



**DEVELOPMENT PERMIT NO. DP001364**

**LOXLEY DEVELOPMENTS INC.  
Owner of Land (Permittee)**

**1960 MOUNTAIN VISTA DRIVE  
Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 5 SECTIONS 18 AND 19 RANGE 7 MOUNTAIN DISTRICT PLAN  
EPP112354  
PID NO. 032-161-778**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto shall form a part thereof.

**Schedule A Subject Property Map  
Schedule B Site and Parking Plans  
Schedule C Building Elevations and Details  
Schedule D Landscape Plans and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit prevails over the provisions of the bylaw in the event of conflict.
6. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

## TERMS OF PERMIT

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

1. *Section 6.10 Fence Height* – to increase the maximum permitted height for a combined fence and retaining wall from 1.2m up to 2.0m within a front yard setback as shown on Schedule D.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 7.0m to 10.7m for Building A, 9.8m for Building B, and 10.8m for Building C as shown on Schedule C.


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 45%.
2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 136 spaces to 99 spaces.

## CONDITIONS OF PERMIT

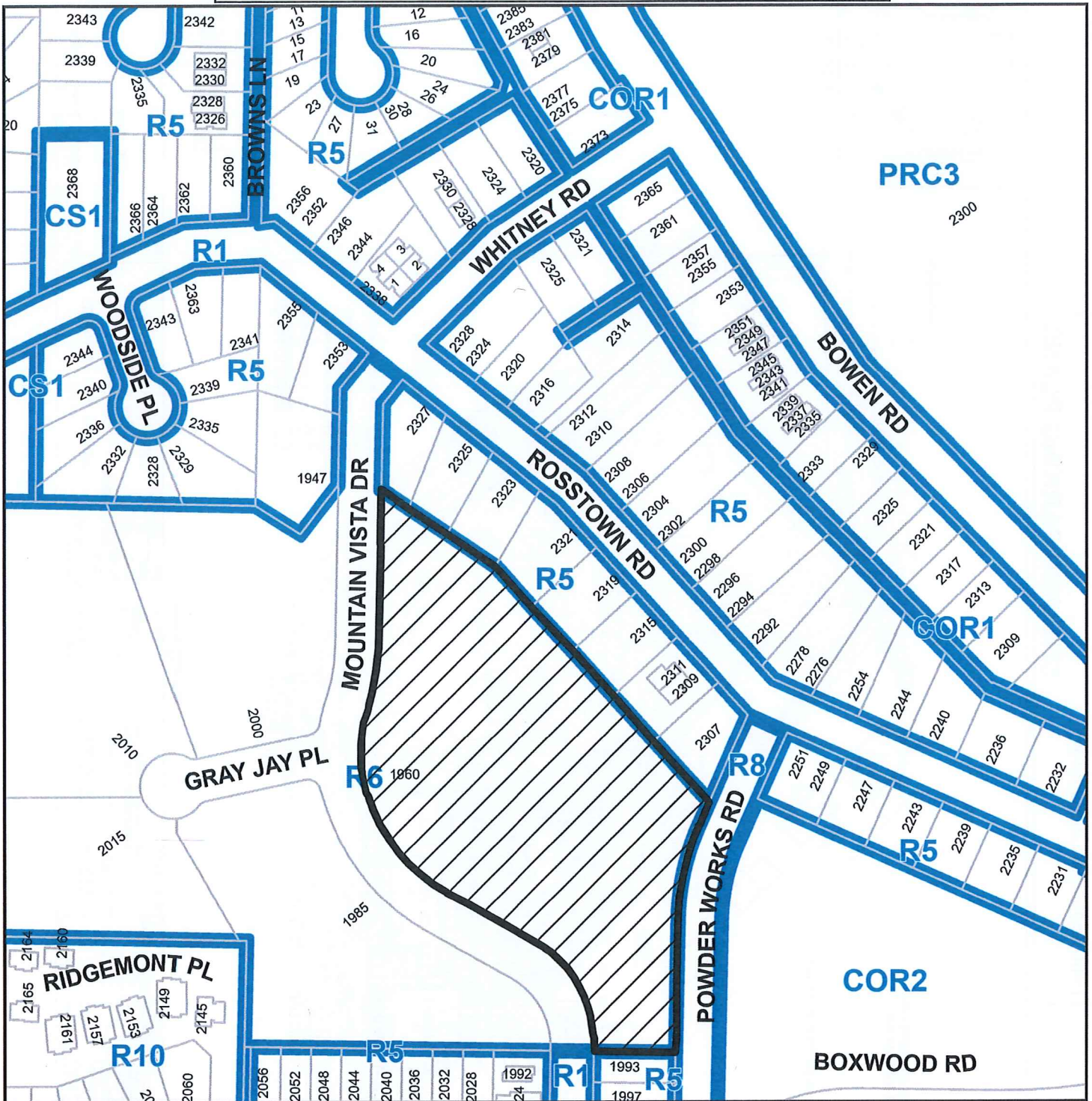
1. The subject property shall be developed generally in accordance with the Site Plan prepared by Newcastle Engineering Ltd., dated 2025-FEB-05 and Parking Plans prepared by Checkwitch Poiron Architect Inc., dated 2025-FEB-06, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Checkwitch Poiron Architect Inc., dated 2025-FEB-06, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Calid Services Ltd., dated 2025-FEB-07, as shown on Schedule D.
4. Provision of the following Transportation Demand Management (TDM) measures, prior to Building Permit occupancy:
  - 125 Long-term bicycle parking spaces, including 54 secure bicycle storage units; 67 in-unit bicycle storage spaces; and 4 secure non-standard, bicycle storage spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 3RD DAY OF MARCH, 2025.

  
Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date

**SUBJECT PROPERTY MAP**



1960 MOUNTAIN VISTA DRIVE



**LOCATION PLAN**

**SITE PLAN**  
**PRELIMINARY SITE GRADING AND LANDSCAPING PLAN**  
**PRELIMINARY STORMWATER MANAGEMENT PLAN**

**ROSSTOWN ROAD**

**BOXWOOD ROAD**

**MOUNTAIN VISTA DRIVE**

**BUILDING A**  
 LANDSCAPE WALL  
 2.0m WIDE BIOSHALE

**BUILDING B**  
 LANDSCAPE WALL  
 2.0m WIDE BIOSHALE

**BUILDING C**  
 LANDSCAPE WALL  
 2.0m WIDE BIOSHALE

**BUILDING D**  
 LANDSCAPE WALL  
 2.0m WIDE BIOSHALE

**ACCESSIBLE PARKING STALL**  
 4.8m X 2.75m (TYPICAL)

**SMALL CAR (SC) PARKING STALL**  
 3.6m X 2.50m (TYPICAL)

**STANDARD VEHICLE PARKING STALL**  
 4.8m X 2.75m (TYPICAL)

**1.0m VEHICLE OVERHANG (TYPICAL)**






**LOT 4 PLAN EPP12354**

**LOT 5 PLAN EPP12354**

**LOT 1 PLAN EPP12354**

**LEGEND**

- AREA OF PROPOSED ASPHALT
- AREA OF PROPOSED CONCRETE
- AREA OF PROPOSED PAVERS
- AREA OF PROPOSED LANDSCAPING
- AREA OF EXISTING LANDSCAPE COMPLETED IN CONFORMANCE WITH PROJECT ENG01571 / SUB01323

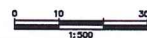
 AREA OF PROPOSED ASPHALT  
 AREA OF PROPOSED CONCRETE  
 AREA OF PROPOSED PAVERS  
 AREA OF PROPOSED LANDSCAPING  
 AREA OF EXISTING LANDSCAPE COMPLETED IN CONJUNCTION WITH PROJECT ENG01571 / SUB01323

