



DEVELOPMENT PERMIT NO. DP001163

HAZELWOOD HOLDINGS LTD
Name of Owner(s) of Land (Permittee)

1220, 1225, 1221 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 3, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988
PID No. 030-101-476

LOT 5, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988
PID No. 030-101-492

LOT 6, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988
PID No. 030-101-506

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 Site 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.

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 allowable building height from 7m (less than 4:12 pitch) to:
 - 7.75m at 1220 Manzanita Place
 - 8.87m at 1221 Manzanita Place
 - 8.93m at 1225 Manzanita Place
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum front yard setback from 6m to 3.25m at 1225 Manzanita Place, and from 6m to 4.5m at 1221 Manzanita Place.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback from 7.5m to 5.8m for unit 5 at 1225 Manzanita Place.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the proposed Building Elevations prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Site Sections prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2020-AUG-07, as shown on Schedule E.

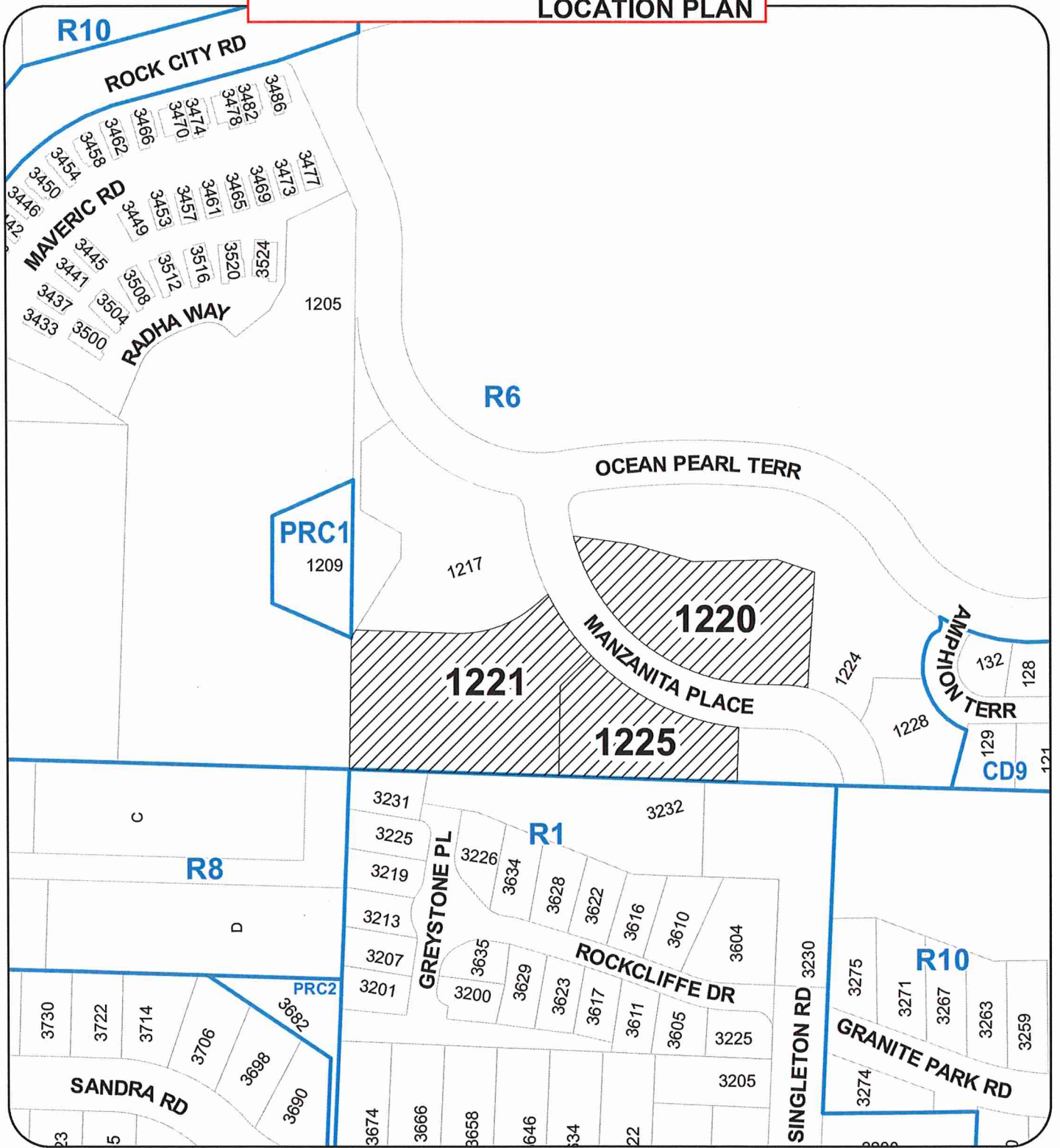
AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE 14TH DAY OF **SEPTEMBER, 2020.**


Corporate Officer


Date

LB/ln
Prospero Schedule: DP001163

Development Permit DP001163 Schedule A
 1220, 1225, 1221 Manzanita Place
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001163

