



DEVELOPMENT PERMIT NO. DP001383

480 MACHLEARY DEVELOPMENTS INC., INC.NO. BC1460744

Name of Owner(s) of Land (Permittee)

480 MACHLEARY STREET

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 or supplemented by this permit.
2. This development 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:

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

PID NO. 005-449-740

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 which shall form a part thereof.

Schedule A	Subject Property Map
Schedule B:	Site Plan and Parking Plans
Schedule C:	Building Elevations and Details
Schedule D:	Landscape Plan 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 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

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 Schedule B.
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 Schedule C.
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 Schedule D, 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.

REVIEWED AND APPROVED ON

Sept 3, 2026.
Date


J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Schedule A

This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets and property lots. Key streets include Machleary St, Kennedy St, Albert St, and Pine St. Property lots are numbered, and specific areas are highlighted with blue borders and labels like PRC2, CD10, R14, R5, R1, and R15. A central lot is outlined in black and labeled with the number 480.

Streets: MACHLEARY ST, KENNEDY ST, ALBERT ST, PINE ST, MILTON ST.

Property Lots: 407, 413, 417, 421, 425, 429, 433, 437, 439, 445, 451, 455, 459, 461, 465, 467, 471, 474, 476, 478, 480, 482, 484, 486, 490, 492, 496, 498, 410, 415, 419, 426, 428, 434, 440, 446, 450, 454, 458, 462, 466, 468, 470, 479, 481, 489, 503, 825.

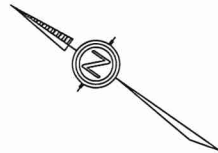
Zoning Designations: PRC2, CD10, R14, R5, R1, R15.



 480 MACHLEARY STREET

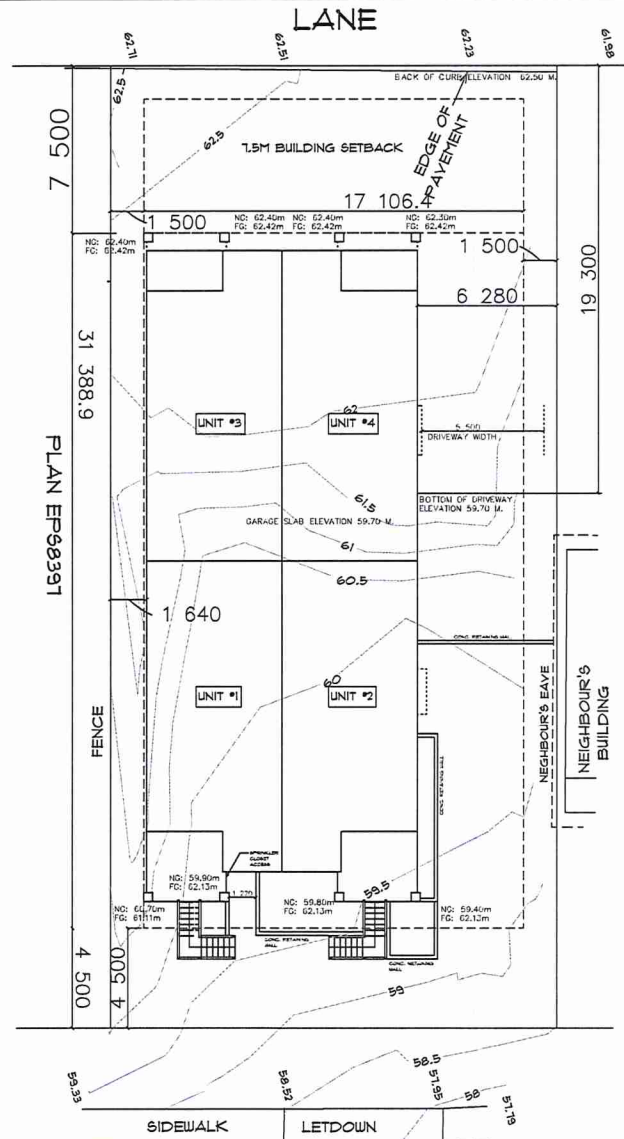
SITE PLAN AND PARKING PLANS

PROPOSED BUILDING HEIGHT CALCULATION	
ZONING	RM
PARCEL SIZE (M ²)	671.76
PARCEL COVERAGE (%)	40
AVERAGE NATURAL GRADE	61.16
AVERAGE FINISHED GRADE	62.0
MAXIMUM BUILDING HEIGHT	1.75m
MAXIMUM MID ROOF	68.31
PROPOSED MID ROOF	68.85
PROPOSED UPPER FLOOR ELEVATION	69.31
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



