

DATE OF MEETING | September 21, 2021 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1215  
– 1205 OCEAN PEARL TERRACE |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit renewal application for a multi-family residential development including a 25-unit apartment building and a five-plex at 1205 Ocean Pearl Terrace. |

### **Recommendation**

That Council issue Development Permit No. DP1215 at 1205 Ocean Pearl Terrace for a 30-unit multi-family development with the following variances to:

- increase the maximum allowable building height from 9.0m to 11.2m for the apartment building;
- increase the maximum allowable building height from 9.0m to 10.05m for the five-plex building;
- reduce the minimum required front yard setback from 6.0m to 5.2m for the five-plex building, and
- reduce the minimum required front yard setback from 6.0m to 3.0m for the proposed bike storage building. |

## **BACKGROUND**

A development permit application, DP1215, was received from Ellins Architecture Inc. on behalf of Domas Construction & Land Development Corporation to permit the development of a 25-unit apartment building and a five-plex to be located at 1205 Ocean Pearl Terrace. A development permit was previously approved by Council, but expired on 2021-MAR-21. The current proposal is generally consistent with the previous design, but with some minor changes to the original plans, including the addition of one parking space, electric vehicle charging stations, and a rain garden on the south side of the apartment building.

### **Subject Property and Site Context:**

Zoning	R6 – Low Density Residential
Location	The subject property is located on the west side of the Linley Valley neighbourhood, south of Linley Valley Park and north of Departure Bay Road.
Total Area	13,800m <sup>2</sup>

<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development and Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

The subject property is an irregularly shaped lot located on Ocean Pearl Terrace with vehicle access from Rock City Road. The site slopes downward approximately 15m to a plateau where Joseph Creek runs across the southeast corner of the property. The property is located in an established neighbourhood and is surrounded by an existing strata townhouse development to the north and south, a rental apartment building to the west, and a public park along a portion of the east property line.

## **DISCUSSION**

### **Proposed Development**

The proposed development consists of 30 residential units in the form of a 25-unit apartment building and a five-plex. The permitted base floor area ratio (FAR) in the R6 zone is 0.45 and the proposed FAR is 0.22. A total of 28 two-bedroom units, and 2 one-bedroom units are proposed. The two-bedroom units range in size from 80m<sup>2</sup> to 87m<sup>2</sup> in size and the one bedroom units are 62m<sup>2</sup> in size. The units are distributed in the buildings as follows:

	<b>Apartment</b>	<b>5-plex</b>	<b>Total</b>
<b>One-bedroom</b>	2 units	0	2 units
<b>Two-bedroom</b>	23 units	5 units	28 units
<b>Total</b>	25 units	5 units	30 units

### *Site Design*

Vehicle access to both residential buildings is proposed from Rock City Road through the strata development at 3420 Rock City Road, via Deer View Drive. The apartment building is proposed to be sited in the middle of the property on a level rocky shelf, and the five-plex is sited in a previously excavated area in the northeastern portion of the property near Ocean Pearl Terrace. Surface parking is proposed adjacent to each building, and a separate garbage enclosure is provided for each building. The remainder of the property, which slopes significantly from the rock bluff to the south property line, will remain undeveloped with tree protection fencing installed at the top of the bluffs. Joseph Creek is located in the southern portion of the property and the proposed apartment building will be sited more than 30m from the required 15m watercourse setback area.

### *Building Design*

The front (north) elevation of the 25-unit apartment building, built into the slope, presents as two storeys and has been designed with individual level entries to the first floor units. The rear (south) elevation presents as three storeys. The building façade has a rhythm of building bays

with shed roofs over the balconies. The exterior materials are horizontal siding and board and batten siding in alternating colours, which adds visual interest to the building form. A separate bike storage building is proposed for the five-plex, and indoor bike storage for the apartment building is on the lower floor of the building.

The five-plex is also built into the slope of the land and presents as two stories at the south elevation and three stories at the north elevation. The building mass is minimized through a variety of design strategies, including varying roof elements, use of vertical and horizontal exterior finishes, glazing rhythm, and horizontal banding at each floor.

### *Landscape Design*

Ground-level patios are provided for the units on both the north (first floor) and south side (lower floor) of the apartment building with perimeter landscaping. Landscape features proposed for the south side of the apartment building include a rain garden, smooth concrete retaining wall, and terraced stone walls to blend with the topography of the land.

Surface patios are provided for the ground-level units of the five-plex building, and landscaping is provided around its base. Terraced rock walls with plantings will be used to blend the landscaping with rock slopes surrounding the five-plex building. A landscape buffer is provided between the five-plex and Ocean Pearl Terrace.

Rock blasting will be minimized, and groupings of fir and pine trees will be placed where possible around the surface parking areas and along the drive aisle. A concrete pedestrian path is provided along the drive aisle to connect the entrance of the apartment building to the entrance to the five-plex. Garbage enclosures will be provided in the surface parking areas of both the apartment building and five-plex and will be screened with landscaping.

Tree protection fencing is proposed to be installed to protect existing trees and vegetation in the southern steep-slope portion of the property. The existing arbutus grove and rock bluff located between the internal drive aisle and the east property line will also be protected. A pedestrian path and gate to the public park will be provided from the subject property, and the park will be bordered with a split-rail fence on two sides and a black chain link fence for safety on the newly cut rock face adjacent to the apartment building.

The proposed site, building, and landscape design comply with the Steep Slope Development Permit Area Guidelines, and the General Development Permit Area Design Guidelines.

## **Proposed Variances**

### *Building Height*

The maximum allowable building height is 9m, the proposed building height of the five-plex building is 10.05m; a proposed variance of 1.05m. The proposed building height of the apartment building is 11.2m; a proposed variance of 2.2m. The height variance request for both the five-plex and apartment building is only for a portion of the roofline, as shown in Attachment E.

The height variances for the five-plex allows for a traditional peaked roof, which is typical of the residential buildings in the neighbourhood. The apartment building is also a peaked roof, is

sited more than 40m from any existing residential buildings, and is built into a lower elevation natural plateau such that the proposed height and massing fits with the sloping topography of the property.

### *Front Yard Setback*

The minimum front yard setback is 6m, the proposed front yard setback for the five-plex building is 5.2m; a proposed variance of 0.8m. The proposed front yard setback for the bike storage building is 3m; a proposed variance of 3m.

The siting of the five-plex building provides a street presence on Ocean Pearl Terrace, and a landscape buffer of deciduous and evergreen trees is proposed between the five-plex and the road. The bike storage building is sited to be easily accessible to residents of the five-plex and will be screened on three sides with shrubs and trees.

