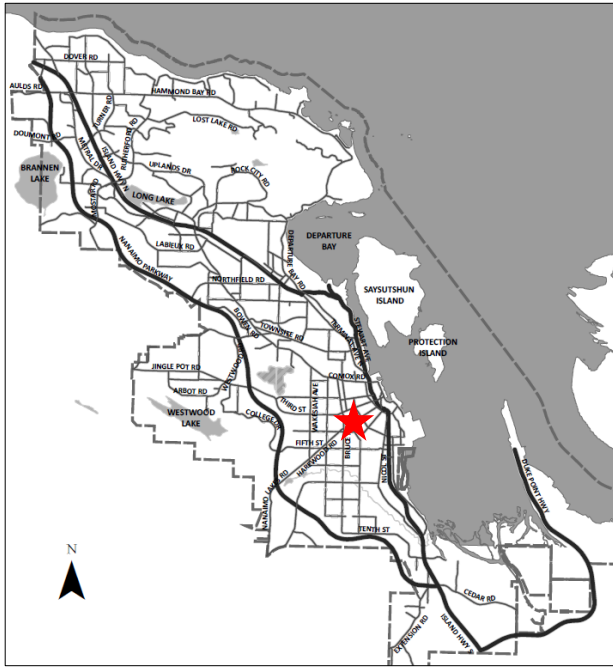


DATE August 26, 2026

AUTHORED BY CAMERON SALISBURY, PLANNER II, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1383 – 480
MACHLEARY STREET



Proposal:

A 4-unit residential building

Zoning:

R14 – Old City Low Density
(Fourplex) Residential

City Plan Land Use Designation:

Old City Neighbourhood

Development Permit Area:

DPA8 – Form & Character

Lot Area:

872m²

DP



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family residential development at 480 Machleary Street.

Recommendation

That Development Permit No. DP1383 be issued for a multi-family residential building at 480 Machleary Street with a variance as outlined in the “Proposed Variance” section of the Delegated Approval Report dated 2026-AUG-26.

BACKGROUND

A development permit application, DP1383, was received from Steve Parhar, on behalf of 480 Machleary Developments Inc., for a multi-family residential building with four dwelling units at 480 Machleary Street. A form and character development permit is required because the project is in the Old City Neighbourhood.

Subject Property & Site Context

The subject property is located on the east side of Machleary Street between Albert Street and Franklyn Street. A lane runs along the east property line and connects Albert Street with Franklyn Street. There was previously a single residential dwelling on the property that was demolished in 2021. The property is presently vacant and slopes down from the lane to Machleary Street by approximately 3m.

The surrounding neighbourhood consists of predominantly single-family homes with some smaller multi-family residential buildings. Nearby amenities include Pawson Gyro Park, approximately 140m to the northeast, and the Old City Quarter shopping area, approximately 350m to the northeast.

DISCUSSION

Proposed Development

The applicant is proposing a two-storey multi-family fourplex building with four three-bedroom units. The proposed gross floor area is 663m² and the total Floor Area Ratio (FAR) is 0.76. The development complies with the maximum density of four dwelling units, the permitted building height and lot coverage, and the minimum required building setbacks.

Site Design

The site is organized with all vehicle access provided from the rear lane. Two units are oriented toward Machleary Street and two units face the lane. The required vehicle parking (7 spaces) is provided onsite within an under-building parking garage. Access to the garage is via a driveway along the southeast property line. The garage includes long-term bicycle parking and waste management storage.

The adjacent lane, while functional, is approximately 3.65m wide. As a condition of the Development Permit registration of a 1.675m wide Statutory Right-of-Way (SRW) will be secured to accommodate future lane widening.

Building Design

The proposed building design presents a traditional residential character in compliance with the applicable Form & Character Design Guidelines with gables, a mix of board-and-batten and lap siding, and ground-level patios or front porches to distinguish each unit. The second storey is stepped back from the ground level to break up the vertical massing. Exterior cladding materials consist of contrasting coloured hardie siding, shingles, and decorative gable bracing at the roof peaks to reinforce the Old City character.

Landscape Design

The landscape design further reinforces the neighbourhood character and provides functional outdoor space for each unit. Generous planting is proposed with a mix of layered indigenous and ornamental plantings, and the retention of an existing Douglas Fir at the southeast corner of the site. Landscape buffers are provided along the lane and Machleary Street with a variety of trees, shrubs, groundcover, and perennials. Well-defined pedestrian walkways connect the units to Machleary Street, a common garden patio, and the lane, with an additional pathway between the front yard and rear yard. The proposed landscaping and fencing are well-integrated to provide a balance of natural surveillance and privacy for residents from public view.

In addition to landscaping, lighting is also incorporated within the front elevation facing Machleary Street to reinforce wayfinding and provide a welcoming entry.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-MAY-09, accepted DP1383 as presented and provided the following recommendations:

- Consider options for the side pathway that will maintain structure and durability over time;
- Consider ways to break up the side walls;
- Consider increasing the size and relocating the windows of the bedroom and the dining nook; and
- Consider increasing the variability of the siding.

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

- Extending the shed roof along the side walls to connect the dining nook and entry roof, helping break up the building's long side walls.
- Rotating the front window and centering it on the front wall.
- Replaced the driveway-facing nook with a larger window and window box, consistent with the traditional aesthetic.
- Adding variability of cladding with board and batten cladding and lap siding to create more diversity with a traditional aesthetic in keeping with the neighbourhood character.

The proposed development supports modest infill in an existing neighbourhood and presents a residential character that meets the applicable design guidelines and complements the surrounding Old City neighbourhood character.

Proposed Variance

Maximum Fence Height

The applicant is requesting a minor variance to increase the maximum permitted fence height for a proposed retaining wall within the front yard setback from 1.2m to 1.22m, a variance of 0.02m.

