

DATE OF MEETING | November 1, 2021 |

AUTHORED BY | LAINY STEVENSON , PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1206
– 1534 EXTENSION ROAD** |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for an 11-unit multi-family development at 1534 Extension Road. |

Recommendation

That Council issue Development Permit No. DP1206 at 1534 Extension Road to permit an 11-unit multi-family development with the following variances to:

- increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbour; and
- increase the maximum allowable percentage of small car parking spaces from 40% to 77%.|

BACKGROUND

A development permit application, DP1206, was received from Kulwulton Developments Ltd. to permit an 11-unit multi-family townhouse development at 1534 Extension Road.

Subject Property and Site Context:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Extension Road, across from McKeown Way, south of the E & N Railway Corridor.
<i>Total Area</i>	2901m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines
<i>Neighbourhood Plan</i>	Chase River Neighbourhood Plan - Neighbourhood

The subject property is a triangular-shaped lot and currently has a single-family dwelling sited on the property that will be removed prior to development of the site. The E & N Railway Corridor runs along the northeastern property line and the immediately adjacent properties are developed with single family dwellings. Chase River Elementary School is located to the north.

DISCUSSION

Proposed Development

The applicant is proposing an 11-unit multi-family development in four buildings with two to four townhouse units in each building. Each unit is roughly 150m² in size with three bedrooms in two to three storeys. The zoning permits a base floor area ratio (FAR) of 0.45; however, a site-specific rezoning application (RA399) was approved by Council on 2020-APR-06 to permit a FAR of 0.65 on the subject property. The proposed FAR is 0.56.

Site Design

Buildings 1, 2, and 3 are situated along the northeastern property line, adjacent to the railway corridor. The buildings are oriented toward an internal drive aisle that curves around Building 4, which is located at the site entrance. Parking is provided within single car garages for each unit, and in front of Buildings 1, 2, and 3. Additional parking is located on a permeable surface area in front of Building 1 and on asphalt in front of Building 3, for a total of 24 parking spaces. Refuse and recycling containers are proposed to be stored within the garages of each unit.

Building Design

The buildings are contemporary in design and reflect the Finnish Agrarian style as recommended by the Chase River Neighbourhood Plan. The façade of each unit consists of an inset entrance with cedar horizontal lap siding, a vinyl window, a small steel-framed balcony, and an insulated garage door. The roof of each unit is peaked, with asphalt roofing and combed face fascia.

Due to the slope of the lot, each building is two storeys in the front and three storeys in the rear. The rear elevations include balconies on the top floor and glazing on each storey. Side elevations for each building have vinyl windows and horizontal combed face trim to break up the vertical vinyl siding on each storey.

Landscape Design

The front yard landscape buffer, parallel to Extension Road, consists of varying tree species and shrubs. This landscape buffer also includes a natural play area with boulders and logs that create a path for play and movement through a swale. The robust landscaping on site embodies a “green” neighbourhood as envisioned by the Chase River Neighbourhood Plan.

A pedestrian entrance is located on Extension Road, and includes a wooden and steel decorative arbour, bollard lighting, and a wide walkway leading into the site, creating a pedestrian connection with the street. A community garden with raised planters and a long-term bicycle storage shed is provided in the north corner of the site. A gate is provided from the garden area to Extension Road to provide another pedestrian connection to the street. Due to the slope of the lot, concrete retaining walls are proposed along the front property line, with a low cedar fence on top.

Benches are placed throughout the site to provide places of rest and gathering for the residents. Fruit trees and plants are interspersed among other native planting species. A second play

swale with layered native plantings and a rain garden is located at the rear corner of the property, behind Building 1.

Parking strips are used for the parking spaces in front of each unit to minimize impervious surfaces and allow rainwater infiltration. Permeable paving in the form of a grass grid, planted with grass and flower seed mix, is also used to decrease the hardscaping within the site. Patios provide outdoor amenity space at the rear of each unit.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-NOV-26, accepted DP001206 as presented and provided the following recommendations:

- Look for ways to add windows on blank walls along the stairs on end units; and
- Consider ways to enhance the blank wall (facing Extension Road) on Building 4.

In response to the panel's recommendations, the applicant submitted revised elevations to show additional windows and a small balcony facing Extension Road for Buildings 3 and 4.

Proposed Variances

Maximum Fence Height

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") allows a maximum fence height of 1.2m within the front yard setback in the R6 zone. The applicant is proposing a fence height of 2.8m, a proposed variance of 1.6m, in order to add a decorative arbour along the front property line to add visual interest and reinforce pedestrian wayfinding.

Small Car Parking

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") allows for a maximum of 40% of the required off-street parking spaces to be reduced in size to accommodate small cars. A total of 77% (17 stalls) of the required parking (22 stalls) are proposed to be small car parking spaces in order to accommodate the parking spaces within the garages.

The proposed development is comprised of modestly sized townhouse units, and, as a result, the garages are smaller in order to maximize indoor living space. Despite the number of small parking spaces, the total number of parking spaces on site will exceed the minimum required by the Parking Bylaw. In addition, all of the units will have access to two parking spaces and 5 of the 11 units will have access to a standard car parking space.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1206 is for a proposed 11-unit multi-family townhouse development at 1534 Extension Road.
- Variances are requested for fence height and small car parking.
- Staff support the proposed variances.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
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

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

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbour.

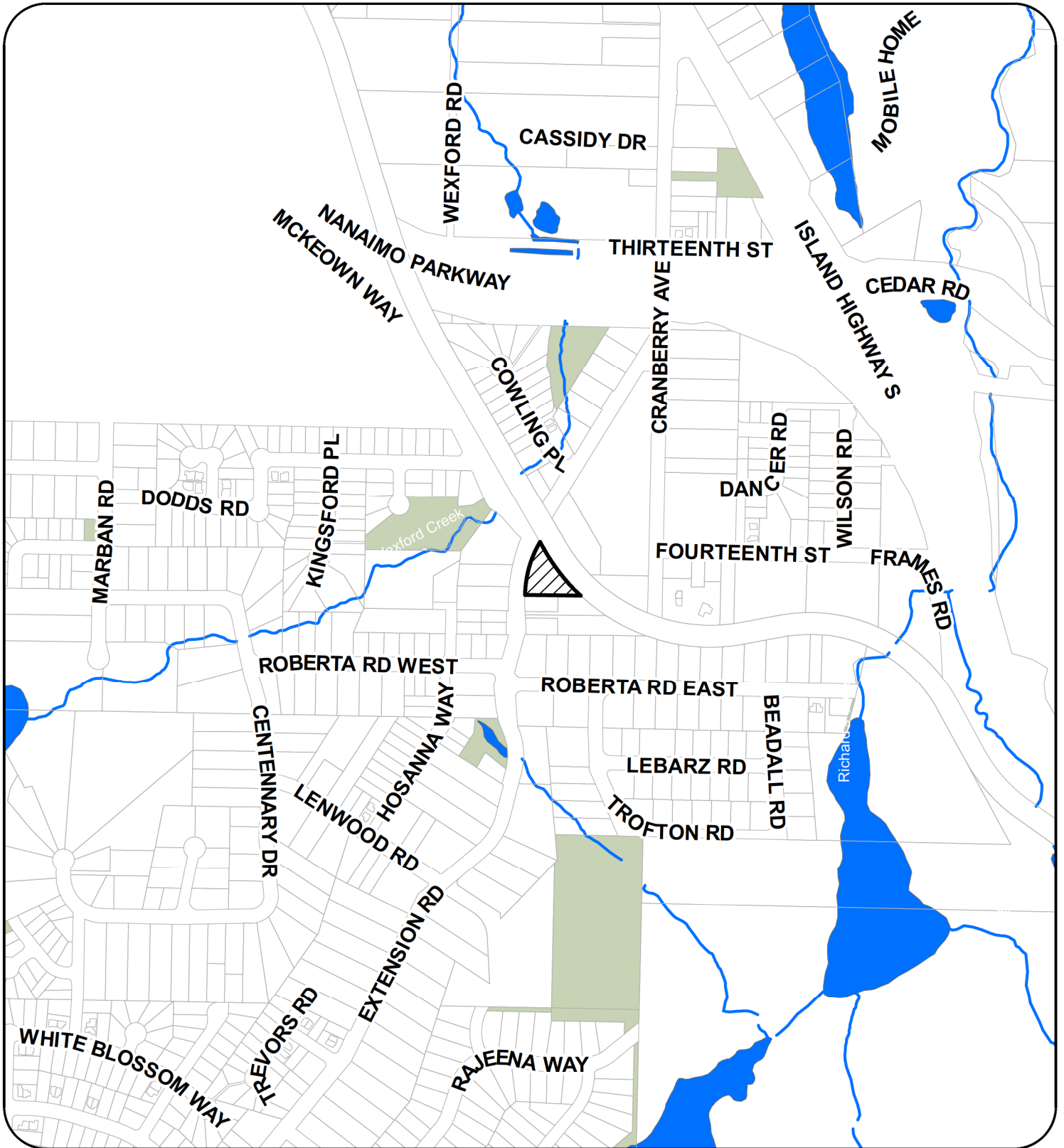
The City of Nanaimo "Off-Street Parking Regulations Bylaw No. 2018 No. 7266" is varied as follows:

