

DATE OF MEETING | February 7, 2022 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1178 –
4900 ISLAND HIGHWAY NORTH** |

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for an automobile sales development at 4900 Island Highway North. |

Recommendation

That Council issue Development Permit No. DP1178 for an automobile sales development at 4900 Island Highway North with the following variances to:

- reduce the flanking side yard setback from 3.0m to 2.4m along the north property line;
- waive the minimum building height requirement; and
- increase the maximum combined height of a fence and retaining wall in the side yard setback from 1.8m to 2.8m. |

BACKGROUND

A development permit application, DP1178, was received from James E. Irwin Architect Inc., on behalf of 1960400 Ontario Ltd., to permit an automobile sales development at 4900 Island Highway North. The subject property was previously rezoned to allow automobile sales and rental as a site-specific use in 2019 (RA397).

Subject Property and Site Context

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located on the east side of the Island Highway North frontage road where it turns into Wills Road.
<i>Total Area</i>	0.86ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a corner lot and was formerly occupied by Long Lake Nurseries Garden Centre. The nursery opened in 1975 and closed in January 2017. The property was subsequently purchased by the current owner and the nursery buildings were demolished prior to rezoning. The lot is relatively flat with a slight slope downhill to the east.

The property is centrally located in the Long Lake neighbourhood and is approximately 70m west of Long Lake and 70m southeast of the intersection of the Island Highway and Rutherford Road. Adjacent properties include the Long Lake Plaza retail centre across Wills Road to the north, multi-family residential developments to the east, Lakeside Centre offices and Long Lake Inn to the south, and a mix of retail and commercial service uses including the Volkswagen car dealership across the Island Highway to the west.

DISCUSSION

Proposed Development

The applicant is proposing to construct three new commercial buildings for automobile sales with a total gross floor area of 3,971m². The building breakdown is as follows:

- Building A – 1,806m² Subaru car dealership.
- Building B – 1,302m² Porsche car dealership.
- Building C – 863m² Servicing support building for both dealerships. There will be a two-storey parking structure connected to Building C as well as a car wash bay.

The total floor area equals a Floor Area Ratio (FAR) of 0.46, which is below the maximum permitted FAR of 0.75 in the COR3 zone.

Site Design

Buildings A and B are sited close to the west property line facing the Island Highway and frontage road. Building C will face Wills Road to the north. Three vehicle access points are proposed to the site: between Building B and C to north, between Building B and A to the west, and south of Building A. No parking is proposed between the front faces of the buildings and the adjacent streets. All required parking will be provided on-site, and a two-level parkade attached to Building C will provide additional parking and storage for vehicles. A garbage / recycling enclosure is proposed to be located in the lower parkade level.

As conditions of RA397, road dedication along the north property line and a statutory right-of-way to accommodate a public sidewalk along the west property line are required prior to Building Permit issuance.

Building Design

Both Buildings A and B have been designed to accommodate the corporate requirements of Subaru and Porsche. Both buildings will be visible from the Island Highway and will include high windows to illuminate and animate the street frontage. Building C is designed to provide street presence along Wills Road to the north, and will act to screen the parkade structure. Exterior materials will consist generally of aluminium composite materials, precast concrete panels, and metal siding.

Landscape Design

Landscaping is proposed along all frontages, with trees clustered near the edges of the site. Low shrubs and columnar trees will provide a buffer between the streets and the buildings. A bioswale is proposed along the east property line where a chain-link fence and shrubs will screen the site from adjacent residential uses. A concrete retaining wall up to 1.7m high and a landscape buffer are proposed along the south property line. A small outdoor seating area for employees is proposed adjacent to Building C, and an outdoor seating area for employees and customers is proposed outside of Building B at the corner of Wills Road.

Design Advisory Panel

This application was not reviewed by the Design Advisory Panel (DAP) as DAP meetings were suspended at the time of application due to COVID-19 restrictions. Staff reviewed the proposed development in relation to the applicable General Development Permit Area Design Guidelines and provided a number of recommendations to the applicant related to site and building design. The applicant subsequently revised the proposed plans by:

- amending the site layout to improve pedestrian connections and reduce potential conflicts;
- increasing fenestration and building transparency;
- refining site lighting details; and
- enhancing the proposed landscaping along the site perimeter.

Proposed Variances

Minimum Flanking Side Yard Setback

The minimum flanking side yard setback in the COR3 zone is 3.0m. The proposed flanking side yard setback for portions of Buildings B and C is 2.4m from the north property line, a requested variance of 0.6m.

The setback will be measured from the new property line after road dedication of approximately 1.6m has taken place, and the anticipated road cross-section will be accommodated within the new road right-of-way. The site design will allow sufficient sightlines for vehicles exiting the drive aisle adjacent to the areas of the requested variance. Staff support the proposed variance.

Minimum Building Height

The City of Nanaimo “Zoning Bylaw 2011 No. 4500” requires a minimum building height of two storeys above grade in the COR3 zone. While a second floor is provided for Building C and portions of Buildings A and B, a variance is requested to allow Buildings A and B as primarily one-storey buildings.

Given the nature of the automobile sales use and the internal programming requirements of the dealerships, the applicant has advised that providing full-size floor plates on the second storey of the buildings would not be practical. The street-facing portions of the buildings, however, will appear as two storeys above grade due to the large showroom ceiling heights. Staff support the proposed variance.

Maximum Fence Height

The maximum combined fence and retaining wall height in the side yard setback in the COR3 zone is 1.8m. The proposed height for a portion of a combined retaining wall and fence in the south side yard setback is 2.8m, a requested variance of 1.0m. The concrete retaining wall will slope to a height of 1.7m at its highest point and will address a grade difference between the subject property and the neighbouring commercial lot to the south. The wall will be screened by evergreen shrubs and trees. A 1.1m-high galvanized metal guard is proposed on the top of the wall for safety reasons. Staff support the proposed variance.

