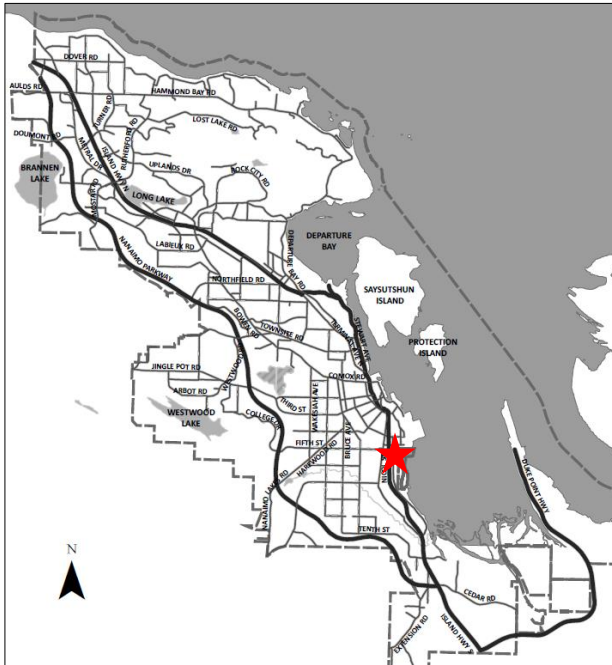


DATE OF MEETING | March 4, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1296 – 450 & 460 IRWIN STREET**



Proposal:

A mixed-use commercial and multi-family development

Zoning:

CC2 – Neighbourhood Centre

City Plan Land Use Designation:

Neighbourhood Centre

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

573m² (each lot), Total: 1,146m²



OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a mixed-use development at 450 and 460 Irwin Street.]

Recommendation

That Council issue Development Permit No. DP126 for a mixed-use development at 450 and 460 Irwin Street with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2024-MAR-04.]

BACKGROUND

A development permit application, DP1296, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit a mixed-use commercial and 10-unit multi-family development at 450 and 460 Irwin Street.

Subject Property and Site Context

The subject properties are located in the South End Neighbourhood, on the west side of Irwin Street, between Baker Street to the north and Needham Street to the south. The development is proposed to occur on two vacant parcels (Lots 8 & 9) which will be consolidated. The lots slope moderately to the east and contains one tree.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings (including a recently constructed single-family dwelling on the adjacent property (Lot 7) at the corner of Irwin and Baker Streets); commercial businesses; and a place of worship. The subject properties are within walking distance to active transportation routes and commercial services.]

DISCUSSION

Proposed Development

The applicant is proposing to construct two mixed-use commercial and multi-family buildings. Each building includes a live/work commercial retail unit (20m²), one 2-bedroom unit (93m²), and four 1-bedroom units (45m² to 70m²). The total gross floor area for the proposed development is 632m² and the total Floor Area Ratio (FAR) is 0.548.

Site Design

The proposed buildings are rectangular shaped and oriented east to west with vehicle access from Baker Street provided at the rear via a proposed easement over the adjacent lot (Lot 7) which will be secured as condition of the Development Permit. Onsite parking includes 12 car spaces (six standard and six small). Bicycle parking consists of three long-term bicycle spaces in each building and a short-term bicycle rack at the entrance of the parking area. Pedestrian connections are provided to the street and to the parking area by way of two staircases in the

middle and along the north lot line as well as an accessible ramp along the south lot line. Three-stream waste management containers are located in a room in each building.

Building Design

The proposed buildings are three-storeys facing Irwin Street and two-storeys on the rear. The buildings are contemporary in design with a mix of shed and flat roofs as well as private balconies. The exterior finishes of the buildings include a mix of vinyl lap siding, shingle siding and trim; vinyl windows; and balconies with metal railings with glass infill. The commercial retail units incorporate wood finish PVC panel siding, double entry doors and transom windows.

Landscape Design

Landscaping is provided along Irwin Street, bordering the central pathway, and within the parking area with a variety of deciduous and coniferous trees, shrubs, vines, ground covers, and ornamental grasses. Arbour trellises with vines and benches for seating provides wayfinding between the two buildings. Fencing, privacy screens between units and trellises for climbing vines are proposed throughout the development. The drive aisle is surfaced with permeable pavers, and the pedestrian pathways incorporate a variety of pavers. Bollard and wall lighting is provided along the walkways and ramp, as well as within the parking area. Wall lighting is provided along the perimeter of the building, and a pole light is located in the rear parking area. Wood perimeter fencing is proposed along the side and rear property lines with a metal picket fence separating the parking area from the residential units.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and South End Neighbourhood Plan Design Guidelines including the provision of a pedestrian network; separation between areas intended for residential and commercial uses; well-articulated building design which steps down to transition to adjacent residential uses; parking at the rear of the building; and, prominence of commercial units.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-APR-13, accepted DP1296 as presented and provided the following recommendations:

- Consider adding screening or plants to the concrete wall between the buildings to soften the environment;
- Consider ways to differentiation between the commercial retail unit entrances and the residential entrances;
- Develop the central corridor as a more useable amenity space;
- In keeping with the neighbourhood guidelines, consider ways to reflect the heritage nature of the neighbourhood;
- Consider adding public art;
- Consider adding another tree on the northwest corner of the property; and,
- Consider residential scale lighting on the site.