1. *Section 4.3 'Small Car Spaces'* – to increase the maximum allowable percentage of small car parking spaces from 40% to 77%.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site Plan prepared by Boehm Construction Ltd., received 2021-OCT-04, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Boehm Construction Ltd., received 2021-AUG-27 and 2021-OCT-04, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Kate Stefiuk Studio, received 2021-SEP-15, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP



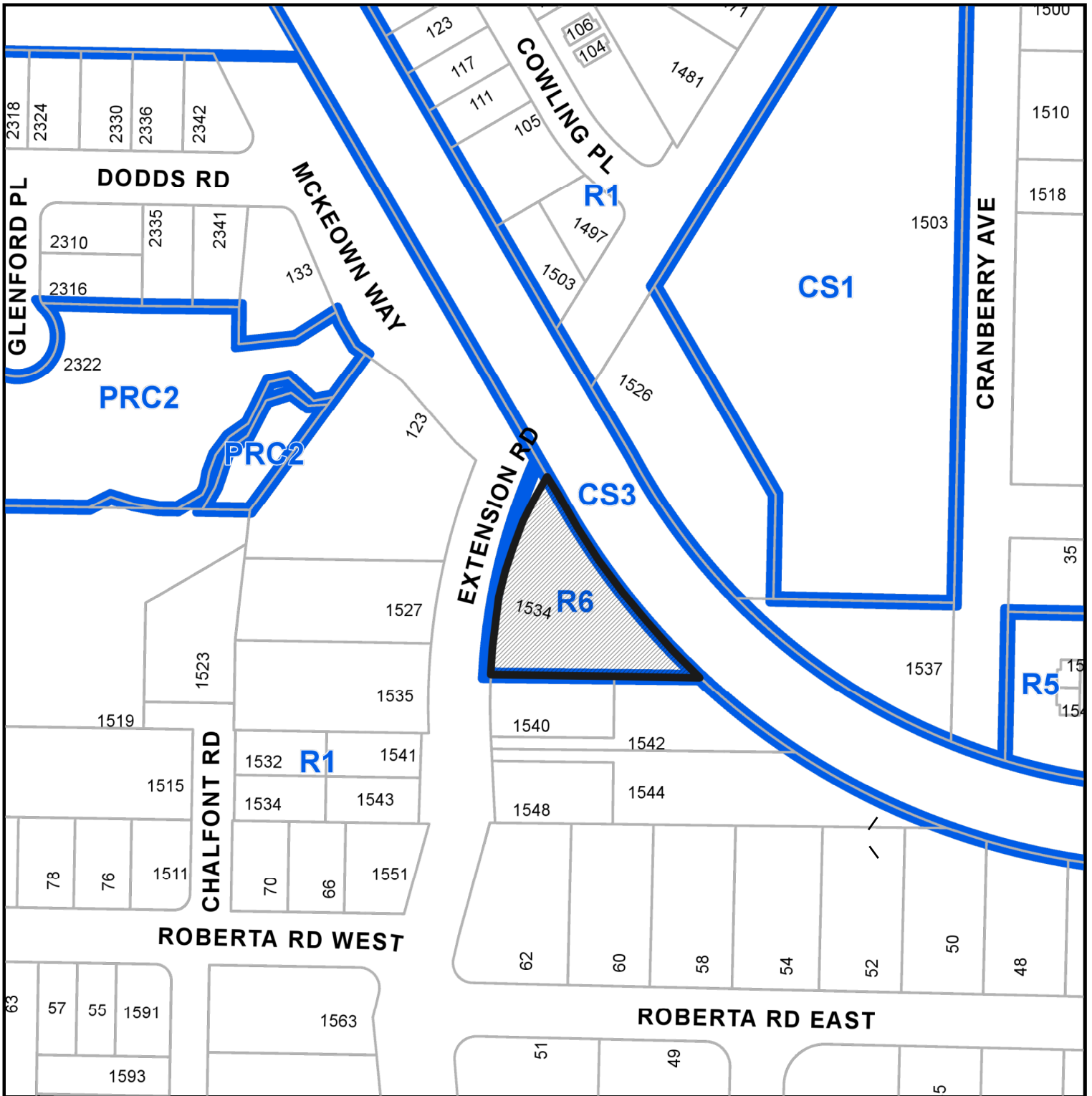
DEVELOPMENT PERMIT APPLICATION NO. DP001206

N



1534 EXTENSION ROAD

ATTACHMENT C LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001206

 **Subject Property**

CIVIC: 1534 EXTENSION ROAD

LEGAL: LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503,
EXCEPT PLAN EPP98272

ATTACHMENT D SITE PLAN



SITE DATA:

ZONED: R8
 SITE AREA = 2,924 sq.m
 COVERAGE PERMITTED = 40% (1,170 sq.m)
 TYPICAL UNIT AREA = 66.87 (X 11) = 724.6 sq.m
 MECHANICAL = 9.11 sq.m
 TOTAL AREA = 733.7 sq.m
 COVERAGE ACTUAL = 25%

LIVABLE AREA:

UNIT = 128.85 sq.m (1,397 sq.ft.)
 GARAGE = 19.04 sq.m (206 sq.ft.)

