



DEVELOPMENT PERMIT NO. DP001148

RHIZOMA VENTURES INC
Name of Owner(s) of Land (Permittee)

602 FRANKLYN STREET
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 9, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-609-927

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 Building Sections
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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for the first storey from 3m to 2.92m and the second and third storeys from 4m to 2.92m.
2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback for an accessory building from 3m to 1.49m.
3. *Section 6.6.3 Accessory Uses – Buildings and Structures* – to reduce the minimum required rear yard setback for an accessory building from 3m to 0m.
4. *Section 6.10.2 Fence Height* – to increase the maximum fence height along the rear and (north) side property lines from 1.8m to 2.74m.

City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the minimum number of required parking spaces from seven spaces to six spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-JUN-02, as shown on Schedule B.
2. The subject property is developed generally in accordance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-JUN-02, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray Consultants, dated 2019-JUN-05, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF JULY, 2020.


Corporate Officer


Date

Development Permit DP001148 Schedule A
602 Franklyn Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001148

LOCATION PLAN

Civic: 602 FRANKLYN STREET
Legal: LOT 9, BLOCK 25, SECTION 1
NANAIMO DISTRICT, PLAN 584

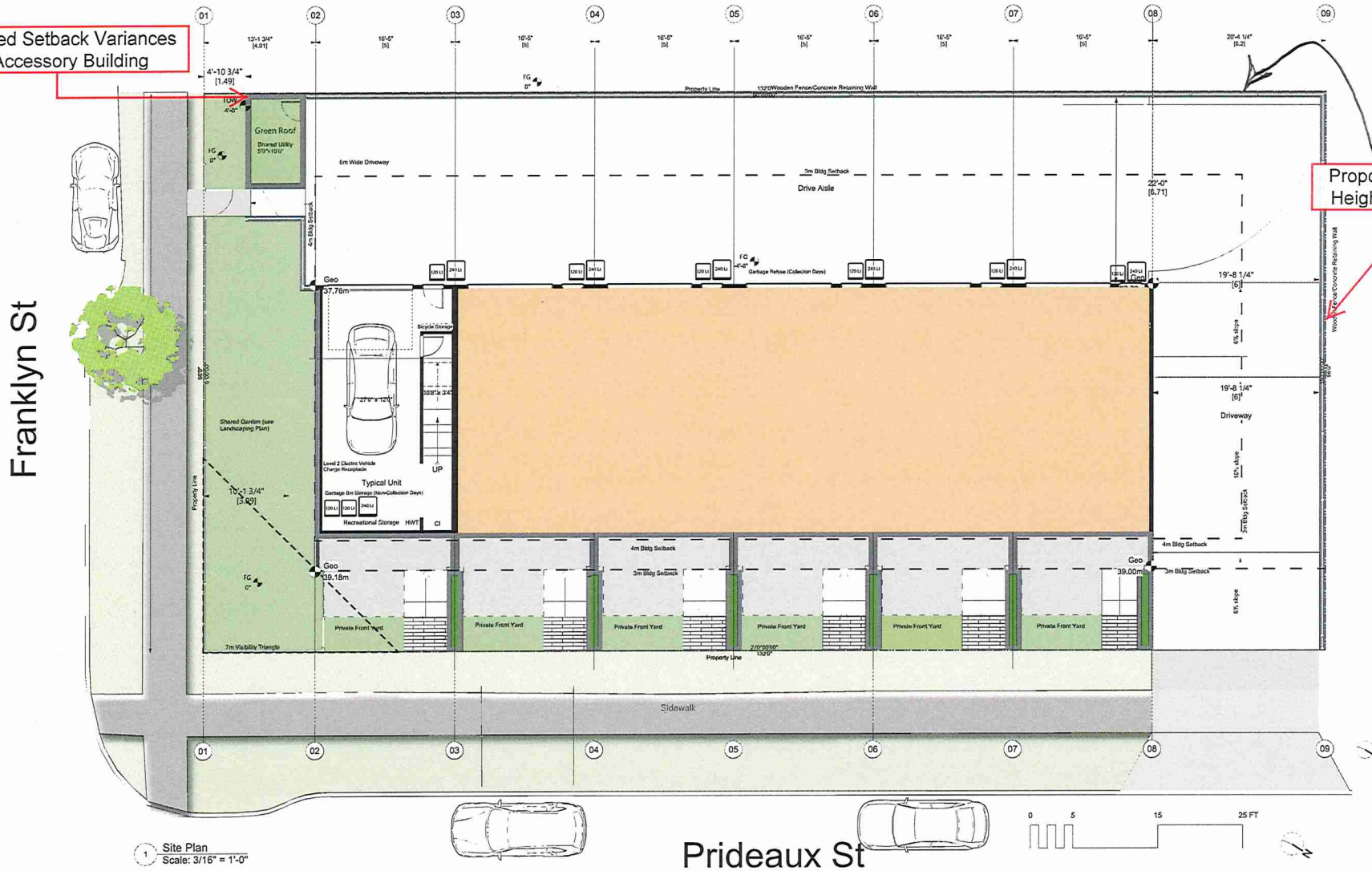


Subject Property

Development Permit DP001148 Schedule B
 602 Franklyn Street
SITE PLAN

Proposed Setback Variances
 for Accessory Building

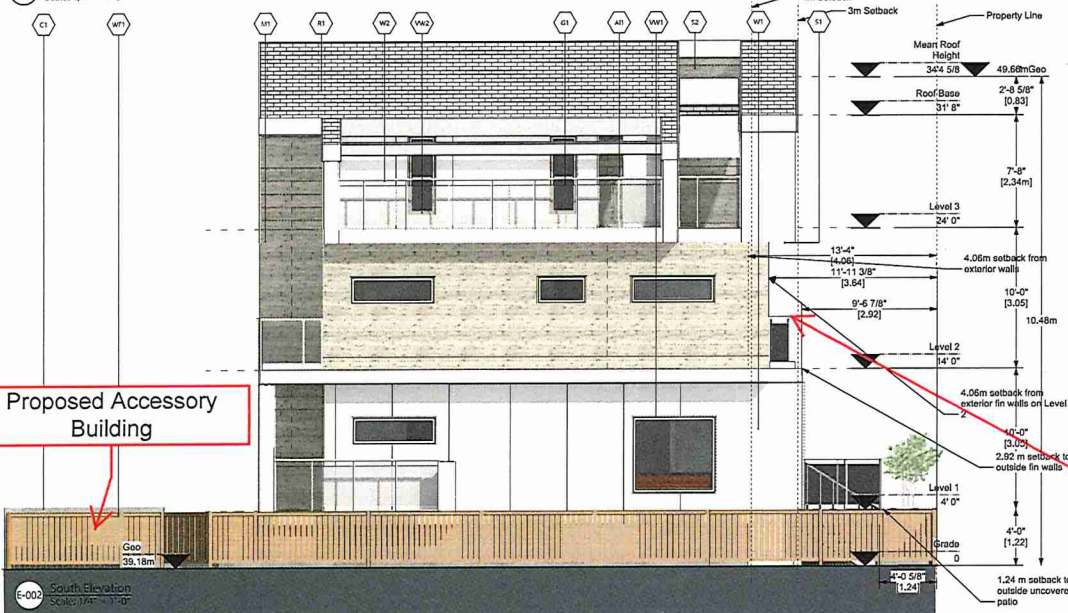
Proposed Fence
 Height Variance



BUILDING ELEVATIONS



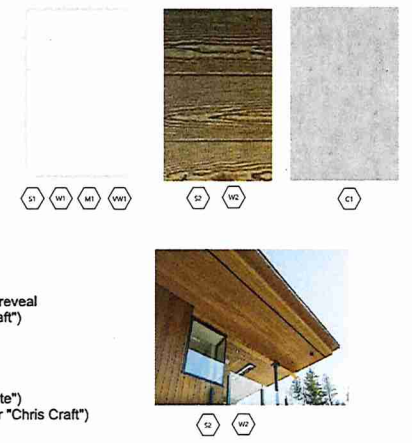
(E-001) East Elevation
Scale: 1/4" = 1'-0"



