

DATE OF MEETING | December 20, 2021 |

AUTHORED BY | LAINY STEVENSON , PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1224
– 5605 COUGAR RIDGE PLACE |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for three detached single residential dwelling strata units at 5605 Cougar Ridge Place. |

Recommendation

That Council issue Development Permit No. DP1224 at 5605 Cougar Ridge Place with the following variances to:

- increase the maximum building height from 7m to 7.25m for Unit 1.
- increase the maximum building height from 7m to 7.89m for Unit 2; and
- increase the maximum building height from 7m to 8.7m for Unit 3. |

BACKGROUND

A development permit application, DP1224, was received from Delinea Design Consultants Ltd. to permit three detached single residential dwelling strata units at 5605 Cougar Ridge Place. This application is to renew DP1079, which was approved by Council on 2018-FEB-19. There are minor changes to the proposed development since DP1079 was approved; however, the permit has expired and the applicant wishes to renew the permit as they are ready to proceed with the project.

Subject Property and Site Context

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the east end of the Cougar Ridge Place cul-de-sac near the intersection of Smokey Crescent and Lost Lake Road.
<i>Total Area</i>	2,072.2m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – 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>	General Development Permit Area Design Guidelines Steep Slope Development Permit Guidelines

The subject property is currently vacant and is situated within a new subdivision of single residential dwellings. The parcel is a steep, sloping lot and the existing grades have undergone considerable manipulation.

DISCUSSION

Proposed Development

This application is to renew the original development permit (DP1079) for three, two-storey single family dwelling units on a steep slope site. The allowable density within the R10 zone is three units (16 units per hectare). The maximum floor area ratio (FAR) and lot coverage for the property are 0.45 and 40%, respectively. The applicant has proposed a FAR of 0.34 and lot coverage of 20%. The current proposal is generally consistent with the previous design, but with some minor changes to the original plans, including the addition of long-term bicycle storage, and a change to the proposed building height variance. The previous application asked for a height variance for all three buildings from 7m to 8.7m; however, the application as presented has varying height variance requests, as outlined below.

Site Design

Access to the property will be from a 5.5m-wide common driveway located along the northern property line, which includes a 1.5m pedestrian pathway on the south side, and a landscape buffer on the north side to screen the driveway and buildings from the adjacent lot. The shared driveway design and location provides easy vehicle access to the three units and a vehicle turnaround area for Unit 3. The front doors of each unit face the internal common access driveway with private amenity space located to the rear. Each unit has their own dedicated front driveway. Long-term bike parking and refuse and recycling storage is accommodated within the garages.

Building Design

The building form is designed to mimic other single family dwellings in the neighbourhood. Each unit is modest in size, with approximately 275m² in gross floor area (GFA). The buildings are comprised of four main components:

- Emphasized entrances facing the internal common driveway;
- A garage with an open deck on the roof;
- Living space with a shed roof that accommodates glazing to maximize views; and
- A flat-roofed space that accommodates bedrooms below.

Exterior cladding materials, including corrugated metal panels, fibre cement board and siding, and timber details are effectively organized to articulate the buildings, define entrances, and visually reduce the overall building mass. The garages are well integrated in the building form, and provide modest outdoor space on the garage roofs to extend the living space. The building and site design responds to follow the existing topography, and meets the intent of the Steep Slope Design Guidelines.

Landscape Design

The landscape plan creates planted edges along the property lines and private outdoor spaces for each unit. The landscape treatment along the south property line includes fencing and plantings on a terraced slope, which provides an opportunity for screening and building separation from adjacent properties. The proposed orchard (adjacent to Unit 3) also offers a unique on site amenity that supports urban agriculture, a theme supported in the Official Community Plan.

Proposed Variances

Building Height

The maximum height of a principal building within the R10 zone is 7m for a flat roof with a pitch of less than 4:12. The proposed building height for each unit is as follows:

Unit #	Proposed Building Height	Proposed Variance
Unit 1	7.25m	0.25m
Unit 2	7.89m	0.89m
Unit 3	8.7m	1.7m

The proposed flat roofs minimize potential view impacts on surrounding properties by providing sight lines over the roofs of the proposed units. Alternatively, a pitched roof design could be up to 9m in height. The topography rises 2m to 5m to surrounding lots, so the proposed height variance is not anticipated to negatively impact views for adjacent properties. Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1224 is for three detached single residential dwelling strata units at 5605 Cougar Ridge Place and is a renewal of DP1079.
- Variances are requested for the maximum building height from 7m to 7.25m for Unit 1, 7.89m for Unit 2, and 8.7m for Unit 3.
- 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 Plan
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 varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 7.0m to 7.25m (Unit 1), 7.89m (Unit 2) and 8.7m (Unit 3).