The design of the building takes advantage of the sloping site, with under-building parking, and uses retaining walls to create terraces and landings that address the grade change from the building to the street. The variance pertains to a wall supporting a raised walkway along the front elevation (facing Machleary Street). A complementary metal guardrail (1.07m in height) is proposed on top of the wall, as required by BC Building Code. The wall design (Allen Block style) integrates well with the landscape buffer to achieve an attractive and formalized edge to the building and streetscape as intended by the design guidelines. Staff support the proposed wall height variance. |

SUMMARY POINTS

- Development Permit application No. DP1383 is for a fourplex multi-family building at 480 Machleary Street.
- The proposed development meets the applicable design guidelines, complements the surrounding Old City neighbourhood, and facilitates a modest infill development.
- Staff support the minor variance request to accommodate a retaining wall within the front yard setback.

ATTACHMENTS

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

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

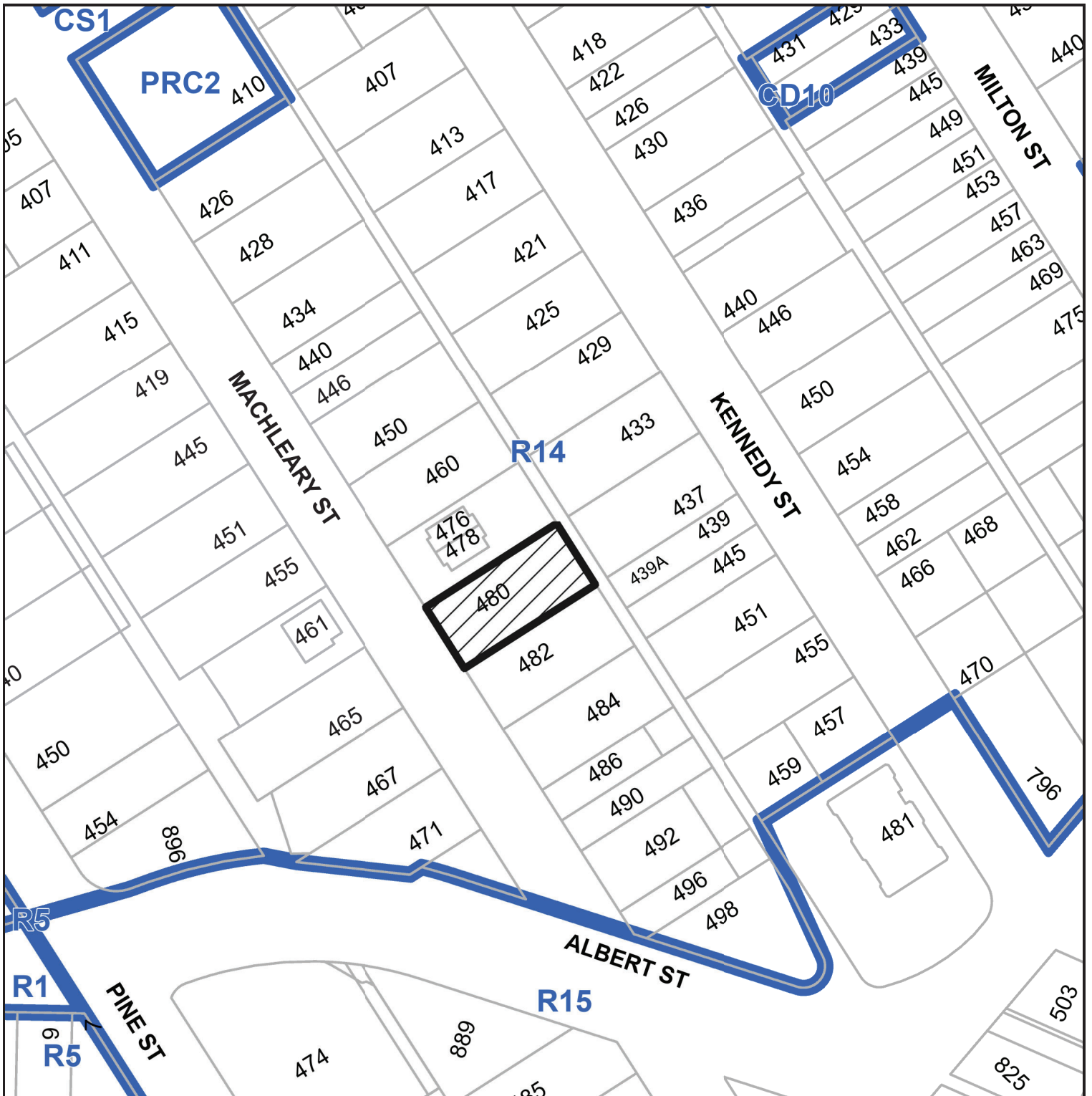
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

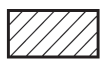
1. *Section 6.10.2 Fence Height* – to increase the maximum permitted fence height for a retaining wall within the front yard setback from 1.20m to 1.22m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by RC Drafting & Design Services, received 2026-JUN-24, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by RC Drafting & Design Services, received 2026-JUN-24, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2026-JUL-08, as shown on Attachment E, and prior to building permit issuance the following shall be submitted:
 - An itemized cost estimate prepared by a qualified landscape professional; and
 - A landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.
4. Registration of a 1.675m wide statutory-right-of-way adjacent to the lane prior to building permit application.