MACHLEARY STREET
SECTION C OF LOT 8
BLOCK W PLAN 584

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DP1383
2026-JUN-24
Current Planning

SHEET #1

1/10

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:

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SQUARE FOOTAGE:

UPPER: 403 SQ. FT. PER UNIT
LOWER: 403 SQ. FT. PER UNIT
STORAGE AREA: 250 SQ. FT. (10' x 25')
COMMON AREA: 250 SQ. FT. (10' x 25')

PROJECT: 480 MACHLEARY 4-UNIT BUILDING

DRAWING: SITE PLAN

CONTRACTOR:

REFERENCE #: DM045

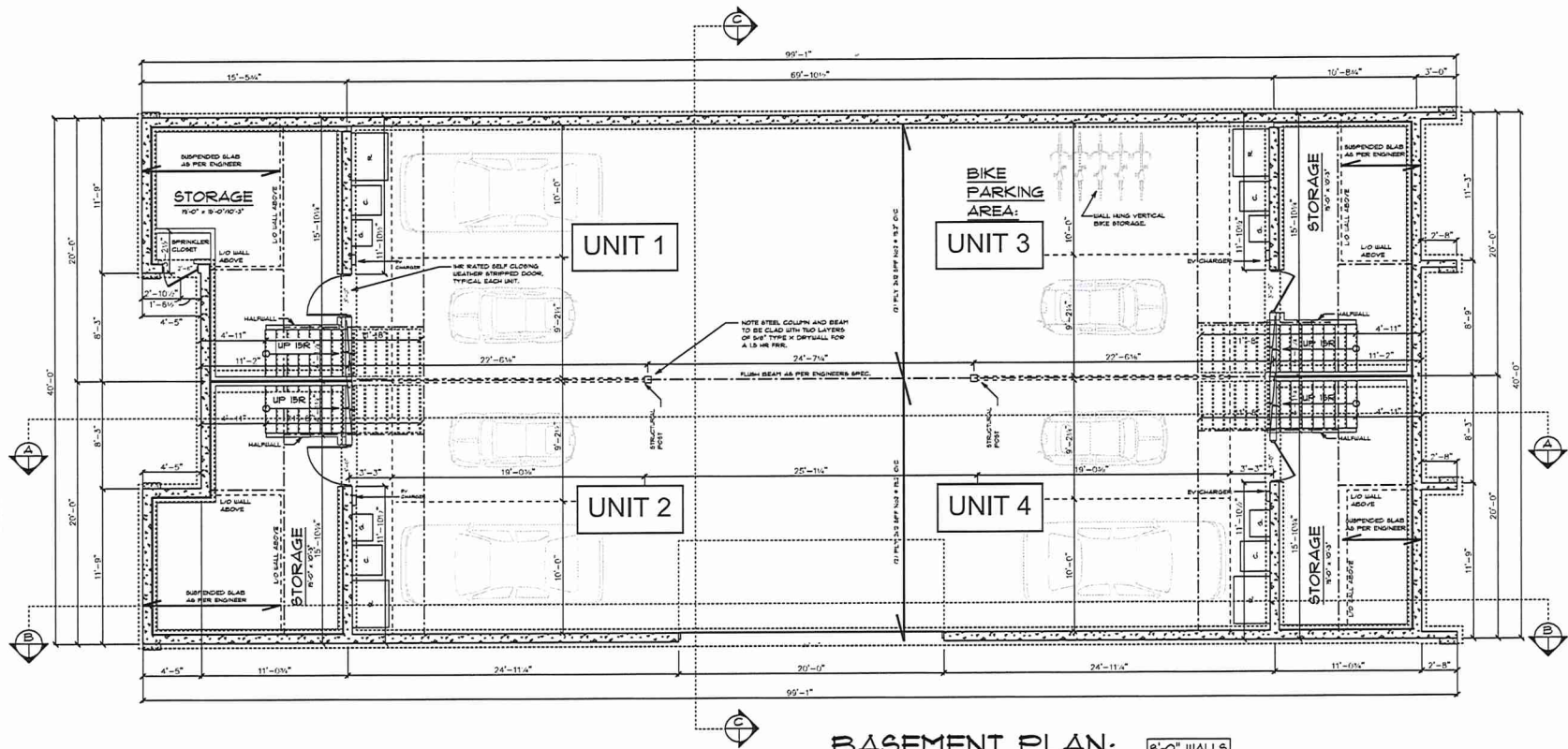
DRAWN BY: R.C.