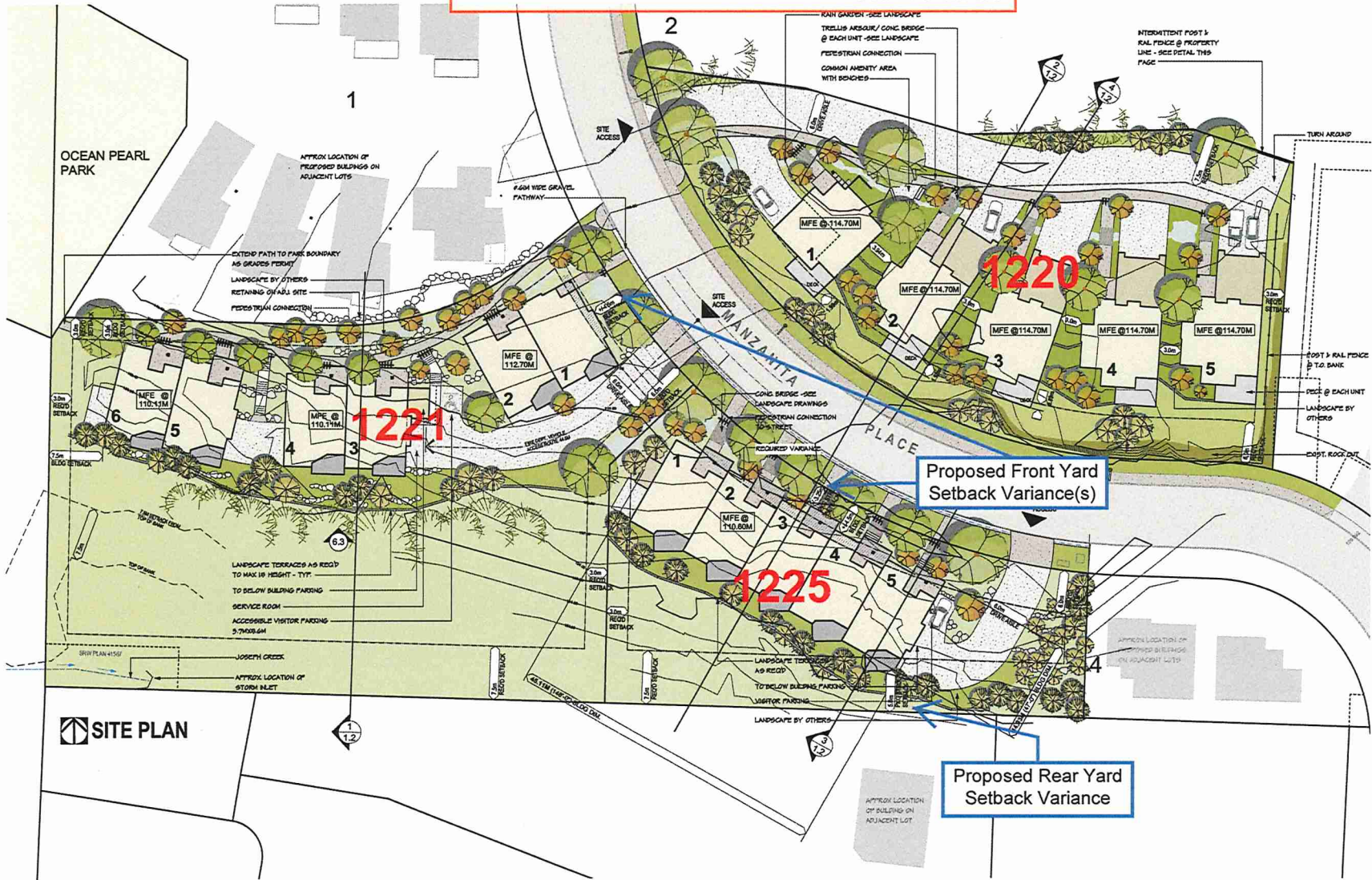
LOCATION PLAN

Civic: 1220, 1225, & 1221 MANZANITA PLACE
 Legal: LOT 3, 5, & 6, DISTRICT LOT 18
 WELLINGTON DISTRICT, PLAN EPP67988



Subject Properties

Development Permit DP001163 Schedule B
 1220, 1225, 1221 Manzanita Place
SITE PLAN



SITE PLAN

PROJECT DATA - LOT 3 ** ALL AREAS ARE APPROXIMATE

CADC: 1220 MANZANITA PLACE
 LEGAL: LOT 3, D.S. 16, WILHELMSON DISTRICT, PLAN EPP09598
 ZONING: R6
 LOT AREA: 3346 SQ.M.
 F.A.R. (AS ALLOWED): 1557 @ 2.04 = 0.32
 PARKING: RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT

UNIT AREAS:	UNIT 1	UNIT 2A
LOWER FLOOR	489 SQ.FT.	1217 SQ.FT.
MAIN FLOOR	1217 SQ.FT.	816 SQ.FT.
UPPER FLOOR	194 SQ.FT.	247 SQ.FT.
TOTAL	2000 SQ.FT.	465 SQ.FT.
GARAGE:	522 SQ.FT.	

RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT + 10 STALLS

PROJECT DATA - LOT 5 ** ALL AREAS ARE APPROXIMATE

CADC: 1221 MANZANITA PLACE
 LEGAL: LOT 5, D.S. 16, WILHELMSON DISTRICT, PLAN EPP09598
 ZONING: R6
 LOT AREA: 2029 SQ.M.
 F.A.R. (AS ALLOWED): 1843 @ 2.04 = 0.44
 PARKING: RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT + 10 STALLS

UNIT AREAS:	UNIT 1	UNIT 2A	UNIT 3A
LOWER FLOOR	324 SQ.FT.	1620 SQ.FT.	324 SQ.FT.
MAIN FLOOR	1620 SQ.FT.	775 SQ.FT.	1620 SQ.FT.
UPPER FLOOR	775 SQ.FT.	1962 SQ.FT.	775 SQ.FT.
TOTAL	1620 SQ.FT.	4357 SQ.FT.	1620 SQ.FT.

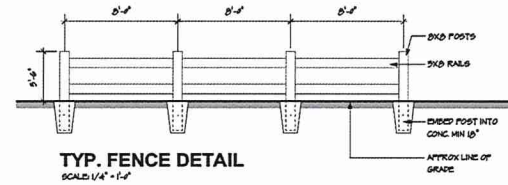
RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT + 10 STALLS

PROJECT DATA - LOT 6 ** ALL AREAS ARE APPROXIMATE

CADC: 1225 MANZANITA PLACE
 LEGAL: LOT 6, D.S. 16, WILHELMSON DISTRICT, PLAN EPP09598
 ZONING: R6
 LOT AREA: 4035 SQ.M.
 F.A.R. (AS ALLOWED): 1125 @ 2.04 = 0.28
 PARKING: RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT + 10 STALLS

UNIT AREAS:	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
LOWER FLOOR	300 SQ.FT.	300 SQ.FT.	300 SQ.FT.	300 SQ.FT.	300 SQ.FT.	300 SQ.FT.
MAIN FLOOR	1192 SQ.FT.	1192 SQ.FT.	1192 SQ.FT.	1192 SQ.FT.	1192 SQ.FT.	1192 SQ.FT.
UPPER FLOOR	2145 SQ.FT.	2145 SQ.FT.	2145 SQ.FT.	2145 SQ.FT.	2145 SQ.FT.	2145 SQ.FT.
TOTAL	2445 SQ.FT.	2445 SQ.FT.	2445 SQ.FT.	2445 SQ.FT.	2445 SQ.FT.	2445 SQ.FT.

RECD: 20 UNIT + 10 STALLS
 PROVIDED: 20 UNIT + 10 STALLS



PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.

bjk architecture inc.
 2122 Brandon Rd.
 Stouffville, Ontario
 W6R 2W3
 Ph: 250-891-1602

PROJECT#: 05513-20-12
 ISSUE#: 14 NOV. 2010
 MEETING: 23 JANU. 2011
 DESIGN: 24 SEPT. 2010
 PERMITS: 26 FEB. 2011
 CONSULTANT: 21 FEB. 2011
 CLIENT: 21 FEB. 2011
 DP SUPPLEMENTAL INFORMATION: 11 AUG. 2010

RECEIVED
 DP 1163
 2020-AUG-11

SITE PLAN
 PR1.1



SOUTH ELEVATION
 - FACING MANZANITA

SEE PAGE 3.3 FOR BUILDING HEIGHTS



EAST ELEVATION



NORTH ELEVATION - FACING LANE

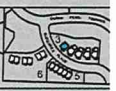


WEST ELEVATION - FACING LANE

COLOUR SCHEDULE

HORIZONTAL LAPPED FIBER CEMENT SIDING BRICK GRAY CORNER TRIMS TO MATCH	LEISTENSTONE VENEER	TIMBER / WOOD SIDING	ROOFING - GRAY
FACADES - ARCTIC WHITE	WINDOW TRIMS / TRIMS AS NOTED - BRUSHED NOELS	WINDOWS/DOORS - WHITE	GARAGE / GARAGE DOOR

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd
 Shaunggan Lake B.C.
 V8R 2V9
 PH: 250-899-1602

PROJECT # 2019-03-10
 US/ACZ 14 NOV 2019
 MILESTONE 20 JUL 2019
 DP 24 SEP 2019
 CLIENT 15 JAN 2020
 DP SUPPLEMENTAL 11 AUG 2020
 REVISIONS 27 AUG 2020

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DP1163
2020-AUG-11
 Current Planning

1220 MANZANITA PLACE

1220 Manzanita Place
 UNIT 1
PR3.1



SOUTH ELEVATION

- FACING MANZANITA ROAD

SEE PAGE 3.3 FOR BUILDING HEIGHTS



EAST ELEVATION



NORTH ELEVATION - FACING LANE



WEST ELEVATION

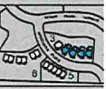
HORIZONTAL LAPPED FIBER CEMENT SIDING	LOUVERED DOOR VENEER	TIMBER / WOOD VENEER	ROOFING - GREY
INDOOR GREY CONCRETE TRIMS TO MATCH			
		PAINTS - ARCTIC WHITE	WINDOWS / PORCHES - WHITE
		WINDOW TRIMS / TOPS - ASH	RAILINGS / GARAGE DOOR
		NOTES - SHIMMER WOOD	

COLOUR SCHEDULE

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DP1163
2020-AUG-11
Current Planning