(E-002) South Elevation
Scale: 1/4" = 1'-0"

Finishes Legend

- A1 Aluminium Glass Guard (White Frame)
- C1 Exposed Smooth Concrete Retaining Wall
- G1 Clear Glass
- L1 Wall Lighting (see Landscaping)
- M1 Metal Flashing (colour White)
- P1 Paving (see Landscaping)
- PD1 Painted Fiberglass Door (colour White)
- R1 Asphalt Shingle Roofing (colour "Fox Hollow Gray")
- S1 HardieSoffit Panel Smooth (colour "Arctic White") w/ white reveal
- S2 HardieSoffit Cedar Mill Fisher True Grain (colour "Chris Craft")
- VW1 Vinyl Windows (colour White)
- VW2 Vinyl Windows (colour "Oak")
- W1 HardiePanel Smooth with hidden reveal (colour "Arctic White")
- W2 HardiePlank Cedar Mill Fisher True Grain lap-siding (colour "Chris Craft")
- WF1 Wood Fence (see Landscaping)



Proposed Setback Variance



Rhizoma

Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

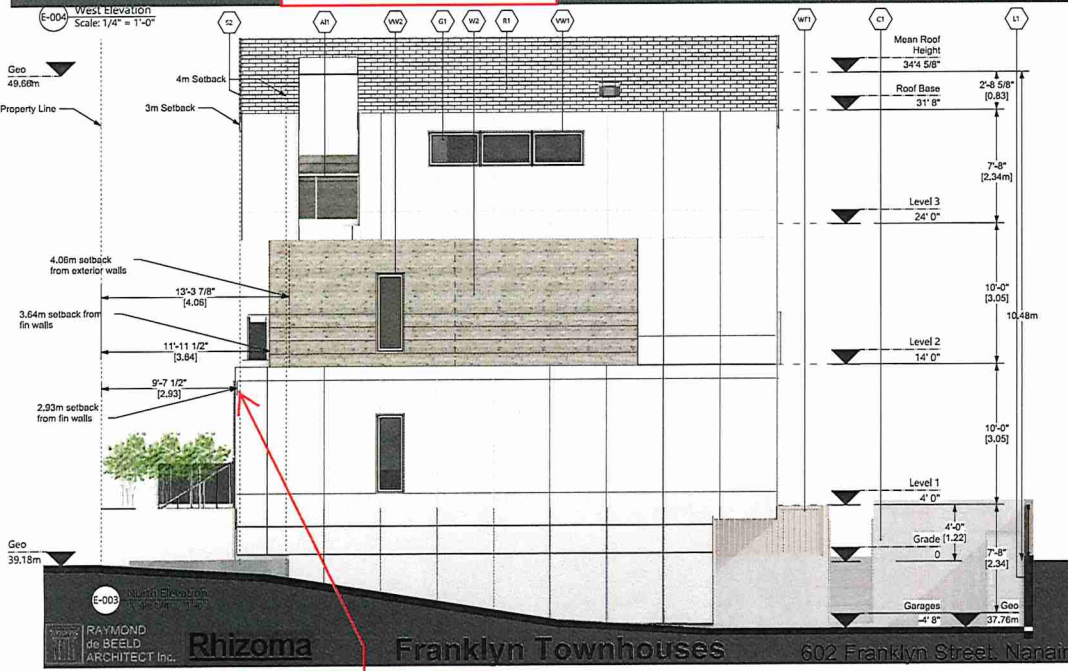
Elevations 1



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2020-JUN-07

June 2, 2020 - DP REV 2

A2.1



Finishes Legend

- A1 Aluminium Glass Guard (White Frame)
- C1 Exposed Smooth Concrete Retaining Wall
- G1 Clear Glass
- L1 Wall Lighting (see Landscaping)
- M1 Metal Flashing (colour White)
- P1 Paving (see Landscaping)
- PD1 Painted Fiberglass Door (colour White)
- R1 Asphalt Shingle Roofing (colour "Fox Hollow Gray")
- S1 HardieSoffit Panel Smooth (colour "Arctic White") w/ white reveal
- S2 HardieSoffit Cedar Mill Fisher True Grain (colour "Chris Craft")
- VW1 Vinyl Windows (colour White)
- VW2 Vinyl Windows (colour "Oak")
- W1 HardiePanel Smooth with hidden reveal (colour "Arctic White")
- W2 HardiePlank Cedar Mill Fisher True Grain lap-siding (colour "Chris Craft")
- WF1 Wood Fence (see Landscaping)

Proposed Accessory Building



Elevations 2

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2020-JUN-07
L.A. CONSULTANTS

