

DATE OF MEETING June 17, 2019

AUTHORED BY MADELEINE KOCH, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1118 –  
6010 HAMMOND BAY ROAD**

## OVERVIEW

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a 53-unit multi-family development at 6010 Hammond Bay Road.

### **Recommendation**

That Council issue Development Permit No. DP1118 at 6010 Hammond Bay Road with the following variances:

- increase the maximum front yard setback from 6m to 22.05m on the north property line; and
- increase the maximum front yard setback from 6m to 10.06m on the south property line.

## BACKGROUND

A development permit application, DP1118, was received from Murdoch + Company Architecture + Planning Ltd., on behalf of 6010 Hammond Bay Road Holdings Ltd., to permit the development of a four-storey, 53-unit multi-family apartment building with underground parking.

### **Subject Property**

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is located at the corner of Hammond Bay and Brickyard Roads.
<i>Total Area</i>	4,083.5m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Residential Corridor
<i>Relevant Design Guidelines</i>	General Development Area Design Guidelines

The subject property is located at the northwest corner of Hammond Bay Road and Brickyard Road, with Clayburn Place bordering the rear of the property. The lots to the north, south, and east are residentially zoned and contain duplexes and single detached dwellings. The properties to the west are also zoned COR1 and have potential to redevelop.

Currently, the subject property contains a single family dwelling and a large accessory building. The lot slopes down from Hammond Bay Road towards Clayburn Place, with a number of

mature Douglas fir trees growing around the perimeter of the property. Clayburn Place is currently a narrow street that allows pedestrian access to the adjacent neighbourhoods.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a four-storey, 53-unit multi-family condominium building with underground parking. The units range in size from 70.2m<sup>2</sup> to 87.7m<sup>2</sup> in area, and feature a mix of one- and two-bedroom units.

The proposed building has a gross floor area of approximately 5,081m<sup>2</sup> and a Floor Area Ratio (FAR) of 1.24, which complies with the permitted density where underground parking is provided. The proposed unit density is 77 units/ha, which is within the density range of 50-150 units/ha envisioned for the 'Corridor' land-use designation in the Official Community Plan (OCP).

### *Site Design*

The proposed building footprint is oriented north-south and vehicle access to the underground parking building is from Clayburn Place. Four visitor parking spaces are proposed at grade at the parkade entry. An additional 86 parking spaces, including 9 electric vehicle (EV) parking spaces, long-term bike parking, and refuse/recycling facilities are provided underground. On-street parking will also be available on Clayburn Place.

Pedestrian connectivity between Hammond Bay Road and Clayburn Place is accommodated onsite via a private walkway along the west side of the building. The applicant also proposes to voluntarily provide road dedication to allow buildout of the road cross-section for Hammond Bay Road and Clayburn Place.

### *Building Design*

The proposed building is four storeys, and is configured in a C-shape with a central courtyard mid-point on the east elevation. The main building entrance is on the west side accessed from a prominent arbour-covered walkway from Hammond Bay Road. Each unit features a private deck, with the street-level units having individual entrances and patio spaces off the Hammond Bay Road sidewalk.

The building is well articulated with a strong street presence, and the upper floor of the building is stepped back in the northeast and southeast corners to provide a three-storey interface with existing adjacent duplexes. The central courtyard on the east elevation provides additional separation from adjacent residences. Rooftop decks and green roof areas cover the majority of the building footprint.

The building design features significant articulation and glazing. The unit balconies are constructed with aluminum guardrails and glass infill. Hardie board and cedar batten siding, metal fascia, and glulam posts and beams are proposed for the building façade. The proposed development meets the intent of the General Development Permit Area Design Guidelines.



### *Landscape Design*

The proposed landscape plan features a perimeter of trees around the building, a walkway covered by arbour trellises along the west elevation connecting Hammond Bay Road to Clayburn Place, Allan block planters at the front and rear of the building, and two common seating areas on roof terraces. The planting scheme includes a mix of native and non-native trees, shrubs, perennials, and grasses.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2018-NOV-22, accepted DP1118 as presented and provided the following recommendations:

- Consider providing screening should rooftop units be included in the design.
- Consider providing gates for the units fronting Hammond Bay Road.
- Consider adding some sort of framework or element to rooftop patios for future use.
- Look at ways to enhance the west edge walkway in order to be more inviting and user friendly for the general public.
- Consider ways to improve the transition from the southwest side of the building (from Hammond Bay Road to Clayburn Place) and follow the natural lay of the land.
- Look at ways to screen the concrete face on the parkade side with either landscaping or stone façade.
- If any additional room can be gained on the east side it should be accommodated for.

The applicant has adequately addressed the DAP recommendations.

The proposed walkway on the west side of the building will be for private use only. Staff reviewed the opportunity for a public pathway through the site and determined this was not a desirable location for this connection. Consideration of a public walkway will be included in future development of the properties to the west.

### **Community Consultation**

The application was referred to the Dover Community Association. They confirmed they do not have any concerns with the proposed development.

### **Proposed Variances**

#### *Front Yard Setback*

The applicant proposes to vary the maximum front yard setback from 6m to 22.05m from the north property line (Clayburn Place), and from 6m to 10.06m from the south property line (Hammond Bay Road). Note the setbacks are measured from the existing property lines; following road dedication the setbacks will be 13.8m and 7.62m respectively.

The COR1 zone has a minimum and maximum front lot line setback of 3.5m and 6m in order to enhance building street presence. As the subject property is a “through lot” (abutting two parallel streets), both the Hammond Bay Road and Clayburn Place frontages are considered front lot lines and are subject to the 6m maximum front lot line setback.

The proposed building and landscape designs include elements such as street-level patios, stepped architectural form, street-facing shared seating areas, and pedestrian-scale landscape features, each of which contribute to the building's street presence.

On the Hammond Bay Road frontage, landscape planters and patio space for each unit are located closer to the street than the building face in order to provide a transition from the sidewalk to the building and enhance the pedestrian realm in front of the building. The additional setback also provides adequate space for existing and proposed utilities in front of the building.

On the Clayburn Place frontage, the additional setback accommodates terraced landscaped walls, walkway access stairs, parkade entry, outdoor patios, and seating areas. The stepped form provides a better transition than if the building were placed closer to the street.