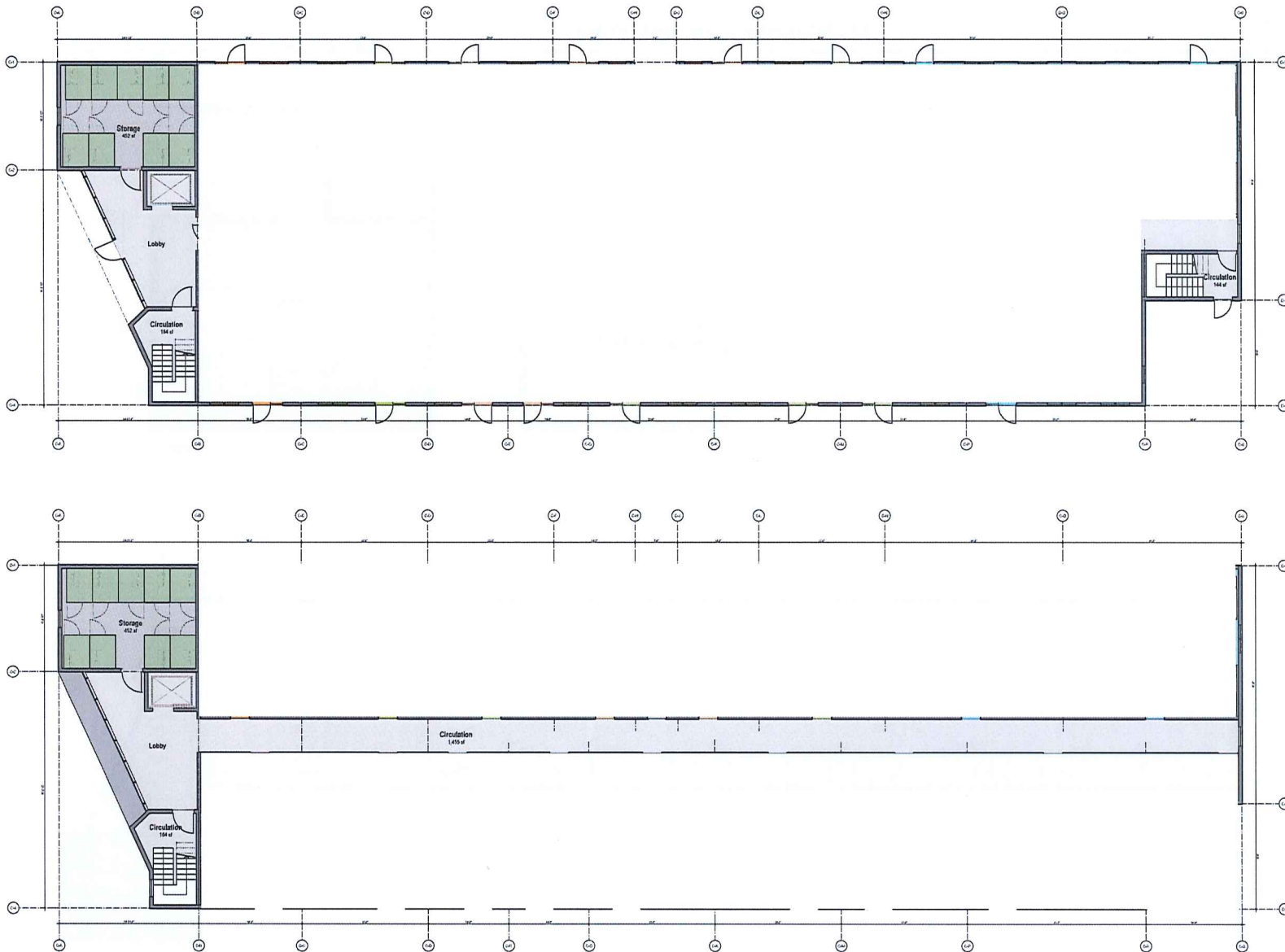
NOTES:

1. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



ISSUED FOR PERMIT  
PURPOSES ONLY

[illegible]



**CHECKSWITCH  
PCIRON  
ARCHITECTS  
INC.**

Checkswitch PCIRON Architects Inc.  
1401 Commercial Street, Suite 100, V6B 1G2  
604-682-7400 (Fax) 604-682-7401 (Cell)  
www.checkswitch.ca

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**2025-FEB-06**  
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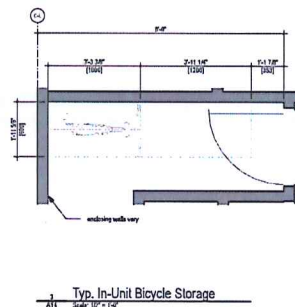
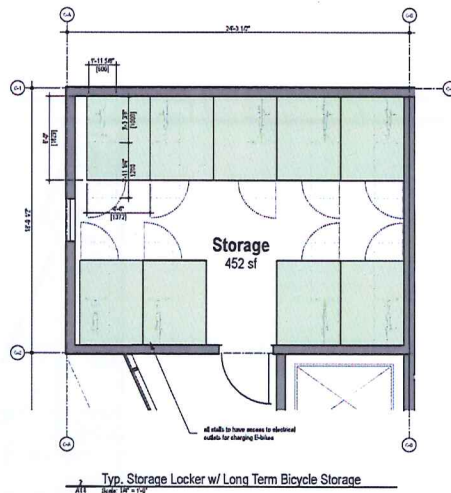
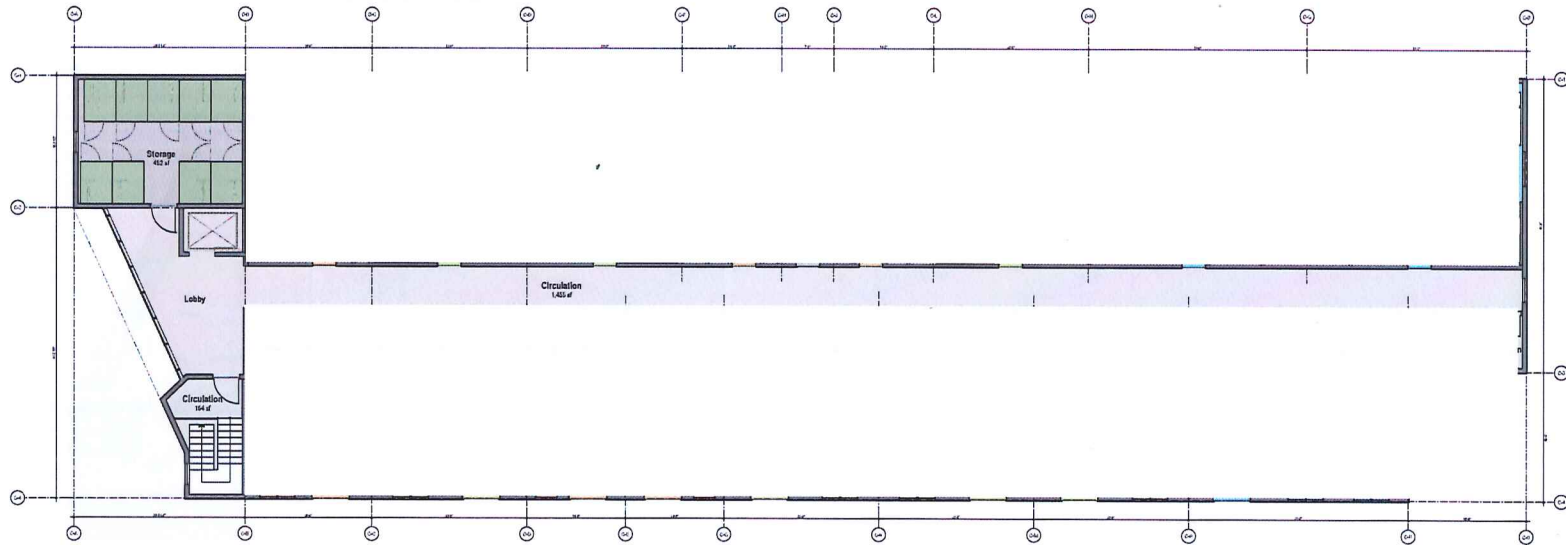
## Mountain Vista Apartments

