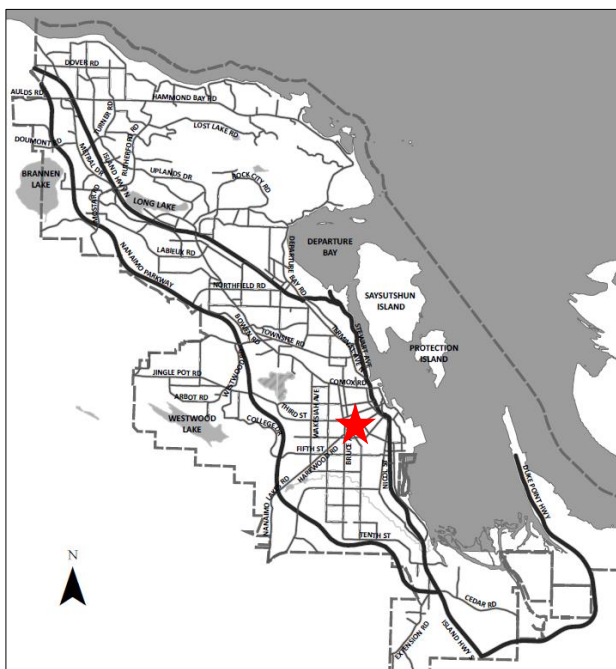


DATE OF MEETING February 26, 2024

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1299 – 880
HECATE STREET**



Proposal:

An 8-unit multi-family development

Zoning:

R15 – Old City Medium Density Residential

City Plan Land Use Designation:

Old City Neighbourhood

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

874m²

DP



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 880 Hecate Street.

Recommendation

That Council issue Development Permit No. DP1299 for a multi-family development at 880 Hecate Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

BACKGROUND

A development permit application, DP1299, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit an 8-unit multi-family development at 880 Hecate Street.

Subject Property and Site Context

The subject property is located in the Nob Hill neighbourhood, on the west side of Hecate Street, between Kennedy Street and Medea Way. The development is bordered by a lane on the east property line. The rectangular shaped lot is relatively flat (sloping up 1m to the north from Hecate Street) and contains an existing mixed-use building which will be removed to facilitate the proposed development.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings and multi-family developments. The subject property is within walking distance to active transportation routes, commercial services, and Downtown Nanaimo.

DISCUSSION

Proposed Development

The applicant is proposing to construct an 8-unit multi-family residential building within a 3 ½-storey building with roof decks. The building will contain four 1-bedroom units (approximately 55m² in area), partially below grade, and four 2-level units on the second and third storeys, each with two bedrooms and a den (approximately 97m² to 99m² in area). The total gross floor area of the development is 595m² and the Floor Area Ratio (FAR) is 0.68.

Site Design

The proposed building is oriented southeast to northwest with vehicle access from the lane and permeable parking at the rear of the site. Vehicle parking includes twelve spaces with one designated accessible and one designated visitor parking. Four long-term bicycle parking spaces are provided in an accessory building at the rear of the property beside the drive aisle. Short-term bicycle parking is provided in front of the building, beneath an arbour trellis. Pedestrian connections are provided from the street, along the front of the building, and along the southwest side of the building via a stepping stone pathway to the parking area. Three stream waste

management containers are located in a refuse enclosure with an arbour located in the north corner of the lot.

A 1.67m statutory right-of-way for future lane widening will be secured along (adjacent to the east property line) as condition of the Development Permit.

Building Design

The building is 3 ½-storeys in height with traditional architectural design reflective of the Old City character including ground-oriented access for each unit. The design incorporates front porches, wood columns and railings, and gabled roofs as encouraged by the applicable design guidelines. The exterior finishes of the building include a mix of vinyl lap siding; PVC shingle siding, board and batten, and trim; and wood doors. The entrances for the two-bedroom units are oriented toward Hecate Street via a series of stairs, and the sunken entrances for the one-bedroom units are oriented toward the rear parking area.

Landscape Design

Landscaping is provided along Hecate Street, bordering the lane, pathways, and parking area with a variety of deciduous and coniferous trees, shrubs, fragrant plants, vines, ground covers, and ornamental grasses. The plantings between the building and Hecate Street incorporate four concrete box planters with flowering trees and grasses; three arbour trellises with vines; benches for seating; paver walkways; and, shrub plantings. The parking spaces are atop permeable pavers, and the pedestrian pathways incorporate a variety of pavers and stepping stones. Bollard lighting is provided along the walkways and adjacent to the parking area. Wall lighting is provided along the perimeter of the building; and, a pole light is located beside the accessory building. A 1.7m wood perimeter fence is proposed along the southwest side and northwest rear property lines.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and Old City Multiple Family Residential Design Guidelines including well-articulated building design which complements existing adjacent buildings and creates visual interest; traditional architectural elements consistent with the Old City character; parking at the rear of the building; and pedestrian circulation.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-APR-27, accepted DP1299 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider a variation of exterior building materials, in particular to complement the landscape design;
- Consider changing the access to the bicycle locker;
- Consider adding more outdoor amenity space, where possible; and,
- Consider the lighting fixture selection for upper patios to minimize light pollution.

