CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001096

1122785 BC LTD
Name of Owner(s) of Land (Permittee)

1217 MANZANITA 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 1, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988
   PID No. 030-101-450

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
   Schedule C Building Elevations
   Schedule D Height Variance Elevations
   Schedule E Landscape Plan and Details

   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.

PERMIT TERMS

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 building height as follows:

Unit #	Maximum Permitted Height	Proposed Height	Proposed Variance
1	7.0m	10.8m	3.8m
2	7.0m	10.6m	3.6m
3	7.0m	8.45m	1.45m
4	7.0m	7.0m	No variance required
5	7.0m	7.4m	0.4m
6	7.0m	7.1m	0.1m
7	7.0m	7.3m	0.3m
8	7.0m	7.6m	0.6m
9	7.0m	8.7m	1.7m

2. *Section 7.5.1 Siting of Buildings* – To reduce the required front yard setback from 6m to 5m.

3. *Section 7.5.1 Siting of Buildings* – To reduce the required rear yard setback from 7.5m to 3m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2018-JUL-20, as shown on Schedule B.

2. The development is in substantial compliance with the Building Elevations prepared by Delinea Design Consultants Ltd., dated 2018-JUL-04, as shown on Schedule C.

3. The development is in substantial compliance with the Height Variance Elevations prepared by Delinea Design Consultants Ltd., dated 2018-JUL-04, as shown on Schedule D.

4. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2018-JUN-13, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **13TH** DAY OF **AUGUST**, **2018**.