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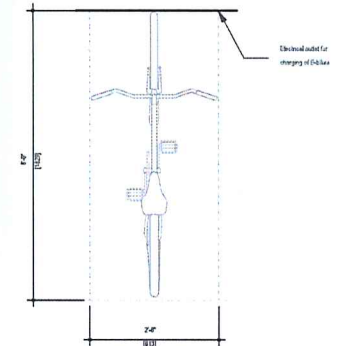
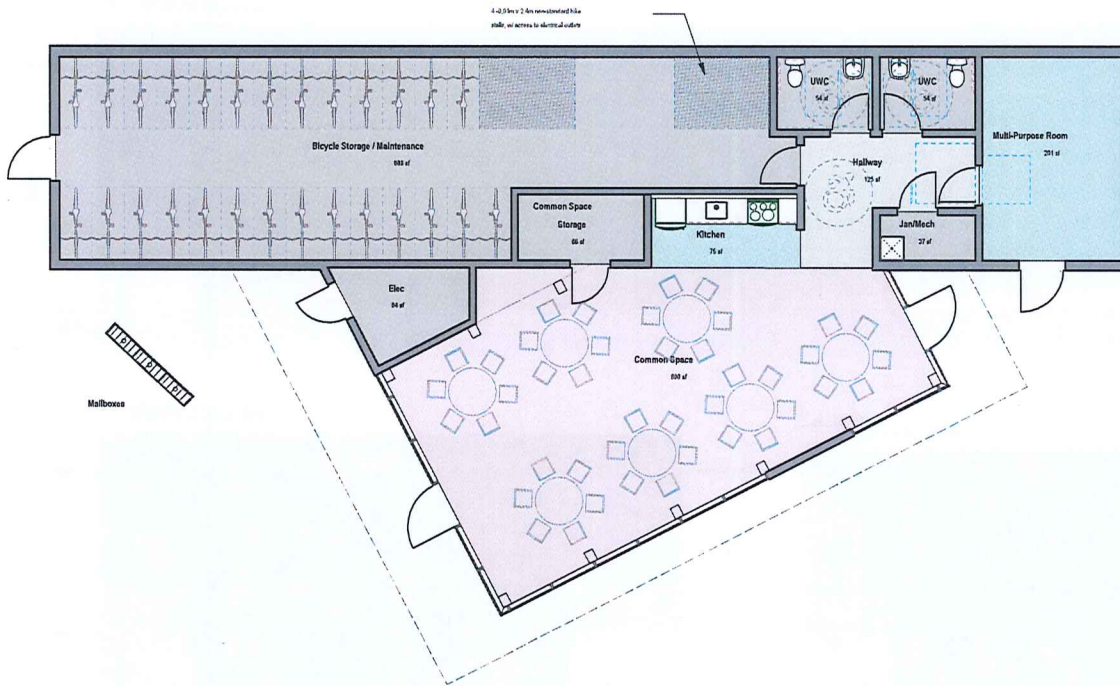
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|----------------|---------------------------|------------|--------------------------------------|-------------|---------|------------|----|
| Client         | Landley Developments Inc. | Drawn by   | dp                                   | Reviewed by | dp      | Checked by | dp |
| Project Number | 2018                      | Sheet Name | Building C Floor Plans: Levels 1 + 2 |             |         |            |    |
| Scale          | 1/8" = 1'-0"              | Date       | 2023.02.06                           | SS          | Revised | DPN: B3    |    |



**A13**







Long Term Bicycle Parking

Scale: 1/8" = 1'-0"



**CHECKSWITCH  
POINT  
ARCHITECTS**  
INC.

Checkswitch Point Architects Inc.  
4440 Commercial Street, Victoria BC V8N 6S1  
604-450-0000  
604-450-0001

www.cpsarch.ca

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# Mountain Vista Apartments

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|                |                          |            |                                    |             |        |              |     |
|----------------|--------------------------|------------|------------------------------------|-------------|--------|--------------|-----|
| Client         | Levley Developments Inc. | Drawn By   | 400                                | Reviewed By | 400    | Sheet Number | A16 |
| Project Number | 2019                     | Sheet Name | Building D Floor Plan - Elevations | Revision    |        | Project      |     |
| Date           | 2025.02.06               | Scale      | SS                                 | Drawn By    | DPM R3 |              |     |



PROPOSED HEIGHT  
VARIANCE

Development Permit No. DP001364  
1960 Mountain Vista Drive

Schedule C

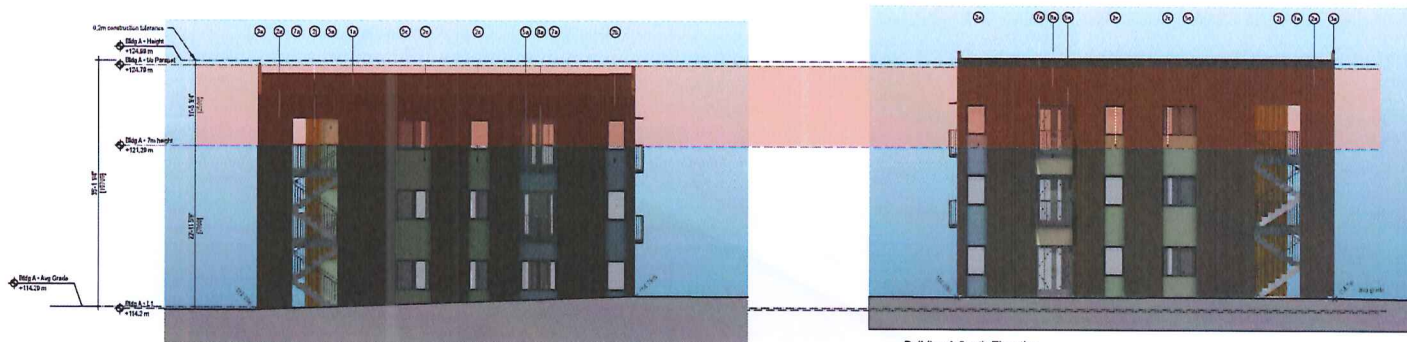
Page 1 of 5

# BUILDING ELEVATIONS AND DETAILS



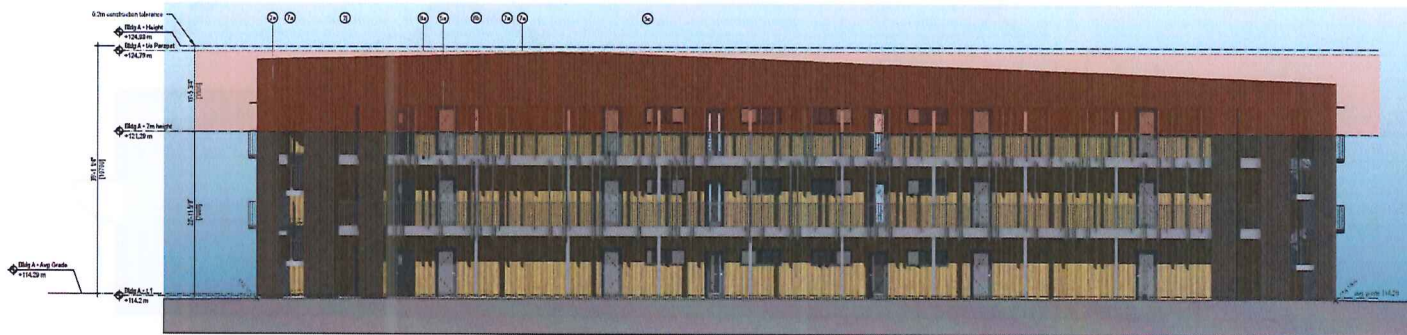
Building A West Elevation

(Facing Mountain Vista Drive)



Building A North Elevation

Building A South Elevation



Building A East Elevation

## Exterior Materials

| Material  | Finish          | Color            | Notes                       |
|---|-----------------|------------------|-----------------------------|
| 1 a. Roofing - SBS                                | -               | Grey             | FM 100                      |
| 2 a. Cladding - corrugated square panels (bamboo) | Prefinished     | Brown            | SDS-7515 Harvested Brown    |
| b. Cladding - fibre cement panels                 | Smooth, painted | Blue             | SDS-1003 PoshBlue           |
| c. Cladding - fibre cement panels                 | Smooth, painted | Dark green       | SDS-1123 Jade Dragon        |
| d. Cladding - fibre cement panels                 | Smooth, painted | Green            | SDS-1178 Emerald Green      |
| e. Cladding - fibre cement panels                 | Smooth, painted | Light beige      | SDS-1128 Limestone White    |
| f. Cladding - fibre cement panels                 | Smooth, painted | Orange           | SDS-1240 PoshRed            |
| g. Cladding - fibre cement panels                 | Smooth, painted | Orange/brown     | SDS-1207 Burnt Orange Amber |
| h. Cladding - fibre cement panels                 | Smooth, painted | Yellow/beige     | SDS-1103 Chalkboard         |
| i. Cladding - fibre cement panels                 | Smooth, painted | Yellow           | SDS-1231 Apricot Pear       |
| j. Cladding - wood                                | Stained         | Wood             | SDS-1001 Harvest Gold       |
| 3 a. Flashing - metal                             | Prefinished     | Brown            | SDS-1001 Harvest Gold       |
| 4 a. Soffit                                       | Stained         | Wood             | SDS-1001 Harvest Gold       |
| 5 a. Doors and frames - wood                      | Painted         | Grey             | SDS-1001 Harvest Gold       |
| b. Windows - aluminium                            | Prefinished     | Grey             | SDS-1001 Harvest Gold       |
| c. Windows - vinyl                                | Prefinished     | Grey             | SDS-1001 Harvest Gold       |
| 6 a. Wood columns                                 | Stained         | Wood             | SDS-1001 Harvest Gold       |
| 7 a. Steel columns                                | Painted         | Medium warm grey | SDS-1001 Harvest Gold       |
| 8 a. Metal railings                               | Prefinished     | Dark warm grey   | SDS-1001 Harvest Gold       |
| 9 a. Fences - fibre cement panels                 | Smooth, painted | Medium warm grey | SDS-1001 Harvest Gold       |
| 10. Metal canopy                                  | Prefinished     | Grey             | SDS-1001 Harvest Gold       |

**CHECKWITCH POIRON ARCHITECTS INC.**  
Chesterfield Poirion Architects Inc.  
440 Commercial Street, Suite 100, Vancouver, BC V6B 1G2  
Tel: 604.681.1111  
www.cpaarch.com