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

- The access to the bicycle storage and mechanical/electrical room has been changed to the northeast side of the accessory building;
- Respective of the remaining recommendations, the applicant noted:
 - Different materials and colours have been provided including multiple rooflines, balconies, projections, stairs, and railings;
 - Due to size constraints, provision of additional outdoor amenity areas would be difficult to accommodate; and,
 - Lighting for the upper balconies have not been conceptualized, however, it was noted that light spillage would be a consideration as the design progresses.

Proposed Variances

Projections into Front Yard Setback

The maximum permitted projection of steps and landings and an entry portico into a front yard setback is 2.0m. The proposed projection into the front yard setback for these features is 3.0m, a requested variance of 1.0m. Staff support the proposed variance as:

- the siting of the building would be consistent with the typical streetscape in the Old City neighbourhood;
- allows for a functional parking area at the rear of the building; and,
- as the reduced setback can accommodate landscaping, trellis features, pathways, and lighting within the proposed setback.

Number of Trellis Structures

Subsection 6.10.7 of the Zoning Bylaw permits one trellis structure in a front yard setback (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard from one to three, a proposed variance of two trellis structures. Staff support the proposed variance as the trellises serve as both wayfinding and ornamental features keeping with the character of the Old City.

Siting of a Principal Building

The minimum required side yard setback for accessory buildings in the R15 zone is 1.5m. The proposed side yard setback along a portion of the south side lot line to accommodate a storage building is 1.2m, a requested variance of 0.3m. Staff support the proposed variance as the proposed storage building is one-storey and limited in floor area – containing a service room and a room for long-term bicycle parking.

Building Height

The maximum permitted height of a principal building in the R15 zone is 9.5m. The proposed building height as measured to the midpoint of the roof is 10.45m, a requested variance of 0.95m. Staff support the height variance which is only for the portion of the building encompassing a gable roof.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along the front lot line from 1.8m to 0.82m (to accommodate a continuous

pathway in front of the units), a requested variance of 0.98m. Staff support the proposed variance as the pathway supports pedestrian circulation, and as the provided landscape buffer includes trees and plantings between the building and public realm.

Siting of a Refuse Enclosure

The minimum required minimum setback of waste management containers to a lot line adjoining a property zoned for residential use is 3.0m. A variance is proposed to reduce the setback of waste management containers to the adjacent residentially zoned property from 3.0m to 0.21m, a requested variance of 2.79m. Staff support the proposed variance as the refuse enclosure will incorporate ornamental features to screen the waste management containers and as the refuse enclosure will abut a parking area servicing the proposed development on the neighbouring property at 558 Medea Way (DP1184).

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%. Staff support the proposed variance, which designates six of the twelve off-street parking spaces as small car parking spaces 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 on the subject property. |

SUMMARY POINTS

- Development Permit Application No. DP1299 proposes a new 8-unit multi-family development at 880 Hecate Street.
- Variances are requested to reduce the side yard setback for a storage building, landscape buffer, and setback for waste management containers; and to increase the projection into a front yard setback for steps and landings as well as an entry portico, building height, number of permitted trellises, and percentage of small car parking spaces. |

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

TERMS OF PERMIT

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

1. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection of an entry portico and steps and landing within a front yard setback from 2.0m to 3.0m as shown on Attachment C.
2. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 3, as shown on Attachment F.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 1.5m to 1.2m for a storage building, as shown on Attachment C.
4. *Section 7.6.1 & 7.6.5 Size of Buildings* – to increase the maximum permitted height of a principal building as measured to the midpoint from 9.5m to 10.5m as shown on Attachment D.
5. *Section 17.2.1 Landscaping General Regulations* – to reduce the minimum required landscape buffer width from 1.8m to 0.82m within the front yard (abutting Hecate Street) as shown on Attachment F.
6. *Section 17.3.4 Refuse Receptacles* – to reduce the required minimum setback for waste management containers from 3.0m to 0.21m as shown on Attachment F.

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

1. *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 in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2024-JAN-18, 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 2023-DEC-13, 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-16, as shown on Attachment F.
4. Registration of a 1.67m wide Statutory Right-of-Way (SRW) to accommodate future widening of the lane, prior to building permit issuance.

The map shows a residential neighborhood with the following streets and features:

- Streets:** Kennedy St, Hecate St, Medea Way, Asteria Pl, Milton St, Sophia Ln, Farquhar St, and Fifth St.
- Highlighted Property:** A black rectangle with diagonal hatching indicates the property at 880, located on Hecate St between Medea Way and Asteria Pl.
- Zoning Codes:** DT11, R15, CS3, R14, CS1, and R8 are labeled in blue text.
- Lot Numbers:** Various lot numbers are visible, including 509, 517, 521, 523, 525, 528, 531, 533, 535, 537, 541, 547, 551, 553, 557, 558, 560, 562, 564, 566, 568, 576, 586, 594, 596, 601, 607, 609, 602, 604, 608, 614, 611, 615, 619, 623A, 638, 642, 646, 652, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 190



