

DATE OF MEETING | JULY 9, 2018 |

AUTHORED BY LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND
SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1088 –
3425 UPLANDS DRIVE

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit for a 28-unit multiple-family development at 3425 Uplands Drive. |

Recommendation

That Council issue Development Permit No. 1088 at 3425 Uplands Drive with the following variances:

- increase the maximum allowable height for Building A from 9m to 10.21m;
- increase the maximum allowable height for Building B from 9m to 9.88m;
- increase the maximum allowable height for Building C from 9m to 10.87;
- increase the maximum permitted projection of the eaves into the east side yard setback from 0.75m to 1.12m;
- reduce the Minimum Landscape Treatment Level 2d buffer width along the west property line from 1.8m to 1m; and
- reduce the required onsite parking from 46 to 17 parking spaces.

BACKGROUND

| A development permit application, DP1088, was received by John Jessup and Associates Ltd., on behalf of the Nanaimo Association for Community Living (NACL) to permit the development of a 28-unit multiple-family development including a mix of affordable rental housing and housing for developmentally disabled NACL clients.

Council approved Rezoning RA000349 on 2016-OCT-03 to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to facilitate the proposed development. At that time, the applicant anticipated building 46 units, including a fourth building near the wetland. This building is not part of the current proposal, so the total number of units is now 28. As a condition of rezoning approval, NACL registered a Housing Agreement that requires a NACL manager to live onsite and reserves at least 10 of the proposed units to NACL clients. The remaining units will be provided as affordable rental housing. It was also noted at the time of rezoning that a parking variance would be required as part of the development permit process.

There is an existing dwelling on the property that will be demolished prior to redevelopment. |

Subject Property

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located on the south side of Uplands Drive, approximately 200m northwest of the Emerald Drive and Tunnah Road intersection.
<i>Total Area</i>	6,640m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 1 – Watercourses; 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

DISCUSSION

Proposed Development

The project is to be developed and operated by the non-profit Nanaimo Association for Community Living (NACL) with capital funding from BC Housing through the Innovation and Housing Investment Program. The proposed development will be comprised of 28 one-bedroom townhouse units (approximately 52m² each) and will allocate 12 units for NACL clients, 1 unit for a NACL onsite manager and 15 affordable rental housing units. An operating agreement with BC Housing will require that the 16 units not occupied by NACL clients be rented at no more than what BC Housing refers to as “low end of market” (LEM) rent. This is equal to 90% of appraised market rental value of the units being rented to market renters. The project will be provincially funded by BC Housing.

The proposed development is a campus of three residential buildings with provision for an amenity space for the tenants that includes a multi-purpose room, laundry area, common kitchen, and an office.

The lower half of the site is a wetland forested area and will remain natural as a site amenity for the residents.

Site Context

The subject property is an infill project within an older established neighbourhood. The two flanking lots are comprised of similarly sized residential properties with development potential. The north side of Uplands Drive features smaller lots with one- and two-storey dwelling units.

The sloping site contains a topographic bench, and a watercourse is located within the rear portion of the property. No development is proposed within the wetland area.

The property is located approximately 1.4km from Country Club Mall, and is adjacent to a bus stop that is serviced by the Number 1 bus that runs between Woodgrove Mall and the Downtown bus exchange. The Nanaimo Transportation Master Plan has identified Uplands Drive as a future core transit route and cycling route.

Site Design

The site design for the sloping lot is guided by three constraints:

- a City sewer right-of-way located approximately mid-way through the site;
- the requirement to accommodate future access to lands beyond (through a reciprocal access agreement) approximately mid-way through the site; and
- the applicant's desire to retain the urban forest and wetland as a site amenity.

The three buildings are situated to work with the site topography and are connected by walkways to foster a sense of community among residents. Ground floor units (Building A) have direct access to the internal sidewalk network and to Uplands Drive, to provide a strong street presence.

There are two on-site parking areas: one located in the courtyard area behind Building A and the other located behind Building C. A long-term bicycle storage facility for six bikes is located adjacent to the parking lot behind Building C and short-term bicycle parking is located near the front entry of Building B.

Building Design

The building form meets the intent of the General Development Permit Area Design Guidelines with units clustered into two- and three-storey buildings. The buildings are well articulated with varied roof lines, front entry stairs and unit balconies, and outdoor covered walkways on the above-grade units.

The proposed floor area ratio for this development is 0.27, which is below the maximum allowable floor area ratio of 0.45. Building A is three storeys and has front doors that allow direct access onto Uplands Drive, Building B is two storeys adjacent to the neighbouring single-family lot, while Building C is three storeys and steps down the slope toward the urban forest.

The materials used are typical of a contemporary residential neighbourhood and includes horizontal fiber cement siding with units differentiated through a mixture of horizontal wood siding panels and colour accent fiber cement panels.

Landscape Design

The landscape plan has a woodland theme that retains much of the existing urban forest and utilizes scale-appropriate conifers, deciduous trees, and low-growing shrubs and groundcovers.

An internal walkway connects the buildings, parking areas and amenity spaces. Each unit has a private patio or balcony. The forested area at the back of the property provides additional open space.

Defined bio-swales, pools, and waterfalls create a strong site aesthetic for the required on-site storm water utility along the east side of the property.

For more information, see the Attachments.

Design Advisory Panel Recommendations

At its meeting held on 2018-FEB-08, the Design Advisory Panel accepted DP001088 as presented with support for the proposed variances, and provided the following recommendation:

- Consider adding weather protections over the front doors of the building.

The applicant addressed the recommendation by adding a new roof detail over the front doors of the units in Building A facing Uplands Drive.

Proposed Variances

Maximum Building Height

Variances to the maximum building height are proposed as follows:

Building	Maximum Permitted Height	Proposed Height	Proposed Variance
A	9m	10.21m	1.21m
B	9m	9.88m	0.88m
C	9m	10.87m	1.87m

The height variances allow portions of the pitched roofs to articulate the rooflines and fit into the residential neighbourhood.

Buildings A and C are oriented east-west across the site and slightly angled away from the east property line to minimize the over-height portions of the buildings that face the neighbouring property. Building B parallels the property line but is only two storeys, and additional trees will be planted on this side for improved screening.

Projection into Required Side Yard Setback

The permitted projection for eaves into the side yard setback on the east property line is 0.75m. The proposed projection is 1.12m, a proposed variance of 0.37m.

Building B is sited along the east property line to maximize the internal common area, including a small parking court, walkways, and the driveway access for the site. The proposed variance allows a roof overhang to provide weather protection to the units with balconies. The abutting property has an access drive running parallel to Building B, so it is not anticipated to negatively impact the neighbouring lot.

Minimum Landscape Treatment Level 2d

The Minimum Landscape Treatment Level 2d requires a landscape width of 1.8m along the west property line. The proposed variance reduces the buffer width to 1m, a proposed variance of 0.8m.