1220 MANZANITA PLACE

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
2122 Brandon Rd.
Shaughigan Lake B.C.
V8R 2W5
Ph: 250-891-1602

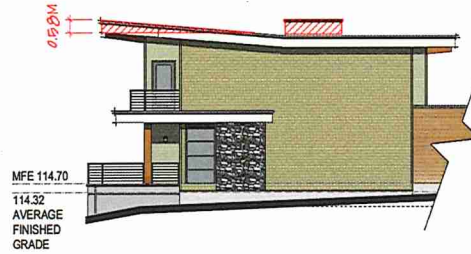
PROJECT # 4548-20-18
DESIGNED 14 MAR 2020
MODIFIED 20 MAR 2020
DRAWN 24 APR 2020
CLIENT 11 AUG 2020
DP SUPPLEMENTAL INFORMATION 11 AUG 2020
REVISED 27 AUG 2020

1220 Manzanita Place
UNIT 2-5
PR3.2



**EAST ELEVATION
UNIT 1**

LOT 3 - UNIT 1	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.15
MAX. ALLOWABLE:	7.75
VARIANCE:	7.00
	0.75M



**EAST ELEVATION
UNIT 2**

LOT 3 - UNIT 2	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.32
MAX. ALLOWABLE:	7.58
VARIANCE:	7.00
	0.58M



**EAST ELEVATION
UNIT 3**

LOT 3 - UNIT 3	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.38
MAX. ALLOWABLE:	7.52
VARIANCE:	7.00
	0.52M



**EAST ELEVATION
UNIT 4**

LOT 3 - UNIT 4	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.35
MAX. ALLOWABLE:	7.55
VARIANCE:	7.00
	0.55M

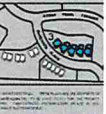


**EAST ELEVATION
UNIT 5**

LOT 3 - UNIT 5	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.32
MAX. ALLOWABLE:	7.58
VARIANCE:	7.00
	0.58M

 AREA OF REQUESTED HEIGHT VARIANCE

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W9
 PH: 250-851-1602

PROJECT # 19110115
 DATE OF SUPPLEMENTAL INFORMATION 18 AUG 2020

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 DP1163
 2020-AUG-11
 COMMUNITY PLANNING

1220 MANZANITA PLACE

1220 MANZANITA PLACE
 BLDG. HEIGHTS
 PR3.3



NORTH ELEVATION - FACING MANZANITA
SEE PAGE 5.3 FOR BUILDING HEIGHT



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

COLOUR SCHEDULE

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V8R 2W3
 Ph: 250-851-1602

PROJECT # DP-1163
 PREPARED BY: 14 NOV. 2010
 CHECKED BY: 24 NOV. 2010
 DATE: 24 SEPT. 2010
 CLIENT: 27 JULY 2010
 DP/EXHIBIT/MENTAL INFORMATION: 11 AUG. 2010

RECEIVED
 DP-1163
 2020-AUG-11
 CONTACT: 250-851-1602

1225 MANZANITA PLACE
 UNITS 1 - 5
PR.5.2

1225 MANZANITA PLACE

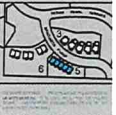


NORTH ELEVATION - FACING MANZANITA

LOT 5	
M.F.E.:	110.60
	7.16
RIDGE HEIGHT:	117.76
AVERAGE FINISHED GRADE:	108.83
BUILDING HEIGHT:	8.93
MAX. ALLOWABLE:	7.00
VARIANCE:	1.93M

 **AREA OF REQUESTED HEIGHT VARIANCE**

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd.
 Shaughigan Lake B.C.
 V0R 2V03
 Ph: 250-891-1602

PROJECT # 2193/21 19
 CLIENT 11-0007-2019
 DP/SUPPLEMENTAL 11-1463-2009
 APPROVAL/TCM 27-APRIL-2019

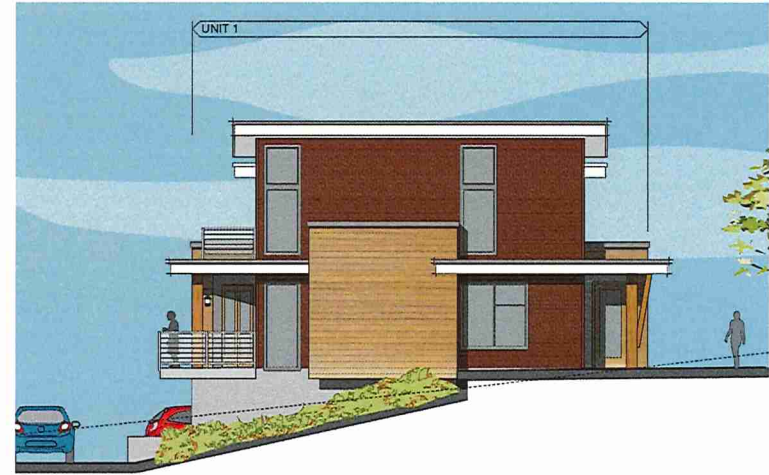
1225 MANZANITA PLACE
 BLDG. HEIGHTS
PR5.3

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2020-AUG-11
 Current Planning
1225 MANZANITA PLACE



