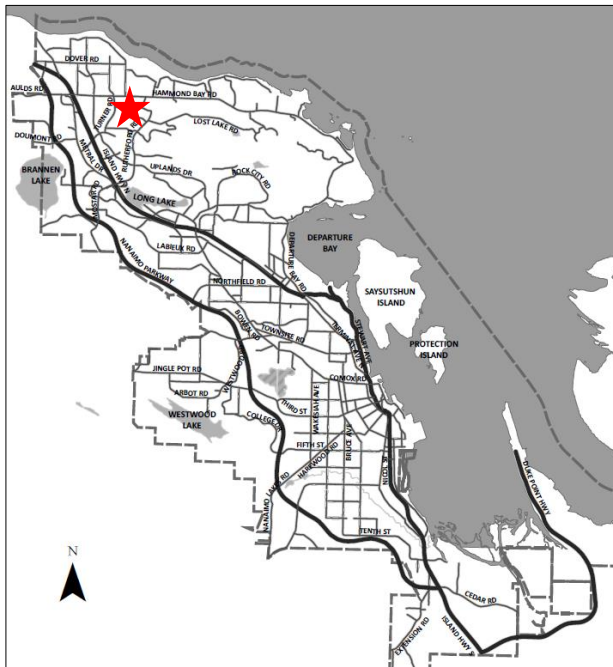


DATE OF MEETING | February 26, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1294 – 6004**  
**NELSON ROAD**



## Proposal:

A 16-unit multi-family townhouse development

## Zoning:

R6 – Low Density Residential

## City Plan Land Use Designation:

Suburban Neighbourhood

## Development Permit Areas:

DPA8 – Form and Character

## Lot Area:

6,070m<sup>2</sup>

**DP**



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family townhouse development at 6004 Nelson Road.

### **Recommendation**

That Council issue Development Permit No. DP1294 for multi-family townhouse development at 6004 Nelson Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

## **BACKGROUND**

A development permit application, DP1294, was received from Delinea Design Consultants, on behalf of Black Squirrel Developments Ltd., to permit a 16-unit multi-family townhouse development at 6004 Nelson Road. The subject property was rezoned from Single Dwelling Residential (R1) to Low Density Residential (R6) in September 2022 (RA468).

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

The subject property is located within the Pleasant Valley/Rutherford neighbourhood on the north side of Nelson Road. The lot slopes downward, approximately 8m, from Nelson Road to the rear property line. McGregor Creek runs adjacent to the subject property and the riparian area extends into the rear portion (north) of the site. An existing dwelling and accessory building are located towards the front of the property. The remaining area, including the riparian area, is forested.

The surrounding neighbourhood includes single family dwellings to the west and a duplex strata immediately to the east. Rutherford Park abuts the subject property on the north and east sides and Randerson Ridge Elementary School is located immediately across Nelson Road.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a multi-family townhouse development consisting of four two-storey townhouse buildings, each with four residential units. Each unit will have three bedrooms and range in size from 117m<sup>2</sup> to 120m<sup>2</sup>, including the garage area.

The proposed gross floor area is approximately 2,259m<sup>2</sup> and the total Floor Area Ratio (FAR) is 0.37, which is below the maximum permitted FAR of 0.45 in the R6 zone.

### *Site Design*

The buildings are proposed to be constructed along the eastern property line and are built into the natural slope of the site. The proposed buildings and outdoor amenity areas are to be sited away from the riparian area, which is located on the northeastern portion of the site. A new shared internal drive aisle is proposed on the west side of the property, which provides access to private



driveways and building entrances for Buildings 2, 3, and 4. The curvature of the driveway defines the boundary of the proposed amenity space along the west property line.

Building 1 is oriented towards Nelson Road with a secondary drive aisle to the rear for garage access and fire truck turnaround. Resident parking is accommodated within single car garages and driveways for each unit, and visitor stalls are located between buildings. Long term bicycle parking and waste management bins are accommodated within the garages. A demarcated 1.2m internal sidewalk is provided along the front of the buildings, with two pedestrian crossings which connect the sidewalk to a shared outdoor amenity area with short term bicycle parking, located on the west side of the property. Along the west property line, a specific Statutory Right-of-Way (SRW) will be secured to facilitate a 3.0m wide public pathway leading to Rutherford Park, to be constructed in the future and maintained by the City.

### *Building Design*

The proposed townhouses are two storeys with a traditional design and pitched roofs. The development has a neutral colour palette and visual interest is achieved through large windows with thick trim, recessed balconies, and material changes on the building façades. The units are differentiated on each building by using a mix of exterior finishes such as vinyl siding, fibre cement board and batten, and painted reveals in various shades. Wood-look accent siding is used to emphasize the formal building entries, which are complete with glazed entry doors, weather protection, privacy screens, and exterior façade lighting. The change in materials and the stepping of the units with the natural slope of the property reinforces distinct building blocks.

The building design substantially meets the intent of the General Development Permit Design Guidelines by offering a building mass and form that is compatible with the existing neighbourhood creating visual interest in the use of exterior materials, and utilizing materials and shades that blend into the surrounding forested landscape.

### *Landscape Design*

The proposed landscaping includes robust plantings of trees, perennials, annuals, ferns and shrubs along the eastern property line, in the shared amenity area, and in the front yard of each unit. A bioswale is proposed along the east property line and additional plantings will be placed at the boundary of the riparian area, including a variety of trees and shrubs that will abut the private outdoor amenity areas for Buildings 2, 3, and 4. There will be no construction or removal of vegetation within the riparian area. The fenced backyards are separated by a 1.2m privacy fence, and a 1.8m cedar fence will be placed along the eastern property line. Building entries fronting Nelson Road have pedestrian connections to the street, enhanced with timber arbours and landscaping.

Two distinct amenity spaces are proposed. A large green space is located at the northwest corner of the property and will include a large raingarden lined with trees. The second amenity area, located adjacent to the future public pathway, is lit with downward facing pole lights and includes a children's play area and seating.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-FEB-09, accepted DP1294 as presented with support for the proposed variances and provided the following recommendations:

- Relocated the bicycle parking closer to the shared outdoor amenity area.

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

- Relocated the visitor parking stalls to accommodate the short-term bicycle parking adjacent to the programmed outdoor amenity area.

## **Proposed Variances**

### *Building Setbacks*

The minimum required front yard setback in the R6 zone is 6m. The proposed front yard setback is 4.7m, a requested variance of 1.3m.

The minimum required side yard setback in the R6 zone is 3m. The proposed side yard setback is 1.6m, a requested variance of 1.4m.

Staff support the proposed building setback variances as the siting of proposed building provides street presence and enables functional vehicle access at the rear of the building. Additionally, landscaping, arbours, and pedestrian pathways can be accommodated within the proposed setback.

### *Front Yard Arbours*

A maximum of one arbour is permitted within the front yard with a maximum permitted height of 2.4m. Four arbours are proposed in the front yard with a proposed height of 2.7m. This represents a variance of three arbours and a height variance of 0.3m. Staff are supportive of the variance as the proposed arbours enhance wayfinding and visual interest on the site while providing further street presence and pedestrian access from Nelson Road.

