

DATE OF MEETING [March 18, 2019]

AUTHORED BY [MADELEINE KOCH, PLANNER, CURRENT PLANNING]

SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1115 –
615 & 699 HAREWOOD ROAD]

OVERVIEW

Purpose of Report

[To present for Council’s consideration, a development permit application for a multiple-dwelling residential development, located at 615 and 699 Harewood Road.]

Recommendation

[That Council issue Development Permit No. DP1115 at 615 and 699 Harewood Road with the following variances:

- increase the maximum allowable height from 8m to 8.89m for Building A and 8.84m for Building B;
- reduce the minimum rear yard setback from 1.5m to 1.2m for proposed Lot A;
- reduce the required number of parking spaces for proposed Lot A from 8 spaces to 4;
- increase the maximum permitted percentage of small car spaces from 40% to 50% for proposed Lot B.]

BACKGROUND

[A development permit application, DP1115, was received for 619 and 699 Harewood Road from Michele Hayden on behalf of 1035137 BC Ltd. The applicant proposes to construct a multiple-family development consisting of two fourplexes within the subject properties.

In 2016, an application was made to rezone the subject properties from R1 (Single Dwelling Residential) to R6 (Townhouse Residential) in order to permit construction of an 11-unit townhouse development. The application was denied at third reading. The applicant subsequently reduced the number of proposed units from 11 to 8 and submitted a new rezoning application (RA380) to rezone the properties from R1 to R5 (Three and Four Unit Residential). In 2017, the subject property was successfully rezoned in order to permit a fourplex on each lot, for a total of 8 units. The proposal is consistent with the density envisioned at the time of rezoning approval.

Subject Property

<i>Zoning</i>	R5 – Three and Four Unit Residential
<i>Location</i>	The southeast corner of the intersection at Harewood Road and Wakesiah Avenue.
<i>Total Combined Lot Area</i>	2,348.9 m ² (615 Wakesiah Avenue: 333m ²) (699 Wakesiah Avenue: 2,015m ²)

<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Areas- 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; Harewood Neighbourhood Plan – Urban Design Framework & Guidelines

Site Context

The subject properties are located directly across from Colliery Dam Park to the west and the Department of National Defence lands to the northwest. Vancouver Island University is located one block to the north and University Village Mall is approximately 700m to the northwest. The nearest bus stop is located 250m to the north on Fifth Street.

Single Dwelling Residential (R1) lots border the subject properties to the south and west with some townhouses and duplexes located nearby. The house on the adjacent lot to the south at 624 Wakesiah Avenue is included on the City of Nanaimo’s heritage register.

Two houses are located on 699 Harewood Road, and 615 Harewood Road is a narrow undersized parcel that is currently vacant. The properties are located on a laneway, which provides site access. A number of mature trees are located within the lots and within the adjacent City road right-of-way.

DISCUSSION

Proposed Development

The proposed development is two fourplexes, with one on each of the two subject properties. A boundary adjustment is proposed to facilitate development on each lot, and will be required as a condition of development permit approval. Shared parking, access, and amenities will also be secured through the development permit.

Site Design

Each fourplex is located in close proximity to the road frontages and incorporates a strong street presence with individual unit patios and entrances from the street. Additional onsite walkways and a common greenspace are proposed between the two buildings at the corner of Wakesiah Avenue and Harewood Road, and a shared structure to accommodate bicycle and waste disposal bin storage is proposed to be located nearby. Site parking is accessible from the laneway at the rear of the site.

Building Design

Each building contains four two-storey townhouses, with each unit having three bedrooms. The front of each unit features a small balcony, a ground-level patio, and a slightly stepped back entrance. The rear of each unit features a porch and a back door with connections to the onsite walkways.

Landscape Design

The landscape plan features a common amenity space with an arbor entry, seating, and bollard lighting. The landscape plan features retention of one existing Douglas fir tree, two raingardens, and a planting mix of native and drought-tolerant species.

Design Advisory Panel Recommendations

At its meeting held on on 2018-NOV-08, the Design Advisory Panel (DAP) accepted DP001115 as presented and provided the following recommendations:

- Look at ways to break the massing of Buildings A and B by adding windows to the upper portion of the walls facing the park area;
- Suggest that the tree protection area be maintained;
- Consider ways to bring Colliery Dam Park details into the overall design of the development;
- Consider opening up parking areas to avoid sharp corners;
- Reconsider use of Heavenly Bamboo in the planting material;
- Consider ways to improve the pedestrian connection to Colliery Dam trailway.

The applicant has made alterations to the building and landscape design plans to address the Design Panel's recommendations.

Proposed Variances

Building Height

The maximum permitted building height applicable to this development is 8m. A maximum height of 8.89m is proposed for Building A (a variance of 0.89m) and a maximum height of 0.84m is proposed for Building B (a variance of 0.84m).

Each unit in Building A and Building B steps down slightly with the slope of the site, which increases the overall height of the buildings. The variance is only necessary for the pitched portions of the shed roofs, which add architectural interest.

Rear Yard Setback

The minimum rear yard setback is 1.5 metres. A rear yard setback of 1.2m is proposed for Lot A; a variance of 0.3m.

This setback is proposed to accommodate a shared structure used to store bicycles and curbside waste disposal bins centrally located between the two buildings.

Required Parking

The required parking for Lot A is 8 spaces. The applicant proposes 4 spaces; a variance of 4 spaces.

Three of the required spaces will be provided within Lot B as small car spaces, for a total of 7 parking spaces allocated to Lot A. Functionally, the shared parking arrangement will support a unified site design across the two properties.

It should be noted that the total parking space requirement for this development is 16 spaces across the two lots, and a total of 15 are proposed. This application was received when the former parking bylaw was still in place and as such, the original parking plan was designed to comply with the former parking requirement of 12 spaces across the two lots. To accommodate the new “Off-Street Parking Regulations Bylaw 2018 No. 7266”, the applicants have reconfigured the site plan to maximize parking within the development while maintaining adequate space for outdoor amenities and stormwater management.