SOUTH ELEVATION

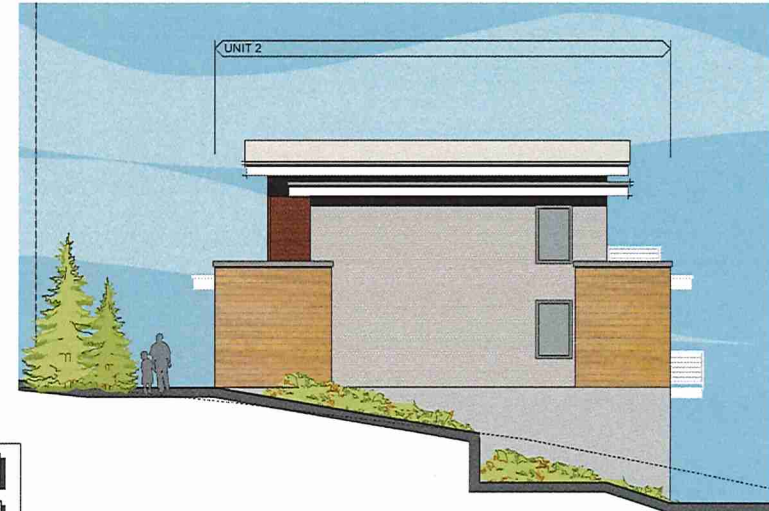
SEE PAGE 6.4 FOR BUILDING HEIGHTS



EAST ELEVATION - FACING MANZANITA



NORTH ELEVATION



WEST ELEVATION

COLOUR SCHEDULE

HORIZONTAL LAPPED PINKY CEDAR SHINGLES TRANSITIONAL RED GORSNE TREES TO MATCH	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME	ARCH CONCRETE - NATURAL	TRIM / WOOD SIDING	ROOFING - GRAY
			PANOS - ARCTIC WHITE	WINDOWS/DOORS - WHITE
			WINDOW TRIMS / TRIMS AS NOTED - BRUSHED NICKEL	RAILINGS

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



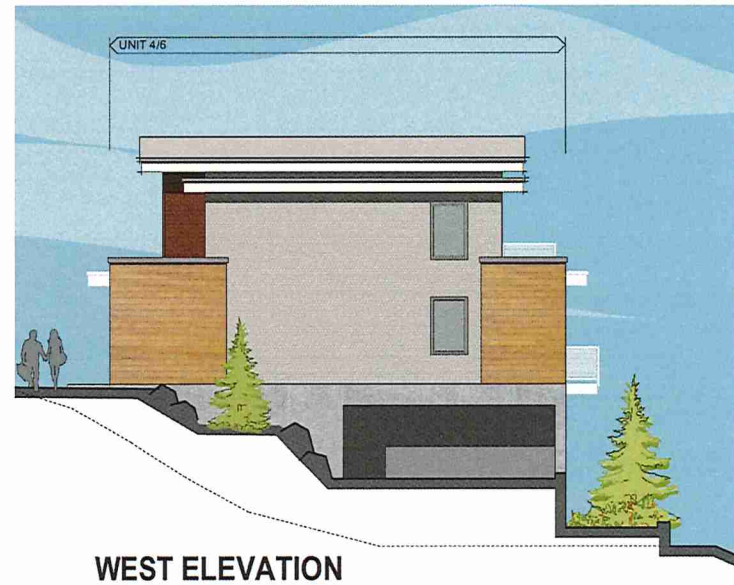
bjk architecture inc.
2122 Brandon Rd.
Shawigan Lake B.C.
V8R 2W3
Ph: 250-891-1602

PROJECT # 2019-03-10
CONCEPT 14 NOV 2019
SCHEMATIC 23 JUL 2019
S.P. 24 SEPT 2019
C.D.P. 31 JULY 2020
C.P. FOR PERMITS 11 AUG 2020
SHEW/REVISIONS 18 AUG 2020
ISSUED: 27 AUG 2020

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2020-AUG-11
Current Planning

1221 MANZANITA PLACE

1221 MANZANITA PLACE
UNITS 1 & 2
PR6.1



COLOUR SCHEDULE

HORIZONTAL LAPPED FIBER CEMENT SIDING TRADITIONAL SID. CORNER TONGS TO MATCH	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME	ARCH. CONCRETE - NATURAL	PANCARD - ARCTIC WHITE	RAILING - GREY
			WINDOW TRIM / TRANSOMS - NUTTY - BRUSHED NICKEL	WINDOW SILL/STEPS - WHITE

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd.
 Shawigan Lake B.C.
 V8R 2W3
 Ph: 250-891-1602

PROJECT # 41519/2516
 DESIGN 14 NOV 2016
 MEETING 20 JAN 2016
 DRAWING 24 SEP 2016
 CLIENT 16 JUL 2015
 GP INFORMATION 11 JUL 2015
 INFORMATION 17 JUL 2015

1221 MANZANITA PLACE
 UNITS 3-6
PR.6.2

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 2020-AUG-11
 Current Planning