SUMMARY POINTS

- Development Permit No. DP1178 is for an automobile sales development at 4900 Island Highway North.
- The subject property was previously rezoned to allow automobile sales and rental as a site-specific use in 2019.
- Variances are requested to reduce the minimum flanking side yard setback from 3.0m to 2.4m, to waive the minimum building height requirement, and to increase the maximum combined fence and retaining wall height from 1.8m to 2.8m. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plan
ATTACHMENT E: Building Elevations and Materials
ATTACHMENT F: Building Renderings
ATTACHMENT G: Perspective Views
ATTACHMENT H: Landscape Plan and Details
ATTACHMENT I: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
GM, Development Services / Deputy CAO

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

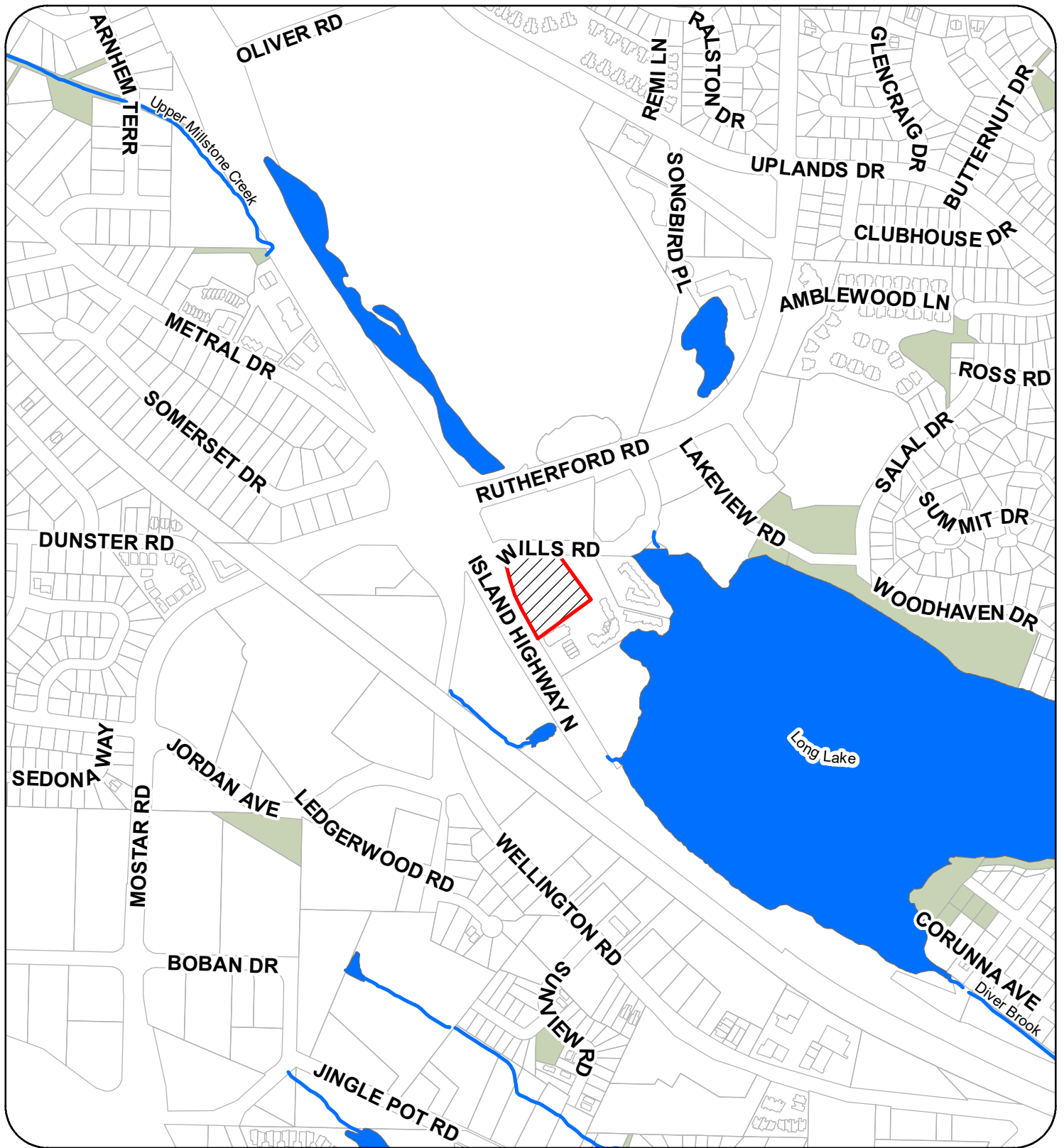
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted fence height for a retaining wall and guard in the south side yard from 1.8m to 2.8m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 3.0m to 2.4m.
3. *Section 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade for the proposed development.