Staff support the proposed variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1215 proposes to renew DP1060, and is for a residential development with a 25-unit apartment building and a five-plex.
- Variances are requested for building height of both residential buildings, and the front yard setback for the five-plex and bike storage building.
- The proposed development addresses the City's design guidelines, and Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Plans  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Landscape Plan and Details  
ATTACHMENT G: 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**

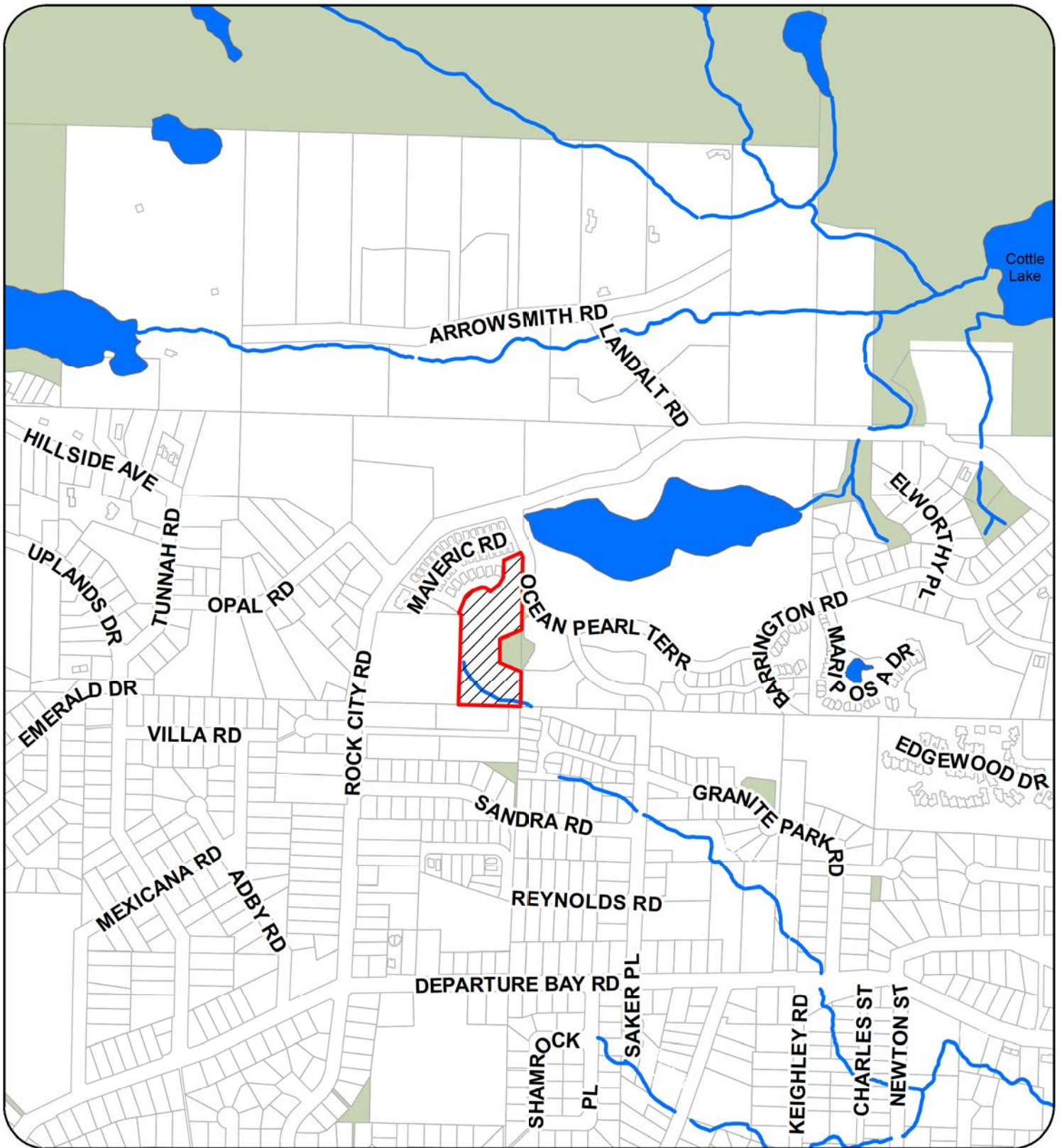
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is hereby varied as follows:

1.     *Section 7.6.1 Size of Buildings*
  - to increase the maximum allowable building height from 9.0m to 10.05m for the proposed five-plex building; and,
  - to increase the maximum allowable building height from 9.0m to 11.2m for the proposed apartment building.
  
2.     *Section 7.5.1 Siting of Buildings*
  - to reduce the front yard setback from 6.0m to 5.2m for the five-plex building; and
  - to reduce the front yard setback from 6.0m to 3.0m for the bike storage building.

## **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plans prepared by Ellins Architect Inc., received 2021-AUG-29, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Ellins Architect Inc., received 2021-AUG-06, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-AUG-06 as shown on Attachment F.

# ATTACHMENT B CONTEXT MAP



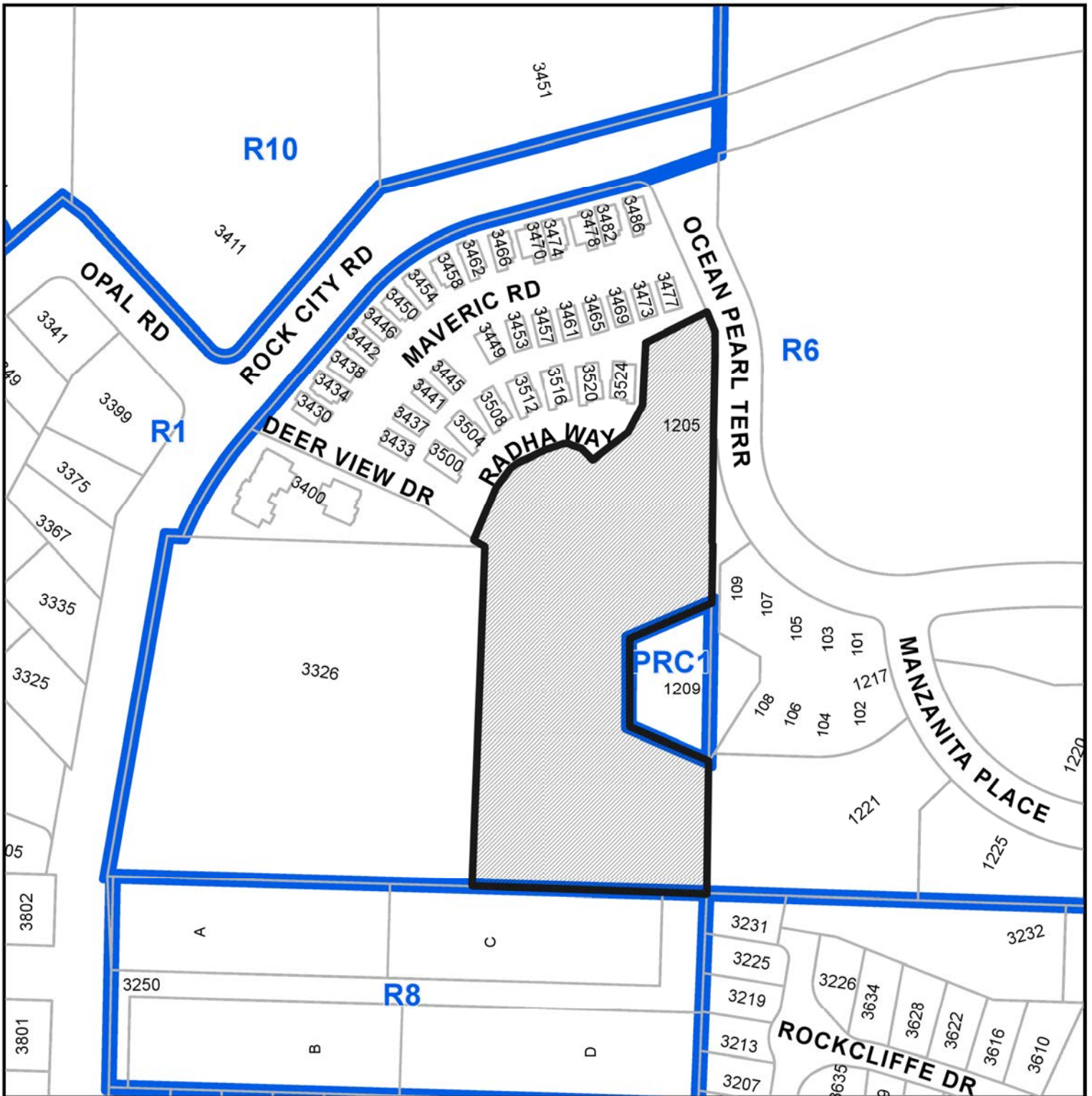
DEVELOPMENT PERMIT APPLICATION NO. DP001215