Due to the narrowness of the site, the retaining wall and road configuration running down the west property line do not allow enough room to accommodate the planting width required. Wild grasses, woodland plantings, and six 6cm caliper trees and a board fence will be placed along

the width, and the remaining plantings have been relocated to the east of the road. The remaining thirteen 6cm caliper trees will be placed to screen the buildings from the neighbour on the west. The east property line is well landscaped with trees, a board fence, and raingarden features.

Parking

The required off-street parking is 46 parking spaces. The proposed parking is 17 spaces, a proposed variance of 29 parking spaces.

The 12 NACL clients are developmentally-disabled singles who do not typically own or drive vehicles. NACL clients will be provided group transportation by the society. Bus stops are also located on Uplands Drive within 30m of the property and secure long- and short-term bike parking options are provided onsite, which will reduce the parking demand on the property.

The remaining 16 units will be used by one NACL staff member (onsite manager) and low-income renters. Considering the parking demand will primarily be generated by 16 affordable housing units, the 17 spaces proposed would functionally provide one space per unit and include an additional visitor parking space.

In order to ensure the financial sustainability of this development and meet BC Housing requirements, market rental units will be set at 90% of market rental rates, as determined through appraisal. The rate will be secured through an agreement with BC Housing for the term of the mortgage. At this income level, it is expected that one parking space per unit will meet or exceed the onsite parking demand.

SUMMARY POINTS

- Development Permit No. DP1088 proposes variances for building height, eave projections into a side yard setback, minimum landscape treatment, and parking requirements to accommodate a 28-unit multiple-family development that will provide a mix of affordable rental housing and housing for NACL clients.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- A Housing Agreement has been registered to reserve units for NACL clients and low-income rental units.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Exterior Materials
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
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 Building Height* – to increase the maximum building heights as follows:

<i>Building</i>	<i>Maximum Permitted Building Height</i>	<i>Proposed Building Height</i>
A	9m	10.21m
B	9m	9.88m
C	9m	10.87m

2. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection for eaves into the east side yard setback from 0.75m to 1.12m.
3. *Sections 17.2.1 and 17.11 Minimum Landscape Treatment Levels* – to reduce the Minimum Landscape Treatment Level 2d landscape width along the west property line from 1.8m to 1m.

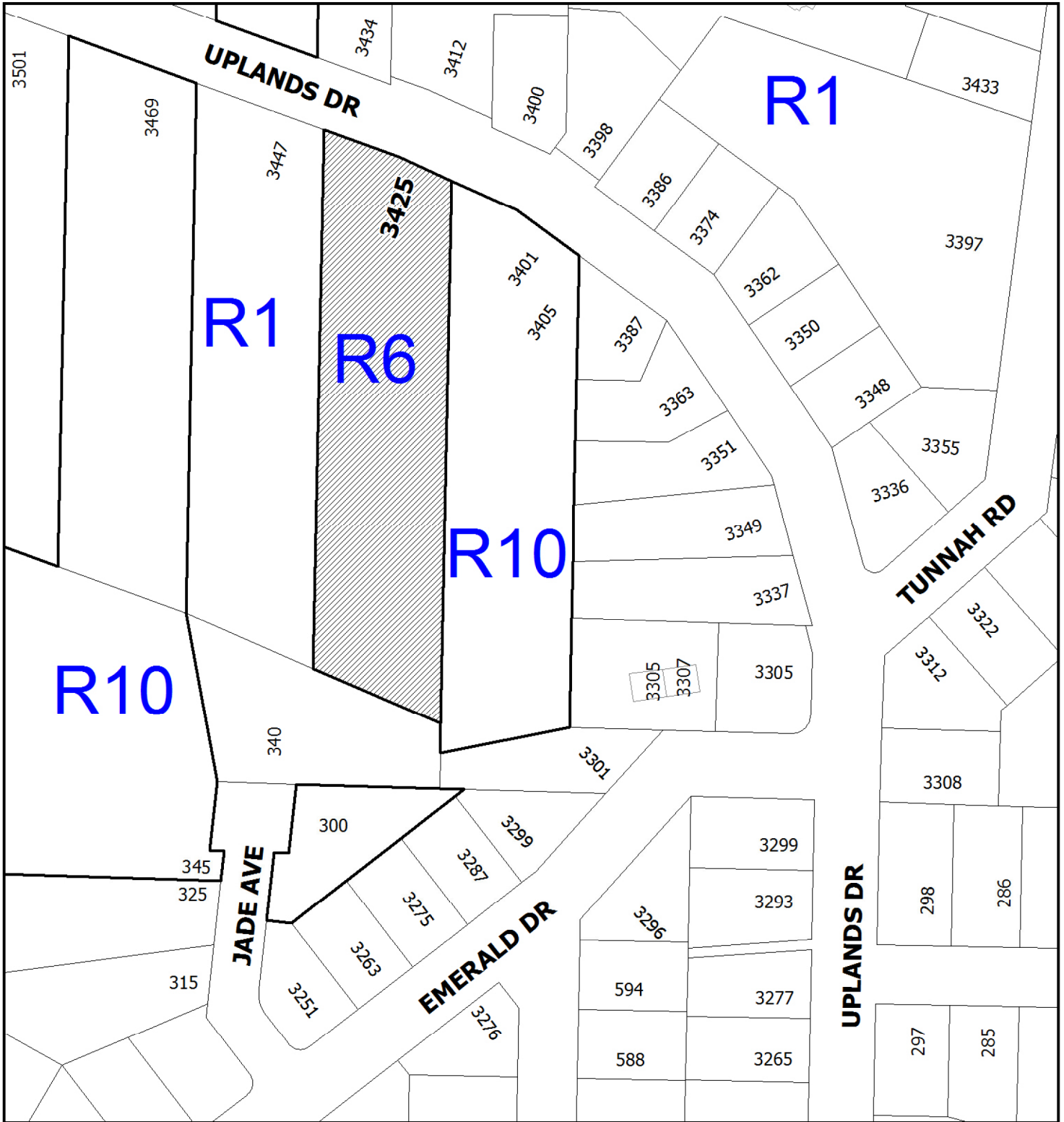
The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 7013” is varied as follows:

1. *Schedule ‘A’* – to reduce the number of required off-street parking spaces from 46 to 17.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by DYS Architecture dated 2018-JUN-14, as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Building Elevations prepared DYS Architecture dated 2018-MAY-11, as shown on Attachment D.
3. The subject property is developed in general compliance with the Exterior Materials prepared by DYS Architecture received 2018-JAN-31, as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2018-MAY-04, as shown on Attachment G.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001088



LOCATION PLAN

Civic: 3425 Uplands Drive
Lot 51, District Lot 18,
Wellington District, Plan 13120

 **Subject Property**

ATTACHMENT C SITE PLAN

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.688.7710 www.dysarchitecture.com

