

DATE OF MEETING | March 19, 2018 |

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

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1060 – 1205 OCEAN PEARL TERRACE**

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a residential development, which includes 25-unit rental apartments and a five-plex at 1205 Ocean Pearl Terrace. |

Recommendation

That Council issue Development Permit DP1060 at 1205 Ocean Pearl Terrace with the following variances:

- increase the maximum building height as follows:
 - apartment – from 9m to 10.97m;
 - five-plex – from 9m to 10.05m; and,
- reduce the front yard setback for the proposed five-plex on Ocean Pearl Terrace from 6m to 5.1m. |

BACKGROUND

A development permit application, DP1060, was received from Ellins Architecture Inc., on behalf of Domas Construction & Land Development Corp, to permit the development of a 25-unit rental apartment and a five-plex on the subject property. The application is a renewal of DP834. The site and building have proposed design solutions to improve the livability of both the apartment and the five-plex. The adjacent park area to the east has a proposed fence to delineate the space, and the natural area on the site has been enhanced with additional planting and tree protection. The main floor units of the apartment now have at-grade access provided and the five-plex has an addition of a bicycle storage facility.

The subject property is an irregularly shaped lot located on Ocean Pearl Terrace off Rock City Road. The site slopes down approximately 15m to a plateau where a stream runs across the southeast corner of the property. A significant ridgeline extends to the subject property on the east side at Ocean Pearl Terrace.

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

- an existing strata townhouse development to the north;
- Pine Ridge Estates strata development to the south;
- A rental apartment, Tiffany Gardens, to the west; and,
- A park bordering a portion of the east property line.

Subject Property

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located on Ocean Pearl Terrace off Rock City Road.
<i>Total Area</i>	13,755 m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 3 Natural Hazard Lands; Map 3 - Development Permit Area No.9 Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

DISCUSSION

Proposed Development

The proposed development is composed of two, three-storey buildings, a 25-unit rental apartment and a five-plex. The total proposed floor area ratio (FAR) is 0.22. The allowable floor area ratio is 0.45.

The proposed apartment building has the following unit configuration:

- 23 two-bedroom units ranging from 80m² and 87m² in floor area; and,
- 2 one-bedroom units of 62m².

The five-plex with two-bedroom units has the following unit configuration:

- 2 units – 88m²;
- 2 units – 95m²; and,
- 1 unit – 111m².

The proposed development meets the intent of the General Development Permit Area Design Guidelines.

Site Design

The Steep Slope Development Permit Area Guidelines encourages building siting that minimizes the impact on native vegetated slopes. The proposed development responds to the existing topography. The apartment building is sited on a rocky shelf that is relatively flat with access from Deer View Drive, while the five-plex is sited in a previously excavated area that provides street presence on Ocean Pearl Terrace. The remainder of the property, which slopes significantly from the rock bluff to the south property line, will remain undeveloped with tree protection fencing installed at the top of the bluffs.

Vehicle access to the site is from Rock City Road via Deer View Drive. The parking for the apartments is located internally onsite in front of the building, and the drive aisle acts as the access route to the five-plex.

The proposed pedestrian routes will be continuous from Deer View Drive to Ocean Pearl Terrace through the site. A concrete sidewalk will extend to connect to the existing sidewalk of Deer View Drive and will connect to the side entryways of the apartment building. There is a well defined pedestrian crossing across the parking area of the apartment building to define the front entrance, reduce the scale of the parking area, and create a pedestrian first area. The concrete sidewalk continues and connects to the five-plex and to Ocean Pearl Terrace.

The five-plex has a small (8.9m²) exterior bike storage building located within the front yard setback adjacent to Ocean Pearl Terrace.

Building Design

The front elevation of the 25-unit apartment building has been designed with individual unit entrances. The building façade has a rhythm of building bays with shed roofs over the balconies. The building façade and roofline are well articulated, which breaks up the horizontal plane of the front elevation. The exterior materials of horizontal siding, and board and batten siding with alternating colours, further break up the massing and add visual interest to the building form.

The five-plex building form compliments the architecture of the existing strata units located north of the subject property. The building mass is minimized through a variety of design strategies, including:

- Building bay elements
- Different roof elements:
 - Hips
 - Gables
 - Shed features
- Use of vertical and horizontal exterior finishes
- Unit glazing rhythm
- Horizontal banding at each floor

Landscape Design

The proposed landscape design has two key features: protecting existing trees and revegetating with native plants; and pedestrian connectivity, which aligns with the relevant design guidelines.

The existing treed area to the south of the apartment building is to be protected by a stone retaining wall to provide a level area for the rear patios, planting areas, and a black chain link fence to the south of the apartment building. The black chain link fence continues along the east side of the property at the back of the apartment building adjacent to the park. A 1.2m cedar split rail fence is proposed on the visible edge of the park at the parking lot.

An existing arbutus grove is proposed to remain on the rock bluff south of the park, and additional native trees are pocket planted. Ornamental deciduous trees will be located adjacent

to the internal access road to the five-plex. The natural area will remain as an onsite amenity space.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2013-MAR-14, accepted DP000834 as presented and provided the following recommendations:

- Look at varying sidewalk texture from five-plex across the road to main sidewalk.
- Consider bike storage building form and character (five-plex).
- Look at enhancing rock bluff area even if it means reducing parking spaces.
- Consider reducing parking spaces by two (along the south side of the knoll).
- Consider opening light wells (off lower units in apartment building). Look at design changes to increase the livability of that space – light, size, and texture.
- Define pedestrian path from the apartment to the plaza.
- Consider the three site zones.
- Look at ways to enhance the entranceway to the apartment building.

The applicant has successfully responded to the Design Advisory Panel recommendations in the site, building, and landscape design.

For more information, see the Attachments.

Proposed Variances

Size of Buildings

The maximum allowable building height is 9m. The proposed building height of the 25-unit apartment building is 10.97, a proposed height variance of 1.97m.

The proposed increased building height is to provide at-grade access to the lower units of the apartment building, which provides increased livability and light to the units. The existing developments are located approximately 50m from the proposed apartment building.

The proposed building height of the five-plex is 10.05m, a proposed height variance of 1.05m.

The increased building height results in a similar building character and form as the existing adjacent strata units.