## Mountain Vista Apartments - Building A

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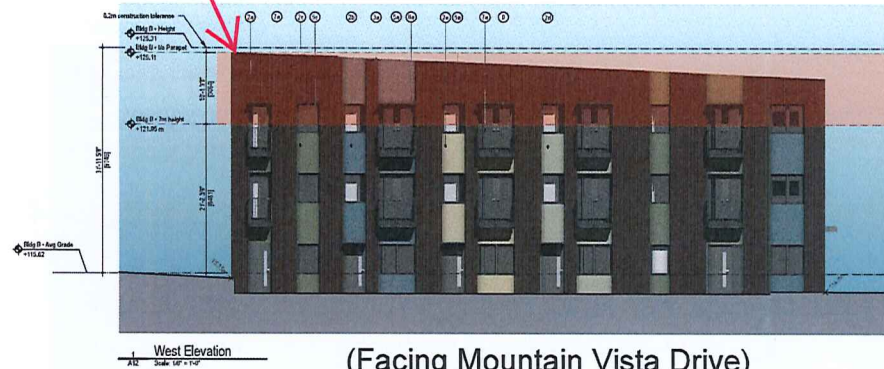
Client: Lexley Developments Inc.  
Project: Building A Exterior Elevations  
Date: 2025.02.06  
Scale: 1/8" = 1'-0"



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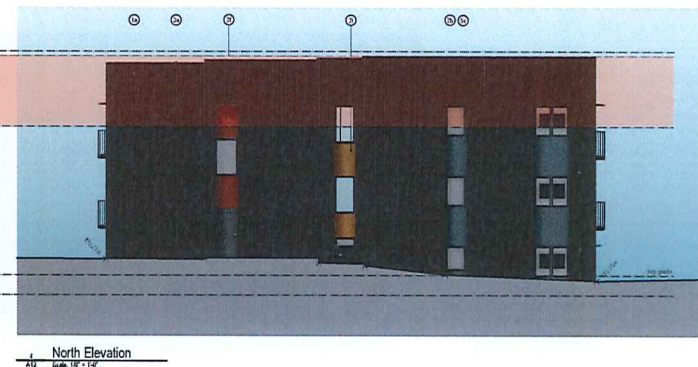
### PROPOSED HEIGHT VARIANCE



(Facing Mountain Vista Drive)



East Elevation

North Elevation  
 1/16" = 1'-0"

## Exterior Materials

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|                |                          |       |            |                                |             |    |              |     |
|----------------|--------------------------|-------|------------|--------------------------------|-------------|----|--------------|-----|
| Client         | Lusley Developments Inc. |       | Drawn By   | dp                             | Reviewed By | dp | Sheet Number | A12 |
| Project Number | 2418                     |       | Sheet Name | Building B Exterior Elevations |             |    |              |     |
| Title          | Date                     | Scale | Sheet Size | Sheet Size                     |             |    |              |     |
| n/a            | 2025.02.06               | 53    | DPA R3     |                                |             |    |              |     |
|                |                          |       | Revision   |                                |             |    |              |     |
|                |                          |       |            |                                |             |    |              |     |

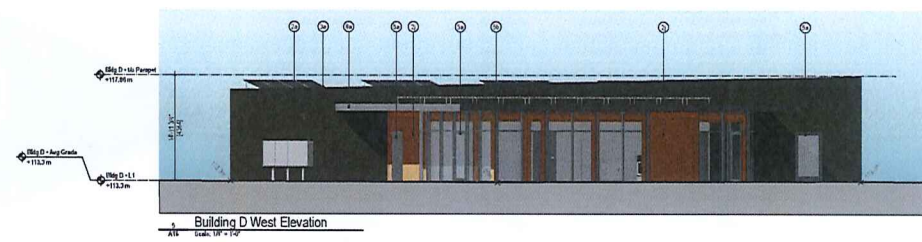
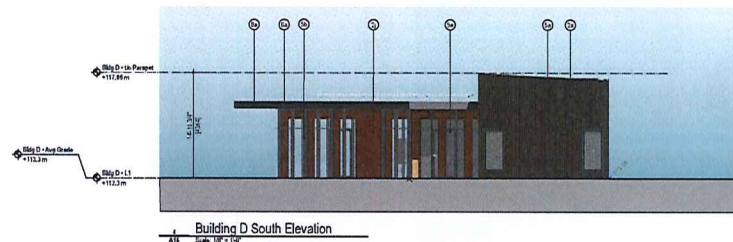
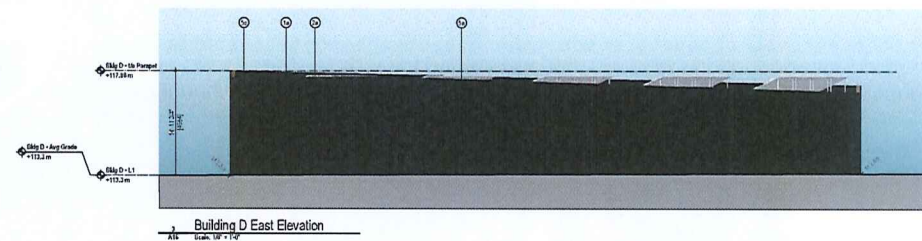
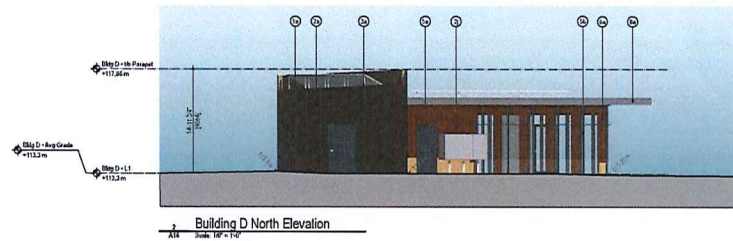
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| Material  | Finish          | Colour           | Notes                        |
|---|-----------------|------------------|------------------------------|
| 1. Ceiling - 2005                               |                 | Grey             |                              |
| 2. Ceiling - suspended square panels (acoustic) | Perforated      | White            | 204-1155 Hemsford Green      |
| 3. Cladding - fibre cement panels               | Smooth, painted | Blue             | 204-1163 Pridmore            |
| 4. Cladding - fibre cement panels               | Smooth, painted | Dark green       | EW-5192 Jones                |
| 5. Cladding - fibre cement panels               | Smooth, painted | Green            | EW-5193 Jones                |
| 6. Cladding - fibre cement panels               | Smooth, painted | Light Blue       | EW-5124 Hays                 |
| 7. Cladding - fibre cement panels               | Smooth, painted | Orange           | EW-5128 Mervin               |
| 8. Cladding - fibre cement panels               | Smooth, painted | Overgrey/blue    | EW-5129 Decade Acian         |
| 9. Cladding - fibre cement panels               | Smooth, painted | Yellow/white     | EW-5163 Jones                |
| 10. Cladding - fibre cement panels              | Smooth, painted | Yellow           | EW-5201 Aquis Fea            |
| 11. Cladding - metal                            | Shined          | White            | Snow Harned Cold             |
| 12. Cladding - metal                            | Perforated      | White            | Moss Green                   |
| 13. 4041 SS                                     | Shined          | White            | Snow Harned Cold             |
| 14. Windows - frame - aluminium                 | Perforated      | Grey             | EW-5194 Anonymous            |
| 15. Doors - aluminium - sliding                 | Painted         | Grey             | RAL 7035                     |
| 16. Windows - wood - wood                       | Perforated      | Grey             | RAL 7035                     |
| 17. Wood columns                                | Painted         | White            | Snow Harned Cold             |
| 18. Wood columns                                | Painted         | Medium warm grey | DW-7455 Individual Guy       |
| 19. Metal columns                               | Perforated      | Dark warm grey   | DW-7456 Anonymous (to match) |
| 20. Metal columns                               | Smooth, painted | Medium warm grey | DW-7457 Individual Guy       |
| 21. Metal canopy                                | Perforated      | Grey             | RAL 7035                     |



