MEET THE BC LANDSCAPE STANDARD.
- APPROVAL SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S WRITTEN APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING CONSULTANT REVIEW OF THE CURRENT EDV OF THE ESCALATED LANDSCAPE STANDARD LEVEL 3, 4 OR 5.
- STANDARD FOR NURSERY STOCK AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. PLANT INSPECTION AT THE NURSERY IS RECOMMENDED.
- GROWING MEDIUM AND SUBGRADE PREPARATION
- GROWING MEDIUM IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE AMENDMENTS WITH THE ORGANIC MATTER REQUIREMENTS AMENDED TO A MINIMUM OF 50%.
- LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR APPROVING CONTRACT DOCUMENTS PRIOR TO ARCHING OF SOIL (GROWING MEDIUM).
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING CONSULTANT REVIEW OF THE CURRENT EDV OF THE ESCALATED LANDSCAPE STANDARD LEVEL 3, 4 OR 5.
- GROWING MEDIUM TO SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUBGRADE PREPARATION FOR ACCURATE FOR GROWING MEDIUM.
- WILL NOT BE ACCEPTED. SUB-GRADE TO BE SCORIFIED FOR DRAINAGE.
- 150MM DEPTH FOR LAWN OR GRASS AREAS.
- SHALL BE INSTALLED 7500mm LEFT AND COMPACTED TO ELIMINATE FLOODS BETWEEN THE GEO-TEXTILE AND SURROUNDING SOILS.
- CONTAINMENT DRAIN ROCK SHALL BE INSTALLED 7500mm LEFT AND COMPACTED TO ELIMINATE FLOODS BETWEEN THE GEO-TEXTILE AND SURROUNDING SOILS.



NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE PLANTING



LANDSCAPE LEVEL 1 (d)

- TREES SPACED @ 10' O.C.
- IRRIGATED
- #2 POT SHRUBS PLANTED @ 10' O.C.



NOTES

- GENERAL LANDSCAPE NOTES**
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
 - ALL BASE INFORMATION AND EXISTING SURVEY INFORMATION PROVIDED BY CHECKWATCH.
 - ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT CLAIM TO VERIFY THIS INFORMATION.
- PLANT MATERIAL**
- TRANSPORTATION AND STORAGE OF PLANTS TO MEET THE B.C. LANDSCAPE STANDARD.
 - APPROVAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING CONSULTANT REVIEW OF THE CURRENT EDITION OF THE B.C. ASBESTA LANDSCAPE STANDARD LIVES 3 - IRRIGATED.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTRACT DOCUMENTS PRIOR TO PURCHASE OF SOIL (GROWING MEDIUM).
 - B.C. LANDSCAPE STANDARD SHALL BE IN CONFORMANCE WITH CURRENT EDITION OF THE B.C. ASBESTA LANDSCAPE STANDARD.
 - GROWING MEDIUM TO SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUBGRADE PREPARATION FOR ACCURATE FOR GROWING MEDIUM TO SITE. SUBGRADE TO BE ACCEPTED TO BE 50% SUBGRADES WILL NOT BE ACCEPTED. SUBGRADE TO BE 50% SUBGRADES TO BE 10% SUBGRADES.
 - 11 GROUND DEPTH FOR LAWN OR GRASS AREAS:
 - 150MM DEPTH FOR LAWN OR GRASS AREAS.
 - 200MM DEPTH FOR LAWN OR GRASS AREAS.
 - 300MM DEPTH FOR LAWN OR GRASS AREAS.
 - 400MM DEPTH FOR LAWN OR GRASS AREAS.
 - 12 LAWN: SHALL BE DOUGLAS FERN AND/OR HEBLOCK COMPOSTED BARK OR APPROVE EQUIV.

IRRIGATION

13 ALL PLANTED AREAS ARE TO IRRIGATED FOR ESTABLISHMENT. REFER TO IRRIGATION PLAN.

LANDSCAPE WARRANTY

14 WARRANTY PERIOD

15 WARRANTY PERIOD IS THE B.C. LANDSCAPE STANDARD ONE YEAR.

PLANT LIST

CODE	SYMBOL	PLANT NAME	IRRIGATION	WARRANTY
06	(Symbol)	Nonagouton 'Frog Star' (H) Redflower Gerani	#4/5/0	#1/3/0
17	(Symbol)	Vaccinium ovatum 'Thunderbolt' (Evergreen) Huckleberry	#1/2/0	#1/3/0
5	(Symbol)	Sparganium angustifolium (Tree) Sycamore	#1/2/0	#1/3/0
18	(Symbol)	Malva nutalliana (H) Cypripedium	#1/2/0	#1/3/0