Corporate Officer

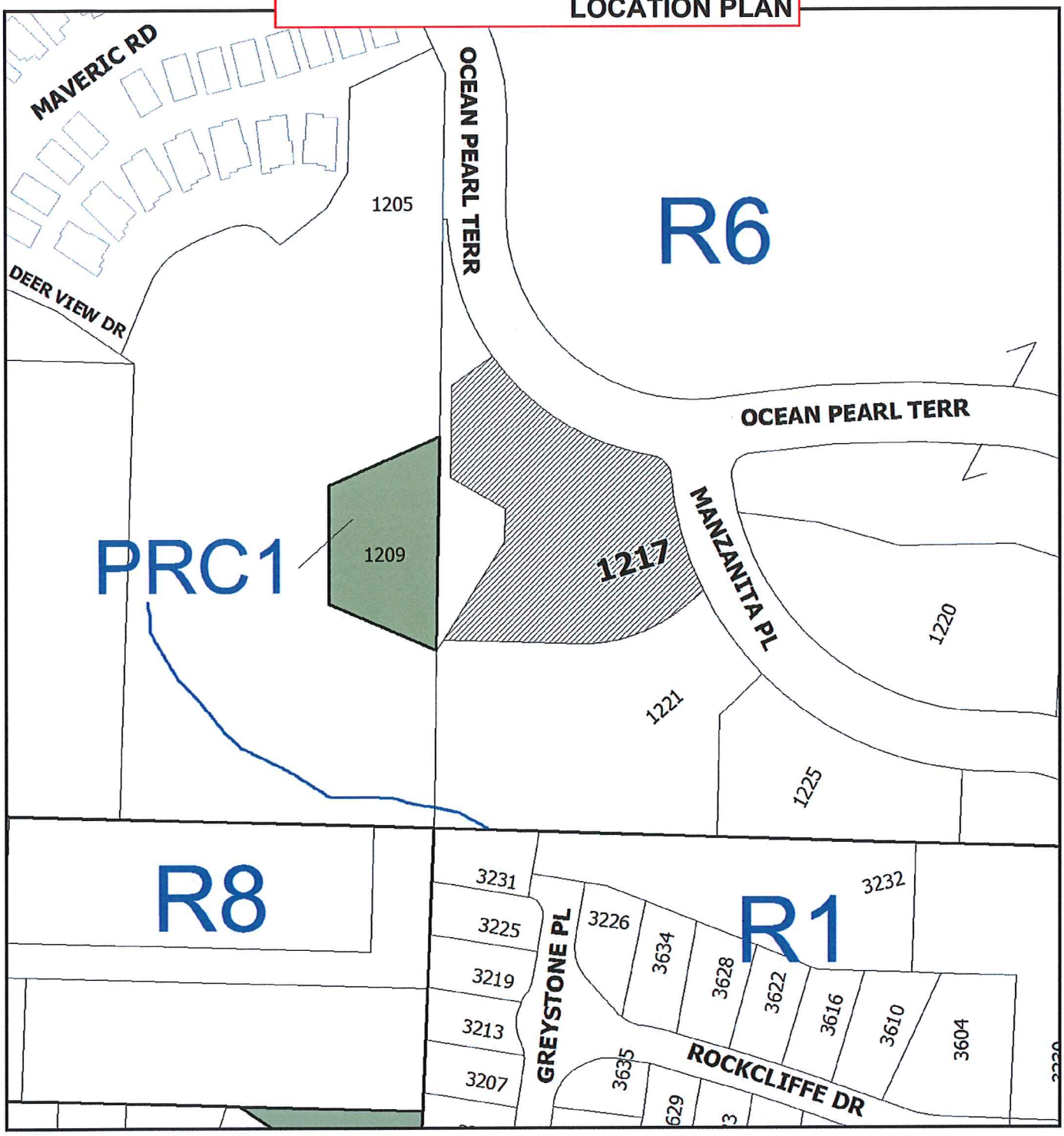
2018-AUG-17
Date

LW/ln

Prospero attachment: DP001096

Development Permit DP001096 **Schedule A**
1217 Manzanita Place

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001096

N

LOCATION PLAN

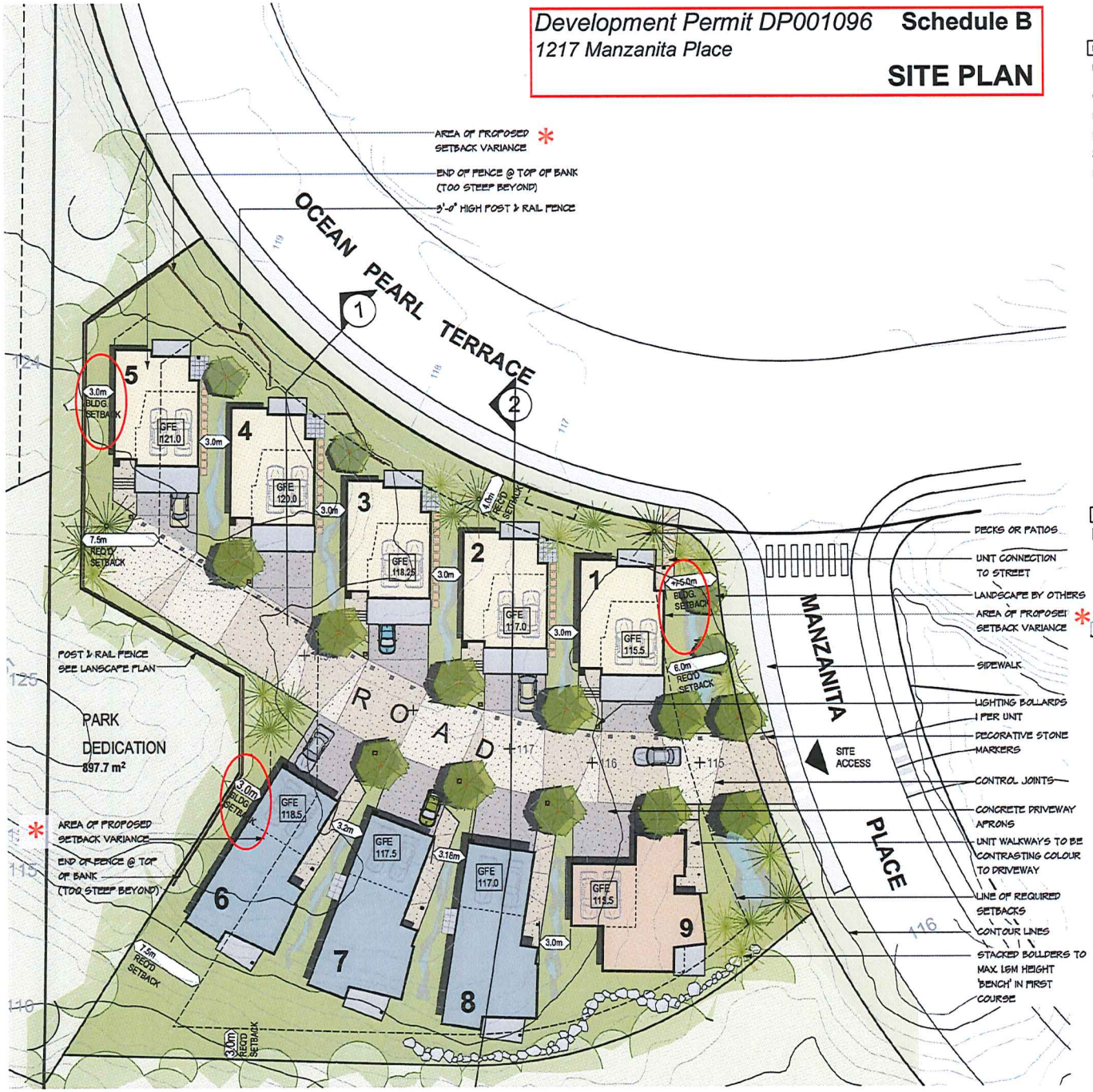
Subject Property

Civic: 1217 Manzanita Place
Lot 1, District Lot 18, Wellington District,
Plan EPP67988

Development Permit DP001096 **Schedule B**

1217 Manzanita Place

SITE PLAN



SITE PLAN
scale: 1:250 metric

PROJECT DATA		
LEGAL DESCRIPTION:	LOT 1, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988	
CIVIC ADDRESS:	1217 MANZANITA PLACE	
LOT SIZE:	+/- 3,558 SQ.M.	
LAND USE:	RESIDENTIAL	
ZONING:	R6 - TOWNHOUSE RESIDENTIAL	
BUILDING AREAS:	**UNITS 1-5**	
	LOWER FLOOR	330 SQ.FT.
	MAIN FLOOR	908 SQ.FT.
	UPPER FLOOR	794 SQ.FT.
	TOTAL:	2,032 SQ.FT.
	GARAGE	449 SQ.FT.
	UNITS 6-8	
	MAIN FLOOR	926 SQ.FT.
	UPPER FLOOR	833 SQ.FT.
	TOTAL:	1,759 SQ.FT.
	GARAGE	441 SQ.FT.
	UNIT 9	
	MAIN FLOOR	896 SQ.FT.
	UPPER FLOOR	850 SQ.FT.
	TOTAL:	1,746 SQ.FT.
	GARAGE	410 SQ.FT.
GROSS FLOOR AREA:	UNIT 1-5	10,160 SQ.FT.
	UNIT 6-8	5,277 SQ.FT.
	UNIT 9	1,746 SQ.FT.
	TOTAL: 17,183 SQ.FT. / 1,596.4 SQ.M.	
LOT COVERAGE:	26% (MAX. 40%)	
BUILDING HEIGHT:	TBD (MAX. 9.0M)	
FLOOR AREA RATIO: (MAX .45)	1,596.4 SQ.M. / 3,558 SQ.M. = 0.4487	