DATE: 11/14/25

RC DRAFTING
& design services

CELL: (180) 728-5931, E-MAIL: RUBSELL@RCDRAFTING.NET

MACHLEARY STREET



BASEMENT PLAN:

8'-0" WALLS

1/4" TO 1'-0" SCALE

STORAGE AREA: 280 FT. (UNIT #1-#2)
STORAGE AREA: 229 FT. (UNIT #3-#4)
COMMON AREA: 2,168 SQ. FT.

- 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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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:

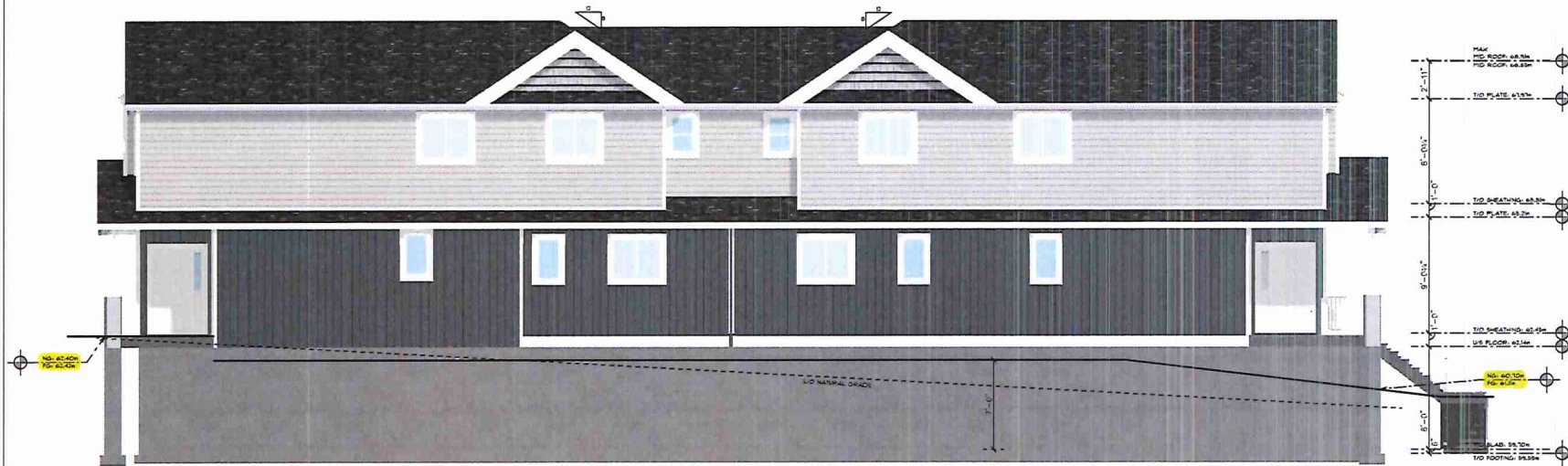
SQUARE FOOTAGE:
UPPER 503 SQ. FT. PER UNIT
LOWER 503 SQ. FT. PER UNIT
STORAGE AREA: 280 FT. (UNIT #1-#2)
STORAGE AREA: 229 FT. (UNIT #3-#4)
COMMON AREA: 2,168 SQ. FT.