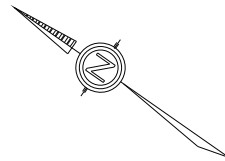
ATTACHMENT B
SUBJECT PROPERTY MAP



 480 MACHLEARY STREET

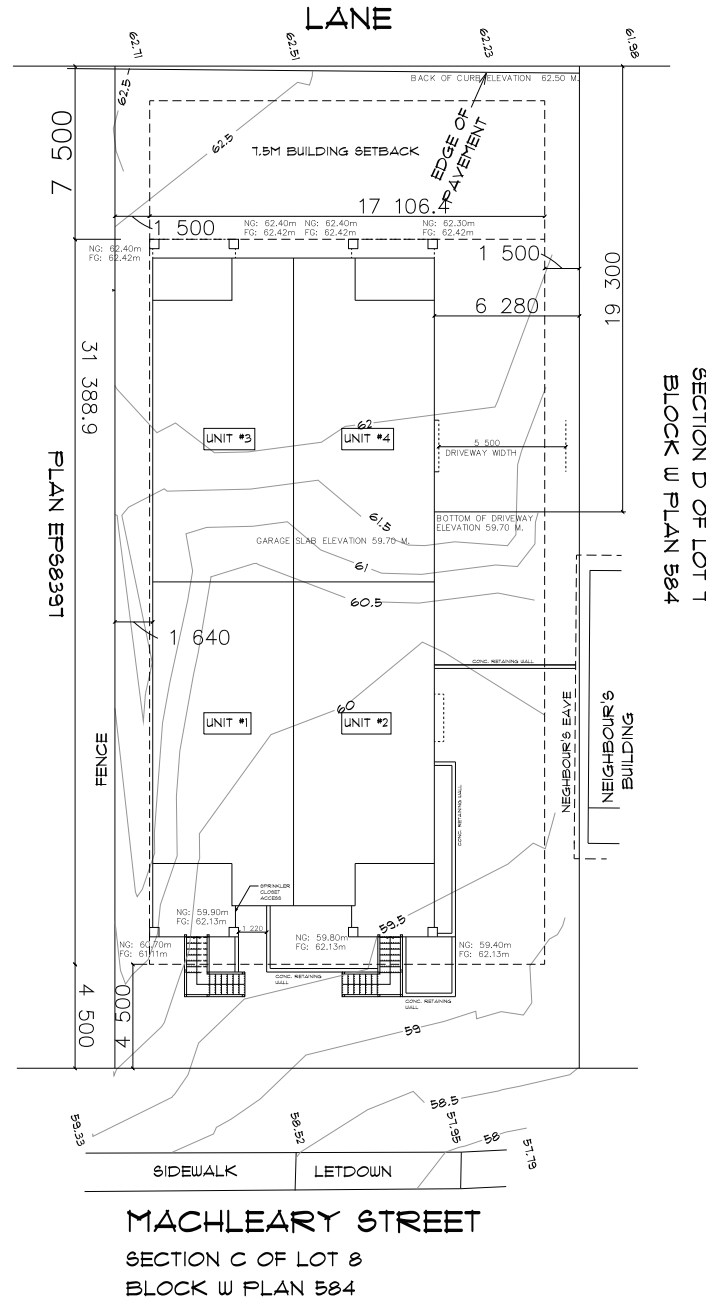
ATTACHMENT C SITE PLAN AND PARKING PLAN

PROPOSED BUILDING HEIGHT CALCULATION	
ZONING	R14
PARCEL SIZE (m ²)	871.76
PARCEL COVERAGE (%)	40
AVERAGE NATURAL GRADE	61.16
AVERAGE FINISHED GRADE	62.15
MAXIMUM BUILDING HEIGHT	7.78m
MAXIMUM MID ROOF	68.51
PROPOSED MID ROOF	68.85
PROPOSED UPPER FLOOR ELEVATION	65.51
PROPOSED MAIN FLOOR ELEVATION	62.45
PROPOSED BASEMENT FLOOR ELEVATION	59.70
PROPOSED GARAGE SLAB	59.70

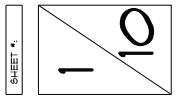


480 MACHLEARY ST

SECTION C, LOT 8, BLOCK W, SECTION 1,
NANAIMO DISTRICT, PLAN 584



RECEIVED
DP1383
2026-JUN-24
Current Planning



DISCLAIMER:
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

REVISIONS:

SQUARE FOOTAGE
UPPER: 903 SQ. FT. PER UNIT
COMMON: 1,000 SQ. FT. PER UNIT
TOTAL: 2,703 SQ. FT.
STORAGE AREA: 280 SQ. FT.
COMMON AREA: 218 SQ. FT.

PROJECT: 480 MACHLEARY 4 UNIT BUILDING

DRAWING: SITE PLAN

CONTRACTOR:

REFERENCE #: D24C45

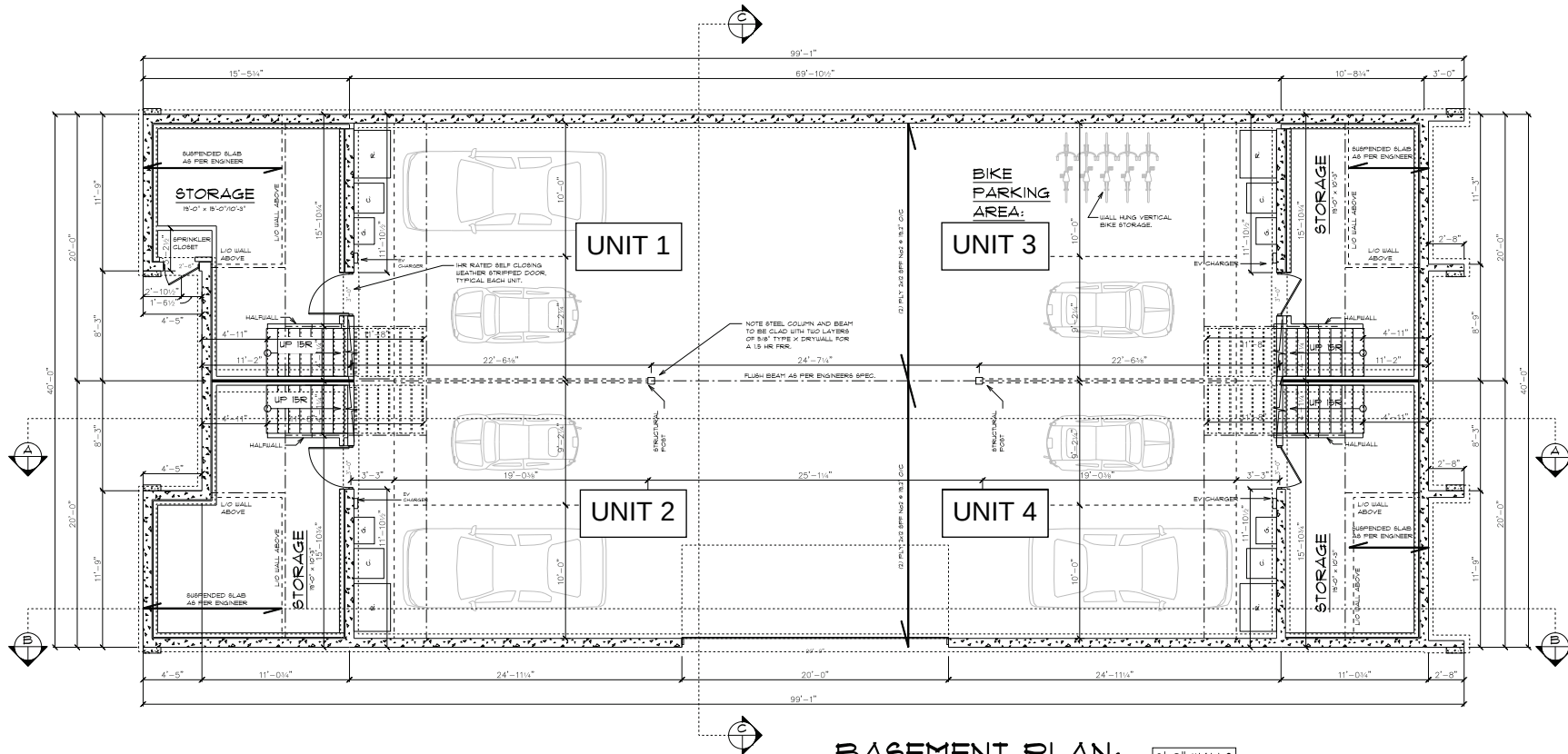
DRAWN BY: R.C.