Staff support the proposed variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1118 is for a 53-unit multi-family development with underground parking at 6010 Hammond Bay Road.
- Variances are requested to increase the maximum front yard setbacks along the north and south property lines.
- The proposed development meets the intent of the City's General Development Permit Area Design Guidelines and Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Parking Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Proposed Streetscapes  
ATTACHMENT G: Building Renderings  
ATTACHMENT H: Landscape Plan  
ATTACHMENT I: 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**

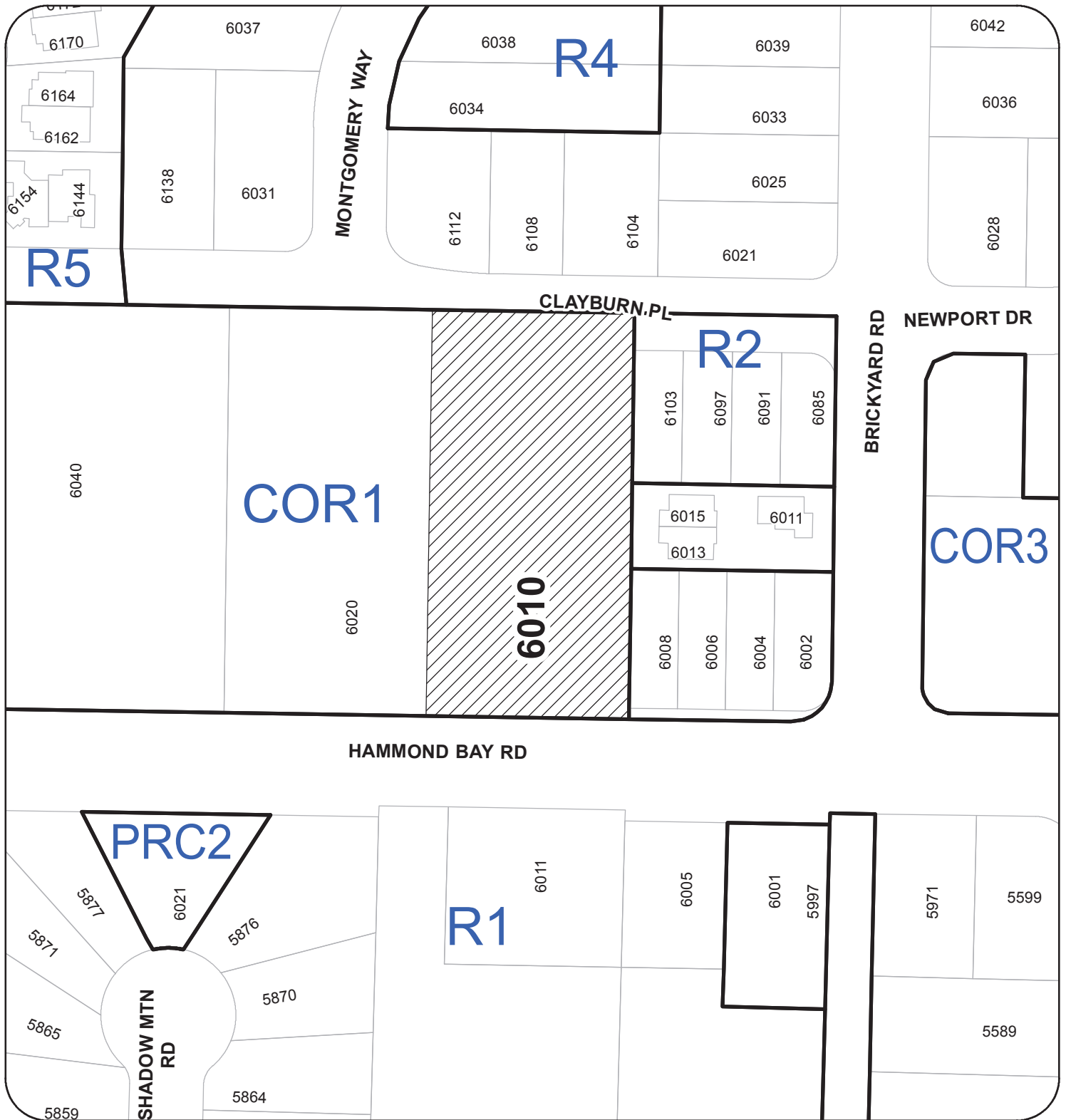
The “City of Nanaimo ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to increase the maximum allowable front yard setback for a principal building from 6m to:
  - a) 22.05m on the north property line fronting Clayburn Place; and,
  - b) 10.06m on the south property line fronting Hammond Bay Road.

### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-MAY-28 as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Parking Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-JUN-03 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Building Elevations prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-MAY-30 as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-APR-25 as shown on Attachment H.
5. Prior to issuance of a building permit, the applicant must register a plan of road dedication as shown on the Site Plan (Attachment C) which includes 2.44m from Hammond Bay Road and 8.25m from Clayburn Place.