LEGEND	
---.--	GARAGE FLOOR ELEVATION (GFE)
NOTE:	PROPOSED ELEVATIONS DERIVED FROMROAD GRADE CL AS DESIGNED BYHEROLD ENGINEERING LTD. DRIVEWAY GRADIENTS TYPICALLY <8.0%

PROPOSED VARIANCES

UNIT NO.	HEIGHT **	SETBACK / LOCATION
UNIT 1:	3.8M	1M / FRONT YARD (MANZANITA PL.)
UNIT 2:	3.6M	NO VARIANCE
UNIT 3:	1.45M	NO VARIANCE
UNIT 4:	NO VARIANCE	NO VARIANCE
UNIT 5:	0.4M	4.5M / REAR YARD (ADJ. TO PARK)
UNIT 6:	0.1M	4.5M / REAR YARD (ADJ. TO PARK)
UNIT 7:	0.3M	NO VARIANCE
UNIT 8:	0.6M	NO VARIANCE
UNIT 9:	1.7M	NO VARIANCE

** MAX 7.0M WHERE ROOF PITCH < 4:12

RECEIVED
DP1096
2018-JUL-20
Current Planning & Subdivision

AERIAL
NOT TO SCALE

PROPOSED DEVELOPMENT
PANORAMA VILLAS
1217 MANZANITA PLACE, NANAIMO, B.C.

Delinea Design Consultants Ltd.

PROJECT #:	01465.16.17
ISSUED:	9 AUG. 2017
C.O.N. MEETING	10 AUG. 2017
CLIENT INFO	05 JAN.2018
C.O.N. MEETING	20 FEB.2018
FOR D.P.	27 FEB.2018
D.P. RESUBMISSION	4 JULY.2018
D.P. RESUBMISSION	20 JULY.2018

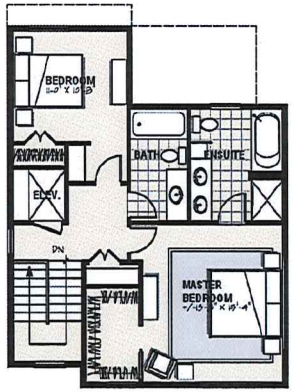
DRAWING #: PR1

Development Permit DP001096 **Schedule C**
1217 Manzanita Place

BUILDING ELEVATIONS

SOUTH ELEVATION - FACING INTERNAL R

EAST ELEVATION - FACING MANZANITA PLACE

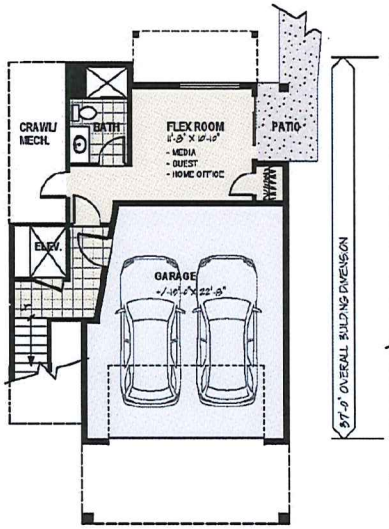


UPPER FLOOR

UPPER: 794 SQ.FT.

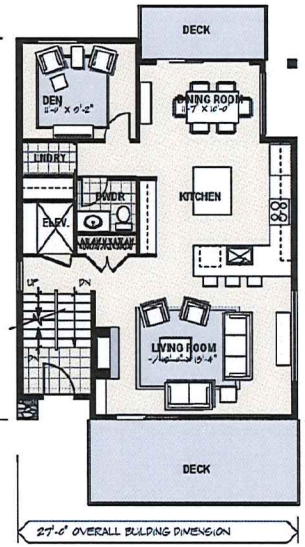
NORTH ELEVATION - FACING OCEAN PEARL TERRACE

WEST ELEVATION



LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 440 SQ.FT.



MAIN FLOOR

SCALE: 1/8" = 1'-0"
MAIN: 908 SQ.FT.

DELINEA DESIGN CONSULTANTS LTD.

PANORAMA VILLAS

RIDGE HOMES - UNIT 1

1217 MANZANITA PLACE, NANAIMO, B.C.

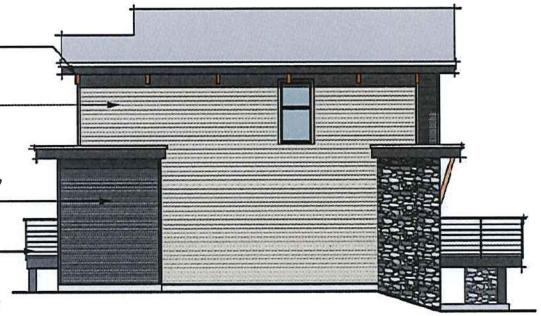
RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR2