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

- An urban plaza has been incorporated between the street and commercial retail units to emphasize the commercial entrances;
- A tree was added to the northwest corner; and,
- Bollard and wall lighting incorporated through the site.

Proposed Variances

Fence Height

The maximum permitted combined height of a fence and retaining wall in the CC2 zone within a (south) side yard setback is 1.2m. The proposed combined fence and retaining wall height is up to 3m, a requested variance of 1.8m. Staff support the proposed variance as it supports the required grade to accommodate a ramp for accessibility; and the stepped design visually reduces the scale of the retaining wall. The proposed wood fence will also mitigate overlook and headlight glare into the adjacent vacant lot.

Siting of a Principal Building

The minimum required front yard setback for principal buildings in the CC2 zone is 4.5m. The proposed front yard setback abutting Irwin Street is 3.6m, a requested variance of 0.9m. Staff support the proposed variance as the reduced setback accommodates a functional parking area at the rear of the building, and the applicant can accommodate landscaping (including an urban plaza in front of the commercial retail units), pathways and lighting within the proposed setback.

The minimum required side yard setback for principal buildings in the CC2 zone is 3m. The proposed side yard setback along the north side lot line is 1.5m, a requested variance of 1.5m for a portion of the northern building. Staff support the proposed variance as that portion of the development presents as a two-storey building and as a 1.5m setback is typical for residential uses.

Building Height

The maximum permitted height of a principal building in the CC2 zone is 10m. The proposed building height is 10.9m, a requested variance of 0.9m. Staff support the height variance which is only for a portion of the buildings encompassing a shed roof which projects toward the interior of the development and as these features visually add interest to the buildings.

Percentage of Small Car Parking Spaces

The maximum percentage of parking spaces that may be reduced to accommodate small cars is 40% as outlined in Section 4.3 of the Parking Bylaw. A variance is proposed to increase the maximum percentage of small car parking spaces from 40% to 50%, a proposed variance of 10% (which designates eight of the sixteen off-street parking spaces as small car parking spaces). Staff support the proposed variance as site constraints limit the number and size of parking spaces that can be provided, and as most standard-sized vehicles can still be accommodated within the parking spaces proposed. |

SUMMARY POINTS

- Development Permit Application No. DP1296 proposes a new mixed-use commercial and 10-unit multi-family development at 450 and 460 Irwin Street.
- Variances are requested to reduce the front yard and north side yard setback; to increase the permitted combined retaining wall and fence height; and to increase the maximum building height.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building 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, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a (south) side yard setback from 1.2m up to 3.0m as shown on Attachment D.
2. *Section 10.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Irwin Street) from 4.5m to 3.6m, as shown on attachment C.
3. *Section 10.5.1 Siting of Buildings* – to reduce each minimum required north side yard setback from 3.0m to 1.5m, as shown on Attachment C.
4. *Section 10.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 10.0m to 10.9m as shown on Attachment D.

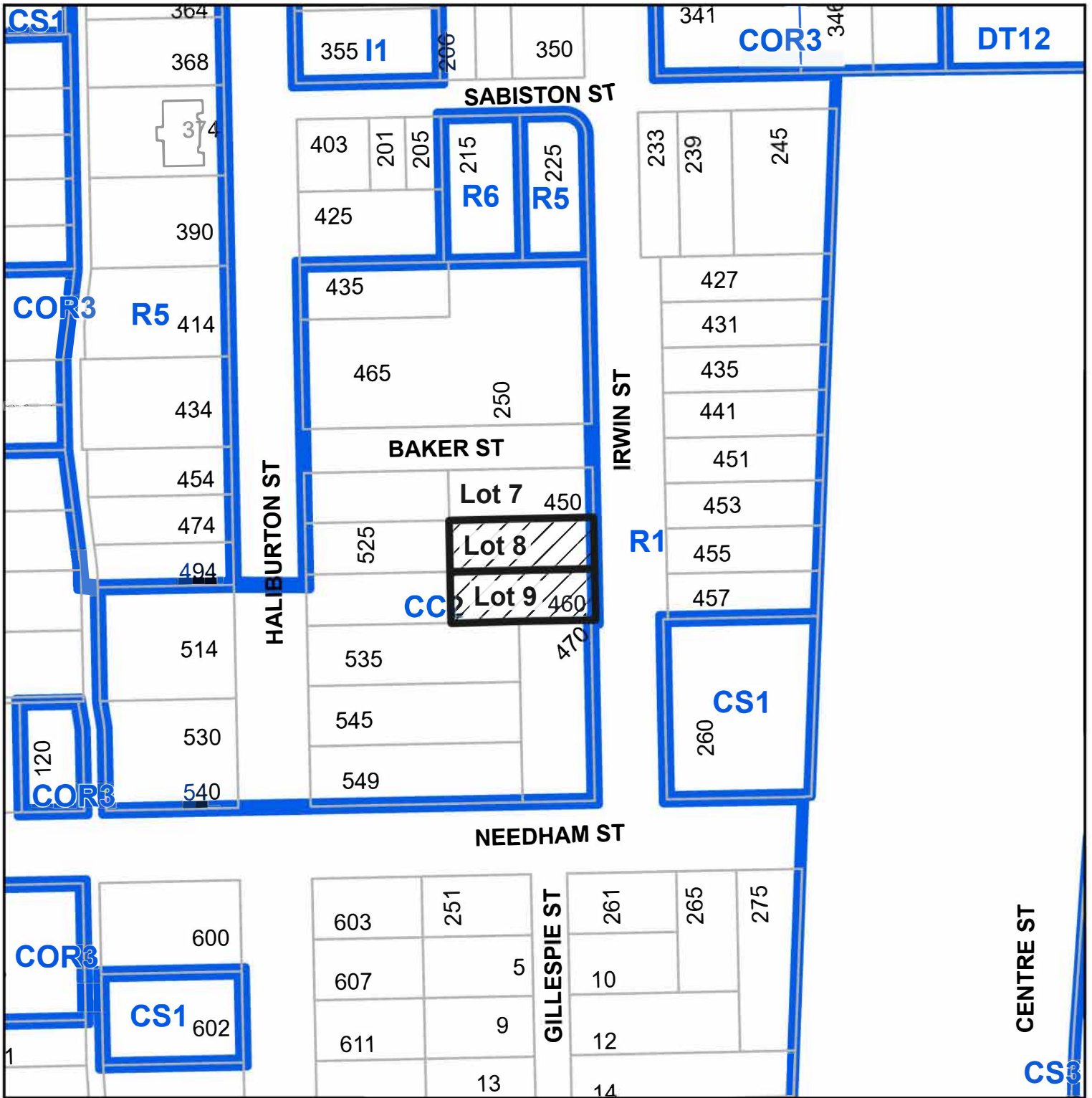
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

5. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 50%.

CONDITIONS OF PERMIT

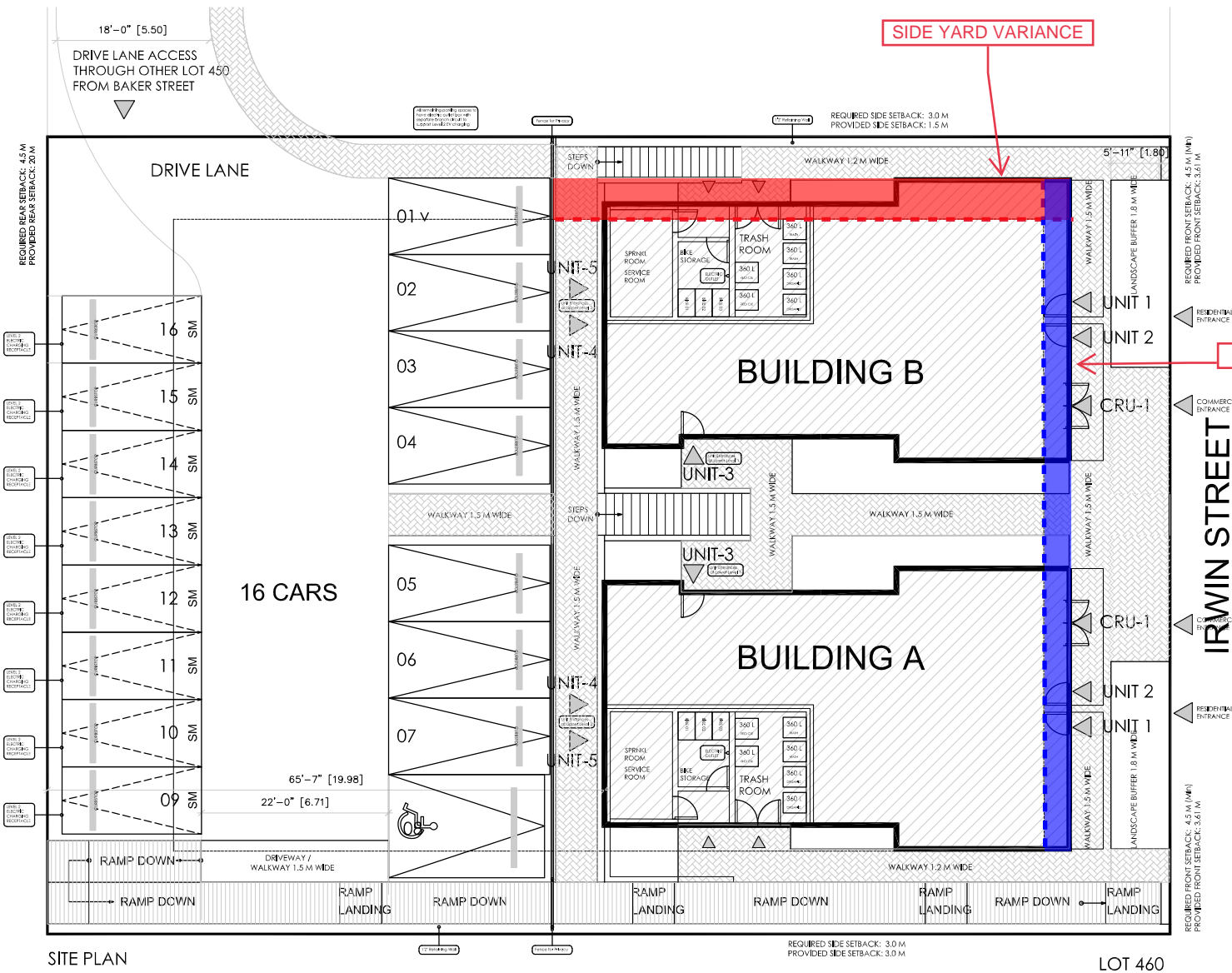
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2024-FEB-01, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2024-FEB-04, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JAN-30, as shown on Attachment F.
4. Consolidation of the two parcels comprising of 450 & 460 Irwin Street (Lots 8 & 9), prior to building permit issuance.
5. Registration of an easement which includes the City as a signatory over 450 Irwin Street (Lot 7) in favour of 450 & 460 Irwin Street (Lots 8 & 9) for vehicle and pedestrian access to Baker Street following consolidation of the lots, prior to building permit issuance.
6. Discharge and replacement of existing easement FA41924 (for storm, sanitary and water servicing) which includes the City as a signatory in favour of 525 Haliburton Street (Lot 11) following consolidation of the lots for only storm drainage, prior to building permit issuance.