The applicant considered reducing the number of bedrooms per unit to reduce the parking requirement; however, this would limit the development’s ability to provide family-oriented housing, which is a known community need in this area.

In addition, on-street parking is available on both Harewood Road and Wakesiah Avenue.

Small Car Parking

The maximum permitted amount of small car parking spaces is 40% of all required parking spaces. 50% of the required parking spaces for Lot B are proposed to be small car parking spaces; a variance of 10%.

To accommodate 8 parking spaces for Lot B without compromising the proposed rain garden, an additional small car parking space is proposed for Lot B. The requested variance is for 50% small car parking spaces for Lot B. A total of 43.8% of the total required parking for the two lots is proposed as small car spaces.

Staff recommend approval of the development permit application and variances.

See Attachment for more information.

SUMMARY POINTS

- A development permit application has been received to allow construction of two fourplexes at 699 and 615 Harewood Road.
- A boundary adjustment will be needed to support the proposed development.
- The proposed variances are requested to support a unified site design across the two subject properties

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Streetscapes
ATTACHMENT G: Aerial Photo |

Submitted by:

L. Rowett
Manager, Current Planning |

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 – to increase the maximum allowable building height from 8m to:
i. 8.89m (Building A)
ii. 8.84m (Building B)*
2. *Section 7.5.1 – to reduce the minimum rear setback from 1.5m to 1.2m for proposed Lot A.*

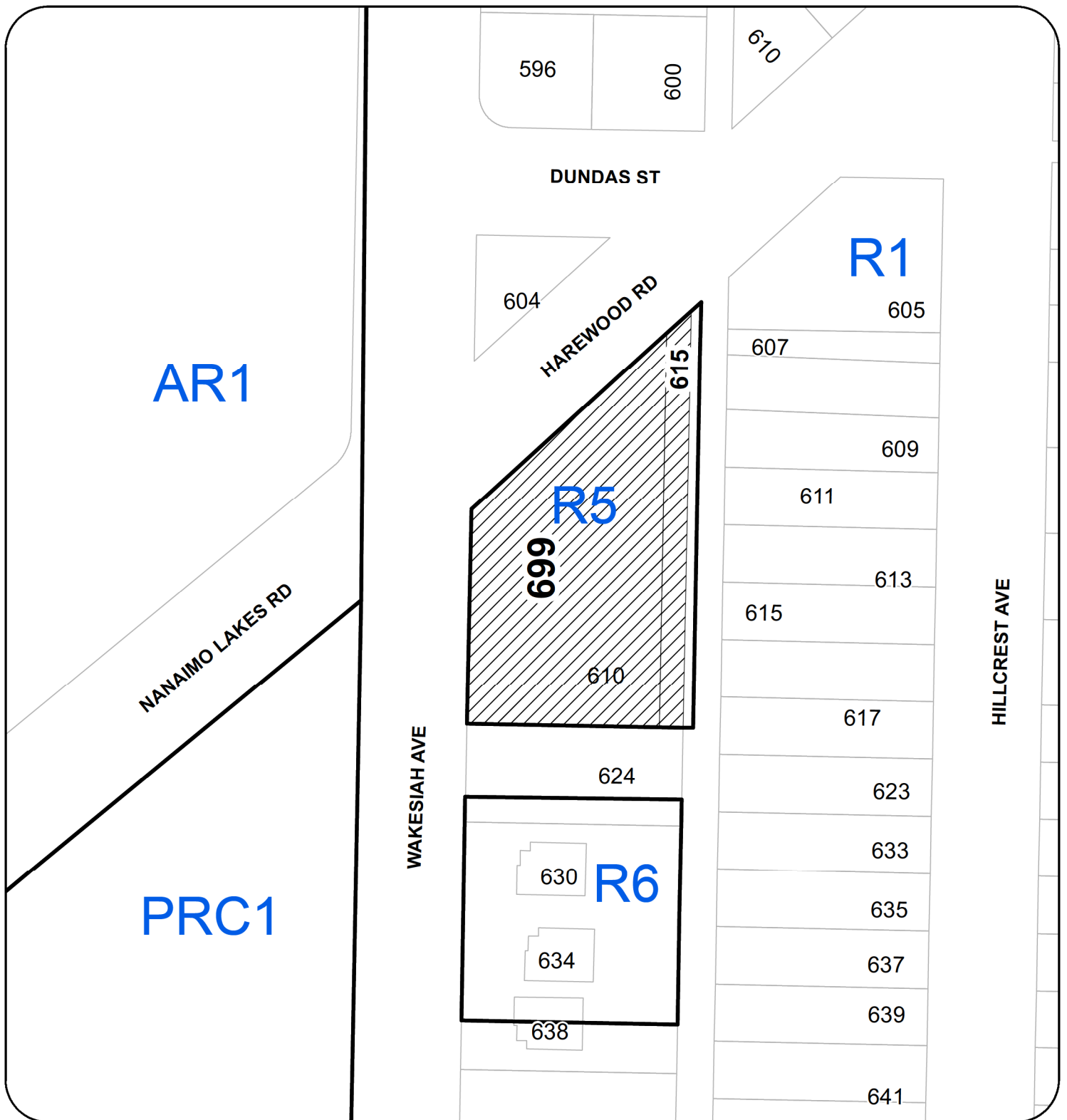
The City of Nanaimo “OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266” is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Requirements – to reduce the required number of parking spaces for Lot A from 8 spaces to 4 spaces.*
2. *Section 4.3 Small Car Spaces – to increase the permitted percentage of small car parking spaces for Lot B from 40% to 50%.*

CONDITIONS OF PERMIT

1. Prior to building permit issuance, a boundary adjustment between the subject properties is required in accordance with the Site Plan prepared by de Hoog & Kierulf Architects, dated 2019-FEB-28 as shown on Attachment C.
2. The subject properties are developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects, dated 2019-FEB-28 as shown on Attachment C.
3. The subject properties are developed in substantial compliance with the Building Elevations prepared by de Hoog & Kierulf Architects, dated 2019-FEB-28 as shown on Attachment D.
4. The subject properties are developed in substantial compliance with the Landscape Plan prepared by MacDonald Gray., dated 2019-FEB-27 as shown on Attachment E.
5. Prior to building occupancy, registration of a Section 219 covenant containing an easement to secure reciprocal access and parking between the subject properties.


ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001115

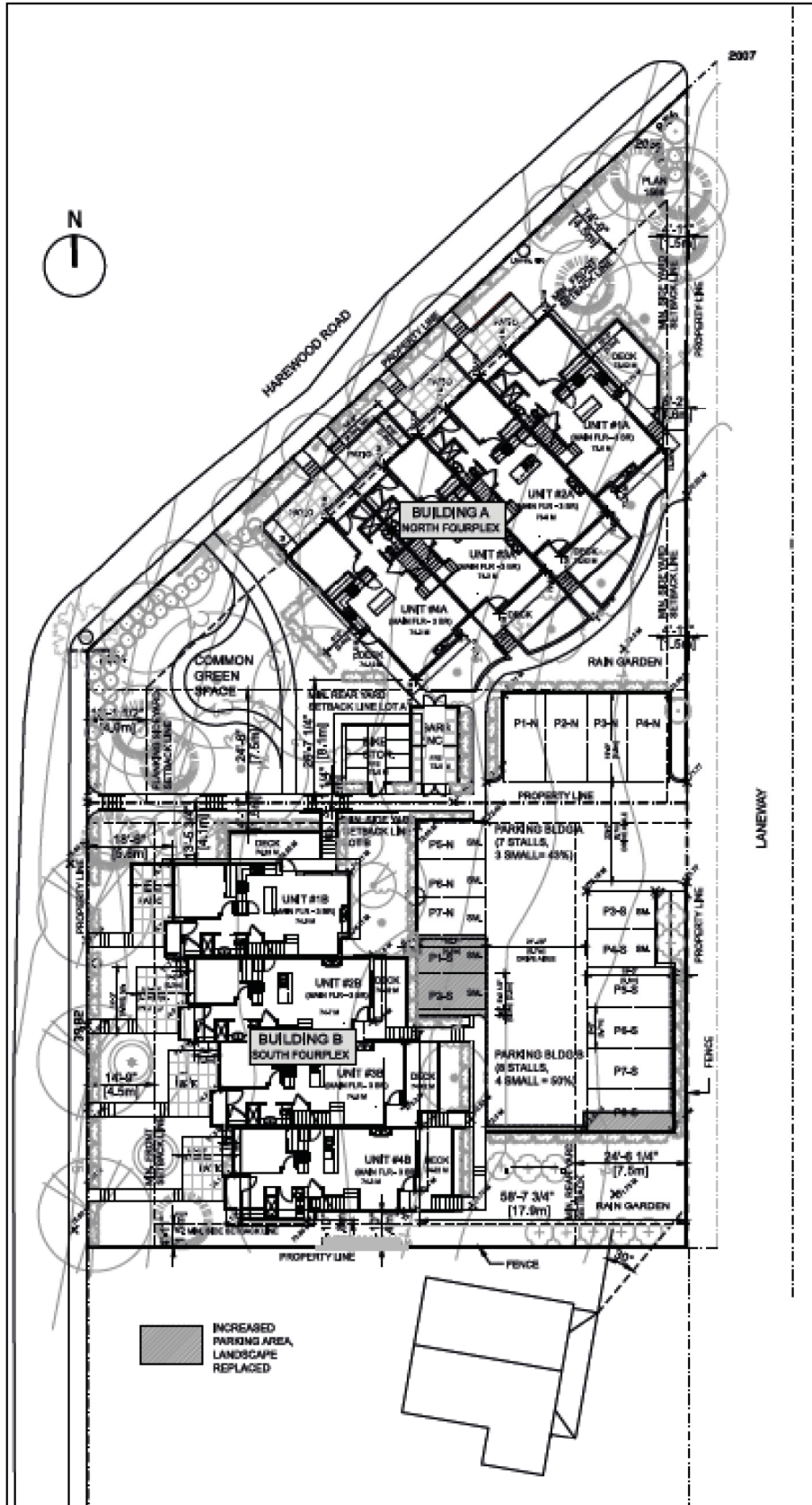
LOCATION PLAN



 Subject Property

Civic: 615 Harewood Road / 699 Harewood Road
Legal Description: LOT B PLAN 1566 EXCEPT PART IN PLAN EPP77798
AND SECTION 22 RANGE 5, PLAN 630 EXCEPT THOSE PARTS IN PLANS
1566 AND 1575 ALL IN SECTION 1 NANAIMO DISTRICT

ATTACHMENT C SITE PLAN



SITE PLAN: MAIN LEVEL
SCALE: 1/16" = 1'-0"

RECEIVED
DP 1116
2019-FEB-28
Current Planning

<p>REVISED FOR DP 28 FEBRUARY 2019 SUBMITTED FOR DP 07 SEPTEMBER 2018</p>	<p>615 + 699 HAREWOOD ROAD, NANAIMO, BC SITE PLAN</p>	<p>SK-3 1/16" = 1'-0"</p>	<p>de Hoog & Kleruff architects</p>
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ATTACHMENT D BUILDING ELEVATIONS



BUILDING A - WEST ELEVATION (NORTHWEST)
(FRONT FACING HAREWOOD ROAD)



BUILDING A - EAST (SOUTHEAST) ELEVATION
(REAR FACING RAIN GARDEN + PARKING)