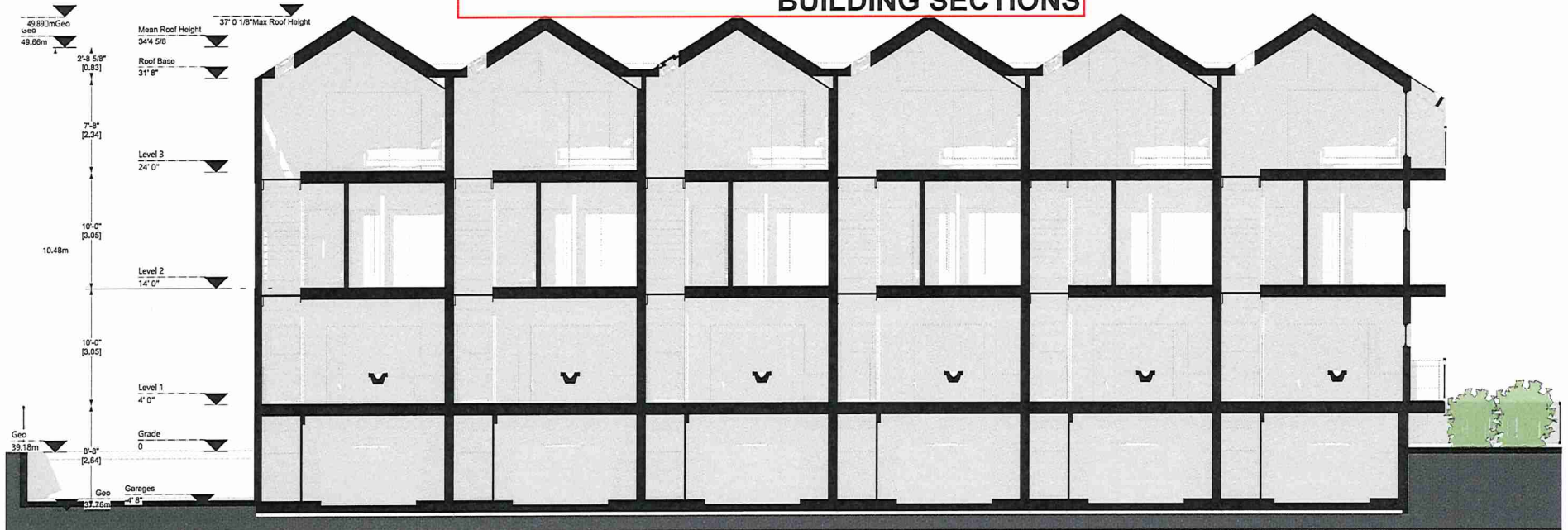
June 2, 2020 - DP REV 2

A2.2

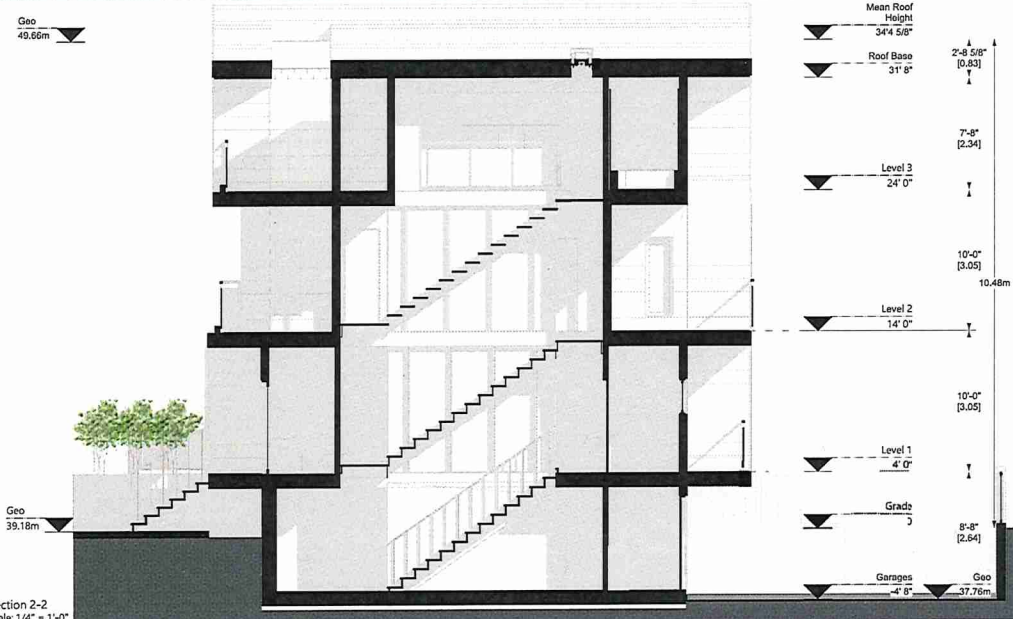
Proposed Setback Variance

Proposed Fence Height Variance

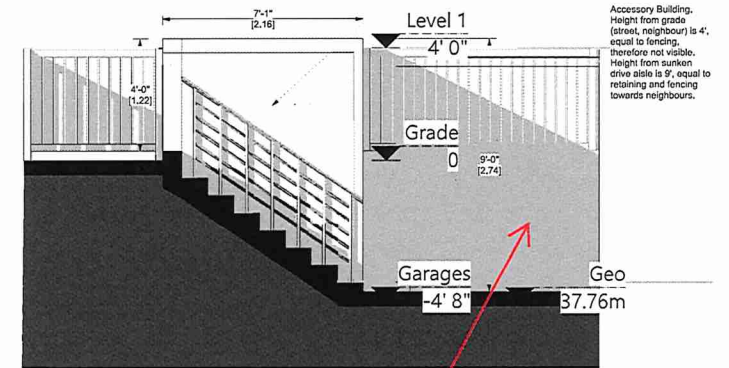
BUILDING SECTIONS



1 Section 1-1
Scale: 1/4" = 1'-0"



A2.3.2 Section 2-2
Scale: 1/4" = 1'-0"



A2.2.3 Partial Section-Stairs and Utility
Scale: 1/2" = 1'-0"

Proposed Accessory Building

Accessory Building.
Height from grade (street, neighbour) is 4', equal to fencing, therefore not visible. Height from sunken drive aisle is 9', equal to retaining and fencing towards neighbours.