### *Landscape Buffer*

The minimum required landscape buffer is 1.8m alongside the side yard property line (west) and a portion of the rear yard (north). The applicant proposes to reduce the landscape buffer requirement to 0.0m, a requested variance of 1.8m, to accommodate the public pathway. Staff are supportive of the proposed landscape variance as the proposed public pathway encourages pedestrian access from Nelson Road to Rutherford Park and there is no encroachment into the existing riparian area. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1294 is for a multi-family townhouse development consisting of four two-storey townhouse buildings, each with four residential units.
- Variances are requested to reduce the front and side yard setback, landscape buffer and the number of arbours.
- A specific Statutory Right-of-Way (SRW) will be secured to facilitate a 3.0m wide public pathway leading to Rutherford Park, to be constructed and maintained by the City.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Parking Plan  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development



# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

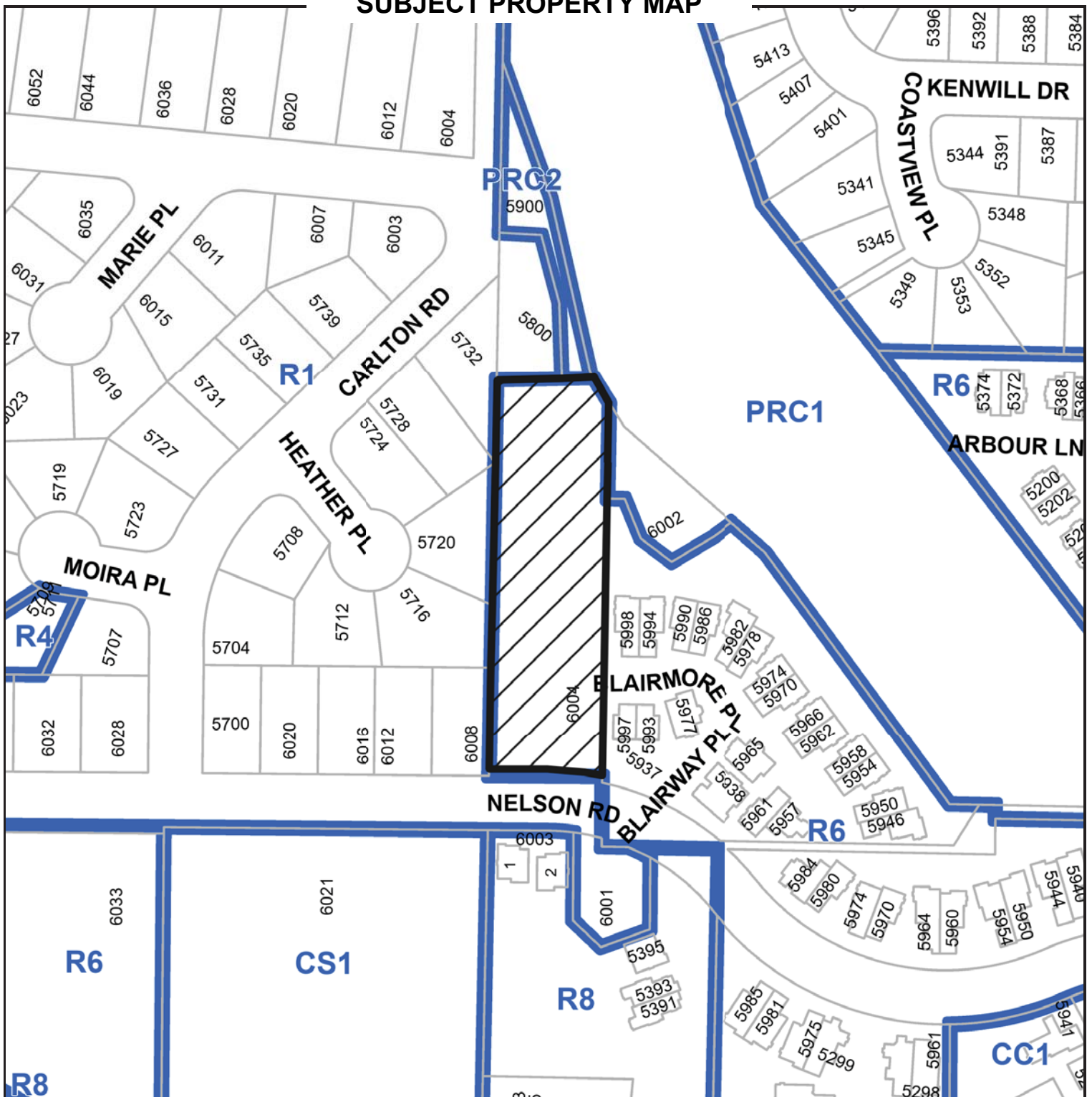
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Nelson Road) from 6.0m to 4.7m as shown on Attachment C.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (east) side yard setback from 3.0m to 1.6m as shown on Attachment C.
3. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of arbours (up to 2.4m in height) in a front yard setback from 1 to 4 and to increase the maximum allowable height for the arbours from 2.4m to 2.7m, as shown on Attachment C and G.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 0.0m on the side yard and a portion of the rear yard as shown on Attachment G.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Plan, prepared by Delinea Design Consultants Ltd., dated 2023-NOV-20, as shown on Attachment C.
2. The subject property shall be developed in accordance with the Parking Plan, prepared by Delinea Design Consultants Ltd., dated 2024-JAN-08, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Delinea Design Consultants Ltd., dated 2022-DEC-21, as shown on Attachment E.
4. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2023-NOV-09, as shown on Attachment G.
5. The registration of a 3m Statutory Right-of-Way along the west property line and portion of the north property line, prior to Building Permit issuance.

**ATTACHMENT B**  
**SUBJECT PROPERTY MAP**



6004 Nelson Road

McGREGOR  
CREEK

PARK

POST & RAIL FENCE  
@ AQUATIC SETBACK  
SEE LANDCAPE

R1 ZONE

3M PUBLIC ACCESS  
TO PARK, TIGHT TO  
PROPERTY LINE

DRIVEWAYS \_\_\_\_\_  
 VISITOR PARKING \_\_\_\_\_  
 C/W EV CH. STATION \_\_\_\_\_  
 PEDESTRIAN CONNECTIONS \_\_\_\_\_  
 TO SIDEWALK \_\_\_\_\_  
 RAIN GARDENS - SEE CIVIL/LANDSCAPE \_\_\_\_\_  
 DRIVE AISLE \_\_\_\_\_  
 PEDESTRIAN CONNECTIONS \_\_\_\_\_  
 PAINTED DEMARCATION \_\_\_\_\_  
 LANDSCAPE BY OTHERS \_\_\_\_\_

- PRIVACY FENCE W. MAINTENANCE
- GATES BETWEEN UNITS
- 1.0M FENCE AT PROPERTY LINE
- FENCE - SEE LANDSCAPE
- SWALE - SEE CIVIL/LANDSCAPE

SIDEWALK - SEE CIVIL  
SIDEYARD SETBACK  
VARIANCE FROM  
3.0M TO 1.6M

Proposed side yard setback variance

NELSON ROAD

PEDESTRIAN CONNECTIONS TO SIDEWALK

UNIT MAIN ENTRY ◀

ENTRY ARBOURS

SITE ENTRY

PEDESTRIAN CONNECTION

**DELINEA**  
DESIGN CONSULTANTS LTD.  
4378 O'BRIEN ROAD, LADYSMITH B.C. V9G 1G6  
250.245.3894 INFO@DELINEA.CA

**PROPOSED RESIDENTIAL DEVELOPMENT**  
6004 NELSON ROAD, NANAIMO B.C.

CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

SITE PLAN  
SITE DETAILS

PROJECT #: d1566.08.20

CLIENT/	
CONSULT:	29 MAR. 2022
CONSULTANT:	12 OCT. 2022
C.O.N. PRE-APP	
MEETING REV:	12 OCT. 2022
PRE-APP MEETING:	26 OCT. 2022
CONSULTANTS:	15 NOV. 2022
CONSULTANT:	23 NOV. 2022
DPA:	21 DEC. 2022

D.A.P.  
PRESENTATION: 09 FEB. 2023  
DP: REVISED & 28 JULY 2023  
RESUBMITTED  
DP: AMMENDMENT 20 NOV. 2023



## SITE PLAN

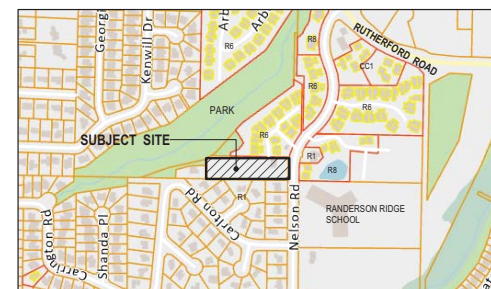
BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS  
PREPARED BY OTHERS, REFERENCE PHOTOS AND MAPPING  
VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