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., received 2021-OCT-22, as shown on Attachment C.
2. The development is in general compliance with the Building Elevations and Details prepared by Delinea Design Consultants Ltd, received 2021-MAR-18, 2021-OCT-22, and 2021-NOV-16, as shown on Attachment D.
3. The development is in general compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2021-OCT-22, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP



DEVELOPMENT PERMIT APPLICATION NO. DP001224

N



5605 COUGAR RIDGE PLACE

ATTACHMENT D SITE PLAN

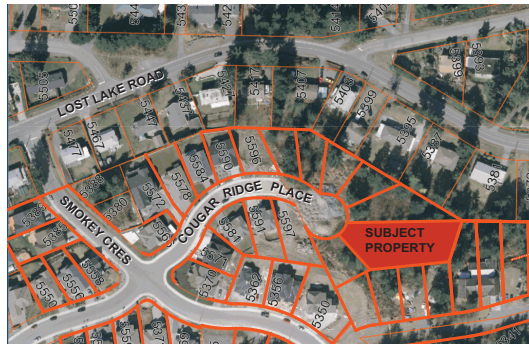


SITE PLAN

SCALE: 1:250

LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY.
REFER TO PLANS BY OTHERS FOR DETAIL.

PROJECT DATA			
CIVIC ADDRESS:	5605 COUGAR RIDGE PLACE	FLOOR AREA: PER UNIT	
LEGAL ADDRESS:	LOT 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP00831	LOWER FLOOR:	1055 SQ.FT (98.0 SQ.M)
ZONING:	R10 - STEEP SLOPE RESIDENTIAL	MAIN FLOOR:	1480 SQ.FT (137.5 SQ.M)
LOT SIZE:	2072.2 SQ.M	TOTAL:	2535 SQ.FT (235.5 SQ.M)
LOT COVERAGE:	19.9% (40% ALLOWED)	GARAGE:	405 SQ.FT (37.6 SQ.M)
F.A.R.:	0.34 (0.45 ALLOWED)	TOTAL FLOOR AREA:	(EXCL. GARAGE) 7605 SQ.FT. (706.5 SQ.M)
PARKING:		BUILDING AREA:	4400 SQ.FT (412.5 SQ.M)
REQ'D	2 PER UNIT		
PROVD	1 GARAGE STALL PER UNIT		
	1 DRIVEWAY STALL PER UNIT		
	TOTAL PROVIDED:		
STANDARD STALLS	5		
SMALL CARS	1		



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PROPOSED RESIDENCES FOR:

LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

SITE PLAN

PROJECT #: d1423.14.16
ISSUED: 26.MAY.2016
ISSUED: 01.JUN.2016
ISSUED: 27.JUN.2016
TO VICTORIA: 18.JUL.2016
CLIENT REVIEW: 01.FEB.2017
DPA: 14.MAR.2017
REISSUED DPA: 23.OCT.2017

DPA RESUBMISSION: 18.MAR.2021
CONSULTANT: 19.JULY.2021
DP SUPPLEMENTAL INFORMATION: 22.OCT.2021

RECEIVED
DP1224
2021-OCT-22
Current Planning

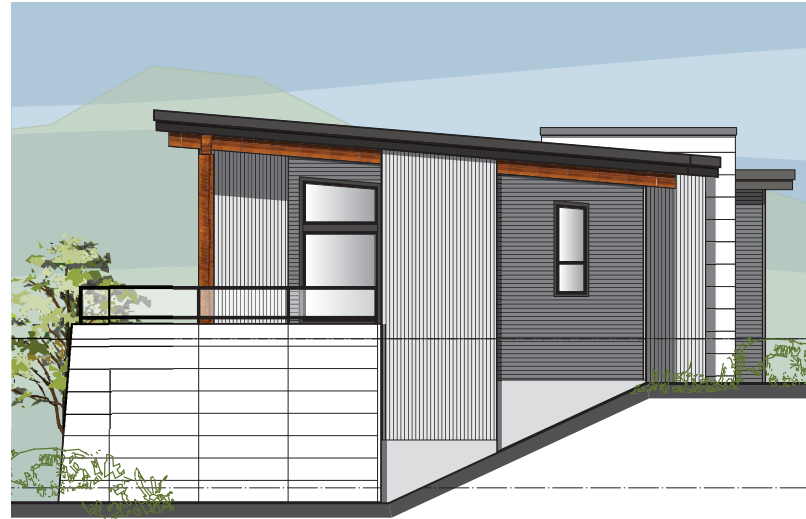
DRAWING #:

PR1.0

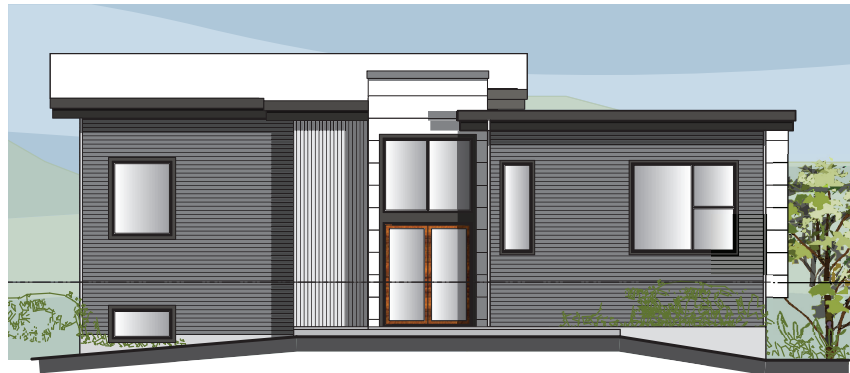
ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