## Exterior Materials

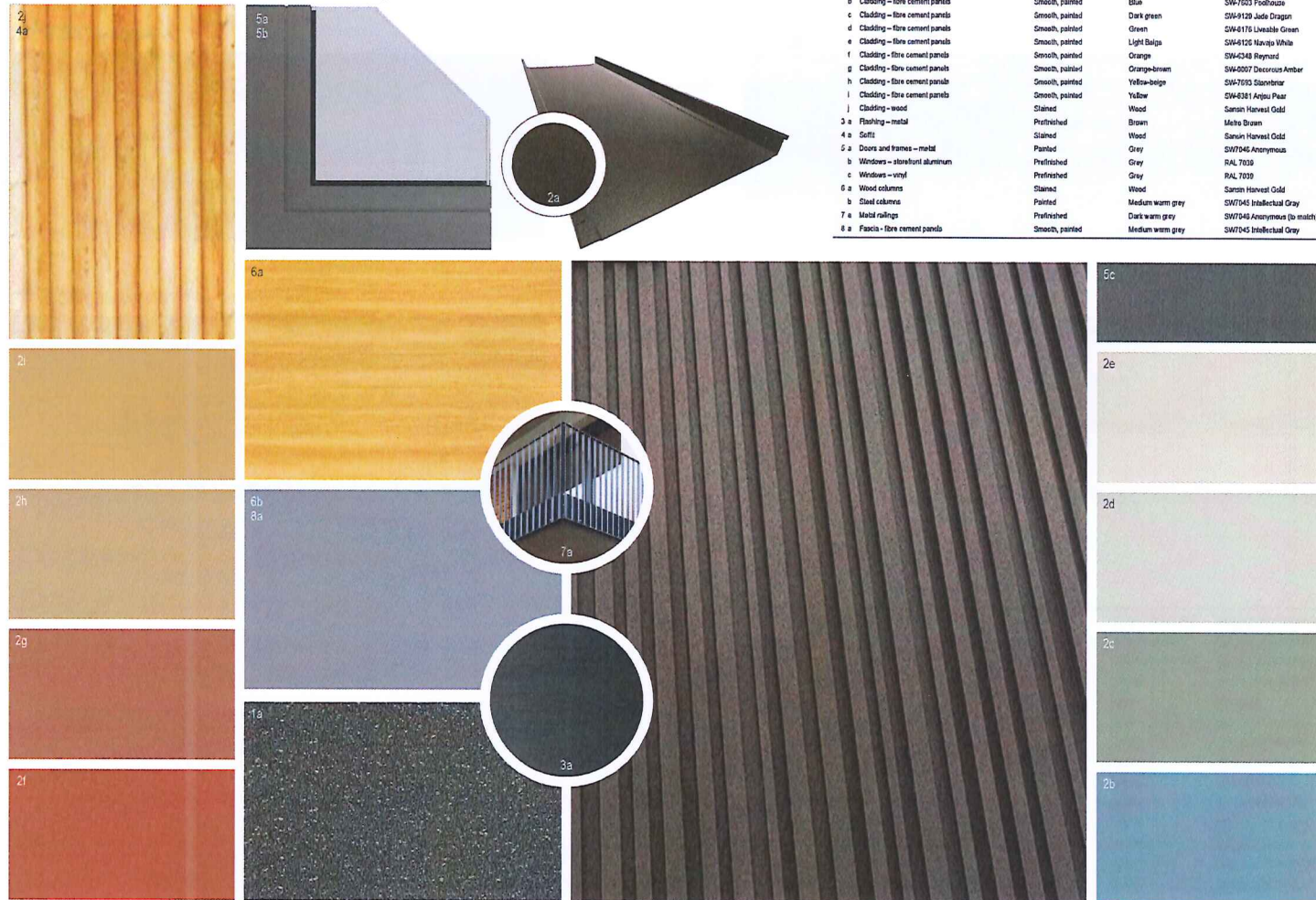
| Material   | Finish          | Colour           | Notes                       |
|--|-----------------|------------------|-----------------------------|
| 1 a Roofing - SBS                                | -               | Grey             | Flat roof                   |
| 2 a Cladding - corrugated square panels (random) | Prefinished     | Brown            | SW-7515 Homestead Brown     |
| b Cladding - fibre cement panels                 | Smooth, painted | Blue             | SW-7603 Poolhouse           |
| c Cladding - fibre cement panels                 | Smooth, painted | Dark green       | SW-9129 Jade Dragon         |
| d Cladding - fibre cement panels                 | Smooth, painted | Green            | SW-6176 Liveable Green      |
| e Cladding - fibre cement panels                 | Smooth, painted | Light Beige      | SW-6126 Navajo White        |
| f Cladding - fibre cement panels                 | Smooth, painted | Orange           | SW-6348 Reynard             |
| g Cladding - fibre cement panels                 | Smooth, painted | Orange-brown     | SW-0007 Decorous Amber      |
| h Cladding - fibre cement panels                 | Smooth, painted | Yellow-beige     | SW-7693 Stonebriar          |
| i Cladding - fibre cement panels                 | Smooth, painted | Yellow           | SW-6381 Anjou Pear          |
| j Cladding - wood                                | Stained         | Wood             | Sansin Harvest Gold         |
| 3 a Flashing - metal                             | Prefinished     | Brown            | Metro Brown                 |
| 4 a Soffit                                       | Stained         | Wood             | Sansin Harvest Gold         |
| 5 a Doors and frames - metal                     | Painted         | Grey             | SW7046 Anonymous            |
| b Windows - storefront aluminum                  | Prefinished     | Grey             | RAL 7039                    |
| c Windows - vinyl                                | Prefinished     | Grey             | RAL 7039                    |
| 6 a Wood columns                                 | Stained         | Wood             | Sansin Harvest Gold         |
| b Steel columns                                  | Painted         | Medium warm grey | SW7045 Intellectual Gray    |
| 7 a Metal railings                               | Prefinished     | Dark warm grey   | SW7046 Anonymous (to match) |
| 8 a Fascia - fibre cement panels                 | Smooth, painted | Medium warm grey | SW7045 Intellectual Gray    |





## Exterior Materials

| Material   | Finish          | Colour           | Notes                       |
|--|-----------------|------------------|-----------------------------|
| 1 a Roofing - SBS                                | -               | Grey             | Full roof                   |
| 2 a Cladding - corrugated square panels (random) | Prefinished     | Brown            | SW-7515 Horseshoe Brown     |
| b Cladding - fibre cement panels                 | Smooth, painted | Blue             | SW-7523 Foothouse           |
| c Cladding - fibre cement panels                 | Smooth, painted | Dark green       | SW-9129 Jade Dragon         |
| d Cladding - fibre cement panels                 | Smooth, painted | Green            | SW-6176 Liveable Green      |
| e Cladding - fibre cement panels                 | Smooth, painted | Light beige      | SW-6125 Navajo White        |
| f Cladding - fibre cement panels                 | Smooth, painted | Orange           | SW-4348 Reynard             |
| g Cladding - fibre cement panels                 | Smooth, painted | Orange-brown     | SW-2007 Decorous Amber      |
| h Cladding - fibre cement panels                 | Smooth, painted | Yellow-beige     | SW-7035 Starliner           |
| i Cladding - fibre cement panels                 | Smooth, painted | Yellow           | SW-6361 Anjou Pear          |
| j Cladding - wood                                | Stained         | Wood             | Samon Harvest Gold          |
| 3 a Flashing - metal                             | Prefinished     | Brown            | Metro Brown                 |
| 4 a Gelfit                                       | Stained         | Wood             | Samon Harvest Gold          |
| 5 a Doors and frames - metal                     | Painted         | Grey             | SW7046 Anonymous            |
| b Windows - storefront aluminum                  | Prefinished     | Grey             | RAL 7039                    |
| c Windows - vinyl                                | Prefinished     | Grey             | RAL 7039                    |
| 6 a Wood columns                                 | Stained         | Wood             | Samon Harvest Gold          |
| b Steel columns                                  | Painted         | Medium warm grey | SW7045 Intellectual Gray    |
| 7 a Metal railings                               | Prefinished     | Dark warm grey   | SW7046 Anonymous (to match) |
| 8 a Fascia - fibre cement panels                 | Smooth, painted | Medium warm grey | SW7045 Intellectual Gray    |