1205 OCEAN PEARL TERRACE

311

# ATTACHMENT C LOCATION PLAN



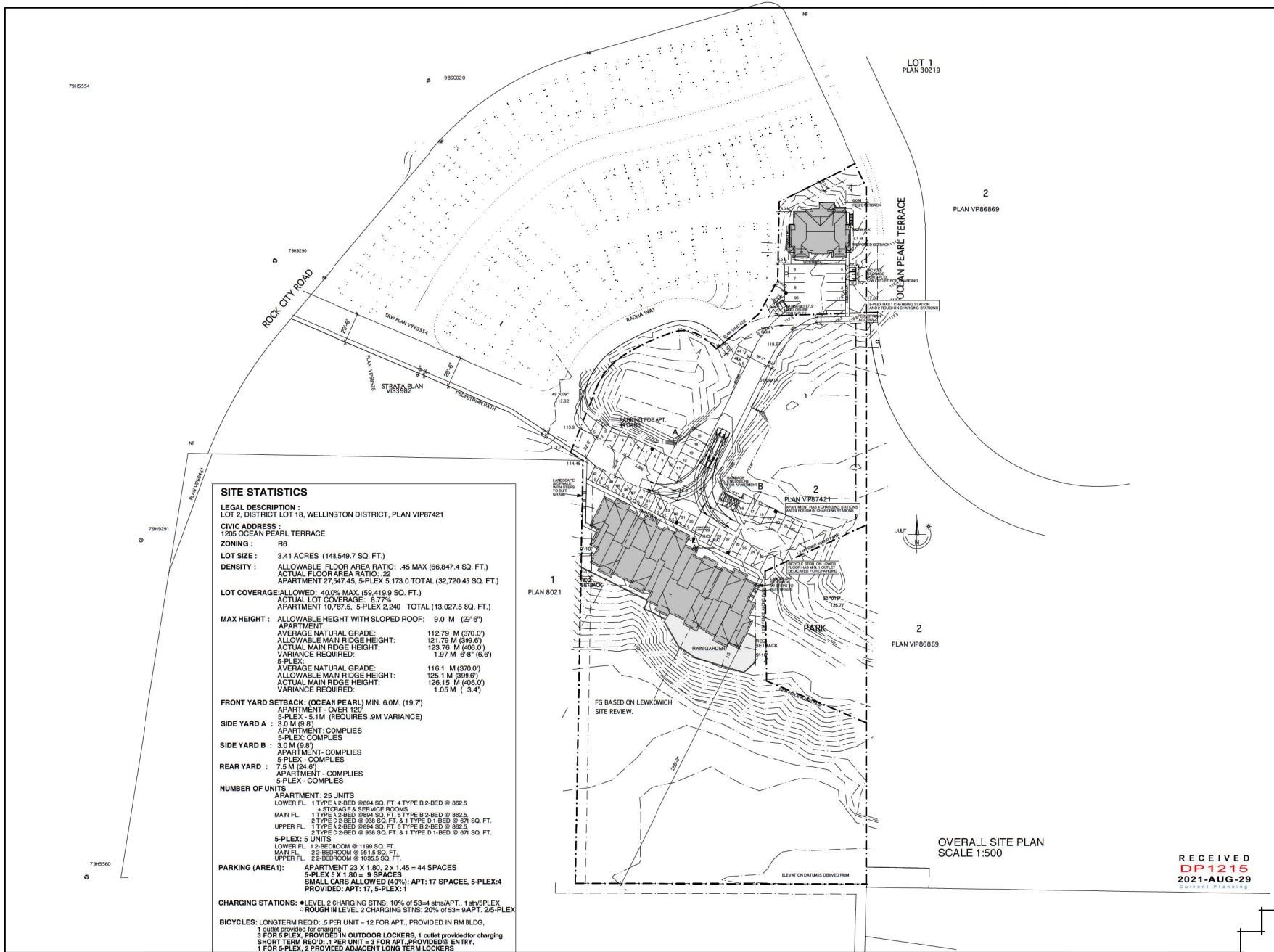
## DEVELOPMENT PERMIT NO. DP001215

 **Subject Property**

CIVIC: 1205 OCEAN PEARL TERRACE

LEGAL: LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP87421

# ATTACHMENT D SITE PLANS



**SITE STATISTICS**

**LEGAL DESCRIPTION:**  
LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP87421

**CIVIC ADDRESS:**  
1205 OCEAN PEARL TERRACE

**ZONING:** R6

**LOT SIZE:** 3.41 ACRES (148,549.7 SQ. FT.)

**DENSITY:** ALLOWABLE FLOOR AREA RATIO: .45 MAX (66,847.4 SQ. FT.)  
ACTUAL FLOOR AREA RATIO: .22  
APARTMENT 27,347.45, 5-PLEX 5,173.0 TOTAL (32,720.45 SQ. FT.)

**LOT COVERAGE:** ALLOWED: 40.0% MAX. (59,419.9 SQ. FT.)  
ACTUAL LOT COVERAGE: 8.77%  
APARTMENT 10,137.5, 5-PLEX 2,240 TOTAL (13,027.5 SQ. FT.)

**MAX HEIGHT:** ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (29' 6")

**APARTMENT:**  
AVERAGE NATURAL GRADE: 112.79 M (370.0')  
ALLOWABLE MAIN RIDGE HEIGHT: 121.79 M (399.0')  
ACTUAL MAIN RIDGE HEIGHT: 123.76 M (406.0')  
VARIANCE REQUIRED: 1.97 M 6'-8" (6.6')

**5-PLEX:**  
AVERAGE NATURAL GRADE: 116.1 M (379.0')  
ALLOWABLE MAIN RIDGE HEIGHT: 125.1 M (399.6')  
ACTUAL MAIN RIDGE HEIGHT: 126.15 M (406.0')  
VARIANCE REQUIRED: 1.05 M (3.4')

**FRONT YARD SETBACK (OCEAN PEARL) MIN. 6.0M. (19.7')**  
APARTMENT - OVER 120'

**SIDE YARD A:** 5.0 M (16.4')  
APARTMENT - COMPLIES  
5-PLEX - COMPLIES

**SIDE YARD B:** 5.0 M (16.4')  
APARTMENT - COMPLIES  
5-PLEX - COMPLIES

**REAR YARD:** 7.5 M (24.6')  
APARTMENT - COMPLIES  
5-PLEX - COMPLIES

**NUMBER OF UNITS**

**APARTMENT: 25 UNITS**  
LOWER FL. 1 TYPE 1-BED @ 894 SQ. FT. 4 TYPE B 2-BED @ 862.5  
+ STORAGE & SERVICE ROOMS  
MAIN FL. 1 TYPE 1-BED @ 898 SQ. FT. 4 TYPE B 2-BED @ 862.5  
UPPER FL. 2 TYPE C 2-BED @ 908 SQ. FT. & 1 TYPE D 1-BED @ 678 SQ. FT.  
1 TYPE 1-BED @ 898 SQ. FT. 1 TYPE B 2-BED @ 862.5

**5-PLEX: 5 UNITS**  
LOWER FL. 1 2-BED ROOM @ 1199 SQ. FT.  
MAIN FL. 2 2-BED ROOM @ 913.5 SQ. FT.  
UPPER FL. 2 2-BED ROOM @ 1035.5 SQ. FT.