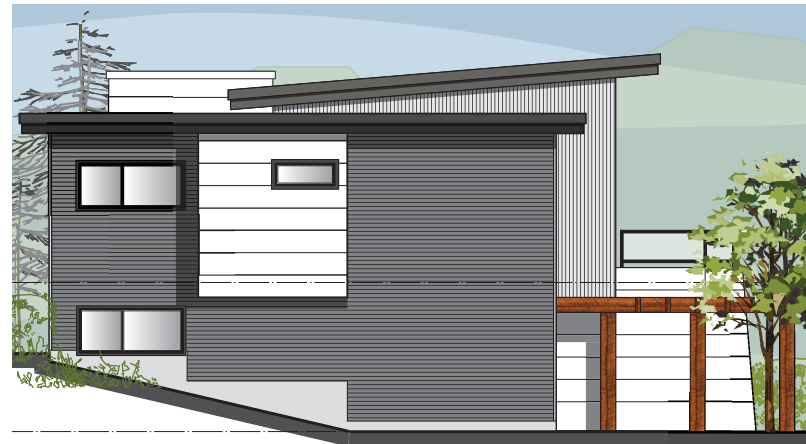
NORTH ELEVATION
(FACING COMMON DRIVEWAY)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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Current Planning

**EXTERIOR ELEVATIONS
UNIT 1**



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PROPOSED RESIDENCES FOR:

LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

EXTERIOR ELEVATIONS
UNIT 1

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PR3.0⁽¹⁾



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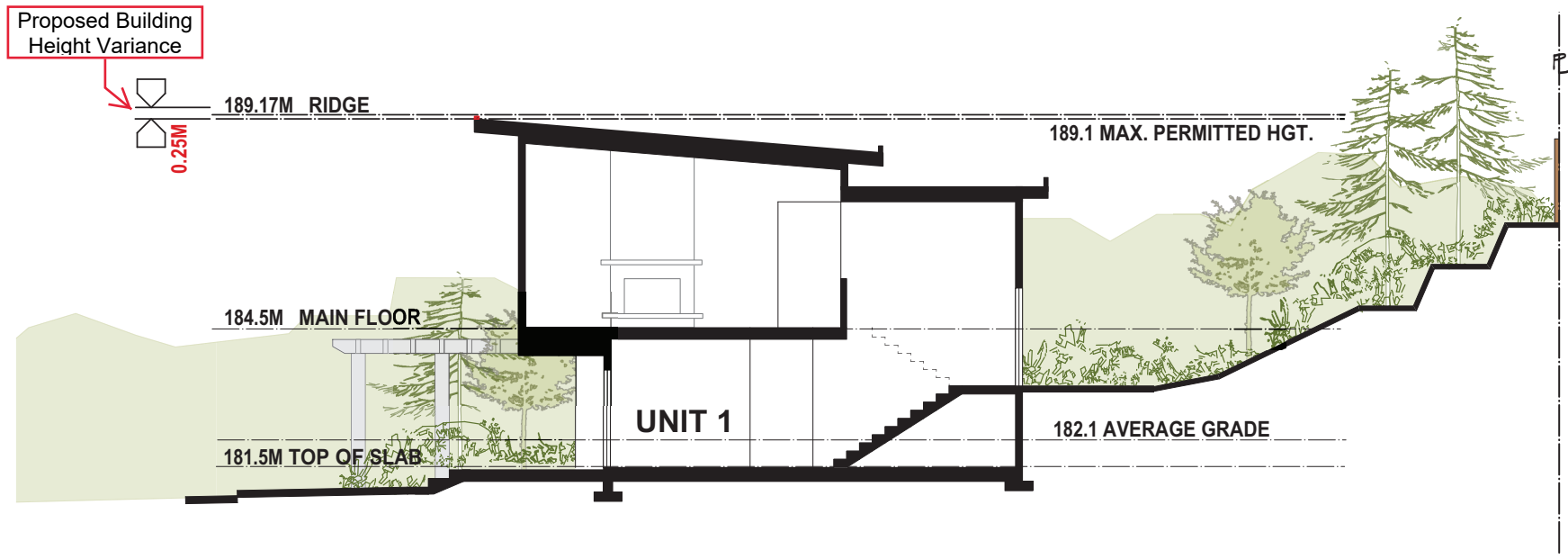
PROPOSED RESIDENCES FOR:
LOT 6
 COUGAR RIDGE SUBDIVISION
 Nanaimo, B.C.