FLOOR AREA RATIO:

FLOOR AREA = 1926.79 sq.m.
 LOT AREA = 2924 sq.m.
 ACTUAL F.A.R. = 0.66
 (ALLOWABLE F.A.R. = 0.65)

BUILDING HEIGHTS:

BUILDING 1 FRONT = 7.01m (23) REAR = 8.785m (29-1 1/4')
 BUILDING 1 AVERAGE HEIGHT = 8.398m (27-6 5/8')
 BUILDING 2 FRONT = 7.01m (23) REAR = 8.785m (29-1 1/4')
 BUILDING 2 AVERAGE HEIGHT = 8.398m (27-6 5/8')
 BUILDING 3 FRONT = 7.01m (23) REAR = 8.785m (29-1 1/4')
 BUILDING 3 AVERAGE HEIGHT = 8.398m (27-6 5/8')
 BUILDING 4 FRONT = 6.194m (20-4) REAR = 8.972m (29-5)
 BUILDING 4 AVERAGE HEIGHT = 7.584m (24-10 1/2')

PARKING:

RE: BYLAW 7286 7.1 PG. 11 CITY OF NANAIMO
 AREA 1 = 22 REQUIRED (DESIGNATED)
 11 GARAGES - 10'-6"X18'-6" (9'-0"X18'-0")
 9 DRIVEWAYS - 8'-6"X17'-6" (8'-2"X18'-0")
 2 DESIGNATED - 9'-0"X18'-0" (9'-0"X18'-0")
 22 TOTAL PROVIDED

ACCESSIBLE PARKING

RE: BYLAW 7286 7.5 PG. 16 CITY OF NANAIMO
 21-100 = +2 REQUIRED
 2 ACCESSIBLE STALLS PROVIDED (12'-2"X18'-6")

VISITOR PARKING

+1 CARVEY CHARGING STATION (9'-0"X18'-6")

PARKING SUMMARY

(22 REQUIRED)
 2 ACCESSIBLE
 1 VISITOR
 TOTAL ON SITE PARKING = 25

General Notes

No.	Revisory/Issue	Date
1	DP SUBMISSION	8/31



BOEHM CONSTRUCTION
 1610 NORTHFIELD ROAD, NANAIMO, BC
 V9S 5A1
 Tel: 250-754-7777
 Fax: 250-667-7116

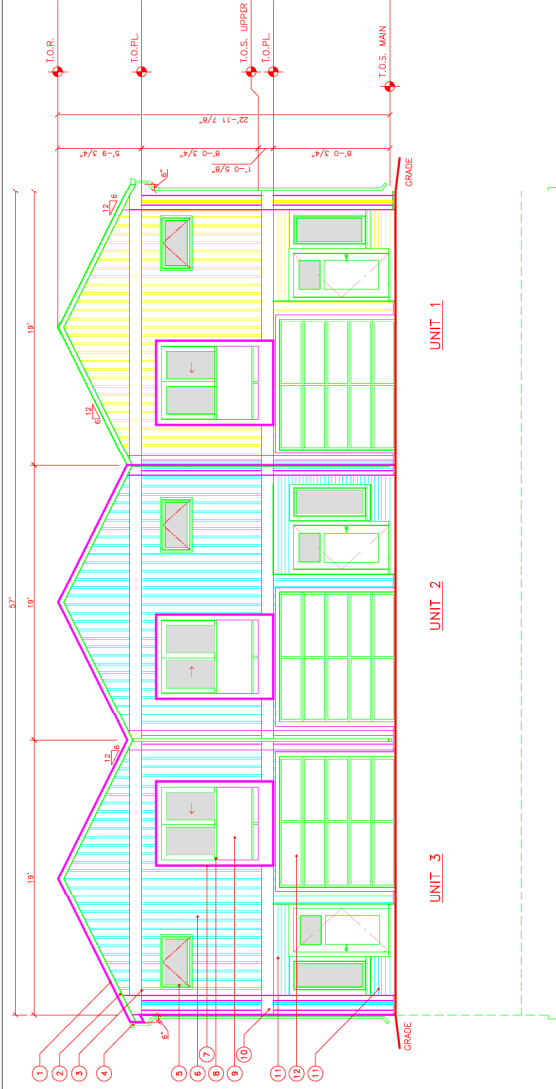
**KULWULTON
 MULTI FAMILY**
 1534 EXTENSION ROAD
 NANAIMO, BC

Project Name	1534 EXTENSION ROAD
Project No.	31AUG2020
Scale	1/16" = 1'-0"
Sheet	A1

REG. CIV. E. B.
 DP 1206
 2021-CCT-04
 CONSULTING ENGINEER

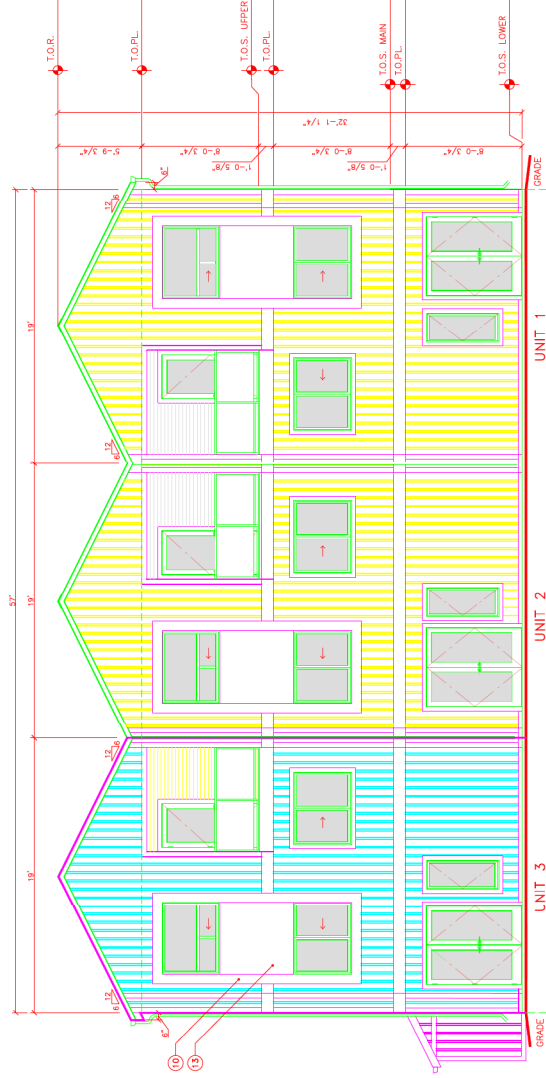
SITE PLAN - BUILDING LAYOUT - SCALE: 1/16" = 1'-0"

ATTACHMENT E BUILDING ELEVATIONS



FRONT ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"



REAR ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

- General Notes
- MATERIAL LIST**
- 1 ASPHALT ROOFING
 - 2 COMBED FACE FASCIA
 - 3 TRUSS ASSEMBLY BEYOND
 - 4 ALUM. GUTTER & DOWNSPOUT
 - 5 VINYL WINDOW
 - 6 VERTICAL VINYL SIDING BAB
 - 7 STEEL FRAMED VIGNETTE
 - 8 ALUMINUM RAILING
 - 9 TEMPERED GLASS
 - 10 COMBED FACE TRIM
 - 11 CEDAR HORIZONTAL LAP SIDING
 - 12 INSULATED GARAGE DOOR
 - 13 HARDIE BOARD PANEL EXPOSED CONCRETE FOUNDATION

No.	Revisory/Issue	Date
1	DP SUBMISSION	8/31

Boehm
CONSTRUCTION

BOEHM CONSTRUCTION
1610 S. BRITISH COLUMBIA RD.
VANICUO, BC
V9S 5A7 www.boehmconstruction.ca
250-687-7116

Project Name and Address
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	Drawn
BUILDING 1 ELEVATIONS	A3.1-1
Date	31 AUG 2020
Scale	1/4" = 1'-0"