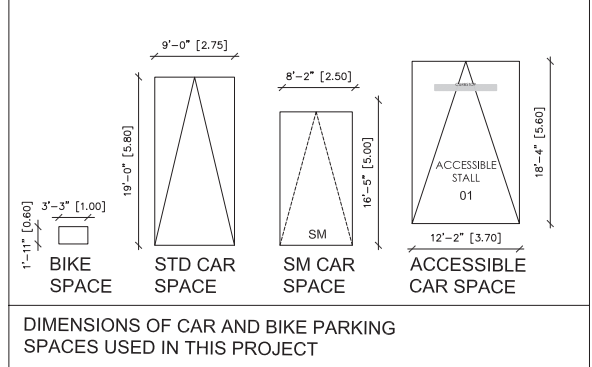
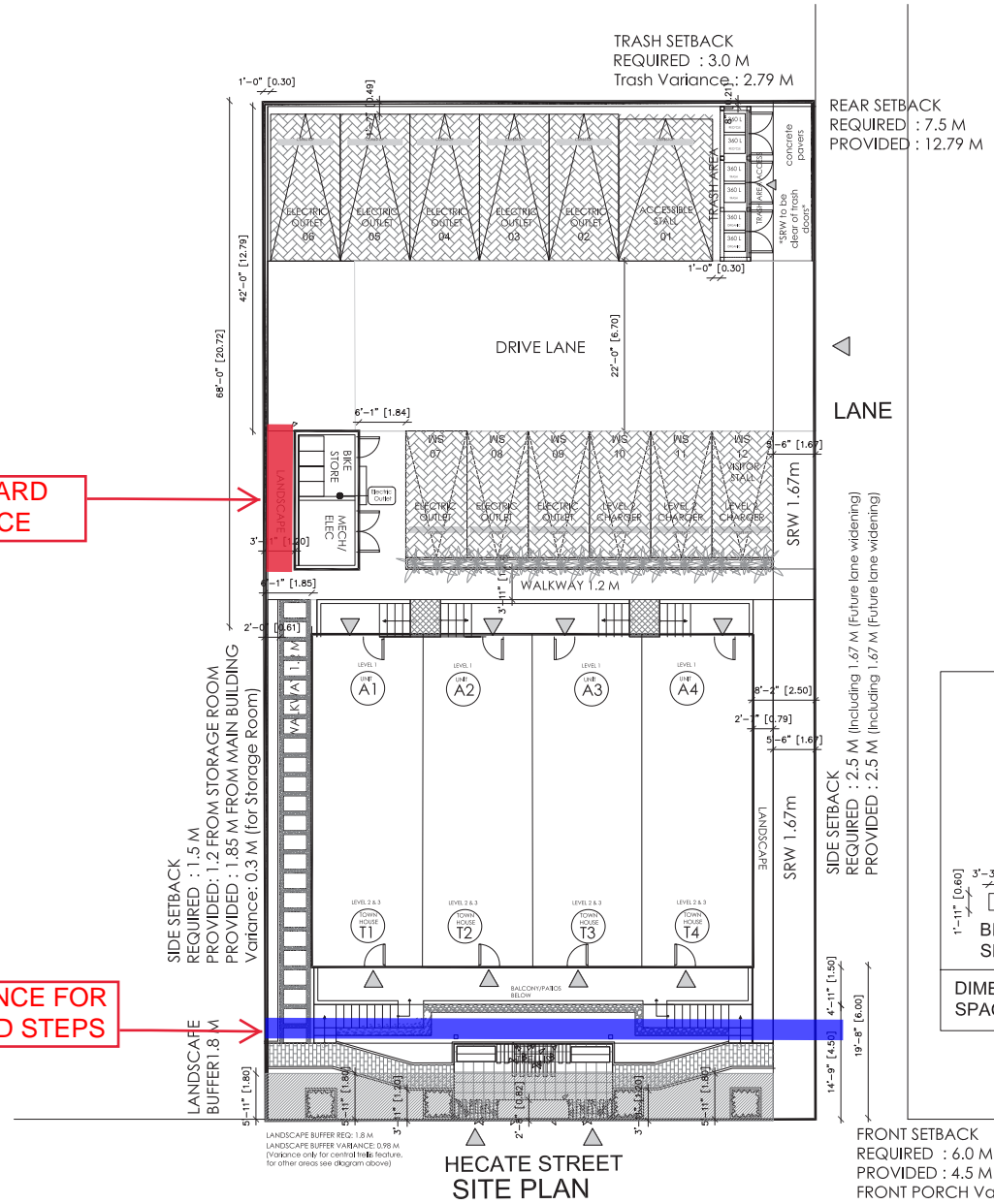
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ATTACHMENT C SITE AND PARKING PLAN