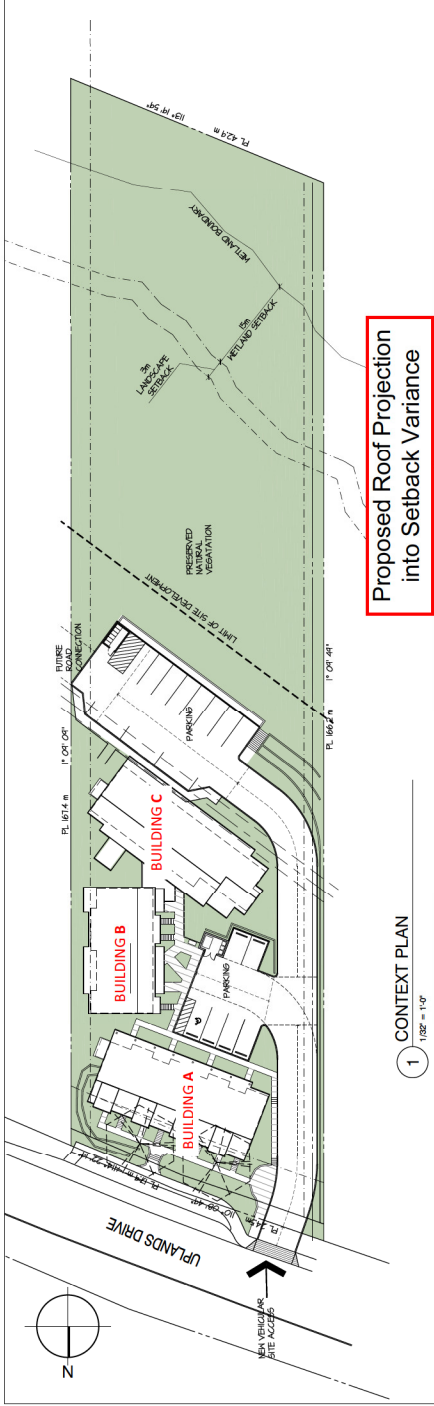
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LEGEND:	
0 HOUR FIRE SEPARATION	--- (Dashed line)
3/4 HOUR FIRE SEPARATION	- - - - (Long dashed line)
1 HOUR FIRE SEPARATION	--- (Dotted line)
DESIGN ELEVATION	--- (Thin solid line)
FINISHED FLOOR ELEVATION	--- (Thin solid line)
EXISTING ELEVATION	--- (Thin solid line)
HORIZONTAL ENCLOSURE	--- (Thin solid line)
BULKHEAD OR SLOPED CEILING	--- (Thin solid line)
CHANGE IN FLOOR FINISH	--- (Thin solid line)
DOOR TYPE	○ (Circle)
WINDOW TYPE	◇ (Diamond)

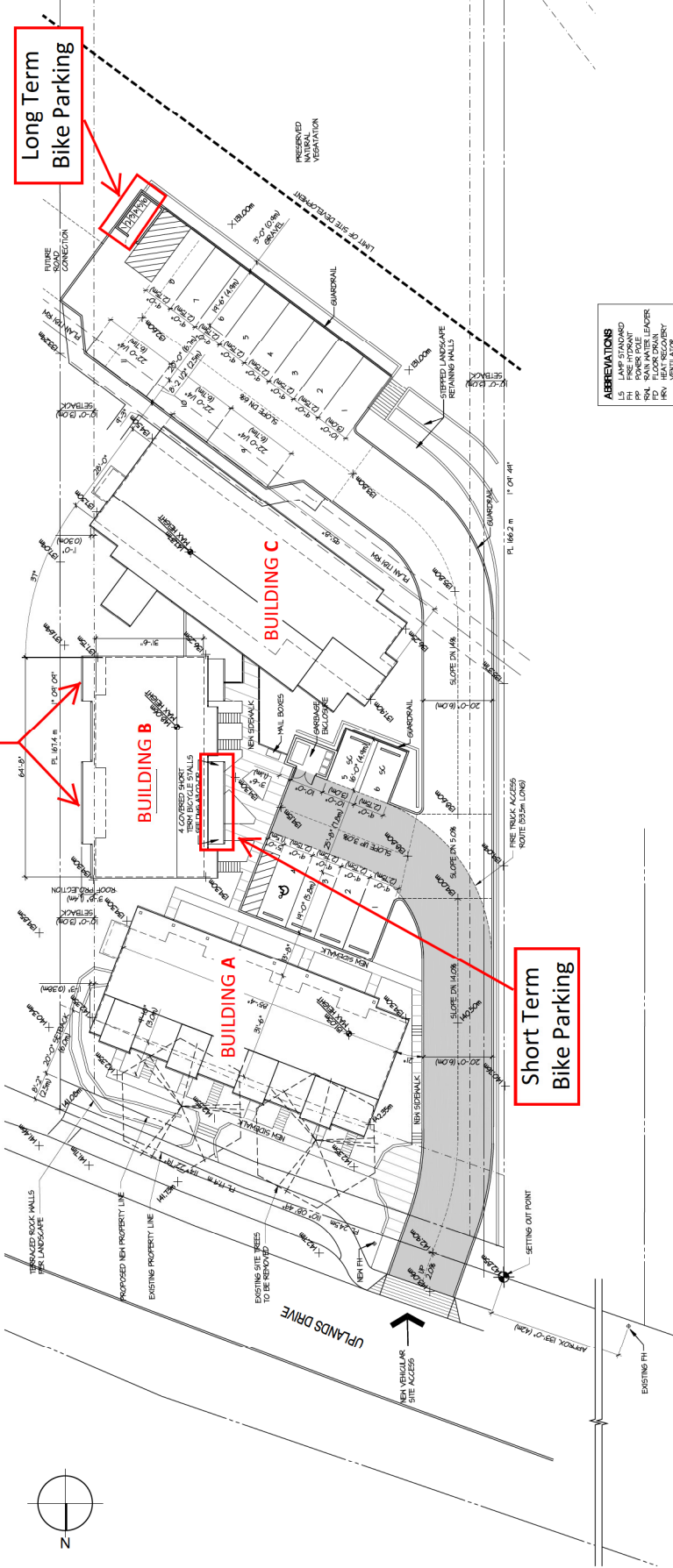
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2	18-05-17	REVISED FOR DP
3	18-05-11	REVISED FOR DP
4	18-06-14	REVISED FOR DP

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CIVIC ADDRESS: 3425 UPLANDS DRIVE VANANAO B.C.
LEGAL DESCRIPTION: LOT 53, DISTRICT LOT 46, WELLINGTON DISTRICT PLAN VP 1520



**Proposed Roof Projection
into Setback Variance**



**Short Term
Bike Parking**

**Long Term
Bike Parking**

ABBREVIATIONS

- LS LAMP STANDING
- PP POWER POLE
- SM RAIN WATER LEADER
- HRV HEAT RECOVERY VENTILATION
- HK HOT WATER TANK
- HP HEAT PUMP
- PL PROPERTY LINE
- PDC PDC CONNECTION
- CB CATCH BASIN