RECEIVED
DP 1206
2021-06-11

General Notes

No.	Reviser/Issue	Date
1	DP SUBMISSION	8/31

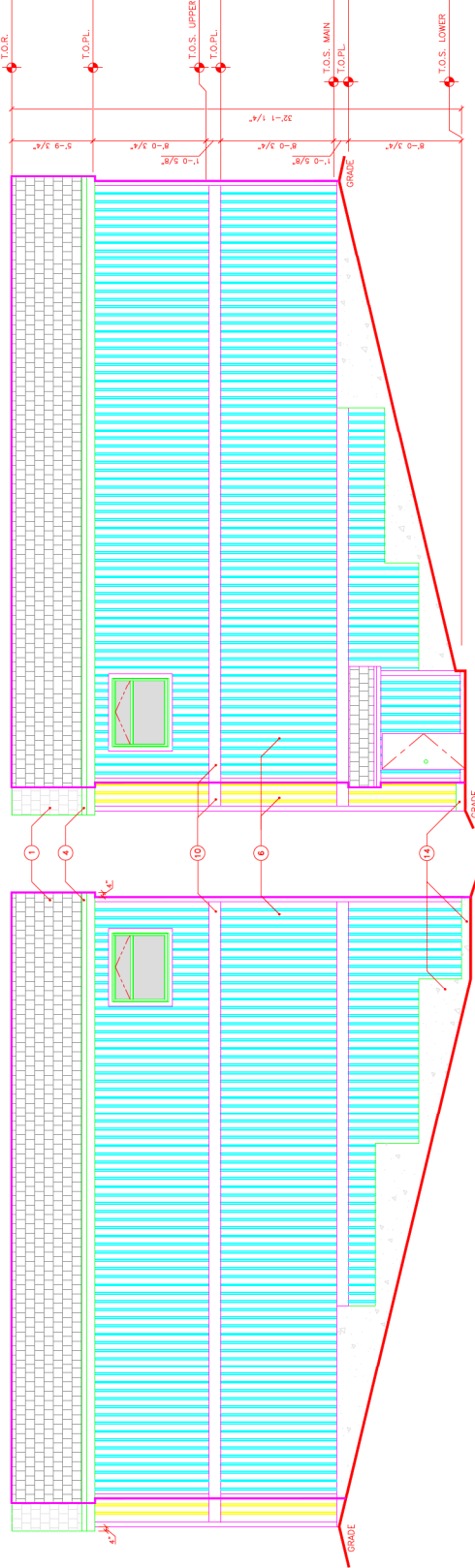
- MATERIAL LIST**
- 1 ASPHALT ROOFING
 - 2 COMBED FACE FASCIA
 - 3 TRUSS ASSEMBLY BEYOND
 - 4 ALUM. GUTTER & DOWNSPOUT
 - 5 VINYL WINDOW
 - 6 VERTICAL VINYL SIDING BAB
 - 7 STEEL FRAMED VIGNETTE
 - 8 ALUMINUM RAILING
 - 9 TEMPERED GLASS
 - 10 COMBED FACE TRIM
 - 11 CEDAR HORIZONTAL LAP SIDING
 - 12 INSULATED GARAGE DOOR
 - 13 HARDIE BOARD PANEL
 - 14 EXPOSED CONCRETE FOUNDATION



BOEHM CONSTRUCTION
 1610 W. 10th Street, Nanaimo, BC
 V9S 5A7 www.boehmconstruction.ca
 250-687-7116

Project Name and Address
**KULWULTON
 MULTI FAMILY**
 1534 EXTENSION ROAD
 NANAIMO, BC

Project	Buildings	Sheet
BUILDINGS 1 ELEVATIONS	31AUG2020	A3.1-2
Date	31AUG2020	
Scale	1/4" = 1'-0"	



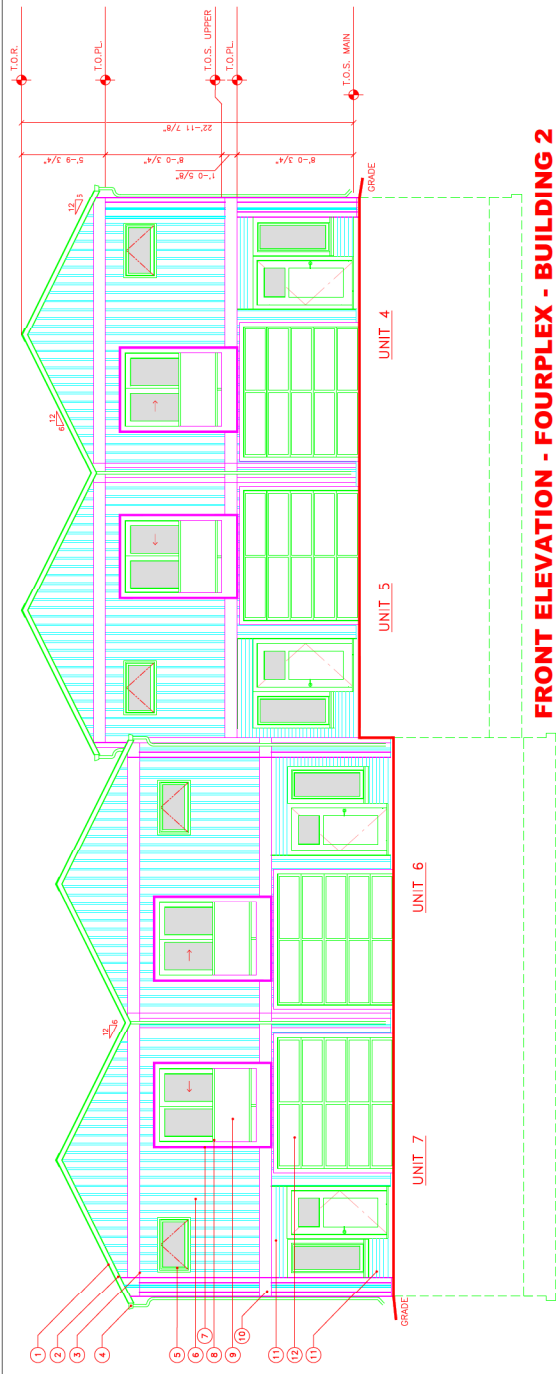
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SCALE = 1/4" = 1'-0"

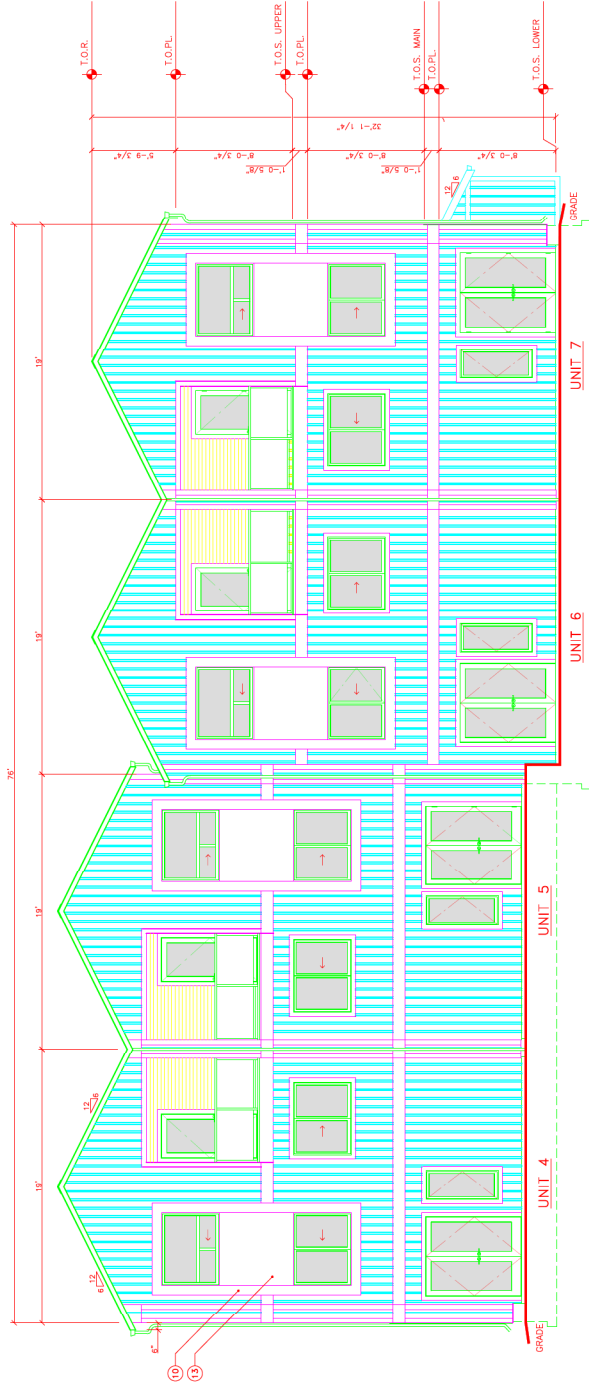
SIDE ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

