

DATE OF MEETING 7/20/2020

AUTHORED BY GEPKE STEVENSON, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1148 –
602 FRANKLYN STREET**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a proposed multi-family development at 602 Franklyn Street.

Recommendation

That Council issue Development Permit No. DP1148 at 602 Franklyn Street with the following variances to:

- reduce the minimum front yard setback for the first floor from 3.0m to 2.92m;
- reduce the minimum front yard setback for the second and third floors from 4.0m to 2.92m;
- reduce the minimum flanking side yard setback from 3.0m to 1.49m and reduce the minimum rear yard setback from 3.0m to 0.0m for an accessory building;
- increase the maximum fence height from 1.8m to 2.74m; and
- reduce the minimum number of required parking spaces from seven spaces to six spaces.

BACKGROUND

A development permit application, DP1148, was received from Raymond de Beeld Architecture Inc., on behalf of Rhizoma Ventures Inc., in order to permit a multi-family development at 602 Franklyn Street.

Subject Property and Site Context

<i>Zoning</i>	DT8 – Old City Mixed Use
<i>Location</i>	The subject property is located at the northwest corner of the intersection of Franklyn Street and Prideaux Street.
<i>Lot Area</i>	808.2m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

The subject property is located near the Old City Quarter and is currently occupied by an older single residential dwelling situated at the southeast corner of the site. The adjacent property to the west is a single residential dwelling. The adjacent property to the north is a single residential dwelling operating as a rooming house. Across Prideaux Street to the east is a

three-storey apartment building. Across Franklin Street to the south are single residential dwellings. To the southeast, across the intersection, is a small commercial building. The surrounding neighbourhood is a mix of low- and medium-density housing forms.

DISCUSSION

Proposed Development

The applicant proposes to remove the existing house and construct a four-storey six-unit townhouse building. Each unit is 115m², has three bedrooms, and a dedicated below-grade parking garage. The DT8 zone permits a Floor Area Ratio (FAR) of 0.85. The building's gross floor area is 687.3m² and the proposed FAR is 0.85

Site Design

The site is a corner lot, relatively flat, rectangular in shape, and has no lane access. The building fronts onto Prideaux Street. Vehicular access is from Prideaux Street at the northeast corner of the site. A driveway descends below grade level to the rear of the property and then to individual unit garages. A driveway gate, set back from the front lot line and below grade, is proposed to secure the rear of the site. A retaining wall supports the below-grade elevation at the rear lot line. A fence at the top of the retaining wall separates the subject property from the property to the west. Fences also enclose the side and flanking side yards. Pedestrian access is provided from Prideaux Street to the front decks/doors of each unit. A communal garden amenity space is provided in the flanking side yard on Franklyn Street. The flanking side yard also contains an accessory (utility) building that is partially below grade and accessible from the driveway. A pedestrian connection from Franklyn Street to the rear garages is provided adjacent to the accessory building. Long-term bicycle storage is provided in each unit's garage. Refuse container storage is provided in each unit's garage.

The proposed site configuration requires variances for the front yard setback, flanking side yard, and minimum rear yard setback for the accessory building, the maximum allowable fence height, and the minimum number of required parking spaces.

Building Design

The building is comprised of six townhouse units arranged along the Prideaux Street frontage. The building presents as four storeys at the rear due to the below-grade garages, and three storeys at the front. The individual steeply pitched gable roof forms and the arrangement of wing walls and balcony voids creates a strong rhythm along the front and rear of the building. On the second and third stories, the line of the front decks are carried around to the south side of the building. This breaks up the verticality of the side of the building and enlivens the Franklyn Street frontage. The line of the decks continues around from the south side of the building to the west side of the building, providing weather protection to the rear decks and mitigating the rear façade's verticality.

Each unit has a patio on the lowest level that is integrated with steps and a retaining wall/planter, creating a unified relationship with the street. Balconies on the front and rear elevations provide additional private amenity space to each unit. Proposed building finishes are smooth HardiPanel on the outer building envelope and contrasting Hardiplank lap siding on the recessed portions of

the building. The roof has large openings, allowing light penetration to the third-storey decks, which reduces the visual mass of the roofline. The gable roof forms echo those of houses in the Old City neighbourhood, including the house currently on the site. Other architectural features, such as ground floor private entrances, projections and recesses, porches and decks, and the use of wood siding, offer a modern interpretation of the Old City Multiple Family Design Guidelines. As a result, the building composition is well-articulated and meets the intent of the City's design guidelines.