CONDITIONS OF PERMIT

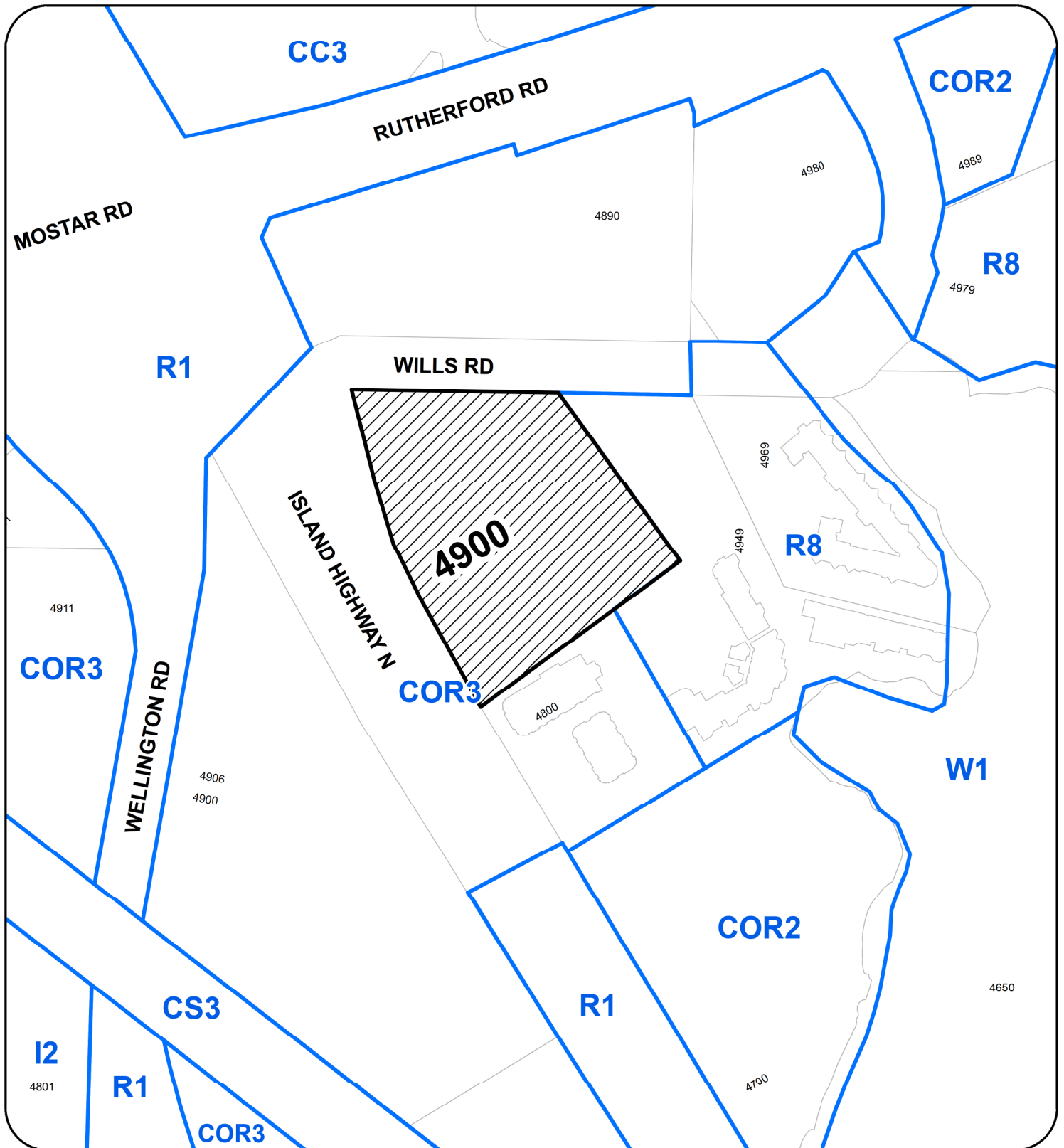
1. The subject property is developed generally in accordance with the Site and Parking Plan prepared by James E. Irwin Architect Inc., dated 2021-NOV-22, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by James E. Irwin Architect Inc., dated 2021-NOV-22, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2021-NOV-18, as shown on Attachment H.

ATTACHMENT B CONTEXT MAP



 4900 ISLAND HIGHWAY N

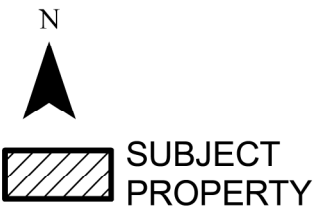
**ATTACHMENT C
LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001178