PROJECT: 480 MACHLEARY 4-UNIT BUILDING
DRAWING: BASEMENT PLAN
CONTRACTOR:
REFERENCE #: D2045
DRAWN BY: R.C.
DATE: 11-14-25

RC DRAFTING
& design services

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

BUILDING ELEVATIONS AND DETAILS



LEFT ELEVATION

1/4" TO 1'-0" SCALE

SPACIAL SEPERATION & EXPOSURE PROTECTION: GROUP C						
EXPOSING BUILDING FACE	LIMITING DISTANCE	TABLE: 9.10.14.4.A		TABLE: 9.10.14.5.A		MINIMUM F.R.R.
		% U/O PERMITTED	% U/O ACTUAL	TYPE OF CONSTRUCTION PERMITTED	TYPE OF CLADDING PERMITTED	
LEFT ELEVATION	1.6M	0.2%	0.1%	COMBUSTIBLE OR NON COMBUSTIBLE	COMBUSTIBLE OR NON COMBUSTIBLE	N.A.
RIGHT ELEVATION	6.38M	10%	9.9%	COMBUSTIBLE OR NON COMBUSTIBLE	COMBUSTIBLE OR NON COMBUSTIBLE	N.A.

NOTE: METAL FLASHING TYPICAL OVER ALL EXTERIOR OPENINGS.
WINDOW WELLS AS NOTED.
ROOF VENTS 1500 SQ. FT.
ATTIC SPACE
FINAL GRADE AS PER SITE PLAN.

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.



FRONT ELEVATION (MACHLEARY)

1/4" TO 1'-0" SCALE

NOTE: UNIT FOUNDATION WALLS (EXCLUDING CONCRETE RETAINING WALLS) TO BE CLAD WHERE THERE IS A 2" OR FOUNDATION WALL EXPOSED.

SHEET #
2 / 10

DISCLAIMER:
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REVISIONS:

SQUARE FOOTAGE:
UPPER: 903 SQ. FT. (PER UNIT)
TOTAL: 1806 SQ. FT. (2 UNITS)
TOTAL: 1806 SQ. FT. (2 UNITS)
TOTAL: 1806 SQ. FT. (2 UNITS)
TOTAL: 1806 SQ. FT. (2 UNITS)

PROJECT: 480 MACHLEARY UNIT BUILDING

DRAWING: ELEVATIONS I

CONTRACTOR:

REFERENCE #: D240-19

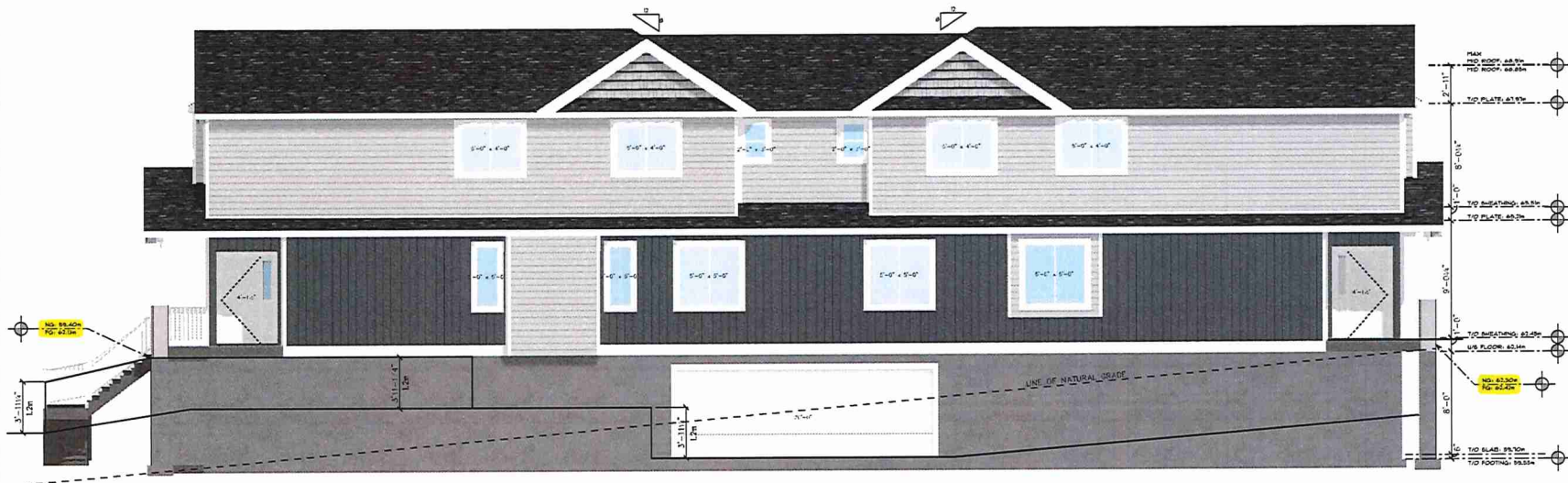
DRAWN BY: R.C.