PROPOSED SIDE YARD
SETBACK VARIANCE

PROPOSED VARIANCE FOR
FRONT PORCH AND STEPS



HECATE STREET
SITE PLAN

FRONT SETBACK
REQUIRED : 6.0 M
PROVIDED : 4.5 M
FRONT PORCH Variance: 1.5 M (This

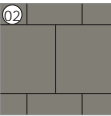
	<p>JOYCE REID TROOST ARCHITECTURE</p> <p>2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9</p> <p>joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN, REVISIONS AND REVISIONS OF CONSTRUCTION DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL CONCEPTS AND PROPERTY RIGHTS ARE RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE DRAWINGS BY A THIRD PARTY, THE USER SHALL BE RESPONSIBLE FOR ANY LAWSUITS AND DAMAGES INCURRED.</p>	<p>ARCH. STAMP</p>	<p>HECATE TOWNHOUSES</p> <p>880 HECATE STREET NANAIMO, BC</p>	<p>CLIENT</p> <p>SUN PORCH HOMES</p>	<table><tr><th>REV. DATE</th><th>NUMBER</th><th>DESCRIPTION</th></tr><tr><td>MARCH 08, 2023</td><td>01</td><td>DP</td></tr><tr><td>APRIL 01, 2023</td><td>02</td><td>CL RESPONSE</td></tr><tr><td>DEC. 13, 2023</td><td>03</td><td>CL RESPONSE 2</td></tr><tr><td>JAN. 13, 2024</td><td>04</td><td>CL RESPONSE 3</td></tr><tr><td>JAN 15, 2024</td><td>05</td><td>CL RESPONSE 4</td></tr><tr><td>JAN 16, 2024</td><td>06</td><td>CL RESPONSE 5</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></table>	REV. DATE	NUMBER	DESCRIPTION	MARCH 08, 2023	01	DP	APRIL 01, 2023	02	CL RESPONSE	DEC. 13, 2023	03	CL RESPONSE 2	JAN. 13, 2024	04	CL RESPONSE 3	JAN 15, 2024	05	CL RESPONSE 4	JAN 16, 2024	06	CL RESPONSE 5										<p>DATE JAN 15, 2023</p> <p>SCALE</p> <p>RECEIVED DP1299 2023-JAN-18</p> <p>DRAWN BY JRT</p>	<p>SITE PLAN</p> <p>A100</p>
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ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS

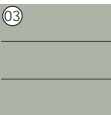
MATERIAL LEGEND



White
Windows



GENTEK Shingles Siding
Storm



GENTEK Vinyl Lap Siding
Sage



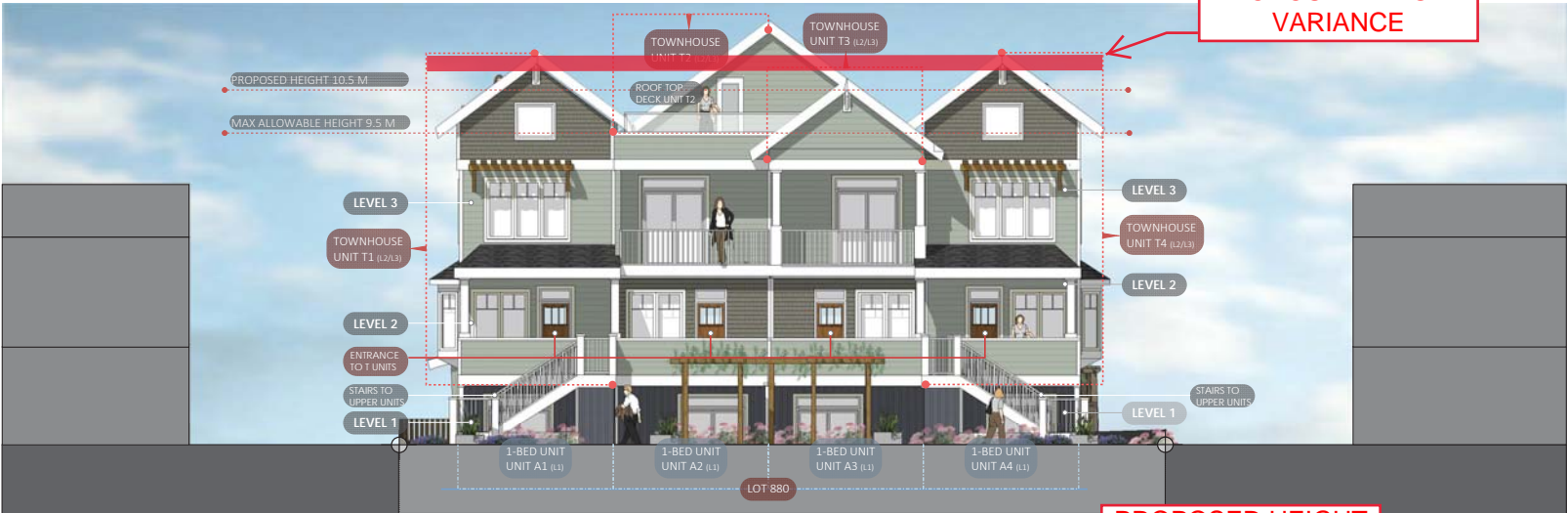
GENTEK Trim
White



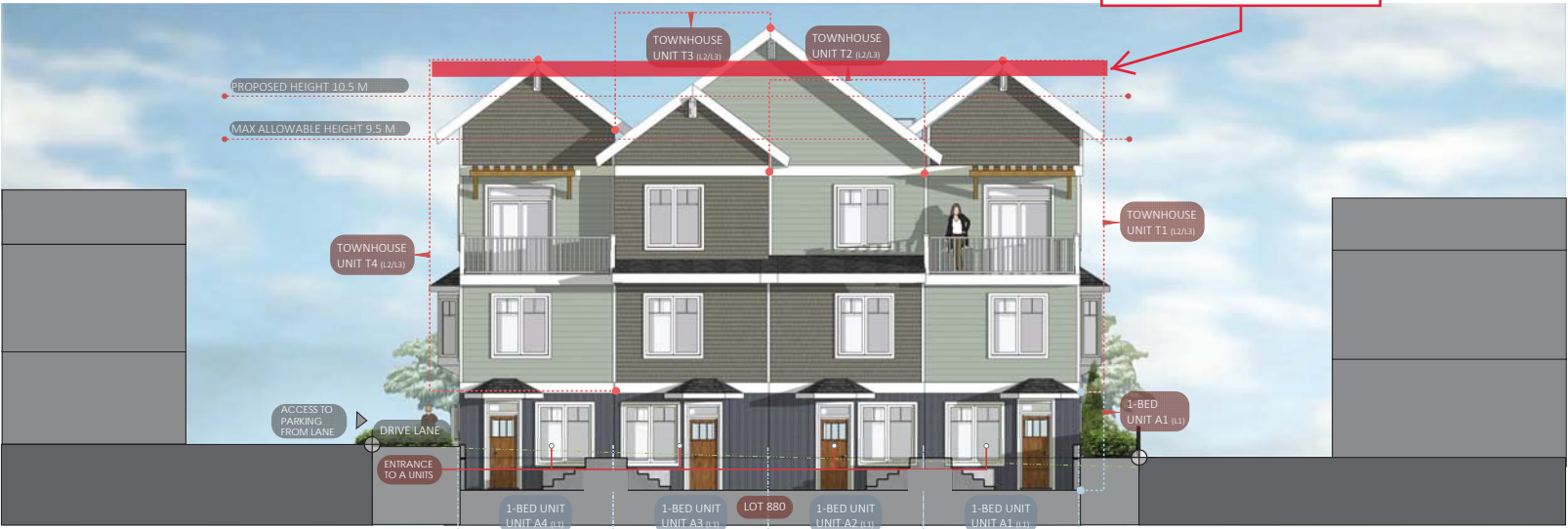
Board & Batten
Iron Ore



Door
Wood Finish

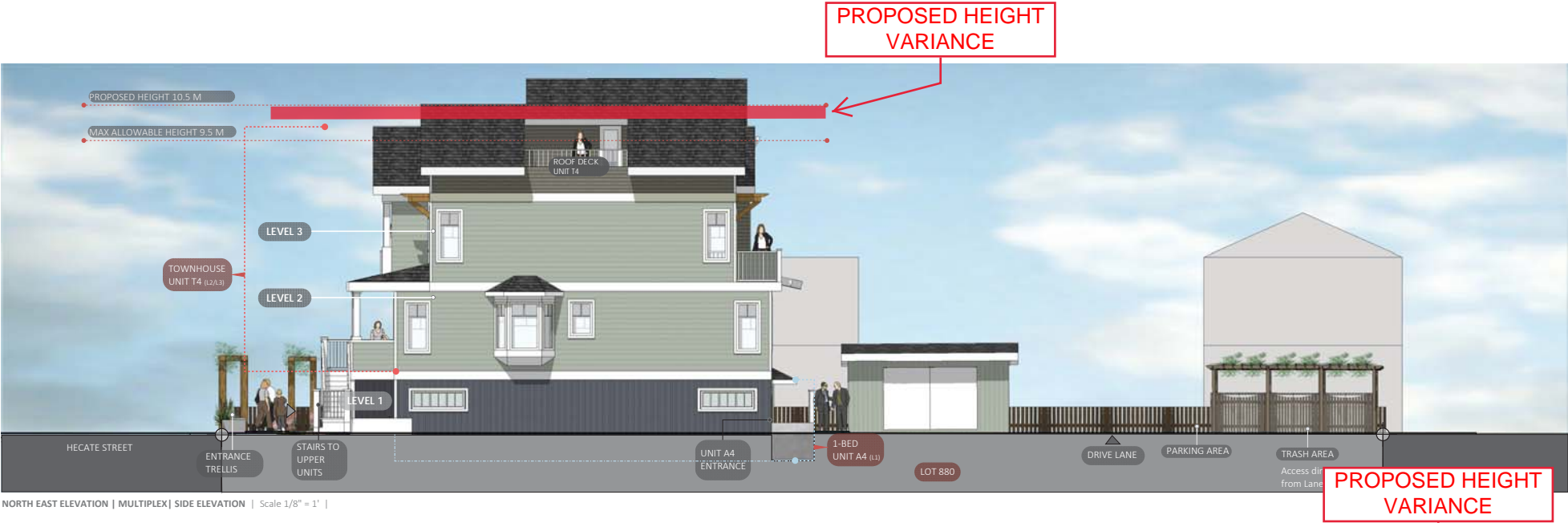


FRONT ELEVATION | SOUTH EAST ELEVATION | MULTIPLEX | FROM HECATE STREET | Scale 1/8" = 1' |



NORTH WEST ELEVATION | MULTIPLEX | FROM PARKING AREA | Scale 1/8" = 1' |

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.		880 HECATE TOWNHOMES 880 HECATE STREET, NANAIMO, BC	CLIENT Sun Porch Homes Ltd.	<table><tr><th>REV</th><th>DATE</th><th>NUMBER</th><th>DESCRIPTION</th></tr><tr><td>01</td><td>JAN 15, 2023</td><td>01</td><td>1P</td></tr><tr><td>02</td><td>FEB 15, 2023</td><td>02</td><td>CL RESPONSE</td></tr><tr><td>03</td><td>MAR 15, 2023</td><td>03</td><td>CL RESPONSE 2</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV	DATE	NUMBER	DESCRIPTION	01	JAN 15, 2023	01	1P	02	FEB 15, 2023	02	CL RESPONSE	03	MAR 15, 2023	03	CL RESPONSE 2																					DATE JAN 15, 2023 SCALE SEE DRAWING	ELEVATIONS
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ATTACHMENT E
BUILDING PERSPECTIVES