**ATTACHMENT B  
LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001118**

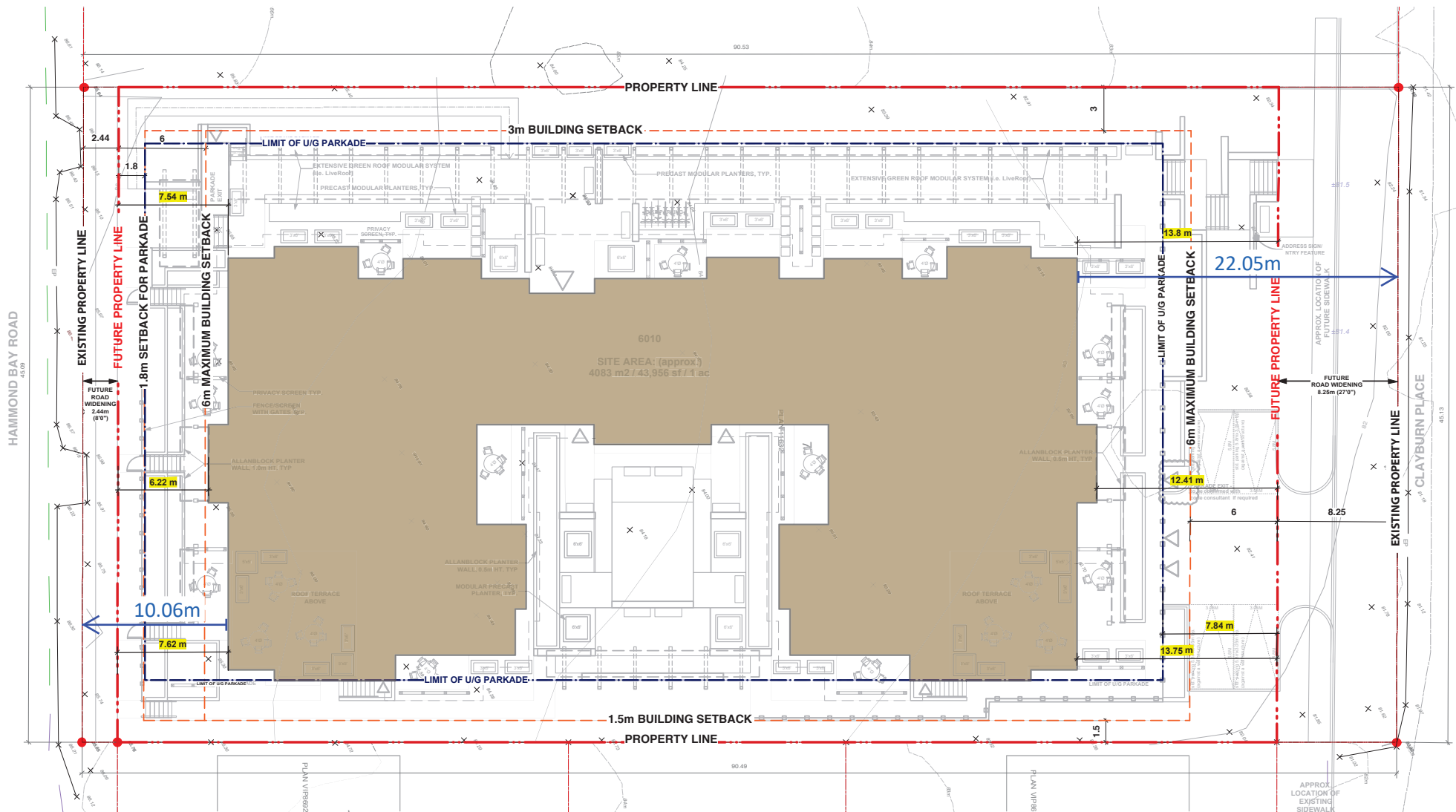
**LOCATION PLAN**

Civic: 6010 HAMMOND BAY ROAD  
 Legal: LOT 7, DISTRICT LOT 25G  
 WELLINGTON DISTRICT, PLAN 11632



**Subject Property**

# ATTACHMENT C SITE PLAN



NOTE: ELEVATIONS ARE IN METRES

## SK- 1B: SETBACKS

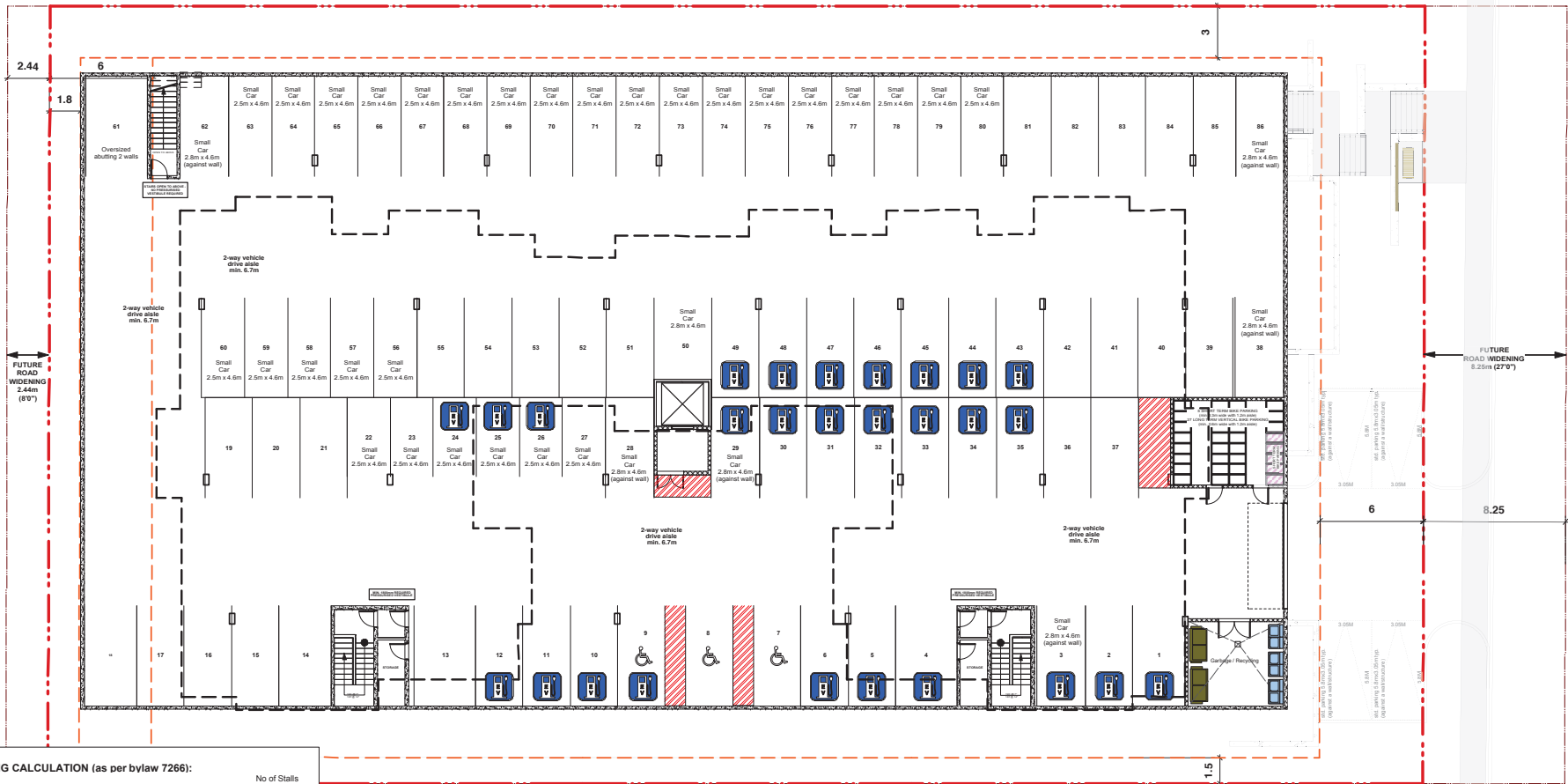
DP Application No. DP001118  
MAY 28, 2019 - REVISED

Hammond Bay Residences  
6010 Hammond Bay Road, Nanaimo, BC



MURDOCH COMPANY  
ARCHITECTURE + PLANNING LTD.  
#106 - 4319 Main St.  
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e-mail murdoch@slus.net

# ATTACHMENT D PARKING PLAN



**PARKING CALCULATION (as per bylaw 7266):**

REQUIRED:	53 UNITS	No of Stalls
1.45 spaces per one-bedroom dwelling unit	(15 units)	21.75
1.8 spaces per two-bedroom dwelling unit	(38 units)	68.40
Total number of parking stalls required (round down from 0.5)		90.15
1 of every 22 required spaces required for visitors (round down)		4.09
accessible stalls required		3
Std. Parking Stall: 2.75m x 5.8m (90")		
Small car: 2.5m x 4.6m		
Accessible stall: 3.7m x 5.6m OR 2.75m x 5.6m WITH 1.2m strip for access		
Stall abuts wall add 0.3m, stall abuts door add 0.8m		
<b>PARKING PROVIDED</b>	<b>90 SPACES TOTAL</b>	
	<b>86 SPACES UNDERGROUND, 4 SPACES SURFACE</b>	