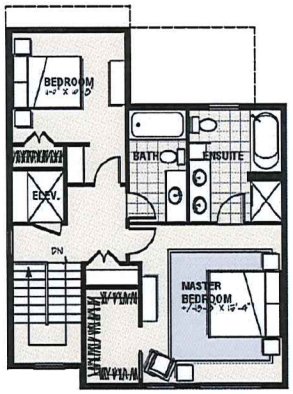
SOUTH ELEVATION - FACING INTERNAL ROAD

EAST ELEVATION

NORTH ELEVATION - FACING OCEAN PEARL TERRACE

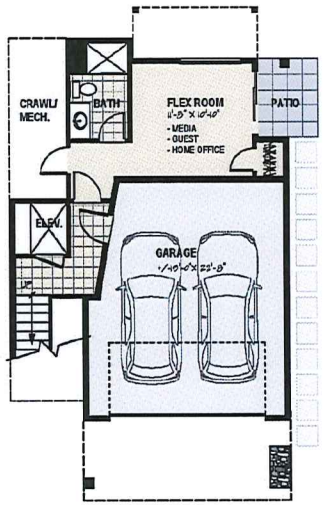


WEST ELEVATION



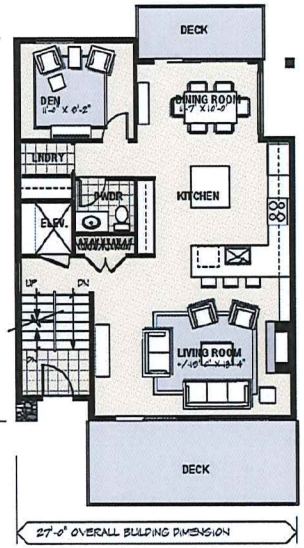
UPPER FLOOR

UPPER: 794 SQ.FT.



LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 449 SQ.FT.



MAIN FLOOR

SCALE: 1/8" = 1'-0"
MAIN: 908 SQ.FT.

Delinea Design Consultants Ltd.

PANORAMA VILLAS

RIDGE HOMES - UNIT 2, 3 & 5

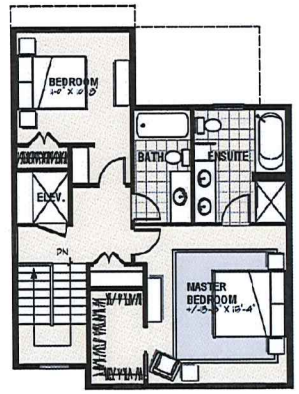
1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR3

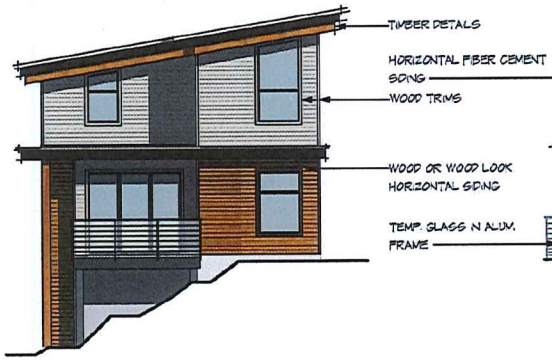
SOUTH ELEVATION - FACING INTERNAL ROAD

EAST ELEVATION



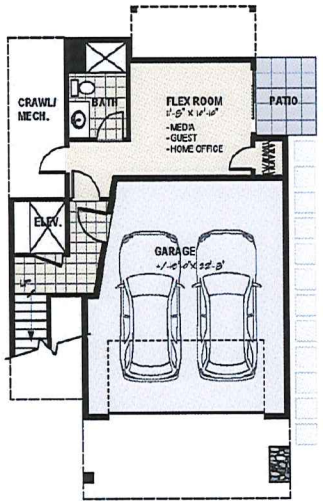
UPPER FLOOR

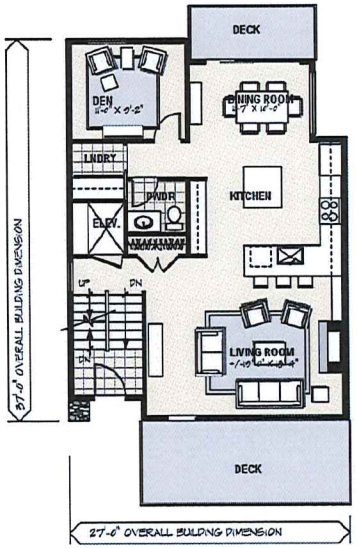
UPPER:704 SQ.FT.



NORTH ELEVATION - FACING OCEAN PEARL TERRACE

WEST ELEVATION





LOWER FLOOR

MAIN: 330 SQ.FT.
GARAGE: 440 SQ.FT.

MAIN FLOOR

SCALE: 1/8" = 1'-0"
MAIN: 908 SQ.FT.

DELINEA DESIGN CONSULTANTS LTD.

PANORAMA VILLAS

RIDGE HOMES - UNIT 4

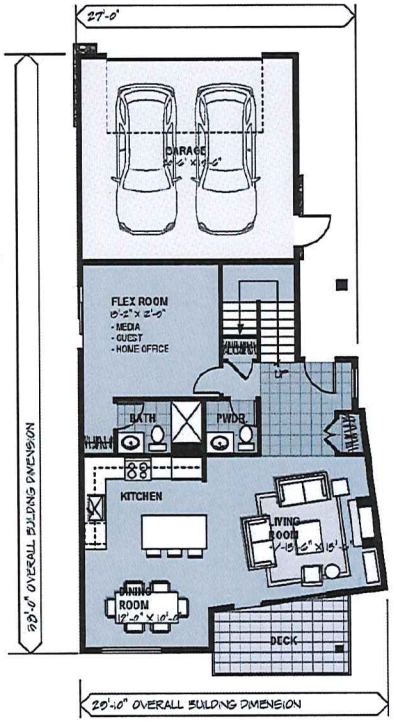
1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP1096
2018-JUL-05
Current Planning & Development