DATE: 11/4/25

RC DRAFTING
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

MACHLEARY STREET



NOTE: WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY VARY FROM DEPICTION ON DRAWINGS.

NOTE: GRADES ARE APPROXIMATE ONLY. FINAL GRADES AS PER SITE PLAN AND SITE CONDITIONS. RETAINING WALLS AS REQUIRED.

NOTE: SALES CONTRACT AND SPECIFICATIONS MUST TAKE PRECEDENCE OVER DRAWINGS.

WINDOW SIZES ARE APPROXIMATIONS ONLY AND MAY VARY FROM ONE WINDOW MANUFACTURER TO ANOTHER WINDOW MANUFACTURER.

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DP1383
2026-JUN-24
Current Planning

SHEET # 10

DISCLAIMER:
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

REVISIONS:

SQUARE FOOTAGE

UPPER: 303 SQ. FT. PER UNIT

MID: 185 FT. (4) 185 / 185

STORAGE AREA: 280 FT. (2)

COMMON AREA: 2,168 SQ. FT.

PROJECT: 480 MACHLEARY 4-UNIT BUILDING

DRAWING: BASEMENT PLAN

CONTRACTOR:

REFERENCE: D24049

DRAWN BY: R.C.

DATE: 11/14/25

RC DRAFTING
& design services

CELL: (780) 228-5931, E-MAIL: RUGGELLO@RCDRAFTING.NET

Page 1 of 2



FRONT ELEVATION (MACHLEARY)
1/4" TO 1'-0" SCALE

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2026-JUN-24
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CELL: (780) 228-5931, E-MAIL: RUSSELL@RCRDRAFTING.NET

RC **DRAFTING**
& design services

100

PROJECT: 480 MACHLEARY 4-JUNIT BUILDING

DEALING: FIVE

CONTRACTOR:

REFERENCE • D2.

DATE: 11 14 25

RC DRAFTING
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCRDRAFTING.NET



RECEIVED
DP1383
2026-JUN-24
Current Planning

WINDOW SIZES ARE APPROXIMATIONS ONLY AND
MAY VARY FROM ONE WINDOW MANUFACTURER
TO ANOTHER WINDOW MANUFACTURER

Machleary Fourplex

480 Machleary Street, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - JULY 8, 2026

LANDSCAPE DRAWING SCHEDULE

- L0.00** Cover Page
- L0.01** DP Revision Summary (2025-09-16)
- L0.02** DP Revision Summary (2026-07-07)
- L1.01** Landscape Plan
- L1.02** Landscape Sections
- L1.03** Landscape Details
- 1. Fence Type 01 - Metal Guard Rail
 - 2. Fence Type 02 - Cedar Board Picket Fence
 - 3. Fence Type 03 - Cedar Board Privacy Fence
 - 4. Fence Type 04 - Cedar Fence with Gaps
- L2.01** Planting Plan
- L2.01** Plant List and Planting Notes
- L3.01** Tree Protection

DESIGN RATIONALE

480 Machleary Street is situated within the Old City Neighbourhood Concept Plan area of the City of Nanaimo. In keeping with the vision and design objectives for this historic part of the city, the landscape design aims to support a family-oriented development that maintains a consistent streetscape, reinforces the older character and strengthens the pedestrian orientation of the neighbourhood.

To provide a useful outdoor space for each unit in the fourplex, parking is located underground. This allows for a generous garden patio on the southeast side of the parcel that capitalizes on views to Mount Benson, as well as more private patios for units adjacent to the rear lane.

The underground parkade amplifies the natural slope of the site, resulting in a significant grade change between the main floor of the fourplex and Machleary Street. To moderate this, retaining walls are employed to create terraces and landings that connect the units to the street and usable outdoor spaces on the parcel.

These retaining walls and the railings they require, as well as front and side-yard fences are designed to respond to the frontage landscape treatment guidelines described in the *Old City Multiple Family Residential Design Guidelines* while meeting the standard required in the *City of Nanaimo Manual of Engineering Standards and Specifications*. In particular, the heights of fences and walls, and the presence of generous plant screening create clearly defined yards and usable transitional spaces between the building and the street.

The effect of this approach is a balance between the need for screening and physical separation and the overall benefit of allowing for 'eyes on the street'.

The approach to planting is to provide a lush, layered understory of indigenous and complementary ornamental groundcovers, perennials, shrubs and trees. This offers a climate resilient refuge that immerses city dwellers in a small pocket of nature, and creates a thriving system that supports birds, pollinators and other beneficial species. It is also a low maintenance alternative that, once established, requires only seasonal maintenance, compared to the frequent mowing of traditional turf lawns.

