

DATE OF MEETING May 16, 2022

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1241 –  
6330 McROBB AVENUE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family rental residential development at 6330 McRobb Avenue.

### **Recommendation**

That Council issue Development Permit No. DP1241 for a multi-family residential development at 6330 McRobb Avenue with a variance to increase the maximum permitted building height from 14.0m to 19.6m.

## **BACKGROUND**

A development permit application, DP1241, was received from Daryoush Firouzli Architecture Inc. on behalf of Carmague Properties Inc., to permit an 88-unit multi-family rental residential building at 6330 McRobb Avenue. This development will be Phase 2 of the Dover Ridge Apartments on the subject property. Phase 1 (DP909) was completed in 2016 and contains 50 rental units.

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

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the south side of McRobb Avenue and is encircled by Sentinel Drive, a privately maintained road.
<i>Total Area</i>	9,429m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node 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 located in North Nanaimo within the Woodgrove Urban Node and the Dover Neighbourhood. Phase 1 of Dover Ridge Apartments occupies the north portion of the lot facing McRobb Avenue. The west, south, and east edges of the property are crossed by Sentinel Drive through an easement. The lot is relatively flat and contains a small cluster of existing trees.

Surrounding land uses include a 16-unit townhouse development to the west, an 89-unit townhouse development across McRobb Avenue to the north, an 89-unit four-storey condominium building to the east (the Texada), a recently-completed 108-unit five-storey rental building to the southeast (Uplands Terrace Apartments), and a vacant lot to the south that is

zoned for high density residential in 6- to 20-storey building forms. Other nearby uses include Georgia View Village retail centre approximately 100m to the west, Costco approximately 200m to the west, and the Nanaimo North branch of the Vancouver Island Regional Library approximately 400m to the south. The site is in close proximity to other amenities including schools, parks, services, and transit.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a six-storey multi-family residential building with 88 rental dwelling units and underground parking. The proposed building will be the final phase of the Dover Ridge Apartments development. The proposed unit composition is as follows:

<b>Unit Type</b>	<b>Number of Units</b>
Studio	18
One-Bedroom	35
Two-Bedroom	30
Three-Bedroom	5

The proposed gross floor area is 7,176m<sup>2</sup> and combined with the existing 4,310m<sup>2</sup> Phase 1 building, the total Floor Area Ratio (FAR) on the site will equal 1.22, below the maximum permitted FAR of 1.25 in the R8 zone.

### *Site Design*

The building will be sited in the southwest portion of the site on the opposite side of an existing drive aisle from the Phase 1 building. An open area will be maintained to the southeast of the proposed building for an amenity space and storm water retention area.

The existing surface parking lot onsite is proposed to be expanded with additional parking underground accessed via a vehicle ramp from the drive aisle. All vehicle access to the site will be maintained from the existing access from Sentinal Drive on the west side of the property. In addition to the 68 parking stalls already provided onsite, proposed parking will include 22 new surface parking stalls, six parallel parking stalls on Sentinal Drive, and 45 underground parking stalls. A total of 141 parking stalls will be provided onsite, more than the 140 parking stalls required for both phases (including 87 stalls for Phase 2). Long-term bicycle storage is proposed in the underground parking level. Waste collection is proposed from the existing enclosure in the Phase 1 parking lot that will be sized to accommodate waste collected for both buildings.

The main entrance to the building will be on the north side of the proposed building, facing the internal surface parking lot. The primary pedestrian access to the site is proposed facing the internal drive aisle and outdoor amenity area and a secondary access is proposed from Sentinal Drive to the southeast. Ground-level units will have direct pedestrian connections to Sentinal Drive.

### *Building Design*

The proposed building complements and continues the contemporary design from the existing Phase 1 building. The proposed building will act as a transition between the future high-density residential buildings to the southwest, approved six-storey building to the south and the existing five- and four-storey buildings to the east. The proposed building is L-shaped to take advantage of the site geometry and mirror the layout of the existing Phase 1 building. A variety of exterior materials are proposed including different coloured cement composite siding and cementitious plank siding, with an alternate woodgrain plank siding to distinguish the exterior of the ground level. The building design is well articulated and meets the intent of the General Development Permit Area Design Guidelines.

The interior of the proposed building is oriented around the lobby and elevator shaft in the centre of the building, with dwelling units in both wings of the building. A common indoor amenity room is proposed on the ground level and common rooftop amenity space is proposed at the east end of the uppermost floor. All units will have either a private patio or balcony.

### *Landscape Design*

Three primary planting areas are proposed: around the front entry and amenity space to the north of the building, along the Sentinel Drive frontage in the southwest, and in the open area to the southeast. A large Arbutus tree will be retained on the south side of the lot and a total of 131 replacement trees will be planted. The planting plan includes both deciduous and coniferous trees as well as a number of small shrubs, grasses, ferns, and perennials. A yew hedge will be continued along the east property line on the edge of the surface parking lot to screen views of the parking area from Sentinel Drive.