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 DP-1206
 2021-OCT-04



FRONT ELEVATION - FOURPLEX - BUILDING 2
SCALE = 1/4" = 1'-0"



REAR ELEVATION - FOURPLEX - BUILDING 2
SCALE = 1/4" = 1'-0"

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING BAB
- 7 STEEL FRAMED VIGNETTE
- 8 ALUMINUM RAILING
- 9 TEMPERED GLASS
- 10 COMBED FACE TRIM
- 11 CEDAR HORIZONTAL LAP SIDING
- 12 INSULATED GARAGE DOOR
- 13 HARDIE BOARD PANEL EXPOSED CONCRETE FOUNDATION
- 14

No.	Revision/Issue	Date
1	DP SUBMISSION	8/31

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250-687-7116

Project Name and Address

KULWULTON MULTI FAMILY
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 2 ELEVATIONS	Sheet	A3-2.1
Date	31AUG2020	Scale	1/4" = 1'-0"

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DP1208
2021-OCT-04
CITY OF NANAIMO

- General Notes
- MATERIAL LIST**
- 1 ASPHALT ROOFING
 - 2 COMBED FACE FASCIA
 - 3 TRUSS ASSEMBLY BEYOND
 - 4 ALUM. GUTTER & DOWNSPOUT
 - 5 VINYL WINDOW
 - 6 VERTICAL VINYL SIDING BAB
 - 7 STEEL FRAMED VIGNETTE
 - 8 ALUMINUM RAILING
 - 9 TEMPERED GLASS
 - 10 COMBED FACE TRIM
 - 11 CEDAR HORIZONTAL LAP SIDING
 - 12 INSULATED GARAGE DOOR
 - 13 HARDIE BOARD PANEL
 - 14 EXPOSED CONCRETE FOUNDATION

No.	Revision/Issue	Date
1	DP SUBMISSION	8/31

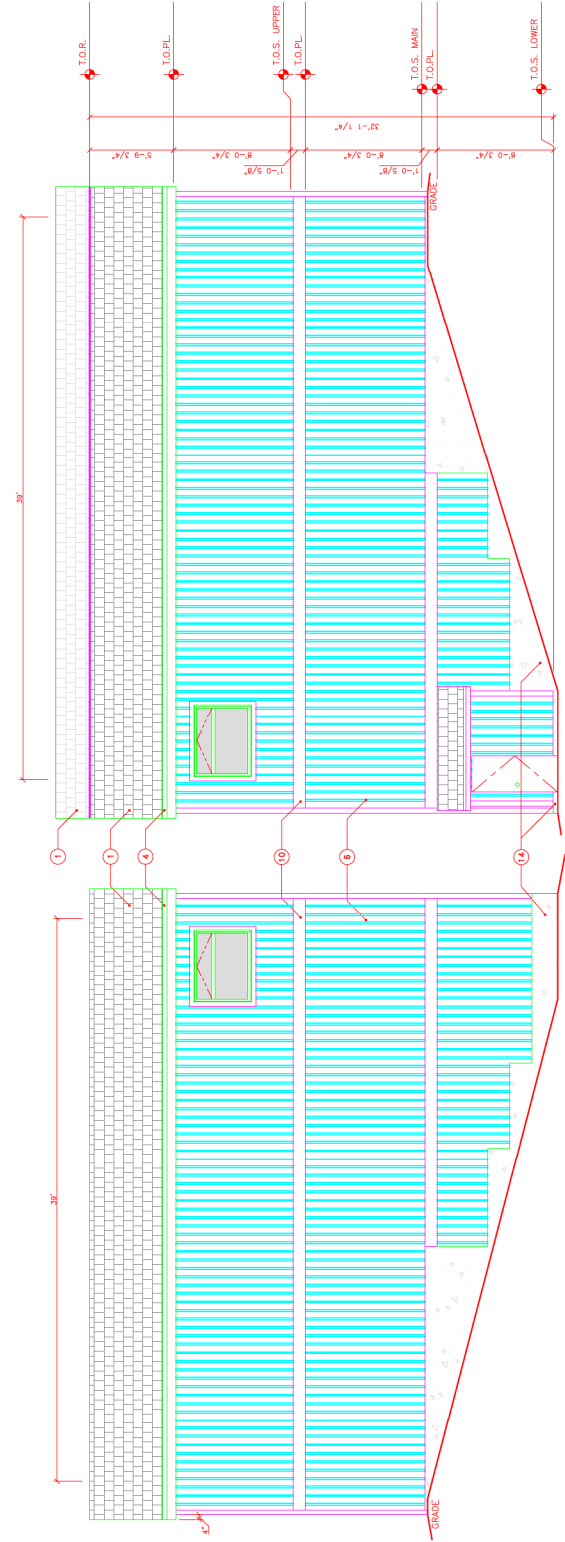
Boehm CONSTRUCTION

BOEHM CONSTRUCTION
 1610 N. HASTINGS ROAD, SUITE 100, B.C.
 VANICUO, BC
 V9S 5A7 www.boehmconstruction.ca
 250-687-7116

Project Name and Address

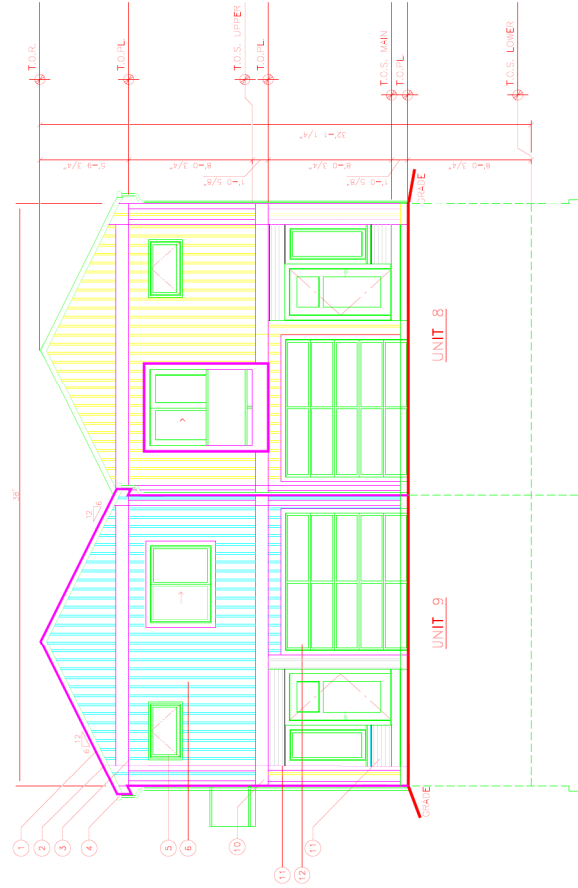
**KULWULTON
 MULTI FAMILY**
 1534 EXTENSION ROAD
 NANAIMO, BC