JOYCE REID TROOST ARCHITECTURE

2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

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ARCH. STAMP



880 HECATE TOWNHOMES

880 HECATE STREET, NANAIMO, BC

CLIENT

Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
01/01/2023	01	1P
01/01/2023	02	C.I. RESPONSE
01/01/2023	03	C.I. RESPONSE 2

DATE	SCALE	PERSPECTIVES
JAN 15, 2023	SEE DRAWING	
<div>RECEIVED DP1299 2023-DEC-15 NANAIMO, BC</div>		
DRAWN BY	JRT	DRAWN BY JRT

A300



VIEW FROM HECATE STREET FROM THE SOUTH



FRONT VIEW



FRONT VIEW FROM HECATE AND LANE



AERIAL VIEW FROM HECATE AND LANE



JOYCE REID TROOST ARCHITECTURE

2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

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880 HECATE TOWNHOMES

880 HECATE STREET, NANAIMO, BC

CLIENT

Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
01/01/2023	01	1P
01/01/2023	02	CL RESPONSE
01/01/2023	03	CL RESPONSE 2

DATE	JAN 15, 2023
SCALE	SEE DRAWING
RECEIVED DP1239 2023-DEC-15 <small>CITY OF NANAIMO</small>	
DRAWN BY	JRT
DRAWN BY	JRT

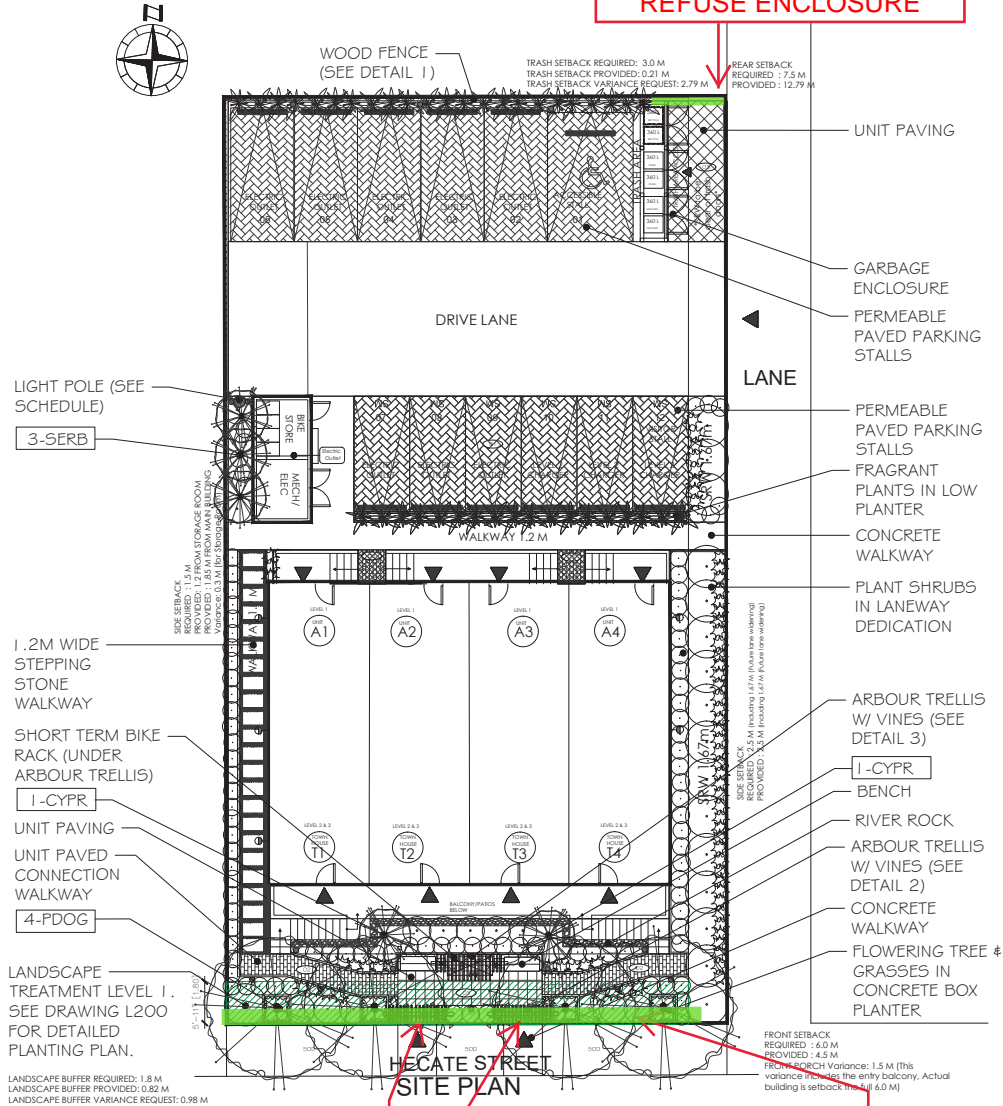
PERSPECTIVES

A301

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Page 1 of 2

**PROPOSED VARIANCE FOR
REFUSE ENCLOSURE**



**PROPOSED TWO
TRELLIS VARIANCE**

**LANDSCAPE BUFFER
VARIANCE**

LIGHTING LEGEND & SCHEDULE

- BOLLARD LIGHTS (x12)**
DESCRIPTION: LINEAL
BOLLARD
FINISH: SPECKLED SILVER
(BODY); TEAK ACCENT
- 14' LIGHT POLE (x1)**
DESCRIPTION: SIRE
FINISH: WOOD/ALUMINUM
- WALL LIGHT (x6)**
TBD BY ARCHITECTURAL
- SUPPLIER: STRUCTURA