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Grant Planning & Solutions

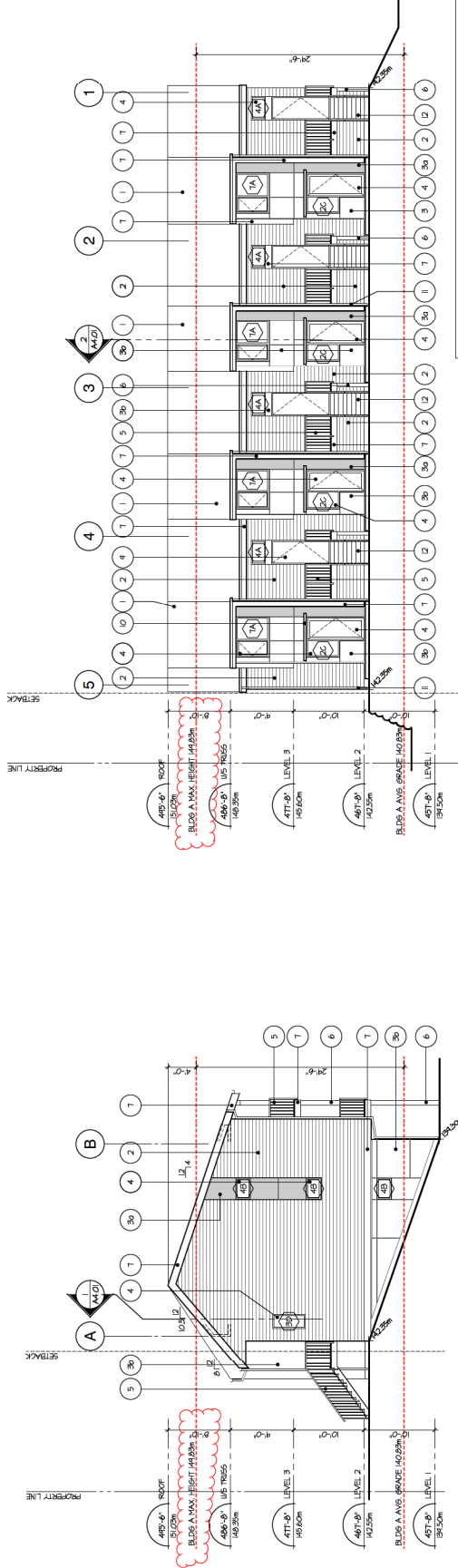
ATTACHMENT D BUILDING ELEVATIONS

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.688.7710 www.dysarchitecture.com

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NO.	DATE	ISSUE
1	17-03-11	ISSUED FOR DP
2	18-01-17	REVISED FOR DP
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4	18-05-11	REVISED FOR DP

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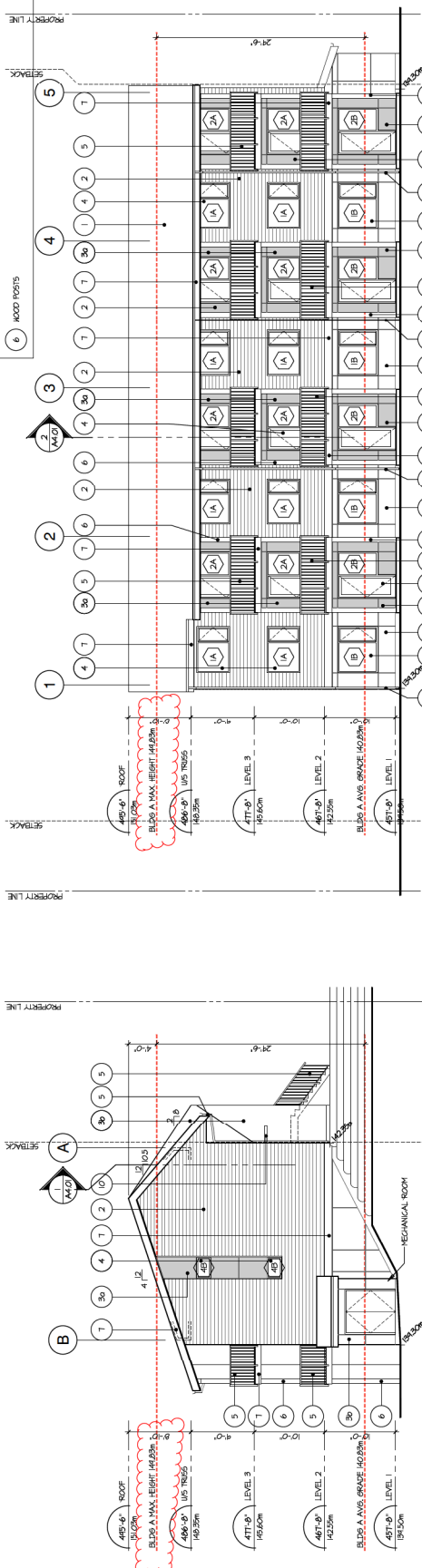
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2	#7 FIBRE CEMENT LAP SIDING	8	ARCHITECTURAL FINISHED CONCRETE
3	FIBRE CEMENT PANELS CAR REVEALS (DRAINAGE COLOUR)	9	FIBRE CEMENT PANELS CAR REVEALS (DRAINAGE COLOUR)
4	FIBRE CEMENT PANELS CAR REVEALS (BRET COLOUR)	10	PRE-FINISHED METAL CANOPY
5	VINYL WINDOWS AND DOORS	11	SANI WATER LEADER
6	PAINTED ALUMINUM FLUET GUARDRAIL	12	WOOD STAIRS
7	WOOD ROOFING		

1 WEST ELEVATION

2 NORTH ELEVATION

4 SOUTH ELEVATION



3 EAST ELEVATION

4 SOUTH ELEVATION

PROJECT
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

**BUILDING A
ELEVATIONS**

THE DRAWING IS AN EXTRACT FROM A COMPLETE SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT. IT IS NOT TO BE USED IN ISOLATION. THE DRAWING IS THE PROPERTY OF DYS ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE DRAWING IS THE PROPERTY OF DYS ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE DRAWING IS THE PROPERTY OF DYS ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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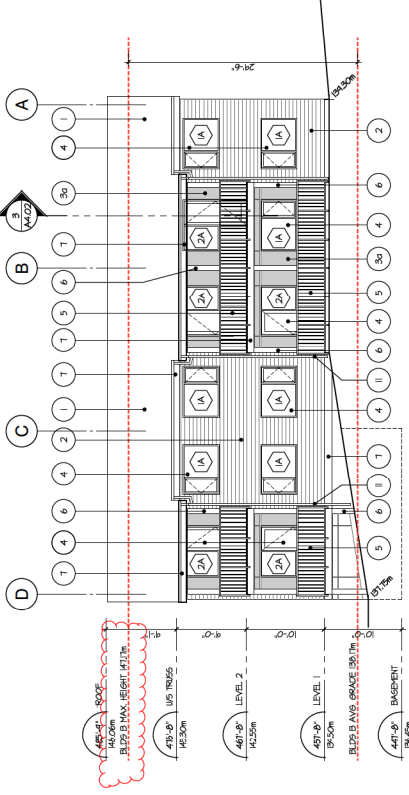
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3	18-02-09	REVISED FOR DP
4	18-05-11	REVISED FOR DP