DATE: 11/4/25

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RIGHT ELEVATION
1/4" TO 1'-0" SCALE



REAR ELEVATION (LANE)
1/4" TO 1'-0" SCALE

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: OWNER CONTRACT AND SPECIFICATIONS MUST TAKE PRECEDENCE OVER DRAWINGS.

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

SHEET #
3/10

DISCLAIMER:
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REVISIONS:

SQUARE FOOTAGE:
TOTAL AREA: 1,100 SQ. FT.
STORAGE AREA: 280 SQ. FT. (140) SQ. FT.
GARAGE AREA: 1,100 SQ. FT.
CLOSET AREA: 1,100 SQ. FT.

PROJECT: 480 HAZLEHURST 4-UNIT BUILDING
DRAWING: ELEVATIONS II
CONTRACTOR:
REFERENCE #: D20045
DRAWN BY: R.C.
DATE: 11/14/20

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- | | |
|---|--|
|  | DECK: 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: 17.72m
Height: 1.20m |
|  | 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
Colour: Natural
Length: 14.72m
Height: 1.83m (if wall mounted,
2.4m max height including wall) |
|  | RECESSED WALL LIGHT
Quantity: 4 |
|  | PROPERTY LINE
Panel Area: 972.6m ² |
|  | CONCRETE
Area: 16.57m ² |
|  | DRAIN ROCK
Area: 19.44m ²
Depth: 200mm |
|  | GRASS BOULEVARD
Area: 65.95m ²
Soil depth: 150mm
(see L162 Planting Plan) |
|  | PAVER TYPE 01
Size: 60cm x 60cm Unit Paver
Area: 46.53m ² |
|  | PAVER TYPE 02
Size: 15cm x 15cm Unit Paver
Area: 22.09m ² |
|  | PLANTED AREA
Area: 228.73m ²
Soil depth: 450mm
(see L201 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



NO.	DATE	ISSUE
1.	2005-05-07	DR. LUBAQUEIN
2.	2005-05-16	DR. RICHMOND
3.	2005-05-25	DR. RICHMOND

NO.	DATE	REVISION
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PROJECT 24211
MACHLEARY FOURPLEX
480 Machleary Street
Nanaimo, BC

LANDSCAPE PLAN

CITY FILE NO. DP 1263

SCALE 45 SHOW N

START DATE 2024-12-15

DB CM **CB** KC

L1.01

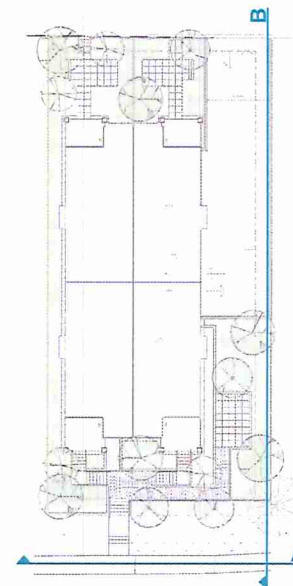
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A SECTION MACHLEARY ST.
SCALE 1:100