PR4

NORTH ELEVATION - FACING INTERNAL ROAD

WEST ELEVATION

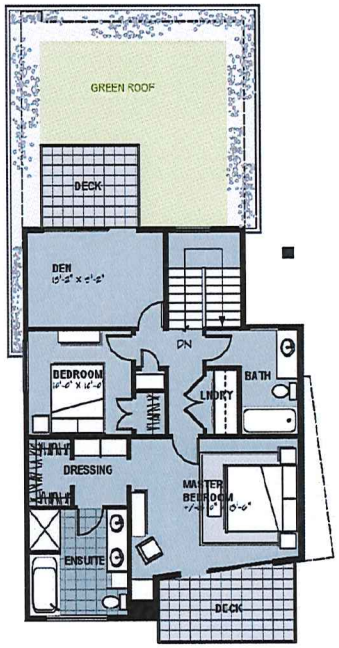


MAIN FLOOR

SCALE: 1/8" = 1'-0"

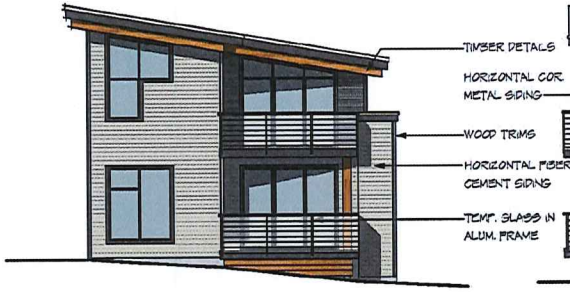
MAIN: 926 SQ.FT.

GARAGE: 441 SQ.FT.



UPPER FLOOR

UPPER: 833 SQ.FT.



SOUTH ELEVATION - FACING VIEW

EAST ELEVATION

DELINEA

PANORAMA VILLAS

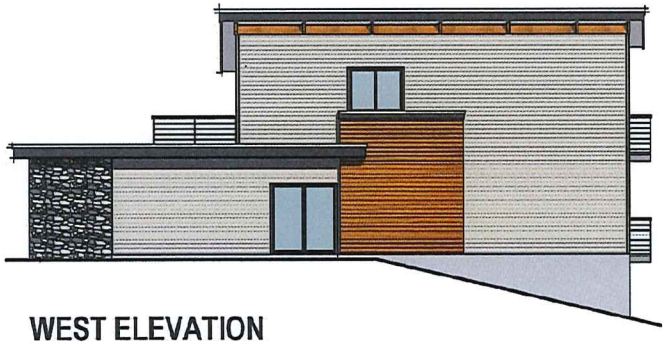
HILLSIDE HOMES - UNITS 6 & 8

1217 MANZANITA PLACE, NANAIMO, B.C.

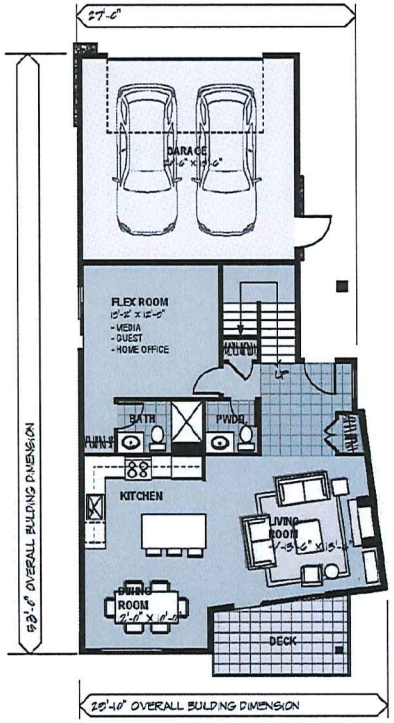
RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR5

NORTH ELEVATION - FACING INTERNAL ROAD



WEST ELEVATION

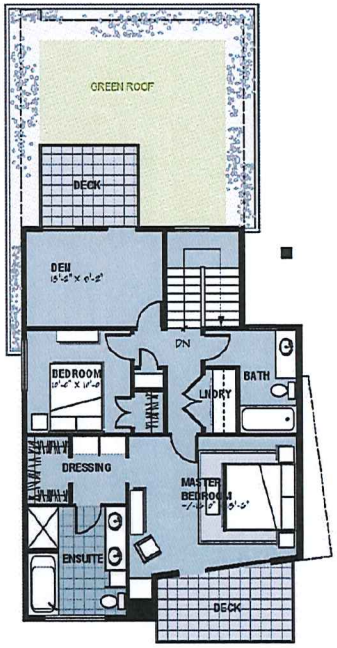


MAIN FLOOR

SCALE: 1/8" = 1'-0"

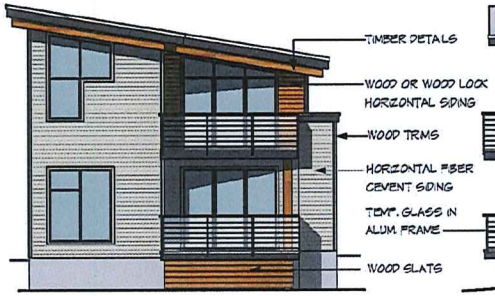
MAIN: 926 SQ.FT.

GARAGE: 441 SQ.FT.

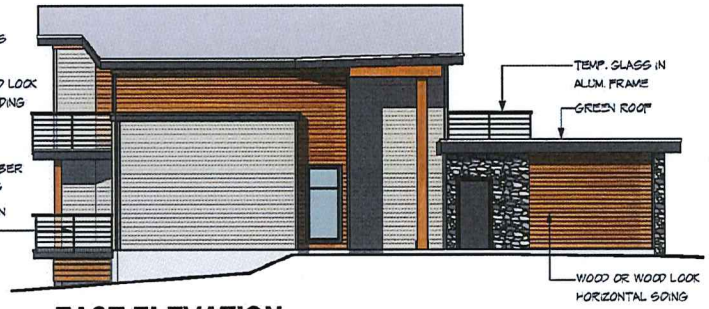


UPPER FLOOR

UPPER: 888 SQ.FT.