Other proposed site elements include a crushed gravel path around a bio-swale, seating areas in both outdoor amenity spaces, bollard lighting along walkways, a metal picket fence, and a shared patio located outside the ground-level amenity room.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2021-OCT-14, accepted DP1241 as presented with support for the proposed building height variance and with the following recommendations:

- an alternate roof design to break up and reduce the visual weight of the fifth and sixth floor roof forms;
- a design feature to emphasize the main entrance in the overall design;
- the re-design of the drop-off area to form a more plaza-like space;
- increasing the landscape/greenspace areas between the two buildings;
- providing a pedestrian linkage between the buildings and landscaped areas;
- a revised distribution of form and colour scheme with consideration of the Phase 1 building and neighbourhood context;
- providing additional green space as a rooftop amenity; and,
- a street-front access/connection to the street for the at-grade units.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following changes:

- reducing the sixth floor massing by stepping the building to five storeys at the eastern end (by adding a rooftop amenity space);
- adding a more prominent horizontal band above the fifth storey to reduce the perceived massing of the floor above;
- removing parking from in front of the building entry to create additional ground-level outdoor amenity space;
- creating a pedestrian connection between the existing building and proposed building; and,
- providing pedestrian connections from ground-level units to Sentinel Drive.

## **Proposed Variances**

### *Maximum Building Height*

The maximum permitted building height in the R8 zone is 14.0m. The proposed building height is 19.6m, a requested variance of 5.6m.

The building height variance is proposed in order to provide the permitted density onsite in a more compact building footprint which provides for greater soft surface area and amenity space. With the proposed six-storey massing, the development is able to provide two common outdoor amenity spaces: outside the main entry and to the southeast of the building. The building has been stepped from six- to five-storeys to provide rooftop amenity space. Through building design, the applicant has also reduced the perceived massing of the building by emphasizing the roofline above the fifth storey and de-emphasizing the roofline at the sixth storey.

The applicant has provided a Massing Study (Attachment H) to demonstrate how the same density could be achieved with a larger building footprint but without a height variance and without preserving outdoor spaces. The previous concept from the time of rezoning envisioned one large building for the subject property and the current proposal offers more permeability of the site, and breaks in building massing, which better relates to the surrounding context of the neighbourhood. Through preliminary shadowing studies, the applicant has noted that the proposed building siting in the south portion of the lot minimizes impact on adjacent lots.

The subject property is located within the Woodgrove Urban Node as identified by the City of Nanaimo Official Community Plan, where taller residential buildings are supported. While the permitted density in the R8 zone allows for adequate density in the Urban Node land use designation, the building form afforded by the R8 zone does not achieve what is envisioned in the Urban Node. While some zones in the City allow for additional building height when parking is provided underground, the R8 zone does not.

The proposed six- and five-storey building form will offer a transition from the R9-zoned property to the southwest (6340 McRobb Avenue) where buildings between six- and 20-storeys are permitted, and the properties to the east where there are existing five- and four-storey buildings (6117 Uplands Drive and 6310 McRobb Avenue).

Staff support the proposed building height variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1241 is for a six-storey 88-unit multi-family rental residential building at 6330 McRobb Avenue.
- The proposed building will be the final phase of the Dover Ridge Apartments development.
- A variance is requested to increase the maximum permitted building height from 14.0m to 19.6m.
- Staff support the proposed variance.