ATTACHMENT B SUBJECT PROPERTY MAP



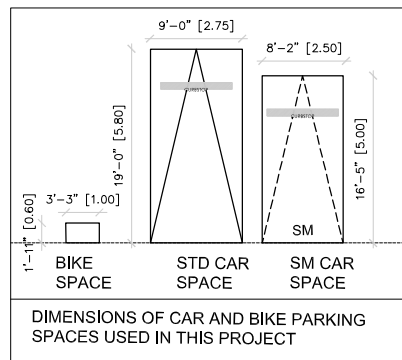
450 AND 460 IRWIN STREET

ATTACHMENT C SITE AND PARKING PLAN



FRONT YARD VARIANCE

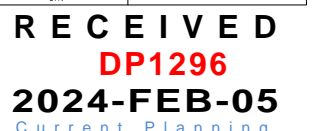
SIDE YARD VARIANCE



SITE PLAN



LOT 460

| <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p> | <p>THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.</p> | | <p>IRWIN MULIPLEX. 450/ 460 IRWIN STREET NANAIMO, BC</p> | <p>CLIENT SUN PORCH HOMES</p> | <table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>APR 13 2022</td> <td>01</td> <td>CL UPDATE</td> </tr> <tr> <td>AUG 28 2022</td> <td>02</td> <td>CL UPDATE 2</td> </tr> <tr> <td>NOV 01 2022</td> <td>03</td> <td>CL UPDATE 3</td> </tr> <tr> <td>APR 01 2024</td> <td>04</td> <td>CL UPDATE 4</td> </tr> </tbody> </table> | REV. DATE | NUMBER | DESCRIPTION | APR 13 2022 | 01 | CL UPDATE | AUG 28 2022 | 02 | CL UPDATE 2 | NOV 01 2022 | 03 | CL UPDATE 3 | APR 01 2024 | 04 | CL UPDATE 4 | <p>DATE: JULY 12, 2022 SCALE: SITE PLAN</p> |
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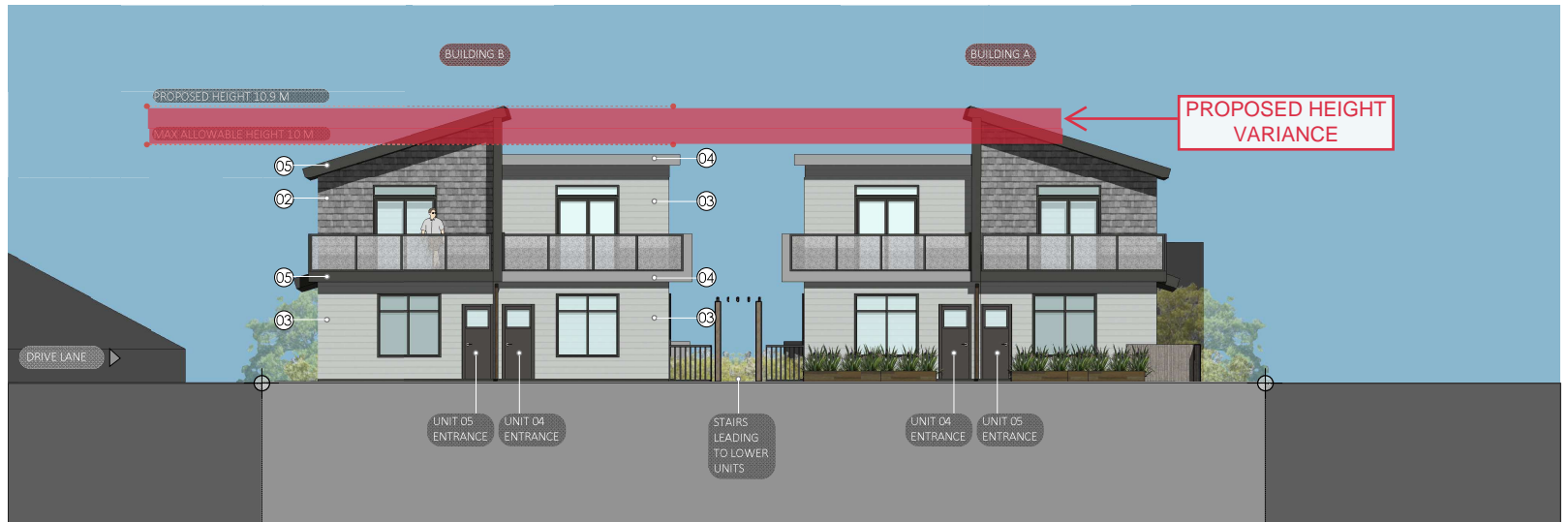
ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