**NOTE:** SEE PAGE PR1.2 FOR PARKING AND VEHICLE MOVEMENT DETAILS  
SEE LANDSCAPE AND CIVIL BY OTHERS

LINE OF EXIST.  
STRUCTURES TO  
BE REMOVED  
FULL CUT OFF AREA  
LIGHTING - SEE PR1.2  
SHORT TERM BIKE (4)  
SEE PR1.2  
SIDEWALKS FLUSH. W. ASPHALT  
APPROX. LOCATION OF  
BUILDINGS ON ADJACENT LOTS -  
SERVICE ROOM

Proposed front yard setback variance

Proposed variance  
for harbours



## LOCATION PLAN

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2023-DEC-15  
Current Planning

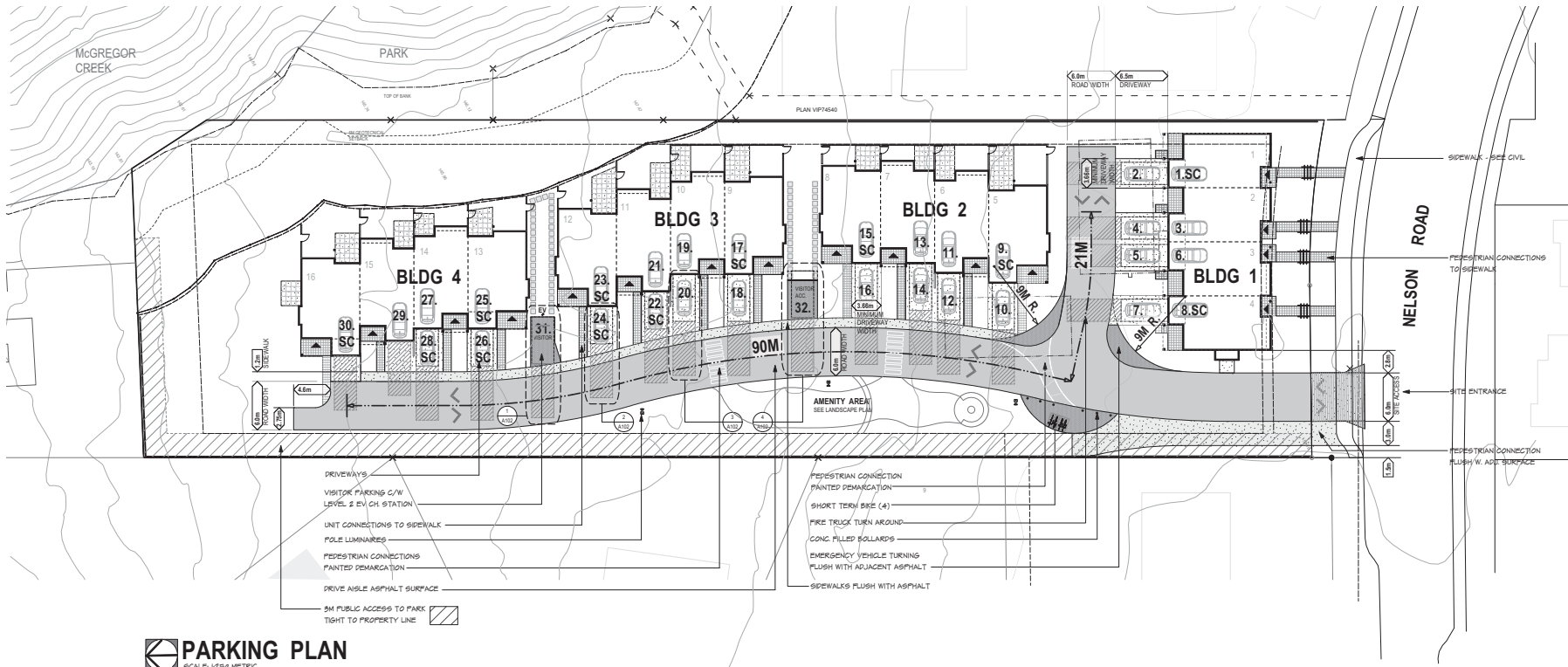
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PR1.1



# ATTACHMENT D PARKING PLAN

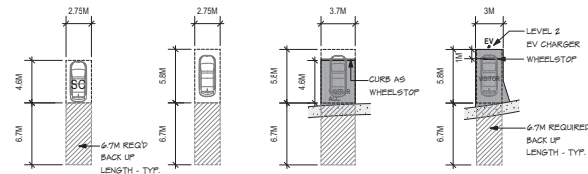
**PROPOSED RESIDENTIAL DEVELOPMENT**  
6004 NELSON ROAD, NANAIMO B.C.  
CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.



## PARKING PLAN SCALE: 1:2500 METRIC

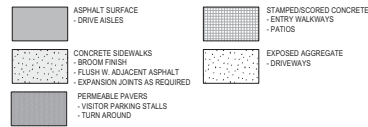
NOTE: ALL PARKING STALLS SHOWN ARE STANDARD CARS EXCEPT AS NOTED.

### TYPICAL PARKING DIMENSIONS



SMALL CAR STALL  
STANDARD CAR STALL  
ACCESSIBLE CAR STALL  
VISITOR/EV STALL

### HARD SURFACE LEGEND



### PARKING DATA

REQUIRED:	2 PER UNIT (AREA 1)	32	EV. PARKING:	1 PER UNIT	REQD/PROVD 16
TOTAL REQUIRED:		32 STALLS	LEVEL 1 ROUGH-IN (GARAGE)		
PARKING PROVIDED:	GARAGE	16	25% OF COMMON PARKING:		REQD: 0.75
	DRIVEWAY	14	LEVEL 2		PROVD: 1 (VISITOR)
	USABLE:	2			
	TOTAL PROVIDED:	32 STALLS	BIKE:	SHORT TERM 0.1/UNIT	REQD: 1.6
PARKING TYPES:	SMALL CARS (MAX 40%)	12 (37.5%)	LONG TERM 0.5/UNIT		PROVD: 4
	STANDARD CARS	19	- WITHIN UNIT GARAGES		REQD: 8
	ACCESSIBLE STALL	1 (VISITORS)	(UNITS 14, 15 & 12, 13 & 16)		PROVD: 8
	TOTAL:	32 STALLS	CW ELECTRIC BIKE CHARGING OUTLET		