1221 MANZANITA PLACE



SOUTH ELEVATION - 1221 MANZANITA PLACE
 NOT TO SCALE

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W3
 Ph: 250-891-1602

PROJECT # 0513.36.18
 CLIENT STANLEY COPE
 SUPPLEMENTAL 11 AUG. 2020
 INFORMATION

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DP1163
 2020-AUG-11

1221 MANZANITA PLACE
 BLDG. HEIGHTS
PR6.3

1221 MANZANITA PLACE



NORTH ELEVATION

 AREA OF REQUESTED HEIGHT VARIANCE

LOT 6 - UNITS 5/6	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



NORTH ELEVATION

LOT 6 - UNITS 3/4	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



NORTH ELEVATION

LOT 6 - UNITS 1/2	
M.F.E.:	112.70
	7.16
RIDGE HEIGHT:	119.86
AVERAGE FINISHED GRADE:	111.20
BUILDING HEIGHT:	8.66
MAX. ALLOWABLE:	7.00
VARIANCE:	1.66

PROPOSED DEVELOPMENT
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



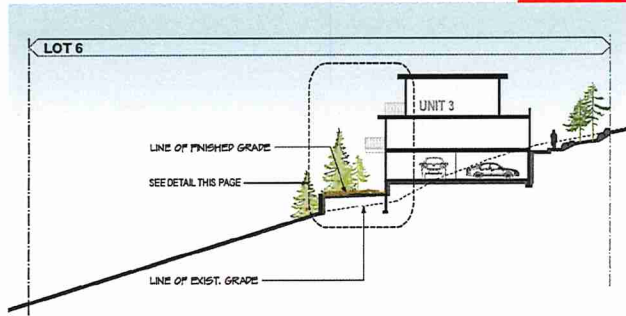
bjk architecture inc.
 2122 Brandon Rd
 Shawnigan Lake B.C.
 V0R 2N03
 Ph: 250-891-1602

PROJECT #: 4519-30-16
 CLIENT: DP-1163
 DP SUPPLEMENTAL INFORMATION: 11-AUG-2020

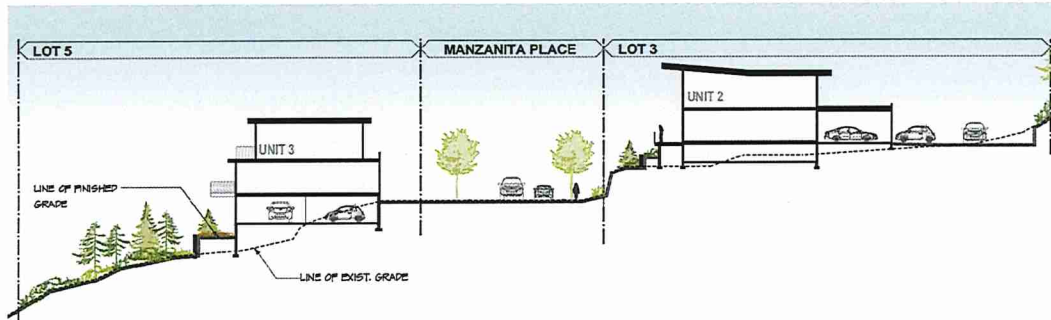
RECEIVED
DP1163
2020-AUG-11

1221 MANZANITA PLACE

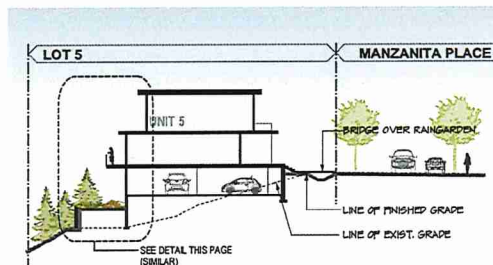
1221 MANZANITA PLACE
 BLDG. HEIGHTS
PR6.4



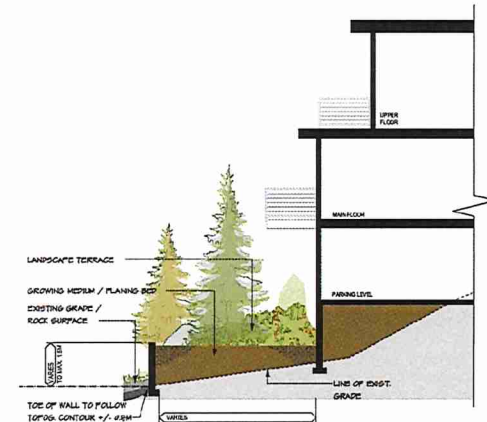
SCHEMATIC SECTION - 1



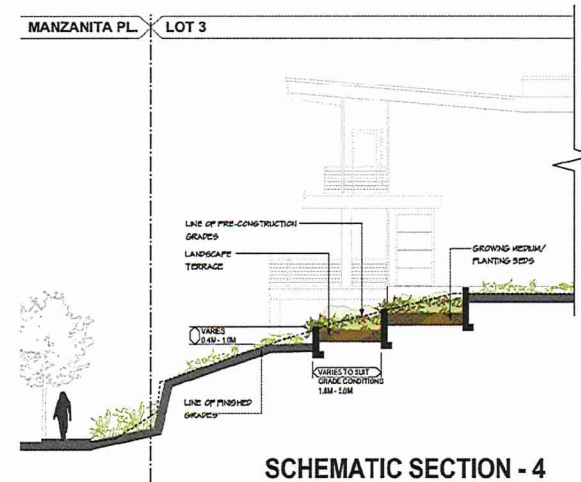
SCHEMATIC SECTION - 2



SCHEMATIC SECTION - 3



CONCEPTUAL LANDSCAPE TERRACE DETAIL



SCHEMATIC SECTION - 4

PROPOSED DEVELOPMENT
 LOTS 3, 5 & 6 @ MANZANITA PLACE, NANAIMO, B.C.

bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V8R 2W3
 Ph: 250-891-1602

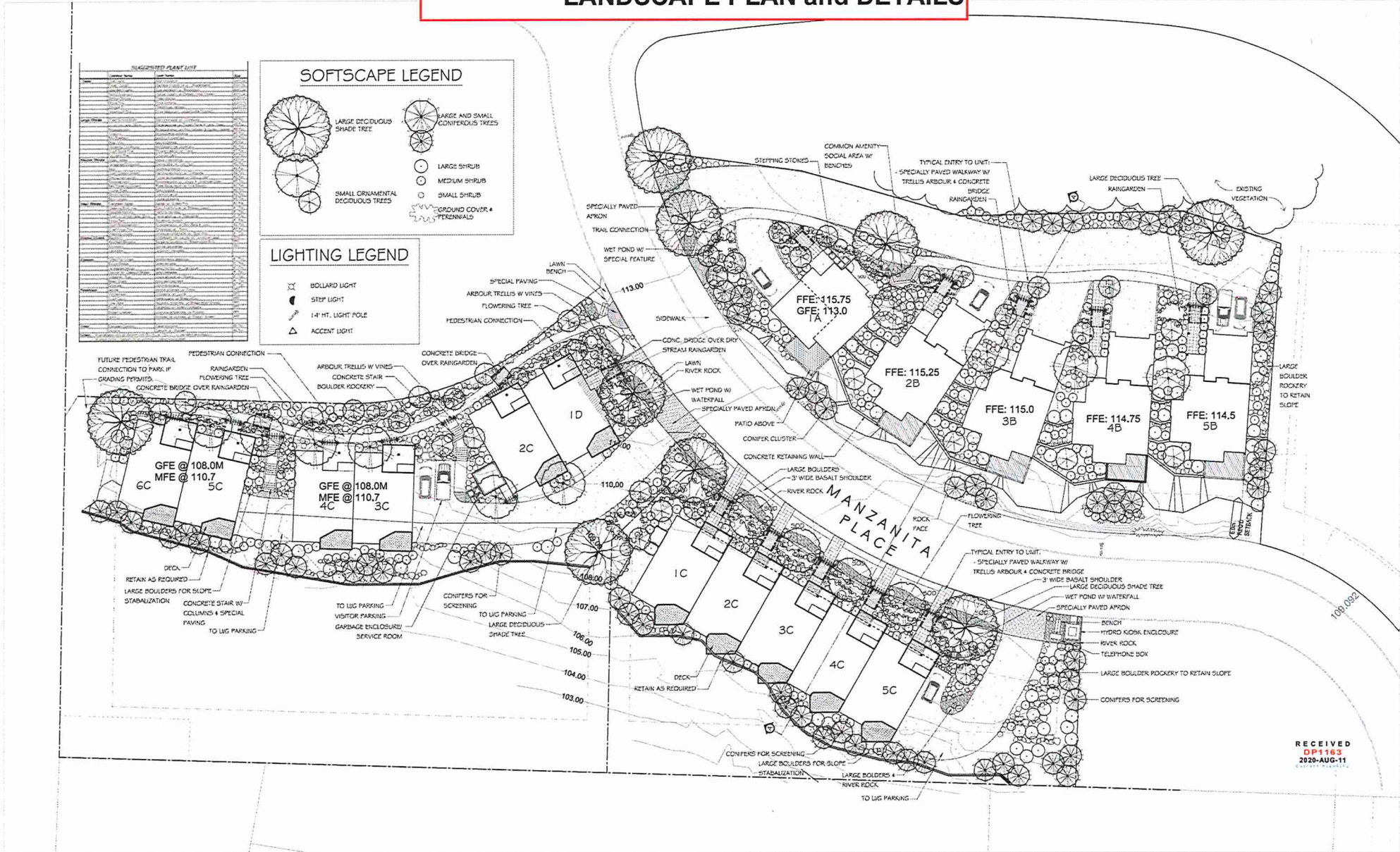
PROJECT # 01210-0016
 DESIGNED 18 JULY 2019
 MEETING 25 JULY 2019
 D.P. 24 SEPTEMBER 2019
 REVISED 24 JAN. 2020
 CONSULTANT 23 FEB. 2020
 EP SUPPLEMENTAL INFORMATION 27 FEB. 2020
 CLIENT 31 JULY 2020
 GP SUPPLEMENTAL INFORMATION 11 AUG. 2020

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 DP1163
 2020-AUG-11
 City of Nanaimo

