

DATE OF MEETING July 8, 2024

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1317 – 4670
HAMMOND BAY ROAD**



Proposal:

34-unit multi-family townhouse development

Zoning:

R10 – Steep Slope Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Development Permit Areas:

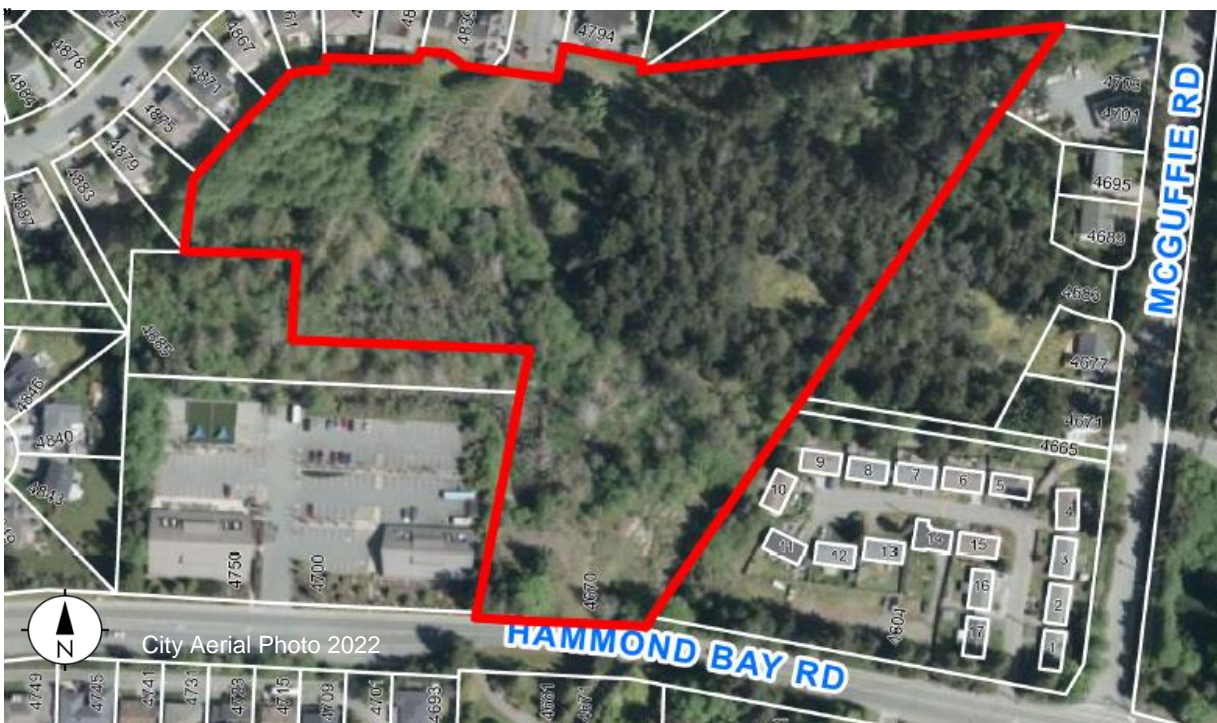
DPA6 – Steep Slope Development

DPA8 – Form and Character

Lot Area:

3.76 ha

DP



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development at 4670 Hammond Bay Road.

Recommendation

That Council issue Development Permit No. DP1317 for a multi-family residential development at 4670 Hammond Bay Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUL-08.

BACKGROUND

A development permit application, DP1317, was received from dHK Architects Inc., on behalf of Panorama Hammond Bay Development Ltd., to permit a 34-unit multi-family residential townhouse development.

Subject Property and Site Context

The subject property is located in the Hammond Bay Neighbourhood. The lot is currently forested and slopes to the east. There are two wetlands located on the west and south portions of the lot, with streams feeding into Walley Creek. The surrounding neighbourhood includes low density residential development, a small-scale commercial development, and City parkland including the multi-use Walley Creek Trail. Hammond Bay Elementary, Morningside Park and Neck Point Park are located approximately 700m to the east.

DISCUSSION

Proposed Development

The applicant is proposing to construct a multi-family residential townhouse development which includes 34-units within 15 buildings. The units range in size from 186m² to 223m² and are comprised of three bedrooms and a flex room per unit. The total proposed gross floor area is 6,828m² and the total Floor Area Ratio (FAR) is 0.27. The proposed lot coverage is 32%, which is below the maximum permitted lot coverage of 40% in the R10 zone.

Site Design

The proposed development will be accessed from the end portion of Ney Drive, which will be constructed with the development. The proposed buildings are located along either side of an internal drive aisle, which follows the natural slope of the property to prevent disturbance of the existing environmentally sensitive areas located on the west and south portion of the lot. A children's play area and short-term bicycle parking are located adjacent to the site entrance, and a walking loop is located on the northeast corner of the lot. To address the natural slope of the site, concrete block retaining walls are proposed throughout the development.

The applicant proposes to dedicate approximately 1.66 hectares of land as park to the City of Nanaimo. This area includes two large wetlands, a portion of Walley Creek and forested land. Future restoration work, to be completed by the City, will occur within the acquired park on the south portion of the lot. Additional lands will be publically secured with a Statutory Right-of-Way (SRW) to expand the nearby active transportation corridor (Walley Creek Trail), which is identified as a priority in City Plan. This trail will also connect up to the end of Ney Drive with future plans for the City to establish a trail to connect to Hammond Bay Road. Voluntary road dedication of 156m² will also be secured along Hammond Bay Road for future road widening.

Building Design

The proposed development consists of clustered townhouse units (two to three units per building). The units located at the lower elevations (Building 3, 4, 5, 7, 8, 9 and 10) appear as one or two storey units from the drive aisle and appear as two or three storeys from the rear. The units located at higher elevations appear as two or three-storey buildings facing the internal drive aisle. The buildings have a combination of flat and peaked roofs. The façade materials include cementitious panels in various colours with aluminum flashing and wood look metal plank siding with additional wood elements. Each unit includes a private deck with black aluminum tempered glass railings and a garage faced with tempered glass panels. Buildings 13, 14, and 15 have rooftop decks with matching tempered glass railings.

Landscape Design

The proposed landscaping is robust and includes a combination of deciduous trees alongside evergreen conifers, shrubs, grasses, perennials, and groundcover plantings. The children's play area is fenced adjacent to the proposed parkland using wood picket fencing, which is also proposed in various front and side yards of the development to offer private amenity space. A crushed stone nature walking trail is provided from the children's play area to the north corner of the lot. The trail features a permeable paver plaza with seating and is surrounded by existing landscaping to be retained and protected. Both the children's play area and the nature walking trail are surrounded by step lighting on the retaining walls and bollard lighting throughout. The required retaining walls are screened with abundant vegetation.

No development or removal of vegetation is proposed within the streams, wetlands or the required 15m leave strip. Fencing is proposed outside of the required leave strip with environmental protection signage along the fence line. A terraced landscape feature is also proposed at the south side of the development area, sloped to meet existing grade. Erosion and sediment control measures, as well as a tree management plan, will be determined and reviewed through subsequent approvals.

A decorative stamped concrete circle and landscape feature with boulders, river rock and conifer trees are proposed at the intersection of the internal drive aisles. This will provide year-round screening of residential units and onsite vehicle movement. The driveways to each unit, pedestrian crossings, sidewalks, and visitor parking area are lined with decorative stamped concrete to increase visual interest on the site.

The development responds to the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area and by stepping buildings with the topography of the land. The development also provides private and common outdoor amenity space and achieves visual interest through building design

and landscaping. As recommended by the Steep Slope Development Permit Guidelines, muted colours and natural materials that reflect the natural setting and hillside are proposed.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-OCT-12, accepted DP1317 as presented with support for the proposed variances and provided the following recommendations:

- Consider a different paving material to demarcate the pedestrian circulation along the roadway;
- Consider a landscape feature at the intersection of the internal drive aisles; and,
- Consider a short-term bike parking configuration that can accommodate a wider variety of bike sizes and types.

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

- Addition of decorative stamped concrete circular landscape feature, sidewalks, and pedestrian crossings;
- Addition of a landscape feature at the intersection, which includes river rock, boulders, and conifer trees;
- Replaced the short-term bicycle rack to a model which allows for a variety of bike sizes and types; and,
- Addition of raised sidewalks and pedestrian crossings.

Proposed Variances

Building Height

The maximum permitted building height for a principal building in the R10 zone, where there is a flat roof (less than 4:12 pitch) is 7.0m.

The maximum permitted building height for a principal building in the R10 zone, where there is a sloped roof (equal or greater than 4:12 pitch) is 9.0m.

