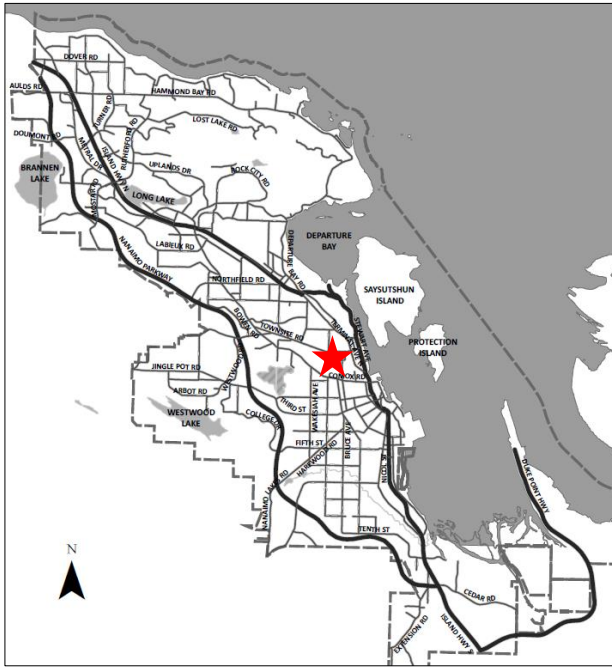


DATE OF MEETING July 10, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1293 – 582  
BRADLEY STREET



**Proposal:**

A five-unit multi-family development

**Zoning:**

R8 – Medium Density Residential

**City Plan Land Use Designation:**

Neighbourhood

**Development Permit Areas:**

DPA8 – Form and Character

**Lot Area:**

2,145m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family development at 582 Bradley Street. |

### **Recommendation**

That Council issue Development Permit No. DP1293 for a five-unit multi-family development at 582 Bradley Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-JUL-10. |

## **BACKGROUND**

A development permit application, DP1293, was received from Raymond de Beeld Architect Inc., for a five-unit multi-family development at 582 Bradley Street.

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

The subject property is located in the Townsite Neighbourhood, on the north side of Bradley Street, between Millstone Avenue and Holly Avenue. The rectangular shaped lot slopes 1.5m gently to the southeast and contains several trees. Established single-family dwellings, multi-family, commercial developments, and parkland characterize the surrounding area.

A previously approved Development Permit (DP896) for a fourplex in a three-storey building form lapsed in October 2015. |

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a low-rise five-unit multi-family residential building. The total gross floor area is 475m<sup>2</sup> and the Floor Area Ratio (FAR) will be 0.56, which is below the maximum permitted FAR of 1.25 in the R8 zone.

#### *Site Design*

The proposed building is rectangular shaped and oriented south to north with a main entrance on the east elevation, adjacent to the driveway. Vehicle access is from Bradley Street along the east side of the site. Vehicle parking includes eight spaces. Short-term bicycle parking is provided at the front of the lot and five long-term bicycle spaces are provided adjacent to the under building parking area. Three-stream waste management containers are located in a room accessed at the rear of the lot.

#### *Building Design*

The building is three-storeys in height, comprising of five two-bedroom dwelling units, which are approximately 75m<sup>2</sup> in area. The building form incorporates a mix of traditional and contemporary materials with a butterfly roof, and units separated by shared stairwells. The exterior finishes of

the buildings include a mix of cementitious board and batten panel, cementitious vertical and horizontal siding, concrete posts, stone veneer on the entry portico, vinyl windows, skylights, and balconies with glass railings.

### *Landscape Design*

Landscaping is proposed throughout the site, incorporating a front yard and west side yard landscape buffer with a variety of deciduous trees and shrubs. An aluminum fence is proposed along the perimeter of the site. Amenities include a private deck or patio for each unit and an outdoor common amenity area at the front of the property. A variety of pavers are used to define pedestrian pathways, driveways, parking areas, and amenity areas. Bollard lighting is provided in the common amenity and surface parking areas. Additional soft landscaping and retention of an existing tree within the road right-of-way is proposed and will be reviewed at time of Design Stage Acceptance (DSA).

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of an onsite pedestrian walkway network, building mass compatible with adjacent developments, high quality building materials, and landscaping.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-FEB-09, accepted DP1242 as presented and provided the following recommendations:

- Consider shortening the height of the fence as it approaches the front of the property;
- Consider changing the paving pattern to indicate pedestrian route to the front entrance.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- The height of the fence has been reduced at the front of the property; and,
- Pavers have been incorporated along the east side of the building to connect the building to onsite and offsite destinations.

### **PROPOSED VARIANCES**

#### *Minimum Required Side Yard Setback*

The minimum required side yard setback for principal buildings in the R8 zone is 3.0m. The proposed west side yard setback is 1.24m, a requested variance of 1.76m. Staff support the proposed variance (which is similar to the previously issued DP896) due to site constraints; as all other building setbacks comply; and the variance allows a landscape buffer and fencing to be incorporated along the east lot line along the adjacent R1 zoned property.

#### *Maximum Fence Height*

The maximum permitted combined height of a fence and retaining wall in the R8 zone within a front yard setback is 1.2m. The proposed combination fence and retaining wall height is up to 1.49m for a portion of the western fence within the front yard setback, a requested variance of

0.29m. Staff support the proposed variance as the fencing, in combination with landscaping, increases privacy between the subject property and neighbouring properties.

#### *Landscape Buffer*

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the front lot line from 1.8m to 0.0m (to accommodate a vehicle turnaround) and along the east side lot line from 1.8m to 1.03m (to accommodate a continuous driveway), a requested variance of 1.8m and 0.77m respectively. Staff support the proposed variances as the applicant has provided additional landscaping between the building and the turnaround area for screening and required number of trees and fencing have been incorporated in the landscaping along the east side lot line.

#### *Driveway Width*

The minimum width of a double (two-way) lane driveway is 5.5m. A variance is proposed to reduce the driveway width to 2.74m, a requested variance of 2.76m. Staff support the proposed variance (which is similar to the previously issued DP896) as the length of the reduced driveway is limited and as space for queuing and a turnaround have been provided at the front of the subject property.