TREE COUNT

MEDIUM FLOWERING: 4
SMALL CONIFERS: 5

% CONIFER TREE
COVERAGE = 50%

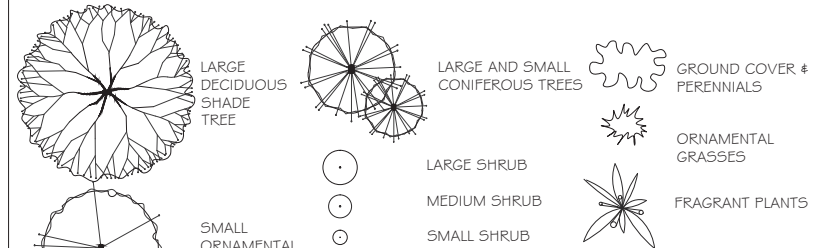
SHORT TERM BIKE RACK (x1)
MODEL: COMMERCIAL BIKE SECURING
RACK CAH-721 (MOUNTED TO
CONCRETE PAD)
COLOUR: RECYCLED PLASTIC LUMBER
W/ STEEL FRAME
SUPPLIER: CANAAN SITE FURNISHINGS

BENCH (x2)
DESCRIPTION: COMMERCIAL METRO
BENCH
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE
FURNISHINGS
PHONE: 1-855-330-1133

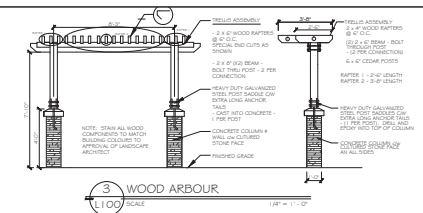
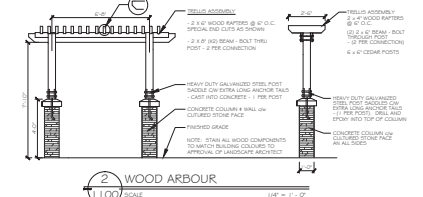
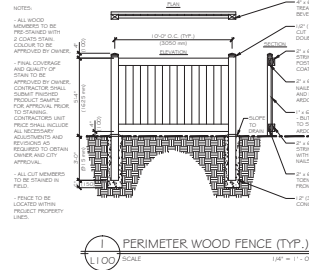
PAVER TYPES

- 01** TYPE: AQUA-ROC
PERMEABLE PAVER
COLOUR: VICTORIAN
PATTERN: HERRINGBONE;
45° TO BUILDING FACE
SIZE: 4" x 8"
- 02** TYPE: VENETIAN COBBLE
PERMEABLE PAVER
COLOUR: GRANITE
PATTERN: RUNNING BOND
SIZE: 6" x 12"
- 03** TYPE: VENETIAN COBBLE
PERMEABLE PAVER
COLOUR: COPPER CANYON
PATTERN: ASHLAR
SIZE: VARIOUS
SUPPLIER: BELGARD PAVERS

SOFTSCAPE LEGEND



NOTE: SEE PAGE L200 FOR DETAILED PLANTING PLAN



REV DATE	NUMBER	DESCRIPTION	DATE	SCALE	LANDSCAPE CONCEPT PLAN
03-18-23	1	LANDSCAPE DEVELOPMENT PERMIT PACKAGE	JANUARY 16, 2024	1:100	
04-06-23	2	REVISED DP PLAN			
08-09-23	3	REVISED DP PLAN			
10-18-23	4	REVISED DP PLAN			
12-15-23	5	REVISED DP PLAN			
01-18-24	6	REVISED DP PLAN			