Required Front yard Setback

The required front yard setback is 6m. The proposed front yard setback for the building footprint of the five-plex is 5.1m, a proposed variance of 0.9m.

The siting of the five-plex building on the irregularly shaped property provides the required side yard setback of 3m between the existing strata unit on the east, and provides a street presence on Ocean Pearl Terrace. The proposed location takes advantage of locating the building in an area on the property of previous disturbance.

The proposed development meets the intent of the Steep Slope Development Permit Area Guidelines and the General Development Permit Area Design Guidelines.

Staff support the proposed building height and front yard setback variances.

SUMMARY POINTS

- Development Permit DP1060 is for a three-storey 29-unit apartment building and a three-storey five-plex multi-family development located at 1205 Ocean Pearl Terrace.
- The proposed development meets the intent of the Steep Slope Development Permit Area Guidelines and the General Development Permit Area Design Guidelines.
- Staff support the proposed building height and front yard setback variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan and Project Data
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan and Specifications
ATTACHMENT F: 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 hereby varied as follows:

1. *Section 7.6 Size of Buildings* – to increase the maximum allowable building height from 9m as follows:

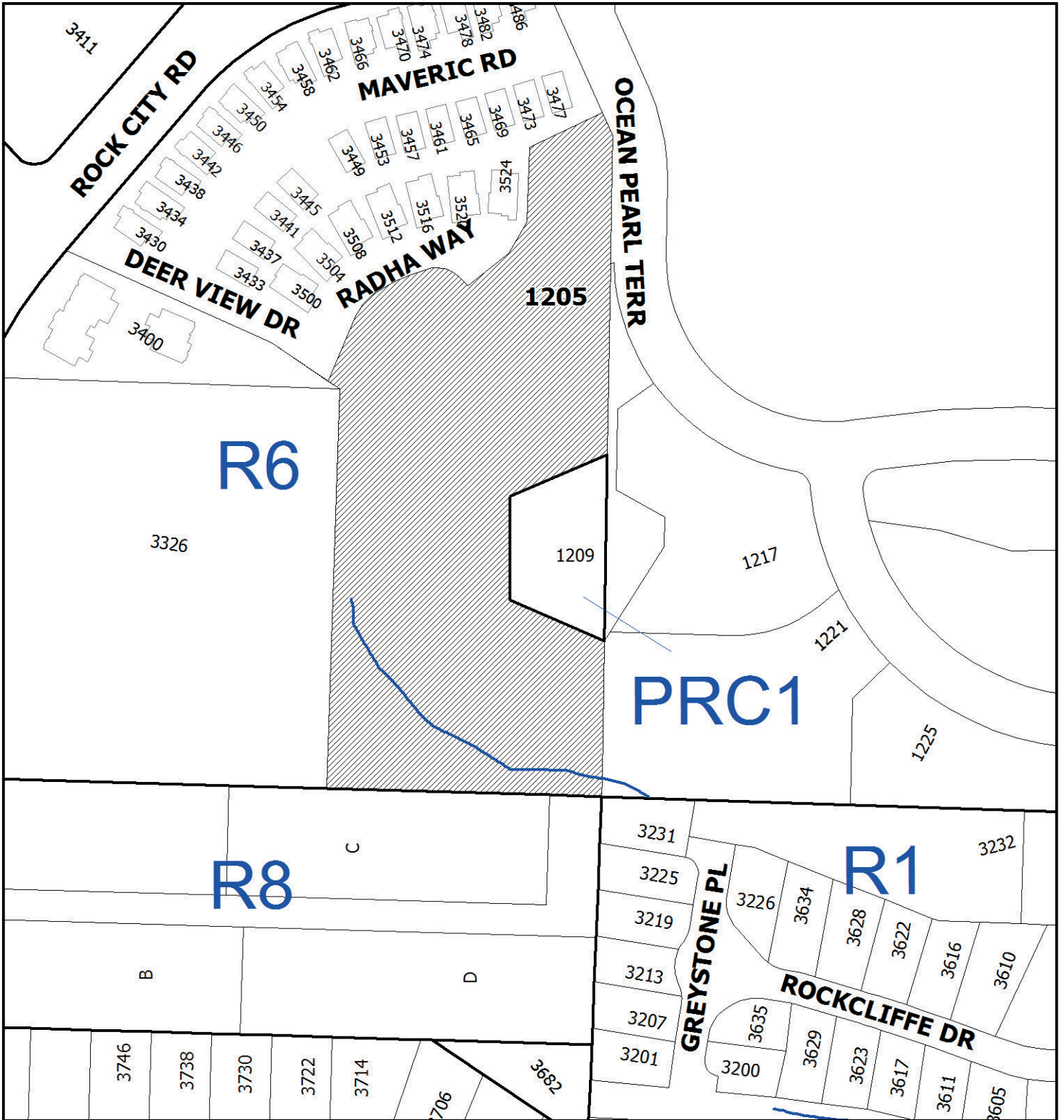
Building	Maximum allowable Building Height (m)	Proposed Building Height (m)	Requested Variance
5-plex	9.0	10.05	1.05
Apartment Building	9.0	10.97	1.97

2. *Section 7.5.1 Siting of Buildings* – to reduce the front yard setback from 6m to 5.1m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., dated 2018-JAN-30, as shown on Attachment C.
2. The development is in accordance with the Building Elevations prepared by Ellins Architect Inc., dated 2018-JAN-30, as shown on Attachment D.
3. The subject property is in general compliance with the Landscape Plans prepared by Victoria Drakeford Landscape Architect, received 2018-FEB-05 (L1) and 2015-APR-14 (L2) as shown on Attachment E.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001060