#### *Long-Term Bicycle Aisle Width*

The minimum dedicated aisle width for long-term bicycle parking is 1.2m. A variance is proposed to reduce the width to a 0.87m aisle, a requested variance of 0.33m. Staff support the proposed variance as the aisle is located between parking stalls where flexible space for maneuvering is available.

Staff support the proposed variances. |

### **SUMMARY POINTS**

- Development Permit application No. DP1293 proposes a new five-unit multi-family development at 582 Bradley Street.
- Variances are requested to:
  - reduce the west side yard setback for the principal building from 3.0m to 1.24m;
  - increase a portion of the maximum combined fence and retaining wall height within the front yard setback from 1.2m to 1.49m;
  - reduce the minimum landscape buffer width from 1.8m to between 0.0m along the front yard lot line;
  - reduce the minimum landscape buffer width from 1.8m to 1.03m along the and east side yard lot line;
  - reduce the width of a double lane driveway from 5.5m to 2.74m; and
  - reduce the access aisle width for long-term bicycle parking from 1.2m to 0.87m.
- Staff support the proposed variances. |

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site and Parking Plans  
ATTACHMENT D: Building & Fence Elevations and Details  
ATTACHMENT E: Building Perspectives  
ATTACHMENT F: Landscape Plan and Details

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services  
/ Deputy CAO

# ATTACHMENT A

## PERMITS TERMS AND CONDITIONS

### PERMIT TERMS

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (west) side yard setback from 3.0m to 1.24m as shown on Attachment C.
2. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a front yard setback from 1.2m up to 1.49m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.03m along the east side lot line to accommodate a continuous driveway as shown on Attachment C.
4. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.0m along a portion of the front lot line to accommodate a vehicle turn around as shown on Attachment C.

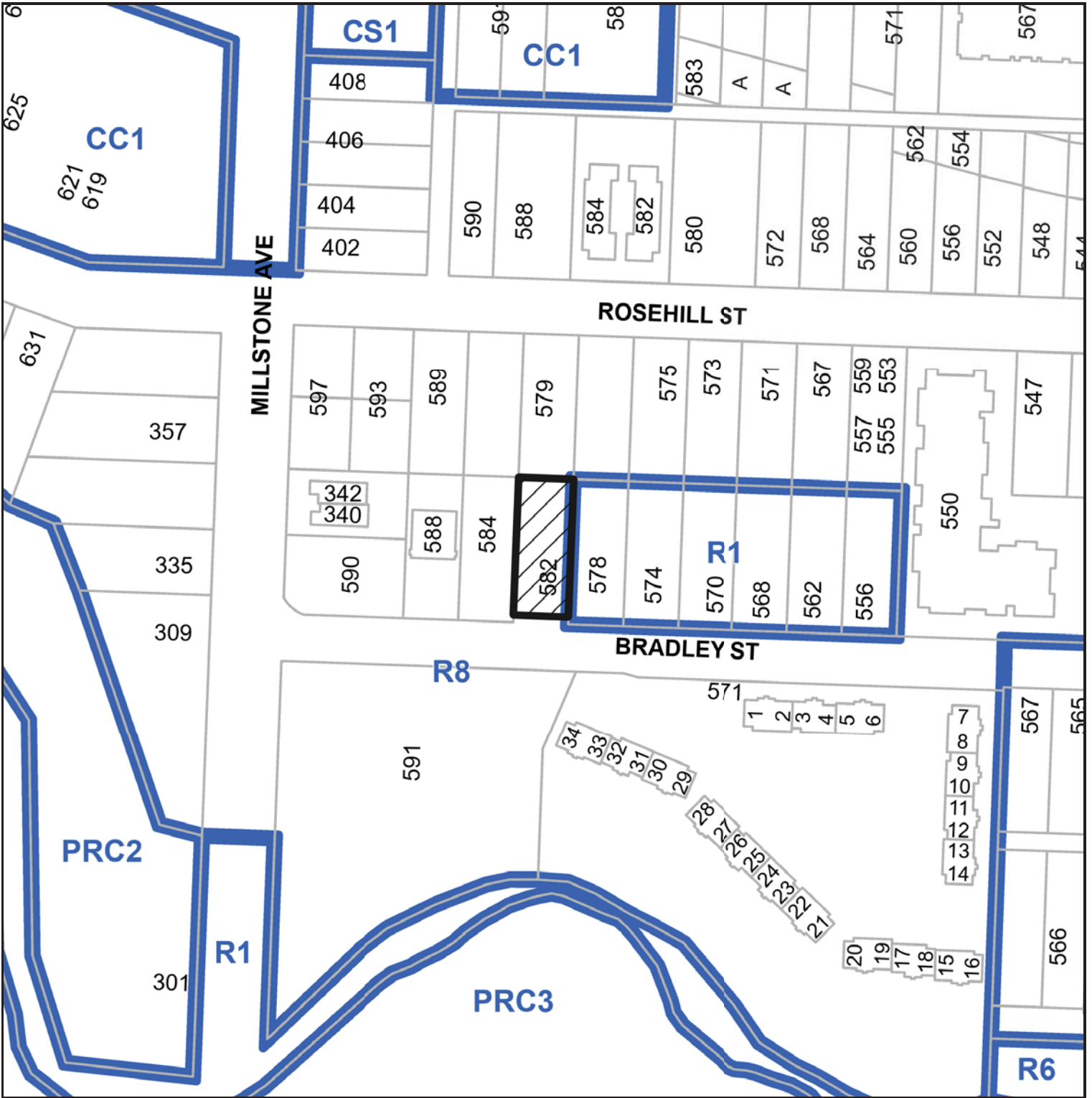
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 5.5 Driveways* – to reduce the width of a double lane driveway from 5.5m to 2.74m as shown on Attachment C.
2. *Section 7.6(iii) Bicycle Parking* – to reduce the access aisle width for long-term bicycle parking from 1.2m to 0.87m as shown on Attachment C.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUN-09, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building and Fence Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUN-09, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Architecture Panel Inc., dated 2023-JUN-12, as shown on Attachment F.