### **ATTACHMENTS**

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

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services /  
Deputy CAO

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

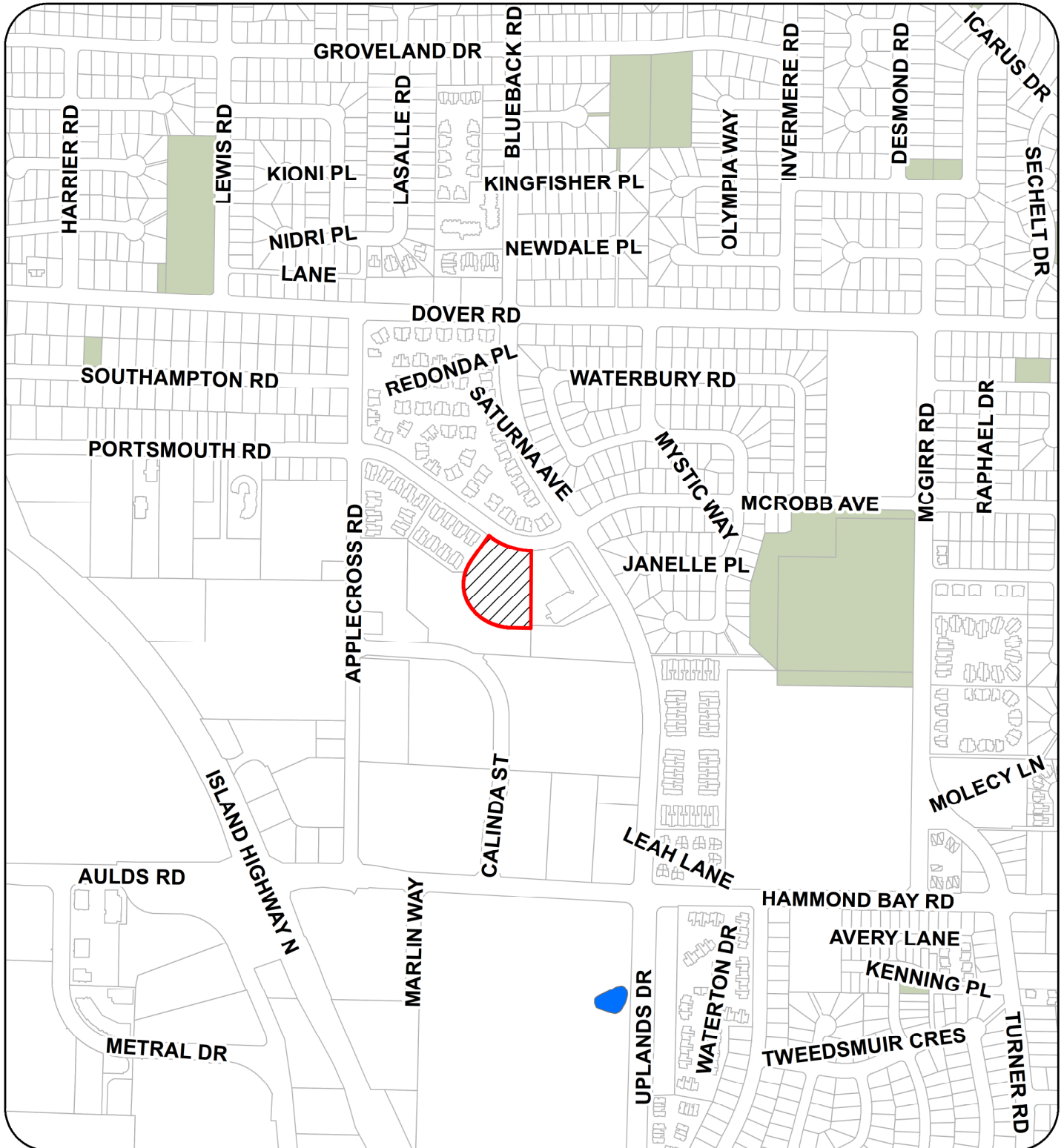
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 19.6m.

### **CONDITIONS OF PERMIT**

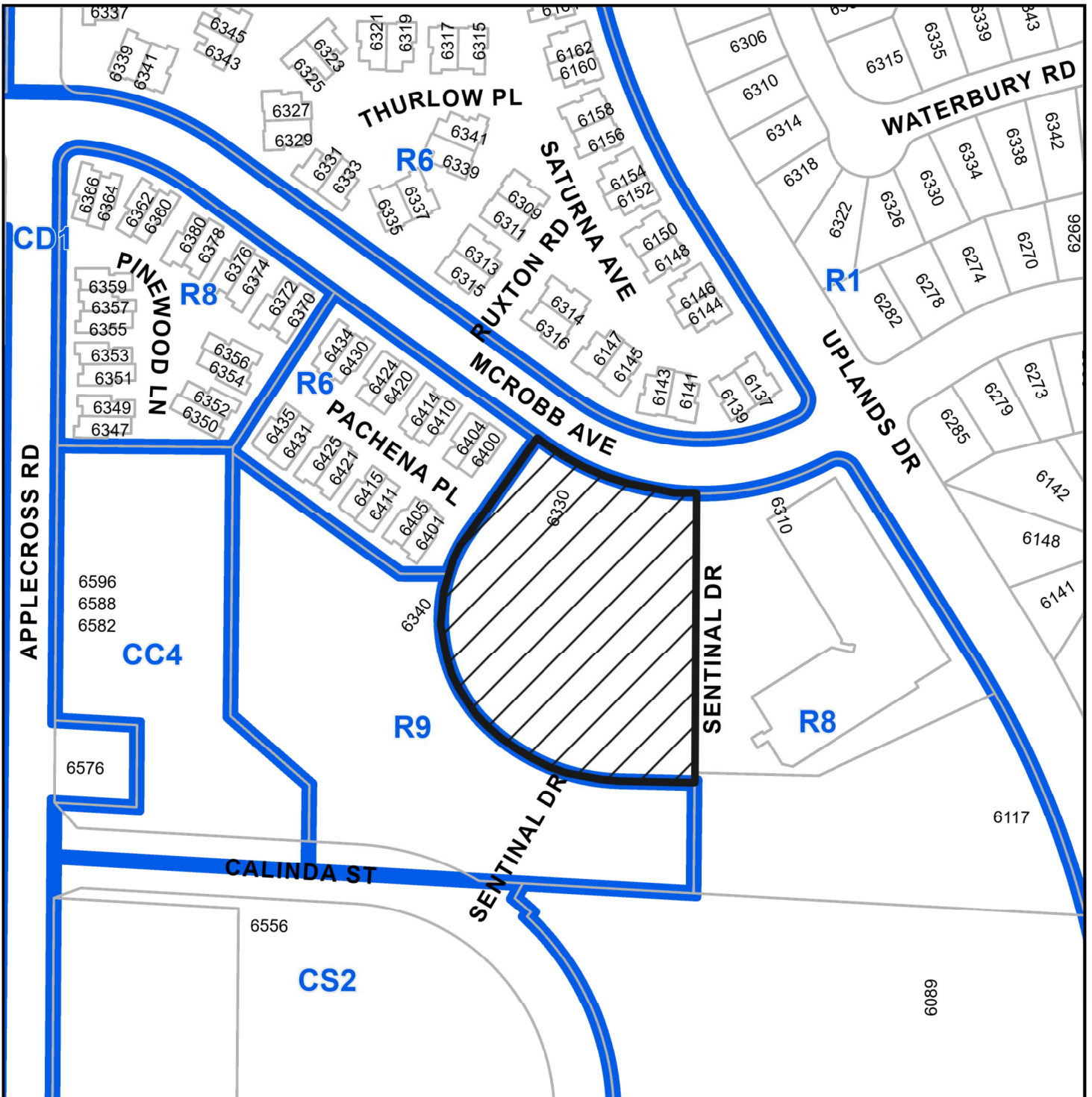
1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture, dated 2021-DEC-14, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2022-APR-11, as shown on Attachment G.