**TYP. BIKE RACK**  
- SHORT TERM  
- 2 BIKE CAPACITY  
- 2 RACKS TOTAL



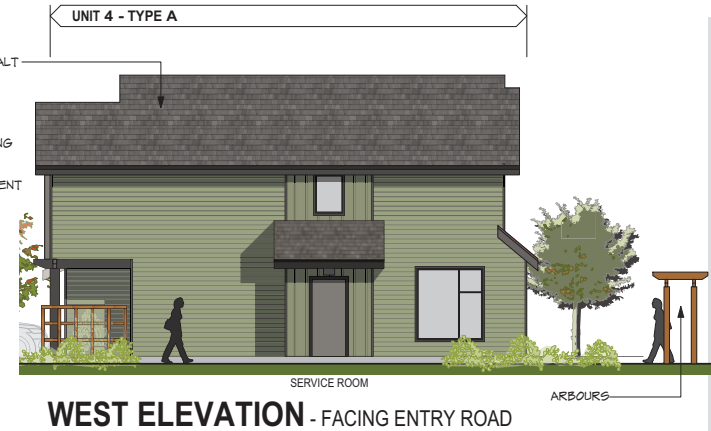
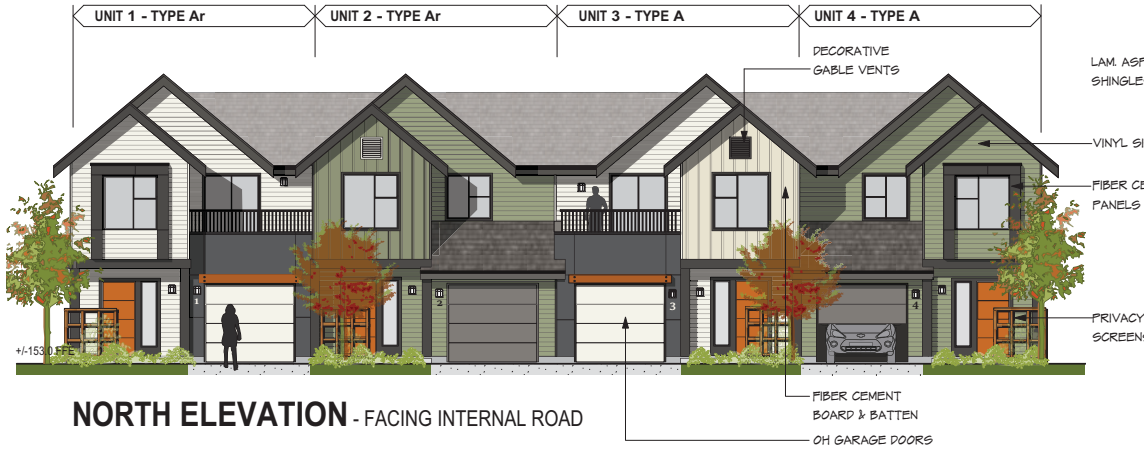
**POLE LUMINAIRE EXAMPLE**  
- LED  
- FULL CUT OFF

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DP1294  
2024-JAN-08

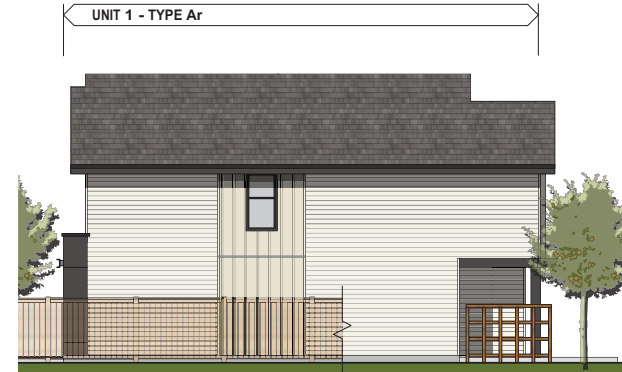
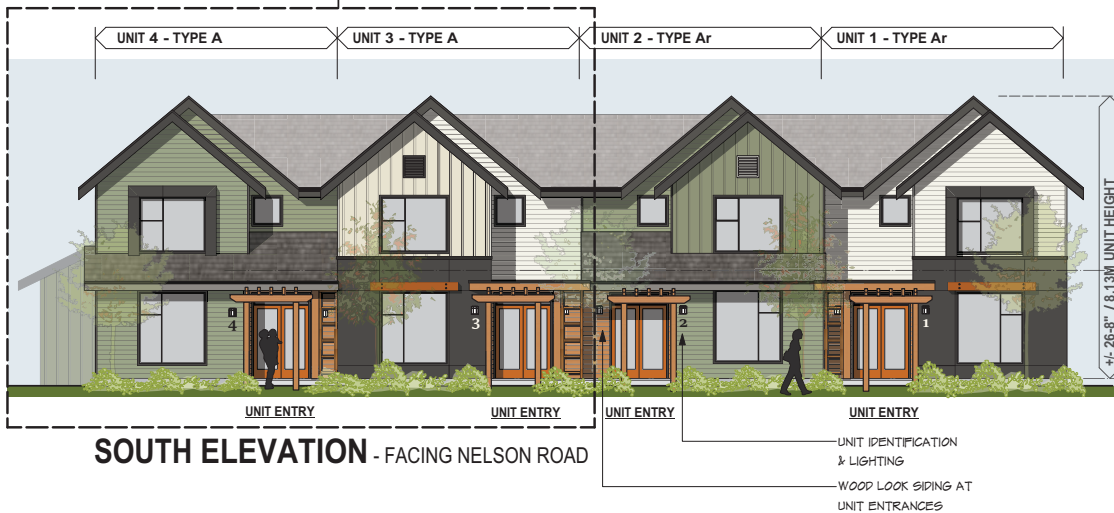
PR1.2

# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

**DELINIA**  
DESIGN CONSULTANTS LTD.  
4375 ORRAN ROAD, LADYBIRTH B.C. V9S 1G2  
250.543.3584 INFO@DELINIA.CA



SEE PR3.4 FOR DETAILS



## EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 1 & 3

VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH LINEN 012	FIBER CEMENT BOARD & BATTEN 1. MOUNTAIN SAGE 2. COBBLESTONE	ACCENT SIDING @ ENTRY WOOD LOOK SIDING
VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH MOUNTAIN ARBOUR 639	WINDOW FRAMES BLACK	EXTERIOR DOORS/DETAILS
FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7068 GRIZZLE GRAY	FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7068 GRIZZLE GRAY	ASPHALT SHINGLES DARK GREY
		GARAGE DOORS DARK GREY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.

PROPOSED RESIDENTIAL DEVELOPMENT  
6004 NELSON ROAD, NANAIMO B.C.  
CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

ELEVATIONS  
BUILDING 1

PROJECT #: 01566.08.20  
CLIENT/CONSULT.: 29 MAR. 2022  
SITE MEETING: 21 JUNE 2022  
C.O.N. PRE-APP: 12 OCT 2022  
MEETING REV.: 28 OCT 2022  
PRE-APP MEETING: 23 NOV. 2022  
CONSULTANT: 21 DEC. 2022  
DPA:

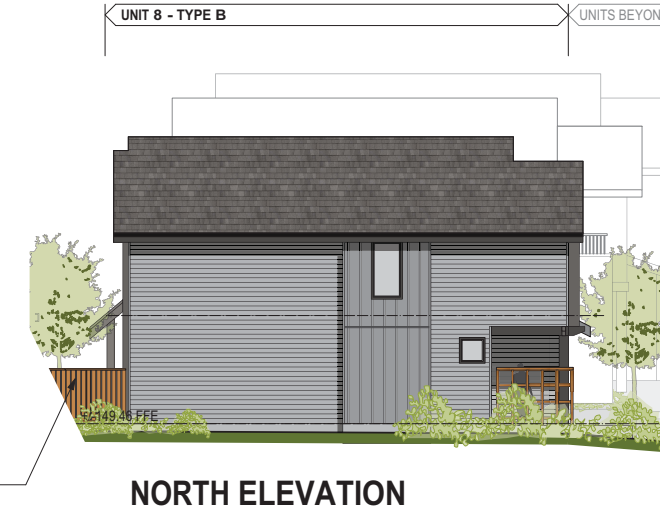
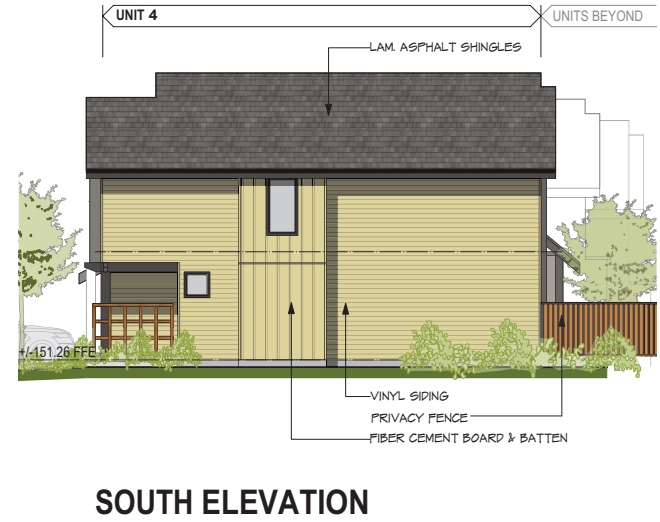
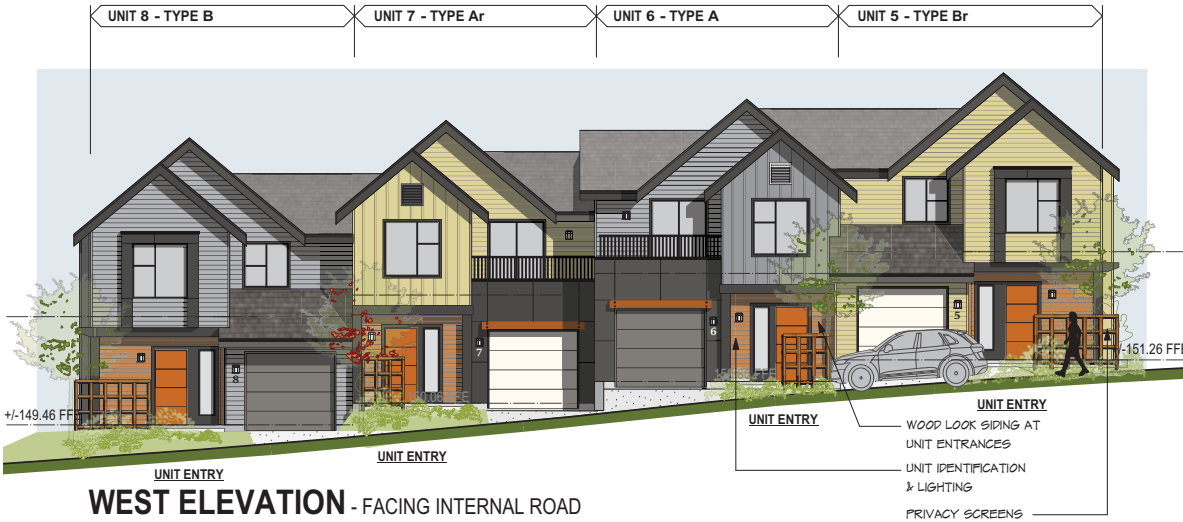