LANDSCAPE PLAN AND DETAILS

LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. THE LANDSCAPE CHARACTER AREA FOR THE SITE IS: OLD NANAIMO
2. REFER TO SITE PLAN PREPARED BY RHIZOMA VENTURES INC. + RHIZOMA FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, STAIRS, RETAINING WALLS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICES, GRADING AND STORM WATER MANAGEMENT INFORMATION.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TSD	AUTOMATIC IRRIGATION CONTROLLERS IN SHARED UTILITY BUILDING
	HUNTER	WS5-SEN	WIRELESS SOLAR-SYNC SENSORS ON SOUTH-FACING FAÇADE
	BY MECHANICAL	BY MECHANICAL	35mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLYING SHARED UTILITY BUILDING
	SCHEDULE 40	SCHEDULE 40	35mm (1.5") PVC MAINLINE TO LANDSCAPE
	SCHEDULE 40	SCHEDULE 40	PVC SLEEVES SHALL BE INSTALLED UNDER ALL PAVING AND PLANTERS
			MANHOLE 4 LATERALS: 100mm (4")
			LATERALS ONLY: 75mm (3")
			CONTROL WIRE: 50mm (2")
			BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART IET EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IRIABC) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) + CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICKY DRIP EQUIPMENT.
4. THE PLACEMENT AND RADIUS OF SPINKERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPIRINKLING ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SIZES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL PIPING 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 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES					
	CORNUS KOUSA JAPANESE DOGWOOD	4cm CAL.	SEE PLAN	1	FLOWERING, FALL COLOUR
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' SLINDER SILHOUETTE SWEETGUM	4cm CAL.	2.0m O.C.	5	COLUMNAR, FALL COLOUR
	STYRAX JAPONICA JAPANESE SNOWBELL	4cm CAL.	5m O.C.	5	FLOWERING
SHRUBS					
	BERBERIS THUNBERGII 'GOLDEN GLOBE' GLOBE JAPANESE BARBERY	#3 POT	0.75m O.C.	9	
	ESCALLONIA TINEA 'PRINCESS' PINK PRINCESS ESCALLONIA	#3 POT	1.2m O.C.	9	SCREEN
	LONICERA NITIDA 'LEMON SPREADER' LEMON SPREADER BOX HONEYBUCKLE	#3 POT	1.0m O.C.	12	
	KOUSA 'WHITE PAVEMENT' WHITE PAVEMENT ROSE	#3 POT	0.6m O.C.	6	
	TAXUS BACATA 'MELFORD' MELFORD ENGLISH YEW	#3 POT	0.45m O.C.	44	HEDGEO/SCREEN
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.7m O.C.	10	
PERENNIALS & GROUNDCOVERS					
	ASTILBE YONIGALE WHITE & RED WHITE & RED ASTILBE	#1 POT	0.6m O.C.	30	50/50 MIX
	CAMPANULA ISLUS WATERFALL' TRAILING BELLFLOWER	#1 POT	(7) PER PLANTER	42	UNDER YEW'S IN CONCRETE PLANTERS, CROSSING
	FRAGARIA CHILDENIS BOACH STRAWBERRY	#1 POT	0.6m O.C.	15	
	EXTENSIVE GREEN ROOF: SEDUM, GRASSES AND DROUGHT RESISTANT PERENNIALS	PLUGS	PER M2	6 sq.m.	DROUGHT TOLERANT
	LAWN	500		12 sq.m.	

EXISTING TREE INVENTORY

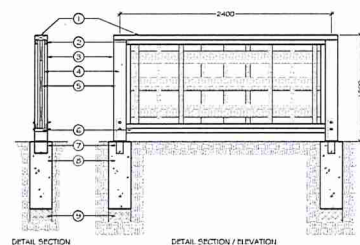
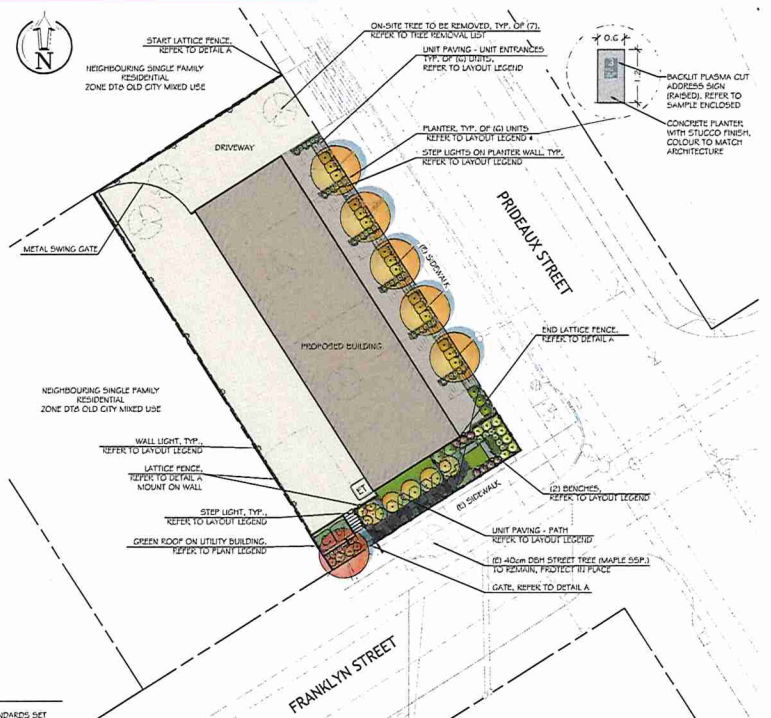
NO.	DIAMETER (cm)	SPECIES	NOTES
TREES TO BE REMOVED			
1	50	PURPLE LEAVED CHERRY	
2	50	PURPLE LEAVED MAPLE	
3	40	WEeping WILLOW	DYING
4	40	AMERICAN BEech	
5	25	PLUT	
6	25	COLUMBIAN SPRUCE	
7	20	PURPLE LEAVED CHERRY	