# ATTACHMENT B CONTEXT MAP



6330 MCROBB AVENUE

# ATTACHMENT C LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001241



**Subject Property**

CIVIC: 6330 MCROBB AVENUE

LEGAL: LOT 3 DISTRICT LOT 48 WELLINGTON DISTRICT PLAN VIP78452







# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



**EXTERIOR MATERIALS & COLORS**

CODE	COLOR	MATERIAL
1	[Brown]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
2	[Red]	CEMENT COMPOSITE SIDING BURGUNDY WINE; DLX1053-7
3	[Black]	CEMENT COMPOSITE SIDING CHARCOAL
4	[Light Tan]	CEMENT COMPOSITE SIDING HEAVY GREAM; DLX1098-2
5	[Dark Grey]	8" HERRIE PLANK SIDING GLAZED GRANITE; DLX1011-6
6	[Orange]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
7	[White]	BLACK ALUMINUM RAILING

<p><b>NOTE</b></p> <p>The owner is to determine if work is to be performed in accordance with the applicable building code and to obtain all necessary permits. The architect is not responsible for the owner's failure to obtain all necessary permits. The architect is not responsible for the owner's failure to obtain all necessary permits.</p>	<p>ARCHITECT SEAL</p>	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE 14 DEC 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE NANAIMO, BC PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>BUILDING ELEVATIONS PRELIMINARY</p>	<p>SHEET NO.</p> <p><b>A4.1</b></p> <p>REVISION</p>
	<p><b>D-ARCHITECTURE</b> 6377 SARGIS DRIVE, NANAIMO, BC V9Y 1A4 T: 250-933-1991, E: FIRDUZEL@DARCHI.COM</p>		<p>14 DEC 21</p>		<p>2750</p>		<p>RECEIVED <b>DP1241</b> 2021-DEC-15 Current Planning</p>	



**EXTERIOR MATERIALS & COLORS**

CODE	COLOR	MATERIAL
1	[Brown]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
2	[Red]	CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX'053-7
3	[Black]	CEMENT COMPOSITE SIDING CHARCOAL
4	[Light Tan]	CEMENT COMPOSITE SIDING HONEY CREAM:DLX1096-2
5	[Dark Grey]	8" HARBLE PLANK SIDING GLAZED GRANITE: DLX'011-6
6	[Orange]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
7	[White]	BLACK ALUMINUM RAILING

**NOTES:**

The owner is to provide a copy of the original architectural drawings to the contractor. The contractor is to provide a copy of the original drawings to the contractor. The contractor is to provide a copy of the original drawings to the contractor. The contractor is to provide a copy of the original drawings to the contractor.

**D-ARCHITECTURE**  
 6377 GARIB DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-933-1991, E: FIRUZLI@SHAW.CA  
 DARYOUSH FIRUZLI ARCHITECTURE INC.

ARCHITECT SEAL: [ ] CONSULTANT LOGO: [ ] CONSULTANT SEAL: [ ]

SCALE: [ ] DRAWN: [ ] CHECKED: [ ] DATE: 14 DEC 21

PROJECT: 6330 MCROBB AVENUE NANAIMO, BC PHASE #2

CLIENT: ROBIN KELLEY PROJECT NO: 2750

SHEET TITLE: BUILDING ELEVATIONS PRELIMINARY

SHEET NO: **A4.2**



# ATTACHMENT F BUILDING RENDERINGS



Northwest Side (entrance adjacent to Phase 1)

<p>NOTES</p> <p>The owner is to be advised of errors in the project and to be responsible for their correction. The architect is not responsible for the accuracy of the information provided by the owner or for the accuracy of the information provided by the owner's consultants. The architect is not responsible for the accuracy of the information provided by the owner's consultants. The architect is not responsible for the accuracy of the information provided by the owner's consultants.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>		<p><b>D-ARCHITECTURE</b> 6377 GARIBU DRIVE, NANAIMO, BC V9V 1A8 T: 250-932-1991, E: FIRUZ@DASHAW.CA DARYLUSH FIRUZ@ARCHITECTURE INC.</p>	<p>ARCHITECT SEAL</p>	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE</p> <p>DATE: 14 DEC 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE NANAIMO, BC PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>RENDERING PRELIMINARY</p>	<p>SHEET NO.</p> <p><b>A5.1</b></p> <p>REVISION</p>
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South Side (facing Sentinel Drive)