BUILDING 1 A/A/A/A

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2022-DEC-21  
CREST PLANNING

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PR3.0



**EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 2 & 4**

VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH WARM BEIGE	FIBER CEMENT BOARD & BATTEN 1. GRAY SLATE 2. WARM BEIGE	ACCENT SIDING @ ENTRY WOOD LOOK SIDING
VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH DOVER GRAY	WINDOW FRAMES BLACK	EXTERIOR DOORS/DETAILS
FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7068 GRIZZLE GRAY	FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7068 GRIZZLE GRAY	ASPHALT SHINGLES DARK GRAY
		GARAGE DOORS DARK GRAY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.

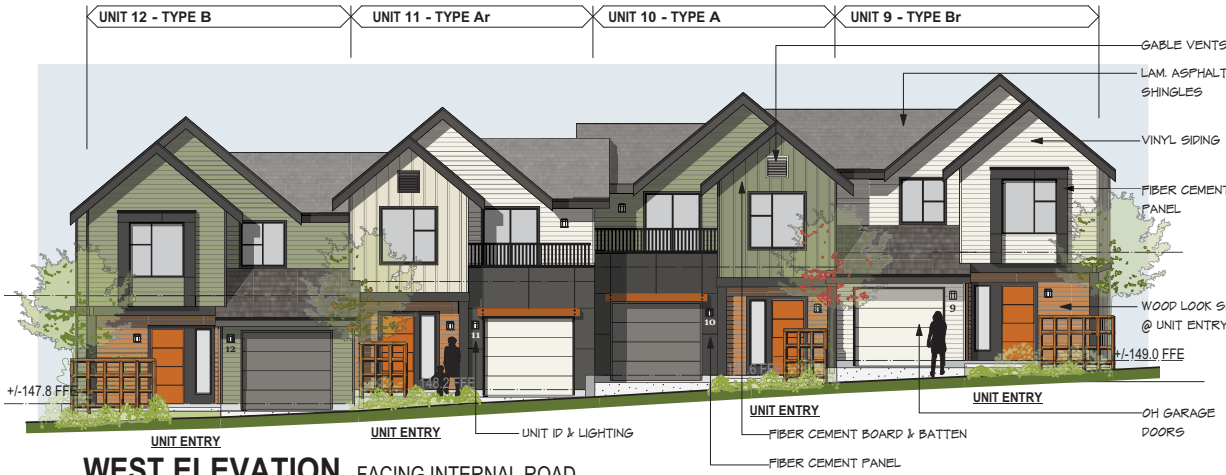


**BUILDING 2 B/A/A/B**

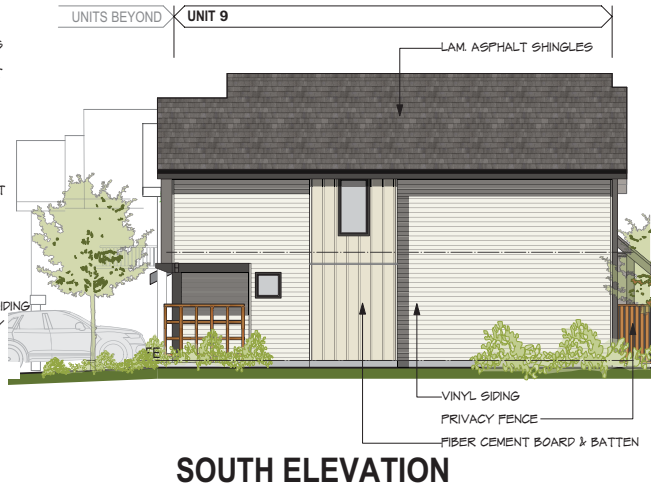


ELEVATIONS

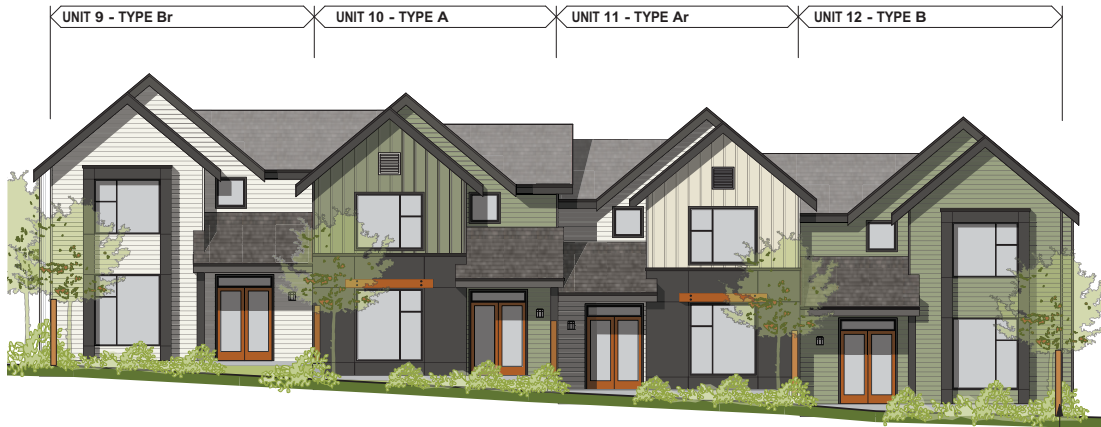
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CLIENT/CONSULT: 29 MAR. 2022  
SITE MEETING: 21 JUNE 2022  
C.O.N. PRE-APP: 12 OCT 2022  
MEETING REV: 28 OCT 2022  
PRE-APP MEETING: 23 NOV. 2022  
DPA: 21 DEC. 2022