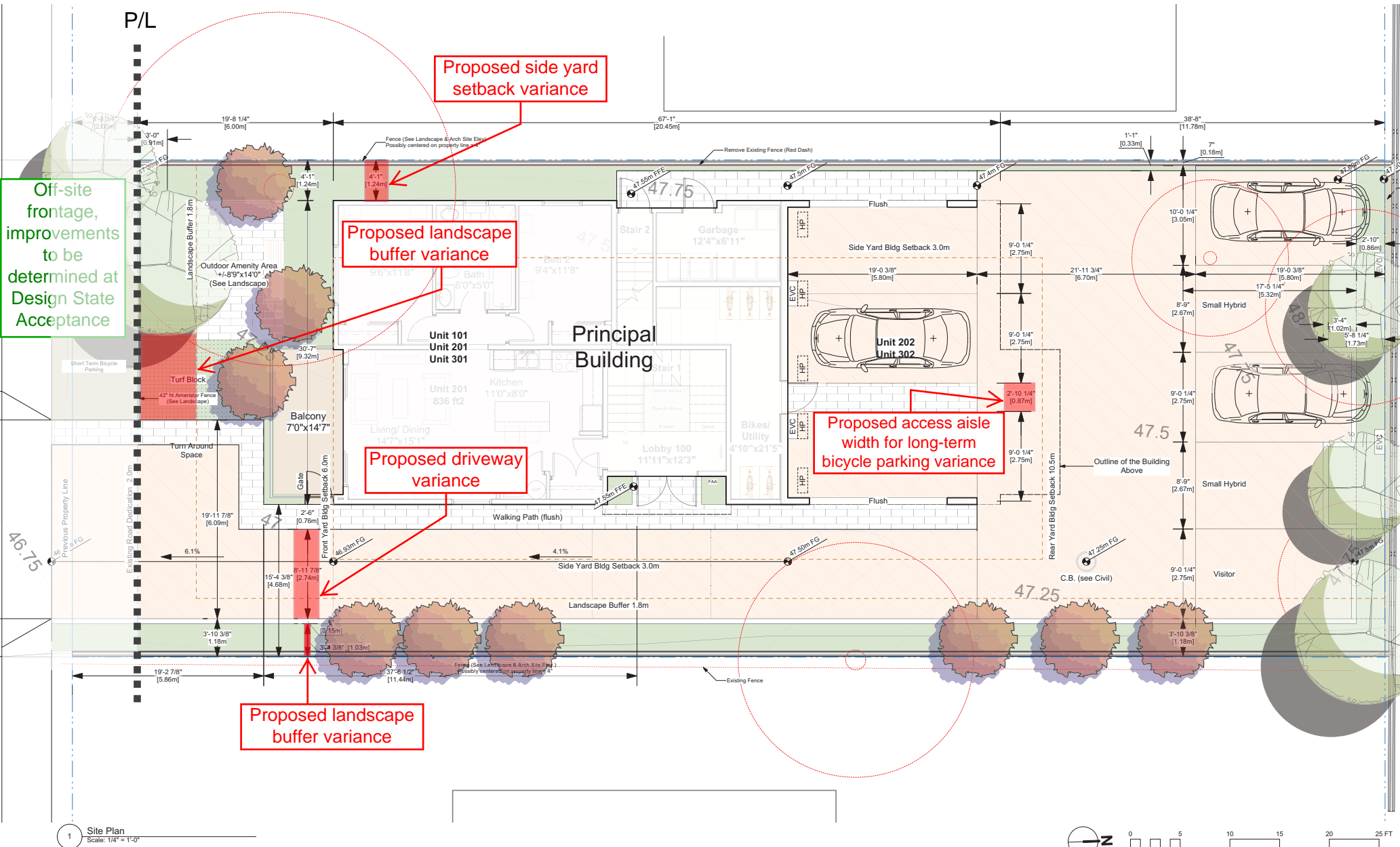
**ATTACHMENT B  
SUBJECT PROPERTY MAP**



**DEVELOPMENT PERMIT APPLICATION NO. DP001293**

 582 BRADLEY STREET

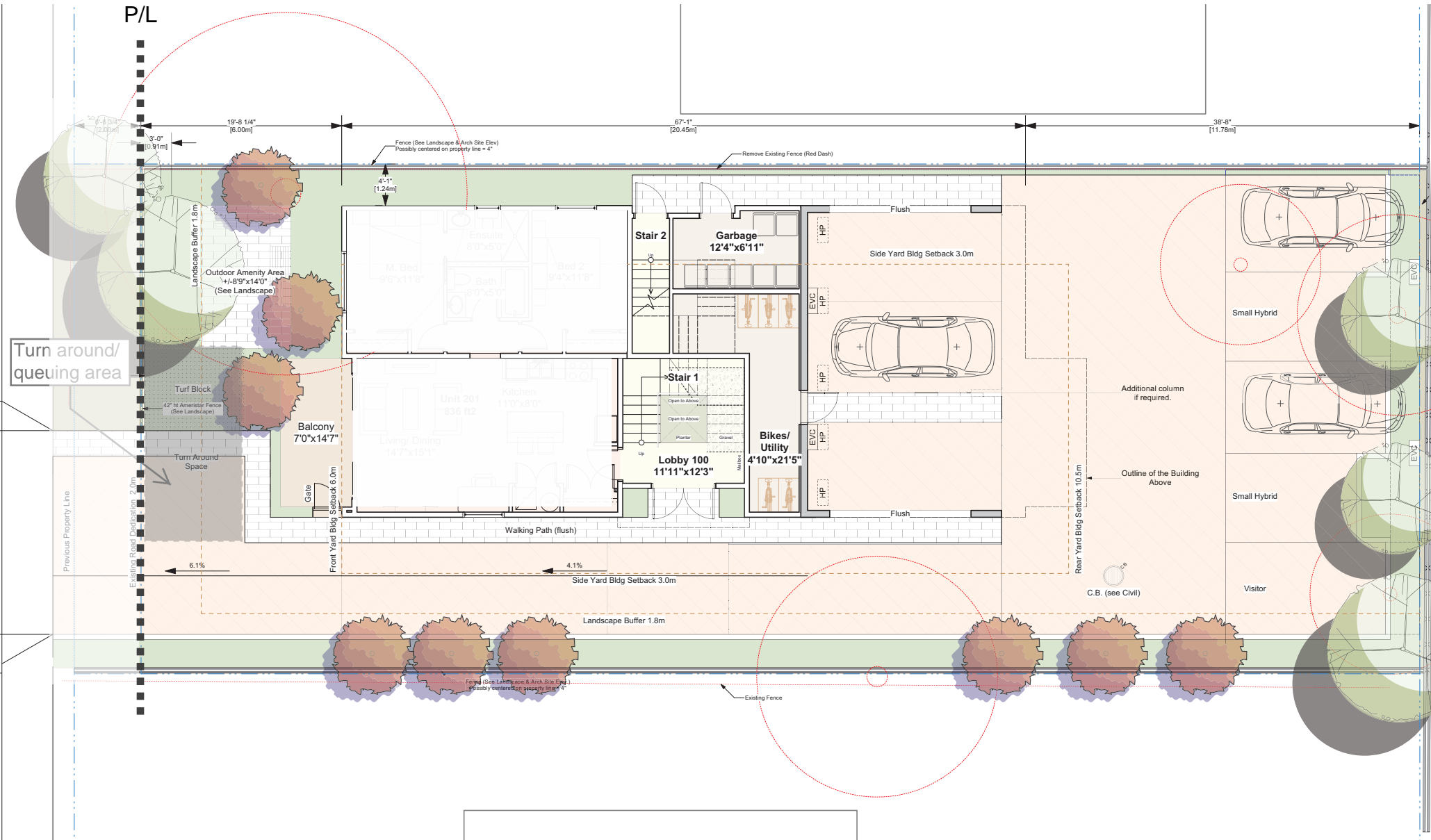
# ATTACHMENT C SITE AND PARKING PLANS



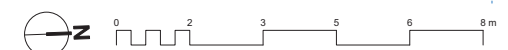
1 Site Plan  
Scale: 1/4" = 1'-0"







1 Site / L1 Floor Plan  
Scale: 1/4" = 1'-0"



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# ATTACHMENT D BUILDING AND FENCE ELEVATIONS AND DETAILS



1 North Elevation



2 East Elevations



3 South Elevation  
(Facing Bradley Street)



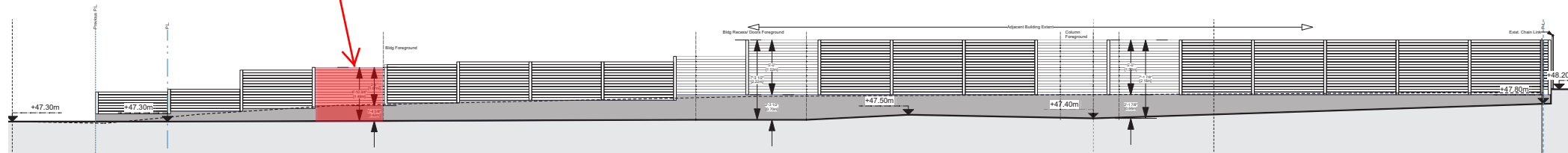