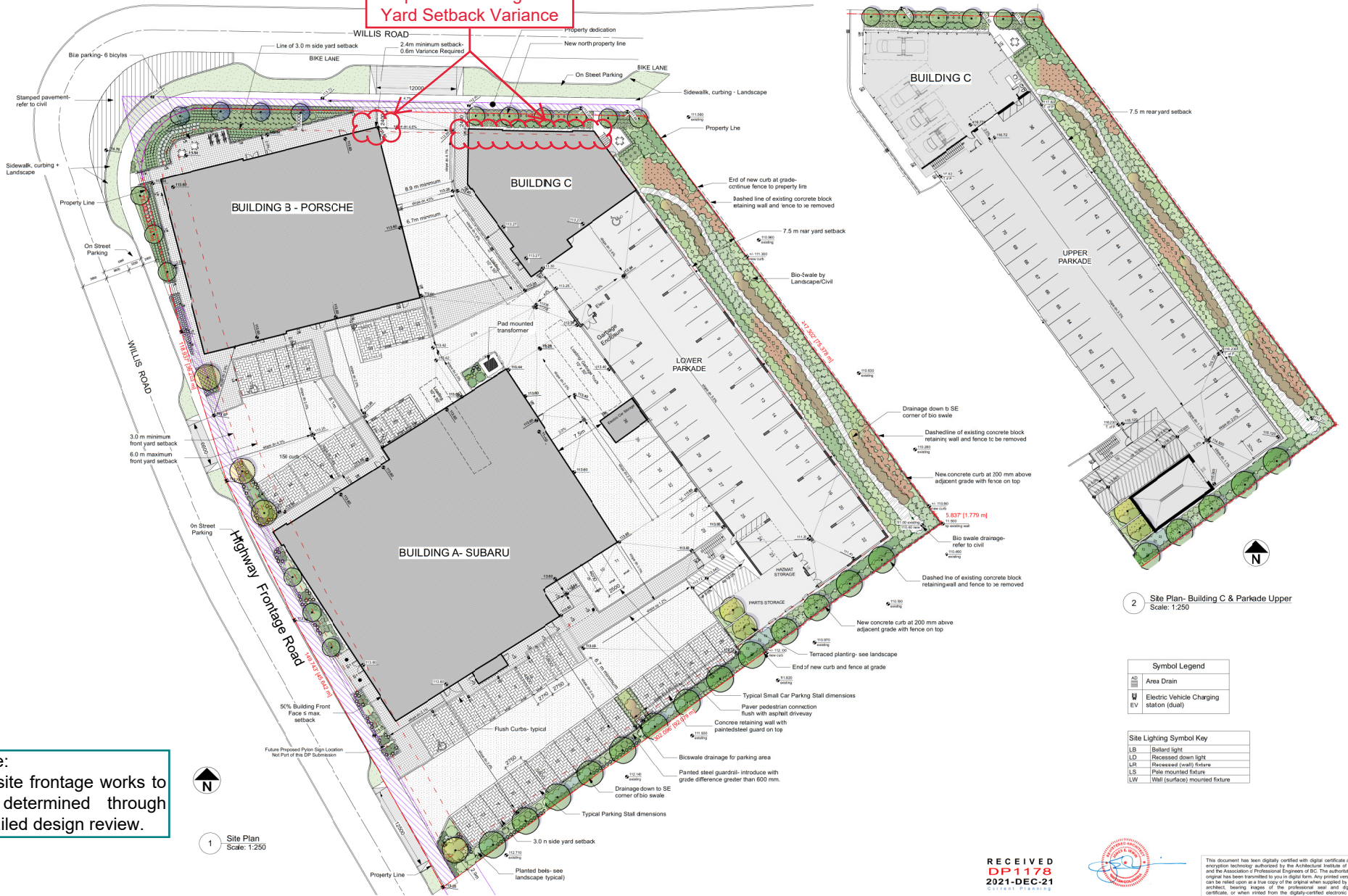
LOCATION PLAN

Civic: 4900 ISLAND HIGHWAY N
Legal: LOT 1, SECTION 5, WELLINGTON DISTRICT
PLAN 12809 EXCEPT PART IN PLAN 33807



ATTACHMENT D SITE AND PARKING PLAN

Proposed Flanking Side Yard Setback Variance



Note:
Off-site frontage works to be determined through detailed design review.



1 Site Plan
Scale: 1:250

2 Site Plan- Building C & Parkade Upper
Scale: 1:250

Symbol Legend	
AD	Area Drain
EV	Electric Vehicle Charging station (dual)

Site Lighting Symbol Key	
LB	Ballast light
LD	Recessed down light
LR	Recessed (wall) fixture
LS	Flush mounted fixture
LW	Wall (surface) mounted fixture

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4900 Island Highway

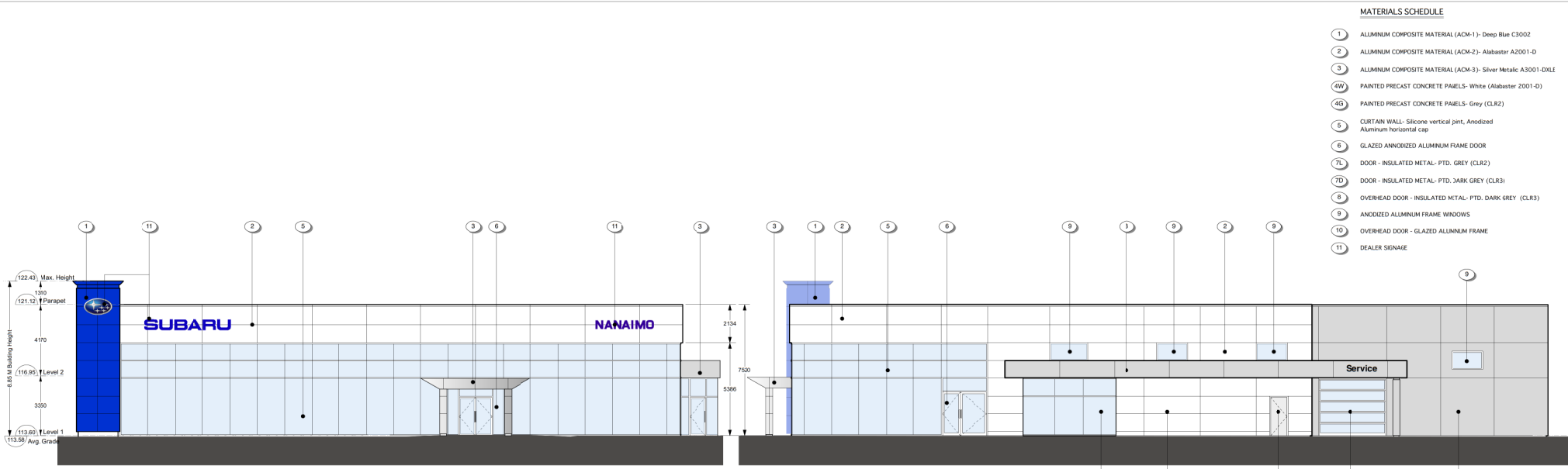
Site Plan A2

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Vancouver, B.C. Tel: (604) 273-3995

ATTACHMENT E BUILDING ELEVATIONS AND MATERIALS

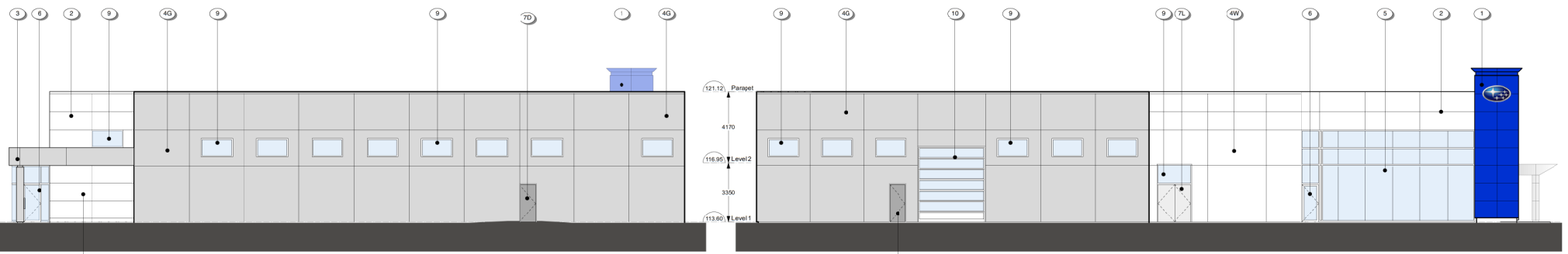
MATERIALS SCHEDULE

- 1 ALUMINUM COMPOSITE MATERIAL (ACM-1)- Deep Blue C3002
- 2 ALUMINUM COMPOSITE MATERIAL (ACM-2)- Alabaster A2001-D
- 3 ALUMINUM COMPOSITE MATERIAL (ACM-3)- Silver Metallic A3001-DXLE
- 4W PAINTED PRECAST CONCRETE PANELS- White (Alabaster 2001-D)
- 4G PAINTED PRECAST CONCRETE PANELS- Grey (CLR2)
- 5 CURTAIN WALL- Silicone vertical joint, Anodized Aluminum horizontal cap
- 6 GLAZED ANNOIDIZED ALUMINUM FRAME DOOR
- 7L DOOR - INSULATED METAL- PTD. GREY (CLR2)
- 7D DOOR - INSULATED METAL- PTD. DARK GREY (CLR3)
- 8 OVERHEAD DOOR - INSULATED METAL- PTD. DARK GREY (CLR3)
- 9 ANODIZED ALUMINUM FRAME WINDOWS
- 10 OVERHEAD DOOR - GLAZED ALUMINUM FRAME
- 11 DEALER SIGNAGE