Landscape Design

The subject property is located in the "Old Nanaimo Landscape Character Area", which the "City of Nanaimo Zoning Bylaw 2011 No. 4500" describes as "historical city with formal streetscapes" and specifies the design layout should be formal. The proposed landscape plan has an orderly arrangement of Sweetgum trees and planter beds repeated along the Prideaux Street frontage. The trees will provide screening for the units in the summer and a colourful focal point in the fall. The communal garden along the Franklyn Street frontage also has an orderly layout of trees and planting beds. The tree and shrub species selection (e.g., roses, honeysuckle, barberry, snowbell, English yew) reinforces the traditional theme. Benches and a lawn area provide a place from which to enjoy views of the garden. A modern interpretation of the traditional lattice fence is proposed. A green roof is proposed for the accessory building. Low-voltage lighting is proposed for the amenity area, wall sconces for the units and retaining walls, and backlit lighting to illuminate unit numbers on the planters.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2019-SEP-26, accepted DP001148 as presented and provided the following recommendations:

- Look at ways to improve privacy between the amenity area and the corner unit;
- Consider material choices and colours regarding future maintenance needs;
- Look at carrying the street trees along Franklyn Street into the amenity area;
- Consider wrapping the fin around to the west side of the second storey; and
- Consider how the horizontal element on the end returns along the back of the building, so the back of the building reads less vertical.

The applicant responded by suggesting measures the occupant of the corner unit could take to ensure privacy, providing details regarding weather resistance of cladding materials, and redesigning the south and west façades by wrapping the horizontal fin elements from the side of the building around to the back of the building to mitigate the façades' verticality.

Proposed Variances

Front Yard Setback

The minimum front yard setback in the DT8 zone is 3m for the first storey and 4m for the second and third storeys. The proposed setback is 2.92m on all storeys; a variance of 0.8m and 1.08m respectively. As the second- and third-storey decks are covered decks, the setback is measured to the exterior fin walls requiring the variance, while portions of the wall face recede, providing a greater setback. The articulation of the decks, transparent railings, and openings in

the wing walls and roofs mitigate the effect of the reduced setback on the street. The setback variance also supports provision of parking at the rear of the property.

Accessory Building

In the DT8 zone, accessory buildings are not permitted in a flanking side yard and must have a rear yard setback of 3m. The proposed accessory building is located with a flanking side yard setback of 1.49m and 0m rear yard setback. The utility building is partially below grade with only 1.22m above grade, which is designed with a green roof and will be integrated with the landscaping and screened by a fence to the neighbouring property.

Fence Height

The maximum height for a fence in a rear or side yard in the DT8 zone is 1.8m. The proposed fence height is 2.74m; a variance of 0.94m. The fence height includes a 1.52m concrete retaining wall and 1.22m lattice fence on top. The height variance addresses the grade change from the street level to the rear garages below grade. The lattice fence design presents a suitable residential character.

Parking Spaces

The subject property is in Area 5 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266” and seven off-street parking spaces are required for the proposed development. Six parking spaces are proposed, a variance of one space. City Staff have reviewed the variance request using the criteria outlined in the City of Nanaimo Policy for Consideration of a Parking Variance. There is sufficient on-street parking supply to absorb the one space variance. Alternative modes of transportation and parking opportunities are available. The subject property is within the Downtown Mobility Hub and no negative impacts are anticipated.

SUMMARY POINTS

- Development Permit Application No. DP1158 is for a four-storey multi-family building with six townhouse residential units at 602 Franklyn Street.
- The proposed development meets the intent of the City’s design guidelines.
- Variances are requested to reduce setbacks, increase fence height, and reduce the required number of parking spaces.
- Staff support the proposed variances.

ATTACHMENTS

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

Submitted by:

Lainya
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

“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 Attachment C.
2. The subject property is developed in accordance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-JUN-02, as shown on Attachment D .
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 Attachment G.