DESIGN PRECEDENTS

PLANTING



01 Forest understory planting inspired by the Coastal Douglas fir ecosystem



02 Layered mix of ornamental and indigenous perennials and grasses around garden patios offer colour, seasonal interest and forage for pollinators

TREES

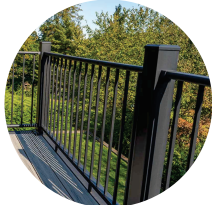


03 Japanese snowbell is a complementary ornamental tree that offers flowers and shade



04 Vine maple is a small tree indigenous to BC that offers bright fall colour

RAILS AND FENCING



05 Contemporary metal railings mounted to retaining walls conform to municipal requirements



06 Cedar board fence creates privacy between units, neighbours and the rear lane

NOT FOR CONSTRUCTION



	BENCH: TIMBER Quantity: 2
	BICYCLE RACK Quantity: 1
	BUILDING ENTRANCE
	FENCE TYPE 01: METAL GUARD RAIL Colour: Black Length: 11.2m Height: 1.07m
	FENCE TYPE 02: CEDAR PICKET FENCE Colour: Black Length: 17.2m Height: 1.22m
	FENCE TYPE 03: CEDAR PRIVACY FENCE Colour: Natural Length: 54.27m Height: 1.83m (if wall mounted, 2.4m max height including wall)
	FENCE TYPE 04: CEDAR PRIVACY FENCE W/ Colour: Natural Length: 14.78m Height: 1.83m (if wall mounted, 2.4m max height including wall)
	RECESSED WALL LIGHT Quantity: 4
	PROPERTY LINE Parcel Area: 872.4m ²
	CONCRETE Area: 16.57m ²
	DRAIN ROCK Area: 19.44m ² Depth: 300mm
	GRASS BOULEVARD Area: 65.26m ² Soil depth: 150mm (see L1.02 Planting Plan)
	PAVER TYPE 01 Size: 60cm X 60cm Unit Paver Area: 46.53m ²
	PAVER TYPE 02 Size: 10cm X 20cm Unit Paver Area: 22.99m ²
	PLANTED AREA Area: 228.73m ² Soil depth: 450mm (see L2.01 Planting Plan)

LANDSCAPE NOTES

1. It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
2. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards & Specifications**.
3. All landscape construction to meet the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
4. Contractor shall refer to the contract specifications for additional requirements.
5. Contractor to confirm layout of landscape plan on site with the Landscape Architect.
6. Irrigation to be designed and built by Contractor. As-built drawings required.

Refer to **Sheet L1.02** for Landscape Sections

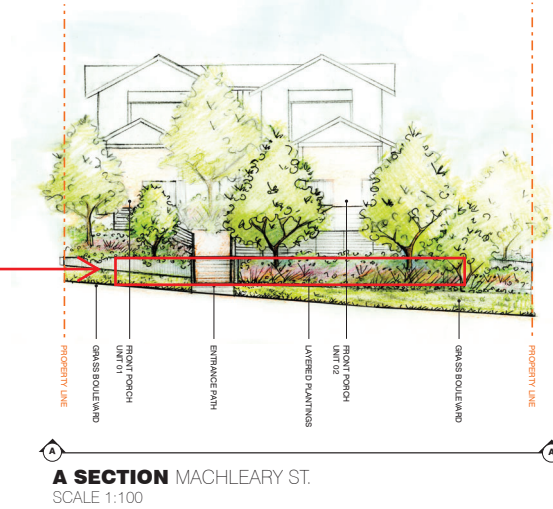
Refer to **Sheets L1.03 & L1.04** for Landscape Details

Refer to **Sheet L2.01** for Planting Plan

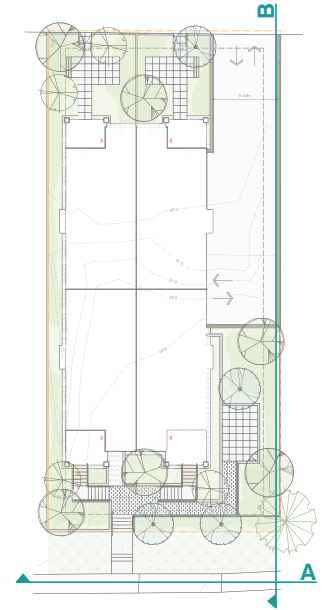
Refer to **Sheet L2.02** for Plant List & Planting Notes

Refer to **Sheet L3.01** for Tree Protection

Proposed Variance
Maximum Retaining Wall Height 1.22m



KEY PLAN

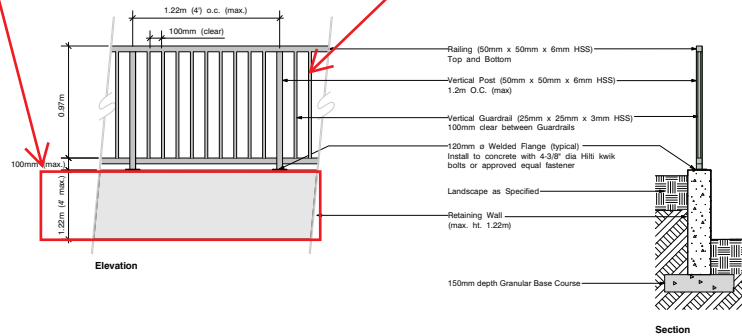


Refer to **Sheet L1.01** for Landscape Plan
Refer to **Sheet L1.03** for Landscape Details
Refer to **Sheet L2.01** for Planting Plan
Refer to **Sheet L2.02** for Plant List & Planting Notes
Refer to **Sheet L3.01** for Tree Protection

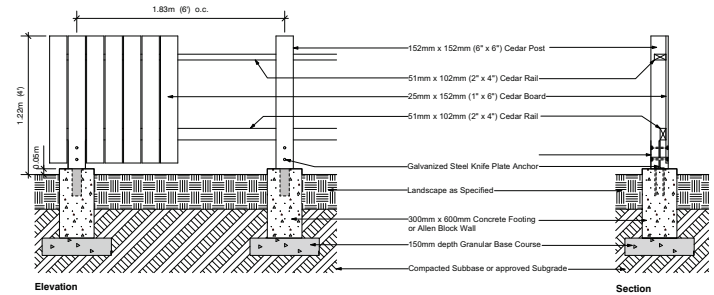
NOT FOR CONSTRUCTION

Proposed Variance
Maximum Retaining
Wall Height 1.22m

Required Guardrail



Notes:
The hand rail is to be constructed in accordance with the handrail dimensions of the City of Nanaimo "Manual of Engineering Standards and Specifications", Section 8.0, Drawing CS-31, and any amendments thereto, including all Notes.
All metal to be hot dipped galvanized after fabrication.
All welds to be ground smooth.
Black 700 Powder coat finish.
Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.
Dimensions to be to code and noted on all shop drawings.