1 West Elevation (Willis Rd)
scale: 1:100

2 South Elevation
scale: 1:100



3 East Elevation
scale: 1:100

4 North Elevation
scale: 1:100

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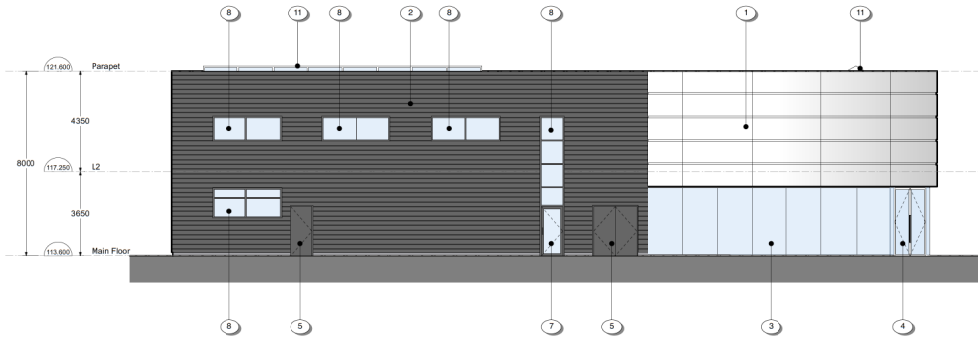
4900 Island Highway

Elevations- Subaru A5

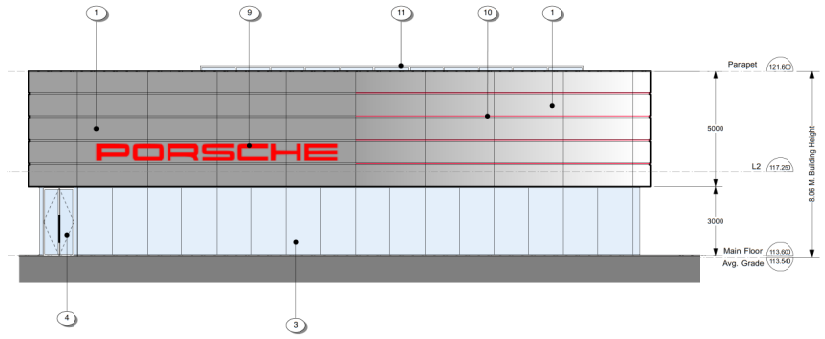
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MATERIALS SCHEDULE

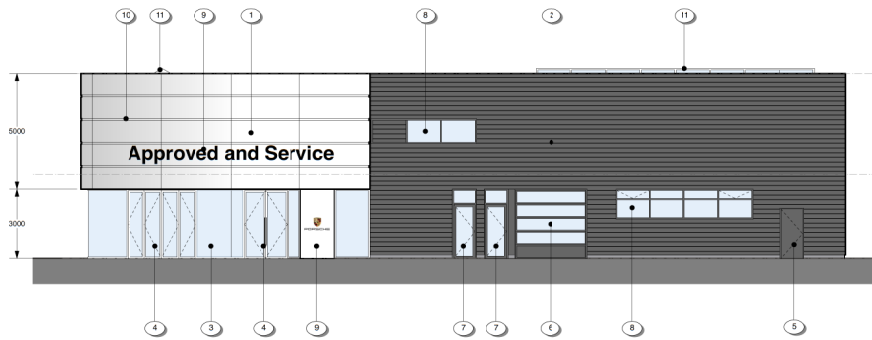
- ① ALUMINUM COMPOSITE MATERIAL- Silver Metallic A3001-C01E with feature horizontal reveal bands
- ② PIERFINISHED METAL SIDING, HORIZONTAL FLUTE- RAL7021 BLACK/GREY
- ③ CLRTAIN WALL- Silicone vertical joint, anodized Aluminum horizontal cap
- ④ GLAZED ANNOXIDIZED ALUMINUM FRAME DOOR
- ⑤ DOOR - INSULATED METAL- PTD. DARK GREY
- ⑥ OVERHEAD DOOR - GLAZED ALUMINUM FRAME- RAL7021 BLACK/GREY
- ⑦ GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/GREY
- ⑧ ALUMINUM FRAME WINDOWS- RAL7021 BLACK/GREY
- ⑨ DEALER SIGNAGE
- ⑩ FEATURE RED LED STRIP LIGHTING
- ⑪ SKYLIGHT