**ATTACHMENT B
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

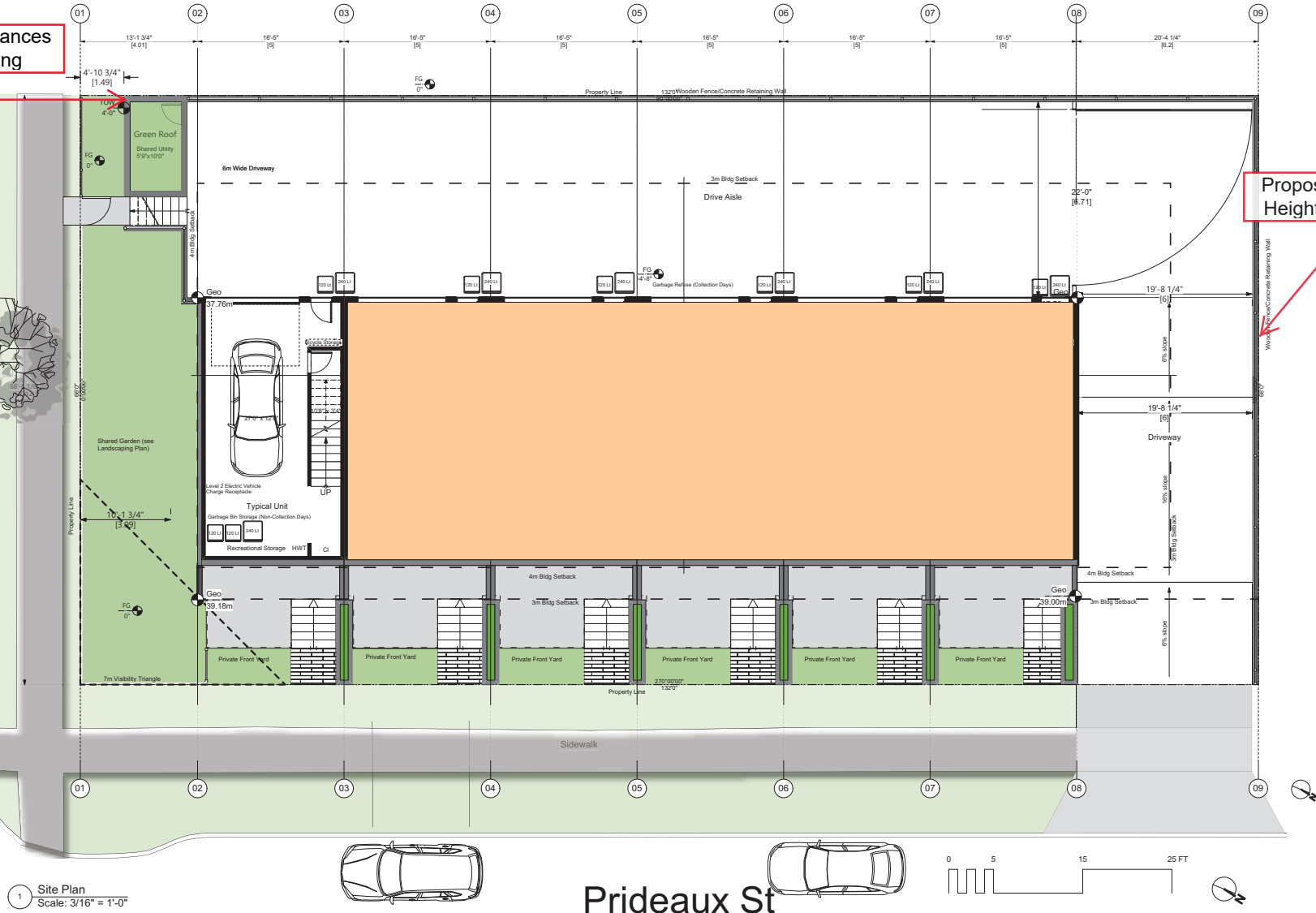
ATTACHMENT C SITE PLAN

Proposed Setback Variances
for Accessory Building

Proposed Fence
Height Variance

Franklyn St

Prideaux St



1 Site Plan
Scale: 3/16" = 1'-0"



Rhizoma

Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

Site Plan



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DP 1148
2020-JUN-07

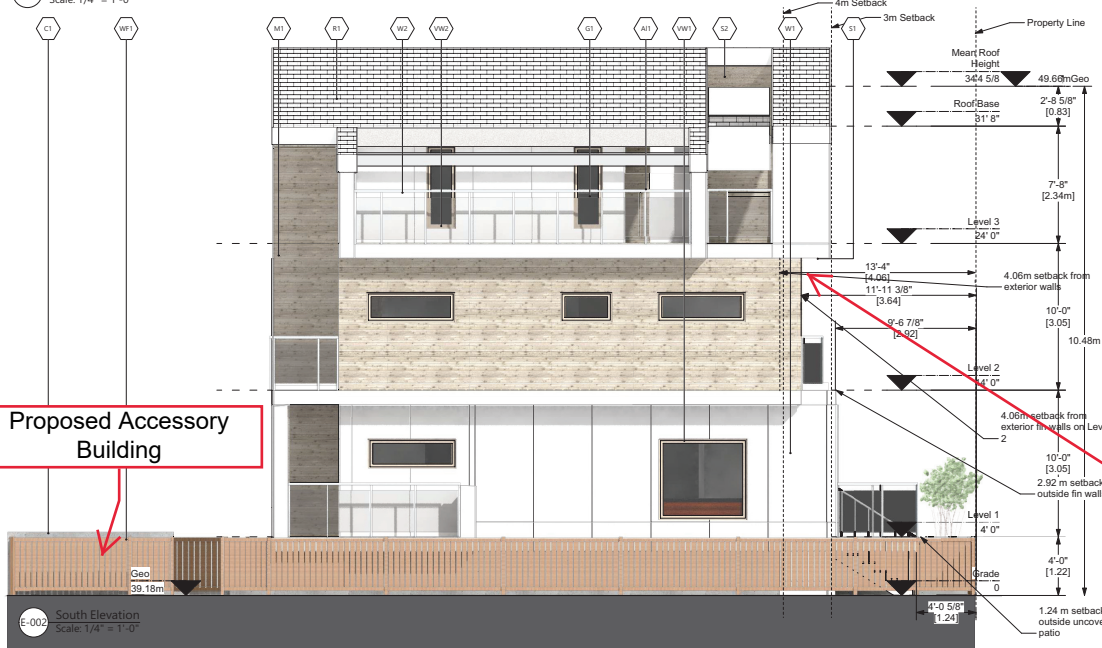
June 2, 2020 - DP REV 2

A1.1

ATTACHMENT D BUILDING ELEVATIONS



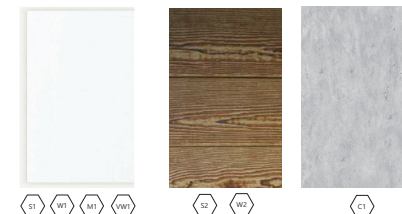
E-001 East Elevation
Scale: 1/4" = 1'-0"