HEIGHT VARIANCE
 UNIT 1

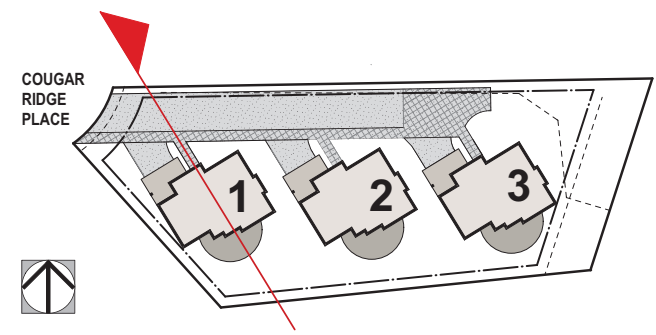
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 CONSULTANT: 19 JULY 2021
 DP SUPPLEMENTAL INFORMATION: 22 OCT. 2021

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DP 1224
 2021-OCT-22
 Current Planning

DRAWING #:
PR5.0



HEIGHT VARIANCE - UNIT 1
 NOT TO SCALE





TIMBER DETAILS
CORRUGATED METAL
FIBER CEMENT PANELS
FIBER CEMENT
SIDING

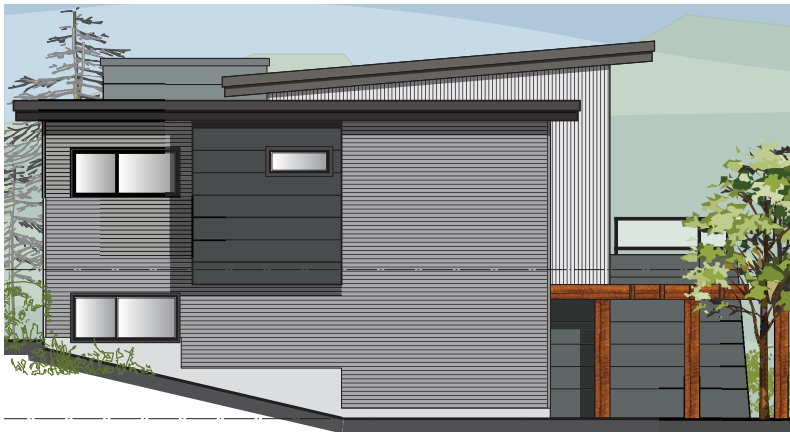
NORTH ELEVATION
(FACING COMMON DRIVEWAY)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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EXTERIOR ELEVATIONS
UNIT 2



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LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

EXTERIOR ELEVATIONS
UNIT 2

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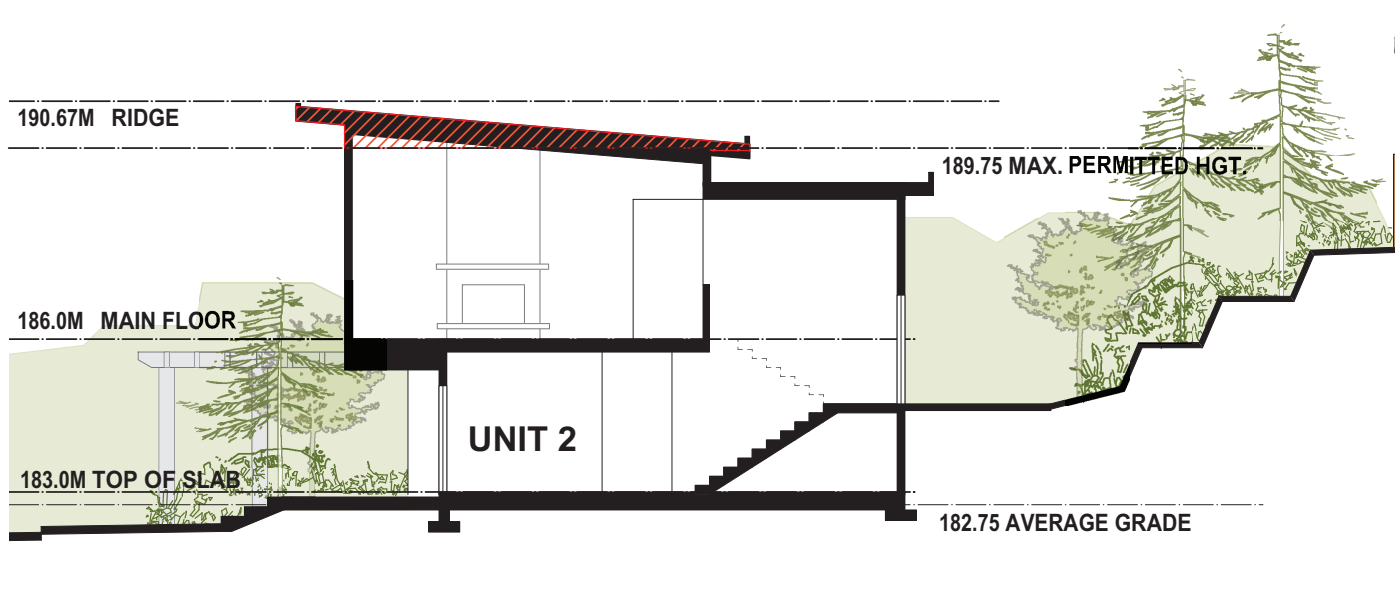
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DP SUPPLEMENTAL INFORMATION: 16.NOV.2021

DRAWING #:

PR3.0(2)