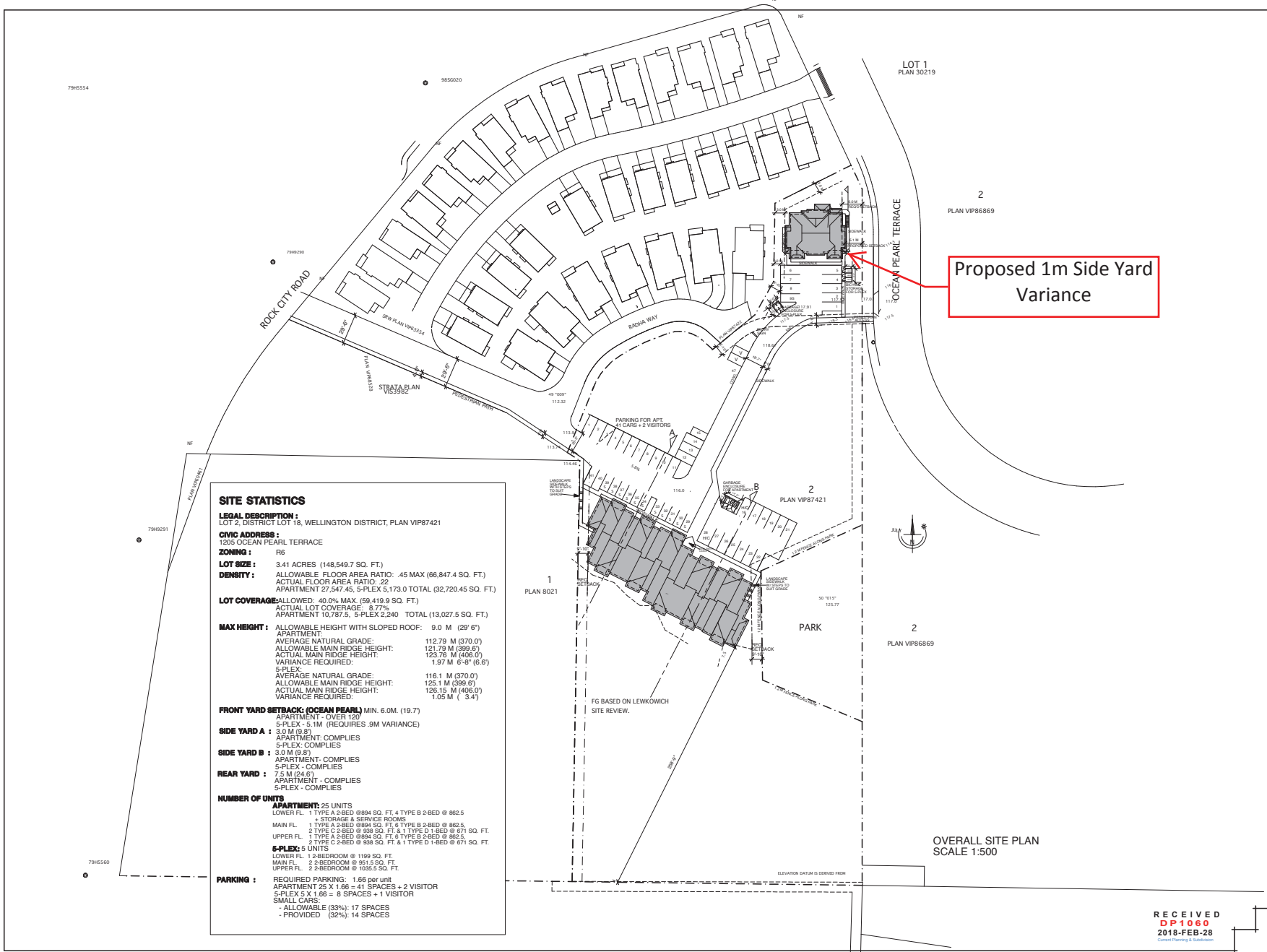
LOCATION PLAN

 **Subject Property**



Civic: 1205 Ocean Pearl Terrace
Lot 2, District Lot 18, Wellington District,
Plan VIP87421

ATTACHMENT C SITE PLAN and PROJECT DATA



SITE STATISTICS

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP87421

CIVIC ADDRESS:
1205 OCEAN PEARL TERRACE

ZONING: R6

LOT SIZE: 3.41 ACRES (148,549.7 SQ. FT.)

DENSITY: ALLOWABLE FLOOR AREA RATIO: .45 MAX (66,847.4 SQ. FT.)
ACTUAL FLOOR AREA RATIO: .22
APARTMENT 27,547.45, 5-PLEX 5,173.0 TOTAL (32,720.45 SQ. FT.)

LOT COVERAGE: ALLOWED: 40.0% MAX (59,419.9 SQ. FT.)
ACTUAL LOT COVERAGE: 8.77%
APARTMENT 10,787.5, 5-PLEX 2,240 TOTAL (13,027.5 SQ. FT.)

MAX HEIGHT: ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (29' 6")
APARTMENT:
AVERAGE NATURAL GRADE: 112.79 M (370.0')
ALLOWABLE MAIN RIDGE HEIGHT: 121.79 M (399.6')
ACTUAL MAIN RIDGE HEIGHT: 123.76 M (406.0')
VARIANCE REQUIRED: 1.97 M (6' 5") (6.6')
5-PLEX:
AVERAGE NATURAL GRADE: 116.1 M (379.0')
ALLOWABLE MAIN RIDGE HEIGHT: 125.1 M (399.6')
ACTUAL MAIN RIDGE HEIGHT: 126.15 M (406.0')
VARIANCE REQUIRED: 1.05 M (3' 4")

FRONT YARD SETBACK: (OCEAN PEARL) MIN. 6.0M (19.7')
APARTMENT - OVER 120"
5-PLEX - 5.1M (REQUIRES .9M VARIANCE)

SIDE YARD A: 3.0 M (9.8')
APARTMENT - COMPLIES
5-PLEX - COMPLIES

SIDE YARD B: 3.0 M (9.8')
APARTMENT - COMPLIES
5-PLEX - COMPLIES

REAR YARD: 7.5 M (24.6')
APARTMENT - COMPLIES
5-PLEX - COMPLIES

NUMBER OF UNITS

APARTMENT: 25 UNITS
LOWER FL. 1 TYPE A 2-BED @ 894 SQ. FT. & 1 TYPE B 2-BED @ 862.5
MAIN FL. 1 STORAGE & SERVICE ROOMS
1 TYPE A 2-BED @ 894 SQ. FT. & 1 TYPE B 2-BED @ 862.5
UPPER FL. 1 TYPE C 2-BED @ 939 SQ. FT. & 1 TYPE D 1-BED @ 671 SQ. FT.

5-PLEX: 5 UNITS
LOWER FL. 1 2-BEDROOM @ 1199 SQ. FT.
MAIN FL. 2 2-BEDROOM @ 951.5 SQ. FT.
UPPER FL. 2 2-BEDROOM @ 1035.5 SQ. FT.