**PARKING (AREA1):** APARTMENT 23 X 1 80, 2 X 1 45 = 44 SPACES  
5-PLEX 5 X 1 80 = 9 SPACES  
SMALL CARS ALLOWED (40%): APT: 17 SPACES, 5-PLEX: 4  
PROVIDED: APT: 17, 5-PLEX: 1

**CHARGING STATIONS:** #LEVEL 2 CHARGING STNS: 10% of 53 = 4 sites/APT., 1 site/5-PLEX  
#ROUGH IN LEVEL 2 CHARGING STNS: 20% of 53 = 9 APT., 25-PLEX

**BICYCLES:** LONG TERM RECD: 5 PER UNIT = 12 FOR APT., PROVIDED IN RM BLDG,  
1 outlet provided for charging  
3 FOR 5-PLEX PROVIDED IN OUTDOOR LOCKERS, 1 outlet provided for charging  
SHORT TERM RECD: 1 PER UNIT = 3 FOR APT., PROVIDED @ ENTRY,  
1 FOR 5-PLEX, 2 PROVIDED ADJACENT LONG TERM LOCKERS

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REV. NO.	DATE	DESCRIPTION
2012-03-30		ISSUED FOR DP
2013-02-07		ISSUED FOR DP
2013-04-16		DP AMENDMENT
2013-06-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2015-05-12		DP FOR APT./5-PLEX
2017-07-12		DP EXTENSION
2018-01-30		FOR APT./5-PLEX CTV HALL RESPONSE
2020-02-10		DP EXTENSION
NOV 2020		DP RE-APPLICATION
AUG 2021		CHARGING STATIONS FOR VEHICLES AND BICYCLES

## ROCK CITY ROAD MULTI-FAMILY DEVELOPMENT

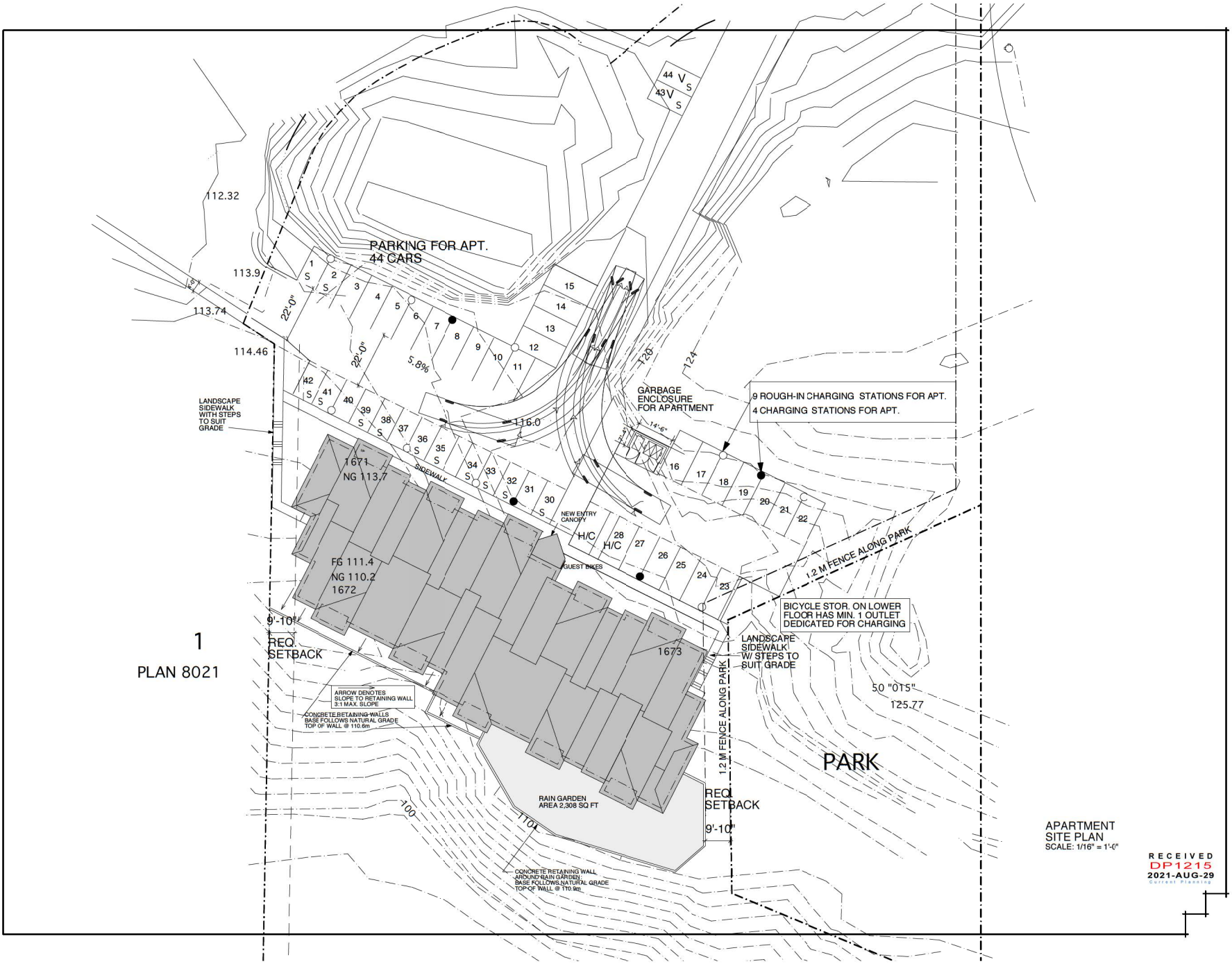


DRAWING:  
**OVERALL SITE PLAN**

DRAWN BY: JE  
DATE: FEB 2, 2015  
SCALE: AS NOTED

PROJECT NO. 2015-03  
DRAWING NO. A1.0

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2021-AUG-29  
CANTON PLANNING



1  
PLAN 8021

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

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2017-07-12		DP EXTENSION
2018-01-30		FOR APT. / S-PLEX CTV HALL RESPONSE
2020-02-10		DP EXTENSION
NOV 2020		DP RE-APPLICATION CHARGING STATIONS FOR VEHICLES AND BICYCLES
AUG 2021		

**ROCK CITY ROAD  
MULTI-FAMILY  
DEVELOPMENT**



50 hain road  
gabriola island, ca 90811  
business: (250) 247-8585  
fax/modern: (250) 247-8513

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DRAWING:

APARTMENT  
SITE PLAN

DRAWN BY: JE

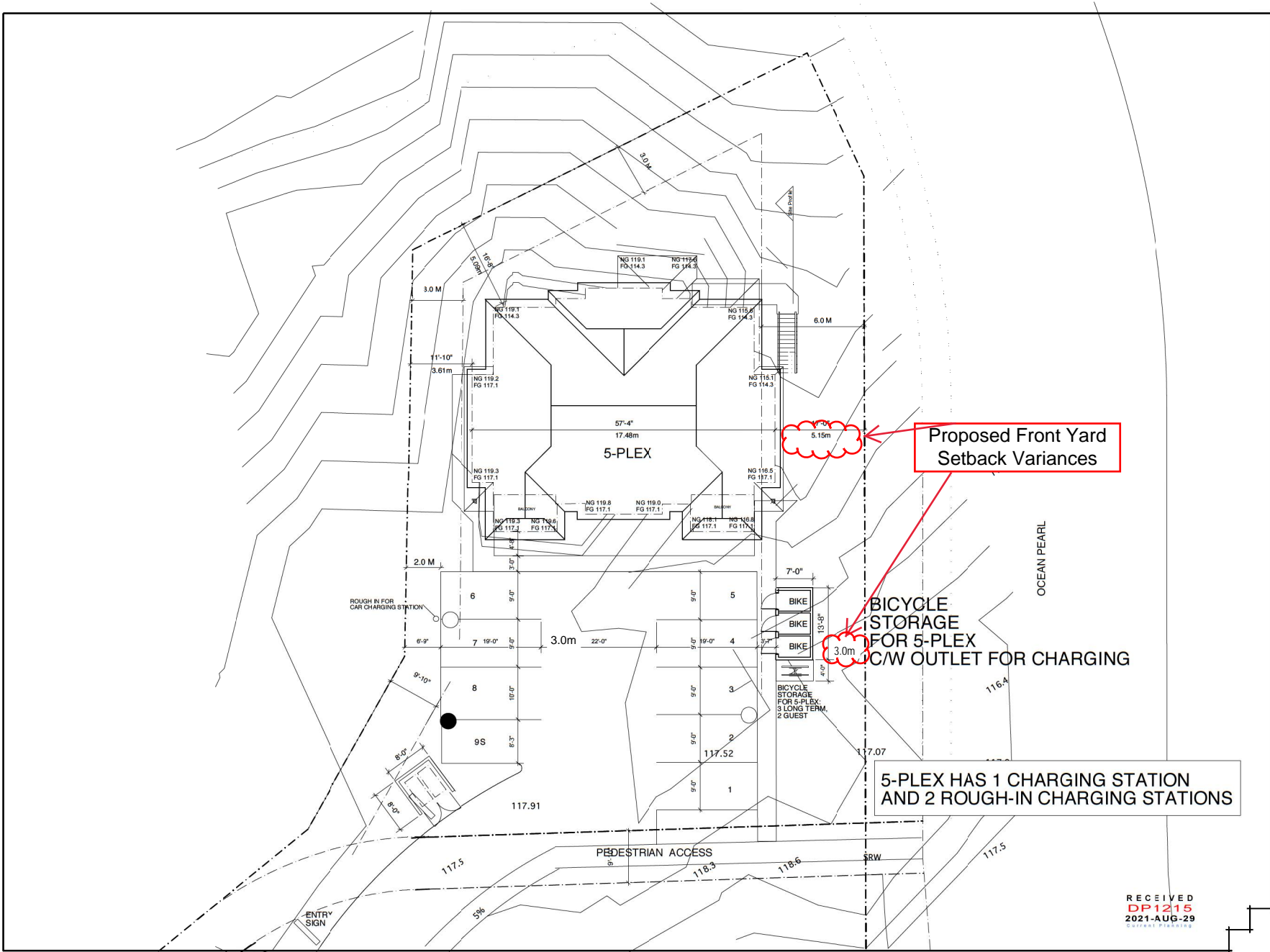
DATE: FEB 2, 2015

SCALE: AS NOTED

PROJECT NO. 2015-03

DRAWING NO. A1.1

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COURTESY PROJECT



Proposed Front Yard  
Setback Variances

BICYCLE  
STORAGE  
FOR 5-PLEX  
C/W OUTLET FOR CHARGING

5-PLEX HAS 1 CHARGING STATION  
AND 2 ROUGH-IN CHARGING STATIONS

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2020-02-10		DP EXTENSION
NOV 2020		DP RE-APPLICATION
AUG 2021		PARKING STATIONS FOR VEHICLES AND BICYCLES

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MULTI-FAMILY  
DEVELOPMENT**

50 hamp road  
gainesville tn 37081  
business: (252) 247-8585  
fax/modern: (252) 247-8513

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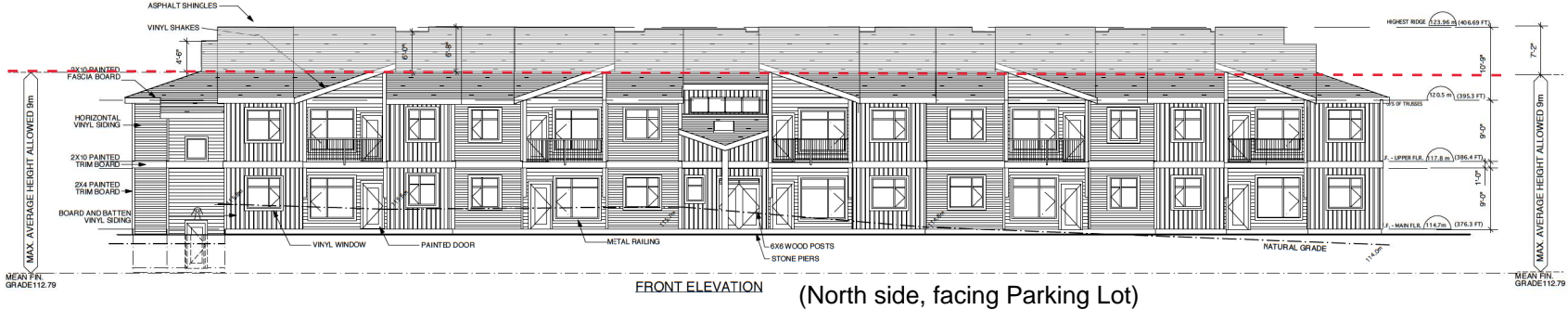
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**5-PLEX SITE PLAN**

DRAWN BY: JE  
DATE: FEB 2, 2015  
SCALE: AS NOTED

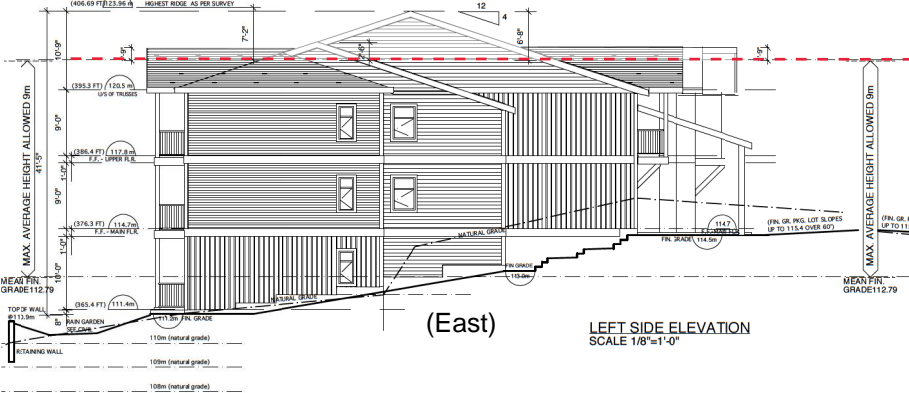
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2021-AUG-23  
COURT PLANNING

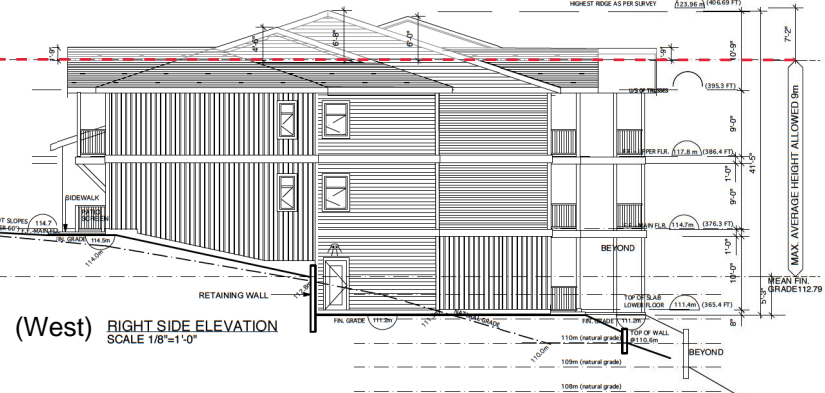
# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