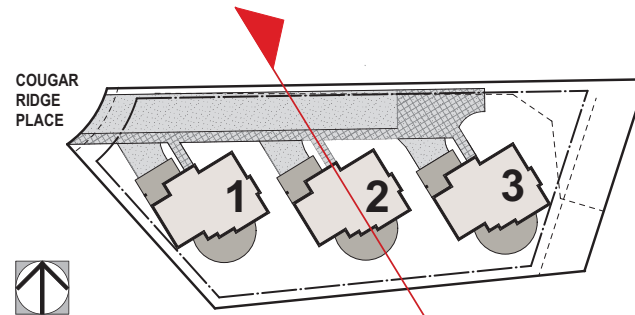
Proposed Building Height Variance

0.93M



HEIGHT VARIANCE - UNIT 2

NOT TO SCALE



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PROPOSED RESIDENCES FOR:

LOT 6

COUGAR RIDGE SUBDIVISION
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HEIGHT VARIANCE
UNIT 2

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Current Planning

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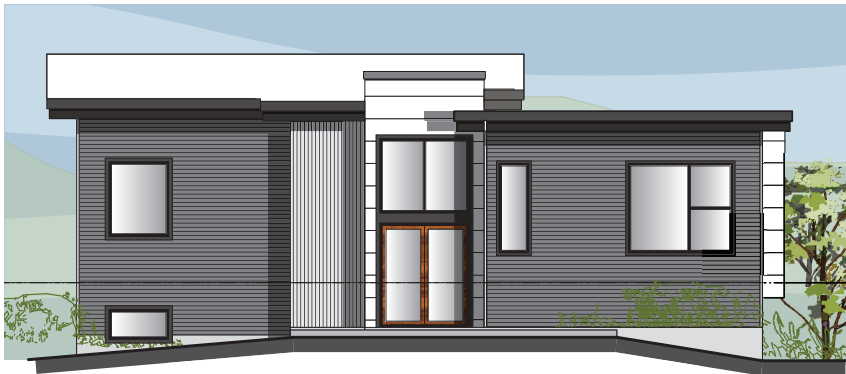
PR5.1



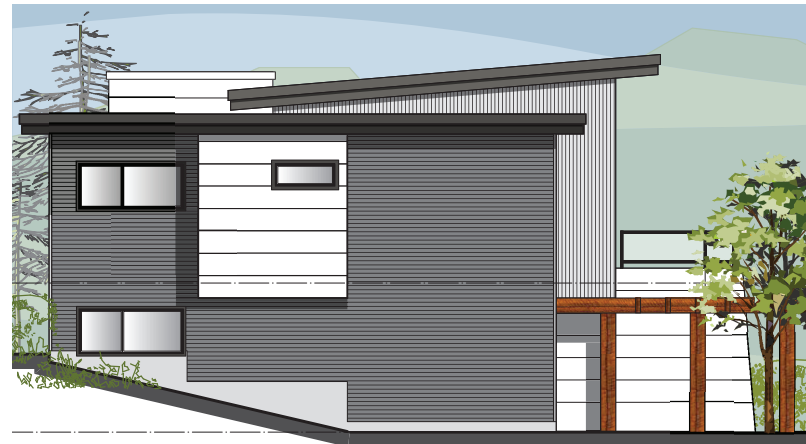
NORTH ELEVATION
(FACING COMMON DRIVEWAY)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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EXTERIOR ELEVATIONS
UNIT 3



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LOT 6
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Nanaimo, B.C.