PARKING: REQUIRED PARKING: 1.66 per unit
APARTMENT 25 X 1.66 = 41 SPACES + 2 VISITOR
5-PLEX 5 X 1.66 = 8 SPACES + 1 VISITOR
SMALL CARS - ALLOWABLE (33%): 17 SPACES
- PROVIDED (32%): 14 SPACES

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REV. NO.	DATE	DESCRIPTION
2012-03-30	ISSUED FOR DP	
2013-02-07	ISSUED FOR DP	
2013-04-18	DP AMENDMENT	
2013-06-14	DP AMEND. LIGHTS/ETC	
2014-06-17	REV. SITE PLAN	
2015-05-12	DP FOR APT / 5-PLEX	
2017-07-12	DP EXTENSION	
2018-01-30	CITY HALL RESPONSE	

Proposed 1m Side Yard Variance

ROCK CITY ROAD MULTI-FAMILY DEVELOPMENT

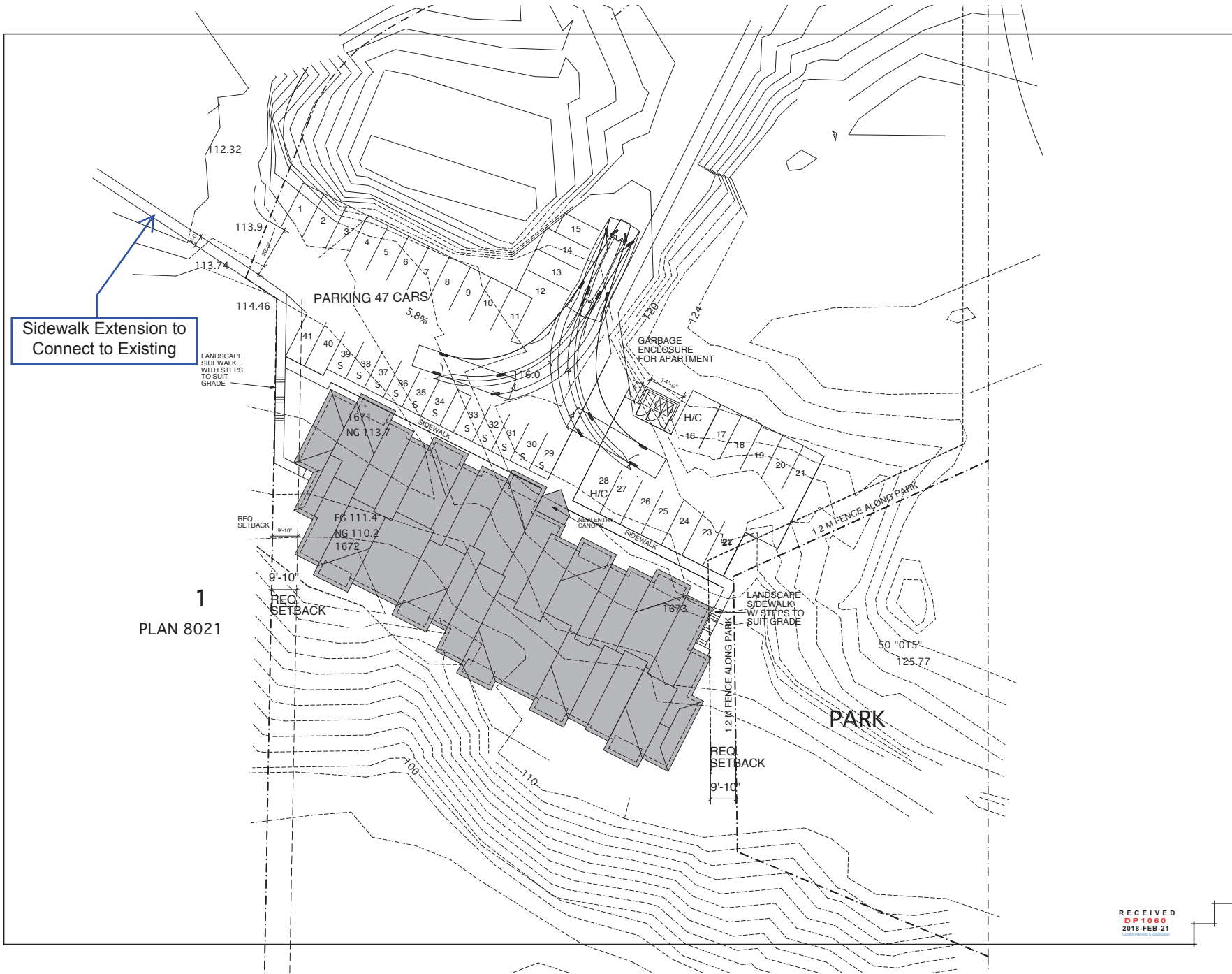


50 haig road
galveston island, b.c. v08 1x1
business (250) 247-6385
fav/modern (250) 247-8513

DRAWING: OVERALL SITE PLAN

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03
DRAWING NO. A1.0

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DP1060
2018-FEB-28
Crest Planning & Development



Sidewalk Extension to Connect to Existing

1
PLAN 8021

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REV. NO.	DATE	DESCRIPTION
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2013-02-07		ISSUED FOR DP
2013-04-16		DP AMENDMENT
2013-06-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2015-05-12		DP FOR APT. / 5 PLEX
2017-07-12		DP EXTENSION
2018-01-30		CITY HALL RESPONSE

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

 50 haig road
galveston island, b.c. 708 111
business: (252) 247-8185
fax/modern: (252) 247-8513
ellins architect inc.
architecture • planning • interior design