## Mountain Vista Apartments

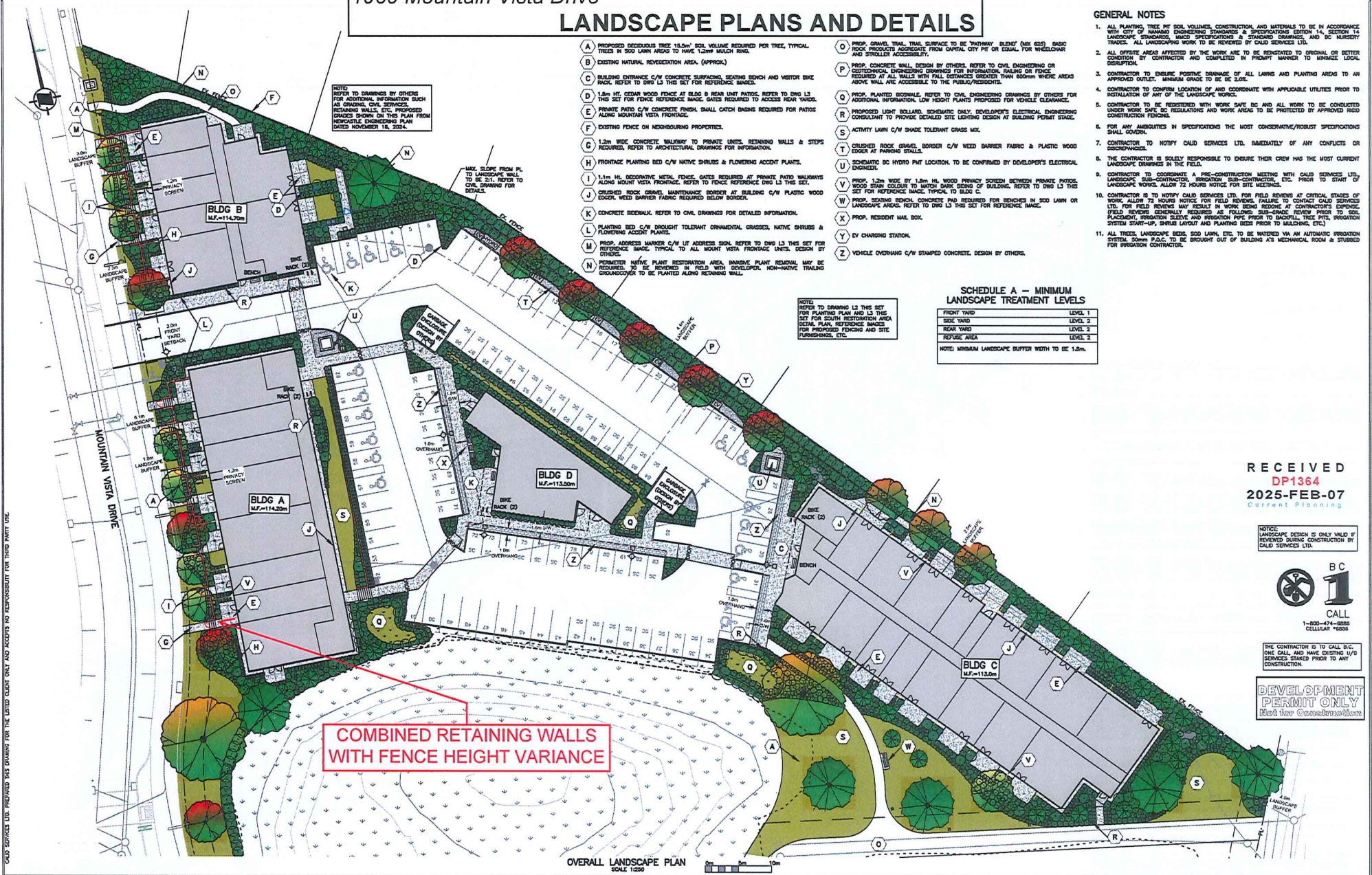
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|--------------------------|------------|-------------|--------------------|
| Client                   | Design By  | Reviewed By | Project Number     |
| Luxury Developments Inc. | DP         | DP          | A08                |
| Project Name             | Drawn By   | Checked By  | Exterior Materials |
| 2018                     | DP         | DP          |                    |
| Date                     | Scale      | Sheet No.   | Sheet Total        |
| Rev                      | 2025.02.06 | 53          | DPK R3             |

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# LANDSCAPE PLANS AND DETAILS



## GENERAL NOTES

1. ALL PLANTING TREE PIT SOIL VOLUMES, CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF HANAU ENGINEERING STANDARDS & SPECIFICATIONS EDITION 14, SECTION 14. LANDSCAPE STANDARDS, IMCO SPECIFICATIONS & STANDARD DRAWINGS, AND BC NURSERY TRACES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED BY PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONTROL LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED ROAD CONSTRUCTION FENCING.
6. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
7. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
9. CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING WITH CALD SERVICES LTD., LANDSCAPE SUB-CONTRACTOR, IRRIGATION SUB-CONTRACTOR, ETC. PRIOR TO START OF LANDSCAPE WORKS. ALLOW 72 HOURS NOTICE FOR SITE MEETING.
10. CONTRACTOR IS TO NOTIFY CALD SERVICES LTD. FOR FIELD REVIEWS AT CRITICAL STAGES OF WORK. ALLOW 72 HOURS NOTICE FOR FIELD REVIEWS. FAILURE TO CONTACT CALD SERVICES LTD. FOR FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTORS EXPENSE. FIELD REVIEWS USUALLY REQUIRED AS FOLLOWS: SUB-GRADE REVIEW PRIOR TO SOIL PLACING, IRRIGATION SLEAVE AND IRRIGATION PIPE PRIOR TO BACKFILL, TREE PITS, IRRIGATION SYSTEM START-UP, SHRUB LAYOUT AND PLANTING BEDS PRIOR TO MULCHING, ETC.
11. ALL TREES, LANDSCAPE BEDS, SOO LAMN, ETC. TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. SOO LAMN P.E.G. TO BE BROUGHT OUT OF BUILDING AS MECHANICAL RAIN & STUDIED FOR IRRIGATION CONTRACTOR.

## SCHEDULE A - MINIMUM LANDSCAPE TREATMENT LEVELS

| FRONT YARD  | LEVEL 1 |
|-------------|---------|
| SIDE YARD   | LEVEL 2 |
| REAR YARD   | LEVEL 3 |
| REFUSE AREA | LEVEL 2 |

NOTE: MINIMUM LANDSCAPE BUFFER WIDTH TO BE 1.0m.

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NOTICE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALD SERVICES LTD.



THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/S SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

DEVELOPMENT PERMIT ONLY  
Not for Construction

| REF. NO. | DATE        | DESCRIPTION               | BY | APPROVED |
|----------|-------------|---------------------------|----|----------|
| 1        | 2 FEB 07/25 | DP RE-SUBMISSION          | DP |          |
| 2        | 1 JAN 17/25 | TO CITY OF HANAU COMMENTS | DP |          |
| REV.     | DATE        | REVISIONS                 | BY | APPROVED |

LEGEND

- PROP. TREES
- PROP. SHRUBS
- PROP. 1.0m H.L. CEDAR FENCE
- PROP. DECORATIVE METAL FENCE
- PROP. WOOD PRIVACY SCREEN
- PROP. RET. WALL
- PROP. BOLLARD LIGHT
- PROP. CONCRETE SIDEWALK OR PATIO
- PROP. CRUSHED ROCK GRAVEL BORDER
- PROP. BIOSWALE
- PROP. LAWN AREA
- PROP. PLANTING AREA
- EX. NATIVE PLANT RESTORATION AREA

REFERENCE DRAWINGS

DATE

DRIFT RESIDENTIAL DEVELOPMENT  
Overall Landscape Plan, Key Notes & Phasing Plan  
Client: Tectonica Management Inc.

CALD Services Ltd.

522

2025

DRIFT RESIDENTIAL DEVELOPMENT  
Overall Landscape Plan, Key Notes & Phasing Plan  
Client: Tectonica Management Inc.

CALD Services Ltd.

522

2025

DRIFT RESIDENTIAL DEVELOPMENT  
Overall Landscape Plan, Key Notes & Phasing Plan  
Client: Tectonica Management Inc.

CALD Services Ltd.