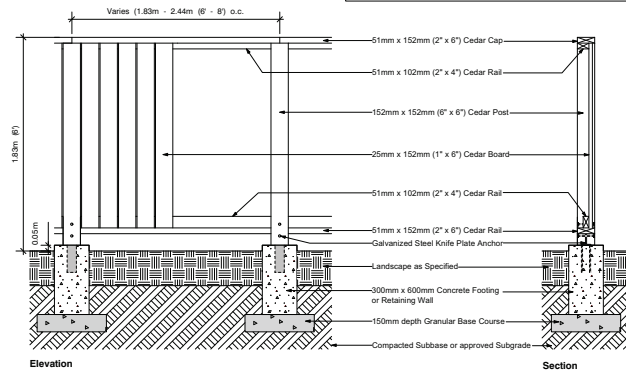
Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanies. All cut ends to be properly sealed.
All metal fasteners to be hot dipped galvanized.
Cedar to be finished with black paint as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

1
L1.03 Fence Type 01: Metal Guard Rail
Scale: 1:20

Elevation / Section

2
L1.03 Fence Type 02: Cedar Board Picket Fence
Scale: 1:20

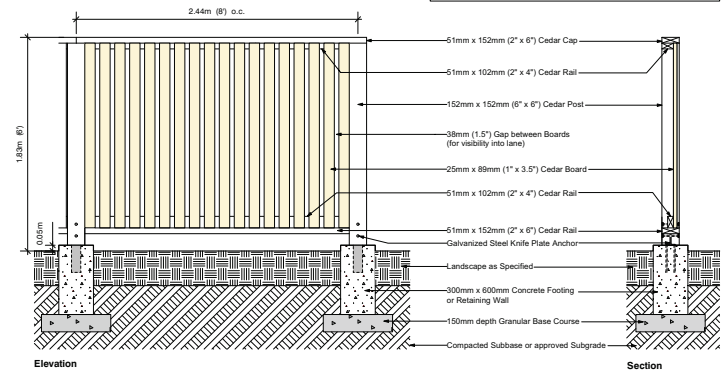
Elevation / Section



Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanies. All cut ends to be properly sealed.
All metal fasteners to be hot dipped galvanized.
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

3
L1.03 Fence Type 03: Cedar Board Privacy Fence
Scale: 1:20

Elevation / Section

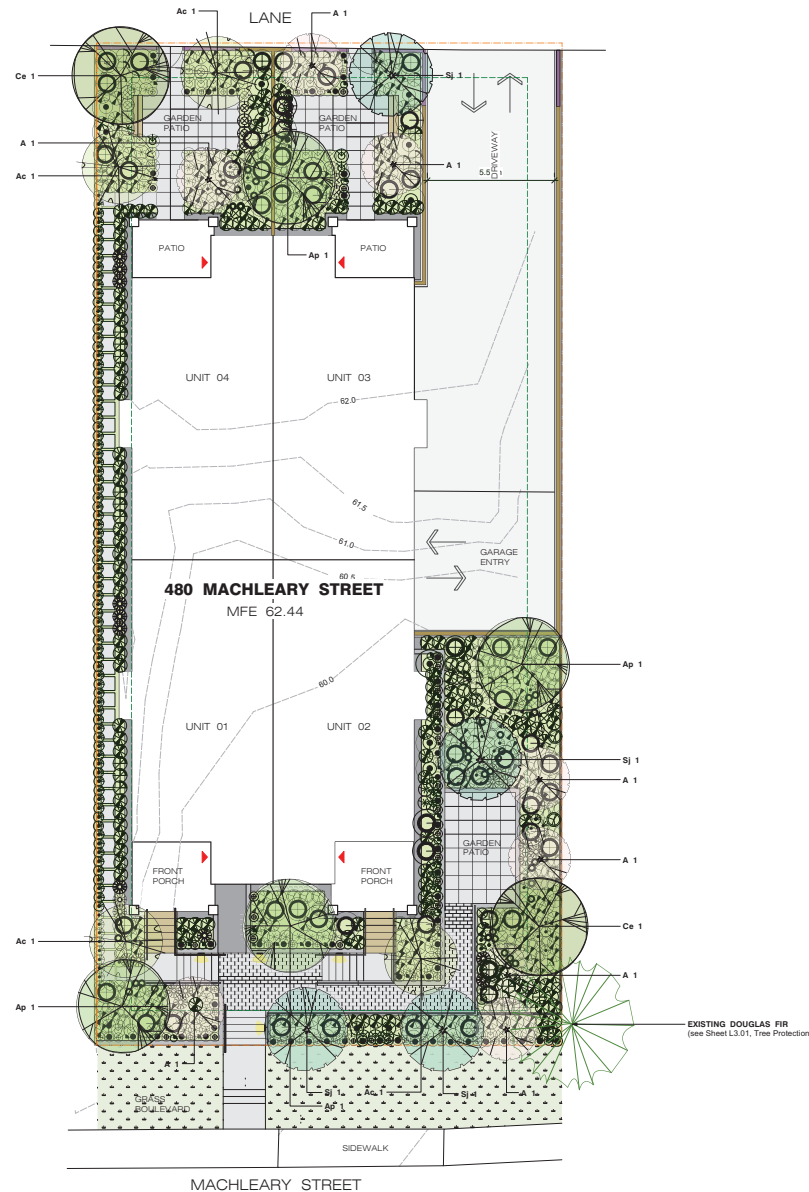


Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanies. All cut ends to be properly sealed.
All metal fasteners to be hot dipped galvanized.
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