Variances to the building heights are proposed as follows:

Building Number	Permitted Height	Proposed Height	Requested Variance
Building 2	9.0m	10.0m	1.0m
Building 11	9.0m	10.0m	1.0m
Building 12	7.0m	7.6m	0.6m
Building 13	7.0m	11.5m	4.5m
Building 14	7.0m	11.5m	4.5m
Building 15	7.0m	11.5m	4.5m

The building height variances are proposed to address anticipated grades that may occur during onsite blasting, which will be required prior to construction. The additional building height for Buildings 13, 14, and 15 allow for access to the rooftop deck and pergola. Staff support the

proposed variances as they provide access to private amenity space and support the construction of the buildings in a form that follows the natural slope of the property. |

SUMMARY POINTS

- Development Permit Application No. DP1317 is for a 34-unit multi-family residential townhouse development.
- The development design substantially meets the intent of the Steep Slope Development Permit Guidelines and the General Development Permit Design Guidelines.
- Variances are requested for the principal building height for Buildings 2, 11, 12, 13, 14, and 15.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Park and Road Dedication 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

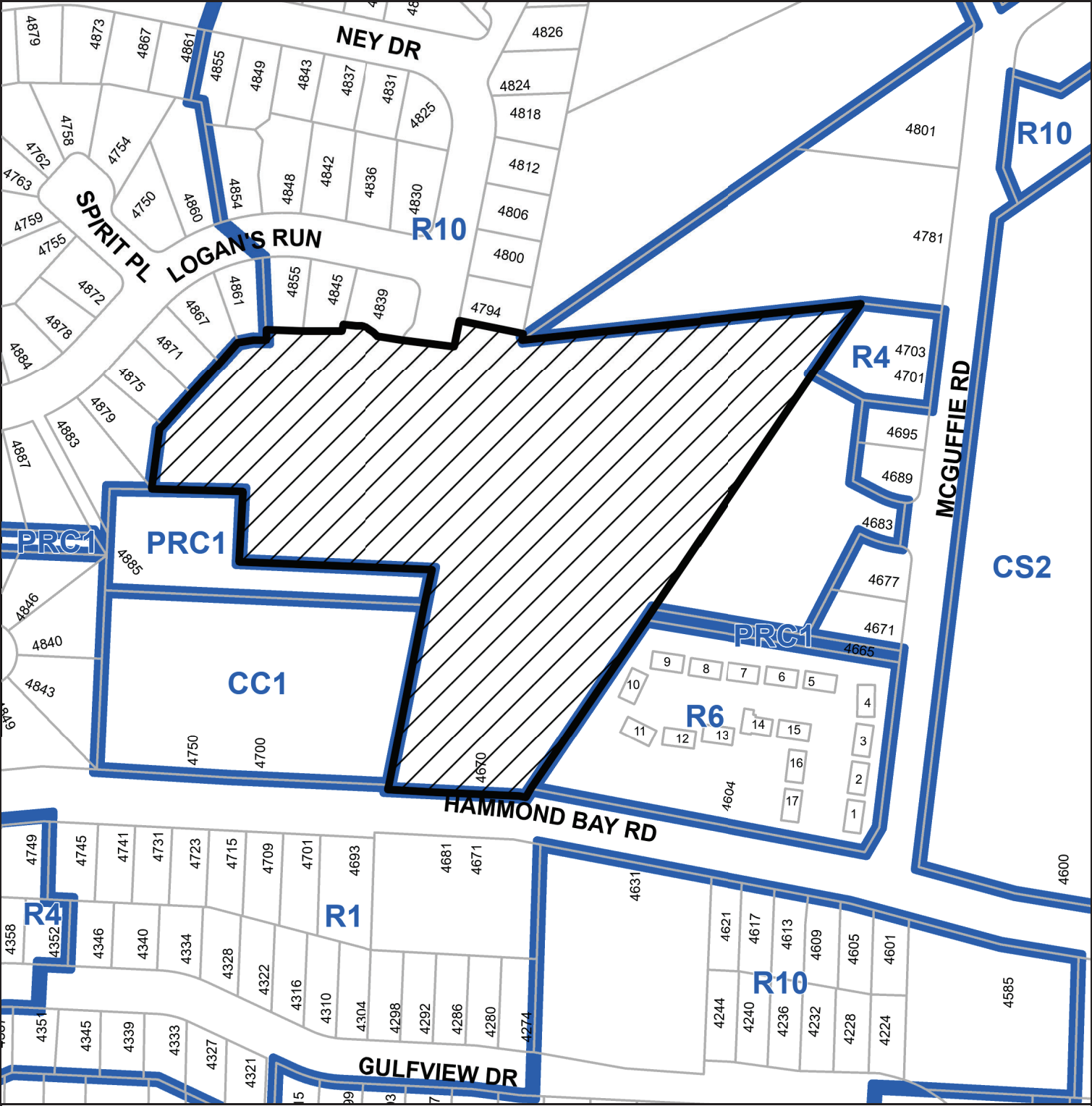
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height with a sloped roof for Building 2 and Building 11 from 9.0m to 10.0m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height of a with a flat roof for Building 12 from 7.0m to 7.6m, and for Buildings 13, 14, and 15, from 7.0m to 11.5m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by dHK Architects, dated 2024-JUN-13, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects Inc., dated 2024-JAN-30, as shown on Attachment E.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects Inc., dated 2024-JAN-23, as shown on Attachment G.
4. Park dedication of 1.66ha, as shown on Attachment D, to be dedicated prior to building occupancy.
5. Registration of a blanket Statutory Right-of-Way for public park and trail use, substantially as shown on Attachment D, to be registered prior to building occupancy.
6. Voluntary road dedication of approximately 156m² along the south property line, as shown on Attachment D, to be dedicated prior to building occupancy.

ATTACHMENT B
SUBJECT PROPERTY MAP



ATTACHMENT C SITE AND PARKING PLAN

PROJECT DATA

-CIVIC ADDRESS:
- 4670 HAMMOND BAY ROAD, NANAIMO

LEGAL DESCRIPTION:
- LOT 51, WELLINGTON DISTRICT,
PLAN VIP86170 EXCEPT THAT PART IN PLAN VIP87084; PID: 027-786-587

ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.84 m²
TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m² (34.5 UNITS MAX)
PARK DEDICATION = 1.243 ha (3.07 acres)

RESIDENTIAL DENSITY: PROPOSED: 34 ALLOWABLE (16 units per hectare): 34.5

FAR: PROPOSED: 0.29(6828.3m²) ALLOWABLE: 0.45 (9799.2 m²)

PROPOSED SITE COVERAGE:

PROPOSED: 32% [6,828.3m²]
ALLOWABLE: 40% [8,635.2 m²]

SETBACKS: PROPOSED: ALLOWABLE:
FRONT: 4.5 m 4.0 m
FLANKING: 4.0 m 4.0 m
REAR: 7.5 m 7.5 m
SIDE: 1.5 m 1.5 m

GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2575.2 sq ft	1
T4	1858.3 sq ft	7

34 UNITS - 73 498.9 sq ft (6828.3m²) TOTAL

OFF STREET PARKING

REQUIRED		
34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3.01	STALLS
HIC STALLS	2	STALLS

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)
ELEC. VEHICLE STALLS AS PER SECTION 7.7, OF PARKING BYLAW
(A minimum of 25% of all required off-street parking spaces)