BUILDING A - SOUTH ELEVATION
(SIDE FACING COMMON GREEN SPACE)



BUILDING A - NORTH ELEVATION (NORTHEAST)
(SIDE FACING GREEN SPACE TO NORTH)



- ① HARDE PLANK - PEARL GRAY
- ② HARDE PLANK - CHESTNUT BROWN
- ③ STUCCO FINISH, WHITE OR HARDEBOARD
- ④ COMB FACE WOOD FASCIA + BANDING, PTD. - 812 CLOVERDALE
- ⑤ COMB FACE WOOD DOOR + WINDOW TRIM, PTD. - 812 CLOVERDALE
- ⑥ COMB FACE CLAD POSTS + BEAMS, PTD. - 812 CLOVERDALE
- ⑦ 2-Ply SSS ROOFING - CHARCOAL GREY
- ⑧ GUARD RAIL WITH PRE-FINISHED METAL - CHARCOAL



- ⑨ VINYL WINDOWS - CHARCOAL EXTERIOR, WHITE INTERIOR
- ⑩ FIBREGLOSS DOOR W/ SIDE LITE - PTD. TO MATCH WINDOWS
- ⑪ FIBREGLOSS DOOR W/ FULL LITE - PTD. TO MATCH WINDOWS
- ⑫ METAL SPOFF - WOOD-GRAIN VALNUT OR BROWN TO MATCH CLADDING
- ⑬ 2-Ply SSS ROOFING - CHARCOAL GREY
- ⑭ WOOD SCREENS + TRELLISES - 811 CLOVERDALE

MATERIAL FINISHES

- FINISHES LEGEND**
- ① HARDE PLANK - PEARL GRAY
 - ② HARDE PLANK - CHESTNUT BROWN
 - ③ STUCCO FINISH, WHITE OR HARDEBOARD IN ARCTIC WHITE
 - ④ COMB FACE WOOD FASCIA + BANDING, PTD. - 812 CLOVERDALE
 - ⑤ COMB FACE WOOD DOOR + WINDOW TRIM, PTD. - 812 CLOVERDALE
 - ⑥ COMB FACE CLAD POSTS + BEAMS, PTD. - 812 CLOVERDALE
 - ⑦ VINYL WINDOWS - CHARCOAL EXTERIOR, WHITE INTERIOR
 - ⑧ GUARD RAIL WITH TEMPERED GLASS + PRE-FINISHED METAL - CHARCOAL
 - ⑨ GUARD RAIL WITH PRE-FINISHED METAL - CHARCOAL
 - ⑩ FIBREGLOSS DOOR W/ SIDE LITE - PTD. TO MATCH WINDOWS
 - ⑪ FIBREGLOSS DOOR W/ FULL LITE - PTD. TO MATCH WINDOWS
 - ⑫ VINYL SLIDING DOOR UNITS - CHARCOAL EXTERIOR, WHITE INTERIOR
 - ⑬ METAL SPOFF - WOOD-GRAIN VALNUT OR BROWN TO MATCH CLADDING
 - ⑭ 2-Ply SSS ROOFING - CHARCOAL GREY
 - ⑮ WOOD SCREENS + TRELLISES - 811 CLOVERDALE

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DP 1111
2019-MAR-05
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BUILDING B: WEST ELEVATION
(FRONT FACING WAKESHAH)



BUILDING B: EAST ELEVATION
(FACING PARKING)



BUILDING B: NORTH ELEVATION
(SIDE FACING COMMON GREEN SPACE)



BUILDING B: SOUTH ELEVATION
(SIDE FACING PROPERTY TO SOUTH)