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Issues & Revisions

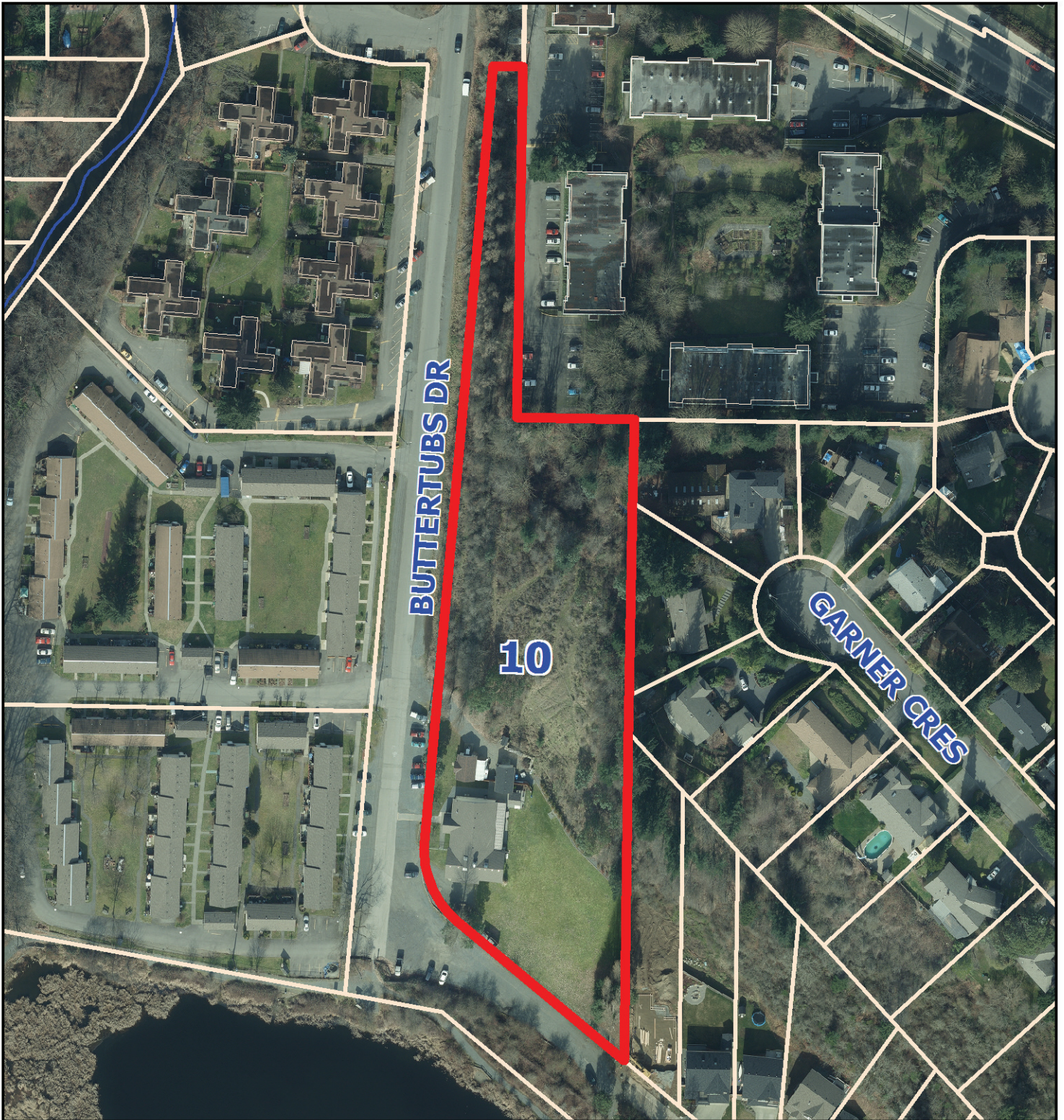
No.	Date	Details
1	MARCH 20, 2017	ISSUE 1 FOR REVIEW
2	JUNE 16, 2017	ISSUE 2 FOR REVIEW
3	JUNE 16, 2017	50% SUBMISSION
4	SEPTEMBER 13, 2017	PHASE 1 & 2 DP SUBMISSION
5	SEPTEMBER 28, 2017	PHASE 1 & 2 FOR OAP
6	FEBRUARY 02, 2018	50% SUBMISSION

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Project: BPN16
Date: FEB 2018
Drawn: JG
Scale: NOTED
Sheet: L5 of 6

NOT FOR CONSTRUCTION

**ATTACHMENT H
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001059