SITE SECTIONS

PR1.2

LANDSCAPE PLAN and DETAILS



MANZANITA PLACE LANDSCAPE CONCEPT PLAN

SCALE: 1:200

Revised August 7, 2020 SEPTEMBER 5, 2019

4★SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.506.7985

RECEIVED DP1163 2020-AUG-11

MANZANITA PLANT LIST				
	Key	Common Name	Latin Name	Size
<i>Trees</i>				
N,D,	VMAP	Vine Maple	Acer circinatum	6cm Cal.
D,F	ROBI	Black Locust	Robinia pseudoacacia var. 'Frisia'	8cm Cal
N,D,	PDOG	Pacific Dogwood	Cornus nuttallii var.'Eddie's White Wonder'	6cm Cal.
N,D,	SPIN	Shore Pine	Pinus contorta	2.2m Ht
N,D,	WRC	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.2m Ht
D,	VPIN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolf's Pyramid'	2.2m Ht
N,D,	DFIR	Douglas Fir	Pseudotsuga menzeisii	2.2m Ht
N,D,	TSUG	Western Hemlock	Tsuga heterophylla	2.2m Ht
N,D,	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
N,D,	SERB	Serbian Spruce	Picea omorika	2.2m Ht
<i>Large Shrubs</i>				
N,D,F	CEAN	California Lilac	Ceanothus thrisiflorus var. 'Victoria'	#7 Pot
D	PIER	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame' & 'Valley Rose'	#5 Pot
N,D	NINE	Ninebark	Physocarpus capitatus	#5 Pot
N,D	SAMB	Red Elderberry	Sambucus racemosa	#5 Pot
N,D,F	MANZ	Manzanita Columbiana	Arctostaphylos columbiana	#2 Pot
D,F	CUPR	Monterey Cypress	Cupressus var. 'Wilma Goldcrest'	#7 Pot
D,F	MUGO	Mugo Pine	Pinus mugo	#5 Pot
N,D	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot
N,D	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot
N,D	PHOT	Photinia	Photinia fraseri var.'Red Robin'	#5 Pot
<i>Medium Shrubs</i>				
N,D	DOG	Variegated Dogwood	Cornus alba var.'Ivory Halo'	#2 Pot
N,D,F	SALA	Salal	Gaultheria shallon	#2 Pot
N	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#5 Pot
D	OTTO	Otto Luyken Laurel	Prunus laurocerasus var.'Otto Luyken'	#5 Pot
N,D,F	MRHA	Rhododendron	Rhododendron var.'Unique'	#2 Pot
N,D,F	MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#2 Pot
N,F	RIBE	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot
N,D,F	NROS	Nootka Rose	Rosa nutkana	#2 Pot
D	DVIB	David Viburnum	Viburnum davidii	#2 Pot
N,D	VACC	Edible Blueberry	Vaccinium var.'Legacy'	#1 Pot
N,D	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
N,D	SALX	Dwarf Arctic Willow	Salix purpurea nana	#2 Pot
<i>Small Shrubs</i>				
D,F	EUOF	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaety'	#1 Pot
N,D,F	CASC	Cascade mahonia	Mahonia nervosa	#1 Pot
D,F	DWPFJ	Dwarf Lily of the Valley Shrub	Pieris japonica var.'Debutante'	#2 Pot
N,D,F	POLY	Sword Fern	Polystichum munitum	#2 Pot
D,F	DWRH	Dwarf Rhododendron	Rhododendron var.'Bow Bells' & 'Jock'	#2 Pot
N,D,F	SPIR	Spiraea	Spiraea x bumalda var. 'GoldFlame'	#2 Pot
D,F	DWMP	Dwarf Mugo Pine	Pinus mugo pumilo	#1 Pot
N,D,F	ADOG	Dwarf Dogwood	Cornus sericea var. 'Kelsey'	#1 Pot
N,D,	SJUN	Spreading Juniper	Juniperus horizontalis var. 'Blue Chip'	#1 Pot
<i>Ground Covers</i>				
N,D,F	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
D,F	BERG	Heartleaf Bergema	Bergenia cordifolia var.'Bressingham Ruby'	SP4
N	CORN	Bunchberry	Cornus canadensis	SP4
N,D,F	VITI	Lignoberry	Vaccinium vitis-idaea	SP4
N,D,F	GLOR	Creeping California Lilac	Ceanothus gloriosus	SP5
N,D,F	COTO	Creeping Cotoneaster	Cotoneaster dameri	SP5
<i>Grasses</i>				
D	DESC	Tufted Hair Grass	deschampsia cespitosa	#1 Pot
N,D	OBNU	Slough Sedge	carex obnupta	#1 Pot
D,F	CARX	Variegated sedge	carex morrowii var. 'Ice Dance'	#1 Pot
D	TEST	Orange New Zealand Sed	carex testacea	#1 Pot
N,D,F	JUNC	Corkscrew Rush	juncus effusus var. 'Spiralis'	#1 Pot
D	DIST	Saltgrass	distichlis spicata	
<i>Perennials</i>				
D,F	IRIS	Sweet Iris	Iris pallida var.'Aureo -Variegata'	SP5
D,F	LAVA	English Lavender	Lavandula angustifolia var.'Hidcote'	SP5
D,F	SCIZ	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
<i>Vines</i>				
D,F	ARM	Evergreen Clematis	Clematis armandii	#5 Pot
D,F	CLEM	Clematis	Clematis var. 'Elizabeth'	#2 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
N- Native Plant Selection				
D- Drought Tolerant Plant Selection				
F- Fire Resistant Plant Selection				
- All areas to be irrigated with an automatic underground system.				