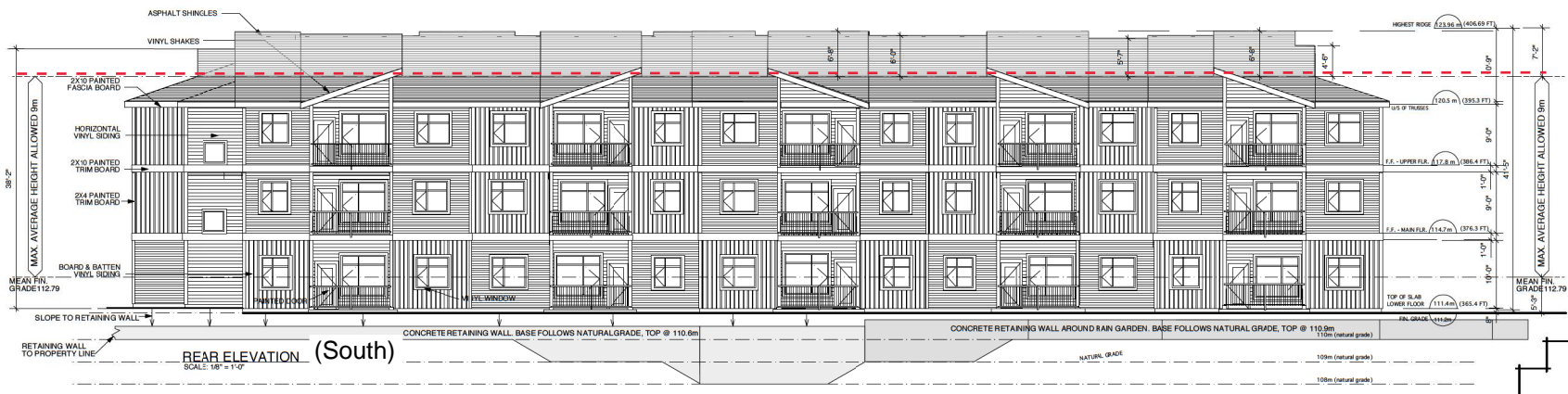
FRONT ELEVATION (North side, facing Parking Lot)



(East) LEFT SIDE ELEVATION  
SCALE 1/8"=1'-0"



(West) RIGHT SIDE ELEVATION  
SCALE 1/8"=1'-0"



REAR ELEVATION (South)  
SCALE 1/8"=1'-0"

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2013-04-15	DP AMENDMENT	
2013-06-14	DP AMEND LIGHTS/ ETC	
2014-08-17	REV. SITE PLAN	
2015-05-12	DP FOR APT. / 5-PLEX	
2017-07-12	DP EXTENSION FOR APT. / 5-PLEX	
2018-01-30	CITY HALL RESPONSE	
2020-02-10	DP EXTENSION	
NOV 2020	DP RE-APPLICATION	
JULY 2021	RESPONSE TO COMP RPT	

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50 halcy road  
garden island, b.c. V0R 1X1  
business: (250) 247-8585  
fax: (250) 247-8513

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DRAWING:  
**APARTMENT  
ELEVATIONS**

DRAWN BY: JE  
DATE: FEB 2, 2015  
SCALE: AS NOTED

PROJECT NO. 2015-03 DRAWING NO. A 4.0

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DP 1215  
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JULY 2021		RESPONSE TO COMP RPT

**ROCK CITY ROAD MULTI-FAMILY DEVELOPMENT**



50 hain road  
gabriola island, ca 908 131  
business: (250) 247-8585  
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DRAWING: **ELEVATIONS WITH SHADOWS**

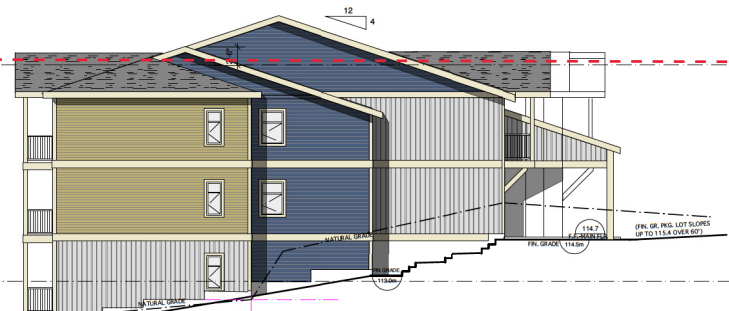
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PROJECT NO. 2015-03      DRAWING NO. A4.1

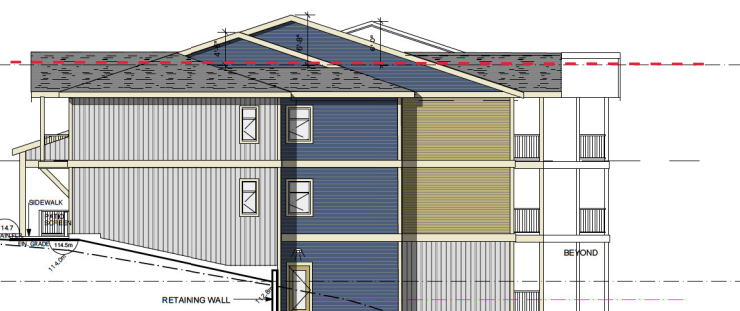
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SUNSHINE PLANNING



**FRONT ELEVATION (North side, facing Parking Lot)**



**(East) LEFT SIDE ELEVATION SCALE 1/8"=1'-0"**



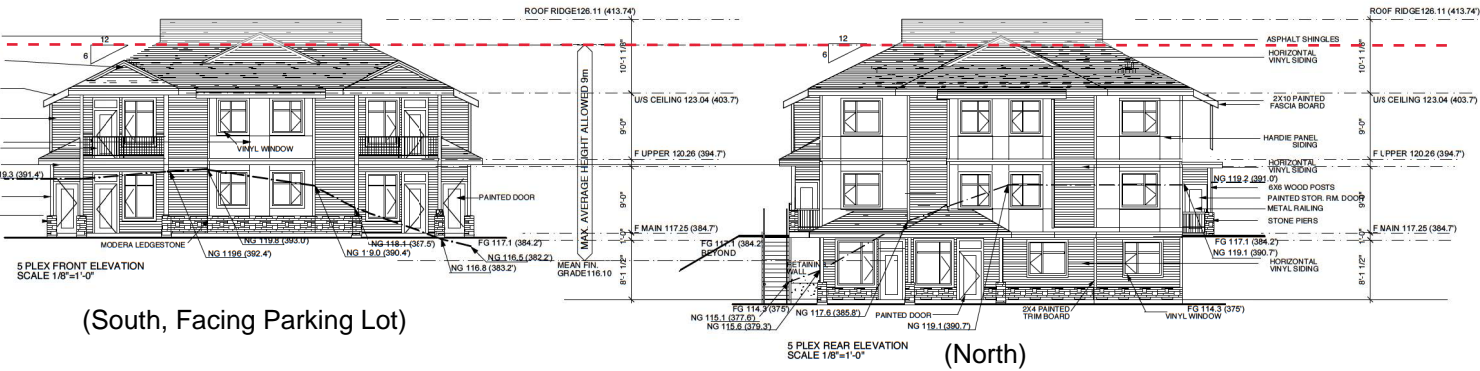
**(West) RIGHT SIDE ELEVATION SCALE 1/8"=1'-0"**