-  01 Windows Black
-  02 GENTEK Shingles Siding Heritage Grey
-  03 GENTEK Vinyl Lap Siding Pearl
-  04 GENTEK Trim Chesapeake Gray
-  05 GENTEK Trim Iron Ore
-  06 HARDIE Panel Wood Finish

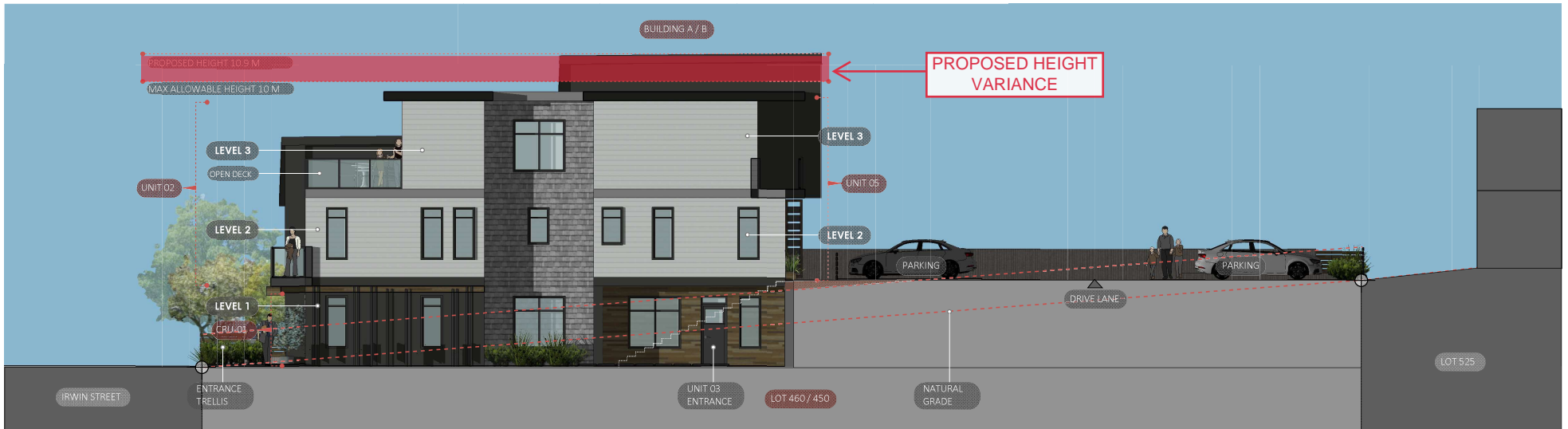


FRONT ELEVATION | WEST ELEVATION | MULTIPLEX | FROM IRWIN STREET | Scale 1/8" = 1' |



EAST ELEVATION | FOURPLEX | FROM LANE | Scale 1/8" = 1' |

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NORTH ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |



SOUTH ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |

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ATTACHMENT E BUILDING PERSPECTIVES