PROVIDED		
34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3	STALLS
HIC STALLS	2	STALLS
TOTAL	73	STALLS

SMALL CAR - 22 STALLS
FULL SIZE - 51 STALLS

BICYCLE PARKING

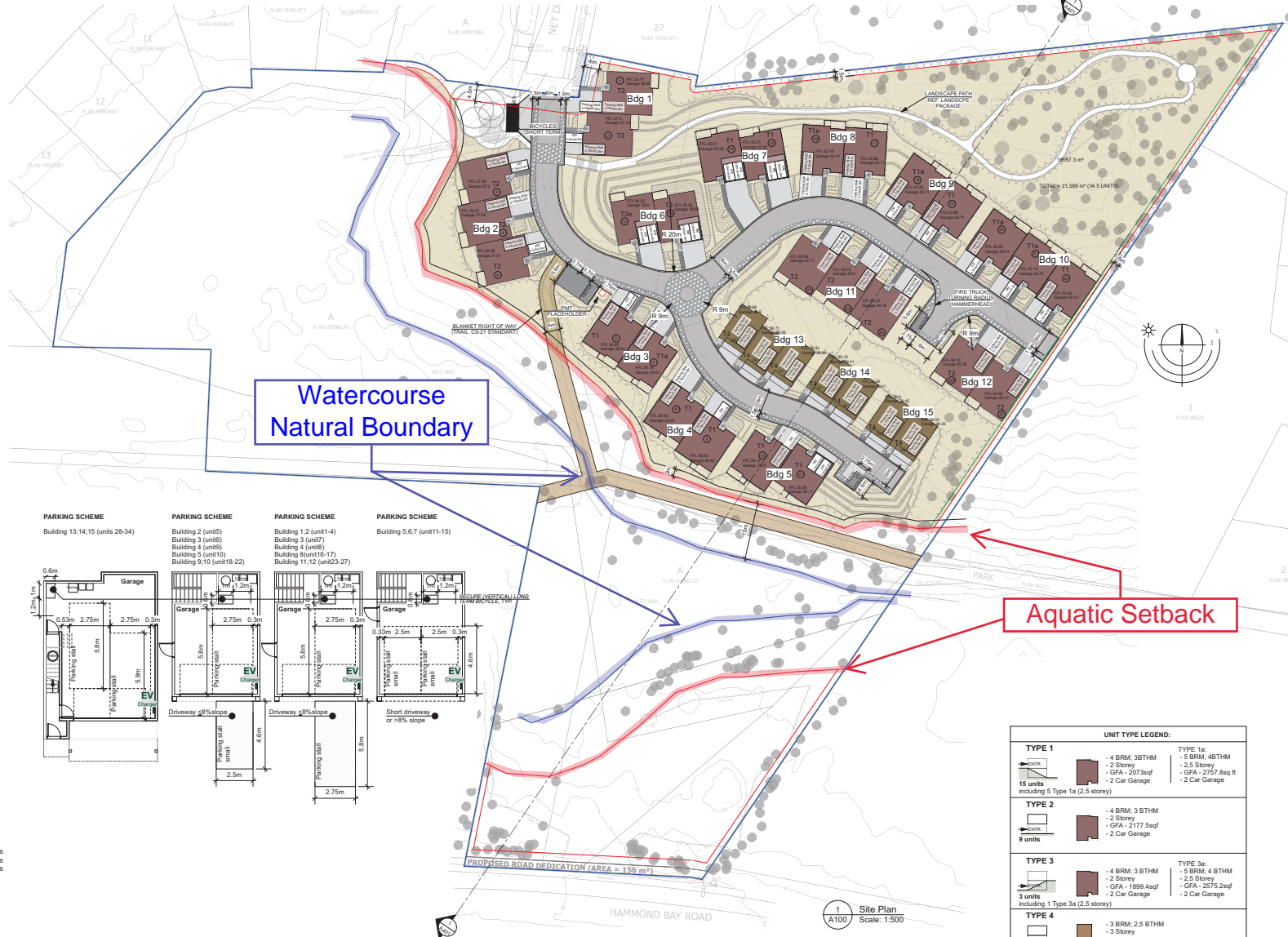
SHORT TERM		
34 DWELLING UNITS X 0.1 SPACES	3.4	SPACES
LONG TERM		
34 DWELLING UNITS X 0.5 SPACES	17	SPACES REQUIRED
	34	SPACES PROVIDED

REQUESTED VARIANCES

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)

BUILDING 2	VARIANCE REQUEST OF 1.00m
BUILDING 11	VARIANCE REQUEST OF 1.00m
BUILDING 12	VARIANCE REQUEST OF 0.60m
BUILDING 13	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access
BUILDING 14	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access
BUILDING 15	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS
BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



UNIT TYPE LEGEND:	
TYPE 1 15 units Including 5 Type 1a (2.5 storey)	TYPE 1a: - 4 BRM, 3BTHM - 2 Storey - GFA - 2073sqf - 2 Car Garage
TYPE 2 9 units	TYPE 2a: - 4 BRM, 3BTHM - 2 Storey - GFA - 2177.5sqf - 2 Car Garage
TYPE 3 3 units Including 1 Type 3a (2.5 storey)	TYPE 3a: - 4 BRM, 3BTHM - 2 Storey - GFA - 1899.4sqf - 2 Car Garage
TYPE 4 7 units	TYPE 4a: - 5 BRM, 4BTHM - 2.5 Storey - GFA - 2575.2sqf - 2 Car Garage

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4670 Hammond Bay Rd

Nanaimo, BC
13Jun2024

Site Plan; Project Data A100

dHArchitects dH&a

ATTACHMENT D
PARK AND ROAD DEDICATION PLAN



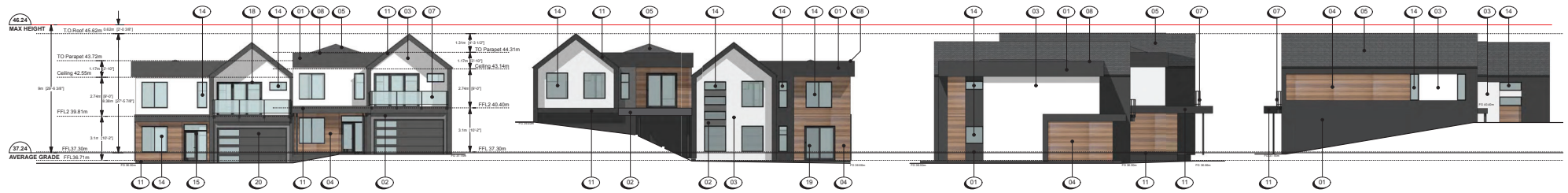
ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
- 3 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 4 WOOD LOOK METAL PLANK SIDING, IN ESPRESSO WITH WOOD GRAIN FINISH

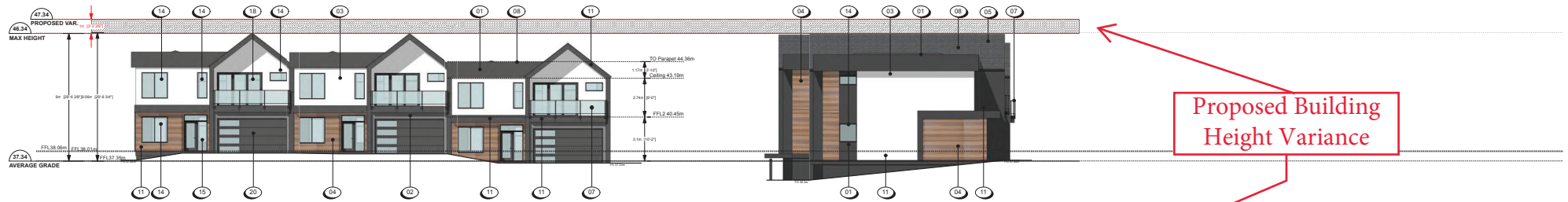
- 5 SHINGLES, IN ESTATE GREY
- 6 WOOD, STAINED IN ENGLISH CHESTNUT
- 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
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- 13 FASCIA BOARD, IN LIGHT MIST
- 14 VINYL FRAME WINDOW, IN IRON GREY
- 15 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
- 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
- 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL
- 18 3 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 19 2 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY

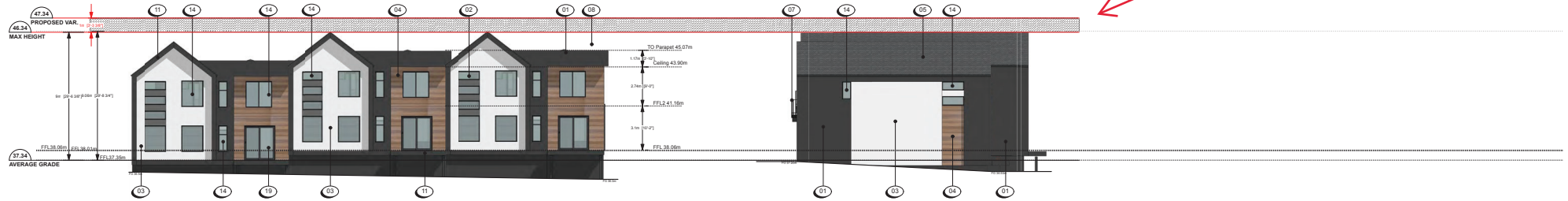


Typical Building Elevation (2 attached units)

BUILDING 1



Proposed Building
Height Variance



BUILDING 2

Typical Building Elevation (3 attached units)

Scale: 3/32" = 1'0"

Nanaimo, BC
30 Jan 2024

4670 Hammond Bay Rd

Elevations. Buildings 1-2 A301

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MATERIAL PALETTE

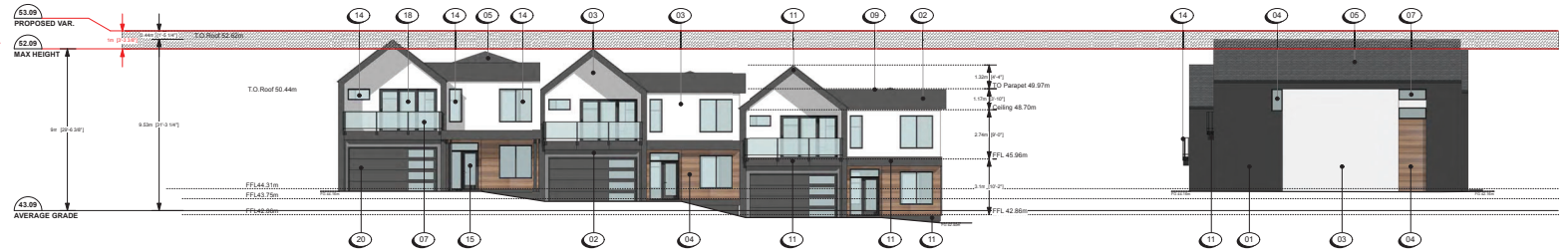
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- 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL
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- 19 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY

Proposed Building Height Variance

Proposed Building Height Variance



BUILDING 11



BUILDING 12

Scale: 3/32" = 1'0"

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Elevations. Buildings 11-12 A305

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Proposed Building Height Variance

MATERIAL PALETTE

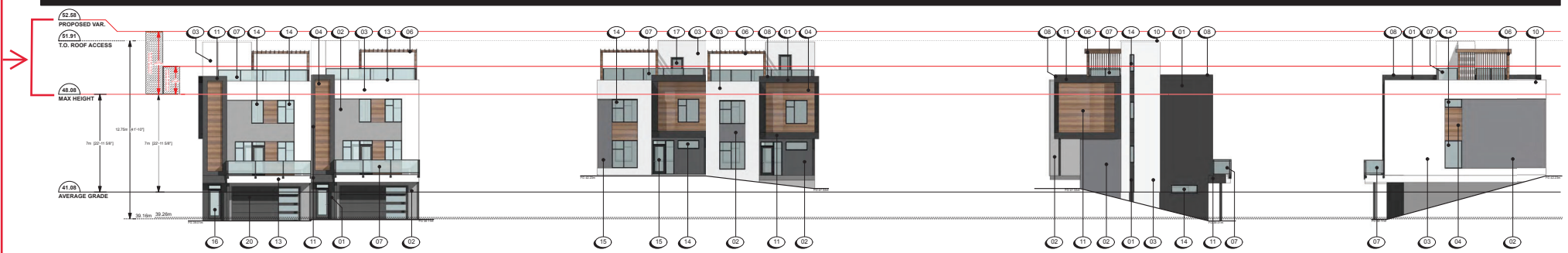
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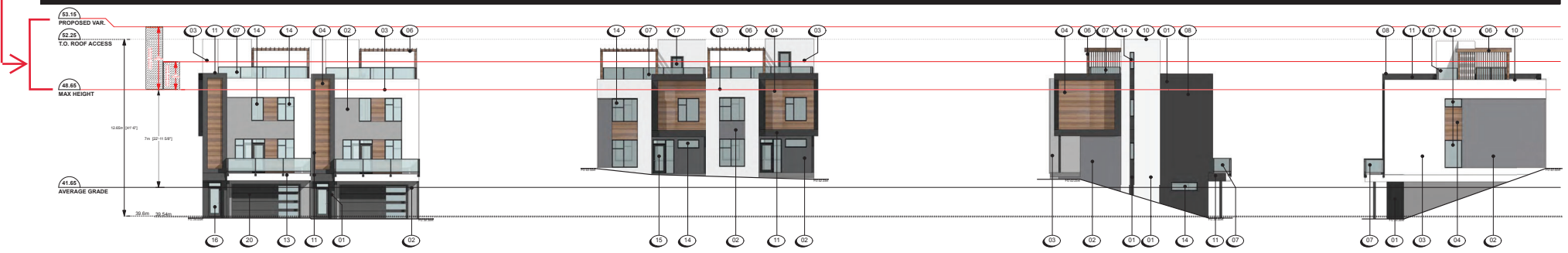
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- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



BUILDING 13



BUILDING 14



BUILDING 15

Scale: 3/32" = 1'0"

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Elevations. Buildings 13-15 A306

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ATTACHMENT F BUILDING RENDERINGS



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3d view 1 A901

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2023-AUG-15
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4670 Hammond Bay Rd

3d view 2 A902

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12 Jun 23

4670 Hammond Bay Rd

3d view 3 A903

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View From Internal Drive Aisle

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3d view 4 A904

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View From Internal Drive Aisle

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COURTESY

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4670 Hammond Bay Rd

3d view 5 A905

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View From Internal Drive Aisle

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12 Jun 23

4670 Hammond Bay Rd

3d view 6 A906

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View From Internal Drive Aisle (Bldgs 13,14 &15)

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12Jun23

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3d view 7 A907

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View From Internal Drive Aisle (Intersection)

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12Jun23

4670 Hammond Bay Rd

3d view 8 A908

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1 Ney Drive Looking South
A909

View From Ney Drive

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DP1317
2024-JAN-31
COURTESY

Nanaimo, BC
30 Jan 2024

4670 Hammond Bay Rd

3d view 9 A909



ATTACHMENT G LANDSCAPE PLAN AND DETAILS



- LEGEND**
- 48" HT. WOOD PICKET FENCE
 - TREE PROTECTION FENCE: REFER TO ARBORIST FOR DETAILS
 - RETAINING WALLS: ALLAN BLOCK OR EQUIVALENT
 - MAGLIN BENCH, SURFACE MOUNT
 - MAGLIN BSK RACK: 48" SERIES: 9 BSK'S, SURFACE MOUNT
 - PROPOSED BOLLARD LIGHT
 - PROPOSED STEP LIGHT

TREE SCHEDULE				PMG PROJECT NUMBER: 22-040	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	43	ACER CIRCINATUM	WIDE MAPLE	24" HT. B18.3 STEU CLUMP	
	13	FAGUS SYLVATICA 'OHAWYCK GOLD'	CHALKY GOLD LEECH	6" W. CAL: B18	
	31	QUERCUS BLOSA 'AUTUMN GOLD'	AUTUMN GOLD BLOSA W/ R. TREE	6" W. CAL: 24 STD, B18	
	14	FARROTTA PERSEA 'VANESSA'	VANESSA PERSEA PROLONGO	6" W. CAL: 1.5M STAKE, B18	
	60	PISEA CHOROKA	SEASIDE SPRUCE	2.5M HT. B18	
	25	PSUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT. B18	
	25	QUERCUS ROBUR 'CRIMSON SPICE'	CRIMSON SPICE OAK	6" W. CAL: 1.5M STD. B18	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND SOILMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

1	23 JUN 23	NEW SITE PLAN	CP
2	23 JUN 23	REVISIONS TO COMMENTS	CP
3	23 JUN 23	REVISIONS TO COMMENTS	CP
NO.	DATE	REVISION DESCRIPTION	BY
CLIENT:			

PROJECT:
4670 HAMMOND BAY
NANAIMO, BC

DRAWING TITLE:
LANDSCAPE PLAN

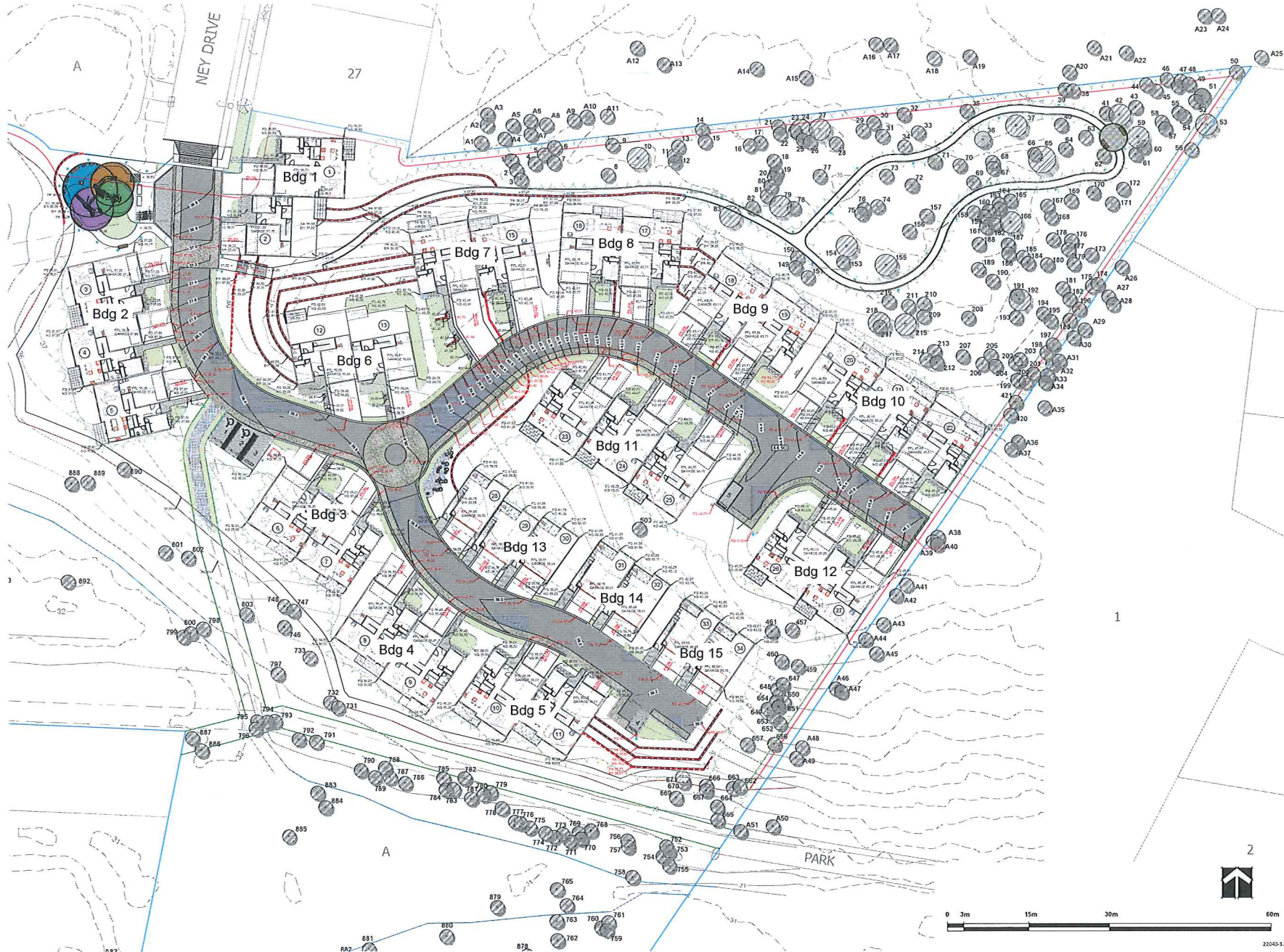
DATE: 23 MAR 31
SCALE: 1:500
DRAWN: CW
DESIGN: CW
CHECK: BA