SOUTH ELEVATION - FACING VIEW



EAST ELEVATION

DELINEA

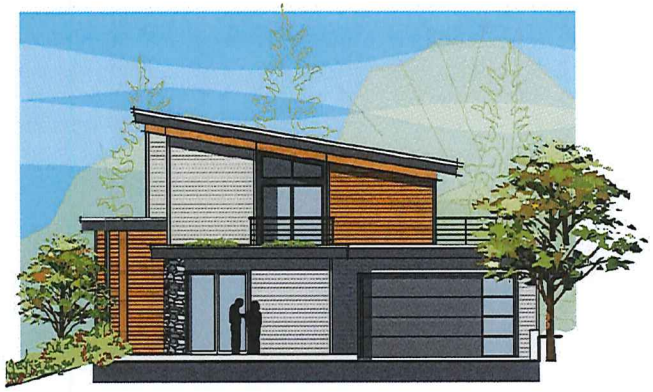
PANORAMA VILLAS

HILLSIDE HOMES - UNIT 7

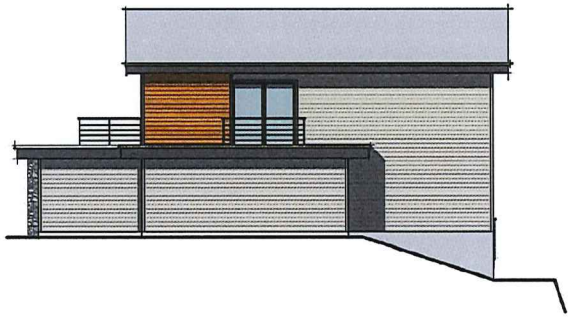
1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR6



NORTH ELEVATION
FACING INTERNAL ROAD

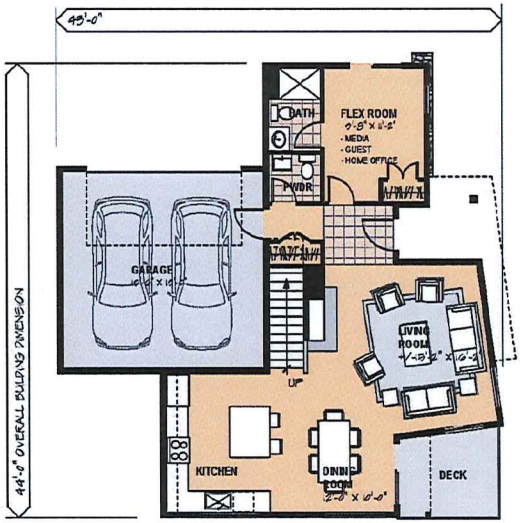


EAST ELEVATION

UPPER FLOOR
UPPER: 880 SQ.FT.

SOUTH ELEVATION

WEST ELEVATION - FACING MANZANITA PLACE



MAIN FLOOR
SCALE: 1/8" = 1'-0"

MAIN: 896 SQ.FT.

GARAGE: 410 SQ.FT.

DELINEA

PANORAMA VILLAS

HILLSIDE HOMES - UNIT 9

1217 MANZANITA PLACE, NANAIMO, B.C.

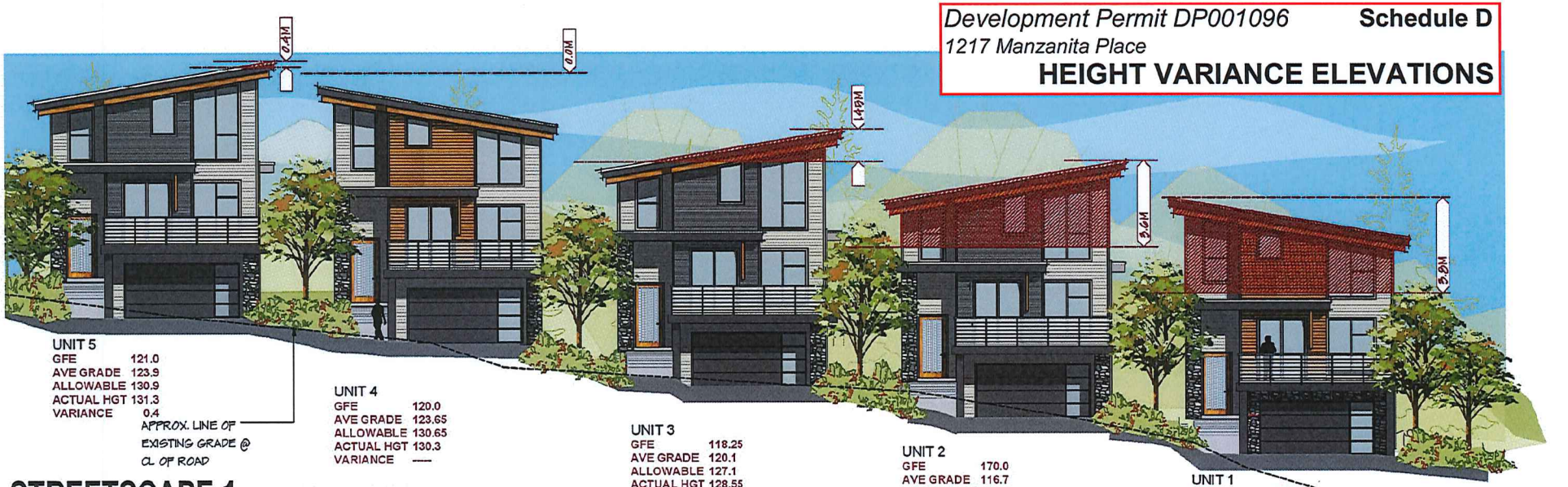
RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR7