RECEIVED
 DP1115
 2019-MAR-05
CITY OF NANAIMO

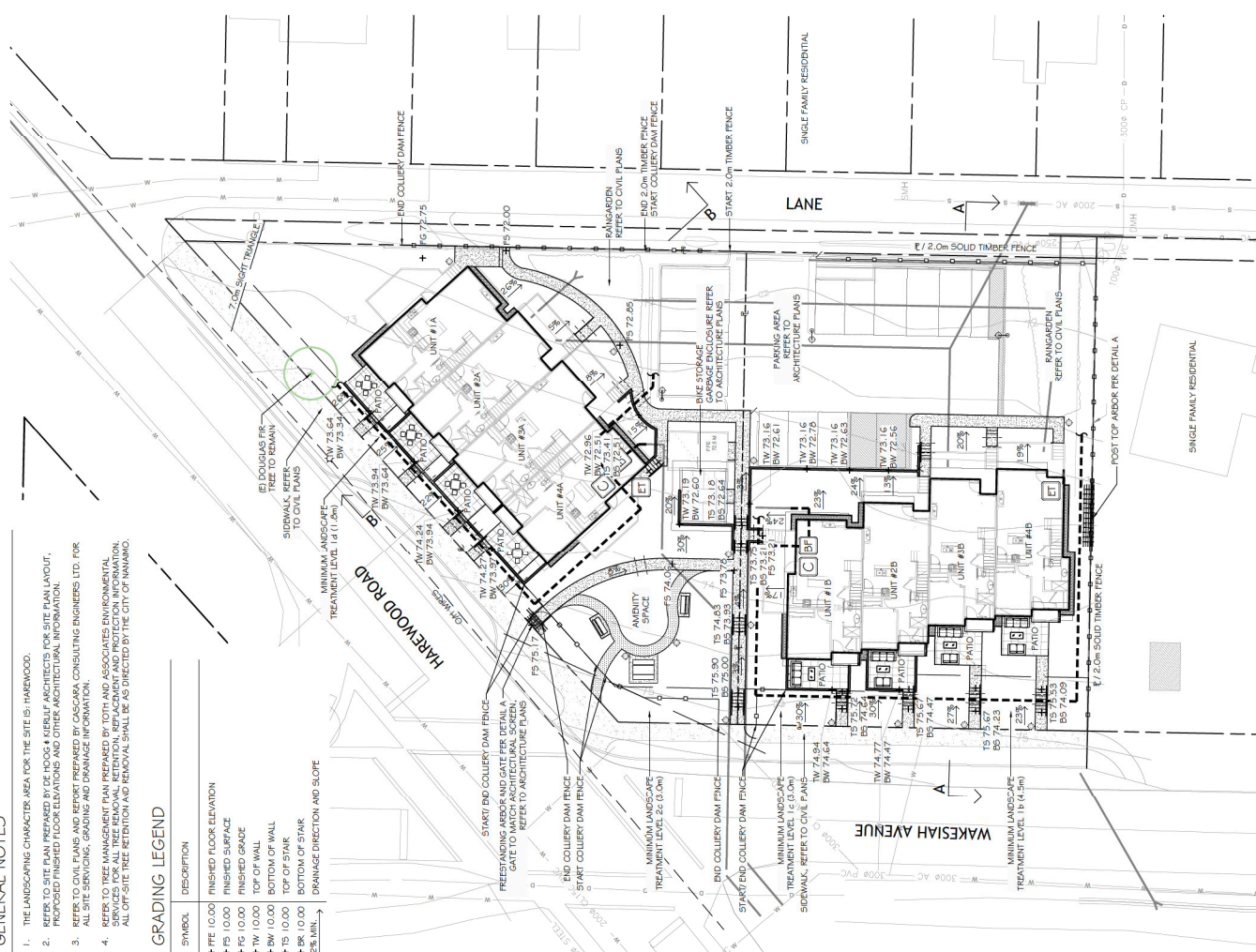
ATTACHMENT E LANDSCAPE PLAN AND DETAILS

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: HAREWOOD.
2. REFER TO SITE PLAN PROVIDED BY DE HOOGH KIRKBY ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. ALL SITE CIVIL WORK, INCLUDING BUT NOT LIMITED TO, SHALL BE IN ACCORDANCE WITH THE CITY OF NANAIMO, BC, AND THE BC LANDSCAPE ARCHITECT ACT AND REGULATIONS.
4. ALL SITE CIVIL WORK, INCLUDING BUT NOT LIMITED TO, SHALL BE IN ACCORDANCE WITH THE CITY OF NANAIMO, BC, AND THE BC LANDSCAPE ARCHITECT ACT AND REGULATIONS. ALL OFF-SITE TREE RETENTION AND REMOVAL SHALL BE AS DIRECTED BY THE CITY OF NANAIMO.

GRADING LEGEND

SYMBOL	DESCRIPTION
+	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE
FS	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
2.00%	DRAINAGE DIRECTION AND SLOPE



ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
PL	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	2.0m TIMBER FENCE / COLLIERY DAM FENCE. REFER TO DETAILS A & B
---	CONCRETE RETAINING WALL, SACK FINISH
---	BROOM FINISH CONCRETE PAVING, STAIRS AND HANDRAIL
---	BROOM FINISH CONCRETE PATIOS WITH 600mm SCORE PATTERN
---	GRAVEL PATH: 13mm (1/2") MINUS COMPACTED BLUE CHIP AND TIMBER EDGE LEAVE STRIP, 0.45m WIDTH OF 50mm (2") MINUS, WASHED RIVER ROCK OVER LANDSCAPE FABRIC AND TIMBER EDGE
---	POST TOP ANBOR. REFER TO DETAIL A
---	PRESTANDING ANBOR AND GATE. REFER TO DETAIL A
---	SWATCH SURFACE MOUNTED ON BROOM FINISH CONCRETE PAD; QTY: 2
---	MANUFACTURER: WISHBONE SITE FURNISHINGS
---	STYLE: PARKER PONTICABLE
---	SLAT COLOUR: HARBOUR GREY
---	FRAME COLOUR: OIL RUB TEXTURED BRONZE
---	PICNIC TABLE, SURFACE MOUNTED ON BROOM FINISH CONCRETE PAD; QTY: 1
---	MANUFACTURER: WISHBONE SITE FURNISHINGS
---	STYLE: PARKER PONTICABLE
---	SLAT COLOUR: HARBOUR GREY
---	FRAME COLOUR: OIL RUB TEXTURED BRONZE
---	LED BOLLARD LIGHTING;
---	QTY: 14
---	STYLE: SLOUETTE
---	MANUFACTURER: KING LUMINAIRE (OR EQUAL)
---	MODEL: K-L-3-3
---	COLOUR: BROWN METAL
---	PARKING LOT LIGHTING (FULL CUT OFF, LED FLAT LENS);
---	MANUFACTURER: KING LUMINAIRE (OR EQUAL)
---	STYLE: PAVANE
---	MANUFACTURER: KING LUMINAIRE WITH SINGLE ARM ON 5.2m (17') POLE
---	STYLE: PAVANE
---	MANUFACTURER: KING LUMINAIRE WITH SINGLE ARM ON 5.2m (17') POLE
---	COLOUR: BROWN METAL
---	FINAL PARKING LOT LIGHTING AND BOLLARD MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	HUNTER	TBD	(2) AUTOMATIC IRRIGATION CONTROLLERS IN WATER ROOMS OF BUILDINGS, SIGHT LOCATION TO BE DETERMINED BY MECHANICAL
ET	HUNTER	WISS-SEN	(2) WIRELESS SQUARE SENSORS ON SOUTH-FACING EAVES
PF	BY MECHANICAL	BY MECHANICAL	(2) 35mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLY, EXACT LOCATION TO BE DETERMINED BY MECHANICAL
---		SCHEDULE 40	(2) 35mm (1.5") PVC MAINLINES
---		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. THICKNESS: 100mm (4")
---			LATERALS ONLY: 75mm (3")
---			CONTROL WIRE: 50mm (2")
---			BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE

IRRIGATION NOTES

1. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN IRRIGATION LANDSCAPE ASSOCIATION (CIILA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
3. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ON ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
4. ALL TRUNK UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm (24"). ALL TRUNK UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
5. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

RECEIVED
DP 1115
2019-FEB-28
CITY OF NANAIMO

LANDSCAPE ARCHITECTURE
SITE PLAN
February 22, 2019

Project Number: 18-0204
Scale: 1:200 metric
Checked: MS
Drawn: CM
Date: February 22, 2019

DRAWING NUMBER: L1 of 4

#	DATE	NOTES
1	2019/FEB/28	TP REVIEW & CORRECT
2	27/FEB/2019	ISSUED FOR PER

macdonald gray
814 Skene Street, Nanaimo, BC V9P 1S1
TEL: (250) 248-3099 FAX: 1-800-461-8888
www.macdonaldgray.ca

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615 & 699 Harewood Road
1035137 BC Ltd.
Nanaimo, BC

macdonald gray
814 Sherwood Drive, Parkville, BC, V0P 1S1
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615 & 699 Harewood Road
1035137 BC Ltd.
Nanaimo, BC

PLANTING PLAN
February 22, 2019
Date: February 22, 2019
Drawn: CM
Checked: MG
Project Number: 18-0204
Scale: 1:200 metric
L2 of 4
DRAWING NUMBER:

#	DATE	NOTES
1	2019/02/20	Revised for DP
2	2019/02/27	Revised for DP



PLANTING PLAN

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ACER GINONATUM VINE MAPLE	#5 POT	SEE PLAN	10	NATIVE SPECIES
	ERICIS CANADENSIS FOREST FANSY FOREST FANSY LACTIN REDBUD	6cm CAL	1.0m O.C.	3	NATIVE CANADIAN CULTIVAR
	CORULUS CORNUTA BEAKED HAZELNUT	6cm CAL	2.0m O.C.	13	NATIVE SPECIES, (1) REPLACEMENT TREE
	FAGUS SYLVATICA 'DAWKOCK' GOLD COLUMBARK-GOLDEN BEECH	5cm CAL	SEE PLAN	7	DROUGHT TOLERANT
	GLIEDERA TRIACANTOS VAR. INENSIS SIMOLE SHURBUBIST HONEY LOCUST	5cm CAL	SEE PLAN	3	DROUGHT TOLERANT
	MAULUS 'GOLDEN RAINBOWS' CRABAPPLE GOLDEN RAINBOWS CRABAPPLE	6cm CAL	6.0m O.C.	6	NATIVE CULTIVAR, STREET TREE UNDER NEAR OVERHEAD WIRES
	PSUDOTSUGA MENZIESI DOUGLAS FIR	2.0m	SEE PLAN	9	NATIVE SPECIES, REPLACEMENT TREES
	TILIA CORDATA GREENSPRUE GREENSPRUE LINDBERGH	5cm CAL	SEE PLAN	2	DROUGHT TOLERANT
	BERBERIS THUNBERGII 'CONCORD' CONCORD JAPANESE BARBERRY	#2 POT	1.0m O.C.	84	DROUGHT TOLERANT
	CHRYSA TRINATA MEXICAN ORANGE	#1 POT	1.0m O.C.	28	DROUGHT TOLERANT
	COTINUS COCCINEA 'N. COCT.' GOLDEN SPIRIT SMOKE BUSH	#5 POT	SEE PLAN	6	DROUGHT TOLERANT
	ILEX CEMETARIA 'JAPANESE POLLY' JAPANESE POLLY	#1 POT	1.0m O.C.	24	DROUGHT TOLERANT, LOW HEDGE
	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAMARISK JUNIPER	#2 POT	1.0m O.C.	37	DROUGHT TOLERANT
	JUNIPERUS SCOPULORUM 'WICHTA BLUE' WICHTA BLUE JUNIPER	#5 POT	SEE PLAN	3	DROUGHT TOLERANT
	LOINCERA NITIDA 'LINDEN BEAUTY' LINDEN BEAUTY BOX HONEYSUCKLE	#1 POT	1.2m O.C.	49	DROUGHT TOLERANT
	MAHONIA AQUILIFORMIS OREGON GRAPE	#2 POT	1.0m O.C.	54	NATIVE SPECIES, DROUGHT TOLERANT
	POUSTYLIUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	51	NATIVE SPECIES
	FRAXINUS LAUROCARPUS 'OTTO LUYVEN' DWARF ENGLISH LAUREL	#2 POT	1.0m O.C.	16	DROUGHT TOLERANT, LOW HEDGE
	RHOODODENDRON 'SPF. MIX RED & WHITE' MIX RED & WHITE	#5 POT	SEE PLAN	22	DROUGHT TOLERANT
	THUJA PLICATA 'EXCELSA' EXCELSA RED CEDAR	1.5m	0.9m O.C.	42	NATIVE CULTIVAR, 1.5m HEDGE
	VIOLARIUM DAVIDII DAVIDS VIBURNUM	#1 POT	1.0m O.C.	45	DROUGHT TOLERANT
	GROUNDCOVER, VINDS & PERENNIALS	PLUG	0.6m O.C.	200	NATIVE SPECIES
	CAREX OBLONGIFOLIA DWARF SWAMP SEDGE	#1 POT	1 PER POST	3	VINE ON POST TOP ABOVE
	CLEMATIS MANJARIANA 'BLOSSER GLASS' BLOSSER GLASS	#1 POT	0.6m O.C.	130	NATIVE CULTIVAR
	CORNUS STOLONIFERA 'DWARF DOGWOOD' DWARF DOGWOOD	1.0m POT	0.45m O.C.	195	DROUGHT TOLERANT
	ELONIA ALBOVARIA 'HAREWOOD FRONTAGE' HAREWOOD FRONTAGE CRITER	#1 POT	0.5m O.C.	85	DROUGHT TOLERANT
	MAHONIA AQUIFORMIS 'GOLDEN JAPANESE FOREST' GOLDEN JAPANESE FOREST GRASS	#2 POT	0.6m O.C.	41	SHADE TOLERANT
	JUNO B. SPENSIS COMMON RUSH	PLUG	0.6m O.C.	150	NATIVE SPECIES
	MAHONIA AQUIFORMIS 'CASCADA' CASCADA OREGON GRAPE	1.0m POT	0.45m O.C.	95	NATIVE SPECIES
	PERNASTEMUM ALBERTI 'DWARF FOUNTAIN GRASS' DWARF FOUNTAIN GRASS	#2 POT	0.6m O.C.	113	DROUGHT TOLERANT
	LAWN	500	75m ²		