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)



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2020-JUN-07



Rhizoma

Franklyn Townhouses

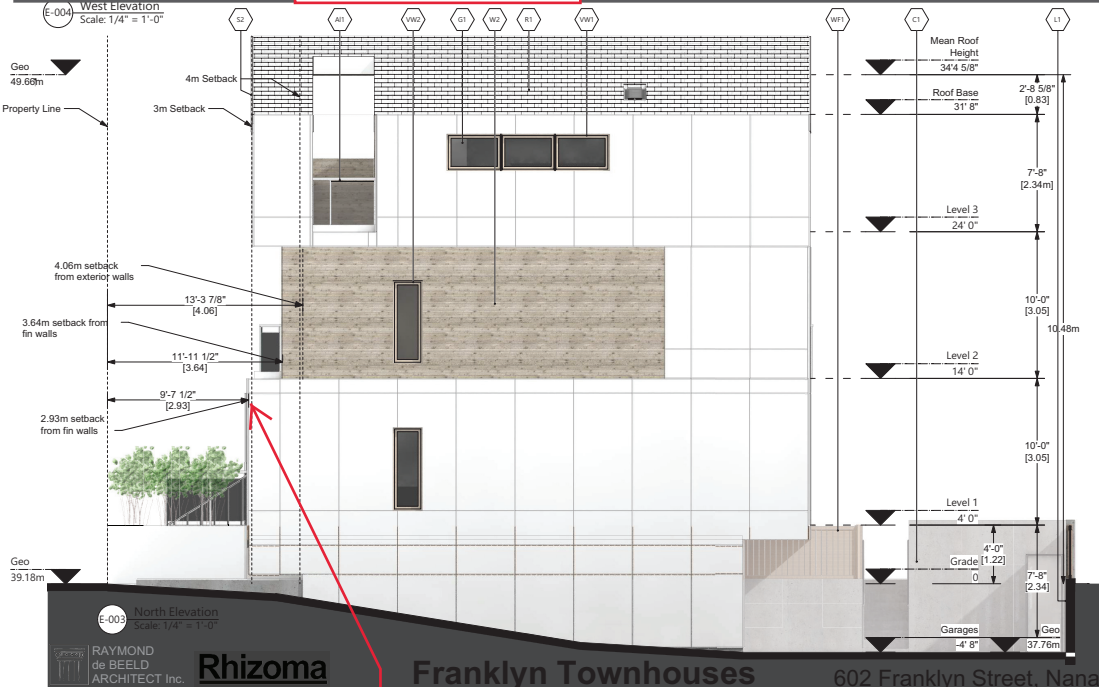
602 Franklyn Street, Nanaimo, BC

Elevations 1



June 2, 2020 - DP REV 2

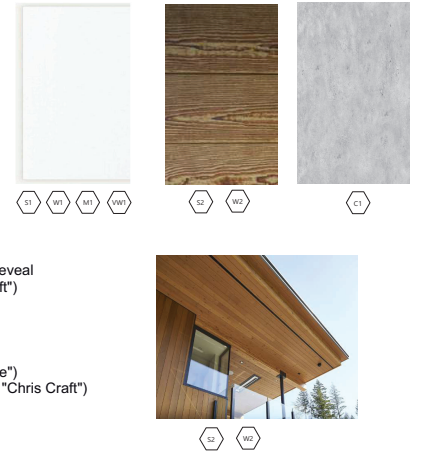
A2.1



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)
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- WF1 Wood Fence (see Landscaping)