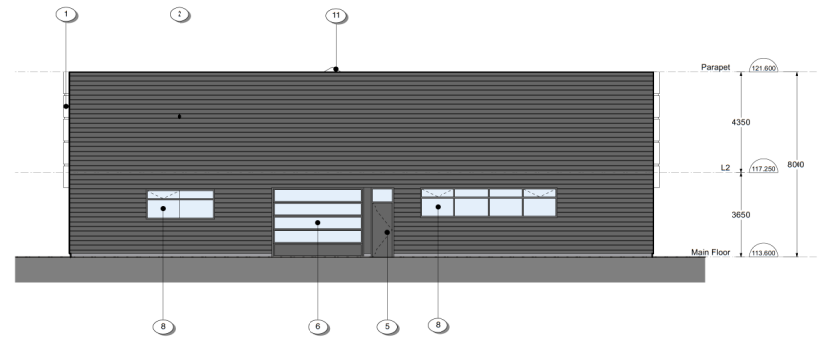
① North Elevation
scale: 1:100



② West Elevation (Willis Rd)
scale: 1:100



③ South Elevation
scale: 1:100



④ East Elevation
scale: 1:100



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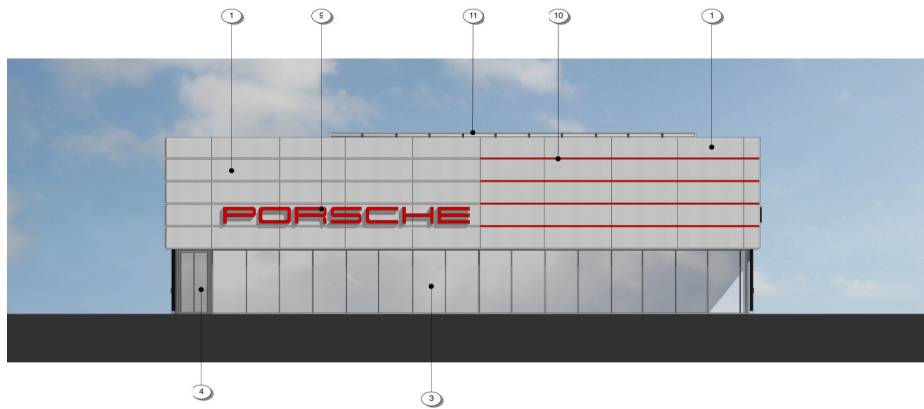
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4900 Island Highway

Building B Elevations A7

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1 West Elevation (Willis Rd)
scale: n.t.s.



2 North Elevation
scale: n.t.s.



3 South Elevation
scale: n.t.s.

MATERIALS SCHEDULE

- 1 ALUMINUM COMPOSITE MATERIAL- Silver Metallic A3001-EXLX with feature horizontal reveal bands
- 2 PREFINISHED METAL SIDING, HORIZONTAL FLUTE- RAL7021 BLACK/GREY
- 3 CURTAIN WALL- Silicone vertical joint, Anodized Aluminum horizontal cap
- 4 GLAZED ANNOXIDIZED ALUMINUM FRAME DOOR
- 5 DOOR - INSULATED METAL- Ptd. RAL7021 BLACK/GREY
- 6 OVERHEAD DOOR - GLAZED ALUMINUM FRAME- RAL7021 BLACK/GREY
- 7 GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/GREY
- 8 ALUMINUM FRAME WINDOWS- RAL7021 BLACK/GREY
- 9 DEALER SIGNAGE
- 10 FEATURE RED LED STRIP LIGHTING
- 11 GLAZED ANNOXIDIZED ALUMINUM FRAME SKYLIGHT

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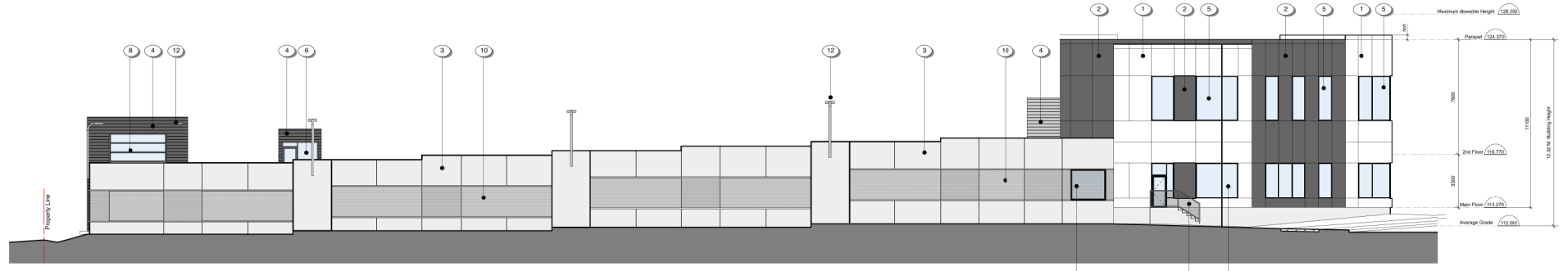


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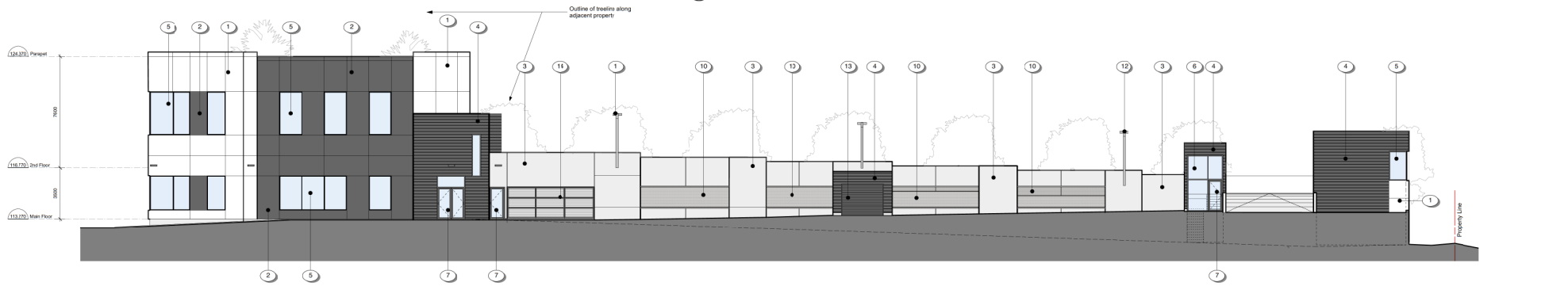


4900 Island Highway

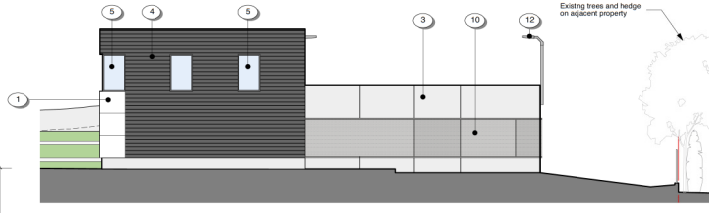
Building B Materials A7a



1 Parkade / Building C East Elevation
scale: 1:125



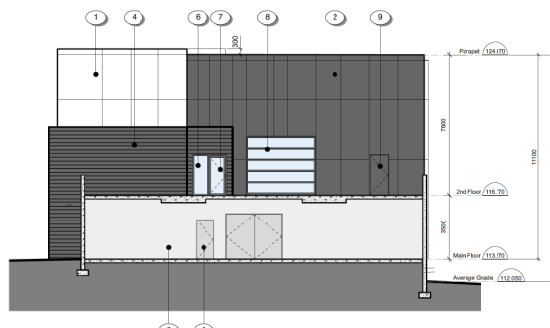
2 Building C / Parkade West Elevation
scale: 1:125