**4** visitor parking (surface, see site plan)  
**3** accessible parking spaces  
**19** EV parking spaces with shared access to Level 2 charging receptacles  
**86** spaces wired for future Level charge receptacles (total 27)  
**86** spaces underground, 4 spaces **TOTAL PARKING PROVIDED 90 CARS**

## SK- 1D: Parking

DP Application No. DP001118  
 JUNE 3, 2019

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 2019-JUN-03

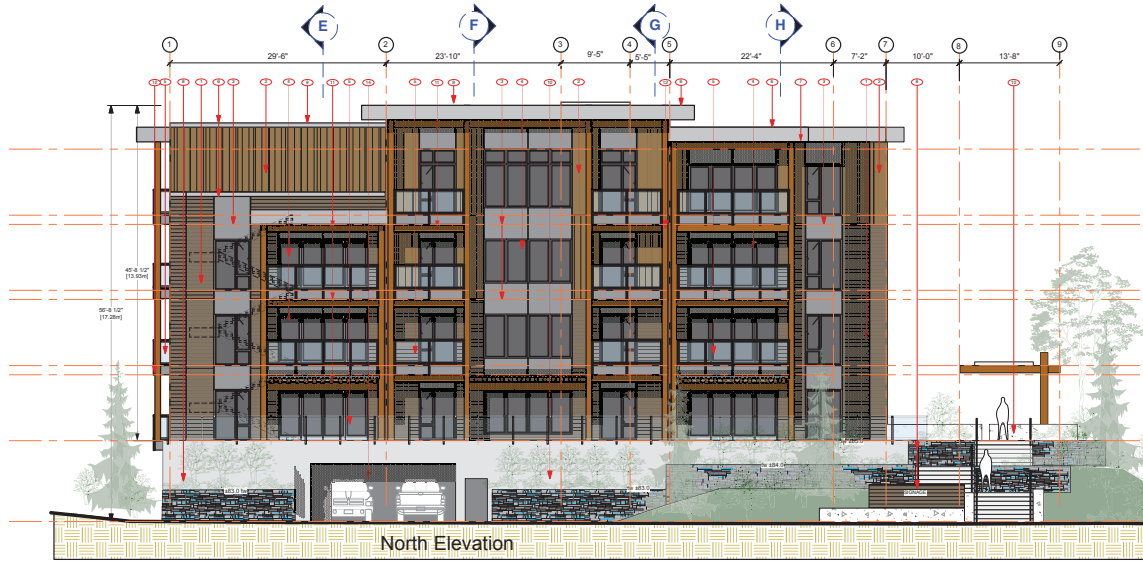
Current Planning

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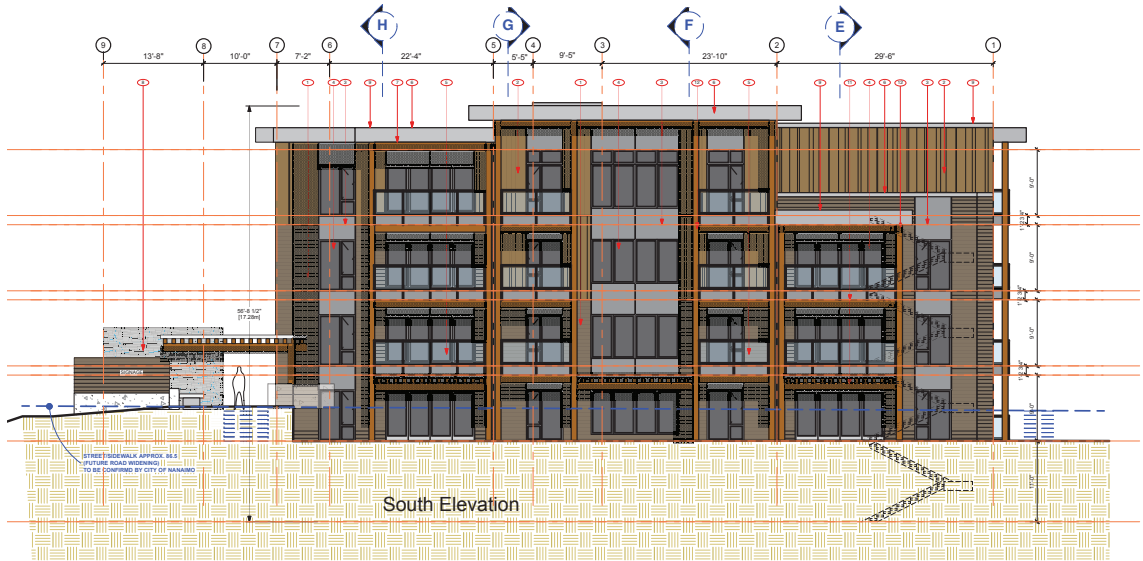


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# ATTACHMENT E BUILDING ELEVATIONS



North Elevation  
Clayburn Place Frontage



South Elevation  
Hammond Bay Road Frontage

**EXTERIOR FINISHES LEGEND**  
TO BE READ IN CONJUNCTION WITH DETAILS

- ① HORIZONTAL HARDIE LAP SIDING, DARK COLOUR
- ② VERTICAL HARDIEBOARD & CEDAR BATTEN SIDING
- ③ HARDIE PANEL - GREY COLOUR
- ④ VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS INSULATED FIBREGLASS & METAL EXTERIOR DOORS
- ⑤ CLEAR GLASS GUARD RAIL
- ⑥ 22 GAUGE PRE-FINISHED METAL FASCIA
- ⑦ HARDIE SOFFITING
- ⑧ BASALT STONE, ROUGH EDGE, w/ CONCRETE CAP
- ⑨ SBS TORCH-ON ROOFING MEMBRANE
- ⑩ PAPER FACE CONCRETE FINISH
- ⑪ GLULAM BEAMS STAINED
- ⑫ POSTS - STAINED TO MATCH GLULAMS
- ⑬ PRE-STAINED & PRE-DRILLED 2" VERTICAL CEDAR SCREENS AT STAIRWELLS WITH 2.5" GAP, STAINED TO MATCH GLULAMS
- ⑭ METAL GARAGE ROLLER DOOR

No.	Revision	Date	No.	Revision	Date
	DEVELOPMENT PERMIT	21 SEPT 2018			
	DESIGN PANEL	22 NOV 2018			
	PROGRESS SET	31 JAN 2019			
	PROGRESS SET	31 MAY 2019			



Building Elevations  
**Hammond Bay Residences**  
6010 Hammond Bay Road, Nanaimo, BC

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			17.19	A-3.1

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East Elevation



West Elevation

REFER TO A3.1 FOR EXTERIOR FINISHES SCHEDULE

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	DEVELOPMENT PERMIT	21 SEPT 2018			
	DESIGN PANEL	22 NOV 2018			
	PROGRESS SET	31 JAN 2019			
	PROGRESS SET	31 MAY 2019			