522

2025

Drawn: dp

Checked: dp

Approved: dp

Designed: dp

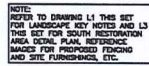
Date: 20 November 18, 2024

Project #: 2025

Scale: AS NOTED

Rev.: 1

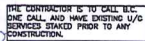




1. IRRIGATION SYSTEMS TO MEET MAINT AND CITY OF INMAN'S IRRIGATION STANDARDS. IRRIGATION SYSTEMS TO BE DESIGNED BY A QUALIFIED IRRIGATION DESIGNER.
2. PRECISION POINT OF CONNECTION LOCATIONS TO BE DETERMINED PRIOR TO BUILDING POINT SUBM.
3. SOD LAWN AREA, TREES AND PLANTING AREAS TO BE IRRIGATED. SOD LAWN TO HAVE A MINIMUM IRRIGATION SYSTEM WITH LEAD TO HOSE COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DROP IRRIGATION. TREES TO HAVE TWO (2) DRAINER LOOPS PER TREE.
4. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY MAO OR A LICENSED PROFESSIONAL ENGINEER.
5. ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MAO AND MAO STANDARDS FOR ALL IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW METER, CENTRAL SHUT-OFF VALVE, AND METER, PRESSURE REGULATING DEVICE AND AUTOMATIC SCHEDULE/RAIN DELAY CONTROLLER ALSO REQUIRED.
6. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 60 TO 80 psi.
7. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIE CONTIGUOUS, ETC) RECEIVE FULL COVERAGE.
8. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
9. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALD SERVICES LTD. CONTRACTOR TO PROVIDE 72 HOURS NOTICE FOR TEST.
10. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
11. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS, ZONE MAPS, AND OPERATIONS MANUAL TO OWNER FOR THE SYSTEM.
12. IRRIGATION CONTRACTOR TO INCLUDE ONE INVESTIGATION & SYSTEM START UP IN THEIR PRICE.
13. CONTRACTOR TO INSTALL 150MM PVC IRRIGATION SLEEVES WITH GAPS AT ALL SIDEWALKS, PATIOS, DRIVEWAYS, DRIVE ALLEYS, AND DRIVEWAYS. SLEEVES ARE TO BE CONNECTED TO SITE IRRIGATION SYSTEM. SLEEVES TO BE INSTALLED TO PROVIDE PROPER SLOPE TO THE WORK AREA. WORK AREA TO BE PROTECTED BY CONCRETE CURBS TO EXTEND 15M BEYOND EDGE OF HARD SURFACES. WHERE PROPER CONCRETE IS NOT AVAILABLE, CONTRACTOR TO PROVIDE EQUIVALENT TO STAKE DOTS AND LABEL. IRRIGATION SLEAVE FOR IRRIGATION CONTRACTOR.
14. POWER SOURCE FOR IRRIGATION CONTRACTOR/OWNER SHALL BE FROM BUILDING, BATTERY/SOLAR PANELS OR OTHER POWER SOURCE.

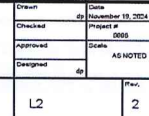
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CALID SERVICES LTD.

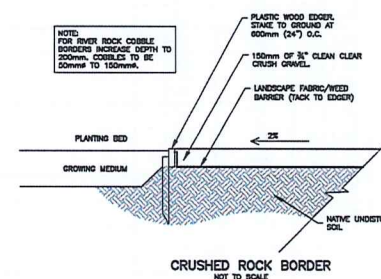
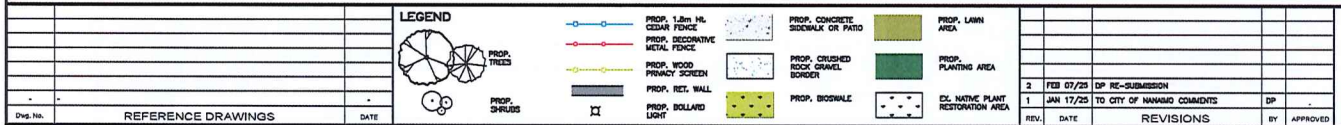


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| Project # | 0000 |
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**DRIFT RESIDENTIAL DEVELOPMENT**  
Restoration Area Infill Planting & Details  
Client: Tectonica Management Inc.

**CALID**  
Services Ltd.

|   |    |      |
|---|----|------|
| 207-2770 QUADRA ST.<br>VICTORIA, B.C. V8T-4E8<br>PHONE (250) 366-6676<br>FAX (250) 366-6679<br>mrs@victoria.net | dp | Rev. |
| L3  |    | 2    |

CANCEL PRINTS BEARING EARLIER LETTER



| Plant List  |    |     |          |   |    |     |        |
|---|----|-----|----------|---|----|-----|--------|
| <b>Evergreen Site Trees:</b>                          |    |     |          | <b>Deciduous Shrubs &amp; Accent Plants:</b>  |    |     |        |
| Pice omorika 'Bruns' (Serbian Spruce)                 | PI | 33  | 3.0m Ht. | Astilbe chinensis (Chinese Astilbe)   | AS | 15  | #1 Pot |
| Thuja plicata 'Excelsa' (Western Redcedar)            | TP | 6   | 3m Ht.   | Berberis thunbergii 'Rose Glow' (Barberry)  | BR | 38  | #2 Pot |
|   |    |     |          | Carex morrowii 'Gold Band' (Japanese Sedge)   | CM | 140 | #2 Pot |
| <b>Deciduous Site Trees:</b>                          |    |     |          | Comus sericea 'Flaviramea' (Yellow Twig Dogwood)  | YT | 22  | #2 Pot |
| Acer macrophyllum (Big Leaf Maple)                    | AM | 2   | 6cm Cal. | Hemerocallis 'Stella de Oro' (Day Lily)   | HE | 80  | #1 Pot |
| Acer rubrum var. October Glory (Red Maple)            | AR | 9   | 6cm Cal. | Philadelphus 'Snow Dwarf' (Dwarf Mock Orange)   | PH | 31  | #2 Pot |
| Comus 'Eddies White Wonder' (Flowering Dogwood)       | CN | 8   | 6cm Cal. | Spirea japonica 'Little Princess' (Japanese Spirea)   | SP | 40  | #2 Pot |
| Alnus rubra (Red Alder)                               | AL | 3   | 4cm Cal. |   |    |     |        |
| <b>South Tree Infill Restoration Area:</b>            |    |     |          | <b>Restoration Buffer Planting (North PL)</b>   |    |     |        |
| Acer circinatum 'Pacific Fire' (Vine Maple)           | AC | 2   | 4cm Cal. | <b>Evergreen Shrubs:</b>  |    |     |        |
| Acer macrophyllum (Big Leaf Maple)                    | AM | 2   | 6cm Cal. | Cotoneaster dammeri (Bearberry Cotoneaster)   | CD | 365 | #1 Pot |
| Pseudotsuga menziesii (Douglas Fir)                   | DF | 4   | 3m Ht.   | Ceanothus, (California Lilac)   | CE | 30  | #1 Pot |
| Thuja plicata 'Excelsa' (Western Redcedar)            | TP | 2   | 3m Ht.   | Pteridium aquilinum (Bracken Fern)  | BF | 350 | #1 Pot |
|   |    |     |          | Gaultheria shallon (Salal)  | GA | 112 | #1 Pot |
| <b>Evergreen Native Shrubs:</b>                       |    |     |          | Leucothoe axillaris (Coastal Leucothoe)   | LE | 25  | #1 Pot |
| Ceanothus, (California Lilac)                         | CE | 15  | #3 Pot   | Mahonia aquifolium (Oregon Grape)   | MA | 62  | #1 Pot |
| Gaultheria shallon (Salal)                            | GA | 54  | #1 Pot   | Mahonia nervosa, (Cascade Oregon Grape)   | MN | 85  | #1 Pot |
| Leucothoe axillaris (Coastal Leucothoe)               | LE | 3   | #3 Pot   | Mahonia repens (Creeping Oregon Grape)  | MR | 440 | #1 Pot |
| Mahonia aquifolium (Oregon Grape)                     | MA | 7   | #3 Pot   | Polystichum munitum (Sword Fern)  | SF | 283 | #1 Pot |
| Mahonia nervosa, (Cascade Oregon Grape)               | MN | 327 | #1 Pot   | Vaccinium ovatum, (Evergreen Huckleberry)   | VA | 51  | #1 Pot |
| Mahonia repens (Creeping Oregon Grape)                | MR | 363 | #1 Pot   |   |    |     |        |
| Polystichum munitum (Sword Fern)                      | SF | 493 | #1 Pot   | <b>Deciduous Shrubs:</b>  |    |     |        |
| Pteridium aquilinum (Bracken Fern)                    | BF | 140 | #1 Pot   | Ribes sanguineum (Red Flowering Currant)  | RI | 17  | #1 Pot |
| Vaccinium ovatum, (Evergreen Huckleberry)             | VA | 42  | #2 Pot   | Symphoricarpos albus (Snowberry)  | SY | 21  | #1 Pot |
|   |    |     |          |   |    |     |        |
| <b>Evergreen Shrubs &amp; Groundcovers:</b>           |    |     |          | <b>Bioswale Planted Bottom</b>  |    |     |        |
| Azalea 'Hino Crimson' (Red Azalea)                    | AZ | 15  | #2 Pot   | Carex mertensii (Merten's Sedge)  | MS | 50  | #1 Pot |
| Choisya temata (Mexican Orange Blossom)               | CH | 7   | #3 Pot   | Carex obnupta (Slough Sedge)  | SS | 50  | #1 Pot |
| Cotoneaster dammeri (Bearberry Cotoneaster)           | CD | 5   | #1 Pot   | Gaultheria shallon (Salal)  | GA | 50  | #1 Pot |
| Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley) | PJ | 340 | #2 Pot   | Spiraea douglasii (Hardhack)  | SD | 75  | #1 Pot |
| Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine)  | PM | 6   | #5 Pot   |   |    |     |        |
| Rhododendron 'Baden Baden' (Red Rhododendron)         | RB | 126 | #2 Pot   | <b>Notes:</b>   |    |     |        |
| Rhododendron 'Christmas Cheer' (Pink Rhododendron)    | RO | 31  | #5 Pot   | 1. Plants to be irrigated with an automatic irrigation system to City of Nanaimo Irrigation standards.  |    |     |        |
| Sarcococca humilis (Sweetbox)                         | SA | 38  | #3 Pot   | 2. Tree caliper size to be measured 1.4m above rootball.  |    |     |        |
| Thuja occidentalis 'Smaragd' (Emerald Arborvitae)     | TH | 10  | 1.2m Ht. | 3. Changes to plant size, quantity, or type to be reviewed & approved in  |    |     |        |
|   |    |     |          | 4. Hydroseed to be premier pacific seed 100% Native Roadside Riparian seed mix for bioswales and Vancouver Island Coastal mix (MoTI standard) for restoration strip. Hydroseed rate to be 16lbs/acre. |    |     |        |
| <b>Deciduous Native Shrubs:</b>                       |    |     |          | 4. Total proposed shrubs/plants are approximately 85% evergreen based on above totals.  |    |     |        |
| Ribes sanguineum (Red Flowering Currant)              | RI | 27  | #2 Pot   | 5. Total proposed new site trees, including south infill area = 71 new trees. Of these trees,   |    |     |        |
| Rosa nutkana (Nootka Rose)                            | RN | 17  | #2 Pot   | approximately 63% are conifers. Due to site constraints, 33 non-native Serbian Spruce are proposed  |    |     |        |
| Symphoricarpos albus (Snowberry)                      | SY | 41  | #1 Pot   | where space at proposed buildings or underground servicing is too tight for larger native conifers.   |    |     |        |