5 Parkade South Elevation
scale: 1:125



3 Building C North Elevation
scale: 1:125



4 Building C South Elevation/ Section Thru Parkade
scale: 1:125

- MATERIALS SCHEDULE**
- 1 ALUMINUM COMPOSITE MATERIAL (ACM-2)- White
 - 2 ALUMINUM COMPOSITE MATERIAL (ACM-4)- Dark Grey
 - 3 PAINTED PRECAST CONCRETE PANELS c/w reveal joints- Light Grey
 - 4 PREFINISHED METAL SIDING, HORIZONTAL FLUTE- Grey Black, RAL 7021
 - 5 BLACK ANODIZED ALUMINUM FRAME WINDOWS
 - 6 CURTAIN WALL- Black Anodized Aluminum
 - 7 BLACK ANNOXIDIZED ALUMINUM FRAME DOOR
 - 8 OVERHEAD DOOR- GLAZED BLACK ANODIZED ALUMINUM FRAME
 - 9 DOOR - INSULATED METAL- PTD. DARK GREY or BLACK (to match cladding)
 - 10 METAL SCREEN ON STEEL FRAME OVER OPENINGS- Galvanized Steel
 - 11 PREFINISHED HORIZONTAL LOUVRE- colour to match cladding
 - 12 LED LIGHT STANDARD- DARK GREY
 - 13 OVERHEAD DOOR- PREFINISHED INSULATED METAL- Grey Black, RAL 7021
 - 14 OVERHEAD DOOR- ROLLING METAL SECURITY GRILL- Grey Black, RAL 7021

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4900 Island Highway

Building C-Parkade Elevations A9

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Vancouver, B.C. Tel: (604) 272-9898



1 Building C / Parkade West Elevation
scale: n.t.s.



2 Parkade South Elevation
scale: r.t.s.

MATERIALS SCHEDULE

1		ALUMINUM COMPOSITE MATERIAL (ADM-2)- Alabaster A2001-D	8		OVERHEAD DOOR - GLAZED ALUMINUM FRAME- RAL7021 BLACK/GREY
2		ALUMINUM COMPOSITE MATERIAL (ADM-4)- Dark Grey	9		DOOR - INSULATED METAL- Ptd. RAL7021 BLACK/GREY
3		PAINTED PRECAST CONCRETE PANELS c/w reveal joints- Light Grey	10		METAL SCREEN ON STEEL FRAME OVER OPENINGS- GALVANIZED STEEL
4		PREFINISHED METAL SIDING, HORIZONTAL FLUTE- RAL7021 BLACK/GREY	11		PREFINISHED HORIZONTAL LOUVRE- colour to match cladding
5		ALUMINUM FRAME WINDOWS- RAL7021 BLACK/GREY	12		LED LIGHT STANDARD- DARK GREY
6		CURTAIN WALL- Black Anodized Aluminum	13		OVERHEAD DOOR- PREFINISHED INSULATED METAL, BLACK/GREY RAL 7021
7		GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/GREY	14		OVERHEAD DOOR- ROLLING METAL SECURITY GRILL- Grey Black, RAL 7021



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4900 Island Highway

Building C-Parkade Materials A9a

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Vancouver, B.C. Tel: (604) 272-5199

ATTACHMENT F BUILDING RENDERINGS

1 Photo Montage- Building B West Elevation Along Willis Road
SCALE: n.i.s.



2 Photo Montage- View East & South at Corner of Willis Road
SCALE: n.i.s.



4900 Island Highway

Photo Montage Vignettes A16

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PROJECT RENDERING

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1 Photo Montage- View North Along Willis Road
scale: n.t.s.



2 Photo Montage- View East Between Buildings A & B
scale: n.t.s.



4900 Island Highway

Photo Montage Vignettes A15

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James E. Irwin ARCHITECT INC.
Vancouver, B.C. Tel: (604) 233-3388

1 Photo Montage-Building C North Elevation Along Willis Road
Scale: n.i.s.



4900 Island Highway

Photo Montage Vignettes A14

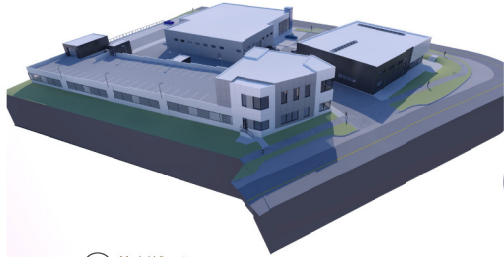
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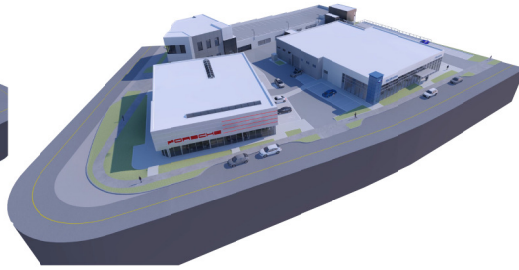
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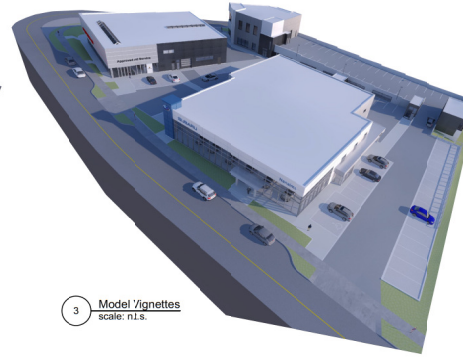
ATTACHMENT G PERSPECTIVE VIEWS



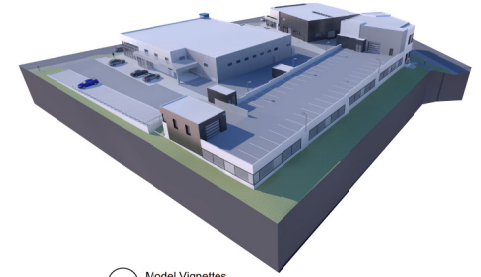
1 Model Vignettes
scale: n.t.s.