FRONT VIEW FROM IRWIN STREET



VIEW OF PARKING AND TRASH AREA



FRONT AREIAL VIEW

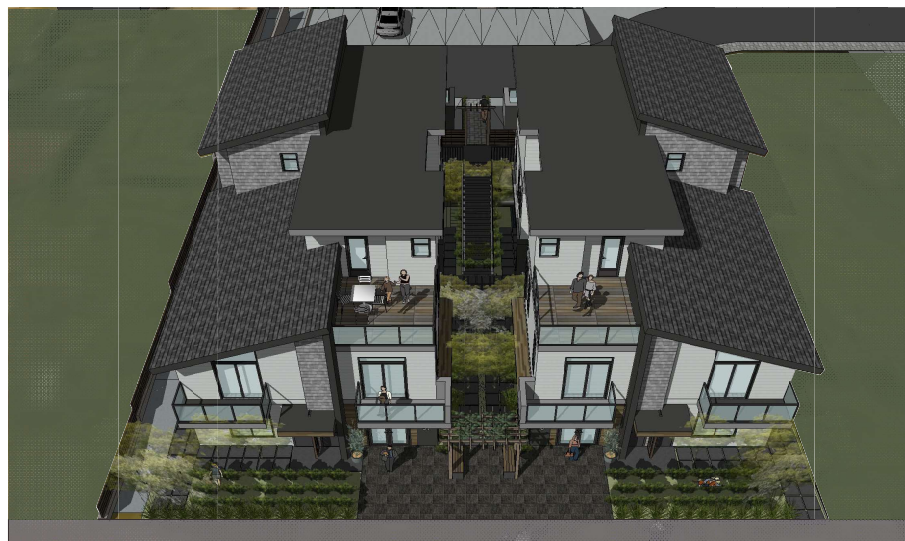


REAR VIEW OF BUILDING

|  <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrarchitect.com 250.714.6749 jrarchitect.com</p> | <p>THE DRAWINGS, DESIGN IDEAS AND PLANS OF CONSTRUCTION SHOWN HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COUNTRIES, CITIES AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION FROM JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY DISPUTE OR LITIGATION, THE PARTIES SHALL HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.</p> | <p>ARCHIT. STAMP  JOYCE REID TROOST REGISTERED ARCHITECT 2024-02-05</p> | <p>450-460 IRWIN STREET MULTIPLEX 450, 460 IRWIN STREET, NANAIMO, BC</p> | <p>CLIENT Sun Porch Homes Ltd.</p> | <table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>NOV 4, 2022</td> <td>01</td> <td>01</td> </tr> <tr> <td>AUG 31, 2023</td> <td>02</td> <td>CL UPDATE</td> </tr> <tr> <td>DEC 12, 2023</td> <td>03</td> <td>CL UPDATE 3</td> </tr> <tr> <td>FEB 24, 2024</td> <td>04</td> <td>CL UPDATE 4</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> | REV. DATE | NUMBER | DESCRIPTION | NOV 4, 2022 | 01 | 01 | AUG 31, 2023 | 02 | CL UPDATE | DEC 12, 2023 | 03 | CL UPDATE 3 | FEB 24, 2024 | 04 | CL UPDATE 4 | | | | | | | | | | | | | | | | <p>DATE: JULY 12, 2022 SCALE: SEE DRAWING</p> | <p>PERSPECTIVES</p> |
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FRONT VIEW OF CRU ENTRANCE



TOP VIEW OF CRU ENTRANCE



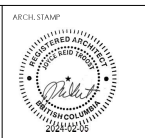
REAR VIEW FROM PARKING



STREET VIEW OF BUILDING FROM IRWIN

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jrtarchitecture.com
 250.714.6749
 jrtarchitecture.com

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450-460 IRWIN STREET MULTIPLEX
 450, 460 IRWIN STREET, NANAIMO, BC

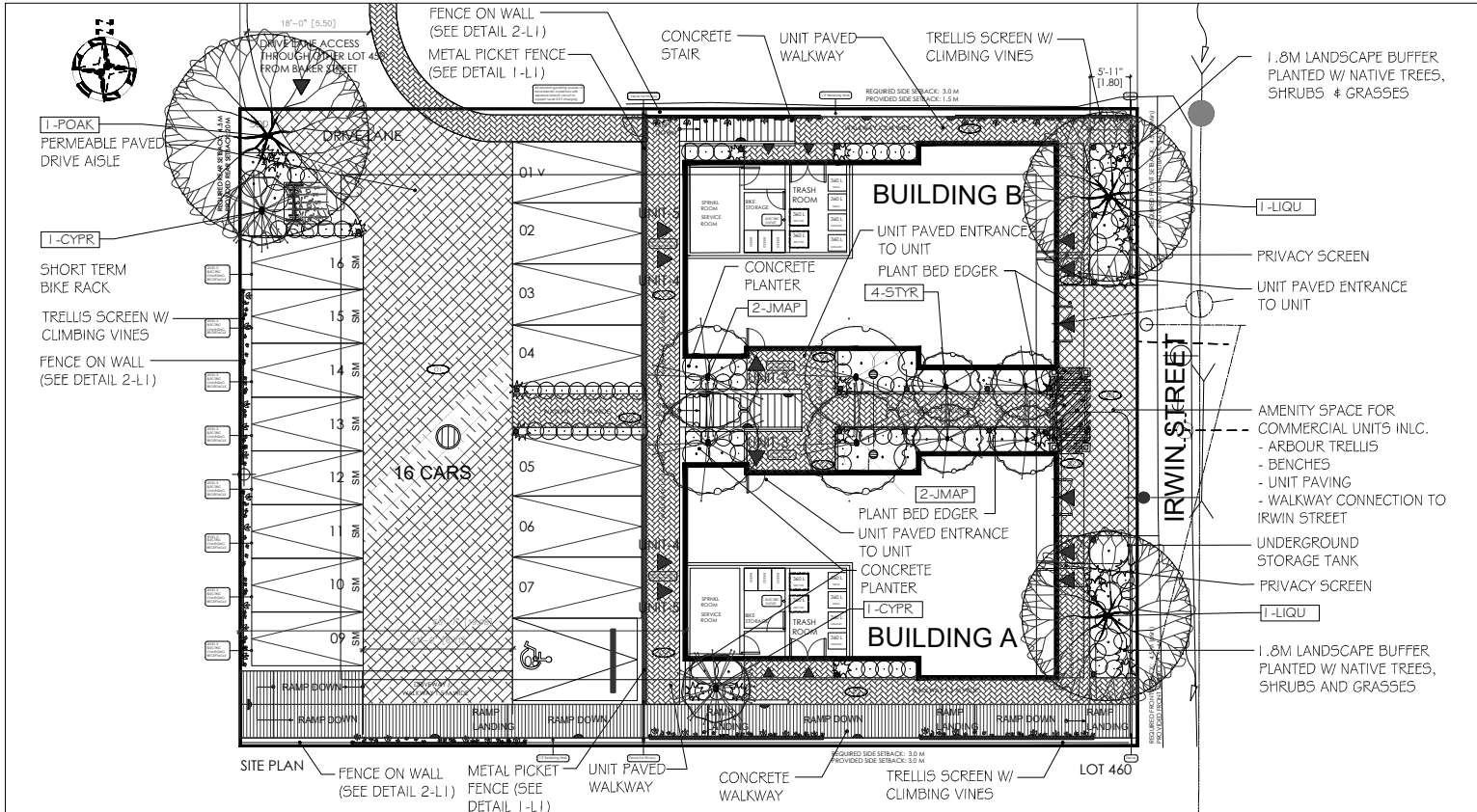
CLIENT
 Sun Porch Homes Ltd.