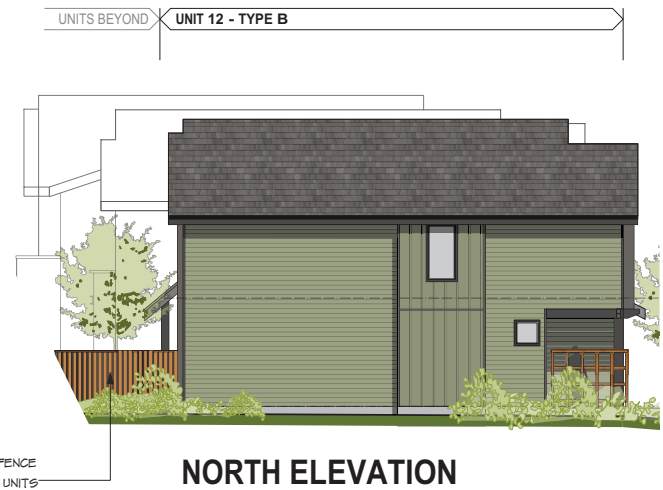
**WEST ELEVATION - FACING INTERNAL ROAD**



**SOUTH ELEVATION**



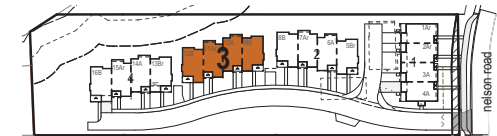
**EAST ELEVATION**



**NORTH ELEVATION**

**EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 1 & 3**


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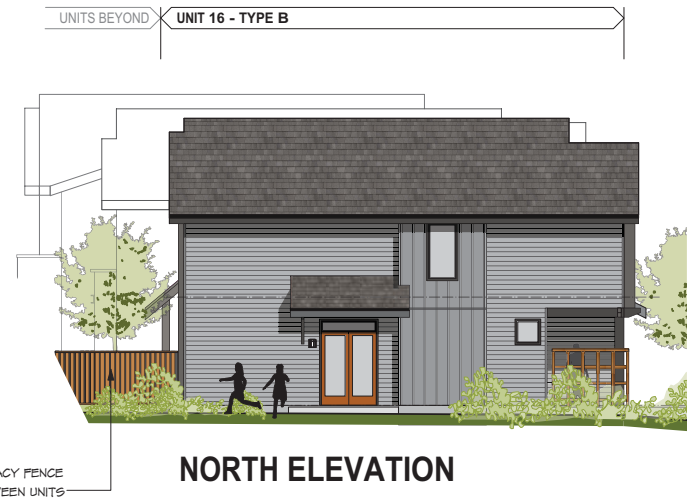
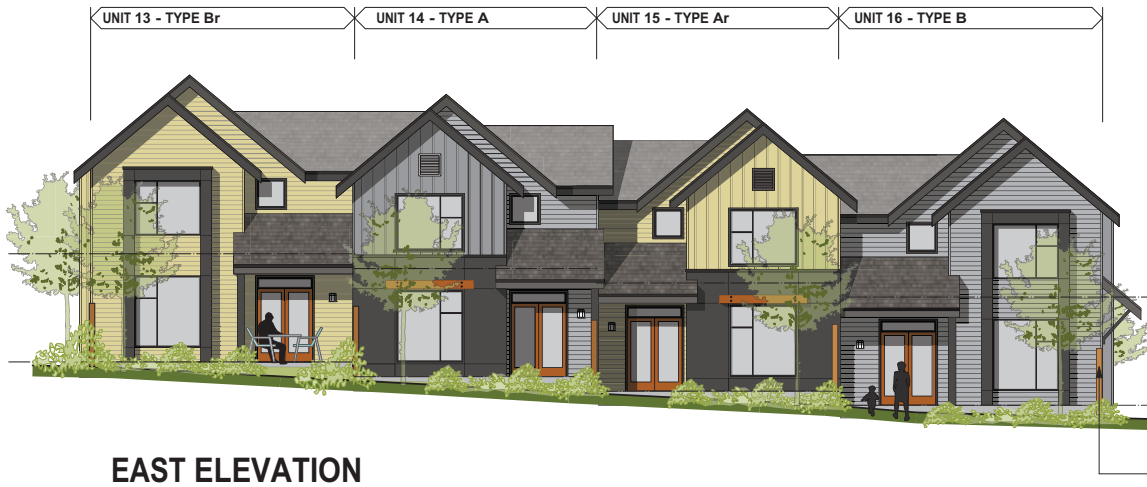
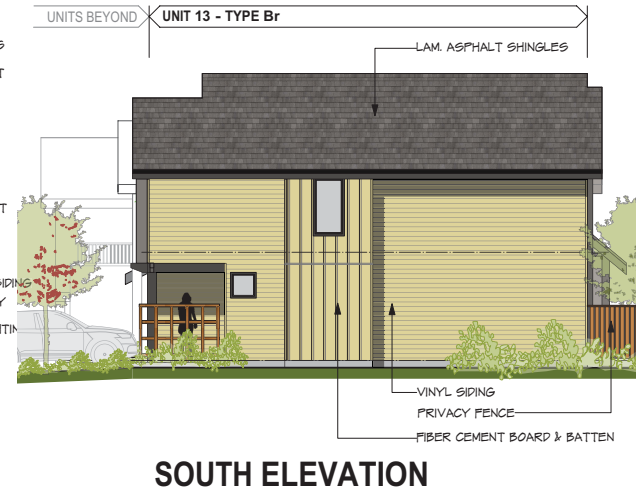
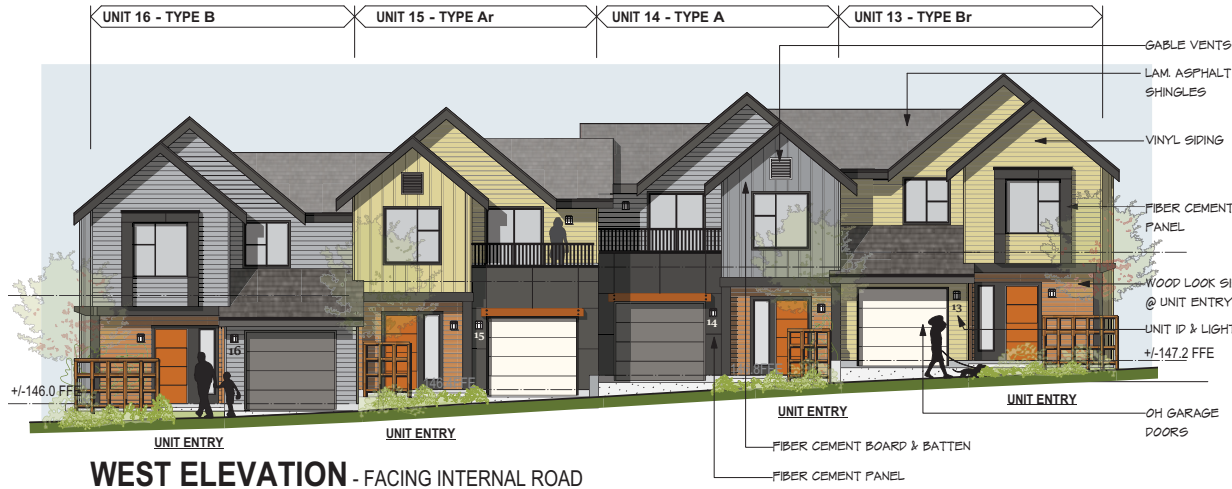


**BUILDING 3 B/A/A/B**

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**DP1294**  
**2022-DEC-21**  
CURRENT PLANNING

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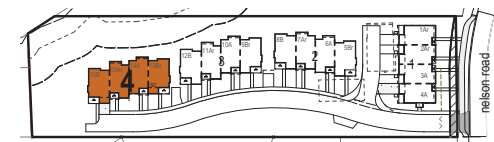
**PR3.2**



#### EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 2 & 4

	VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH WARM BEIGE		FIBER CEMENT BOARD & BATTEN 1. GRAY SLATE 2. WARM BEIGE		ACCENT SIDING @ ENTRY WOOD LOOK SIDING
	VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH DOVER GRAY		WINDOW FRAMES BLACK		EXTERIOR DOORS/DETAILS
	FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7068 GRIZZLE GRAY		FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7068 GRIZZLE GRAY		ASPHALT SHINGLES DARK GREY
					GARAGE DOORS DARK GREY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.