**REAR ELEVATION (South) SCALE 1/8"=1'-0"**

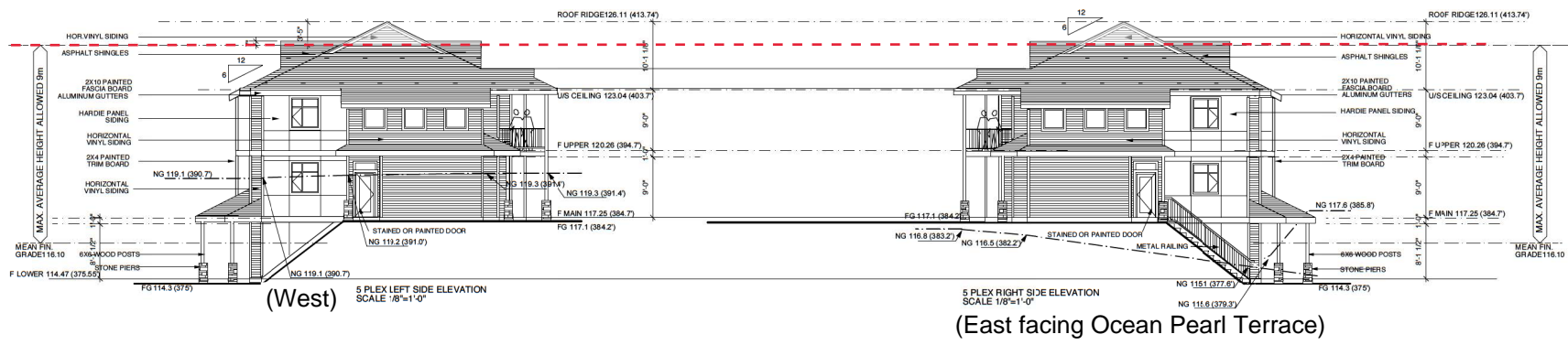
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JULY 2021		RESPONSE TO COMP RPT



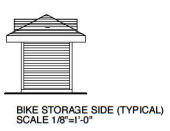
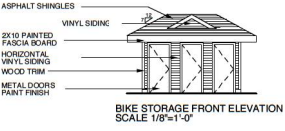
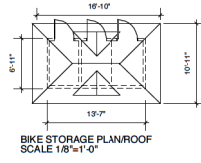
(South, Facing Parking Lot)

(North)



(West)

(East facing Ocean Pearl Terrace)



**ROCK CITY ROAD  
MULTI-FAMILY  
DEVELOPMENT**

50 half road  
gabriola street, suite 108 111  
business (250) 247-8585  
fax/modern (250) 247-8513

**ellins architect inc.**  
architecture • planning • interior design

DRAWING:  
**5 PLEX RENDERED  
EXTERIOR ELEVATIONS**

DRAWN BY: JE  
DATE: FEB 2, 2015  
SCALE: AS NOTED

PROJECT NO. 2015-03 DRAWING NO. A7.0

RECEIVED  
**DP 12.15**  
2021-AUG-06

**ROCK CITY APARTMENT - EXTERIOR FINISHES 2017**

JULY 11, 2017

**\*REFER ALSO TO COLOURED ELEVATION FOR FINISH LOCATIONS**

FIBRE GLASS SHINGLE	WEATHERED WOOD
BOARD & BATTEN VINYL SIDING WHERE INDICATED	GENTEK COLOUR DOVER GREY
HORIZ. VINYL SIDING T3 WHERE INDICATED	GENTEK COLOUR WICKER
HORIZ. VINYL ACCENT SIDING D4 PROFILE WHERE INDICATED	GENTEK SEQUOIA COLOUR MIDNIGHT SURF 653
OUTSIDE ENTRY DOORS & DECKS AND PATIOS <b>*EXCEPT MAIN ENTRANCE</b>	PAINT FINISH SHERWIN WILLIAMS COLOUR SW 7533 KHAKI SHADE
MAIN ENTRANCE DOORS (BLUE)	PAINT FINISH SHERWIN WILLIAMS COLOUR SW 9141 WATERLOO
CORNER TRIM, WINDOW TRIM FASCIA , BARGEBOARD, GABLE TRIM	PAINT FINISH SHERWIN WILLIAMS SW 7010 WHITE DUCK
VINYL WINDOWS	WHITE
VINYL SOFFITS	GENTEK COLOUR LINEN
GUTTERS AND CAP FLASHING	GENTEK COLOUR CASHMERE
METAL RAILINGS	TO MATCH CASHMERE
WOOD POST AND BRACKETS	PAINT FINISH SHERWIN WILLIAMS SW 7010 WHITE DUCK

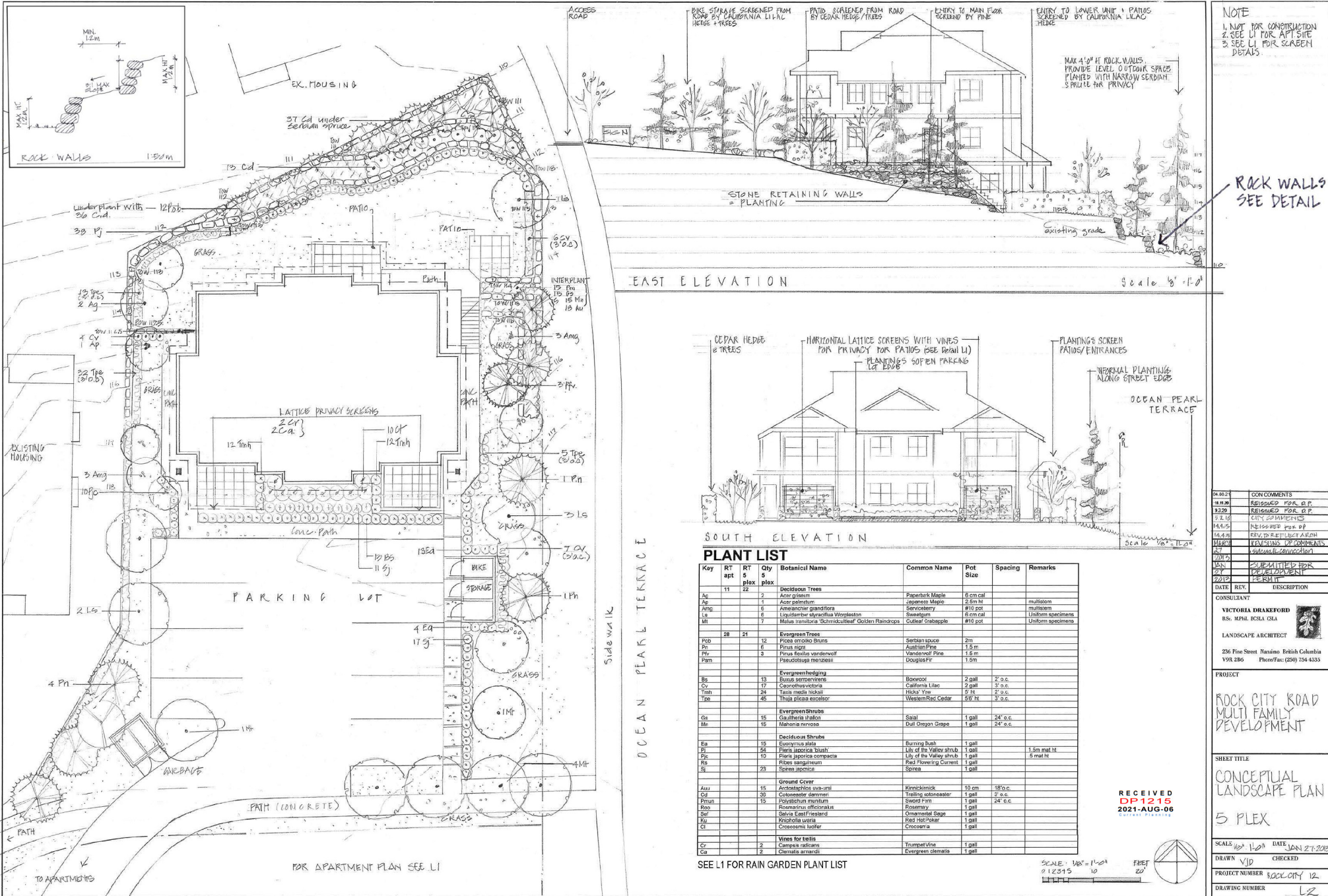
**ROCK CITY 5 PLEX - EXTERIOR FINISHES 2017**