# Building Elevations

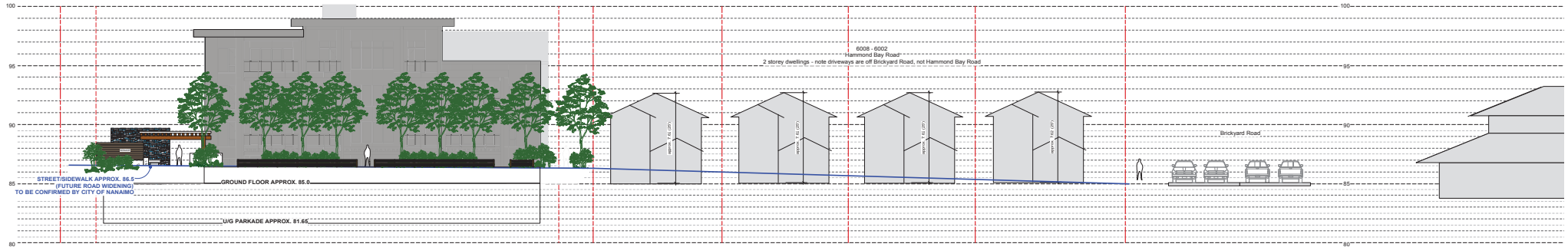
## Hammond Bay Residences

6010 Hammond Bay Road, Nanaimo, BC

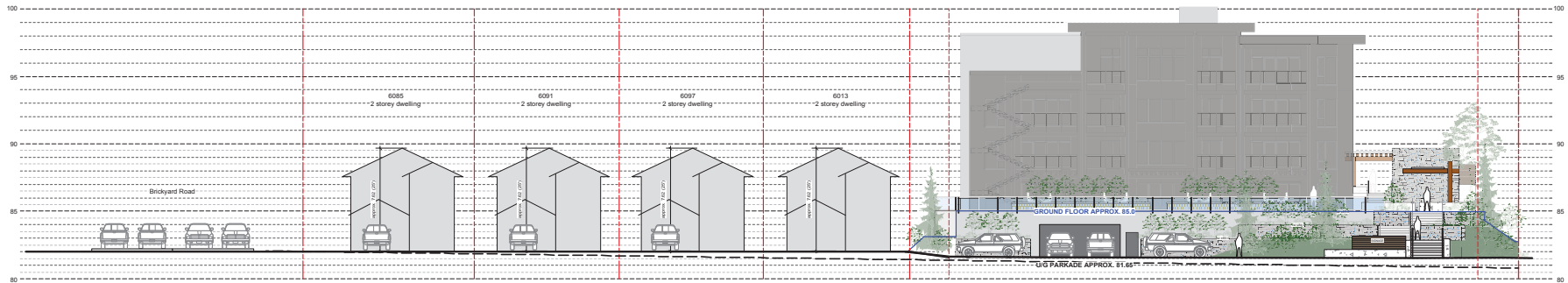
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# ATTACHMENT F PROPOSED STREETSCAPES



Hammond Bay Road Streetscape Elevation



Clayburn Place Streetscape Elevation

## Streetscape Elevations Hammond Bay Residences 6010 Hammond Bay Road, Nanaimo, BC

No.	Revision:	Date:	No.	Revision:	Date:
	DEVELOPMENT PERMIT	21 SEP. 2018			
	DESIGN PANEL	22 NOV. 2018			
	REVISED CON COMMENTS	25 APR. 2019			

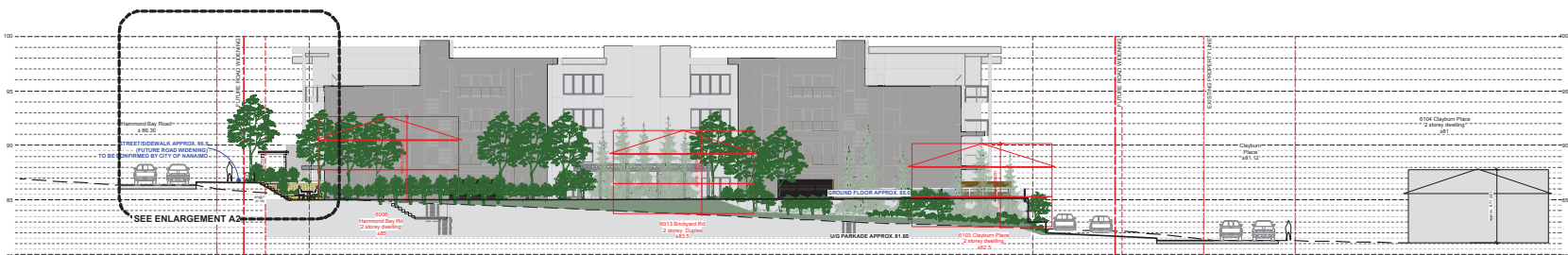
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NOTE: ELEVATIONS ARE IN METRES

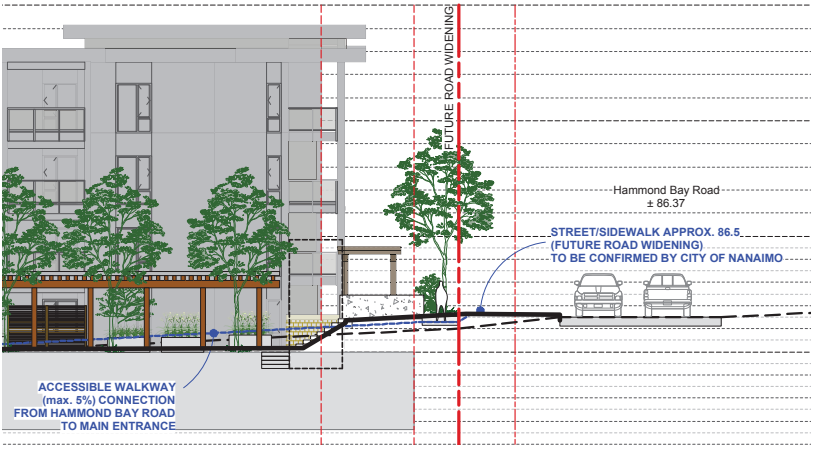
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			Project No: 17.19	Sheet No: L-1.2



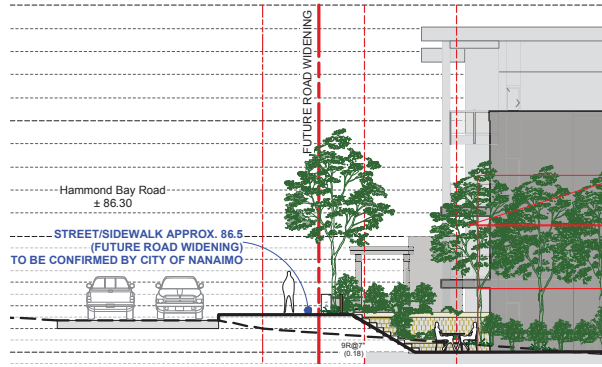
site section A1



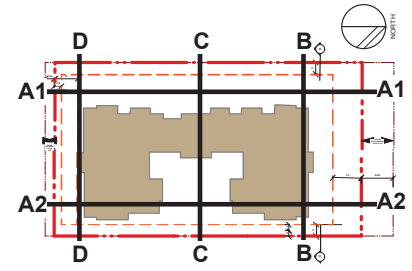
site section A2



site section A1 - enlargement at stairs/walkway connection to Hammond Bay Road



site section A2 - enlargement at private terraces



No.	Revision:	Date:	No.	Revision:	Date:
	DEVELOPMENT PERMIT	21 SEPT. 2018			
	DESIGN PANEL	22 NOV. 2018			
	REVISED CON COMMENTS	25 APR. 2019			