4 West Elevation

**MATERIAL LEGEND:**

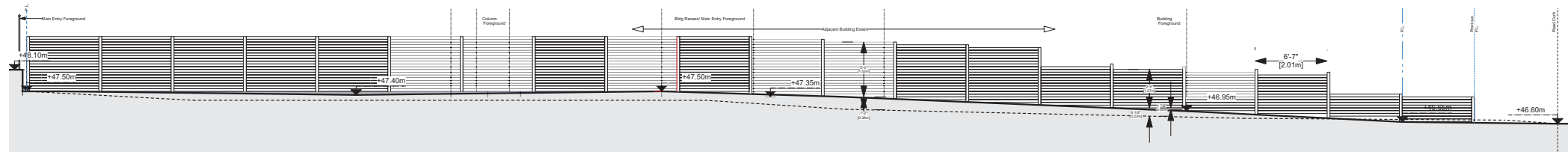
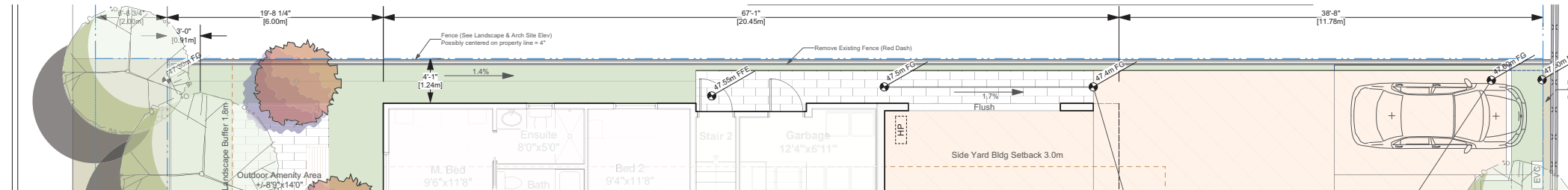
AL1 Aluminium Storefront (Black Anodized)	SV1 Stone Veneer (Variegated Greys)	MT1 Metal Flashing over Hardie Fascia (Dark Grey)
CN1 Concrete (Natural, Red & Cone)	GL1 Clear Tempered Glass Railings	MT2 Metal Door & Frame (Dark Grey)
FH1 Hardie Panel (Brown Wood Grain)	GL2 Vinyl Windows (Black)	WD1 Wood Column/ Trellis (Natural)
FP1 Hardie Board & Batten Siding	GL3 Glass Skylight	WD2 Wood T&G Soffit (Natural)
FP2 Hardie Vertical Siding (Med.)		