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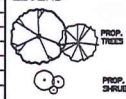


THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

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OVERALL LANDSCAPE PLAN  
SCALE 1:200

LEGEND



- PROP. 1.5m Ht. CEDAR FENCE
- PROP. DECORATIVE METAL FENCE
- PROP. WOOD PRIVACY SCREEN
- PROP. RET. WALL
- PROP. BOLLARD LIGHT
- PROP. BIOSWALE
- EX. NATIVE PLANT RESTORATION AREA

| Draw. No. | REFERENCE DRAWINGS | DATE |
|-----------|--------------------|------|
|           |                    |      |

| REV. | DATE      | REVISIONS                   | BY | APPROVED |
|------|-----------|-----------------------------|----|----------|
| 2    | FEB 07/25 | DP RE-SUBMISSION            | DP |          |
| 1    | JAN 17/25 | TO CITY OF NANAIMO COMMENTS | DP |          |



DRIFT RESIDENTIAL DEVELOPMENT  
Overall Planting Plan & Notes  
Client: Tectonica Management Inc.

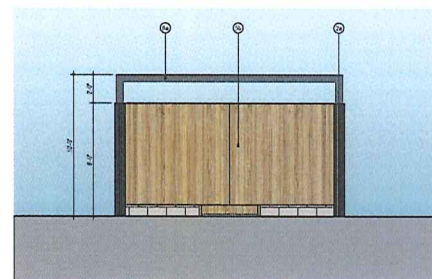
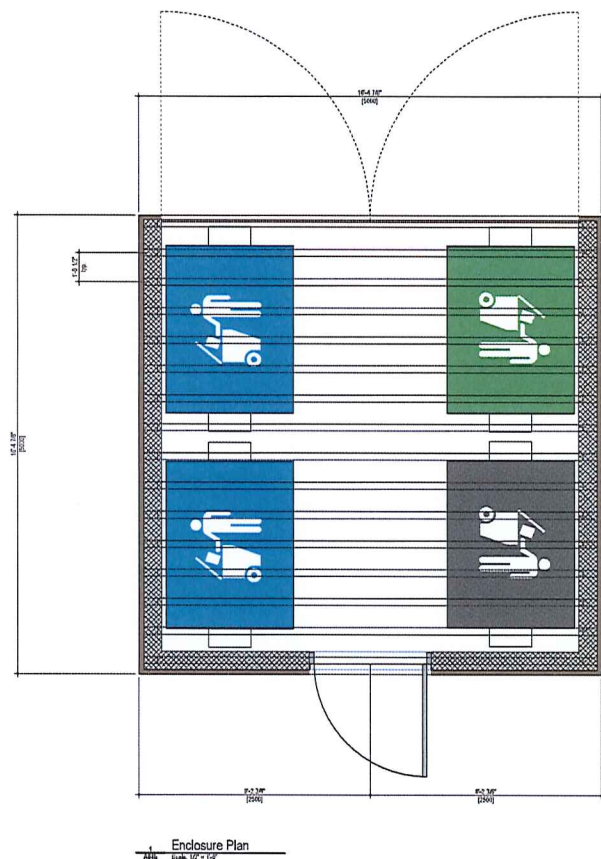


2070 HUNTERS LANE  
VICTORIA, B.C. V8N 4E4  
PHONE: (250) 589-1111  
FAX: (250) 589-1112  
www.cald.com

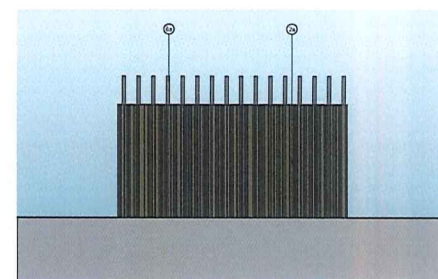
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|----------|----|-----------|----------------------|
| Drawn    | 40 | Date      | 20 December 10, 2024 |
| Checked  |    | Project # | 2855                 |
| Approved |    | Scale     | AS NOTED             |
| Designed | 40 |           |                      |
|          |    | Rev.      | 2                    |

CANCEL PRINT'S BEARING EARLIER LETTER

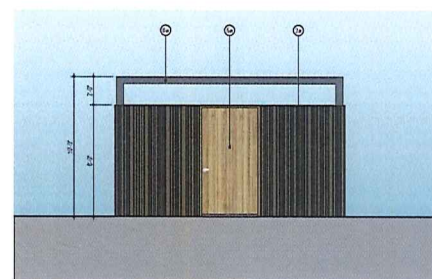




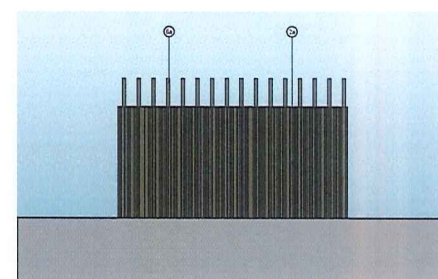
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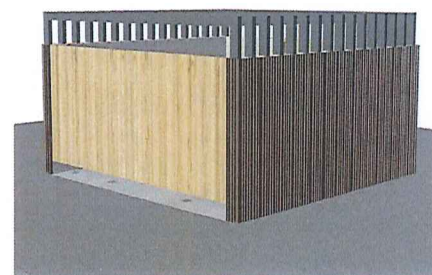
Side Elevation  
Scale: 1/8\"/>



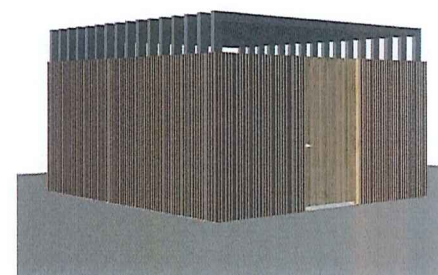
Rear Elevation  
Scale: 1/8\"/>



Side Elevation  
Scale: 1/8\"/>



3d view from front  
Scale: 1/8\"/>



3d view from rear  
Scale: 1/8\"/>

## Exterior Materials

| Material   | Finish      | Colour   | Notes                   |
|--|-------------|----------|-------------------------|
| 2 a Cladding - corrugated square panels (random) | Prefinished | Brown    | SW-7515 Homestead Brown |
| 3 a Flashing - metal                             | Prefinished | Charcoal | -                       |
| 5 a Gates and frames - wood                      | Stained     | Wood     | Sansin Harvest Gold     |
| 5 b Gates - wood                                 | Stained     | Wood     | Sansin Harvest Gold     |
| 6 a Metal Frames                                 | Prefinished | Charcoal | -                       |

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Checkwith Poirion Architects Inc.  
940 Commercial Street, Suite 100, Victoria, BC V8W 1B2  
250.774.1020  
info@cpa.ca  
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## Mountain Vista Apartments

DATE FOR CONSTRUCTION - FOR PREVIEW ONLY

|              |                         |            |            |               |            |              |                   |
|--------------|-------------------------|------------|------------|---------------|------------|--------------|-------------------|
| Client       | Lusky Developments Inc. | Drawn By   | DP         | Reviewed By   | DP         | Sheet Number | A04b              |
| Project Name | Garbage Enclosure       | Drawn Date | 2025.02.06 | Reviewed Date | 2025.02.06 | Revision     | 01                |
| Scale        | 1/8"                    | Drawn By   | DP         | Reviewed By   | DP         | Sheet Title  | Garbage Enclosure |