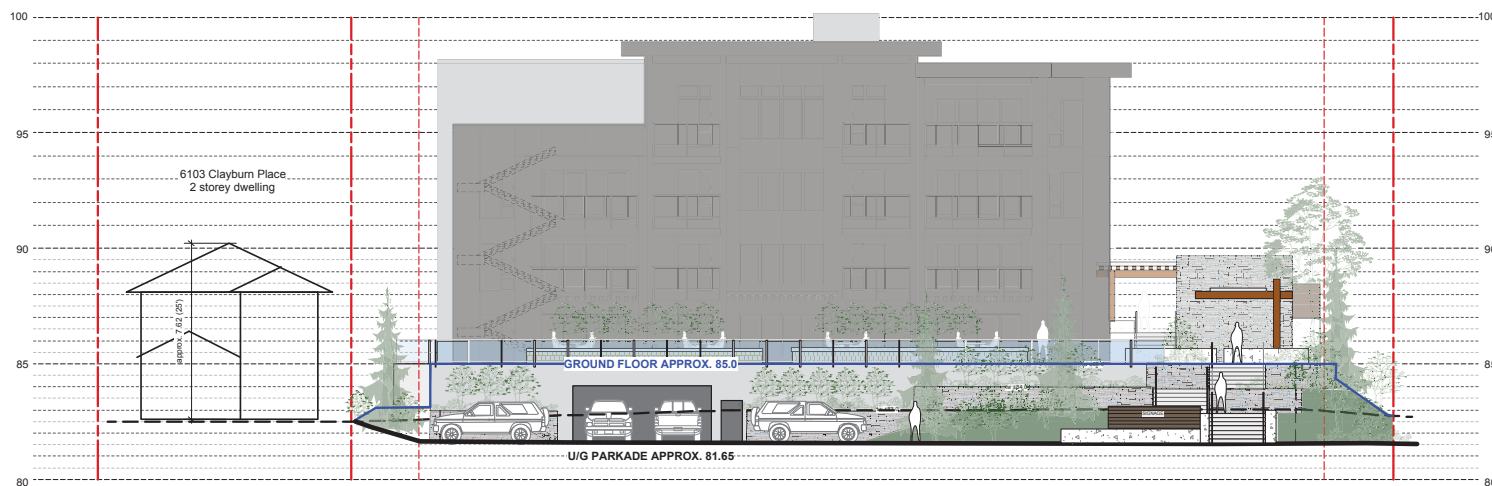
# Site Sections Hammond Bay Residences

6010 Hammond Bay Road, Nanaimo, BC

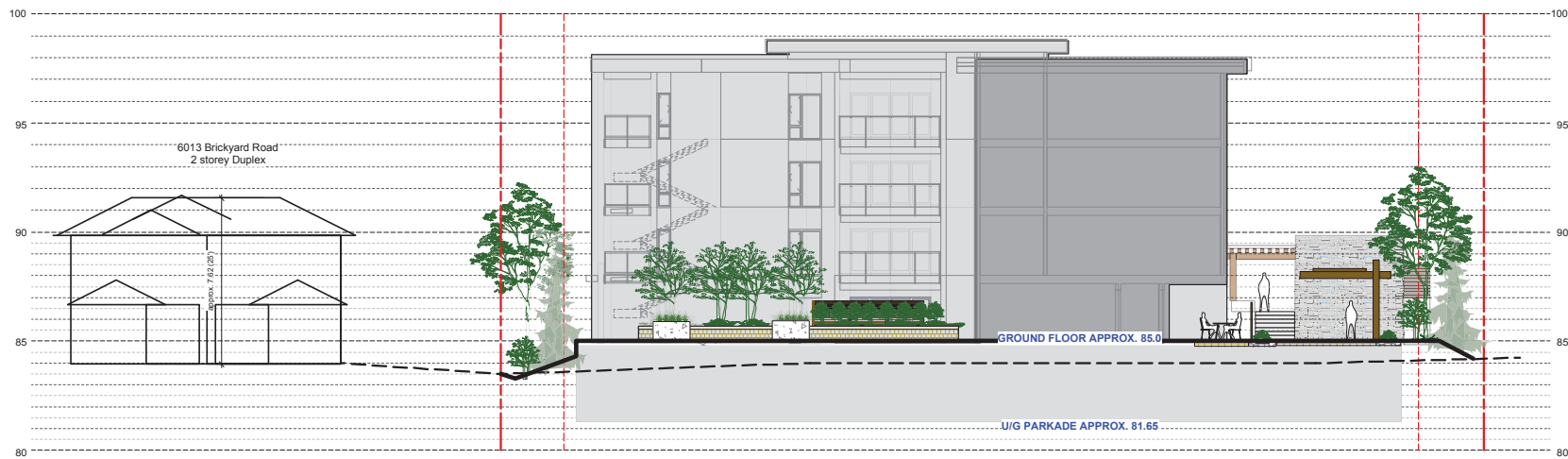
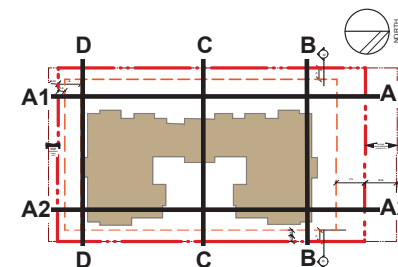
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site section B (Clayburn Place/North Elevation)



site section C (through Courtyard)