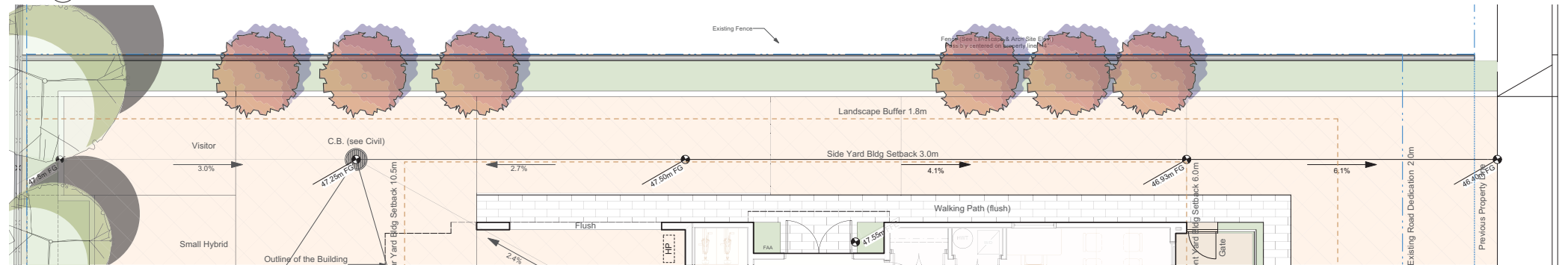
Proposed fence height variance



1 West Fence/ Retaining Elevation  
Scale: 1/4" = 1'-0"



2 East Fence/ Retaining Elevation  
Scale: 1/4" = 1'-0"



# ATTACHMENT E BUILDING PERSPECTIVES



1 Bradley St SE Corner



2 Bradley St SW Corner



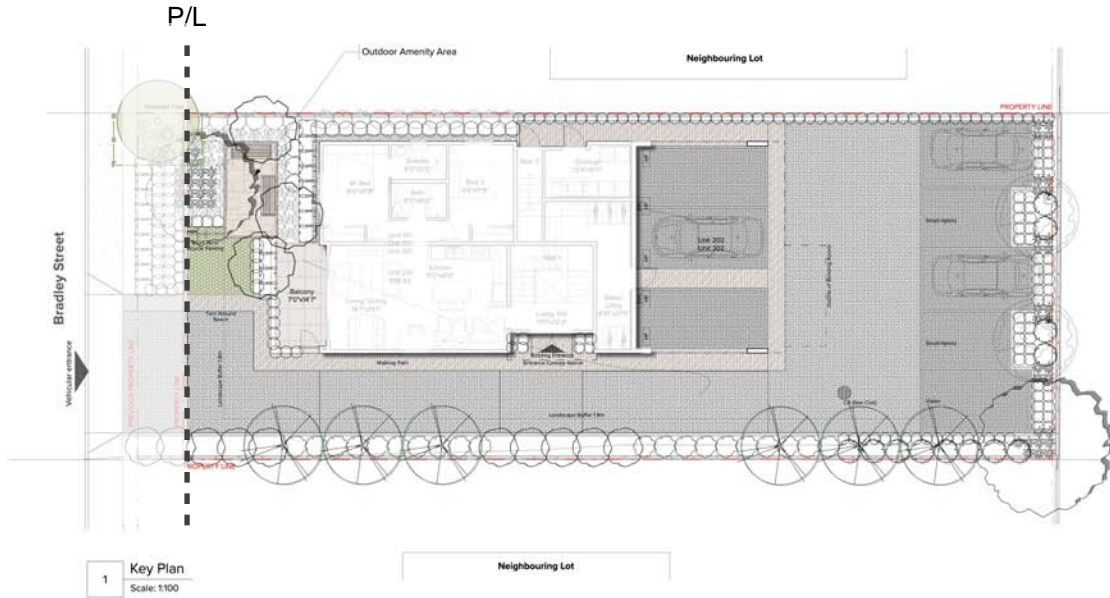
3 Rear NW Corner



4 Rear NE Corner



# ATTACHMENT F LANDSCAPE PLAN AND DETAILS



**2 Some proposed Trees and Shrubs**  
Scale: NTS

## DESIGN RATIONALE AND SUMMARY

This residential project is located in the city of Nanaimo with Bradley Street, Milstone River and Bowen Park situated on the south side of the property, while the other three sides are surrounded by residential buildings.

To maintain the privacy on site, a 6' fence is proposed around the east, west and north edges of the property, along with hedging that vary in size and characteristics such as Taxus, Sarcococca Ruscifolia and Mahonia Aquifolium.

Different colors and styles of Aquapavers is being proposed for different spaces along the site for better way finding, space definition as well as maximizing the permeable surface area on the site.

Entering the site, shade loving plants are proposed on both sides of the amenity area entrance including Helleborus orientalis. A magnolia elizabeth tree is proposed in the focal point of the outdoor amenity area, and a variety of ornamental grasses and flowering plants along the driveway to the parking to provide a pleasant and welcoming experience for residents.

The proposed amenity area on the south of the site provides an opportunity for outdoor dining and socializing. The space is defined by multi-layered shrubbery which includes a row of Taxus to provide separation from Bradley Road and privacy to the adjacent ground floor unit, along other smaller shrubs with visually attractive characteristics to enhance the view for residents of the ground floor unit and the users of the amenity area.

## GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. "Substitutions" must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the "BC Landscape Standard". Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for "Ground" areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.

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Project  
**582 Bradley Street**