Project	Building 2	Sheet
BUILDINGS 2 ELEVATIONS		A3-2.2
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Scale	1/4" = 1' 0"	

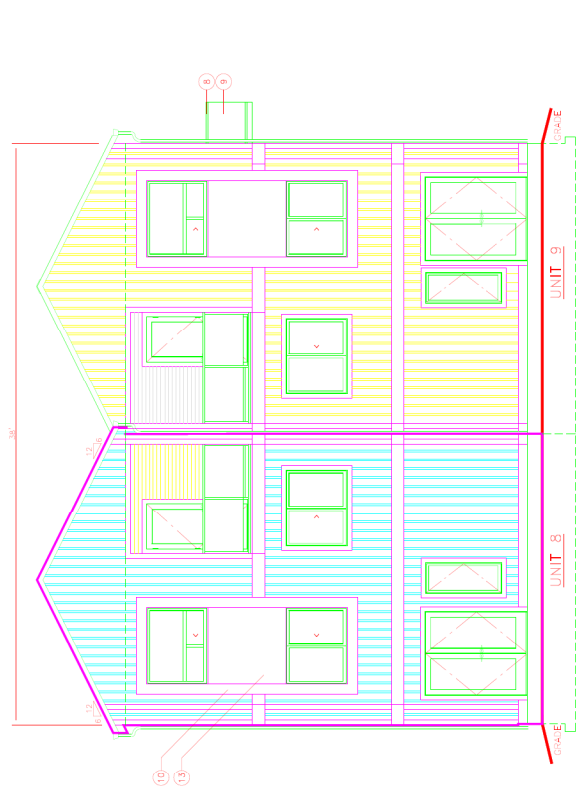


SIDE ELEVATION - FOURPLEX - BUILDING 2

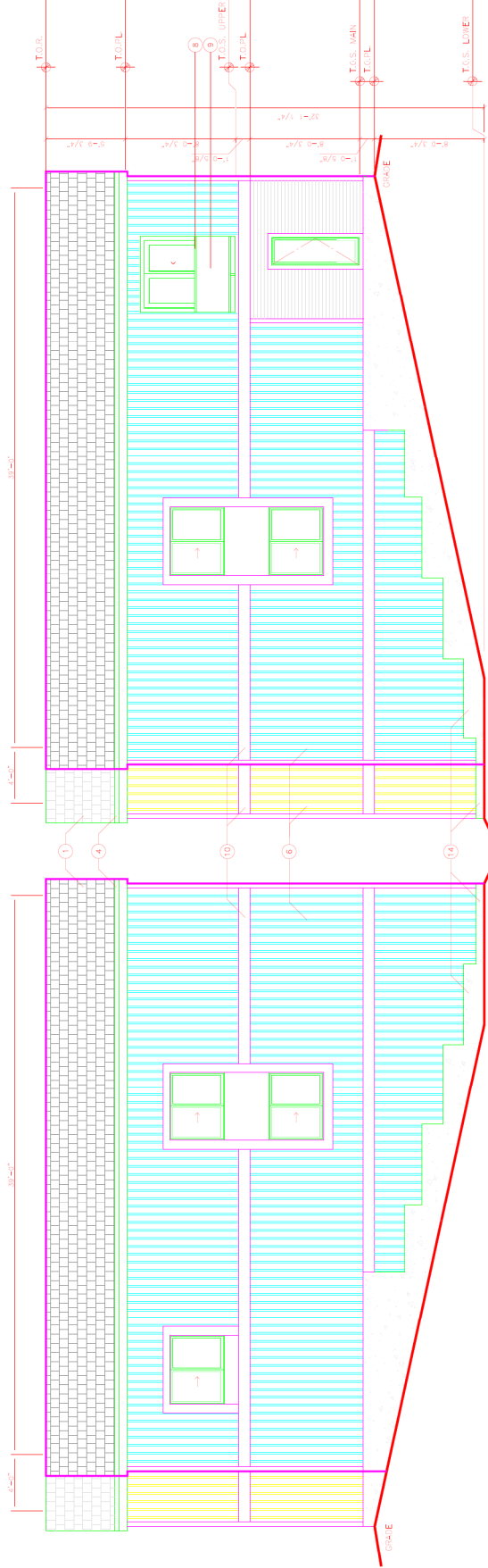
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 DP1208
 2021-OCT-04



FRONT ELEVATION - DUPLEX - BUILDING 3



REAR ELEVATION - DUPLEX - BUILDING 3



SIDE ELEVATIONS - DUPLEX - BUILDING 3

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING B&B
- 7 STEEL FRAMED MENETTE
- 8 ALUMINUM RAILING
- 9 TYPED CLASS
- 10 COMBED FACE TRIM
- 11 CEILING HORIZONTAL LAP SIDING
- 12 INSULATED CARBIDE DOOR
- 13 HARDE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8031
	Rev	Revised/Issued
		DATE



KULWULTON MULTI FAMILY
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 3 ELEVATIONS
Date	31 AUG 2020
Scale	1/4" = 1' 0"

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DP1206
2021-AUG-27

64

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING B&B
- 7 STEEL FRAMED MENETTE
- 8 ALUMINUM RAILING
- 9 TENEREED GLASS
- 10 COMBED FACE TRIM
- 11 CEDAR HORIZONTAL LAP SIDING
- 12 INSULATED CARBIDE DOOR
- 13 HARJIE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION
- 15 BLACK METAL OVERHANG
- 16 WALL MOUNTED LAMP