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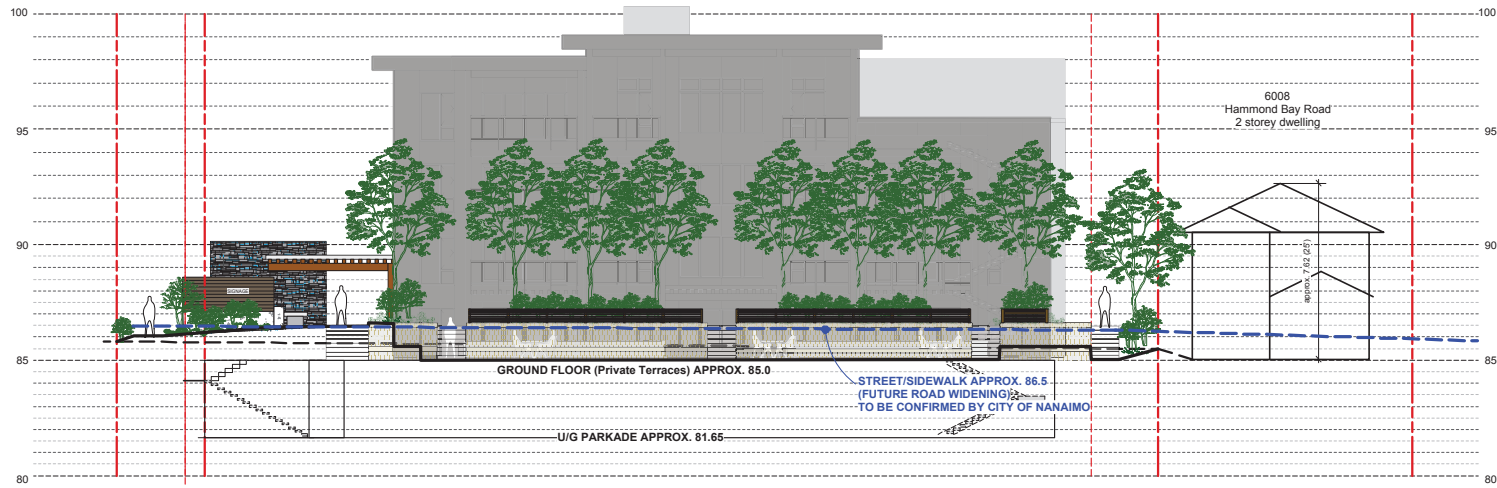
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# Site Sections

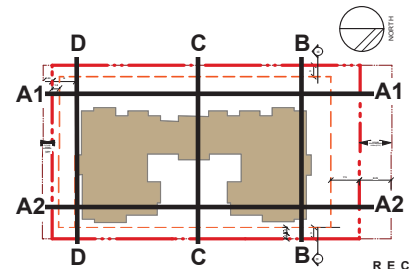
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site section D (Hammond Bay Road/South Elevation)



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	REVISED CON COMMENTS	25 APR. 2019			

# Site Sections

## Hammond Bay Residences

6010 Hammond Bay Road, Nanaimo, BC

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**ATTACHMENT G  
BUILDING RENDERINGS**



Pedestrian Entrance from Hammond Bay Road - Enlargement

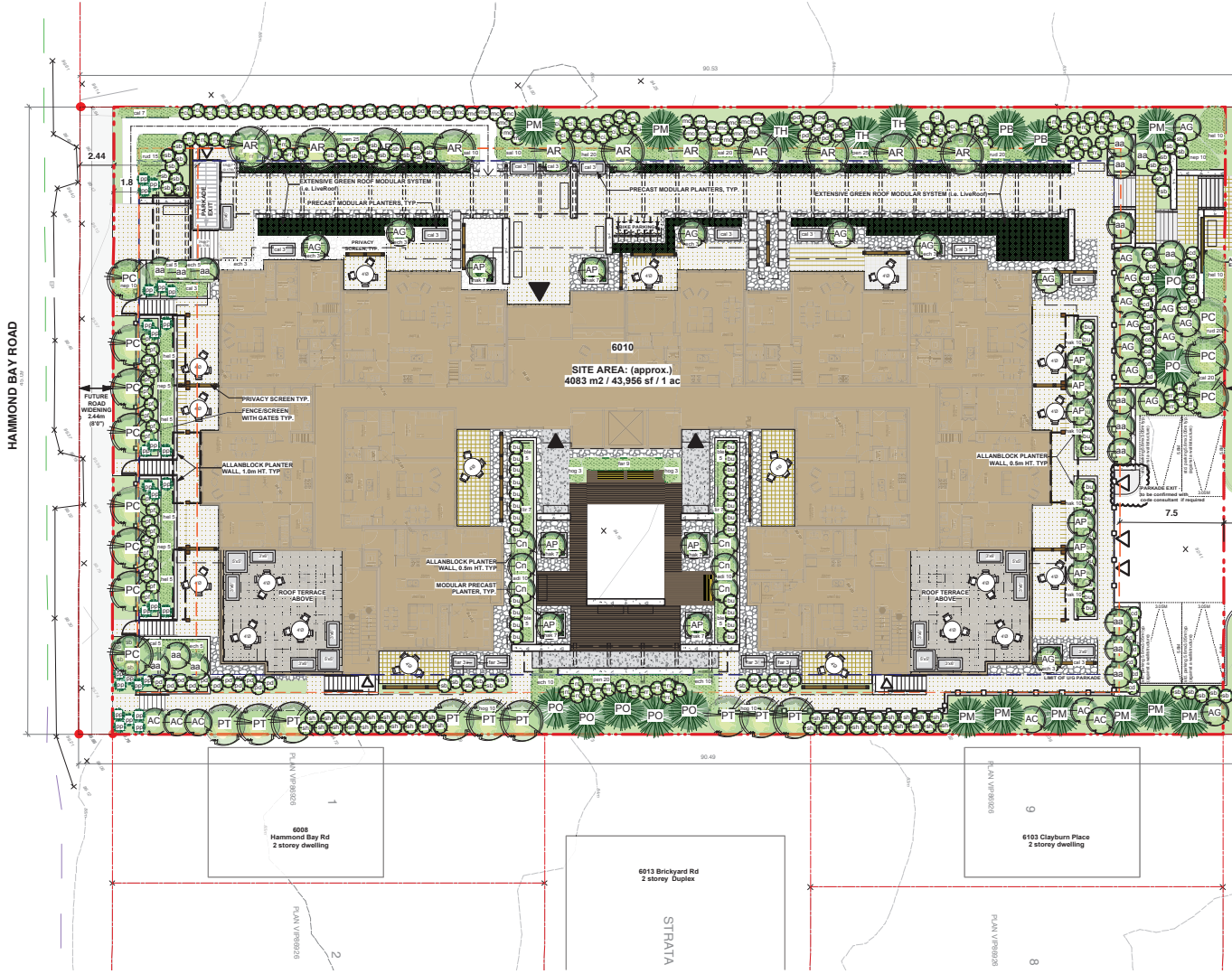
**SK- 1FFF:  
3D Renderings - Streetscape**

DP Application No. DP001118  
APRIL 25, 2019

Hammond Bay Residences  
6010 Hammond Bay Road, Nanaimo, BC

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# ATTACHMENT H LANDSCAPE PLAN