Development Permit DP001096 **Schedule D**

1217 Manzanita Place

HEIGHT VARIANCE ELEVATIONS



UNIT 5
GFE 121.0
AVE GRADE 123.9
ALLOWABLE 130.9
ACTUAL HGT 131.3
VARIANCE 0.4

APPROX. LINE OF EXISTING GRADE @ CL OF ROAD

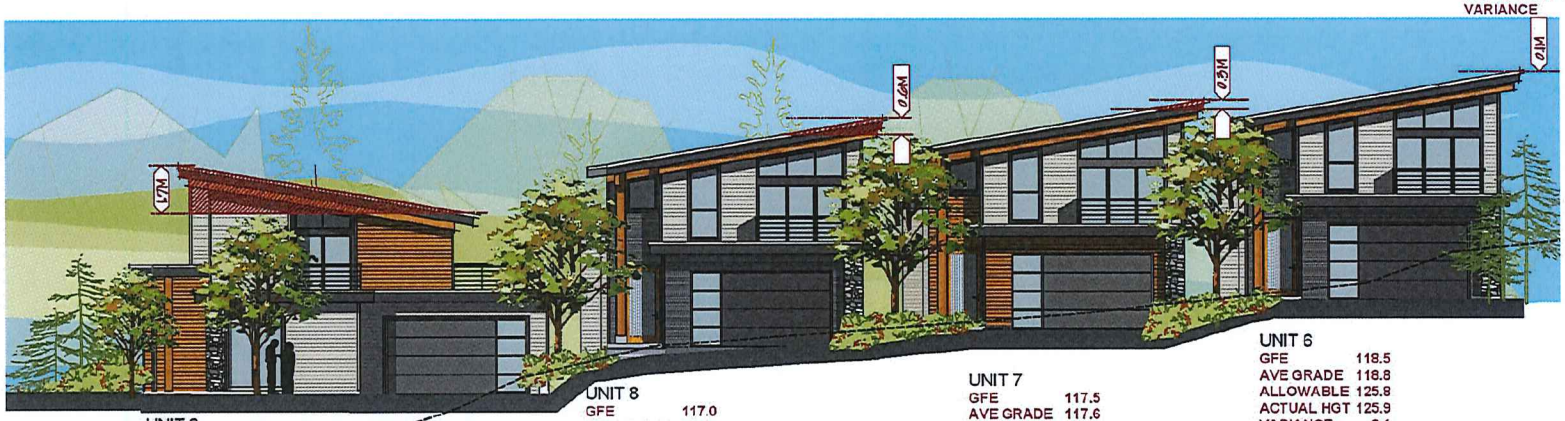
UNIT 4
GFE 120.0
AVE GRADE 123.65
ALLOWABLE 130.65
ACTUAL HGT 130.3
VARIANCE ----

UNIT 3
GFE 118.25
AVE GRADE 120.1
ALLOWABLE 127.1
ACTUAL HGT 128.55
VARIANCE 1.45

UNIT 2
GFE 170.0
AVE GRADE 116.7
ALLOWABLE 123.7
ACTUAL HGT 127.3
VARIANCE 3.6

UNIT 1
GFE 115.5
AVE GRADE 114.9
ALLOWABLE 121.9
ACTUAL HGT 125.7
VARIANCE 3.8

STREETSCAPE 1 - INTERNAL ROAD



UNIT 9
GFE 115.5
AVE GRADE 114.3
ALLOWABLE 121.3
ACTUAL HGT 123.0
VARIANCE 1.7

APPROX. LINE OF EXISTING GRADE @ CL OF ROAD

UNIT 8
GFE 117.0
AVE GRADE 116.8
ALLOWABLE 123.8
ACTUAL HGT 124.4
VARIANCE 0.6

UNIT 7
GFE 117.5
AVE GRADE 117.6
ALLOWABLE 124.6
ACTUAL HGT 124.9
VARIANCE 0.3

UNIT 6
GFE 118.5
AVE GRADE 118.8
ALLOWABLE 125.8
ACTUAL HGT 125.9
VARIANCE 0.1

STREETSCAPE 2 - INTERNAL ROAD

AREA OF REQUESTED HEIGHT VARIANCE

VARIANCE REQUESTED

DELINEA

PANORAMA VILLAS

STREETSCAPES

1217 MANZANITA PLACE, NANAIMO, B.C.

RECEIVED
DP1096
2018-JUL-05
Current Planning & Subdivision

PR11

Development Permit DP001096 **Schedule E**

1217 Manzanita Place

LANDSCAPE PLAN AND DETAILS

DESIGN RATIONALE

The design of the outdoor space has been guided by the City of Nanaimo Steep Slopes DPA Guidelines and the character of the site.

The site is a dry rocky ridge with exposed bedrock and moss bluffs, some existing arbutus and Douglas fir stands with Dull Oregon grape and rose as the understory. There are expansive views to the south and west, and limited views to the north.

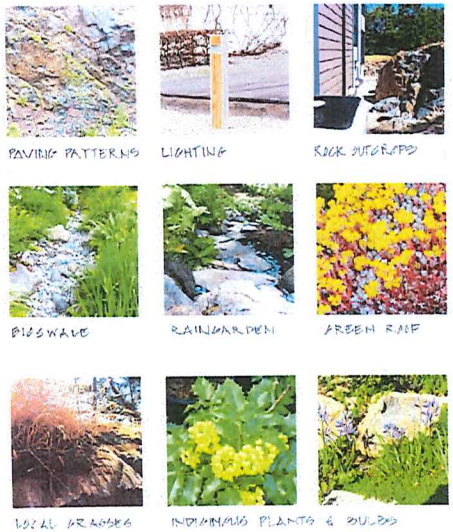
The open space on the site consists of 3 zones.