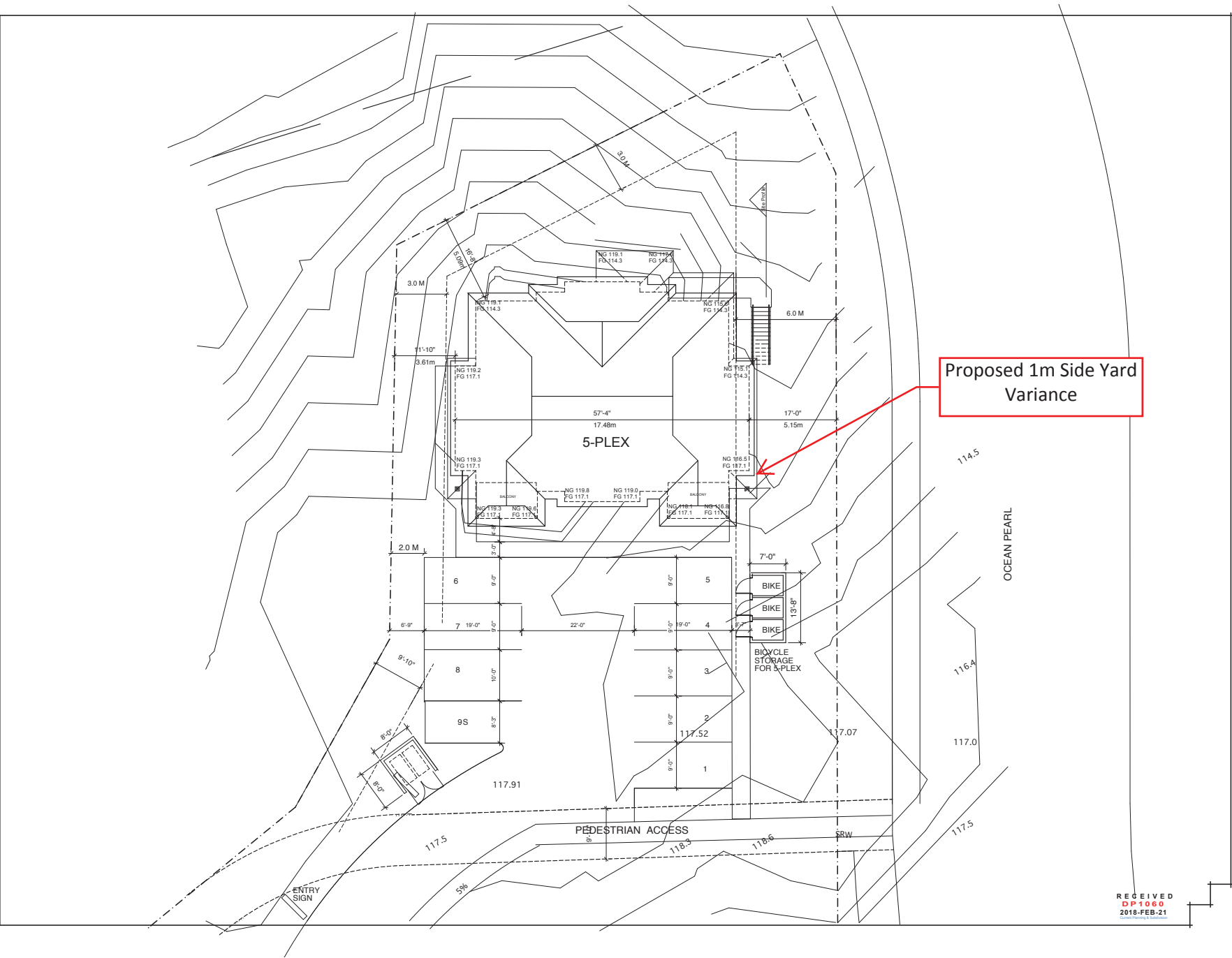
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DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03
DRAWING NO.

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DP 1060
2018-FEB-21

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REV. NO.	DATE	DESCRIPTION
2012-03-30		ISSUED FOR DP
2013-02-07		ISSUED FOR DP
2013-04-15		DP AMENDMENT
2013-06-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2015-05-12		DP FOR APT. / 5-PLEX
2017-07-12		DP EXTENSION FOR APT. / 5-PLEX
2018-01-30		CITY HALL RESPONSE



Proposed 1m Side Yard Variance

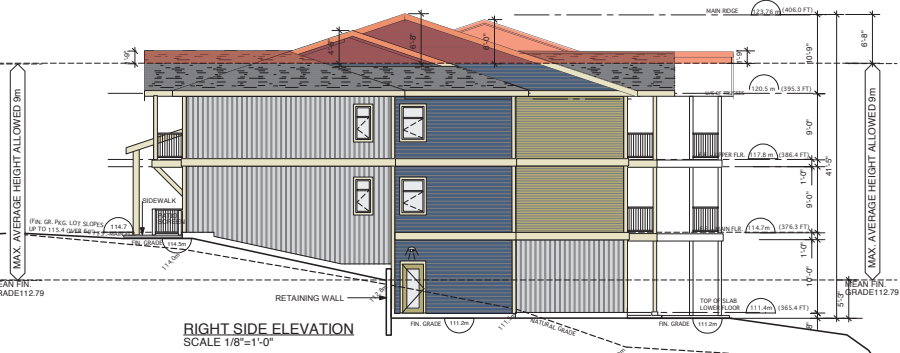
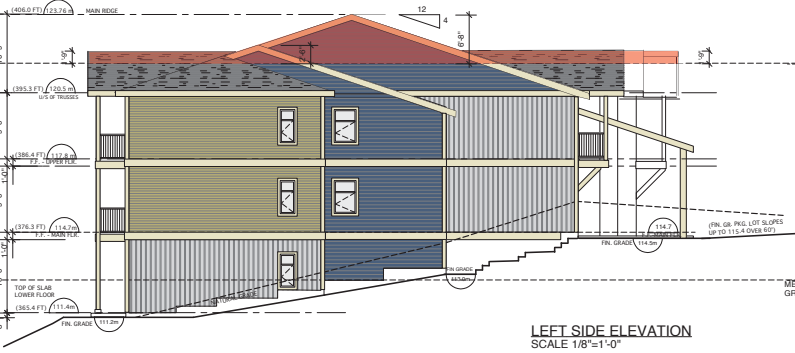
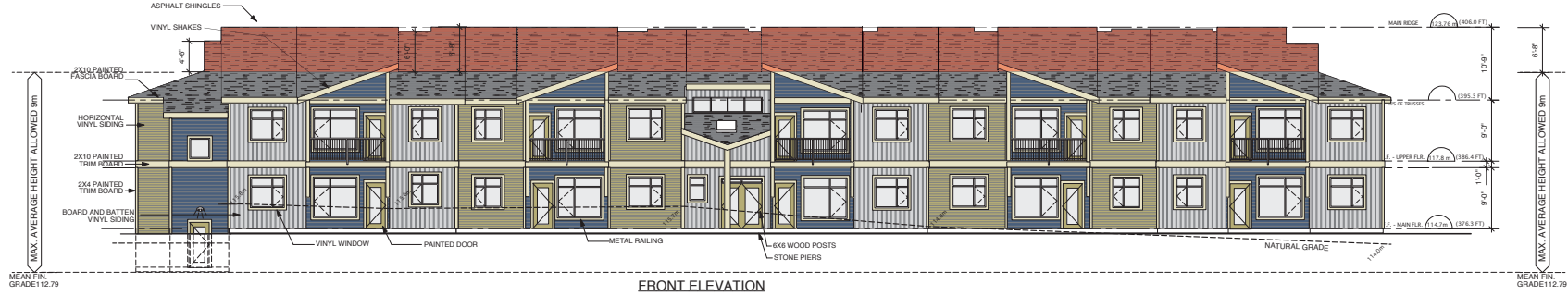
**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