PROJECT: 6010 Hammond Bay Road, Nanaimo, BC

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
<b>TREES</b>						
AG	14	Acer ornata	Amur Maple (multistem)	1.0 m ht.		3 trunk min
AP	12	Acer palmatum "Bloodgood"	Bloodgood Japanese Maple	1.0 m ht.		3 trunk min
AR	11	Acer rubrum "Royal"	Bowhall Red Maple (Columnar form)	5 cm cal.		
PR	2	Prinus borealis	Winged Spruce	2 m ht.		
PO	5	Picea omorika	Serbian Spruce	2 m ht.		
PM	8	Pseudotsuga menziesii	Douglas Fir	2 m ht.		"native"
PC	11	Prinus calaverana "Red Spire"	Red Spire Ornamental Pear	15 cm cal.		"native"
TH	3	Tsuga heterophylla	Western Hemlock	2 m ht.		"native"
<b>SHRUBS</b>						
aa	15	Amelanchier alnifolia	Servicelberry	1.0 m ht.		white "native"
Ac	6	Acer circinnatum	Vine Maple (multistem)	1.0 m ht.		3 trunk min "native"
bu	46	Buxus microphylla	Bowwood	#2		broadleaf evergreen
ci	37	Cornus alba "Ivory Halo"	"Ivory Halo" Dogwood	#2		
cd	41	Cotoneaster dammeri "Coral Beauty"	Cotoneaster	SP3	30cm	broadleaf evergreen
ca	6	Cornus "Eddie's White Wonder"	White Wonder Flowering Dogwood	1.0 m ht.	30cm	
mc	23	Mahonia aquifolium "Compacta"	Compact/Dwarf Oregon Grapeholly	#2		broadleaf evergreen
pd	44	Physocarpus opulifolius "Diabolo"	Diablo Purple Ninebark	#2		
pt	20	Potentilla fruticosa "Abbotswood"	Abbotswood Cinquefoil	#2		white
sp	28	Pinus mugo Purmito	Dwarf Mugo Pine	#2		evergreen
rh	0	Rhododendron "Lady's White"	Lady's White Rhododendron	#2		white
rr	47	Rosa rugosa "Alba"	Rugosa Rose (White)	#2		white
sh	49	Spiraea japonica "Anthony Waterer"	Anthony Waterer Spiraea	#2		pink
sh	38	Spiraeocya hookeriana	Sweetbox	#2		white, evergreen
<b>PERENNIALS</b>						
adi	20	Adiantum pedatum	Maidenhair Fern	#1		
brs	20	Brachium spicatum	Decor. Iron	#1		
ech	40	Echinacea purpurea "Magnus"	Purple Coneflower	#1		pink
far	21	Fargesia rufa "Green Panda"	Green Panda Bamboo	#1		
hos	26	Hosta "Great Expectations"	Great Expectations Hosta	#1		light/dark green
le	14	Liriodendron "Aster"	Varietyed Lily Turf	#1		blue
nep	40	Nepeta x faassettii	Garden Catmint	#1		
rui	55	Rubertia rugosa "Goldblum"	Black-eyed Susan	#1		yellow
sal	40	Salix x suspecta "Tide Night"	May Night Salix	#1		dark blue
<b>GRASSES</b>						
cal	58	Calamagrostis x acutifolia "Karl Foerster"	Feather Reed Grass	#1		
hal	62	Haloctenium magnum	Halcyon Grass	#1		
hel	60	Hesperololium sempervirens	Evergreen Owl Grass	#1		
pen	70	Pennisetum alopecuroides "Cassian"	Dwarf Fountain Grass	#1		

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DP 1118  
2019-MAY-30  
Current Planning

NOTE: ELEVATIONS ARE IN METRES

No:	Revision:	Date:	No:	Revision:	Date:
	DEVELOPMENT PERMIT	21 SEP 2018			
	DESIGN PANEL	22 NOV. 2018			
	REVISED - CoN comments	16 APR. 2019			
	REVISED CON COMMENTS	29 APR. 2019			



## Landscape Plan Hammond Bay Residences 6010 Hammond Bay Road, Nanaimo, BC

Sealed: \_\_\_\_\_

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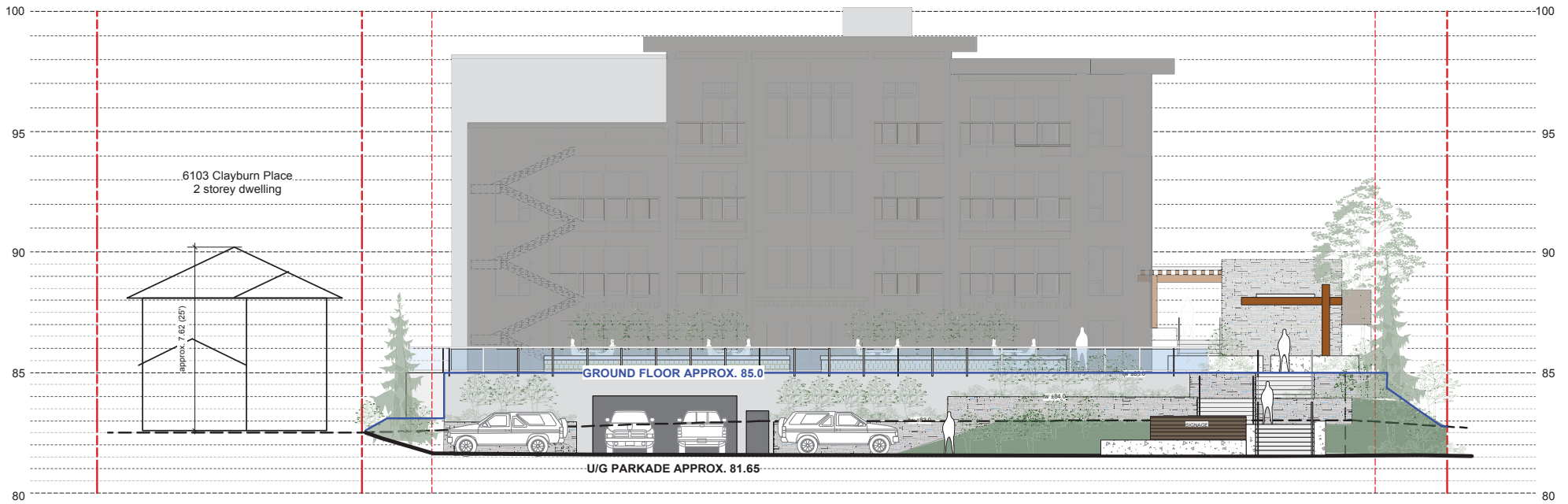
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Drawn By: Scale: \_\_\_\_\_

Project No: Sheet No: \_\_\_\_\_

17.19 L-2.1





site section B (Clayburn Place/North Elevation)

**SK- 1F: Clayburn Place Streetscape/  
Landscape Screening (parkade)**

DP Application No. DP001118  
APRIL 25, 2019

Hammond Bay Residences  
6010 Hammond Bay Road, Nanaimo, BC

NOTE: ELEVATIONS ARE IN METRES

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DP 1118  
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**DEVELOPMENT PERMIT NO. DP001118**