Proposed Accessory Building

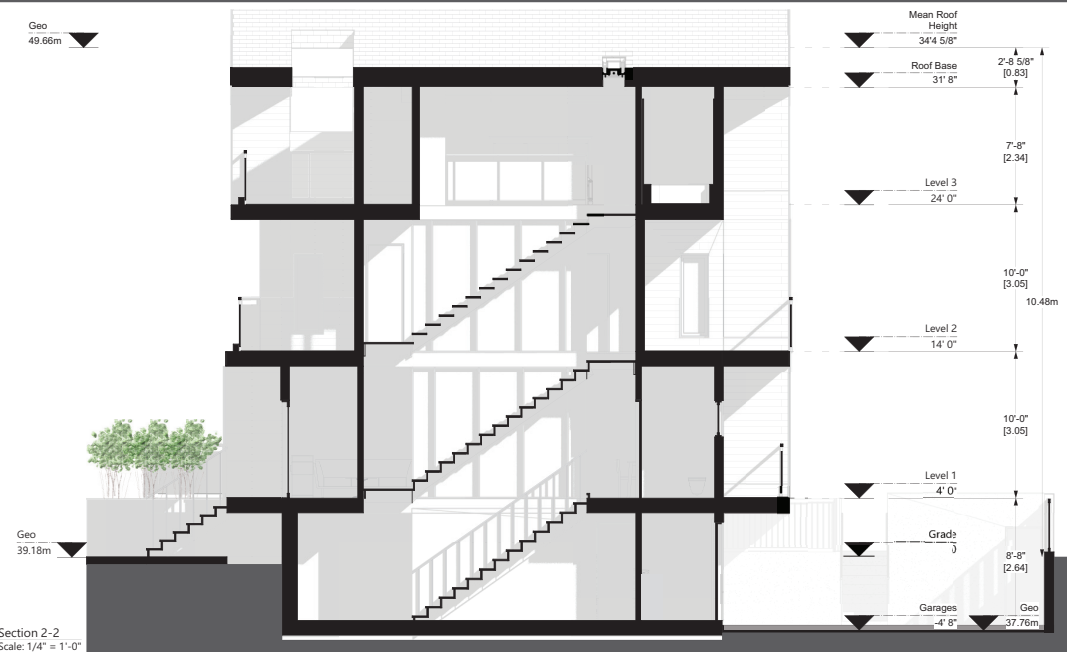


Proposed Setback Variance

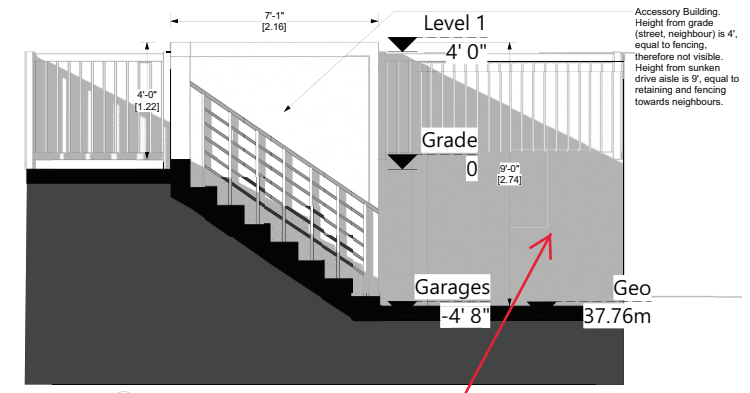
ATTACHMENT E BUILDING SECTIONS



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



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



A2.3.3 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.



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Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

Sections



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Current Planning
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ATTACHMENT F BUILDING RENDERINGS



Aerial View of Project in Context



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Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

Renderings



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View from Prideaux St.



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602 Franklyn Street, Nanaimo, BC

Renderings



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View from Franklyn St.



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602 Franklyn Street, Nanaimo, BC

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View from Prideaux St. looking Southwest