Owner

Sheet Title  
**Key Plan**

Sheet No.  
**L1**

Drawn By  
**BB**

Reviewed By  
**SD**

Total Sheets  
**6**

Checked By  
**RD**

Status  
**DP Application**

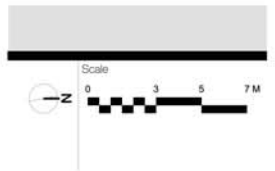
Contractors

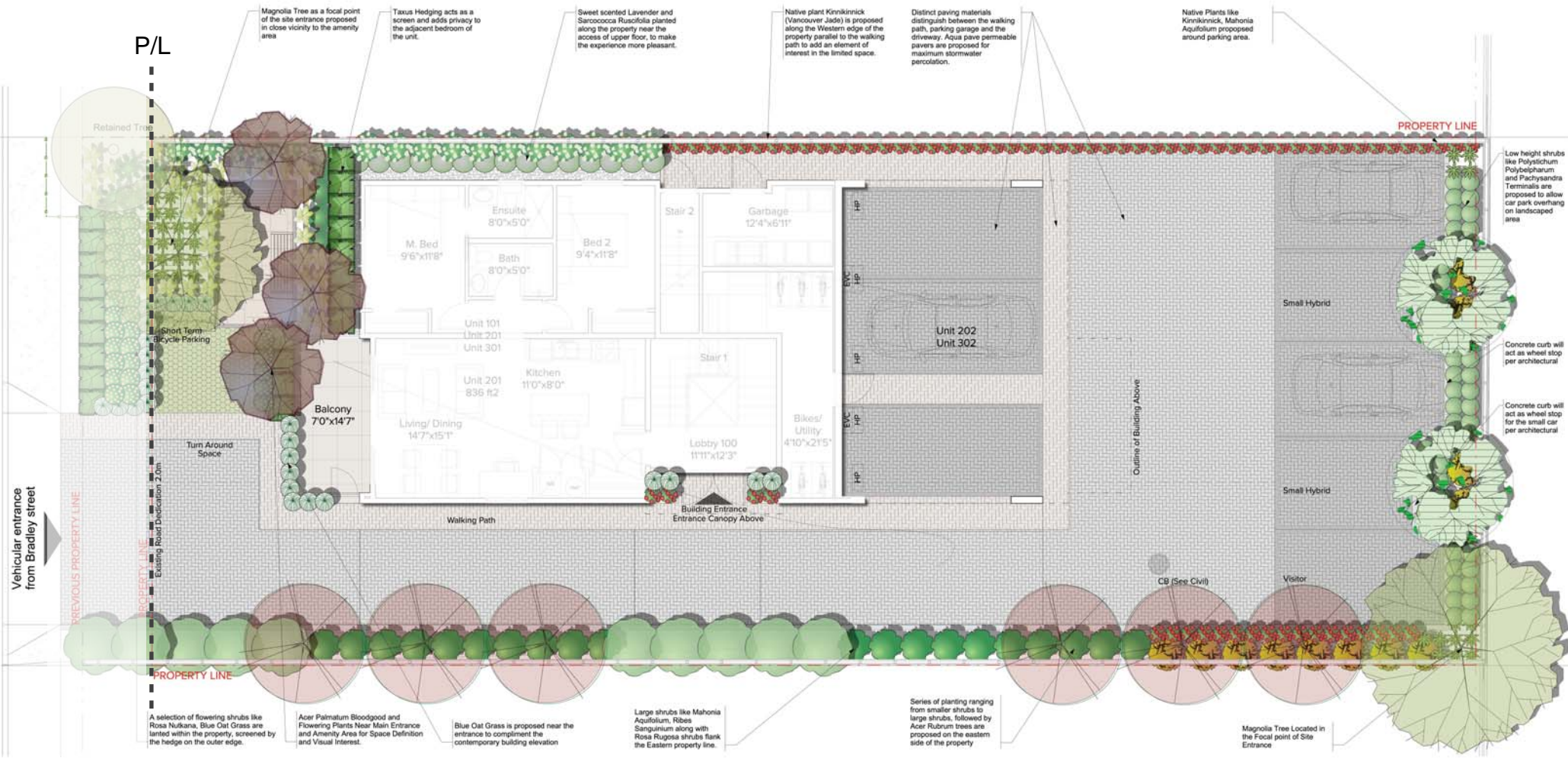
AHJ  
**City of Nanaimo**

Consultants  
**Architecture Panel Inc.**

Documents  
**DP Application**

No	Date	Issue Notes
A	2022-09-29	DP Application
B	2022-12-13	DP Resubmission
C	2023-06-01	DP Resubmission
D	2023-06-12	DP Resubmission





1 Concept Plan  
Scale: 1:50

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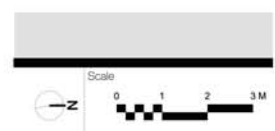
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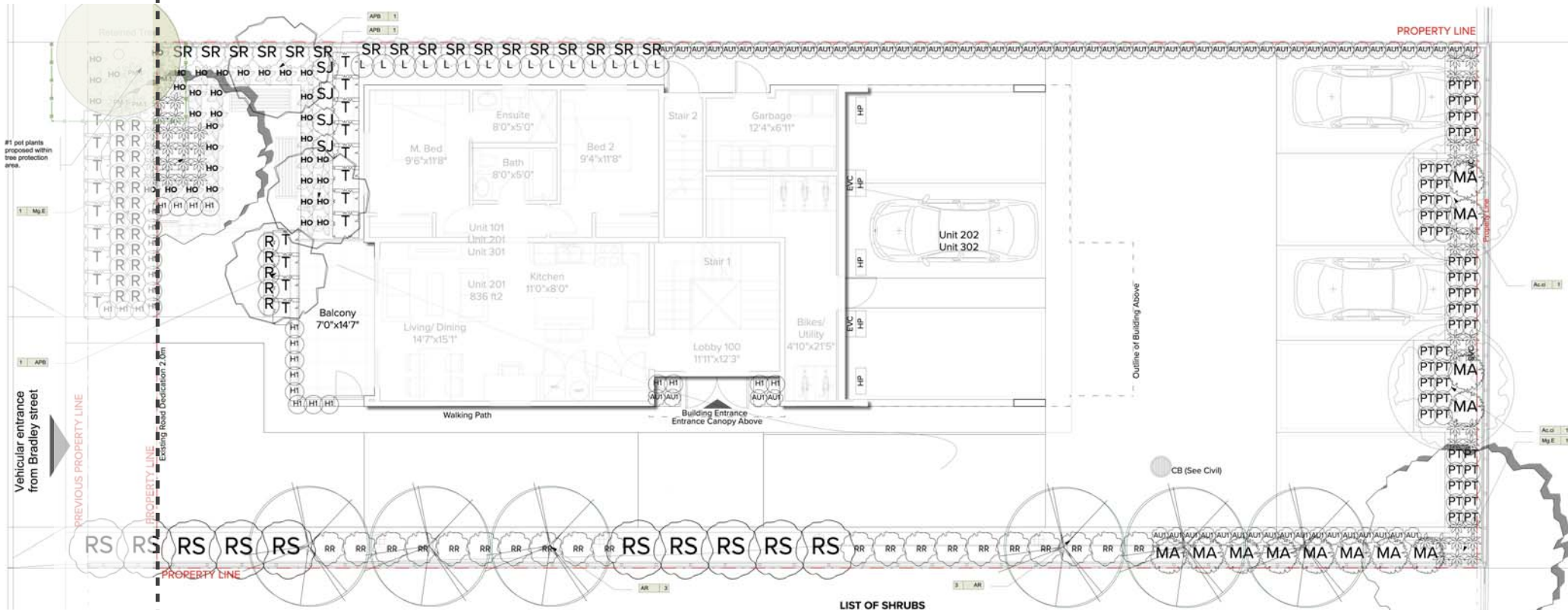
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Owner  
Sheet Title  
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Sheet No.  
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Drawn By  
**BB**  
Reviewed By  
**SD**  
Total Sheets  
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**RD**  
Status  
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A	2022-09-29	DP Application
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C	2023-06-01	DP Resubmission
D	2023-06-12	DP Resubmission