<p>NOTES</p> <p>The design is an illustration of what is to be constructed. It is not a guarantee of performance or a promise of results. The design is subject to change without notice. The design is not a contract. The design is not a warranty. The design is not a representation of any kind. The design is not a statement of opinion. The design is not a statement of fact. The design is not a statement of value. The design is not a statement of cost. The design is not a statement of time. The design is not a statement of location. The design is not a statement of anything else. The design is not a statement of anything at all.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	 <p><b>D-ARCHITECTURE</b>          6377 GARIB DRIVE, NANAIMO, BC V9V 1N4          T: 250-933-1991, E: FIRUZEL@D-ARCH.GA          DARYOUSH FIRUZELI ARCHITECTURE INC.</p>	<p>ARCHITECT SEAL</p>	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE</p> <p>DATE 14 DEC 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE          NANAIMO, BC</p> <p>PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>RENDERING          PRELIMINARY</p>	<p>SHEET NO.</p> <p><b>A5.3</b></p> <p>REVISION</p>
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North Side (facing Phase 1 Building)

<p>NOTES</p> <p>1. This drawing is an architectural rendering of a proposed project. It is not a contract document and should not be used for legal or financial purposes. All dimensions and materials are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.</p>	<p>ARCHITECT SEAL</p> <p>CONSULTANT LOGO</p> <p>CONSULTANT SEAL</p>	<p>D-ARCHITECTURE</p> <p>6377 GARIB DRIVE, NANAIMO, BC V9V 1M6          T: 250-933-1991, E: FIRDOUZ@D-ARCH.COM          DARYOUSH FIRDOUZ ARCHITECTURE INC.</p>	<p>SCALE</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE 14 DEC 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE          NANAIMO, BC</p> <p>PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>RENDERING          PRELIMINARY</p>	<p>SHEET NO.</p> <p><b>A5.5</b></p> <p>REVISION</p>
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**RECEIVED**  
**DP1241**  
 2021-DEC-15  
 Current Planning



Southeast corner of Building

<p>NOTES</p> <p>The owner is not responsible for the accuracy of the information provided in this rendering. It is the responsibility of the owner to verify the accuracy of the information provided in this rendering. The rendering is provided for informational purposes only and should not be used for any other purpose.</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					 <p><b>D-ARCHITECTURE</b>          63777 GARDNER DRIVE, NANAIMO, BC V9V 1A4          T: 250-932-1991, E: FROUZLI@D-ARCH.COM          DARYLUSH FROUZLI ARCHITECTURE INC.</p>	<p>ARCHITECT SEAL</p>	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE: 14 DEC 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE          NANAIMO, BC          PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>RENDERING          PRELIMINARY</p>	<p>SHEET NO.</p> <p><b>A5.6</b></p> <p>REVISION</p>

# ATTACHMENT G LANDSCAPE PLAN AND DETAILS

## PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

### DESIGN RATIONALE

#### Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.

The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

#### The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

#### 1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

- A sunny patio outside the amenity room,
- A winding path through a quiet place of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus,
- Creation of a bio-swale which will be functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden
  - ornaments, it will be an organic "stream" at the centre of the garden space, running through a lawn
- A planted edge to screen the street

#### 2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

#### 3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site. The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN  
Scale: N.T.S.