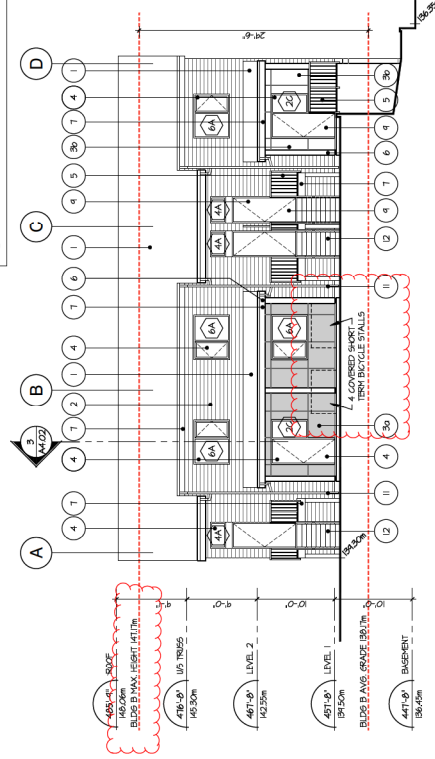
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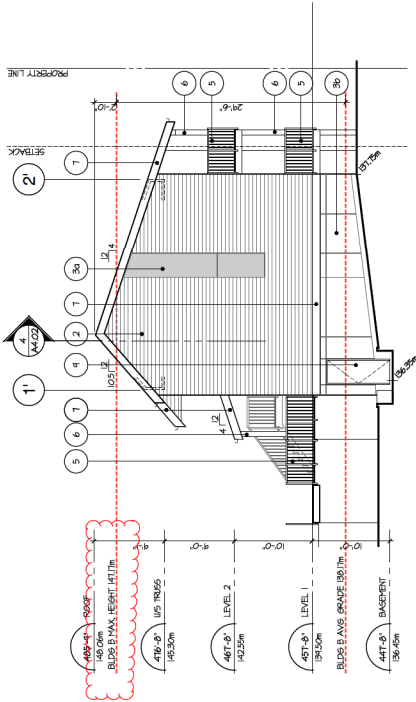
2 EAST ELEVATION

MATERIAL LEGEND

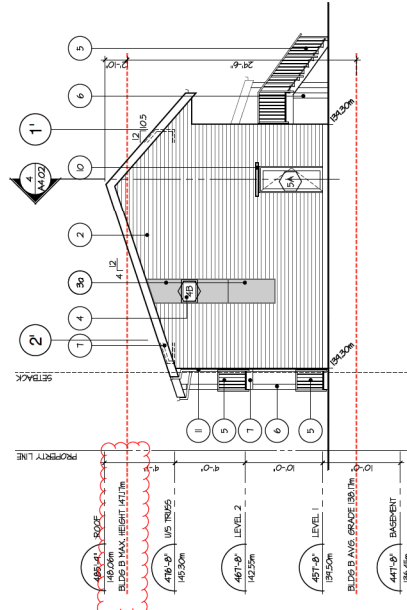
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4	FIBRE CEMENT PANELS CAR REVEALS (BRET COLOUR)	10	REFINISHED METAL CANOPY
5	VINYL WINDOWS AND DOORS	11	SANI WATER LEADER
6	PAINTED ALUMINUM FLORET GUARDRAIL	12	WOOD STAIRS



4 WEST ELEVATION



1 SOUTH ELEVATION



3 NORTH ELEVATION

PROJECT
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
 NANAIMO, B.C.

**BUILDING B
 ELEVATIONS**

The drawings are prepared in accordance with the provisions of the British Columbia Building Code, the National Building Code of Canada and the International Residential Code. The drawings are prepared for the purpose of construction and are not to be used for any other purpose. The drawings are prepared for the purpose of construction and are not to be used for any other purpose. The drawings are prepared for the purpose of construction and are not to be used for any other purpose.

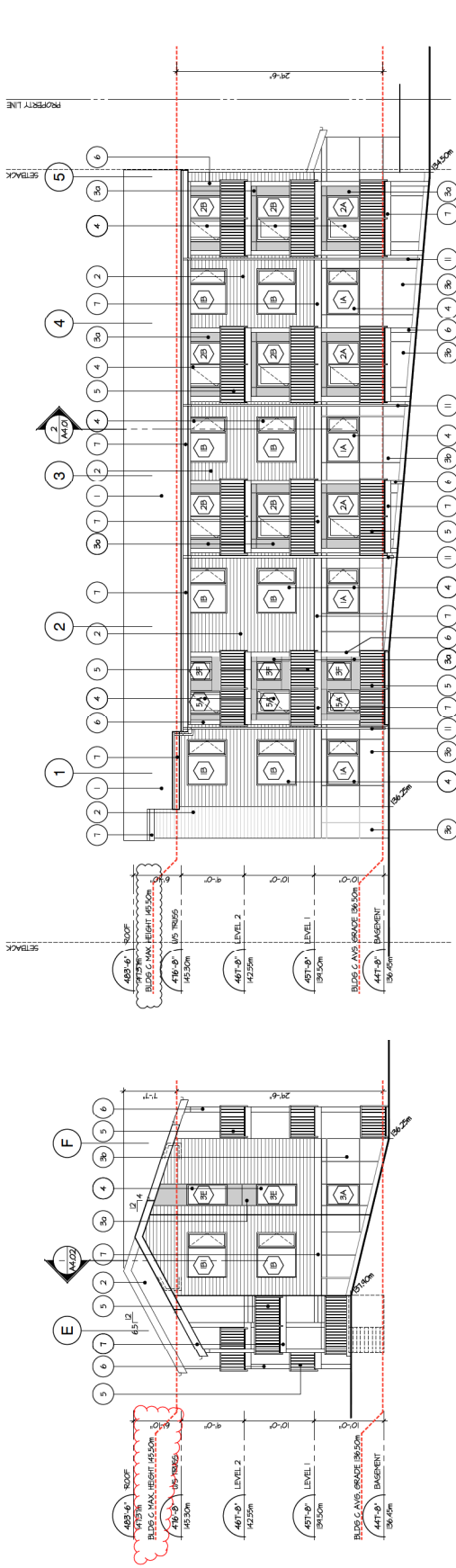
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4	18-05-11	REVISED FOR DP