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NO.	DATE	REVISION DESCRIPTION	DR.
1	24/JAN/23	NEW SITE PLAN	BT
2	24/JAN/24	FORWARD FOR ARCH COMMENTS	CW
3	24/JAN/24	REVISED FOR EIP	BT

CLIENT:

PROJECT:

4670 HAMMOND BAY
NANAIMO, BC

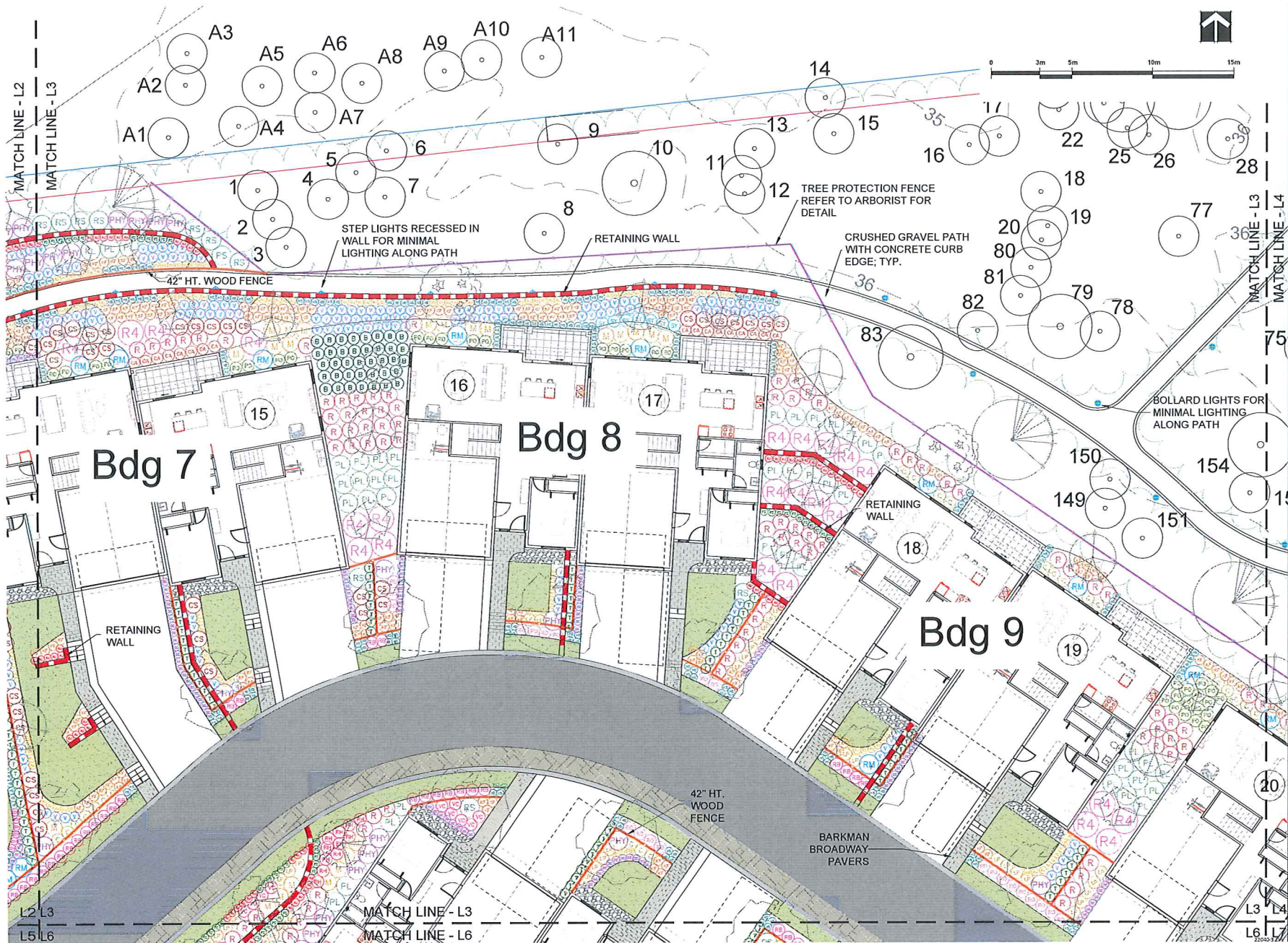
DRAWING TITLE:
SHRUB PLAN

DATE: 23 MAR 31
SCALE: 1:100
DRAWN: CW
DESIGN: CW
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PMG PROJECT NUMBER: 22-040



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.03.21	NEW SITE PLAN	BT
2	24.03.21	REVISOR FOR COMMENTS	CW
3	24.03.21	EDITED FOR UP	BT

CLIENT:

PROJECT:

4670 HAMMOND BAY
NANAIMO, BC

DRAWING TITLE:
SHRUB PLAN

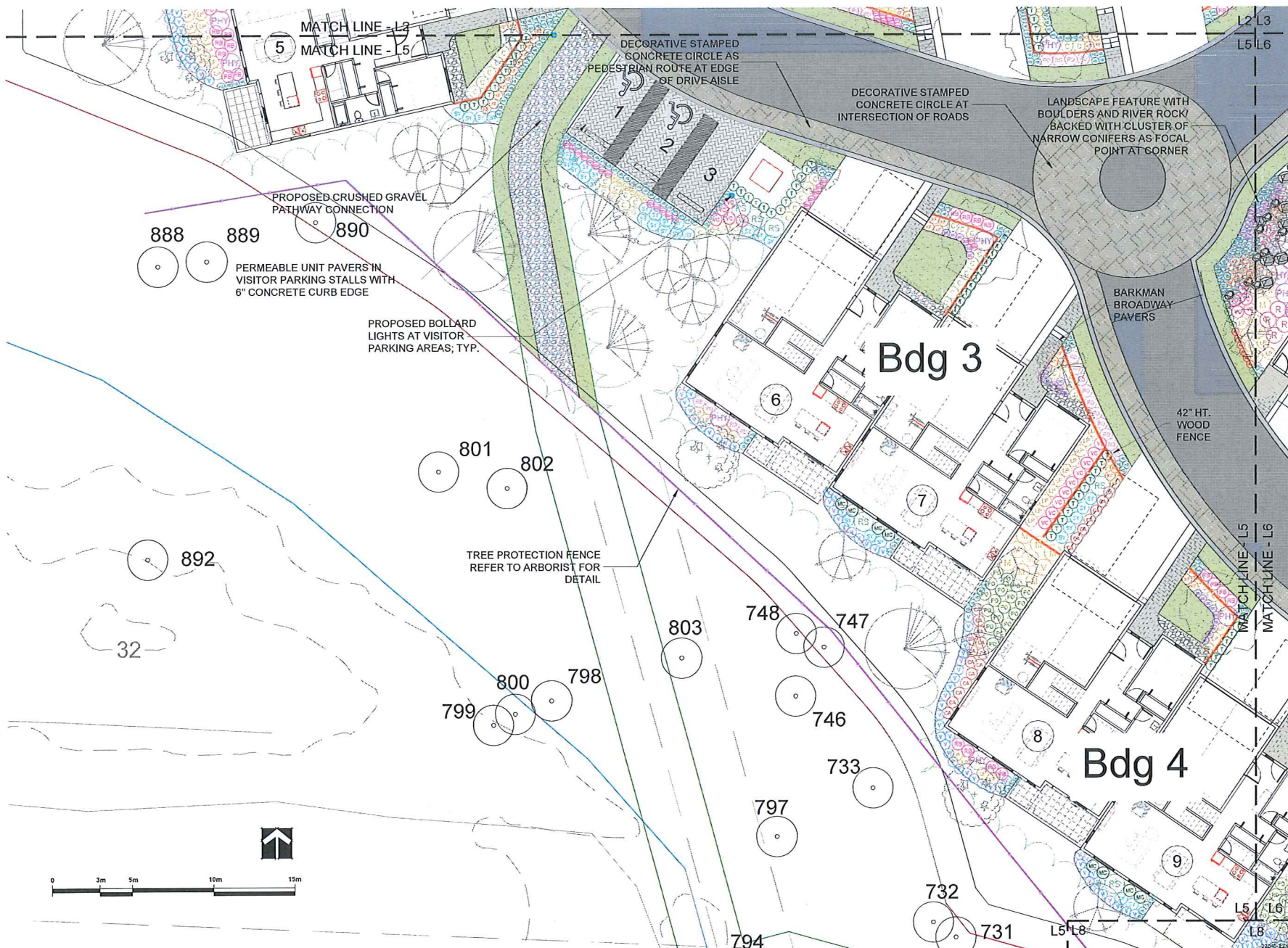
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DP1317
2024-JAN-31