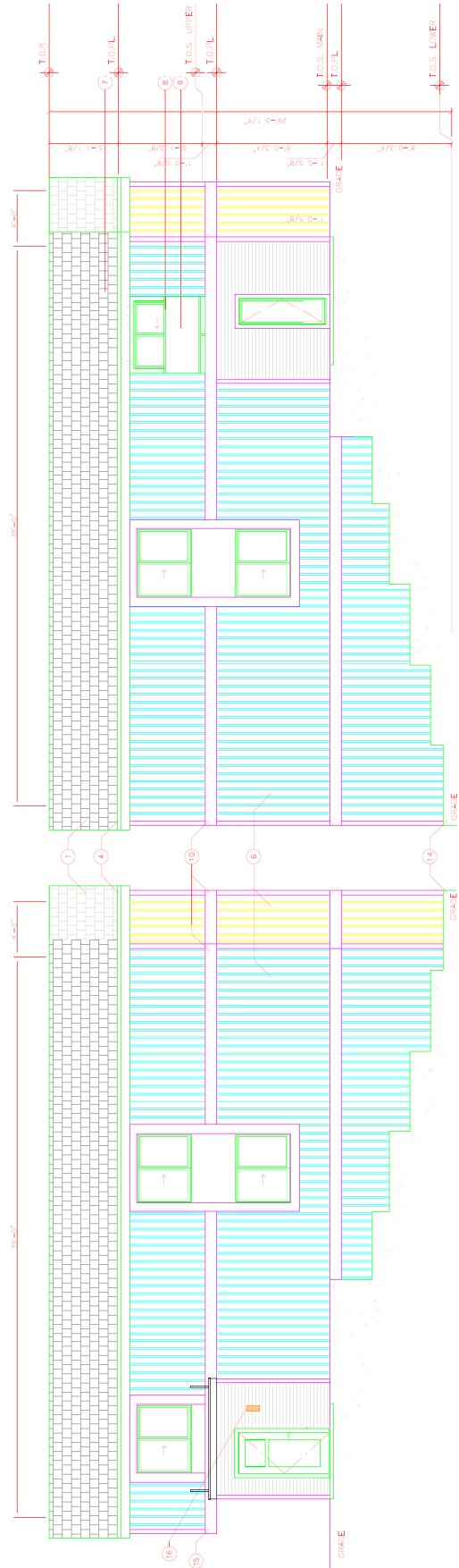
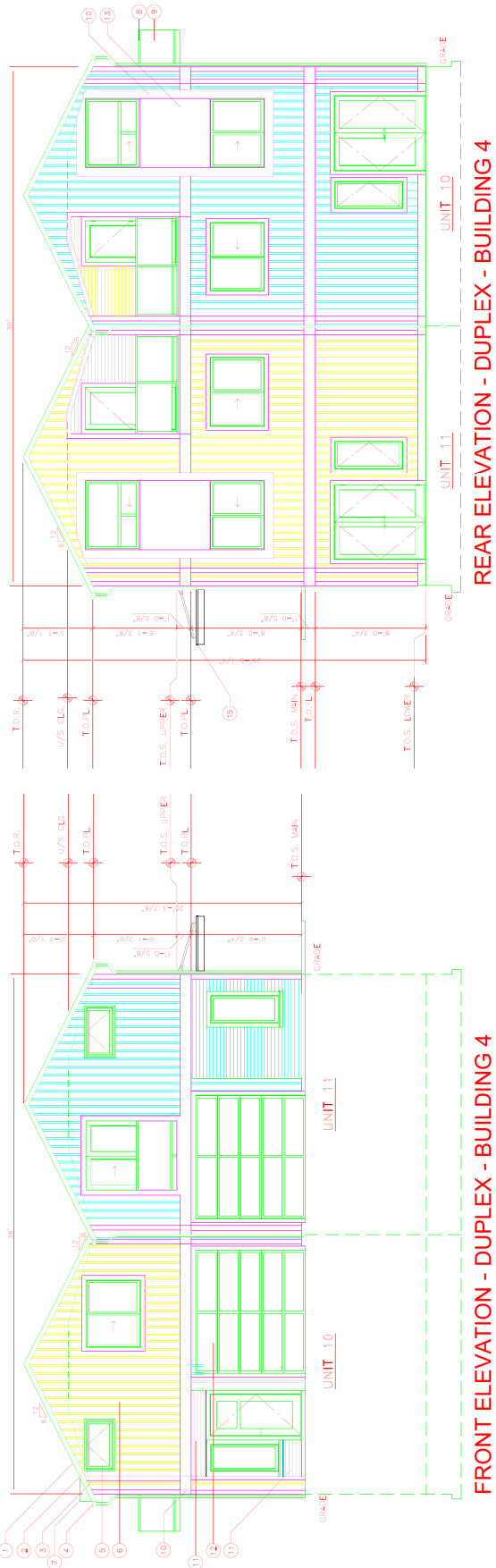
2	DP RECOMMENDATION	12/23
1	DP SUBMISSION	8/31
	Preparer/Designer	DP/PS

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CONSTRUCTION

BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
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KULWULTON
MULTI FAMILY
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 4 ELEVATIONS
Date	31 AUG 2020
Scale	1/4" = 1' 0"
Sheet	A3-4-R



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DP 1206
2021-AUG-27
Current Planning

SIDE ELEVATION - DUPLEX - BUILDING 4

SIDE ELEVATION - DUPLEX - BUILDING 4

ATTACHMENT F BUILDING RENDERINGS





ATTACHMENT G LANDSCAPE PLAN AND DETAILS

KATE STEFUK STUDIO
1070 Nelson Street
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c: 779-398-1259
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CLIENT
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NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT
KULUWOLTON MULTI FAMILY
1324 Extension Road
Nanaimo, BC

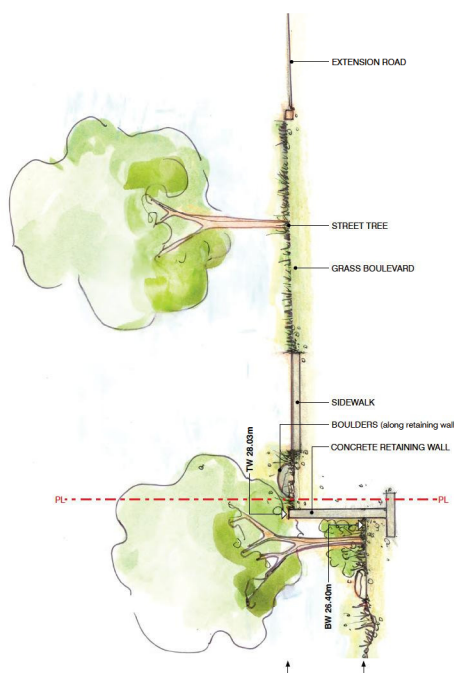
LANDSCAPE PLAN

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PROJECT 200303
DR RS **CB** RS

SCALE 1:200
DATE July 17, 2020

L1.01



SECTION A
SCALE 1:50

PARKING & BICYCLE SCHEDULE

PARKING SPACES	24 Total
REGULAR CAR (2.75m x 5.6m) Labelled P1-R3 on plan	3
PARALLEL PARKING (2.5m x 6.4m) Labelled P1 on plan	1
SMALL CAR (2.5m x 4.6m) Labelled S1-S16	17
HIC ACCESSIBLE (3.7m x 5.6m)	1
VISITOR HIC (3.7m x 5.6m)	1
VISITOR PARKING (2.75m x 5.6m)	1
BICYCLE SPACES	8 Total
LONG TERM (in bike storage shed)	6
SHORT TERM (Visitor)	2

RECEIVED
DP-12-16
2021-SEP-15
CITY OF NANAIMO



LANDSCAPE PLAN
SCALE 1:200

KATE STEFUK STUDIO
 1070 Nelson Street
 Nanaimo BC V8S 2K2
 t: 250-753-8033
 c: 779-884-1258
 e: kate.stefuk@gmail.com

CLIENT
CHRIS CATHERS
 1534 Extension Road
 Nanaimo BC V8S 1H3
 t: 250-740-1844
 e: chris@wulvulmbusiness.ca

NO.	DATE	ISSUE
1	05-26-20	DP SUBMISSION
2	06-02-20	DP REVISION
3	05-07-21	DP SUBMISSION
4	06-16-21	DP SUBMISSION
5	08-27-21	DP SUBMISSION

NO. | DATE | REVISION

PLANT PALETTE

Key	Botanical Name	Common Name
Evergreen / Coniferous Trees	Po. Picea canadensis	Swainson Spruce
	Pm. Pseudotsuga mertensiana	Douglas Fir
Deciduous Trees	Am. Acer macrophyllum	Big Leaf Maple
	Am. Acer glabrum	Spice Birch Maple
	Am. Quercus laevis	Red Bark Oak
	Ca. Quercus agrifolia	California Live Oak
	Ca. Quercus agrifolia	Red Oak
	Ca. Quercus agrifolia	White Oak
	Pr. Prunella americana	Black Cherry
	M. Malus domestica	Apple
	M. Malus domestica	Fruit Tree
	Ca. Quercus agrifolia	Garry Oak
Evergreen Shrubs	Am. Arbutus menziesii	Strawberry Bush
	Os. Gaultheria phillyifolia	Salei
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
	Os. Gaultheria phillyifolia	Salal
Deciduous Shrubs	Ca. Cornus sericea	Red Twig Dogwood
	Hd. Hibiscus	Oceanspray
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
	Rg. Rosa rugosa	Red Flowering Currant
Groundcovers	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
	Ac. Achillea millefolium	Yarrow
Ferns	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
	Pr. Polystichum acrostichoides	Autumn Fern
Meadow	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
	Am. Achillea millefolium	Yarrow
Swale	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
	Ca. Carex obnata	SloUGH Sedge
Soils	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue
	Wg. Grass Area	Fescue