2 Model Vignettes
scale: n.t.s.



3 Model Vignettes
scale: n.t.s.



4 Model Vignettes
scale: n.t.s.



5 Model View South from Willis Road North
scale: r.t.s.



6 Model View North Between Buildings A & C from South Property Line
scale: n.t.s.



7 Model View North-East Between Buildings A & B from Willis Road West
scale: r.t.s.



8 Model View South-East Between Buildings A & B from Willis Road West
scale: n.t.s.

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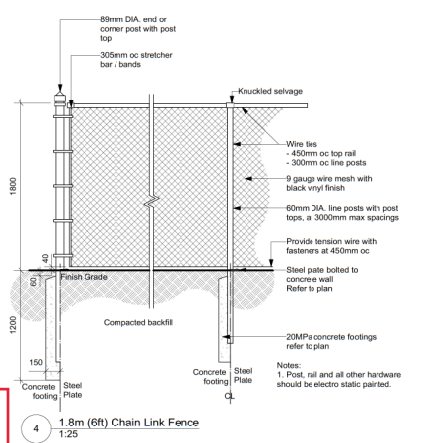
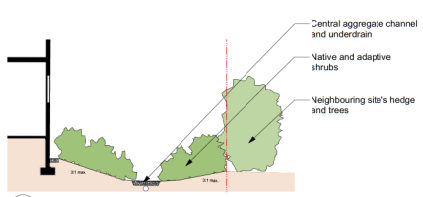
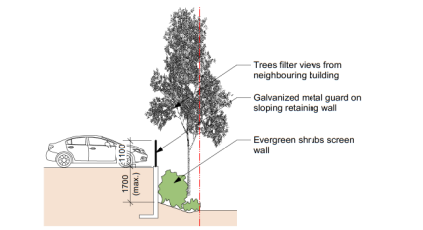
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Model Vignettes A13

Project No.
22 November 2021 Rev. R3
James E. Irwin ARCHITECT INC.
Vancouver, B.C. Tel: (604) 273-5395

ATTACHMENT H LANDSCAPE PLAN AND DETAILS



Location of proposed Fence/
Retaining Wall Height Variance

4900 Island Hwy Landscape Concept Plan

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LADR LANDSCAPE ARCHITECTS

Project No: 1968 July 17-20 #3-964 Queens Ave, Victoria B.C. V6T 1M5 Phone: (250) 596-0105

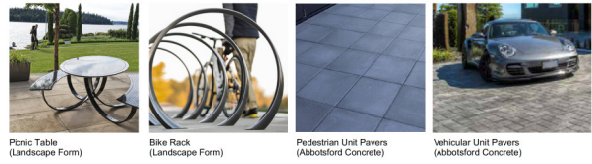
Revision B: Nov. 18, 2021
Revision A: June 18, 2021



Recommended Nursery Stock

Trees		ID	Quantity	Botanical Name	Common Name	Size
Trees		ACR	13	Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal
		CoKo	6	Cornus kousa 'Snow Tower'	'Snow Tower' Dogwood	6cm cal
		FaSy	4	Fagus sylvatica 'Dawson Purple'	Dawson Purple Beech	6cm cal
		GB	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm cal
		MaBa	6	Maus baccata 'Columnaris'	Columnar Siberian Crabapple	6cm cal
Medium Shrubs		ID	Quantity	Botanical Name	Common Name	Size
Medium Shrubs		AS	22	Asplen 'Snowbird'	Snowbird Asplen	#5 pot
		CeB	29	Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#3 pot
		CoSM	34	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#2 pot
		JuH	8	Jurpenia horizontalis 'Monber'	Icee Blue(R) Juniper	#3 pot
		PHL	18	Philadelphus bewai	Wild Mock Orange	#2 pot
		PFF	24	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
		RoG	118	Rosa gymnocarpa	Baldhip Rose	#3 pot
		SaP	84	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#2 pot
		SaR	10	Sarcococca nassiella	Sweet Box	#3 pot
		SyA	84	Symphoricarpos albus	Snowberry	#2 pot
		VaO	67	Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Small Shrubs		ID	Quantity	Botanical Name	Common Name	Size
Small Shrubs		CS	9	Cistus salicifolius 'Procrastus'	Sageleaf Rosemary	#2 pot
		CoS	43	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#3 pot
		HeP	41	Hebe pinguifolia 'Sutherland'	Sutherland Hebe	#2 pot
		LaS	265	Lavandula angustifolia 'Super Blue'	Lavender	#1 pot
		LaP	64	Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
		LeF	103	Leucobothris fortuneana 'Zeck'	Scarlet® Fothergill	#1 pot
		MaRe	203	Manonia repens	Creeping Oregon Grape	#1 pot
		PLJ	28	Pieris japonica 'Little 'leath'	Little Heath Lily Of The Valley	#5 pot
Groundcovers		ID	Quantity	Botanical Name	Common Name	Size
Groundcovers		Por	19	Ceanothus 'Point Reyes'	Point Reyes California Lilac	#3 pot
Perennials, Annuals and Ferns		ID	Quantity	Botanical Name	Common Name	Size
Perennials, Annuals and Ferns		CoM	7	Cheopate 'Moonlight'	Moonlight Tksweed	
		HeSe	40	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
		LM	304	Liripe muscari 'Royal Purple'	Lily Turf	#1 pot
		OP	149	Ophiopogon planicaulis 'Ebony Knight'	Ebony Knight Mondo Grass	#1 pot
		PeA	67	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Mountain Grass	#1 pot
		PolM	15	Polystichum munium	Sword Fern	#1 pot

Notes:
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



4900 Island Hwy Landscape Planting Plan

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**ATTACHMENT I
AERIAL PHOTO**



N



DEVELOPMENT PERMIT NO. DP001178

Legend



SUBJECT PROPERTY

Delegation Request

Delegation's Information:

James Irwin, James E. Irwin Architect Inc., and Bev Windjack, LADR, Landscape Architects, has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is February 7, 2022.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:.

4900 Island Highway North, DP001178. Provide opportunity to respond to any questions Council may have.