DATE: 23 MAR 31 DRAWING NUMBER:
SCALE: 1:100
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DESIGN: CW
CHKD: BA

L4

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PMG PROJECT NUMBER: 22-040



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SEAL:

3	24 MAR 23	NEW SITE PLAN	CD
2	23 NOV 18	REVISED PER ACP COMMENTS	CW
1	23 JUN 18	QUICK TOPIC	BT
NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			

PROJECT:
4670 HAMMOND BAY
NANAIMO, BC

DRAWING TITLE:
SHRUB PLAN

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2024-JAN-31

DATE: 23 MAR 21
SCALE: 1:100
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DESIGN: CW
CHKD: BA

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L6
OF 13

PMG PROJECT NUMBER: 22-040

Bldg 10

42' HT. WOOD FENCE

TREE PROTECTION FENCE
REFER TO ARBORIST FOR
DETAIL

MATCH LINE

27'

A35

A36

A37

A38

A39

A40

A41

A42

A43

A44

A45

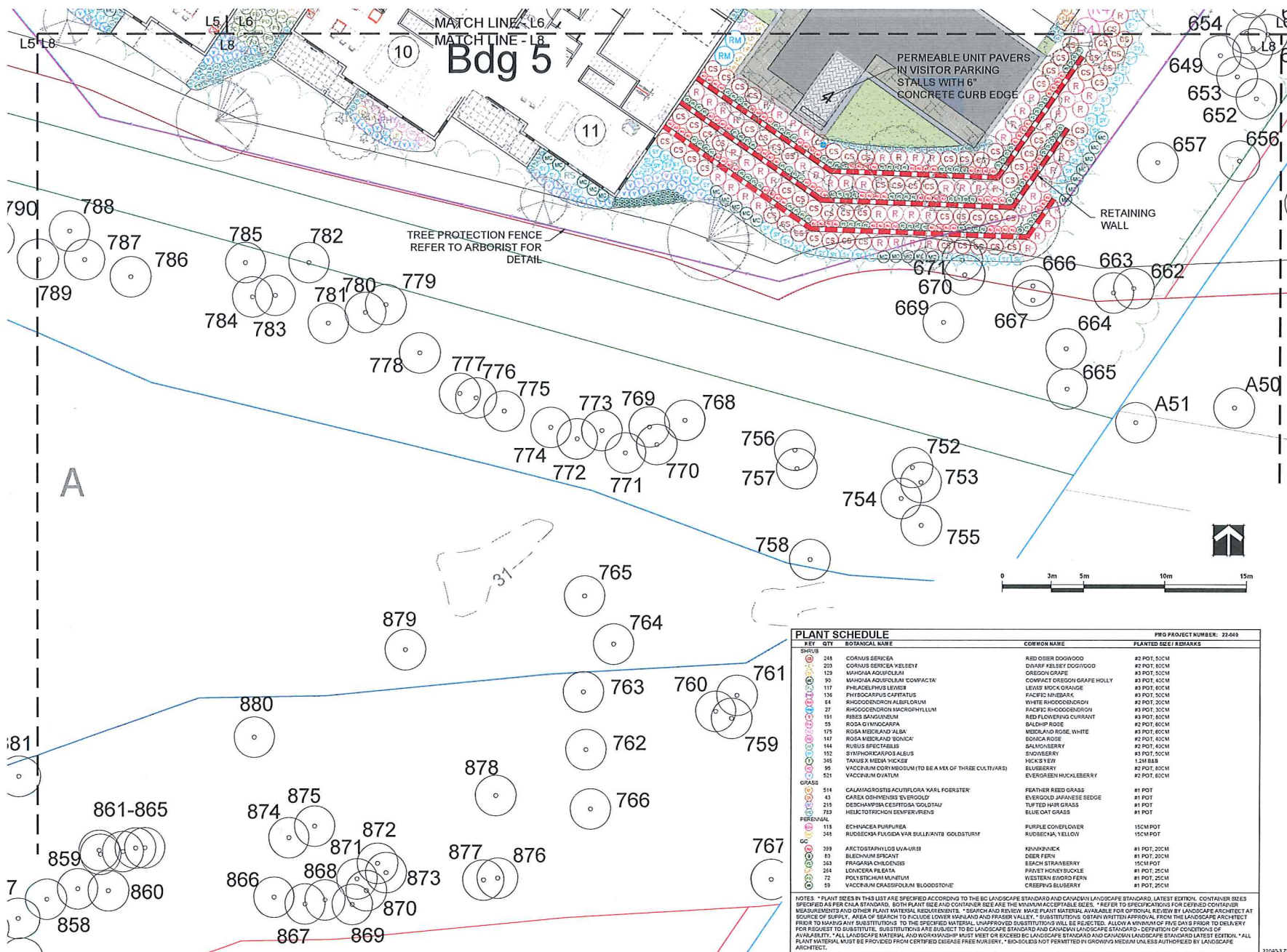
A46

A47

1

L8

22-040



PLANT SCHEDULE				PMG PROJECT NUMBER: 22-040	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB	214	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT, 50CM	
	203	CORNUS SERICEA KELSEY	DIWARF KELSEY DOGWOOD	#2 POT, 80CM	
	129	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT, 50CM	
	99	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	#3 POT, 40CM	
	117	PHILADELPHUS LEWIS	LEWIS MOCK ORANGE	#3 POT, 80CM	
	136	PHYTOCARPUS CAPTATUS	PACIFIC LIMBARK	#3 POT, 50CM	
	14	RHOODODENDRON ALBIFLORUM	WHITE RHOODODENDRON	#2 POT, 20CM	
	27	RHOODODENDRON MACROPHYLLUM	PACIFIC RHOODODENDRON	#3 POT, 30CM	
	191	RED FLOWERING DOGWOOD	RED FLOWERING DOGWOOD	#3 POT, 80CM	
	55	ROSA GYMNOCARPA	BALCHIP ROSE	#2 POT, 80CM	
	175	ROSA MIDLAND ALBA	MIDLAND ROSE, WHITE	#3 POT, 80CM	
	117	ROSA MIDLAND 'WOMAN'	WOMAN ROSE	#2 POT, 40CM	
	144	RUBUS SPECTABILIS	SALMONBERRY	#2 POT, 40CM	
	192	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT, 50CM	
	245	TAXUS MEDIA THICKS	HICKS YEW	1.2M BALL	
	95	VACCINIUM CORYMBOSUM (TO BE A MIX OF THREE CULTIVARS)	BLUEBERRY	#2 POT, 80CM	
	521	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT, 80CM	
GRASS	514	CALAMAGROSTIS ACUTIFLORA KARL FOENSTER	FEATHER REED GRASS	#1 POT	
	43	CAREX OSHANESII EVERGOLD	EVERGOLD JAPANESE SEDGE	#1 POT	
	215	DESCHAMPSIA CESPITOSA GOLDTAL	TUFTED HAIR GRASS	#1 POT	
	763	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
PERENNIAL	115	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT	
	345	RUDBECKIA FULGIDA VAR. BULLEANT	RUDBECKIA, YELLOW	15CM POT	
	399	ARCTOSTAPHYLOS UVA-URSI	KNAKKNICK	#1 POT, 20CM	
	19	BLECHNIA SPICATA	DEER FERN	#1 POT, 20CM	
	363	FRAGARIA CHLIDENIS	BEACH STRAWBERRY	15CM POT	
	244	LOXICERA FLEATA	PAVET HONEYBUCKLE	#1 POT, 25CM	
	72	POLYTAENIAN MONTANUM	WESTERN BLOOD FERN	#1 POT, 25CM	
	59	VACCINIUM CRASSIFOLIUM BLOODSTONE	CREeping BLUEBERRY	#1 POT, 25CM	