- The existing rocky bluffs on the north and south where impacted by the development, will be restored by transplanting moss and pocket planting all pers fir, pine, arbutus, Oregon grape, and salal contingent where the terrain allows. Conifers will be planted along Ocean Pearl where the terrain permits, to continue the treed ridgeline dominant in the Steep Slope Guidelines.
- Landscaping along house entrances: The central space of the site is a shared space functioning as driveway, pedestrian path, entrance courtyard and community gathering space. The concrete paving will be scored in patterns reminiscent of the fractured rock on the site. Lighting will be incorporated into bollards at the entrances to each unit with house numbers.
- Stormwater management features
  - Raingardens: Rainwater will be collected from the roofs in small raingardens located between the buildings. These will be integral to the side gardens of the houses. Two larger raingardens, located at the foot of the driveway will collect the water from the hardscapes. The plants will slow down the runoff, clean the water and allow gradual infiltration into the ground.
  - Green Roofs: Small green roofs, located on the garages of the units on the southern side of the property, will slow runoff, provide habitat for wildlife, serve amenity for the residents and provide a "green" view for the northern units.

Planting Design Objectives;

Reinstatement of wildlife habitat: Native plants will be reinstated in natural patterns, in all areas where construction has impacted the site. The plants will provide food and shelter for local wildlife and be fire and drought resistant.

The indigenous Douglas Fir, too large to plant in such close proximity to the houses and will be substituted with Stone Pine, Serbian Spruce and Vanderwolf Pine all of which have narrower and shorter growth forms. Ornamental grasses and perennials will supplement indigenous shrubs and groundcovers as the lower layer of planting. While being resistant to deer and drought, these plants provide enrichment and colour at the entrances. Indigenous shrubs and rushes have been selected for the raingardens. New planting will be watered with a drip irrigation system. A vegetation management plan will be provided with the Building Permit drawings. This plan will outline removal and future management of invasive plants on the site as well as the newly planted indigenous species.



Plant Palette

Key	RT Qty*	Botanical Name	Common Name	Pot Size
		Deciduous Trees		
Am		Arbutus menziesii	Arbutus	#1 pot
Ag	15	Acer glabrum	Paperbark Maples	4 cm cal
Cg		Quercus garryana	Garry Oak	#5 pot
		Coniferous Trees		
Pob	7	Picea omorika bruns	Serbian Spruce	5 gal
Pcc	7	Pinus cristata contorta	Stone Pine	5 gal
Piv	7	Pinus flexilis vanderwolf	Vanderwolf Pine	5 gal
		Indigenous Shrubs		
Gs		Gaultheria shallon	Salal	#1 pot
Hd		Holodiscus discolor	Ocean Spray	#1 pot
Ne		Mahonia aquifolium	Tall Oregon Grape	#1 pot
Mn		Mahonia nervosa	Dull Oregon Grape	#1 pot
Rs		Ribes sanguineum	Red Flowering Currant	#1 pot
Rp		Rosa pisocarpa	Clustered Rose	#1 pot
Vo		Vaccinium ovatum	Evergreen Huckleberry	#1 pot
Vp		Vaccinium parvifolium	Red Huckleberry	#1 pot
		Ornamental Shrubs and Ground cover		
La		Lavendula angustifolia	Lavender	#1 pot
Nd		Nepeta d'nomore Blue	Catmint	#1 pot
Pm cc		Pinus mugo pumilio	Mugo Pine	#1 pot
Ro		Rosmarinus officinalis	Rosemary	#1 pot
Sp		Sedum spathulifolium	Stonecrops	10 cm pot
		Ornamental Grasses		
Fg		Festuca glauca	Blue Fescue	#1 pot
Hs		Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Mgp		Miscanthus purpurescens	Flame Grass	#1 pot
My		Miscanthus sinensis yakushima	Maiden Grass	#1 pot
Pv		Panicum virgatum	Switch Grass	#1 pot
		Ground covers		
Ag		Arctostaphylos uva-ursi	Kinnikinnick	10 cm
Tp		Thymus pseudolanuginosus	Woolly Thyme	10 cm
		Raingardens- native plants		
Co		Carex obnupta	Slough Sedge	plugs
Ir		Iris ensata	Iris	#1 pot
Gm		Golpon microcarpus	Small-flowered Gullfeed	plugs
		Meadow plants		
		Allium acuminatum	Hookers Onion	
		Allium cernuum	Nodding Onion	
		Brodiaea coronaria	Brodiaea	
		Camassia leichtlinii	Great Camas	
		Camassia quamash	Common Camas	
		Delphinium menziesii	Menzies' larkspur	
		Dodecatheon hendersonii	Broad-leaved Shooting Star	
		Lomatium utriculatum	Spring gold	

* RT = Replacement Trees

DATE	REV.	DESCRIPTION
13.6.18		CON comments
2.12		VIBRIGEN D.P.

CONSULTANT

VICTORIA DRAKEFORD LANDSCAPE ARCHITECT
230 Pine St. Nanaimo, B.C. V9R-2E6
250-754-4335
victoria@island.net

PROJECT
PROPOSED DEVELOPMENT PANOROMA VILLAS
1217 Manzanita Place Nanaimo B.C.

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1:200 m DATE 21.1.18
DRAWN VJD CHECKED
PROJECT NUMBER Manzanita 17
DRAWING NUMBER L1