4
L1.03 Fence Type 04: Cedar Board Fence with Gaps
Scale: 1:20

Elevation / Section

NOT FOR CONSTRUCTION



TREE & PLANT LEGEND

Existing Trees to Remain

Existing Tree to Remain
(see sheet L3.01 Tree Management Plan)

Deciduous Trees

Ac (4) Acer circinatum

Ap (4) Acer Palmatum 'Osakazuki'

Ce (2) Cornus Eddies White Wonder

Sj (4) Syrax Japonicus

Deciduous Shrubs

A Amelanchier grandiflora

Rs Ribes sanguineum

Sy Symphoricarpos albus

V Vaccinium spp.

Evergreen Shrubs

Arb Arbutus unedo 'Compacta'

Ga Gaultheria shallon

Ma Mahonia nervosa

Vo Vaccinium ovatum

Ferns & Groundcovers

Au Arctostaphylos uva-ursa

Fc Fragaria chiloensis

Fv Fragaria vesca

Pn Polystichum munilum

Sr Sedum rupestre

Perennials

At Achlys triphylla

Gt Gaura lindheimeri

Hm Hakonechloa macra

Np Nepeta x faassenii 'Dropmore'

Sn Salvia nemorosa 'Cardinal'

Tg Telima grandiflora

Tl Trentalis latifolia

GRASS BOULEVARD
Area: 65.95m²
Seed with Premium Pacific Seeds
Drought Smart mix or Equivalent

Refer to **Sheet L1.01** for Landscape Plan
Refer to **Sheet L1.02** for Landscape Sections
Refer to **Sheet L1.03** for Landscape Details
Refer to **Sheet L2.02** for Plant List & Planting Notes
Refer to **Sheet L3.01** for Tree Protection

NOT FOR CONSTRUCTION

Existing Trees to Remain



Existing Tree to Remain
(see sheet L3.01 Tree Management Plan)

Deciduous Trees



Ac (4) Acer circinatum



Ap (4) Acer Palmatum 'Osakazuki'



Ce (2) Cornus 'Eddies White Wonder'



Sj (4) Styxax Japonicus

Deciduous Shrubs



A Amelanchier grandiflora



Rs Ribes sanguineum



Sy Symporicarpus albus



V Vaccinium spp.

Evergreen Shrubs



Arb Arbutus unedo 'Compacta'



Gs Gaultheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Au Arctostaphylos uva-ursa



Fc Fragaria chiloensis



Fv Fragaria vesca



Pm Polystichum munium



Sr Sedum rupestre

Perennials



At Achlys triphylla



Gi Gaura lindheimeri



Hm Hakonechloa macra



Np Nepeta x faassenii 'Dropmore'



Sn Salvia nemorosa 'Cardonna'



Tg Telima grandiflora



Ti Trientalis latifolia

GRASS BOULEVARD

Area: 68.95m²

Seed with Premium Pacific Seeds

Drought Smart mix or Equivalent

PLANT LIST						
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Deciduous Tree						
Ac	4	Acer circinatum	Vine Maple	#7		Native
Ap	4	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	2	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Sj	4	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
Deciduous Shrubs						
A	8	Amelanchier alnifolia	Service Berry	#3	2m o.c.	Native
Ra	17	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	8	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
V	30	Vaccinium spp.	Blueberry (mix varieties)	#1	1m o.c.	Native
Evergreen Shrubs						
Arb	2	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3	2m o.c.	Ornamental
Gs	66	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	44	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	28	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	58	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	62	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	135	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm	277	Polystichum munium	Sword Fern	#1	60cm o.c.	Native
Sr	45	Sedum rupestre	Sedum 'Angelina'	10cm	30cm o.c.	Ornamental
Perennials						
At	17	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Gi	49	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	27	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Np	37	Nepeta drogmora blue	Catmint	#1	60cm o.c.	Ornamental
Sn	11	Salvia nemorosa 'Cardonna'	Salvia	#1	45cm o.c.	Native
Tg	32	Telima grandiflora	Fringecup	10cm	10cm	Native
Ti	38	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native

PLANTING NOTES

1. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.

2. All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.

3. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.

4. Growing Medium Depths (unless otherwise specified):
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 400mm (16") depth
Seeded Areas: 150mm (6") depth

5. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.

6. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.

7. All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.

8. Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.

9. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.

10. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L1.01** for Landscape Plan
Refer to **Sheet L1.02** for Landscape Sections
Refer to **Sheet L1.03** for Landscape Details
Refer to **Sheet L2.01** for Planting Plan
Refer to **Sheet L3.01** for Tree Protection

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CLIENT

480 MACHLEARY DEVELOPMENT INC.

NO.	DATE	ISSUE
1	2025-03-07	DP SUBMISSION
2	2025-09-16	DP RESUBMISSION
3	2026-07-08	DP RESUBMISSION

NO. | DATE | REVISION

PROJECT 24011

MACHLEARY FOURPLEX

480 Machleary Street

Nanaimo, BC

PLANT LIST & PLANTING NOTES

CITY FILE NO. DP 1383

SCALE AS SHOWN

START DATE 2024-10-15

DB CM CB KS

RECEIVED

DP1383

2026-JUL-14

Current Planning

L2.02

SIGNAGE TO BE POSTED ON EACH TREE PROTECTION BARRIER (WEATHER PROOF, 11"x17" MINIMUM SIZE)

**NO ENTRY
TREE PROTECTION AREA**
NO GRADE CHANGE, STORAGE OF MATERIAL OR EQUIPMENT IS PERMITTED WITHIN THIS FENCED AREA. TREE PROTECTION BARRIER MUST REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER

2"x4" FRAMING (TYP.)

PLASTIC MESH SCREEN (TYP.)

2"x4" STAKED INTO GROUND (TYP.)