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING
FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVENUE
VICTORIA, BC V8T 2C1
forsteland@hotmail.com
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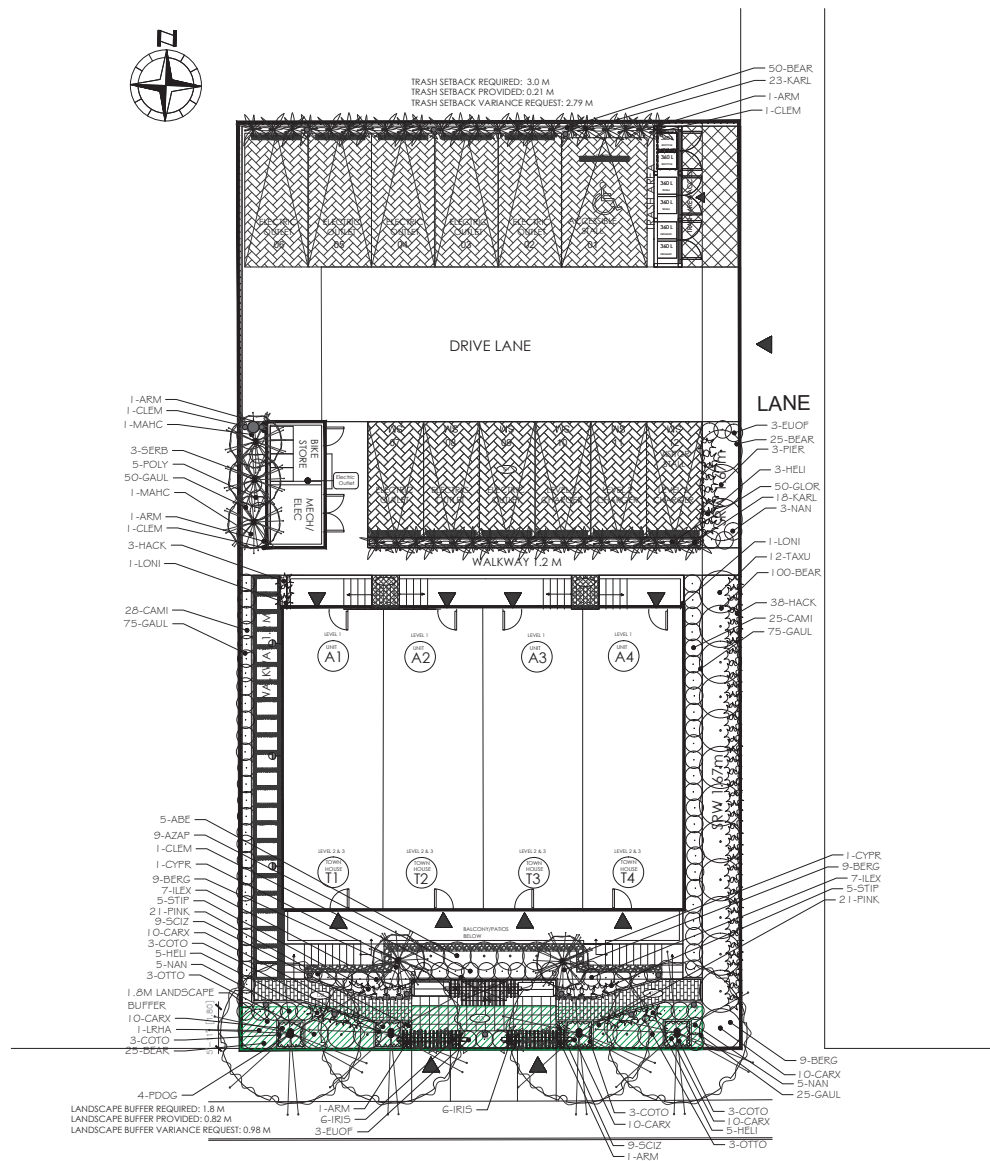
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HECATE TOWNHOUSES
880 HECATE STREET NANAIMO, BC

CLIENT
SUN PORCH HOMES

DRAWN BY RF

L100



PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size
Large Trees	PDOG	4	Pacific Flowering Dogwood	Cornus ruttalii var.'Eddie's White Wonder'	6cm Cal.
	SERB	3	Serbian Spruce	Picea omonka	2.5m Ht.
	CYPR	2	Upright Cypress	Cupressus varn. 'Wilma Goldcrest'	#2 Pot
Large Shrubs	PIER	3	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame'	#5 Pot
	LRHA	1	Rhododendron	Rhododendron var.'Pink Wallpaper'	#5 Pot
	TAXU	1 2	Eddie's Yew	Taxus x media var. 'H.M. Eddie'	1.5m ht
Medium Shrubs	ABE	5	Glossy Abelia	Abelia x grandiflora	#2 Pot
	OTTO	6	Otto Luyken Laurel	Prunus laurocerasus var.'Otto Luyken'	#2 Pot
	MAHC	2	Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
Small Shrubs	AZAP	9	Evergreen Azalea	Azalea japonica var.'Grand's Fuchsia'	#2 Pot
	EUOF	6	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	POLY	0	Sword Fern	Polystichum minimum	#1 Pot
	NAN	1 3	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#1 Pot
	CAMI	5 3	Camellia	Camellia x williamsii 'Debbie'	#1 Pot
	ILEX	1 4	Dwarf False Holly	Ilex crenata convexa	#1 Pot
Vines	CLEM	4	Clematis	Clematis var. 'Elizabeth'	#5 Pot
	ARM	5	Armand's Clematis	Clematis armandii	#5 Pot
	LONI	2	Honeysuckle	Lonicera sempervirens var.'Coral'	#5 Pot
Ground Covers	BEAR	200	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	#SP4 Pot
	BERG	27	Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	#SP4 Pot
	COTO	1 2	Trailing Cotonaster	Cotonaster damienii	#SP4 Pot
	GAUL	225	Wintergreen	Gaultheria procumbens	#SP4 Pot
	GLOR	50	Creeping California Lilac	Ceanothus gloriosus	#SP5 Pot
Perennials	IRIS	1 2	Sweet Iris	Iris pallida var.'Vanegata'	#SP5 Pot
	SCIZ	18	Kaffir Lily	Scythostylis coccinea var.'Oregon Sunset'	#SP5 Pot
	PINK	42	Cottage Pink	Dianthus var. 'Raspberry Surprise'	#SP5 Pot
Grasses	CARX	50	Vanegated Japanese Sedge	Carex morrowei var. 'Aureo vanegata'	#1 Pot
	KARL	4 1	Karl Forrester Feather Reed G	Calamagrostis x acutiflora	#2 Pot
	HELI	1 3	Blue Oat Grass	Helictotrichon sempervirens	#1 Pot
	HACK	4 1	Hachonocloa grass	Hachonocloa	#1 Pot
	STIP	1 0	Spear Grass	Stipa calamagrostis	#1 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.