1 Planting Plan  
Scale: 1:50

LIST OF TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size
APB	3	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Mg.E	2	Magnolia x 'Elizabeth' PP# 4145	Elizabeth Magnolia	7 cm. cal.
AR	6	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
Ac.C	2	Acer circinatum	Vine maple	3.0m ht.

LIST OF SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size
RR	20	Rosa rugosa 'Hansa'	Hansa rose	#2 pot
MA	12	Mahonia aquifolium	Oregon grow	#3 pot
AUJ	73	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
L	15	Lavendula vars	Lavender	#1 pot
SJ	4	Skimmia japonica	Japanese Skimmia	#2 pot
SR	17	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
T	21	Taxus sp	Yew, hedge variety	15 m. ht.
PT	48	Fuchsia terminalis	Japanese Spurge	#1 pot
HO	35	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
P	49	Polystichum polyblepharum	Tassel Fern	#2 pot
RS	10	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
R	29	Rosa Nutkana	Nooka Rose	#2 pot
HI	26	Helictotrichum sempervirens	Blue Oat Grass	#1 pot
PM-1	4	Polystichum munitum	swordfern	#1 pot



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Project  
**582 Bradley Street**

Owner

Sheet Title  
**Planting Plan**

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**L3**

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Reviewed By  
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**DP Application**

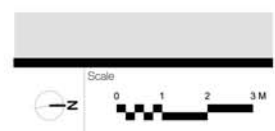
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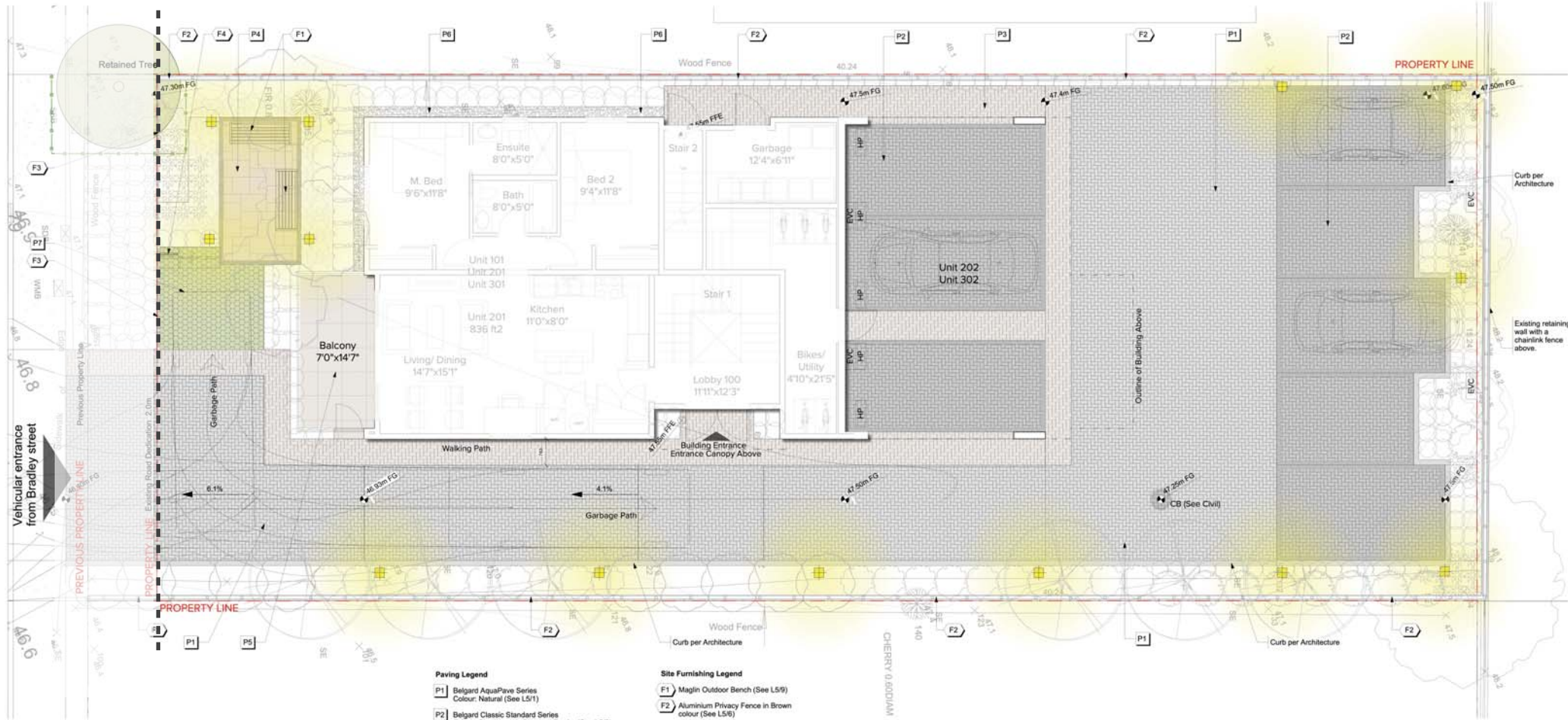
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No	Date	Issue Notes
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D	2023-06-12	DP Resubmission