TREE PROTECTION FENCING

PRIOR TO CONSTRUCTION TAKING PLACE ON THE SITE A PROTECTION FENCE (SEE SPECIFICATIONS BELOW) SHALL BE INSTALLED ON THE SITE ACCORDING TO THE LAYOUT ON THE DRAWING ALONG THE EXISTING GRADE. PRIOR TO THE INSTALLATION OF THIS FENCE, THE LAYOUT SHOULD BE REVIEWED BY THE CITY ENGINEER. THE ENGINEER WILL INSTRUCT THE CONTRACTOR AND ALL SUBCONTRACTORS ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL BE REQUIRED TO SIGN OFF THEIR CONCURRENCE OF THIS PLAN.

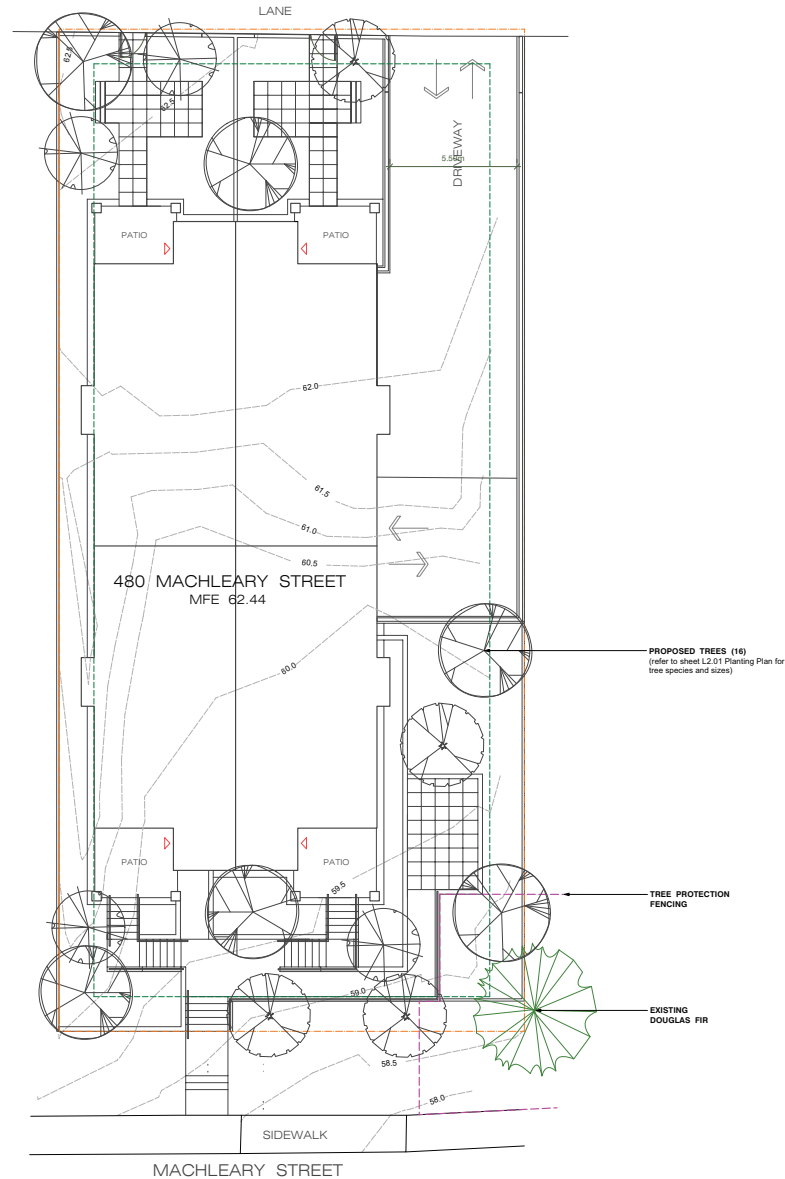
- HEIGHT OF FENCE TO BE 1.2m (4').
- 2"x4" S TO BE USED FOR VERTICAL POSTS, TOP AND BOTTOM RAILS AND CROSS BRACING (IN AN "X"). ROUND UN-TREATED VERTICAL POSTS MAY BE USED WITH A MINIMUM DIAMETER OF 8cm.
- SPACING BETWEEN VERTICAL POSTS TO BE NO FURTHER APART THAN 3.7m (12') ON CENTRE.
- STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRMLY INTO THE GROUND.
- CONTINUOUS PLASTIC MESH SCREENING (E.G. ORANGE SNOW FENCING).
- SIGNS ENTITLED "TREE PROTECTION AREA" TO BE POSTED ON FENCE EVERY 15m.
- LOCATION OF FENCE AS SHOWN ON PLAN.

MINIMUM PROTECTION REQUIRED AROUND TREE			
TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)
20	1.2	50	3.0
25	1.5	55	3.3
30	1.8	60	3.6
35	2.1	75	4.5
40	2.4	90	5.0
45	2.7	100	6.0

CITY OF NANAIMO
Engineering Standards & Specifications
May 2020 Edition

TREE PROTECTION FENCING

Scale: N.T.S.
Created: FEB 2019
Rev Date: MAY 2020
Draw No: 19-4



TREE MANAGEMENT NOTES

- There is no tree inventory as there are no existing trees on site. No trees are to be removed for this project, and no replacement trees are required.
- There is one significant (80cm dbh) *Pseudotsuga menziesii* on a neighbouring parcel. This tree is to be protected with City of Nanaimo standard tree protection fencing. An arborist is to be present to direct protective and/or mitigation measures to protect the tree, and to monitor construction within tree protection zones.
- Tree protection fencing to be installed in accordance with City of Nanaimo Manual of Engineering Standard and Specifications, as updated from time to time.
- To establish a visually interesting, climate resilient landscape that supports local biodiversity, sixteen (16) trees are proposed as part of the landscape design.

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Refer to **Sheet L1.02** for Landscape Sections
Refer to **Sheet L1.03** for Landscape Details
Refer to **Sheet L2.01** for Planting Plan
Refer to **Sheet L2.02** for Plant List & Planting Notes

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