50 King Road
Salem, VA 24151
Business: (540) 247-8585
Residential: (540) 247-8513
ellins architect inc.
architecture • planning • interior design

DRAWING:	
5-PLEX SITE PLAN	
DRAWN BY: JE	
DATE: FEB 2, 2015	
SCALE: AS NOTED	
PROJECT NO. 2015-03	DRAWING NO. A5.0

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DP 1060
2018-FEB-21

ATTACHMENT D BUILDING ELEVATIONS



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2013-02-07	ISSUED FOR DP	
2013-04-15	DP AMENDMENT	
2013-06-14	DP AMEND. LIGHTS/ETC	
2014-06-17	REV. SITE PLAN	
2015-05-12	DP FOR APT. / S-PLEX	
2017-07-12	DP PERMISSION FOR ACT. / S-PLEX	
2018-01-30	CITY HALL RESPONSE	

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

50 bag road
Spartanburg, S.C. VOR 1X1
Business: (252) 247-8585
Residential: (252) 247-8513

ellins architect inc.
architecture • planning • interior design

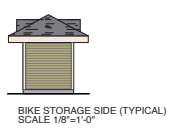
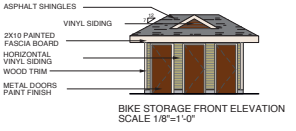
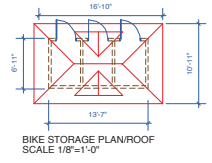
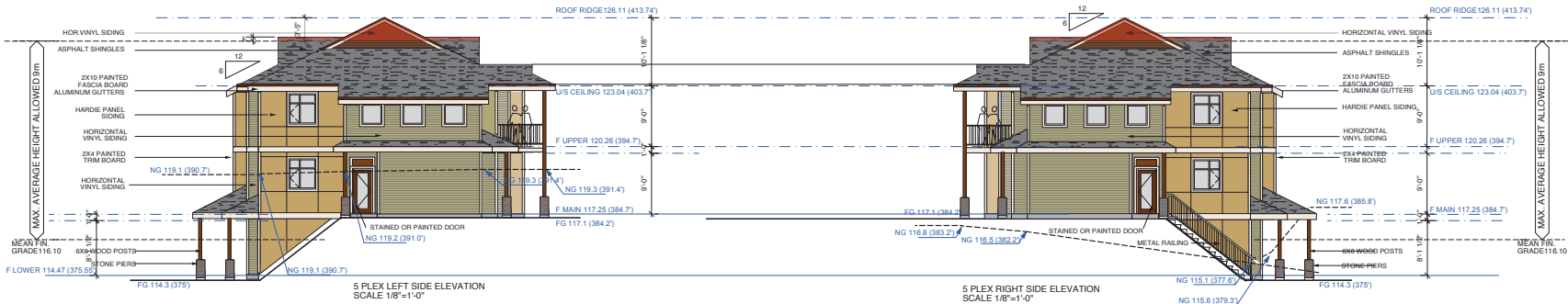
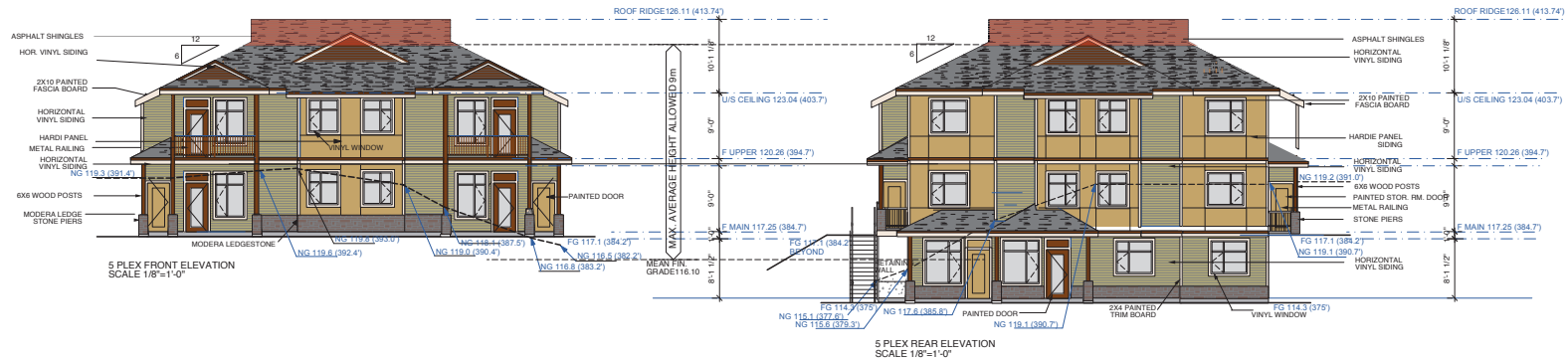
DRAWING:
**APARTMENT
ELEVATIONS**

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03 DRAWING NO. A 4.0

RECEIVED
DP 1060
2018-FEB-21

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2013-02-07		ISSUED FOR DP
2013-04-14		DP AMENDMENT
2013-06-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2015-05-12		DP FOR APT. / 5 PLEX
2017-07-12		DP EXTENSION
2018-01-30		CDC, ADA, EGRESS CITY HALL RESPONSE