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(D)	EXISTING PROPERTY LINE
(P)	PLANTING AREA
TY	TYPICAL
SYMBOL	DESCRIPTION
	PROPERTY LINE
	1.2m LATTICE FENCE, REFER TO DETAIL A
	UNIT PAVING MANUFACTURER: ARBOFORM CONCRETE STYLE: ARISTOCAT HYDRAPRESSED PORCELAIN SLABS
	UNIT ENTRANCES SIZE: WOOD PLANK COLOUR: BEACH WOOD
	PATH SIZE: 60cm x 1.00cm x 2cm 4 60cm x 60cm x 2cm COLOUR: BLACKSTONE
	3.0m x 0.6m x 1.2m CONCRETE PLANTER WITH SMOOTH STUCCO FINISH AND LED LIGHT ADDRESS SIGN. REFER TO CUT SHEET FOR STYLE SAMPLE. STUCCO COLOUR TO MATCH ARCHITECTURE
	BENCH MANUFACTURER: WEGSCAPE SITE FURNISHINGS STYLE: HITCH PAKE BENCH MODEL: HB-5 FRAME COLOUR: BLACK SLIPPER TUBES SLAT COLOUR: LIGHT GREY SURFACE MOUNTED ON ROCK SALT FINISH CONCRETE PAD PER MANUFACTURERS RECOMMENDATION
	WALL LIGHTING: REFER TO CUT SHEET FOR STYLE SAMPLE
	STEP LIGHTING: REFER TO CUT SHEET FOR STYLE SAMPLES
	FINAL WALL & STEP LIGHTING MARKS, MODELS, LOCATIONS, QUANTITIES AND PHOTOGRAPHIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CNLA) + CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
3. SOIL DEPTHS: SHRUBS - 320mm
LAWN - 100mm
TREES - 300mm AROUND AND BELOW ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
6. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICKY DRIP EQUIPMENT.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
9. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. DIGGATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
11. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE PLANTED.
12. ALL CALIPRE STOCK TREES SHALL BE D + D IN WIRE BASKETS.



A 1.2m Lattice Fence & Gate
Section/Elevation

macdonald gray
1145 Howe Street, Vancouver, BC V6Z 1Y1
TEL: 604.681.3337 FAX: 604.681.3338
www.mgarchitects.com

THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES PROVIDED BY THE ARCHITECT OR TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS.

602 Franklyn Street
Rhizoma Ventures Inc + Rhizoma
602 Franklyn Street, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN
Date: June 5, 2019
Drawn: CA
Checked: RHG
Scale: 1:50 metric
Project Number: 19-0037
DRAWING NUMBER: L1 of 1

#	DATE	NOTES
0	10 MAY 2019	DP Review
1	05 JUN 2019	Issued for DP

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2019-JUN-19