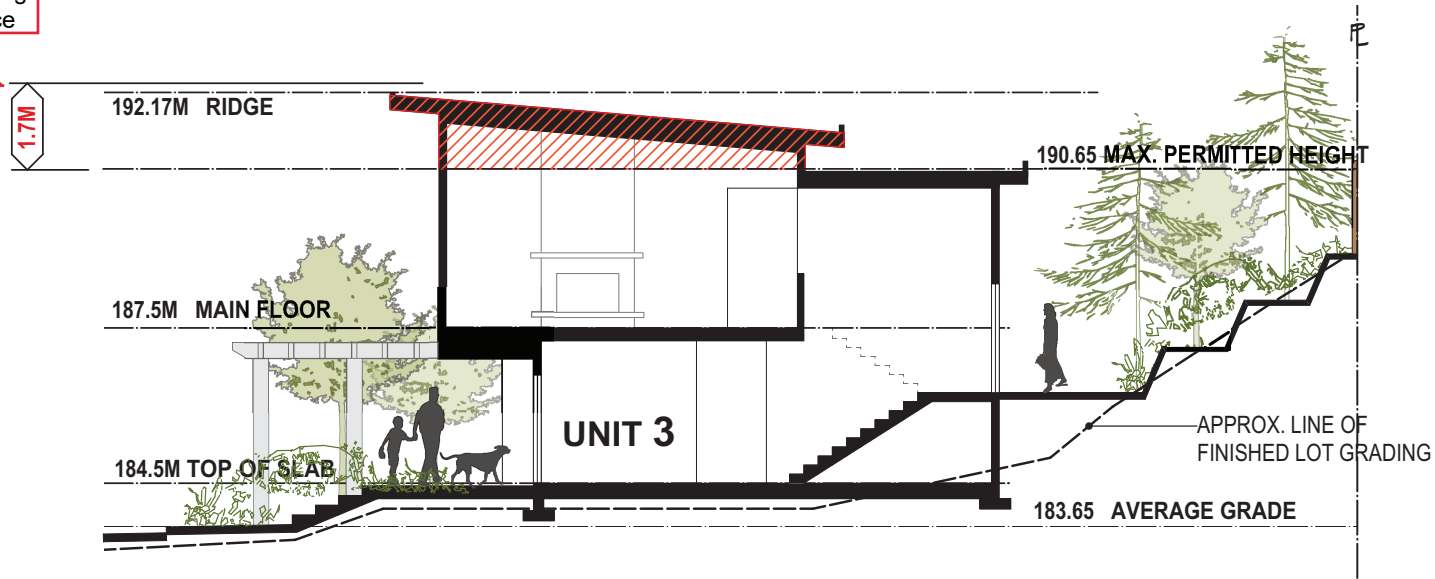
EXTERIOR ELEVATIONS
UNIT 3

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DPA RESUBMISSION: 18.MAR.2021
DP SUPPLEMENTAL INFORMATION: 22.OCT.2021
DP SUPPLEMENTAL INFORMATION: 16.NOV.2021

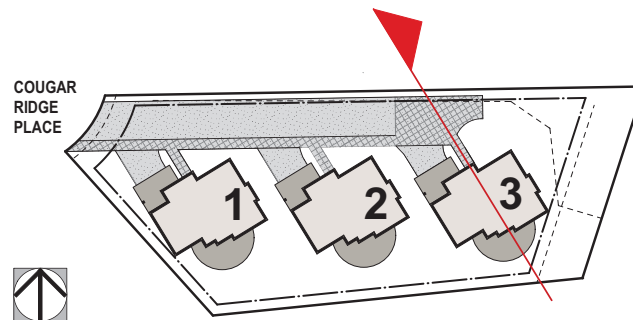
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PR3.0(3)

Proposed Building
Height Variance



HEIGHT VARIANCE - UNIT 3

NOT TO SCALE



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PROPOSED RESIDENCES FOR:
LOT 6
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Nanaimo, B.C.

HEIGHT VARIANCE UNIT 1

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PR5.3

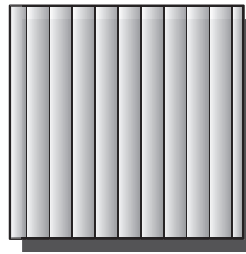


UNITS 1 & 3

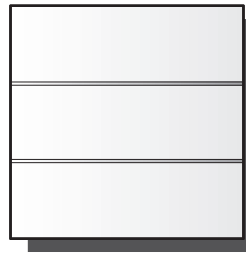
NORTH ELEVATION - FACING STREET



HORIZONTAL LAPPED
FIBER CEMENT SIDING
AGED PEWTER



VERTICAL CORRUGATED
METAL SIDING
GALVALUME



FIBER CEMENT PANELS
WITH ANODIZED REVEALS
ARCTIC WHITE



TIMBER / GARAGE DOOR



TRIMS / FASCIAS / SOFFITS



FRONT DOOR COLOURS - VARYING COLOURS



WINDOW FRAMES

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DP1224
2021-MAR-18
Current Planning

UNITS 1 & 3



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DPA
RESUBMISSION: 18 MAR.2021

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DPA
 RESUBMISSION: 18 MAR.2021

DRAWING #:

PR4.1

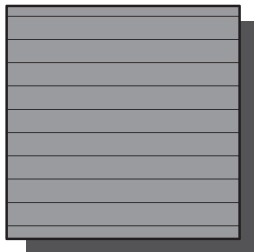
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 2021-MAR-18
 Current Planning
UNIT 2