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P/L



1 Hardscape Plan  
Scale: 1:50



**Paving Legend**

- P1 Belgard AquaPave Series  
Colour: Natural (See L5/1)
- P2 Belgard Classic Standard Series  
Colour: Shadow with Charcoal Border (See L5/2)
- P3 Belgard AquaPave Series  
Colour: Harvest (See L5/1)
- P4 Belgard Venetian Cobble Series Colour: Copper Canyon Blend with Charcoal Border (See L5/3)
- P5 Aristokrat Porcelain Slabs  
Colour: Cascade Granite (See L5/4)
- P6 Gravel Strip 1" wide separating the building from soft landscape to enable drainage around perimeter and avoid pooling of water
- P7 Belgard Turfstone Pavers (See L5/10)

**Site Furnishing Legend**

- F1 Maglin Outdoor Bench (See L5/9)
- F2 Aluminium Privacy Fence in Brown colour (See L5/6)
- F3 Ameristar 3" Fence (See L5/8)
- F4 Maglin Bike Rack (See L5/7)

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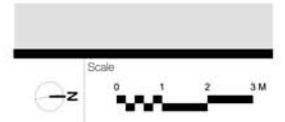
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Sheet Title  
**Hardscape Plan**

Sheet No.  
**L4**  
  
Drawn By  
**BB**  
  
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**SD**

Total Sheets  
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**Paver**  
110 x 221.5 x 80mm  
4 5/16 x 8 3/4 x 3 1/8"

**1 Belgard AquaPave Standard Series (P1, P3)**  
Scale: NTS



**Classic Standard**  
112.5 x 225 - 60mm & 80mm  
4 7/16 x 8 7/8 - 2 3/8" & 3 1/8"

**2 Belgard Classic Standard Series (P2)**  
Scale: NTS



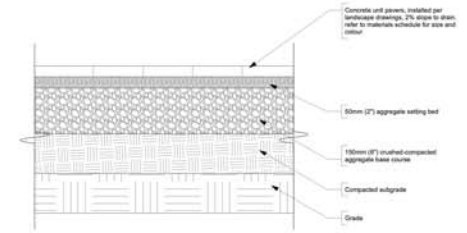
**5 pc set | 90 mm | 3.45"**  
4 x 4" | 152 x 152mm  
6 x 6" | 152 x 229mm  
8 x 12" | 152 x 304mm  
9 x 12" | 228 x 229mm  
9 x 12" | 228 x 304mm

**3 Belgard permeable Venetian Cobble Series (P4)**  
Scale: NTS

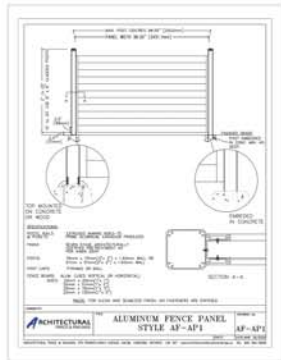


23 1/2" x 47 5/8" x 3/4"  
(598mm x 1202mm x 20mm)

**4 Aristokrat® Porcelain Slabs (P5)**  
Scale: NTS

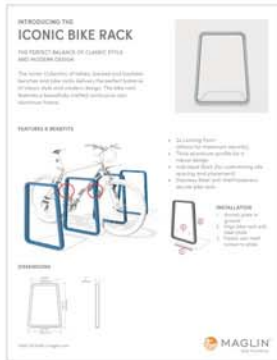


**5 Detail: Concrete Unit pavers on Grade**  
Scale: NTS

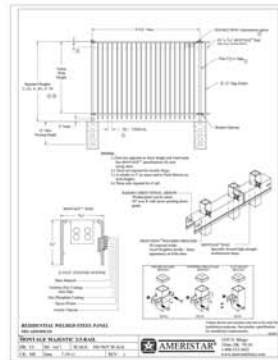


**6 Aluminum Fence- Colour: Brown (F2)**  
Scale: 1:250

Note: Height of Aluminium fence per Architectural



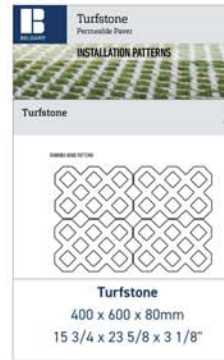
**7 Bike rack details (F4)**  
Scale: NTS



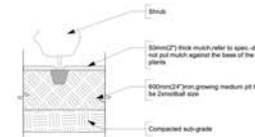
**8 Ameristar Fence 3'6" (F3)**  
Scale: NTS



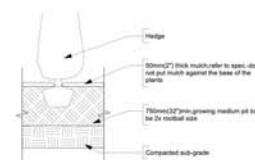
**9 Maglin Outdoor Bench (F1)**  
Scale: NTS



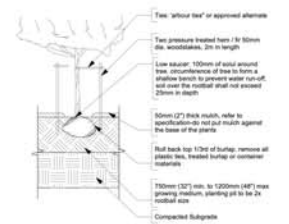
**10 Turfstone Pavers (P7)**  
Scale: NTS



**11 Detail: Shrub at Grade**  
Scale: NTS



**12 Detail: Hedge at Grade**  
Scale: NTS



**13 Detail: Tree at Grade**  
Scale: NTS

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Project  
**582 Bradley Street**

Owner

Sheet Title  
**Details**

Sheet No.  
**L5**

Drawn By  
**BB**

Reviewed By  
**SD**

Total Sheets  
**6**

Checked By  
**RD**

Status  
**DP Application**

Contractors

AHJ  
**City of Nanaimo**

Consultants  
**Architecture Panel Inc.**

Documents  
**DP Application**

No	Date	Issue Notes
A	2022-09-29	DP Application
B	2022-12-13	DP Resubmission
C	2023-06-01	DP Resubmission
D	2023-06-12	DP Resubmission