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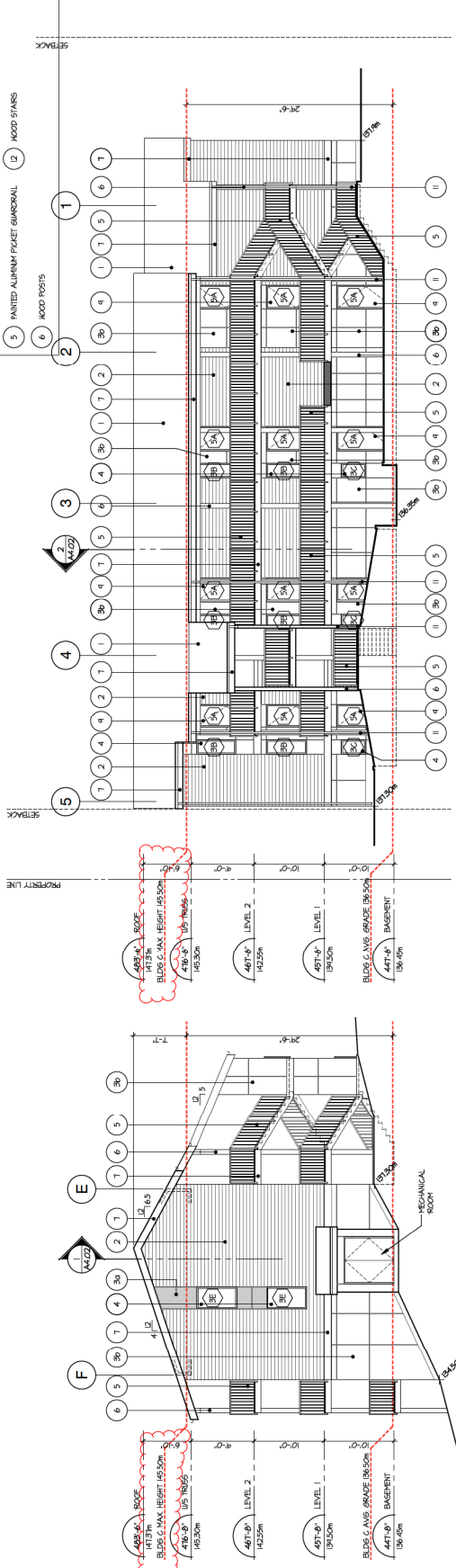
2 SOUTH ELEVATION

3 EAST ELEVATION

4 NORTH ELEVATION

MATERIAL LEGEND

1	ASPHALT SHINGLES	7	FIBRE CEMENT TRIM FASCIA
2	4" FIBRE CEMENT LAP SIDING	8	ARCHITECTURAL FINISHED CONCRETE
3a	FIBRE CEMENT PANELS CAN REVEALS (DUNGE COLOR)	9	FIBREGLASS DOORS AND FRAME
3b	FIBRE CEMENT PANELS CAN REVEALS (DRET COLOR)	10	PRE-FINISHED METAL CANOPY
4	WINEY WINDOWS AND DOORS	11	SKIN WATER LEAKER
5	PAINTED ALUMINUM PICKET GUARDRAIL	12	WOOD STAIRS
6	WOOD POSTS		



PROJECT
NACL UPLANDS HOUSING
 3425 UPLANDS DRIVE
 NANAIMO, B.C.

**BUILDING C
 ELEVATIONS**

The drawings are prepared in accordance with the standards of the International Building Code (IBC) and the International Residential Code (IRC). All drawings are subject to the approval of the local building authority. The drawings are prepared for the purpose of construction and are not to be used for any other purpose without the written consent of the architect. The drawings are prepared for the purpose of construction and are not to be used for any other purpose without the written consent of the architect.

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ATTACHMENT E EXTERIOR MATERIALS

dys architecture
280 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.689.7710 www.dysarchitecture.com






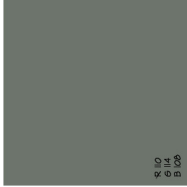
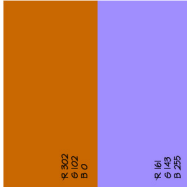
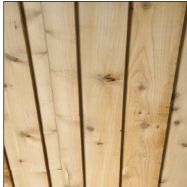
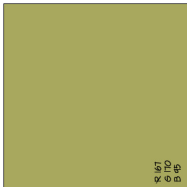

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2 | 12-17-18 | REVISION FOR DP

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- MATERIAL LEGEND
- 1 ASPHALT SHINGLES
 - 2 6" FIBRE CEMENT LAP SIDING
 - 3 6" FIBRE CEMENT LAP SIDING - AGED FLOWER
 - 4 6" FIBRE CEMENT LAP SIDING - AGENT
 - 5 PRE-FINISHED METAL CANOPY
 - 6 VINYL WINDOWS
 - 7 PAINTED ALUMINUM GUMROCK
 - 8 FIBREGLASS DOORS AND FRAME

 1 ASPHALT SHINGLES <small>R 10 G 14 B 08</small>	 2 6" FIBRE CEMENT LAP SIDING <small>R 50 G 100 B 0</small>	 3 FIBRE CEMENT PANELS CAN REVEALS <small>R 10 G 100 B 0</small>	 4 VINYL WINDOWS <small>R 67 G 110 B 15</small>	 5 PAINTED ALUMINUM GUMROCK <small>R 10 G 14 B 08</small>
 6 WOOD SIDING IN SOFTT <small>R 10 G 14 B 08</small>	 3 FIBRE CEMENT PANELS CAN REVEALS <small>R 10 G 100 B 0</small>	 3 WOOD SIDING IN SOFTT <small>R 67 G 110 B 15</small>	 4 FIBRE CEMENT PANELS - AGENT <small>R 67 G 110 B 15</small>	 5 PRE-FINISHED METAL CANOPY <small>R 10 G 14 B 08</small>

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ATTACHMENT F BUILDING RENDERINGS



1 VIEW BUILDING A FROM UPLANDS DRIVE



2 VIEW OF CENTRAL PARKING AREA



3 VIEW BUILDING C LOOKING NORTH

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.689.7710 www.dysarchitecture.com

CLIENT

NO. | DATE | ISSUE
1 | 11-03-17 | ISSUE FOR DP
2 | 12-17-18 | REVISSED FOR DP

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PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