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER NANAIMO AND FRASER VALLEY. *SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

1	23 JUN 23	NEW SITE PLAN	AR
2	23 NOV 23	REVISED PER ARCH COMMENTS	CR
3	23 JAN 24	ISSUED FOR CONSTRUCTION	SC
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

4670 HAMMOND BAY
NANAIMO, BC

DRAWING TITLE
SHRUB PLAN

DATE: 23 MAR 31 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CW
DESIGN: CW
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2024-JAN-31

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OF 13

PMG PROJECT NUMBER: 22-040

TREE



ACER CIRCINATUM



FAGUS SYLVATICA 'DAWYCK GOLD'



GINKGO BILOBA 'AUTUMN GOLD'



PARROTIA PERSICA 'VANESSA'



PICEA OMORIKA



QUERCUS ROBUR 'CRIMSON SPIRE'

SHRUB



CORNUS SERICEA



MAHONIA AQUIFOLIUM



PHILADELPHUS LEWISII



PHYSOCARPUS CAPITATUS



RHODODENDRON MACROPHYLLUM



RISES SANGUINEUM



ROSA GYMNOCARPA



RUBUS SPECTABILIS



SYMPHORICARPOS ALBUS



TAXUS X MEDIA 'HICKSII'



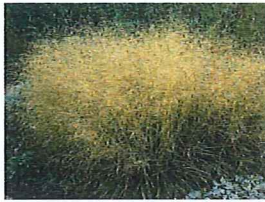
VACCINIUM CORYMBOSUM VARIETIES (MNL3)



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'



CAREX OSHIMENSIS 'EVERGOLD'



DESCHAMPSIA CESPITOSA 'GOLDTAU'



HELICTOTRICHON SEMPERVIRENS



ECHINACEA PURPUREA



RUDECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'



ARCTOSTAPHYLOS UVA-URSI



BLECHNUM SPICANT



FRAGARIA CHILOENSIS



LONICERA PILEATA



POLYSTICHUM MUNITUM



ROSA MEILAND 'ALBA'



RHODODENDRON ALBIGLORUM

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 JUN 23	REVISION PLAN	RE
2	24 NOV 23	REVISED DETAIL COMMENTS	CW
3	24 JUN 24	REVISED DETAIL	RE

CLIENT:

PROJECT:

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DRAWING TITLE:
**PLANT
IMAGE**

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Landscape Architecture

DATE: 23 MAR 31 DRAWING NUMBER:
SCALE: 1:250
DRAWN: CW
DESIGN: CW
CHECKED: SA
L10
OF 13

22049-3-20

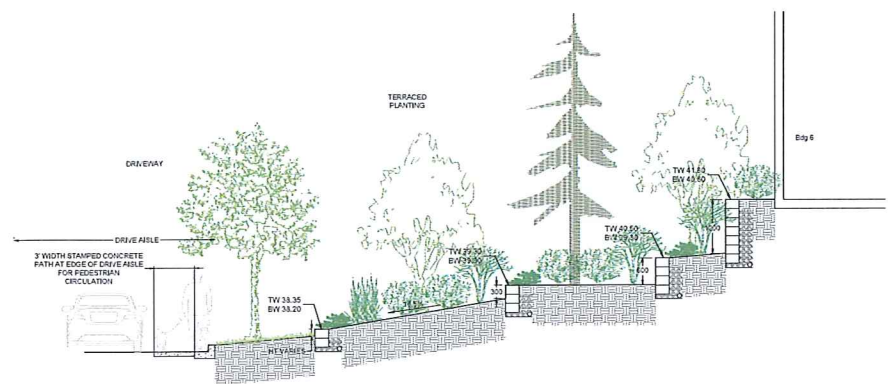
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22-040

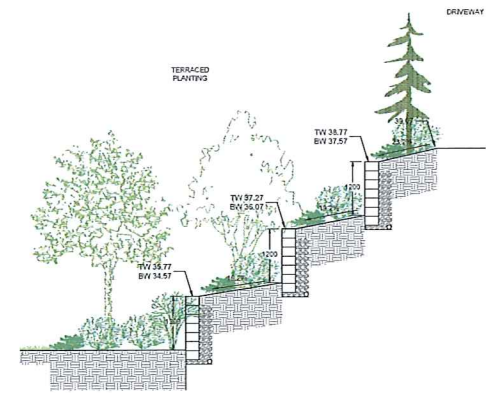
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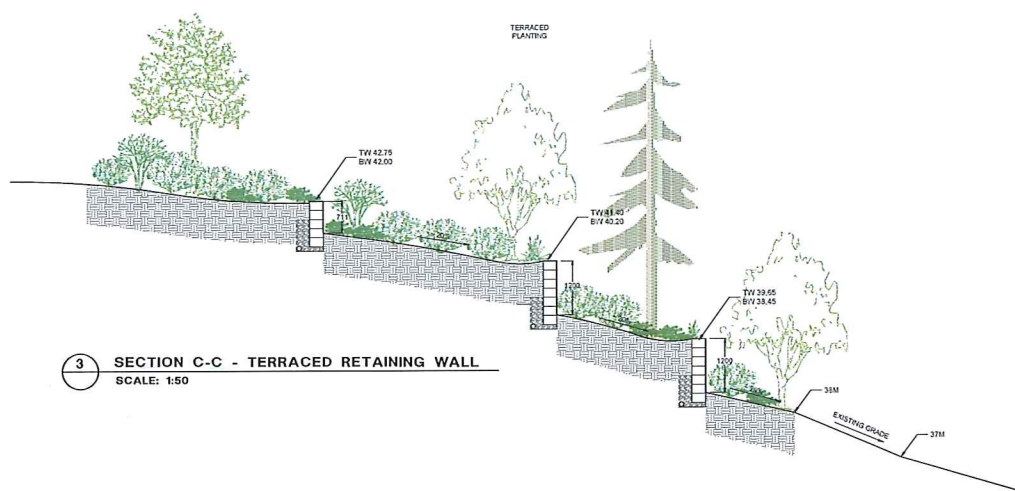
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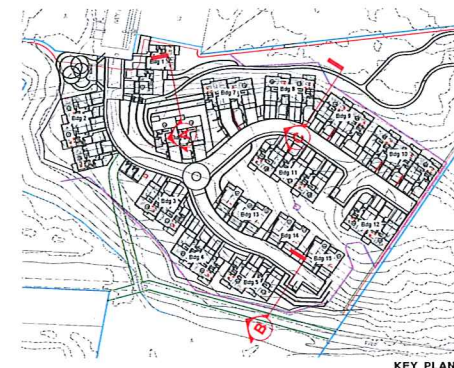
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SCALE: 1:50



2 SECTION B-B - TERRACED RETAINING WALL
SCALE: 1:50



3 SECTION C-C - TERRACED RETAINING WALL
SCALE: 1:50



3	28.06.23	NEW UTILITY	DR
2	23.06.23	REVISED PER ASP COMMENTS	DR
1	23.06.23	ISSUED FOR ITP	DR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

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DRAWING TITLE
LANDSCAPE SECTION

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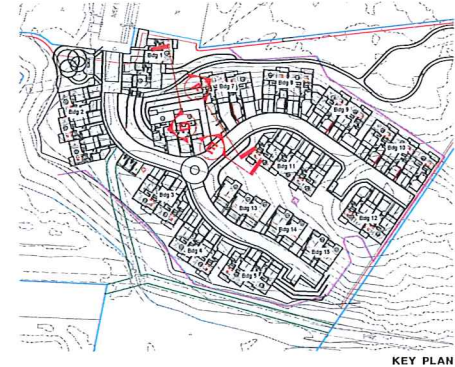
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CHKD: BA