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|--------------|--------|-------------|
| NOV 4, 2022 | 01 | 01 |
| AUG 31, 2023 | 02 | CL UPDATE |
| DEC 12, 2023 | 03 | CL UPDATE 3 |
| FEB 24, 2024 | 04 | CL UPDATE 4 |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: JULY 12, 2022
 SCALE: SEE DRAWING
 DRAWN BY: JRT
 DRAWN BY: JRT

PERSPECTIVES
A301

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



SUGGESTED PLANT LIST

| Key | Common Name | Latin Name | Size | |
|----------------------|-------------|--------------------------------|---|-----------|
| Large Trees | POAK (1) | Pin Oak | Quercus palustris | 30m Cal |
| | LIQU (2) | Sweetgum | Liquidambar styraciflua var. 'Warplescor' | 70m Cal |
| | JMAP (4) | Japanese Maple | Acer palmatum var. 'Higabayan' | 30m Cal. |
| | STYR (6) | Japanese Sycamore | Styrax japonica var. 'Temple Bell' | 30m Cal. |
| | DFR (8) | Daubay Fir | Pseudotsuga menziesii | 2.5m Ht. |
| | CYPR (6) | Wilga Goldcrest Cypress | Cyperus macrocarpa var. 'Goldcrest Wilga' | 2.5m Ht. |
| Large Shrubs | FLER | Lily of the Valley Shrub | Phlox japonica var. 'Forest Flame' | #5 Pot. |
| | LRHB | Rhododendron | Rhododendron var. 'Gomer Waterer' | #5 Pot. |
| | LRHA | Rhododendron | Rhododendron var. 'Pink Walliser' | #5 Pot. |
| Medium Shrubs | ABE | Glossy Abelia | Abelia x grandiflora | #2 Pot. |
| | ALAF | Winged Burning Bush | Elyonurus alata var. 'Compact' | #2 Pot. |
| | SALA | Sabal | Gaillardia x shillon | #1 Pot. |
| | OTLO | Otto Lyken Laurel | Phnus laroocensis var. 'Otto Lyken' | #2 Pot. |
| | LRFB | Rhododendron | Rhododendron var. 'Christmas Cheer' | #5 Pot. |
| | LRFA | Rhododendron | Rhododendron var. 'Uhhay' | #5 Pot. |
| | RUBB | Red Flowering Currant | Ribes sanguineum var. 'King Edward' | #2 Pot. |
| | VACC | Edible Blueberry | Vaccinium var. 'Lepaco' | #2 Pot. |
| | VDOG | Vinegarballed Dogwood | Cornus alba var. 'Lucy Hay' | #2 Pot. |
| | MAFC | Ornigan Grape | Malthoia angustifolia var. 'Compact' | #2 Pot. |
| | DVIB | David Viburnum | Viburnum davidii | #2 Pot. |
| Small Shrubs | AZAF | Evergreen Azalea | Azalea japonica var. 'Grandis Fuchsal' | #2 Pot. |
| | AZAM | Evergreen Azalea | Azalea japonica var. 'Gump White' | #2 Pot. |
| | ELUCF | Crocosmia Eucymia | Elyonurus fortunei var. 'Emerald Guest' | #1 Pot. |
| | DWARF | Dwarf Forsy | Floros japonica var. 'Dekubate' | #1 Pot. |
| | POLY | Sword Fern | Polycaulon minutum | #1 Pot. |
| | SPIFG | Goldflame Spirea | Spirea bumala var. 'Goldflame' | #1 Pot. |
| | ADGG | Arctic Fire Dogwood | Cornus sericea 'Arctic Fire' | #1 Pot. |
| | SPIR | Spirea | Spirea bumala var. 'Shirovans' | #1 Pot. |
| Vines | CLEM | Clematis | Clematis var. 'Elizabeth' | #5 Pot. |
| | ARM | Arnica's Clematis | Clematis armandi | #5 Pot. |
| Ground Covers | BEAR | Bearberry | Arctostaphylos uva-ursi var. 'Vancouver Jade' | #5P4 Pot. |
| | BERG | Bergenia | Bergenia cordifolia var. 'Bessonsiam Ruby' | #5P4 Pot. |
| | COTO | Training Cotoneaster | Cotoneaster damienii | #5P4 Pot. |
| | WIT | Mountain Cranberry | Vibis udea minus | #5P4 Pot. |
| Perennials | ASTI | Astilbe | Astilbe chinensis var. 'Pomila' | #5P4 Pot. |
| | HEUC | Coral Bell | Heuchera micrantha var. 'Tulace Purple' | #5P5 Pot. |
| | IRIS | Bisset Iris | Iris pallida var. 'Vanessata' | #5P5 Pot. |
| | LAVA | English Lavender | Lavandula angustifolia var. 'Munstead' | #5P5 Pot. |
| | SCIE | Kaffir Lily | Schizostylis coccinea var. 'Ornigan Sunset' | #5P4 Pot. |
| | HEMI | Dwarf Daylily | Hemerocallis var. 'Stella d'Or' | #5P5 Pot. |
| Grasses | CARX | Vinegarballed Japanese Sedge | Carex morrowii var. 'Aureo vinegatea' | #1 Pot. |
| | TFST | Flame Sedge | Carex testacea | #1 Pot. |
| | KARL | Karl Foerster Feather Reed | Calamagrostis x dubitatoria | #2 Pot. |
| | VMDS | Vinegarballed Miscanthus Grass | Miscanthus sinensis | #2 Pot. |