COLOURED RENDERINGS

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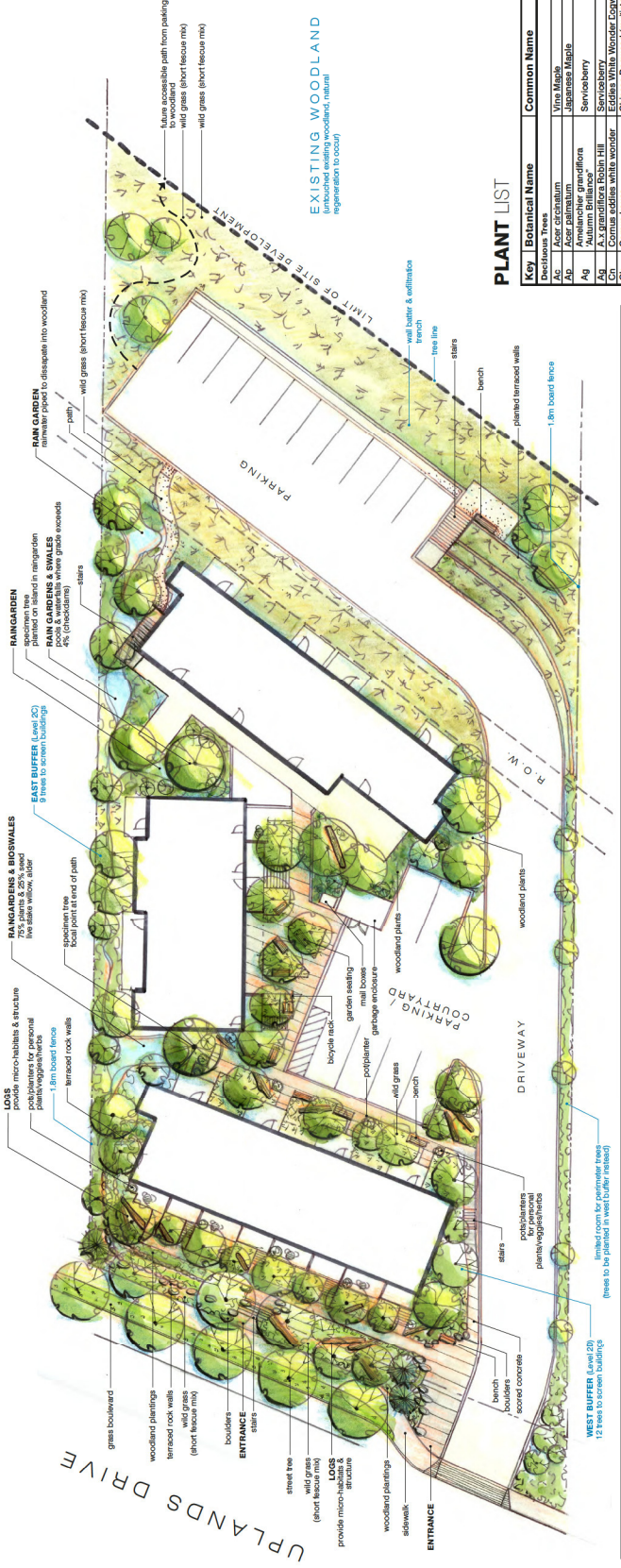
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2016 JAN 31
Dys Architecture

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



DESIGN RATIONALE

CONTEXT

3425 Uplands Drive is a steeply sloping wooded site on the southern periphery of the Linley Valley. Remnant second growth Douglas fir forest dominates the parcel, which is zoned for multi-family residential development. The site is adjacent to a larger natural infrastructure network that predominantly single family detached residential development.

SITE

The long narrow lot falls steeply to the south, from Uplands Drive to a small ephemeral wetland at the toe of the slope along the rear property line. This structure functions as part of a larger natural infrastructure network that provides drainage and conveys rainwater and runoff. The site area is 1.8 acres, which currently accommodates one single family detached home surrounded by trees. The proposed development would be sited on the eastern portion of the site, retaining the southern third as forest for the residents to enjoy.

DESIGN CONCEPT

- **Retain the Spirit of Place:** A model landscape from forested to developed. Almost a third of the site will be retained as second growth forest. To achieve the feel and function of a woodland landscape in the developed portion of the site, our planting plan will create a miniaturized woodland with appropriate tree and low growing shrubs and groundcovers. Seasonal colour and textures that accentuate local woodland character, drought tolerance and wildlife value will be key design criteria. Plantings will be designed according to CPTED principles, allowing clear sightlines beneath the trees and above the groundcovers.
- **Living Together:** community interaction in the landscape. Social spaces with seating are proposed throughout the site. A proposed pathway will meander through the site, providing opportunities for short strolls and passing encounters.
- **Healing landscapes:** uses landscape and garden care as therapy for mental health and well-being. The planting plan includes containers to care for the plants. Containers will be located throughout the site for individual projects. The meandering pathway through the retained forest allows for deeper immersion in the natural landscape.

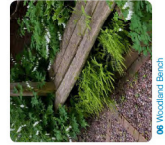
DESIGN ELEMENTS

LANDSCAPE AREAS

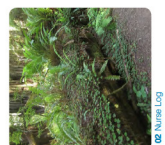
- The Street**
The woodland planting provides a strong edge to the project that fits within the neighbourhood while providing a buffer between the residences and the street. The planting plan is limited to two. The most western entrance adjacent to the driveway is accessible to the units facing Uplands Drive. Wide sidewalks as well as boulevards and benches from welcoming details transition between landscape and architecture, providing a space for living spaces, blocking wind, filtering dust, and offering habitat for wildlife.
- Parking: The Courtyard**
A multi-use space for picking up basketball, and social events, the parking area and adjacent living and amenity space form the centre of the project. South and west facing pockets of planting, benches and paths face into the space, defining the location of the space and give a sense of being a clearing in the woods.