B SECTION SIDE YARD
SCALE 1:100



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



NO.	DATE	ISSUE
1	2009-07	DE JUREN
2	2009-06	DE KOLMOGOROV
3	2009-05	DE RUFFINO

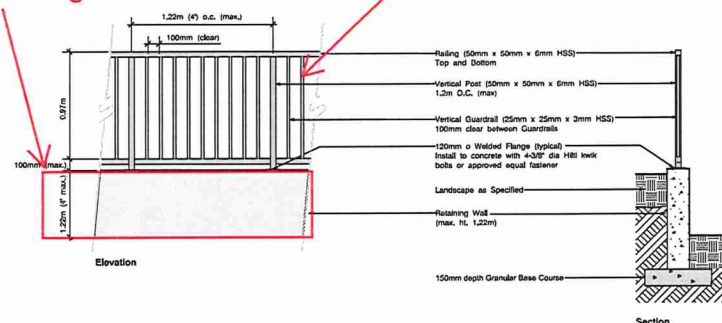
PROJECT 24-11
MACHLEARY FOURPLEX
480 Machleary Street
Nanaimo, BC

CITY FILE NO. D-1383
SCALE AS SHOWN
START DATE 2014-12-15
DB CM **CB**

L1.02

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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 6.0, Drawing C601, and any amendments thereto, including all Notes.

All metal to be hot dipped galvanized after fabrication.

All welds to be ground smooth.

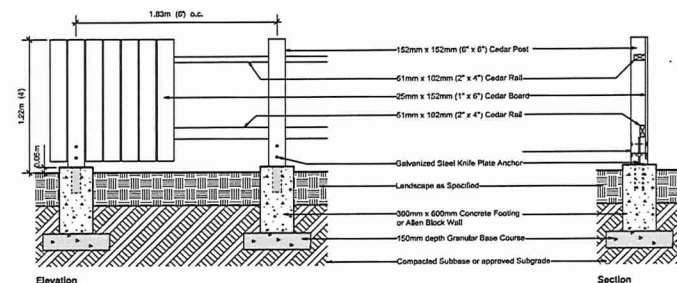
Black 700 Powder coat finish.

Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.

Dimensions to be code and noted on all shop drawings.

1 Fence Type 01: Metal Guard Rail
Scale: 1:20

Elevation / Section



Notes:

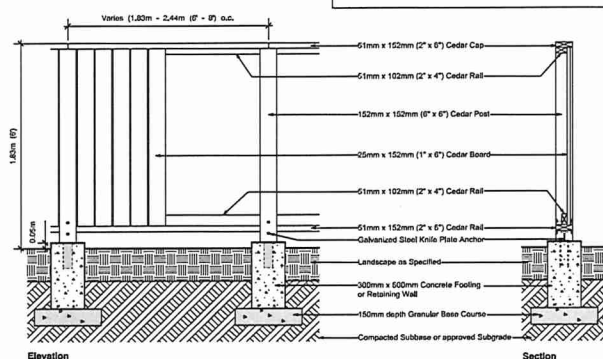
All wood to be selected tight knot cedar. No checks, splits, warps or warms. All cut ends to be properly sealed.

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.

2 Fence Type 02: Cedar Board Picket Fence
Scale: 1:20

Elevation / Section



Notes:

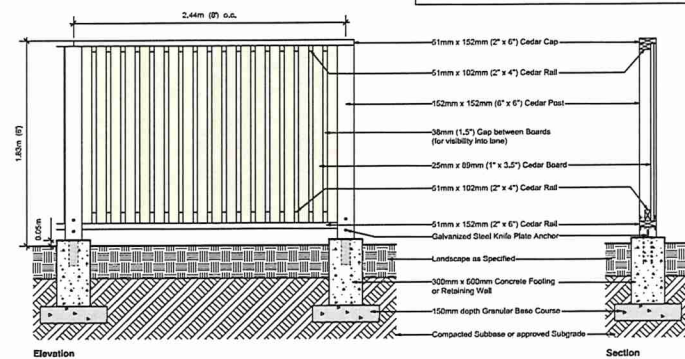
All wood to be selected tight knot cedar. No checks, splits, warps or warms. All cut ends to be properly sealed.