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

LIGHTING LEGEND & SCHEDULE

- BOLLARD LIGHTS (x20)
MODEL: LEDFATH003D
DESC.: BOLLARD W/ X-SHAPED LUMINAIRE
FINISH: BLACK
CONTACT: DAL'S
PHONE: 877-430-1818
- WALL LIGHT (x18)
TBD BY ARCHITECTURAL
- POLE LIGHT (x1)
TBD BY ARCHITECTURAL

PAVER TYPES

- 01 TYPE: VENETIAN COBBLE PERMEABLE PAVER
COLOUR: LA JOULA
PATTERN: ASHLAR BOND
SIZE: VARIOUS
- 02 TYPE: ORIGINS 12
COLOUR: VICTORIAN
PATTERN: STACK BOND (45° TO BUILDING FACE)
SIZE: 12"x12"
- 03 TYPE: CORTEZ SLAB
PATTERN: STACK BOND (45° TO BUILDING FACE)
SIZE: 24"x24"
SUPPLIER: BELGARD PAVERS

BENCH (x2)
MODEL: MODEL 82
SIZE: 4' BENCH
MATERIAL: RECYCLED PLASTIC
CONTACT: VICTOR STANLEY
PHONE: 1-800-368-2573

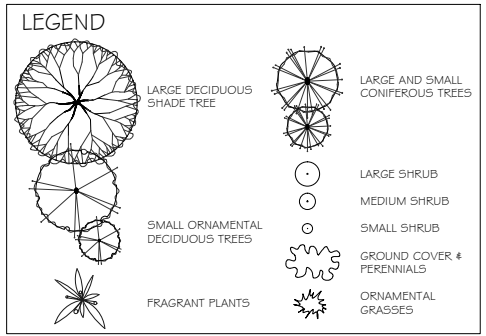
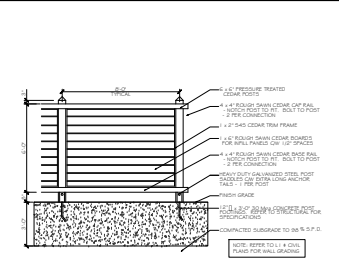
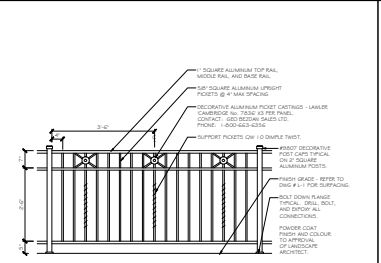
SHORT TERM BIKE RACKS (x1)
MODEL: 500 BIKE RACK (5 STALLS, MOUNTED TO CONCRETE PAD)
SUPPLIER: MAGLIN SITE FURNITURE

TREE COUNT

| | |
|---------------------------|-----------|
| LARGE DECIDUOUS: | 3 |
| MEDIUM FLOWERING: | 4 |
| SMALL FLOWERING: | 4 |
| SMALL CONIFER: | 2 |
| TOTAL NO. OF TREES | 13 |

% CONIFER TREE COVERAGE = 15%

WHERE POSSIBLE, WE HAVE INCORPORATED SMALL SCALE CONIFER TREES, BUT WE WILL NOT BE ABLE TO MEET INTENT OF CITY OF NANAIMO STANDARDS FOR 50% CONIFER TREE COVERAGE.



FORSITE LANDSCAPE ARCHITECTURE
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ARCH. STAMP

IRWIN MULIPLIX.
450/460 IRWIN STREET NANAIMO, BC

CLIENT
SUN PORCH HOMES

| REV. DATE | NUMBER | DESCRIPTION |
|------------|--------|-----------------------------------|
| 2022-09-21 | 1 | PRELIM. CONCEPT PLAN - FOR REVIEW |
| 2022-10-07 | 2 | CONCEPT PLAN - REVISED |
| 2022-11-08 | 3 | CONCEPT PLAN - REVISED |
| 2023-07-31 | 4 | CONCEPT PLAN - REVISED |
| 2023-12-13 | 5 | CONCEPT PLAN - REVISED |
| 2024-01-30 | 6 | CONCEPT PLAN - REVISED |

DATE: JANUARY 30, 2024
SCALE: 1:100
LANDSCAPE CONCEPT PLAN

RECEIVED
DP1296
2024-FEB-05
Current Planning

DRAWN BY: RF

L100