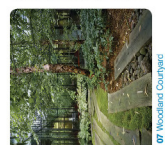
01 Woodland Plantings



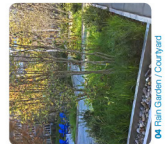
02 Woodland Courtyard



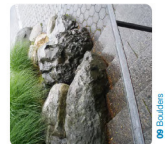
03 Rear Garden



04 Courtyard Benches



05 Rain Garden



06 Boulders

PLANT LIST

Key	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
Ac	Acer circinatum	Vine Maple	2.5m HT
Al	Alnus incana	Japanese Maple	2.5m HT
Ap	Aster multiflorus	Snowberry	10 gal
Ag	Agrimonia eupatoria	Snowberry	10 gal
Aj	A. grandiflora Robin Hill	Snowberry	10 gal
Ag	A. grandiflora Robin Hill	Snowberry	10 gal
Ck	Coma kousa	Chinese Dogwood (multibark)	3m HT
Cm	Comma mas	Comma Cherry	#10
Hi	Hemirella mollis	Wild Hazel	#1000
Hm	Hemerocallis mollis	Wild Hazel	#1000
Pv	Prunus virginiana	Chokeberry	#10
Shp	Shorea japonica	Shorea Tree	6.6m cal
	Evergreen Trees		
Sc	Saxifraga	Scilla	1.5m HT
Pf	Prunella	Prunella	1.5m HT
Th	Thalictrum	Thalictrum	1.5m HT
Th	Thalictrum	Thalictrum	1.5m HT
Th	Thalictrum	Thalictrum	1.5m HT
	Evergreen Shrubs		
	Abies	Abies	
	Coccoloba topos	Snowflake Tree	#1
La	Larrea arbuscula	English Lavender	#1
Pm	Prunella	Dwarf Mugo Pine	#1
Rh	Rhododendron	Rhodod	#2
Vo	Vaccinium ovatum	Evergreen Huckleberry	#1
	Deciduous Shrubs		
Hd	Hododaceae	Saxifraga	#10
Oa	Ostrya	Mock Orange (Oxalis)	#1
Pg	Phacelia	Red Flowering Currant	#1
Rs	Rosa	Red Huckleberry	#1
Va	Vaccinium latifolium	Red Huckleberry	#1
	Ground Cover		
Al	Alga repens	Bush	#1
Au	Aureolaria	Aureolaria	com
En	Erigeron	Erigeron	#1
Ga	Gaultheria	Small	#1
Ge	Galium	Sweet Woodruff	#1
	Grasses		
Az	Azorella	Japanese Woodland Grass	#1
Bl	Blechnum	Bleed Oat Grass	#1
He	Hemerocallis	Japanese Woodland Grass	#1
Ms	Miscanthus	Miscanthus	#1
	Ferns		
En	Erigeron	Sweet Fern	#1
He	Hemerocallis	Alumroot	#1
Hi	Hemirella	Silvermist Iris	#1
Hd	Hododaceae	Candy	#1
Hd	Hododaceae	British Eyed Susan	#1
	Biowildes		
Co	Carex	Slighty Sedge	plugs
Hi	Hemirella	Japanese Iris	plugs
Hi	Hemirella	Japanese Iris	plugs
Sh	Shorea	Small Hearted Bulbush	plugs

All drawings and specifications are the property of the Landscape Architect. It is the responsibility of the client to ensure that all drawings are used in accordance with the terms of the contract.

PROJECT
NACL UPLANDS HOUSING
Nanaimo, BC

DESIGNER
LANDSCAPE ARCHITECT
VICTORIA DRAKEFORD

DATE
2018-JUN-12
2018-JUN-12

SCALE
1/16" = 1'-0"

CLIENT
KATE STEFIUK STUDIO
1070 Nelson St. Nanaimo BC V8S 2K2
kate@katestefiuk.com

NO. | DATE | ISSUE
1 | 17-12-19 | DP
2 | 18-03-16 | S&P

NO. | DATE | REVISION
1 | 18-01-19 | DP
2 | 18-03-04 | DP/FCL

PROJECT
NACL UPLANDS HOUSING
Nanaimo, BC

LANDSCAPE PLAN
R C S E I V E D
C P L S & S
2018-JUN-12

DESIGNER
LANDSCAPE ARCHITECT
VICTORIA DRAKEFORD

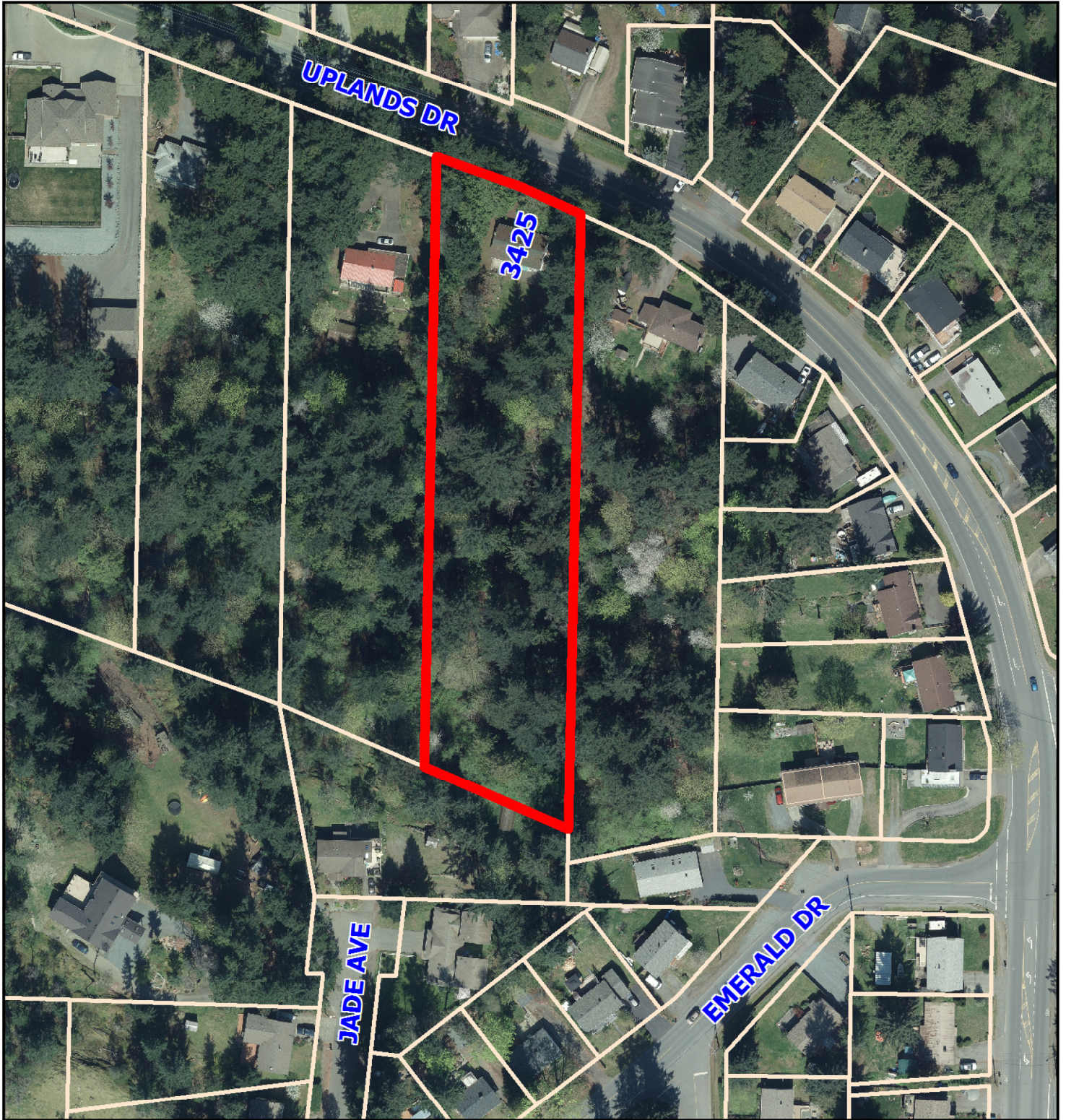
DATE
2018-JUN-12

SCALE
1/16" = 1'-0"

DATE
May 3, 2018

L1.01

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001088



Delegation Request

Graham Morry and John Jessup have requested an appearance before Council.

The requested date is July 9, 2018.

The requested meeting is:
Council

Presenter's Information:

City: Nanaimo
Province: BC
Bringing a presentation: No

Details of Presentation:

Background of Project (DP 1088 – 3425 Uplands Drive) Developmentally Disabled Young Adults and low to moderate income renters social and economic factors underlying sustainability.