**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

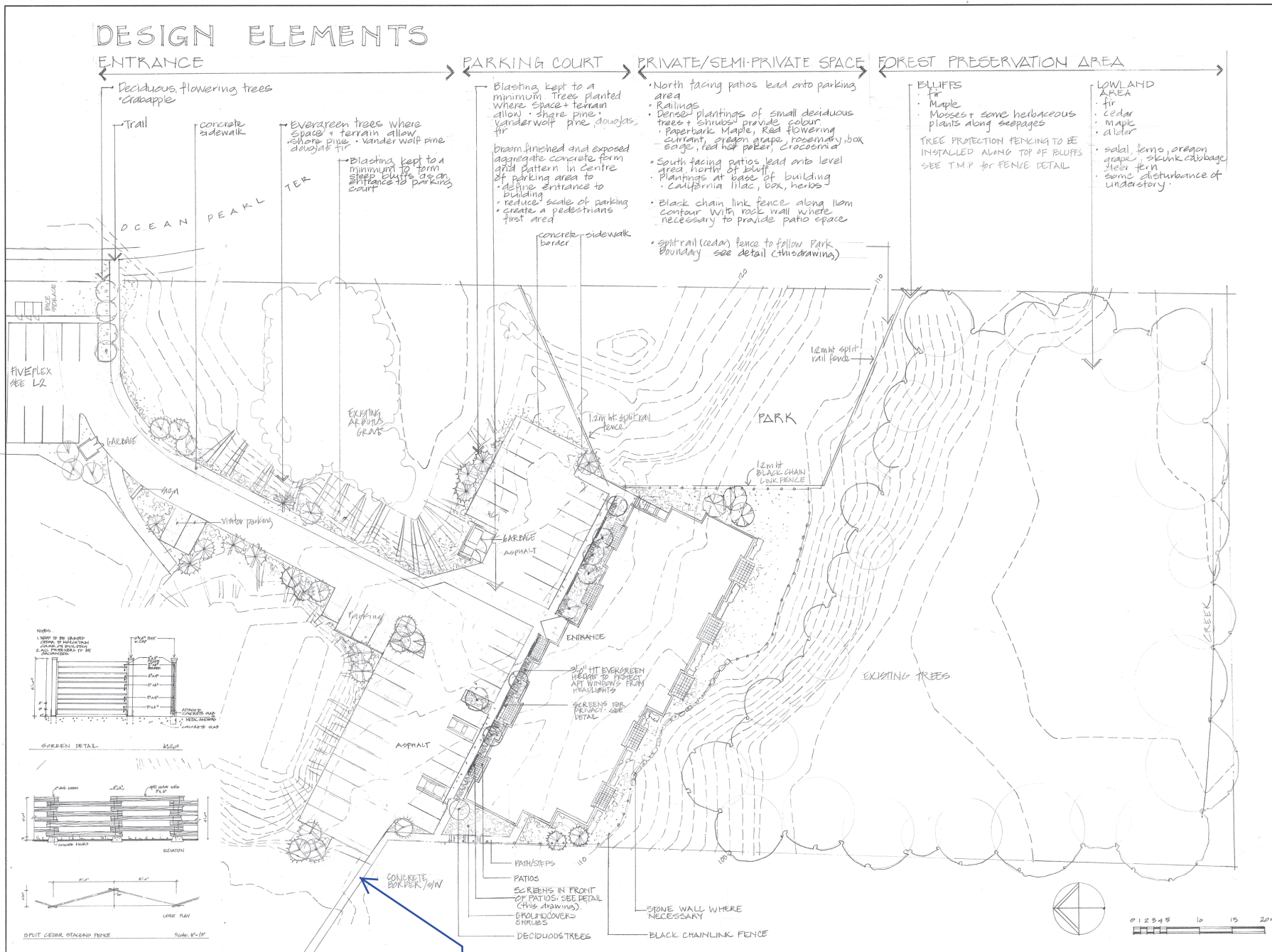


DRAWING:
**5 PLEX RENDERED
EXTERIOR ELEVATIONS**

DRAWN BY: JE	DATE: FEB 2, 2015
SCALE: AS NOTED	
PROJECT NO. 2015-03	DRAWING NO. A7.0



ATTACHMENT E LANDSCAPE PLAN AND SPECIFICATIONS



DESIGN ELEMENTS

← ENTRANCE → → PARKING COURT → PRIVATE/SEMI-PRIVATE SPACE → FOREST PRESERVATION AREA →

- | | | | |
|--|--|--|--|
| <p>ENTRANCE</p> <ul style="list-style-type: none"> • Deciduous, flowering trees • Crabapple • Trail • concrete sidewalk • Evergreen trees where space + terrain allow • Sharp pine • Vanderwolf pine • Douglas fir • Blasting kept to a minimum to form steep bluffs as an entrance to parking court | <p>PARKING COURT</p> <ul style="list-style-type: none"> • Blasting kept to a minimum. Trees planted where space + terrain allow • Sharp pine • Vanderwolf pine • Douglas fir • Brdm. finished and exposed aggregate concrete form grid pattern in centre of parking area to define entrance to building • reduced scale of parking • create a pedestrians first area • concrete sidewalk border | <p>PRIVATE/SEMI-PRIVATE SPACE</p> <ul style="list-style-type: none"> • North facing patios lead into parking area • Railings • Denser plantings of small deciduous trees + shrubs provide colour • Paperbark Maple, Red flowering currant, Oregon grape, rosemary, box sage, Red hot paper, C. acuminata • South facing patios lead into level area north of bluff • Plantings at base of building • California lilac, box, herbs • Black chain link fence along 11m contour. With rock wall where necessary to provide patio space • split-rail (cedar) fence to follow Park boundary see detail (this drawing) | <p>FOREST PRESERVATION AREA</p> <p>BLUFFS</p> <ul style="list-style-type: none"> • Fir • Maple • Mosses + some herbaceous plants along seepages <p>TREE PROTECTION FENCING TO BE INSTALLED ALONG TOP OF BLUFFS SEE T.M.P. for FENCE DETAIL</p> <p>LOWLAND AREA</p> <ul style="list-style-type: none"> • fir • cedar • maple • alder • salal, ferns, Oregon grape, skunk cabbage, Steer fern, some disturbance of understory |
|--|--|--|--|

NOTES
 (NOT FOR CONSTRUCTION)
 SEE L2 FOR PLANT LIST.