08 Benches



06 Raked Site Lighting



04 Parking Strips



03 Garry Oak Meadow



02 Evergreen Groundcovers



07 Pedestrian Entrance Pergola



12 Play Swales



11 Play Swale



10 Community Garden



09 Front Yard Fence Type 01

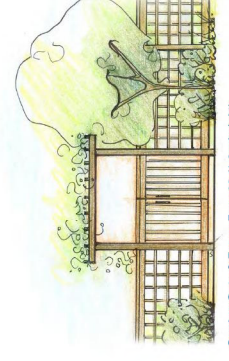


08 Garden Gate & Fence Type 02

DESIGN DETAILS



Pedestrian Entrance (2.8m height) & Front Yard Fence Type 01 (1.2m height)



Garden Gate & Fence Type 02 (1.6m height)

- Complementary drought-tolerant ornamentals add character and resilience, and perform vital ecosystem functions necessary to support human life and biodiversity.
- Informal playful elements are integrated throughout the site for interest, energy and creativity.
- Other key landscape features include:
 - Sidewalks and pathways connect seating areas and outdoor rooms to provide valuable outdoor refuges and gathering spaces for residents.
 - Street trees and vegetated buffers provide screening and shading for structures, enhance the pedestrian experience and contribute to rainwater management and habitat value.
 - A prominent entry feature on Extension Road provides a transition from public to private communal space, creating a welcoming, human-scaled environment.
 - Driveway strips and permeable hardscaping allow for increased rainwater infiltration.
 - A vegetated swale adjacent to Extension Road that integrates play features including stepping stones and climbing logs unifies infrastructure, activities and local ecology.
 - Plantings are communities of compatible indigenous, ornamental and productive species that cover the ground in lush, interlocking layers that offer visual interest and structural diversity.

DESIGN RATIONALE

CONTEXT
 The parcel at 1534 Extension Road lies on the edge between suburban and rural landscapes in South Nanaimo. Currently home to a single dwelling, the site has been rezoned to R8, allowing for higher density, multi-family residential development. The proposed 11-unit development is situated in a landscape designed to support young families with an emphasis on food security, playful features, a strong human scale, and enhancing the ecological function of the urban environment.

DESIGN CONCEPT
 The design concept for 1534 Extension Road is to elevate the relationships between people, place and planting into a functional urban ecosystem that helps create local community.

- As an expression of the local environment, the planting plan is structured around a foundation of indigenous species that form a shady coastal forest, an open meadow environment, and a vegetated swale for rainwater.
- Fruit trees, food plants and community gardens foster participation in the landscape. Interaction with neighbours and provide food for birds, insects and people.

RECEIVED
 DP 1216
 2021-SEP-15
 Grant Planning

PROJECT	20003
DR	KS
CS	KS
SCALE	NTS
DATE	July 17, 2020

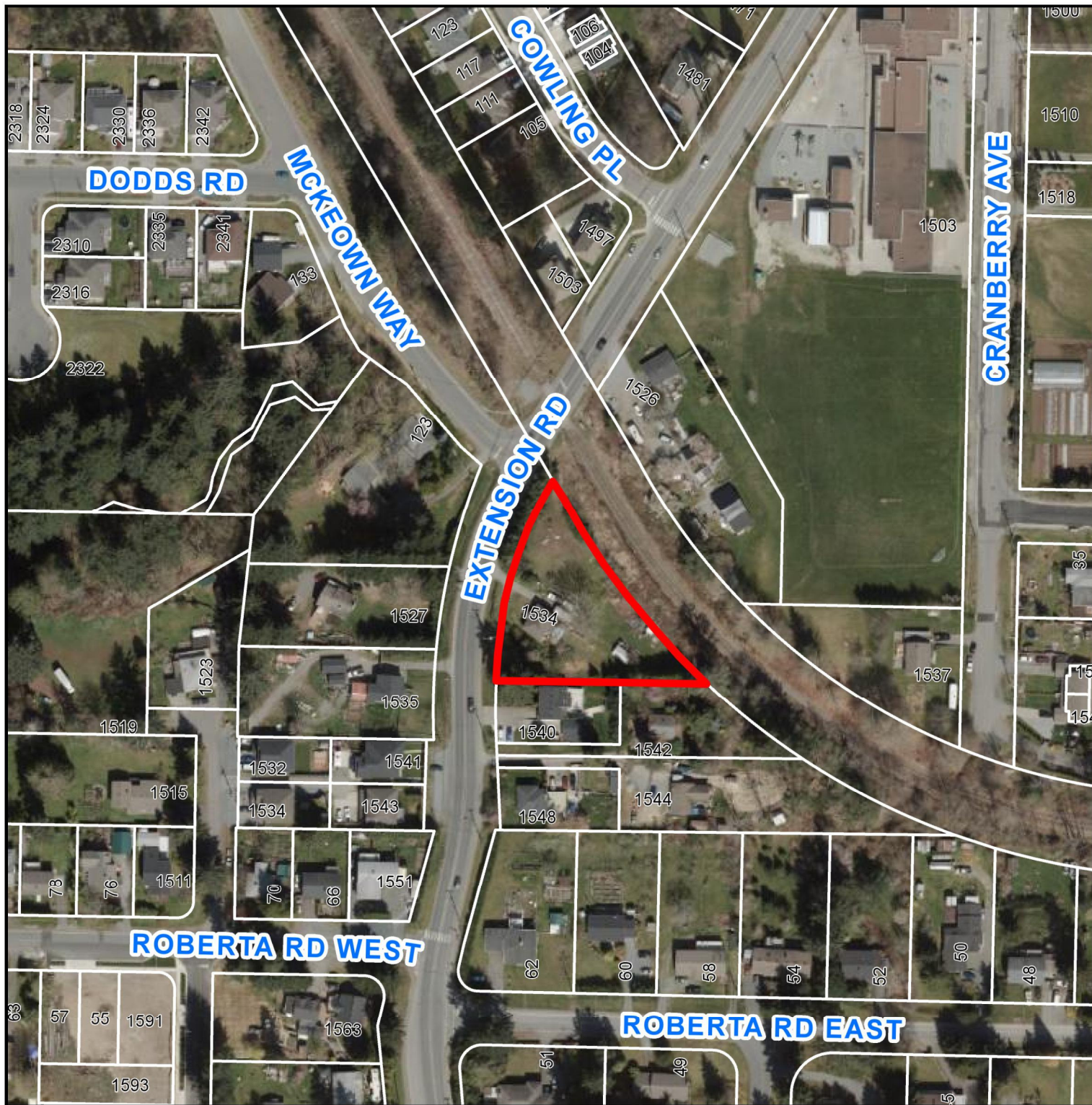


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PROJECT
KULUWOLTON MULTI FAMILY
 1534 Extension Road
 Nanaimo, BC

LANDSCAPE PLAN
 DESIGN PRECEDENTS
 DESIGN RATIONALE
 PLANT PALETTE

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001206

 1534 EXTENSION ROAD

Delegation Request

Delegation's Information:

Chris Cathers has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is November 1, 2021.

The requested meeting is:
Council

Bringing a presentation: Yes

Details of the Presentation: Development Permit for 1534 Extension Road