JULY 11, 2017

**\*REFER ALSO TO COLOURED ELEVATION FOR EXACT FINISH LOCATIONS**

FIBRE GLASS SHINGLE	WEATHERED WOOD
HORIZONTAL VINYL SIDING ALL FLOORS WHERE SHOWN	KAYCAN COLOUR 21 WICKER
HORIZONTAL VINYL SIDING GABLES	KAYCAN VERONA PREMIUM VINYL JAVA BROWN
HARDI SMOOTH PANEL SIDING PAINT FINISH WHERE INDICATED	SHERWIN WILLIAMS SW 2853 NEW COLONIAL YELLOW
OUTSIDE ENTRY DOORS PAINT FINISH	SHERWIN WILLIAMS SW 9182 ROJO MARRON
STORAGE DOORS PAINT FINISH	SHERWIN WILLIAMS SW 2853 NEW COLONIAL YELLOW
CORNER TRIM, WINDOW TRIM, FASCIA, BARGEBOARD, GABLE TRIM, BELLY BANDS, DOOR TRIM	PAINT FINISH SW 7010 WHITE DUCK
VINYL WINDOWS	WHITE
VINYL SOFFITS	KAYCAN COLOUR LINEN
GUTTERS AND CAP FLASHING	KAYCAN ALUMINUM COLOUR CHOCOLATE
METAL RAILINGS	TO MATCH KAYCAN ALUMINUM COLOUR LINEN
WOOD POSTS PAINT FINISH	SHERWIN WILLIAMS SW 9182 ROJO MARRON
CULTURED STONE	CULTURED STONE PRO FIT MODERN LEDGESTONE COLOUR INTAGLIO





**NOTE**  
 1. NOT FOR CONSTRUCTION  
 2. SEE L1 FOR APT SITE  
 3. SEE L1 FOR SCREEN DETAILS

**ROCK WALLS SEE DETAIL**

DATE	REV	DESCRIPTION
04.02.21		CON COMMENTS
04.12.21		REISSUED FOR O.P.
03.20.21		REISSUED FOR O.P.
02.10.21		CITY COMMENTS
04.05.21		REISSUED FOR O.P.
10.14.20		REVISED PER PLAN
04.07.21		REVISIONS TO COMMENTS
04.07.21		SUBMITTAL CONNECTION
04.07.21		SUBMITTAL FOR CITY DEVELOPMENT
02.17.21		PERMIT

**CONSULTANT**  
 VICTORIA DRAKEFORD  
 BS, MPA, ICSLA, CMA  
 LANDSCAPE ARCHITECT  
 226 Pine Street, Nansink, British Columbia  
 V9R 2B6 Phone/Fax: (250) 754-4333

**PROJECT**  
 ROCK CITY ROAD  
 MULTI FAMILY  
 DEVELOPMENT

**SHEET TITLE**  
 CONCEPTUAL  
 LANDSCAPE PLAN  
 5 PLEX

**SCALE** 1/8" = 1'-0"  
 DATE JAN 27, 2020  
 DRAWN VJD CHECKED  
 PROJECT NUMBER ROCK CITY 12  
 DRAWING NUMBER L2

**PLANT LIST**

Key	RT	Qty	Botanical Name	Common Name	Pot Size	Spacing	Remarks
Ag	11	22	Deciduous Trees				
Ag		2	Acer glabrum	Paperbark Maple	6 cm cal		
Ag		1	Acer palmatum	Japanese Maple	2.6 m ht		multi-stem
Ag		5	Adiantum grandiflora	Sensory Fern	#10 pot		Uniform specimens
Ag		7	Liquidambar styraciflua	Winged-stem	6 cm cal		Uniform specimens
Ag		1	Malus tatarica 'Schmidt's Redgold'	Golden Raindrops	#10 pot		Uniform specimens
Ev	28	21	Evergreen Trees				
Ev		12	Pinus strobus	Scotch Pine	2m		
Ev		6	Pinus nigra	Austrian Pine	1.5 m		
Ev		3	Pinus koraiensis	Korean Pine	1.5 m		
Ev		1	Pinus contorta	Lambert Pine	1.5 m		
Ev		1	Thuja occidentalis	Green Cedar	1.5 m		
Ev		13	Buxus sempervirens	Boxwood	2 gall	2' o.c.	
Ev		17	Ceanothus vitifolius	California Lilac	2 gall	3' o.c.	
Ev		28	Taxus media	White Pine	2.5 ft	2' o.c.	
Ev		45	Thuja sikkimensis	Western Red Cedar	5/8 ft	3' o.c.	
Ev		15	Gaultheria procumbens	Sage	1 gall	24" o.c.	
Ev		15	Malva moschata	Old Fashioned Rose	1 gall	24" o.c.	
Ev		15	Eurocyathus alata	Burning Bush	1 gall		
Ev		50	Pieris japonica	Japanese Pieris	1 gall	1.5 m apart	ht
Ev		10	Pieris japonica compacta	Little Leaf Pieris	1 gall		
Ev		10	Ribes sanguineum	Red Flowering Currant	1 gall		
Ev		20	Spiraea japonica	Spiraea	1 gall		
Ev		15	Arctostaphylos uva-ursi	Kinnikinnick	10 cm	18" o.c.	
Ev		30	Cotoneaster dammeri	Trailing cotoneaster	1 gall	3' o.c.	
Ev		10	Polystichum punctatum	Sword Fern	1 gall	24" o.c.	
Ev		10	Romneya officinalis	Romneya	1 gall		
Ev		10	Salvia gmelinensis	Ornamental Sage	1 gall		
Ev		10	Hebe x exoniensis	Red Hot Cat	1 gall		
Ev		10	Crocosmia lucida	Crocosmia	1 gall		
Ev		2	Campanula medium	Trumpet Vine	1 gall		
Ev		2	Campanula medium	Evergreen Clematis	1 gall		

SEE L1 FOR RAIN GARDEN PLANT LIST

SCALE: 1/8" = 1'-0"  
 0 12 24 36 48 60 72 84 96 108 120  
 FEET

ATTACHMENT G  
AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001215**



1205 OCEAN PEARL TERRACE