DATE	REV.	DESCRIPTION
14.05.18	01	CITY COMMENTS
14.05.18	02	REVISION FOR C.P.
14.05.18	03	REV. TO REFLECT TO ARCH
14.05.18	04	REV. TO REFLECT TO ARCH
14.05.18	05	REV. TO REFLECT TO ARCH
14.05.18	06	REV. TO REFLECT TO ARCH
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14.05.18	48	REV. TO REFLECT TO ARCH
14.05.18	49	REV. TO REFLECT TO ARCH
14.05.18	50	REV. TO REFLECT TO ARCH

CONSULTANT
 VICTORIA DRAKEFORD
 B.Sc. M.Sc. BCSA CSA
 LANDSCAPE ARCHITECT

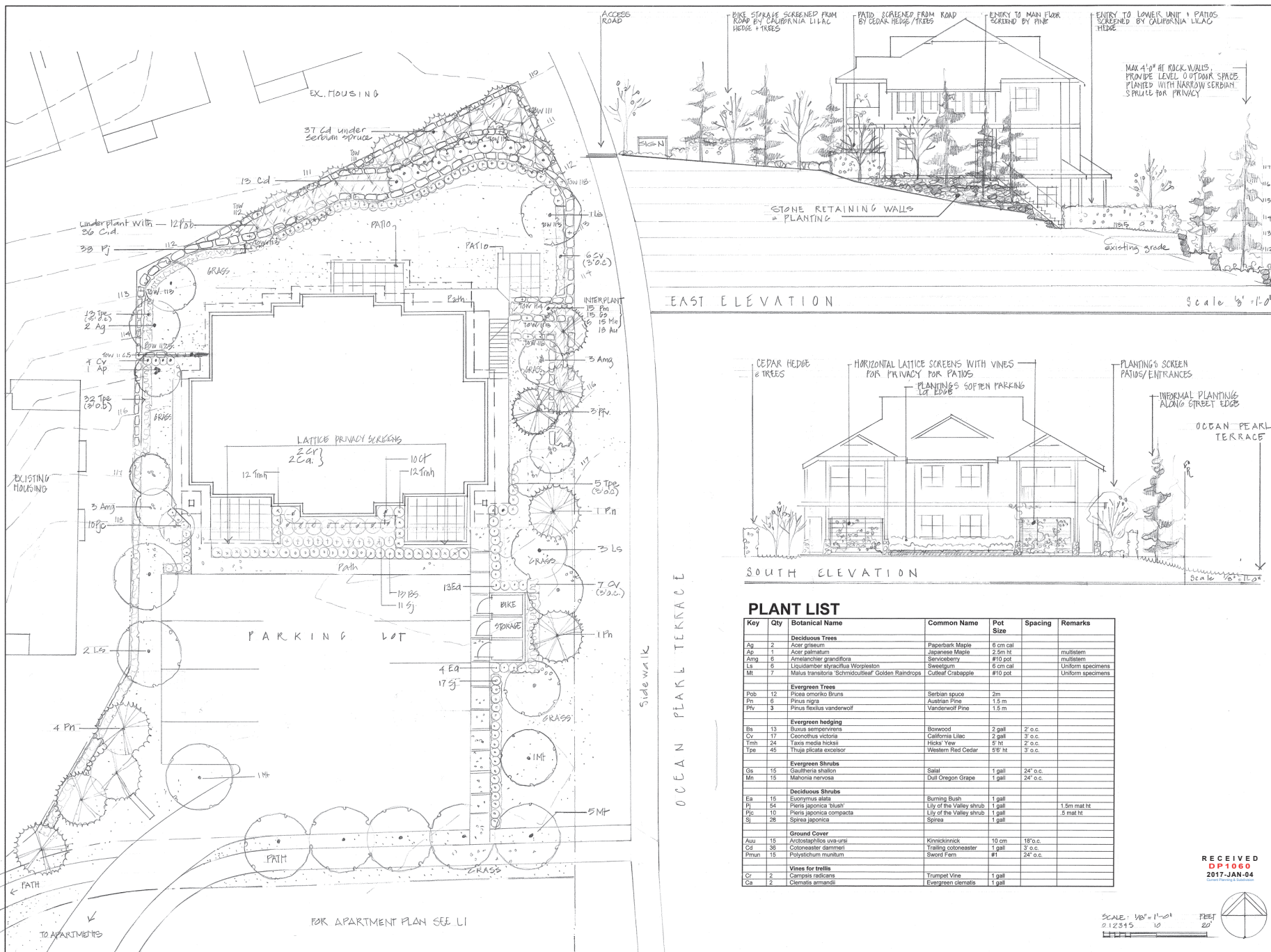
236 Pine Street Nanaimo British Columbia
 V9R 2B6 Phone/Fax: (250) 754-4335

PROJECT
 ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT

OCEAN PEARL TERRACE
 SHEET TITLE
 CONCEPTUAL
 LANDSCAPE PLAN
 RECEIVED
 DP 1060
 2018-FEB-13

SCALE 1:250m DATE MAY 16/12
 DRAW VJD CHECKED
 PROJECT NUMBER ROCK-CITY 12
 DRAWING NUMBER L1

Sidewalk Extension to Connect to Existing



NOTE
1. NOT FOR CONSTRUCTION

MAX 4'-0" AT ROCK WALLS. PROVIDE LEVEL OUTDOOR SPACE PLANTED WITH NARROW SERBIAN SPRUCE FOR PRIVACY

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

RECEIVED
DP1060
2017-JAN-04

SCALE: 1/8" = 1'-0" DATE: JAN 27, 2016
DRAWN: VJD CHECKED: [Signature]
PROJECT NUMBER: ROCK CITY 12
DRAWING NUMBER: L2

CONSULTANT
VICTORIA DRAKEFORD
R.S., M.P.H., B.C.S.A., O.S.A.
LANDSCAPE ARCHITECT
236 Pine Street, Nanaimo, British Columbia
V9R 2B6 Phone/Fax: (250) 754-4333

PROJECT
**ROCK CITY ROAD
MULTI FAMILY
DEVELOPMENT**

SHEET TITLE
**CONCEPTUAL
LANDSCAPE PLAN**
5 PLEX

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001060