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A0.8



Southern Elevation



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2020-JUN-07

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A0.9



View from Neighbouring Lot on West of Site



RAYMOND
de BEELD
ARCHITECT Inc. **Rhizoma**

Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

Renderings




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2020-JUN-07
CITY OF NANAIMO

June 2, 2020 - DP REV 2

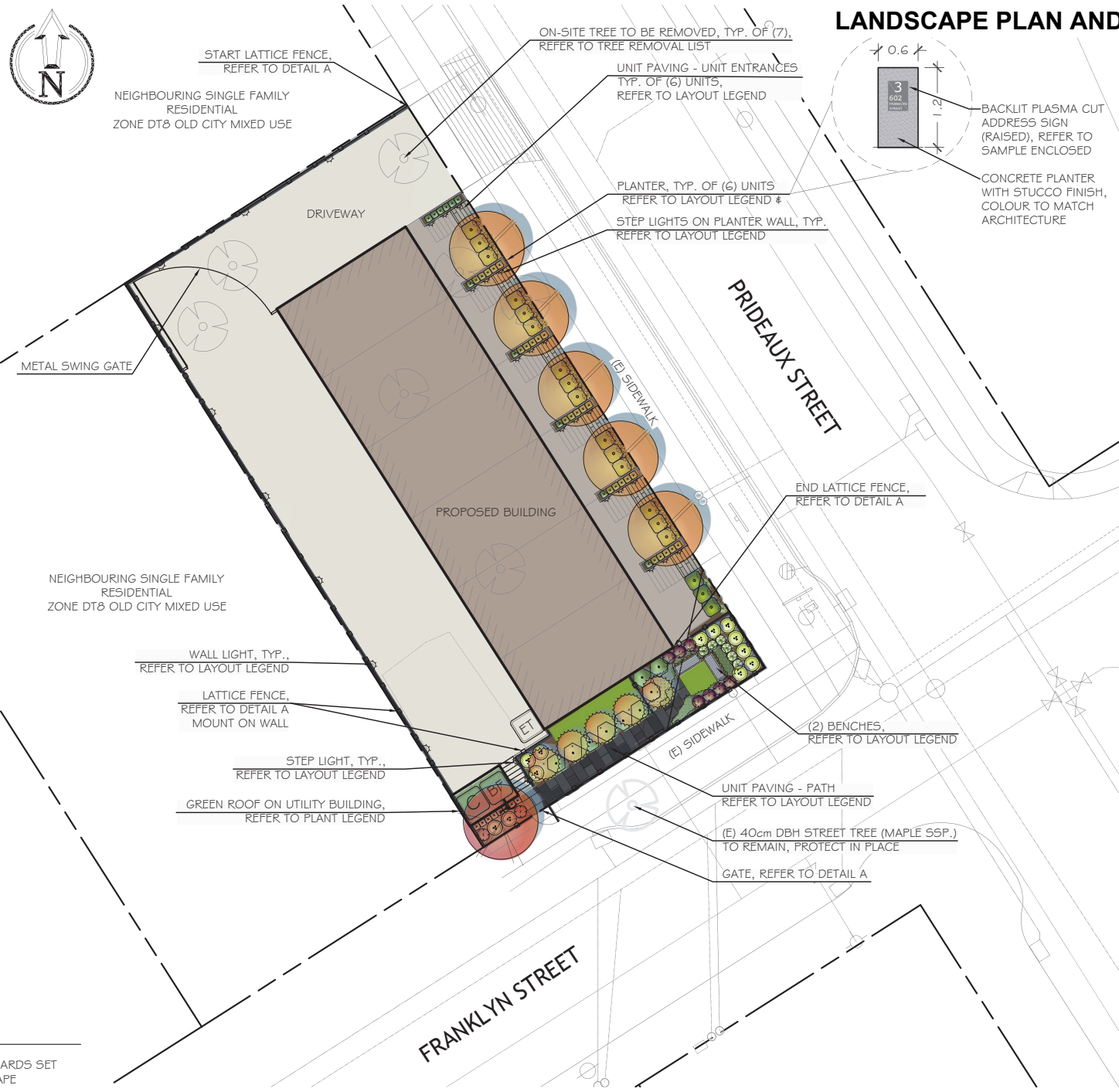
A0.10

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



macdonald gray
 814 Shorewood Drive, Parksville, BC V9P 1S1
 TEL: (250) 248-3089 EMAIL: macdgray@telus.net
 www.macdonald-gray.ca

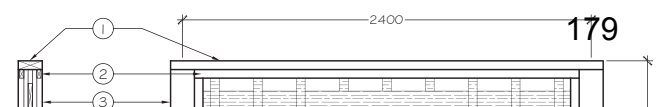
THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT
 THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTANTS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY MACDONALD GRAY CONSULTANTS IS FORBIDDEN



CENT STANDARDS SET OF LANDSCAPE

ROUND AND BELOW

STANDARD MULCH DEPTH



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

LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. THE LANDSCAPING 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 SERVICING, GRADING AND STORM WATER MANAGEMENT INFORMATION.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLERS IN SHARED UTILITY BUILDING
	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSORS ON SOUTH-FACING EAVE
	BY MECHANICAL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLY IN SHARED UTILITY BUILDING
		SCHEDULE 40	38mm (1.5") PVC MAINLINE TO LANDSCAPE
		SCHEDULE 40	PVC SLEEVES SHALL BE INSTALLED UNDER ALL PAVING AND PLANTERS MANIFOLD & 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 'ET' 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 (IABIC) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD 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 MICRO DRIP EQUIPMENT.
4. THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED 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.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING 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 500mm 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 STANDARD.

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' SLENDER SILHOUETTE SHEETGUM	4cm CAL.	2.0m O.C.	5	COLUMNAR, FALL COLOUR
	STYRAX JAPONICA JAPANESE SNOWBELL	4cm CAL.	5m O.C.	5	FLOWERING
SHRUBS					
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	#3 POT	0.75m O.C.	9	
	ESCALLONIA PINK PRINCESS PINK PRINCESS ESCALLONIA	#3 POT	1.2m O.C.	9	SCREEN
	LONICERA NITIDA LEMON SPREADER LEMON SPREADER BOX HONEYSUCKLE	#3 POT	1.0m O.C.	12	
	ROSA RUGOSA WHITE PAVEMENT WHITE PAVEMENT ROSE	#3 POT	0.6m O.C.	6	
	TAXUS BACCATA 'MELFORD' MELFORD ENGLISH YEW	#3 POT	0.45m O.C.	44	HEDGE / SCREEN
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	18	
PERENNIALS & GROUNDCOVERS					
	ASTILBE YONGUE WHITE & RED WHITE & RED ASTILBE	#1 POT	0.6m O.C.	30	SO/SO MIX
	CAMPYLOSIPHON 'BLUE WATERFALL' TRAILING BELLEFLOWER	#1 POT	(7) PER PLANTER	42	UNDER YEW'S IN CONCRETE PLANTERS, CASCADING
	FRAGARIA CHLONDIS BEACH STRAWBERRY	#1 POT	0.6m O.C.	15	
	EXTENSIVE GREEN ROOF: SEDUM, GRASSES AND DROUGHT RESISTANT PERENNIALS	PLUGS	PER MFR. SPECS	8 sq.m.	DROUGHT TOLERANT
	LAWN	SOD		12 sq.m.	