## BUILDING 4 B/A/A/B

**PROPOSED RESIDENTIAL DEVELOPMENT**  
6004 NELSON ROAD, NANAIMO B.C.  
CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

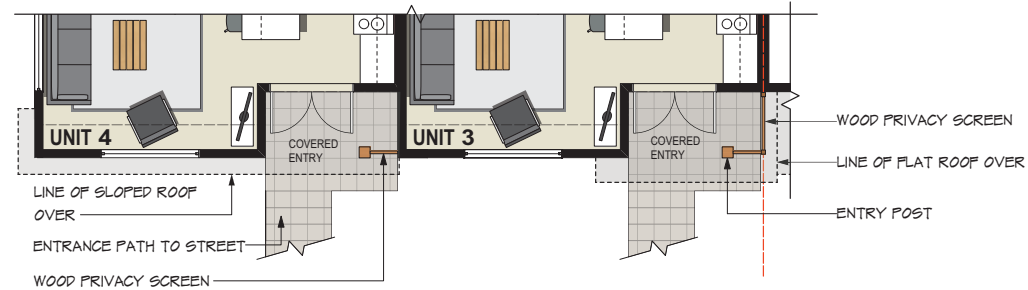
#### ELEVATIONS

PROJECT #: d1566.08.20  
CLIENT/CONSULT: 29 MAR. 2022  
SITE MEETING: 21 JUN. 2022  
C.O.N. PRE-APP: 12 OCT. 2022  
MEETING REV: 28 OCT. 2022  
PRE-APP MEETING: 23 NOV. 2022  
CONSULTANT: 21 DEC. 2022  
DPA:

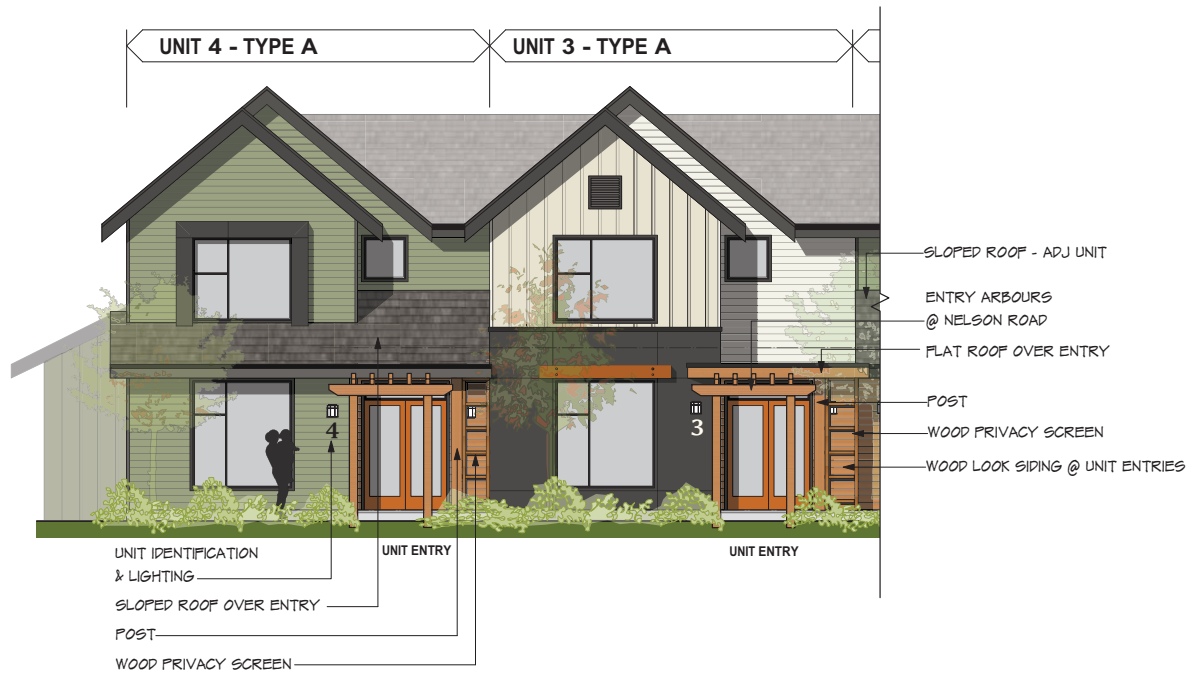
**RECEIVED**  
**DP1294**  
**2022-DEC-21**  
Current Planning

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**PR3.3**



**BUILDING 1 PARTIAL FLOOR PLAN - FACING NELSON ROAD**



**SOUTH ELEVATION - FACING NELSON ROAD**

**ELEVATIONS**  
**BUILDING 1**

PROJECT #: d1566.08.20  
CLIENT/CONSULTANT: 29 MAR. 2022  
SITE MEETING: 21 JUNE 2022  
C.O.N. PRE-APP: 12 OCT 2022  
MEETING REV: 28 OCT 2022  
PRE-APP MEETING: 23 NOV. 2022  
CONSULTANT:  
DPA: 21 DEC. 2022

**RECEIVED**  
**DP1294**  
**2022-DEC-21**  
Current Planning

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**BUILDING 1**

**PR3.4**



# ATTACHMENT F BUILDING RENDERING

**DELINIA**  
DESIGN CONSULTANTS LTD.  
4375 ORRMAN ROAD, LADYBETH B.C. V9S 1G2  
250.543.3884 INFO@DELINIA.CA



PROPOSED RESIDENTIAL DEVELOPMENT  
6004 NELSON ROAD, NANAIMO B.C.  
CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

STREETSCAPES

STREETSCAPE - NELSON ROAD

PROJECT #: d1566.08.20

DPA SUPPLEMENTAL  
INFO: 26 JAN. 2023

RECEIVED  
DP1294  
2023-JAN-26  
CUTRIP PLANNING

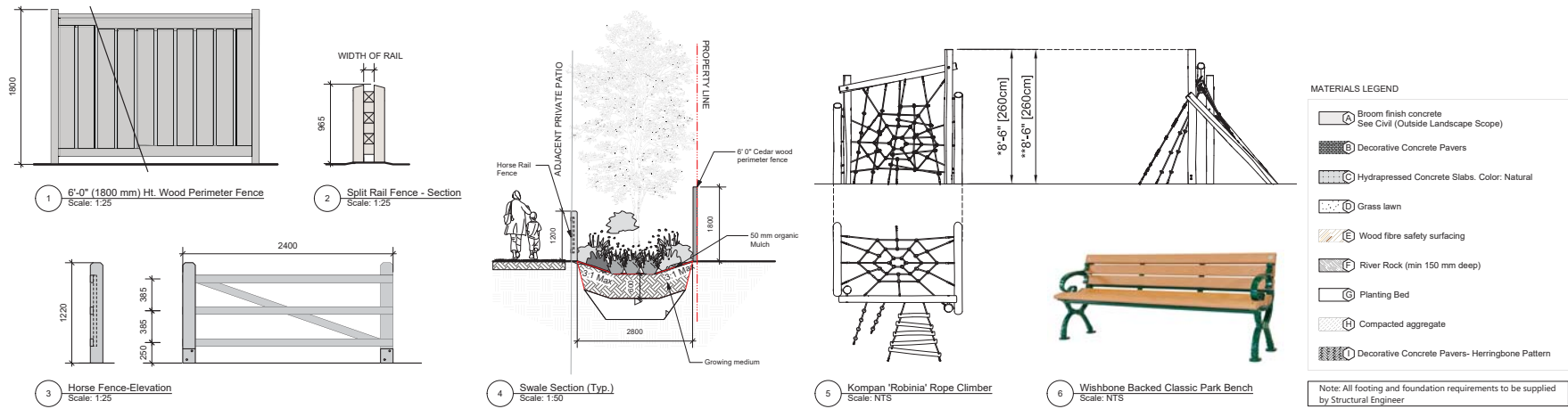
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RENDERING