NOTE: DROUGHT TOLERANCE IS BASED ON SPECIES ONCE ESTABLISHED

RECEIVED
DP 1115
2019-FEB-28
COURTESY PLANTING

- PLANTING NOTES
- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
 - ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
 - SOIL DEPTHS:
SHRUBS - 450mm
LAWNS AND COVER PLANTINGS - 300mm
TREES - 300mm AROUND AND BELOW ROOTBALL
 - MULCH SHALL BE COMPOST PER SECTION 10. MULCHING OF THE BENTON DSUSA BC LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
 - PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BCNPA BCSLA STANDARDS FOR NURSERY STOCK.
 - ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
 - PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
 - ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
 - CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. VERIFY THE LOCATION OF ALL UTILITIES AND MARK THEM WITH FLAG. ANY PITS WHICH FULLY FLOOD WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER RAINING.
 - NO BRANCHES REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
 - ALL CALIPPER STOCK TREES SHALL BE 8" B IN WIRE BASKETS.



814 Sherwood Drive, Parksville, BC, V9P 1S1
 TEL: (250) 248-3099 FAX: macdonaldgray.com
 www.macdonaldgray.ca

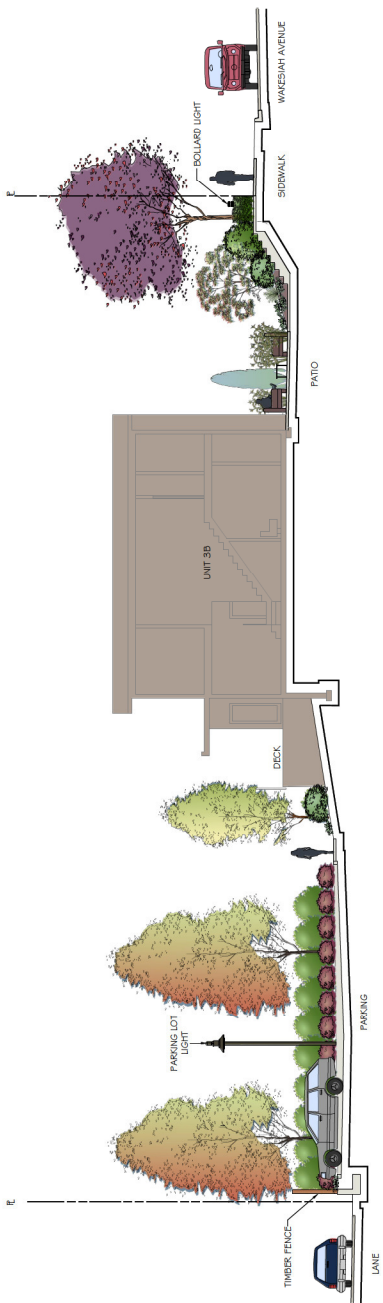
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DRAWING NUMBER: L3 of 4	
Project Number:	18-0204
Scale:	1:100 metric
Checked:	MG
Drawn:	CA
Date:	February 22, 2019

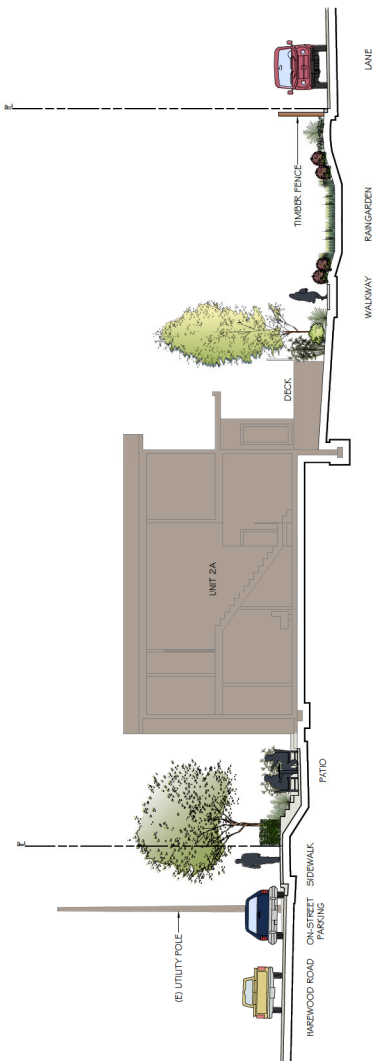
#	Date	NOTES
0	20/JUN/2018	IP Review & Coordination
1	06/SEP/2018	Issued for IP
2	27/FEB/2019	Revised for IP

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 CHERYL PIERRE



Section A-A
 1:100 metric

Section/ Elevation



Section B-B
 1:100 metric

Section/ Elevation

macdonald gray
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DETAILS

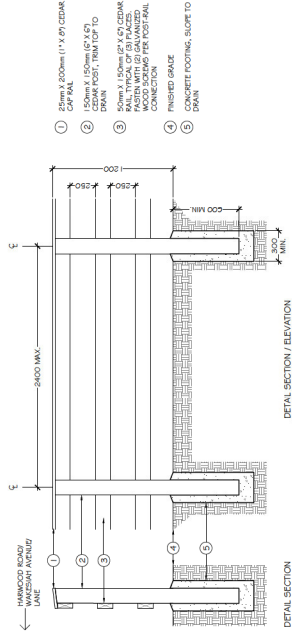
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 Checked: HG
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1	06/FEB/2018	Issued for IP
2	27/FEB/2019	Revised for IP