L11
OF 13

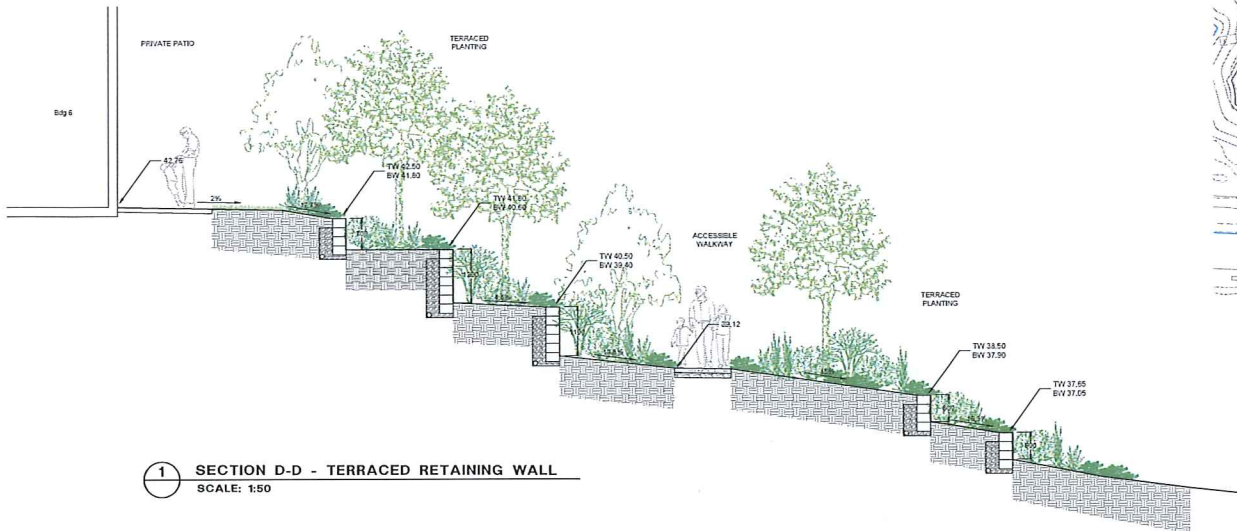
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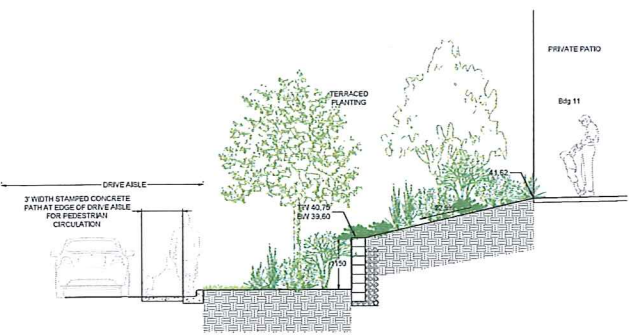
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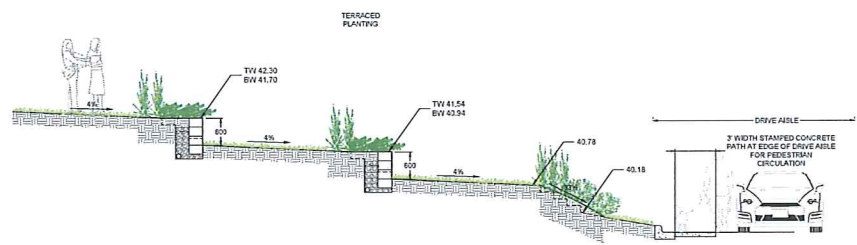
KEY PLAN



1 SECTION D-D - TERRACED RETAINING WALL
SCALE: 1:50



2 SECTION E-E - TERRACED RETAINING WALL
SCALE: 1:50



3 SECTION F-F - TERRACED RETAINING WALL
SCALE: 1:50

1	24 JUN 19	REA SITE PLAN	60
2	21 NOV 18	REVISIONS COMMENTS	60
3	25 JUN 19	60.00 REVISION	60
NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			

PROJECT:
4670 HAMMOND BAY
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DRAWING TITLE:
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JANETTE 23-221748_301



COBRA BGA TO BNG RACK, SURFACE MOUNT PER MANUFACTURER'S SPECS



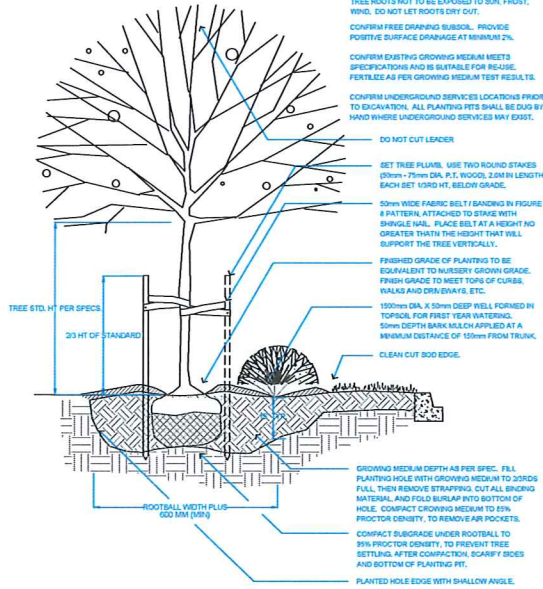
MAGNUM AL8970 SERIES BENCH



TERRACED PLANTING

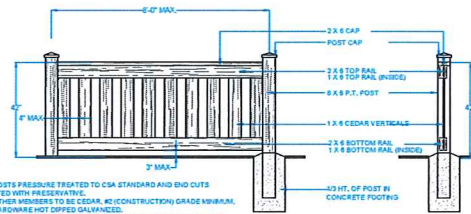


BELGARD PERMEABLE PAVER



1 TREE AND SHRUB PLANTING AT GRADE

1:25



1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR 40% (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE BY 12\"/>

2 42\"/>

1:25

NOTES

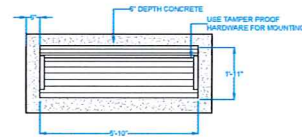
- PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.
- CONFIRM FREE DRAINING SUBSOIL. PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.
- CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR RE-USE. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.
- CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO DIGGATION. ALL PLANTING RTS SHALL BE DUG BY HAND WHERE UNDERGROUND SERVICES MAY EXIST.

DO NOT CUT LEADER

- SET TREE PLUMB. USE TWO ROUND STAKES (30mm x 75mm DIA. P.T. WOODS, 2.0M IN LENGTH, EACH SET 1000 MM, BELONG GRADE).
- 50mm WIDE FABRIC BELT / BANDING IN FIGURE 8 PATTERN, ATTACHED TO STAKE WITH SHINGLE NAIL. PLACE BELT AT A HEIGHT NO GREATER THAN THE HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY.

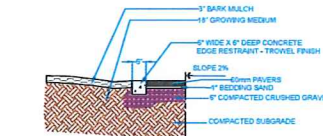
- FINISHED GRADE OF PLANTING TO BE EQUIVALENT TO NURSERY GROWN GRADE. FINISH GRADE TO MEET TONS OF CURBS, WALKS AND DRIVEWAYS, ETC.
- 150mm DIA. X 50mm DEEP WELL FORMED IN TOPSOIL, FOR FIRST YEAR WATERING.
- 50mm DEPTH BARK MULCH APPLIED AT A MINIMUM DISTANCE OF 150mm FROM TRUNK.
- CLEAN CUT 90° EDGE.

- GROWING MEDIUM DEPTH AS PER SPEC. FILL PLANTING HOLE WITH GROWING MEDIUM TO 50% FULL, THEN REMOVE STRAPPING, CUT ALL EXCESS MATERIAL, AND FOLD BURLAP INTO BOTTOM OF HOLE. COMPACT GROWING MEDIUM TO 95% PROCTOR DENSITY, TO REMOVE AIR POCKETS.
- COMPACT SUBGRADE UNDER ROOTBALL TO 95% PROCTOR DENSITY, TO PREVENT TREE SETTLING. AFTER COMPACTING, SCAFFY SIDES AND BOTTOM OF PLANTING PIT.
- PLANTED HOLE EDGE WITH SHALLOW ANGLE.



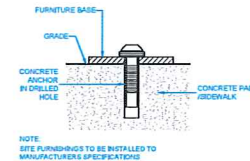
3 BENCH ON CONCRETE PAD

1:25



4 CONCRETE EDGE RESTRAINT

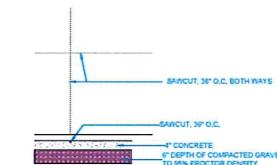
N.T.S.



NOTE: SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

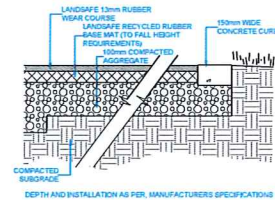
5 SITE FURNITURE MOUNTING

N.T.S.



6 CONCRETE SAW CUTS

N.T.S.



7 RESILIENT PLAY SURFACE

1:10

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SEAL:

3	25 JUN 23	NEW SITE PLAN	RJ
2	23 NOV 19	REVISED REFERENCE COMMENTS	CR
1	23 JUN 19	ISSUED FOR PERMIT	RJ
NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			

PROJECT:

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NANAIMO, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**
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2024-JAN-31

DATE: 23 MAR 23 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: RJ
DESIGN: CW
CHECKED: BA OF 13

PMG PROJECT NUMBER: 22-040

22-040-3-DP