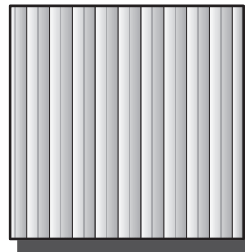
- TIMBER DETAILS
- CORRUGATED METAL
- FIBER CEMENT SIDING
- FIBER CEMENT PANELS

UNIT 2

NORTH ELEVATION - FACING STREET



HORIZONTAL LAPPED
 FIBER CEMENT SIDING
 PEARL GREY



VERICAL CORRUGATED
 METAL SIDING
 GALVALUME



FIBER CEMENT PANELS
 WITH ANODIZED REVEALS
 AGED PEWTER



TIMBER / GARAGE DOOR



TRIMS / FASCIAS / SOFFITS



FRONT DOOR COLOUR



WINDOW FRAMES

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Plant List

Qty	Key	Botanical Name	Common Name	Pot Size
Deciduous Trees				
6	Ap	Acer palmatum	Green Japanese Maple	2.5m
16	Agr	Ametancher grandiflora 'Autumn Brilliance'	Serviceberry	#10
12	Ck	Cornus kousa	Chinese Dogwood	2m Ht
11	Pp	Parrotia persica	Persian Lionwood	6.0m
Fruit Trees, 2 apple, 2 purple plum, 2 cherries				
Evergreen Shrubs				
242	Gr	Cladonia arbuscula	Sisal	#1
	Sk	Skimmia japonica	Skimmia	#1
	Vg	Vaccinium ovalifolium	Evergreen Huckleberry	#1
	Vc	Viburnum cerasiifolium	Dwarf's viburnum	1 gal
Deciduous Shrubs				
61	Hm	Hydrangea macrophylla	Mophead Hydrangea	1 gal
	Hp	Hydrangea paniculata	1 gal	
	Hs	Hydrangea quercifolia	Oak-leaved Hydrangea	1 gal
Ferns				
261	Pmnl	Polystichum munitum	Sword Fern	#1
Perennials/Grasses				
144	Ci	Carex lasiocarpa	Egged grass	#1
	Er	Eragrostis ciliaris	Elephant grass	#1
	Hk	Hieracium sibiricum	Siberian iris	#1
	Is	Isotria medeolae	Wildflower	#1
	Is	Isotria medeolae	Wildflower	#1
	Is	Isotria medeolae	Wildflower	#1
	Is	Isotria medeolae	Wildflower	#1
Vines and Groundcovers				
300	Aau	Aucubus japonica	Kiwidogwood	10 cm pot
2	Cm	Clematis arvensis	Evergreen Clematis	2 gal
3	Wt	Wisteria sinensis	Wisteria	5 gal

SEED MIX:
Lawn to be Premier Pacific Seed: Eco Green Lawn Mix
Meadow to be Premier Pacific Seed: Coastal Pasture Wiltflower Mix with Hard Fescue
Equivalent seed mixes may be used with approval of Landscape Architect.

Design Rationale

The intent of the landscape design is to provide a comfortable and inviting outdoor environment for the residents.

Entrance Gardens

Colourful, easy to care for mass plantings consisting of multi-stemmed deciduous trees, evergreen shrubs, ornamental grasses and perennials will provide inviting entrance to the houses as well as privacy for the ground floor rooms.

Patios and wisteria trellis

South facing patios provide warm outdoor space. The wisteria trellis will provide shade in summer, as well as some privacy from the housing above.

Terraced Gardens

The slope on the south of the property will be terraced with rock walls and planted with native plants and drought resistant ornamental grasses and perennials, providing a colourful backdrop to the patios.

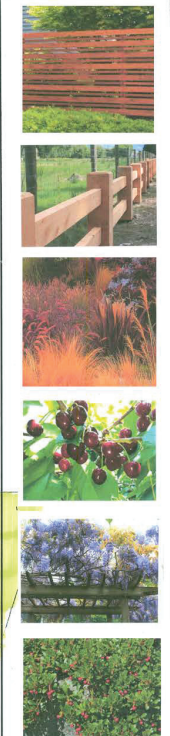
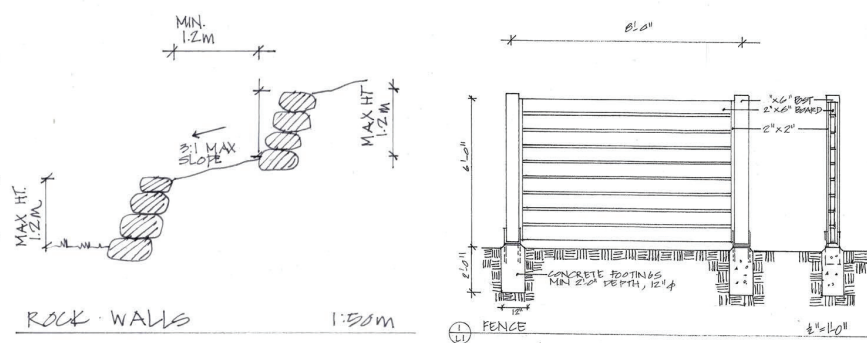
The Orchard

Fruit trees will be planted in the north-east corner to provide a community resource for the project, under planted with meadow grasses and wildflowers.

Fencing

Post and rail fencing will be installed along the north property line.
Horizontal board fencing will be installed along the south property line.

NOTES
1. WOOD TO BE CEDAR, STAINED TO MATCH HOUSE SIDING
2. ALL FASTENERS TO BE GALVANIZED



Notes:
All recommendations noted in the Wildfire Protection Covenant (CA5697773) are to be followed:

Precautions during Land Clearing and Construction
Ensure any land clearing activities are conducted in compliance with BC's Wildfire Act local bylaws:

- As per the BC Wildfire Act, if a high-risk activity (i.e. land clearing) is taking place between 1 April and 31 October, the operator must keep at the activity site fire fighting hand tools, a combination and type to properly equip each person who works at the site with a minimum of one fire fighting tool - shovel, pulaski, portable water backpack). In addition, efforts must be made to maintain an adequate fire break between any high-risk activity and areas of continuous forest to ensure a fire originating at the site does not escape the site.
- Develop an Emergency Plan of Action, listing key contact information in case of fire and/or other emergency at the site.
- Hazard abatement (burning/removal of slash/deposit of debris piles) must take place in compliance with City of Nanaimo bylaws. Burning is only allowed at certain times of the year, and must comply with venting conditions.
- Ensure construction workers are made aware of the risk of fire in the interface zone, especially during a dry summer season.