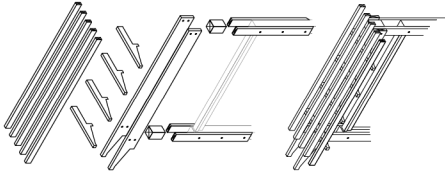
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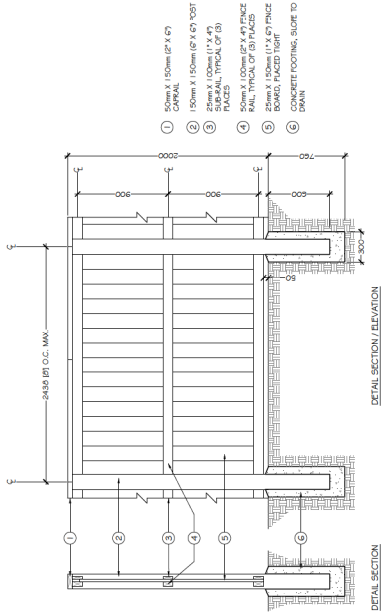
COLLIERY DAM INSPIRATION



B Colliery Dam Fence
 Section Elevation
 1:25 metric



1:25 metric As Noted



A 2.0m Fence, Post Top & Freestanding Arbor
 Section Elevation/ Isometric
 1:25 metric As Noted

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 COURTNEY PATRICKS

ATTACHMENT F STREETSCAPES



STREETSCAPE ALONG HAREWOOD ROAD



STREETSCAPE ALONG WAKESIAH AVENUE

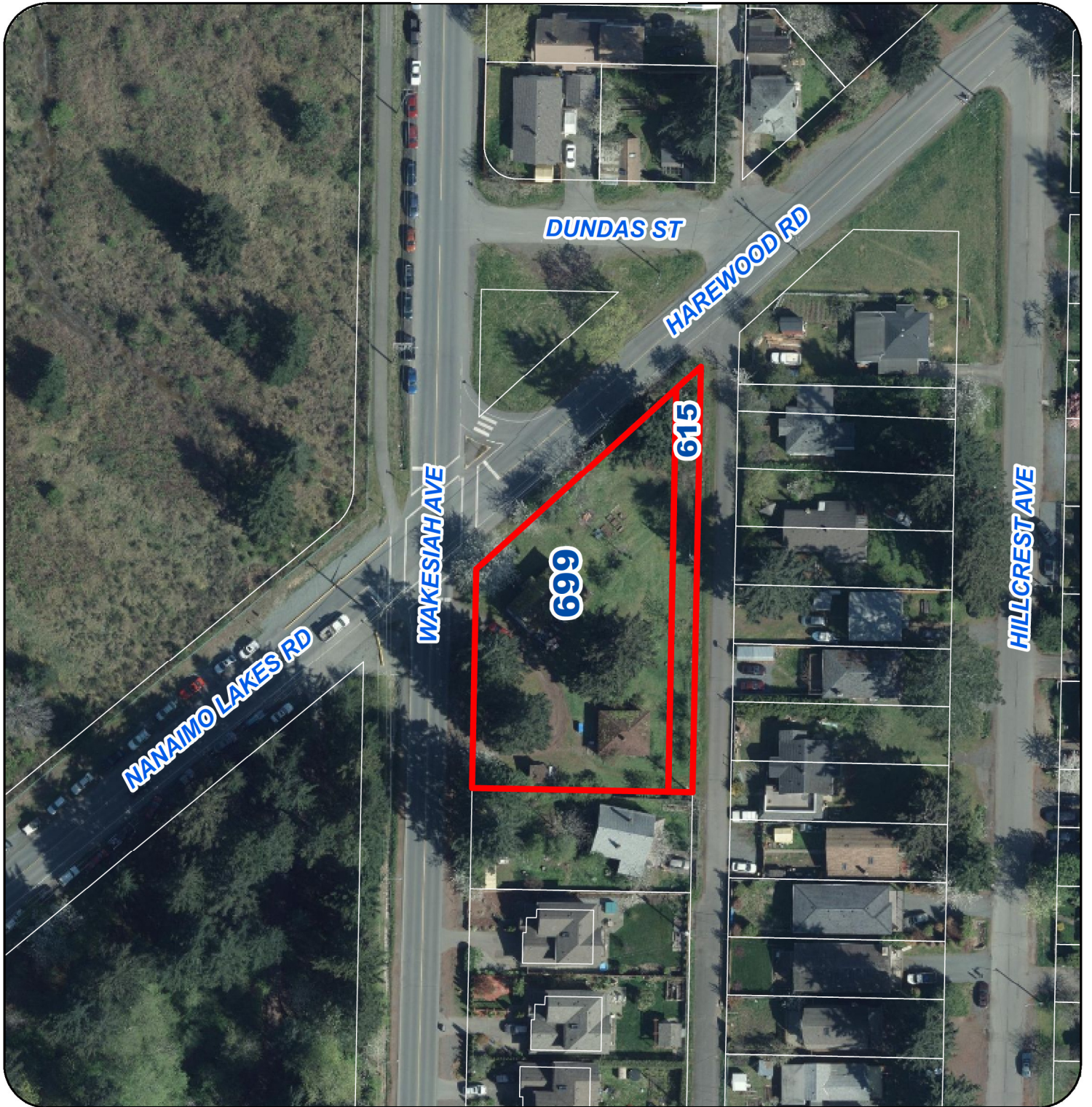


STREETSCAPE ALONG LANEWAY



SITE PLAN

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001115