EXISTING TREE INVENTORY

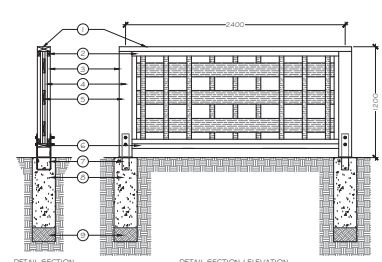
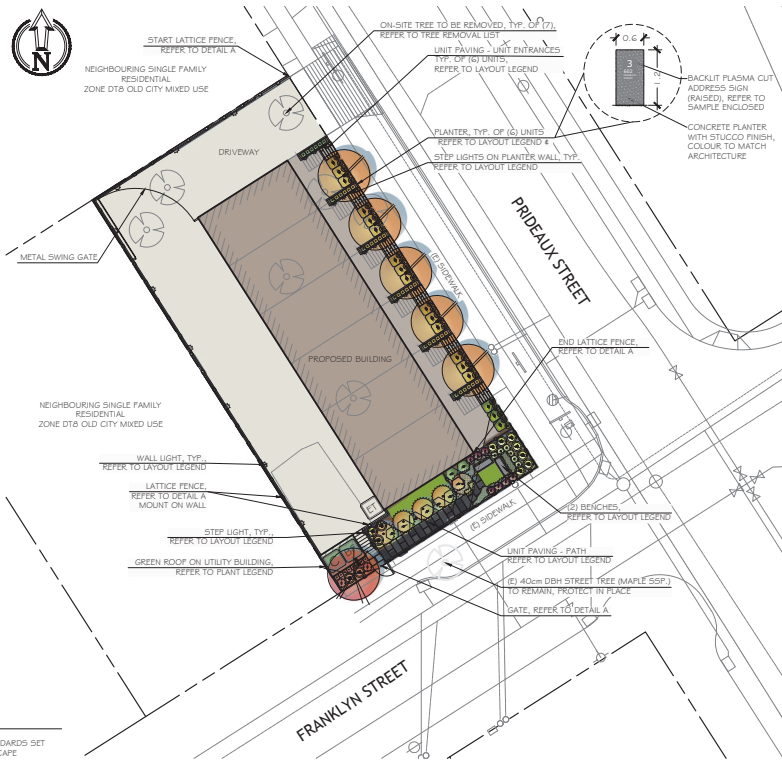
NO.	DIAMETER (cm)	SPECIES	NOTES
TREES TO BE REMOVED			
1	50	PURPLE LEAVED CHERRY	
2	50	PURPLE LEAVED MAPLE	DYING
3	45	WEeping WILLOW	
4	40	AMERICAN BEECH	
5	40	FRUIT	
6	25	COLUMNAR SPRUCE	
7	20	PURPLE LEAVED CHERRY	

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
E	PROPERTY LINE
FA	PLANTING AREA
TYF.	TYPICAL
SYMBOL	DESCRIPTION
	PROPERTY LINE
	1.2m LATTICE FENCE, REFER TO DETAIL A
	UNIT PAVING: MANUFACTURER: ABBOTSFORD CONCRETE STYLE: ARISTOCRAT HYDRAPRESSED PORCELAIN SLABS
	UNIT ENTRANCES SIZE: WOOD PLANK COLOUR: BEACH WOOD
	PATH SIZE: 60cm x 120cm x 2cm + 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: WISHBONE SITE FURNISHINGS STYLE: HUTCH PARK BENCH MODEL: HB-5 FRAME COLOUR: BLACK SUPER TEXTURE SLAT COLOUR: LIGHT GREY SURFACE MOUNTED ON ROCK, SALT FINISH CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS
	WALL LIGHTING: REFER TO CUT SHEET FOR STYLE SAMPLE
	STEP LIGHTING: REFER TO CUT SHEET FOR STYLE SAMPLES
	FINAL WALL & STEP LIGHTING MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC 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 - 300mm
LAWN - 100mm
TREES - 300mm AROUND AND BELOW ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION. I/O RULING 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 MICRO 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. EXCAVATED 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 ACCEPTED.
12. ALL CALIFRE-STOCK TREES SHALL BE B & B IN WIRE BASKETS.



A 1.2m Lattice Fence & Gate
Section/Elevation
1:25 metric

- 50mm x 150mm (2" x 6") CARPAL
- 25mm x 50mm (1" x 2") FRAME, TYPICAL OF (B) PLACES PER PANEL
- 150mm x 150mm (6" x 6") POST
- 25mm x 50mm (1" x 2") VERTICAL LATTICE, TYPICAL OF (B) PLACES PER PANEL
- 25mm x 50mm (1" x 2") HORIZONTAL LATTICE, TYPICAL OF (B) PLACES PER PANEL
- 40mm x 150mm (2" x 6") BOTTOM RAIL
- GALVANIZED KNIFE PLATE COLUMN BASE
CW (2) - 1.5mm DIA. X GALVANIZED HEX HEAD MACHINE BOLTS CW (2) WASHERS AND (1) NUT PER POSTER
- CONCRETE FOOTING OR WALL
- FIRM BEARING UNDER FOOTING
- (B) GALVANIZED STRAP HINGES
- (1) GALVANIZED BACK TO BACK TUMB LATCH WITH LATCHING MECHANISM. INSTALL LATCHING MECHANISM ON INSIDE OF GATE