- Vegetation Management**
- The final plant list will be developed using the https://firearmhc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_V2.pdf selecting recommended fire-resistive native shrubs and groundcovers and with well-maintained lawns.
 - All areas will be irrigated.
 - All invasive plants will be removed (broom, daphne, etc.). Areas of soil disturbed during clearing and construction should be promptly re-vegetated with approved landscaping materials to prevent encroachment from invasive plant species.
 - The landscape installation will be maintained according to the recommendations in the FireSmart Landscape Guide.

DATE	REV.	CON COMMENTS

CONSULTANT
VICTORIA, DRAKEFORD
30 MAIN ROAD
LANDSCAPE ARCHITECT
230 Pine St, Nanaimo, BC V9R 2S9
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PROJECT
PROPOSED RESIDENCES LT 6
COUGAR RIDGE SUBDIVISION
NANAIMO BC

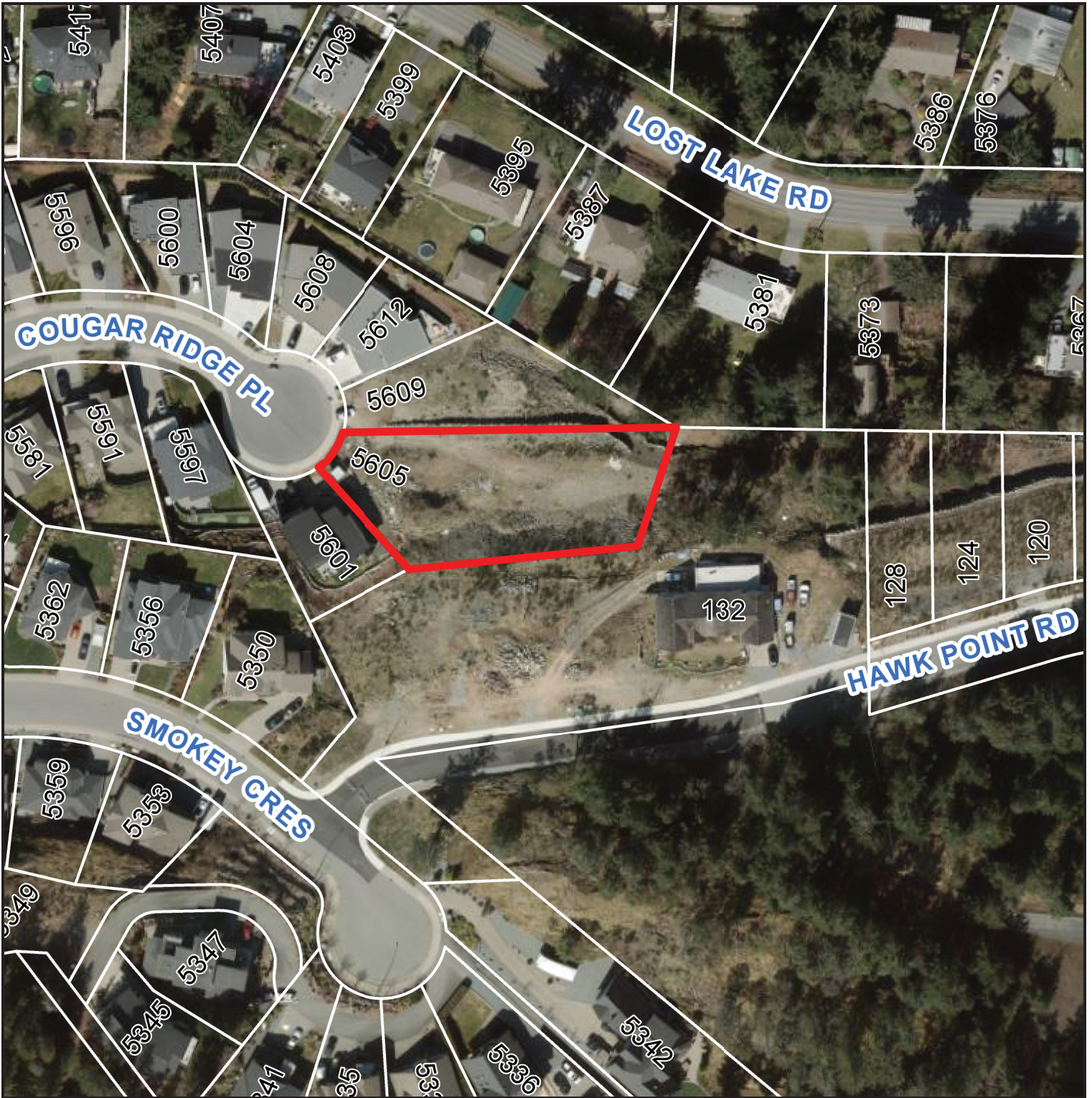
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1:100m DATE: 9.8.19
DRAWN: VJP CHECKED: [Signature]
PROJECT NUMBER: [Signature]
DRAWING NUMBER: L1

RECEIVED
DP 1224
2021-OCT-22
Current Planning



**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT APPLICATION NO. DP001224



5605 COUGAR RIDGE PLACE