PR5.0

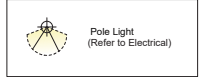
# ATTACHMENT G

## LANDSCAPE PLAN AND DETAILS



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### LIGHTING LEGEND



2	Jan-12-24	Issued for DP
1	Nov-09-23	Issued for BP

### REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105

### PROJECT

6004 Nelson Rd  
Nanaimo, BC

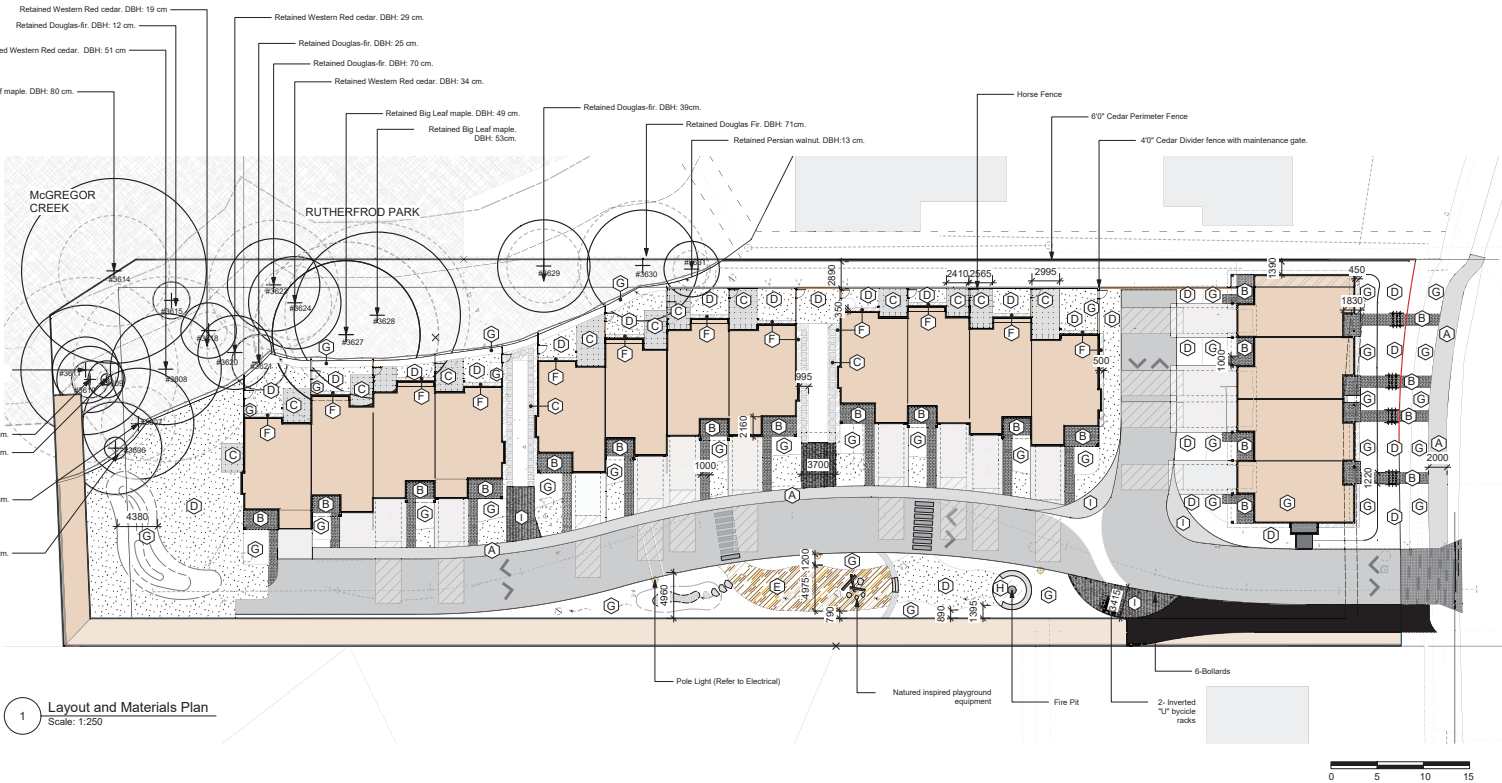
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Landscape  
Materials and Layout

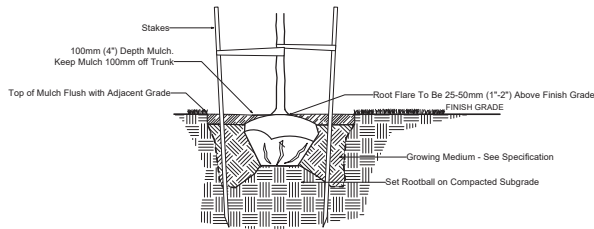
SCALE As shown DRAWN AG  
CHECKED CW

PROJECT No. 2221

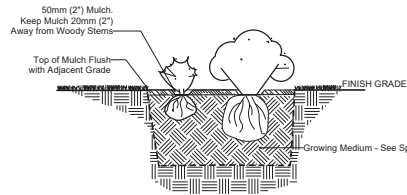
DATE Nov 9th, 23 L1 of 2  
SHEET



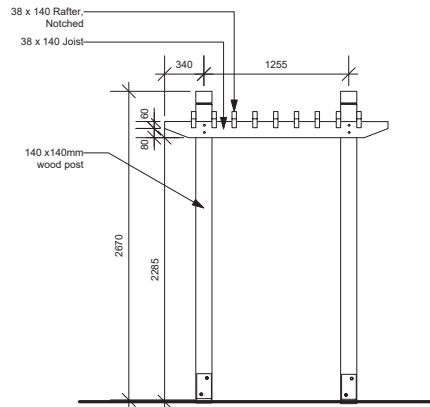




2 Planting Detail-Typical Tree Planting  
Scale: 1:25



3 Planting Detail- Typical Shrub Planting  
Scale: 1:25



3 Entry Trellis - Typical Elevation  
Scale: 1:20

### Required Nursery Stock

#### Trees

ID	Quantity	Botanical Name	Common Name	Size
AcCi-1	8	Acer circinatum	Vine Maple	2M ht.
AcRuNW	2	Acer rubrum 'New World'	New World Red Maple	6cm cal.
AcROG	6	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
CcCa	2	Cercis canadensis	Eastern Redbud	6cm cal.
CFor	1	Cercis canadensis 'Forest Pansey'	Forest Pansey Redbud	6cm cal.
CoEWW	12	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.
PiD	16	Picea omorika	Serbian Spruce	2.5m ht.
PmMe-1	17	Pseudotsuga menziesii	Douglas Fir	2.5m ht.
PyCC	10	Pyrus calleryana 'Chanticleer'	Callery Pear	5cm cal.
SPs	6	Stewartia pseudocamellia	Japanese Stewartia	5cm cal.

#### Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
HyA	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#7 pot
MaAq	50	Mahoea aquilum	Tall Oregon Grape	#5 pot
PhBE	13	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#7 pot

#### Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzJH	37	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#3 pot
CaKF	6	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot

#### Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	95	Gaultheria shallon	Salal	#1 pot
LaO	70	Lavandula officinalis	English Lavender	#1 pot
NaDF	212	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

#### Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
CaKF	127	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
FeGl	101	Festuca glauca	Common Blue Fescue	#1 pot
HeSe	258	Helictotriton sempervirens	Blue Oat Grass	#1 pot
JuEff	198	Juncus effusus	Common Rush	#1 pot
PeAt	158	Perovskia atriplicifolia	Russian Sage	#1 pot
PoMu	67	Polystichum munitum	Sword Fern	#1 pot

#### Vines

ID	Quantity	Botanical Name	Common Name	Size
HyAnPe	24	Hydrangea anomala petiolaris	Climbing Hydrangea	#1 pot

#### Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