### PLANT PALETTE

INCLUDING REPLACEMENT TREES 61 DECIDUOUS  
12 CONIFEROUS

Icon	Key	Qty	Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>					
	Ap	13	Aor palmatum	Japanese Maple	2.5m
	AgA	17	Anelanchier grandiflora 'Autumn Brilliance'	Service berry	10 gall
	Ce	7	Cornus eddis white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ck	6	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
	Fsd	5	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5 cm cal
	Pp	10	Parrotia persica 'Vanessa'	Upright Persian Ironwood	5 cm cal
	Stjp	3	Styrax japonica	Snowbell Tree	5 cm cal
<b>Coniferous Trees</b>					
	Phv	1	Pinus flexilis vanderwolf	Vanderwolf Pine	2 m ht
	Ph	6	Pinus nigra	Austrian Pine	2 m ht
	PoE	4	Picea omorika Bruns	Serbian Spruce	2m ht
	Ps	1	Pinus sylvestris	Scots Pine	2m ht
<b>Hedging / Shrubs / Grasses / Ferns &amp; Perennials (3000 TOTAL)</b>					
	Tm	100	Taxus media Hickoi	Yew	5 gall
<b>Evergreen Shrubs</b>					
	Ot	490	Ostrya terrata	Mexican Orange Blossom	#1
	La		Lonicera aquaticifolia 'Hidocote'	English Lavender	#1
	Sh		Sarcococca humilis	Sweetflor	#1
	Vd		Viburnum davidi	David's Viburnum	#1
	Vo		Vaccinium ovatum	Evergreen Huckleberry	#1
<b>Deciduous Shrubs</b>					
	Ca	490	Cornus alba sibirica	Red Twigg'd Dogwood	#1
	Hs		Hibiscus syriacus	Chinese Hibiscus	#1
	Rb		Ribes sanguineum	Red Flowering Currant	#1
<b>Low Shrubs</b>					
	Ga	490	Gauffheria shaloni	Sala	#1
	Ma		Mahonia aquifolium	Tall Oregon Grape	#1
	Mn		Mahonia nervosa	Dwarf Oregon Grape	#1
	Ro		Rosmarinus officinalis	Rosemary	#1
<b>Grasses</b>					
	Hk	490	Hakonechloa macra	Japanese Woodland grass	#1
	Hs		Hesperis matronalis	Blue Cat Grass	#1
	Mtj		Miscanthus sinensis yaku jima	Maiden Grass	#1
	Mtsp		Miscanthus sinensis var purpurascens	Orange Flame Grass	#1
	Stj		Stipa japonica	Slant Feather Grass	#1
<b>Ferns</b>					
	Ait	490	Adiantum ilix-tennis	Lady Fern	#1
	Bs		Blechnum spicant	Deer Fern	#1
	De		Dryopteris erythorosa	Autumn Fern	#1
	Pm		Polystichum murinum	Sword Fern	#1
<b>Perennials</b>					
	Am	225	Achillea millefolium	Yarrow	#1
	Sc		Sedum canadense	Goldensrod	#1
	St		Symphyotrichum subulatum	Douglas Aster	#1
<b>Bio-swale shrubs / rushes/sedges</b>					
	Af	225	Aureolea formosa	Red Columbine	4" pot
	Ad		Arundo donax	Reed	1 gall
	Co		Carex obovata	Slough Sedge	#1
	Ea		Elymus alata compacta	Burning Bush	4" pot
	Is		Iris sibirica	Siberian Iris	1 gall
	Mg		Mimulus gale	Sweet Gale	1 gall
	Mu		Mullein	Common Monkeyflower	1 gall
	Sid		Sidalcea hendersonii	Henderson's Checker-mallow	4" pot
	Sm		Scorpus microcarpus	Small flowered Bullrush	#1

NOTES:  
ALL GRADES APPROXIMATE;  
TO BE CO-ORDINATED WITH  
CIVIL.

NOT FOR CONSTRUCTION

#### REVISIONS

Issued for DP - 2021Jul26

Rev for CoN Comprehensive Letter - 2022Apr11



#### PROJECT:

6330 McROBB  
NANAIMO, BC

#### SITE LEGAL DESCRIPTION:

#### SHEET TITLE:

CONCEPTUAL  
LANDSCAPE  
DESIGN SCHEME

#### SCALE: DATE:

AS NOTED JUL 2, 2021

#### DRAWN: CHECKED:

DR VJD

#### PROJECT NUMBER:

6330 McROBB 2021

#### DRAWING NUMBER:

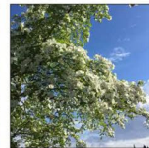
L0.1 / DP

#### MUN. DWG#:

### PLANTING SCHEME



conifers



medium deciduous trees



small deciduous trees



deciduous shrubs



evergreen shrubs



low evergreen shrubs



Existing Arbutus tree

RECEIVED  
DP1241  
2022-APR-13  
CURRENT PLANNING



boulder from site



metal picket fence



benches



crushes gravel path



lighting bollards



bike racks

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC



Existing Arbutus tree

NOTES:  
ALL GRADES APPROXIMATE TO BE CO-ORDINATED WITH CIVIL.  
See L0.1 for Plant Palette

REVISIONS	
Issued for DP - 2021Jul26	
Rev for CoN Comprehensive Letter - 2022Apr11	



PROJECT:  
**6330 McROBB  
NANAIMO, BC**

SITE LEGAL DESCRIPTION:

SHEET TITLE:  
**CONCEPTUAL  
LANDSCAPE  
PLAN**

SCALE: AS NOTED DATE: JUL 2, 2021  
DRAWN: DR CHECKED: VJD

PROJECT NUMBER:  
6330 McROBB 2021  
DRAWING NUMBER:

**L0.2/ DP**

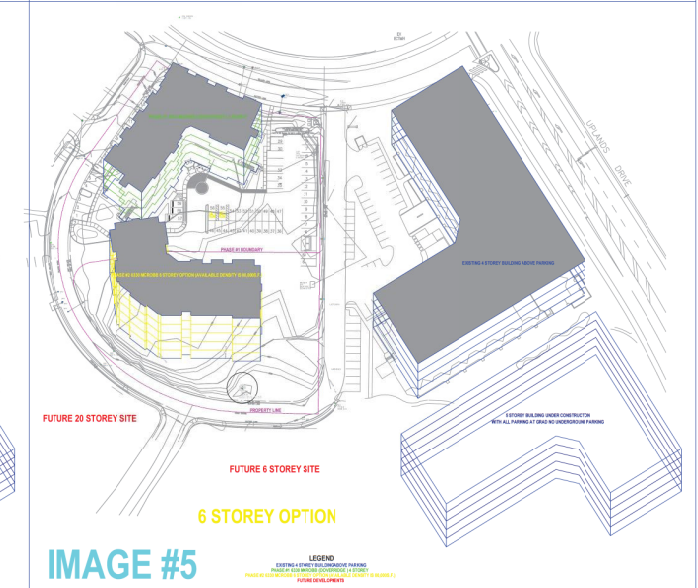
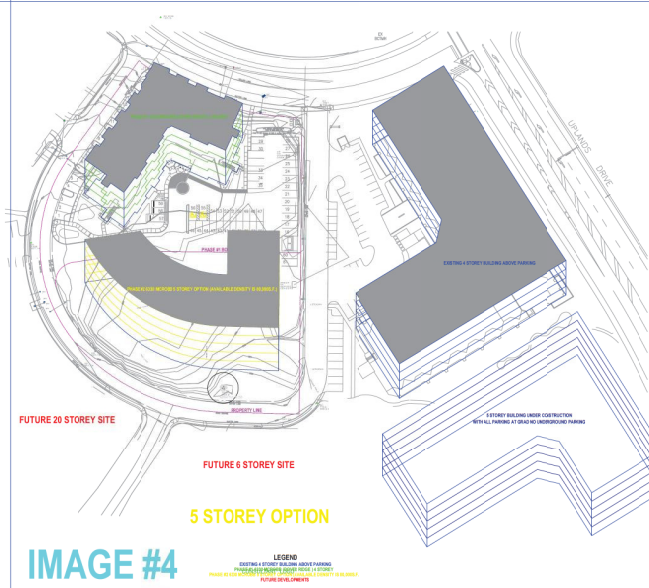
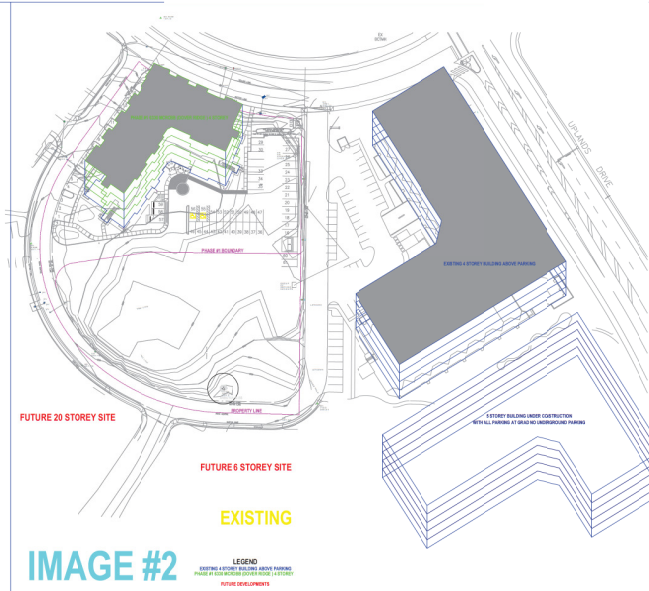
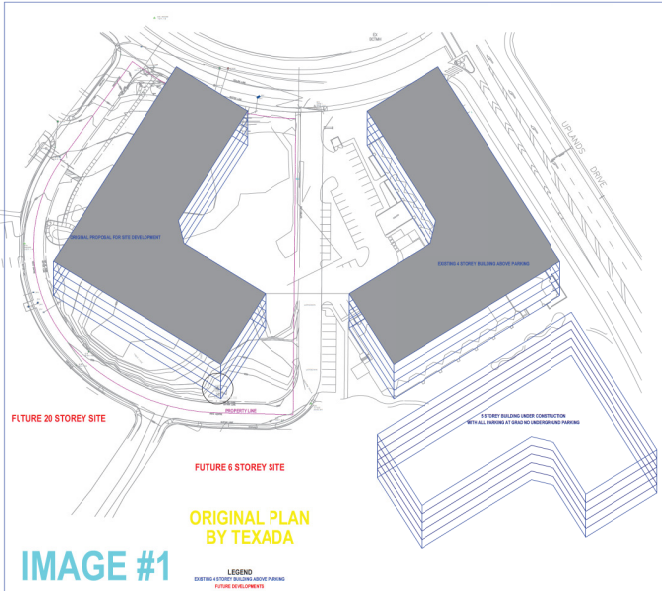
MUN. DWG#:

RECEIVED  
**DP 1241**  
2022-APR-13

CONCEPTUAL LANDSCAPE PLAN  
Scale: 1:150

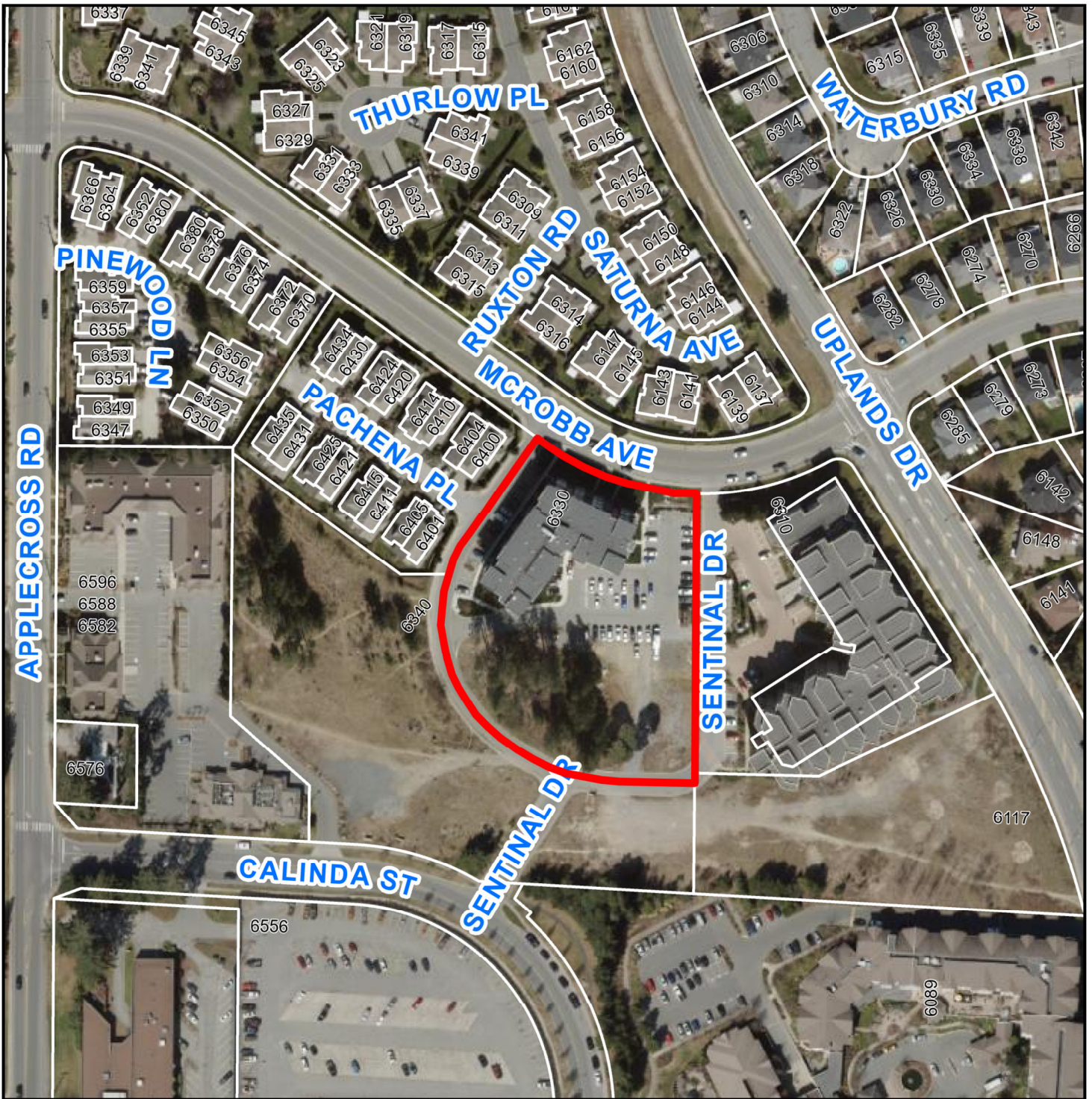


# ATTACHMENT H MASSING STUDY



<p><b>NOTES</b></p> <p>This study is an instrument of service in the primary and secondary planning process. It is not a final design. It is subject to change and approval by the client. It is not to be used for construction purposes without the written consent of the architect.</p> <p>When drawings shall be prepared and used for construction, they shall be prepared and used in accordance with the provisions of the contract documents and the applicable laws and regulations. The architect shall be responsible for the accuracy of the information provided to the client and the client shall be responsible for the accuracy of the information provided to the architect.</p>	<p>LEGEND</p> <p>EXISTING DEVELOPMENT</p> <p>FUTURE DEVELOPMENT</p>	 <p><b>D-ARCHITECTURE</b> 6377 BURNING DRIVE, NANAIMO, BC V9B 1A4 T: 250-932-1991, E: PRODUCTIONS@shaw.ca DARYDUSH FROZLUZ ARCHITECTURE INC.</p>	<p>ARCHITECT SEAL</p> 	<p>CONSULTANT SEAL</p>	<p>SCALE 3/32" = 1'-0"</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE 14 DEC 21</p>	<p>PROJECT 6330 MCROBB AVENUE NANAIMO, BC PHASE #2</p>	<p>CLIENT ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE 6 STOREY DEIGN RATIONAL</p>	<p>SHEET NO. <b>A0.0</b></p> <p>REVISION</p>
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ATTACHMENT I  
AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001241**

 6330 MCROBB AVENUE

## Delegation Request

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### **Delegation's Information:**

Robin Kelley has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is May 16, 2022.

The requested meeting is:  
Council

Bringing a presentation: No

Details of the Presentation:

6330 Mcrobb Avenue

We are the owners and developers of the property and wish to have the opportunity to further explain our rationale.

## Delegation Request

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### **Delegation's Information:**

Daryoush Firouzli has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is May 16, 2022.

The requested meeting is:  
Council

Bringing a presentation: No

Details of the Presentation:

6330 McRobb Avenue

I am Architect and wish to have the opportunity to further explain our rationale.