NOTES:
1. ALL FASTENERS SHALL BE GALVANIZED
2. APPLY SOLID EXTERIOR STAIN ON ALL TIMBERS PRIOR TO ASSEMBLY, COLOUR: DMC GREY

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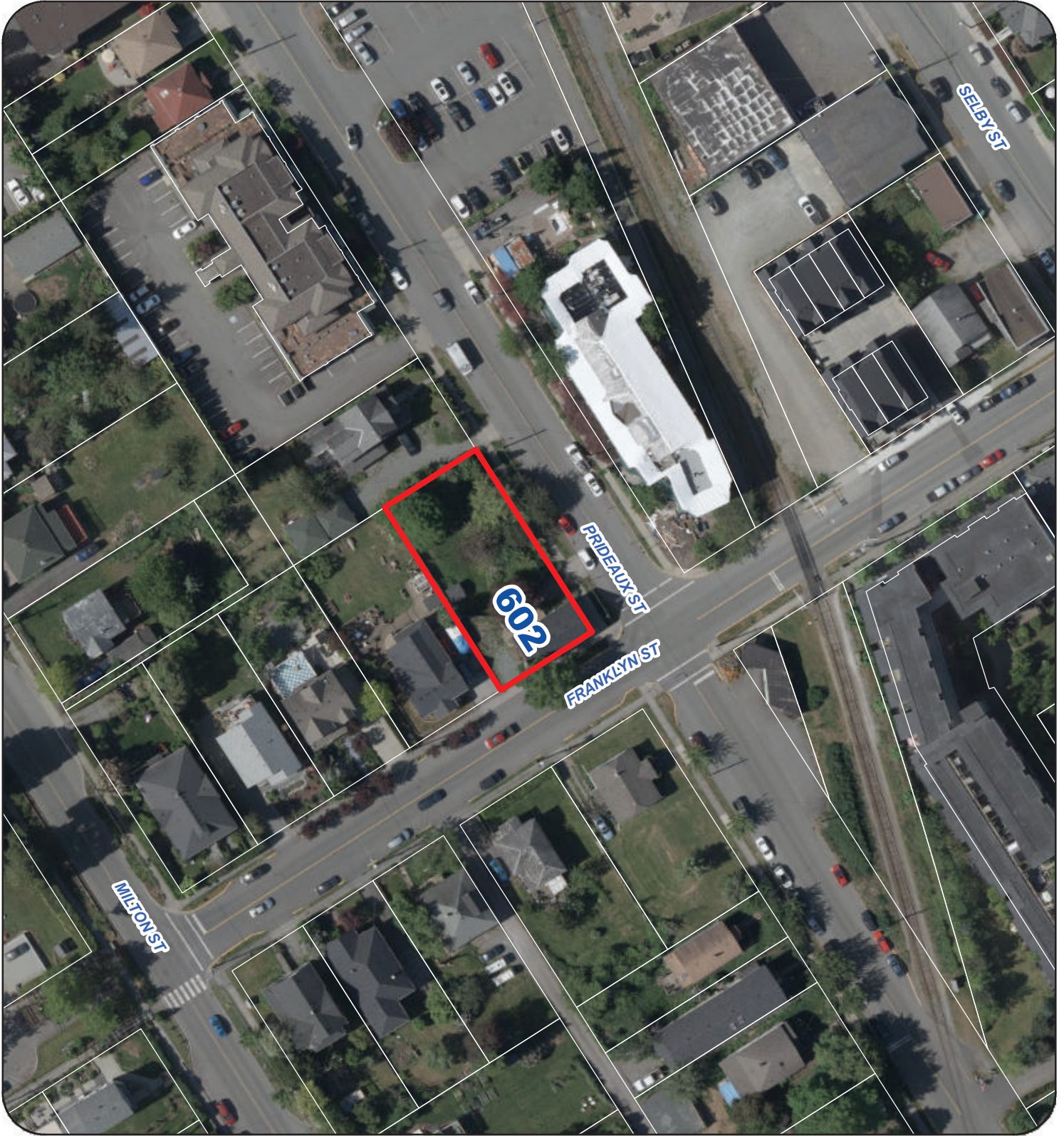
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602 Franklyn Street
Rhizoma Ventures Inc + Rhizoma
602 Franklyn Street, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	June 5, 2019
Drawn:	CW
Checked:	NG
Scale:	1:200 metric
Project Number:	19-0237
DRAWING NUMBER:	L1 of 1

REVISION SCHEDULE		
#	DATE	NOTES
0	10MAY2019	DP Review
1	05JUN2019	Issued for DP

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001148

Legend

 Subject Property