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 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 warms. All cut ends to be properly sealed.

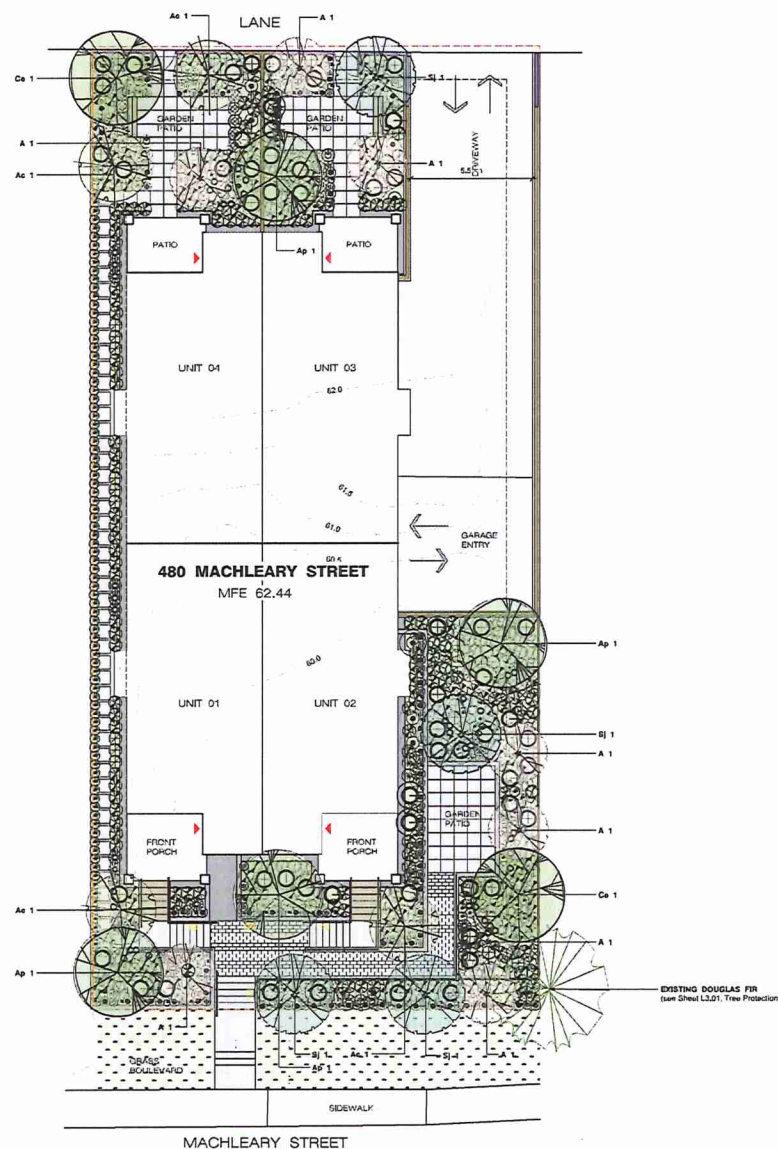
All metal fasteners to be hot dipped galvanized.

Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

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

Elevation / Section

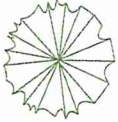
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TREE & PLANT LEGEND	
Existing Trees to Remain Existing Tree to Remain (see sheet L3.01, Tree Management Plan) Deciduous Trees A1 (4) Acer chinensis A2 (4) Acer palmatum 'Oakazaki' Ce (2) Cornus 'Eddies White Wonder' Sj (4) Syringa japonica	Deciduous Shrubs A Amelanchier grandiflora Rs Ribes sanguineum Sy Symphoricarpos albus V Vaccinium spp. Evergreen Shrubs Arb Arbutus unedo 'Compacta' Ga Gaultheria shallon Mn Mahonia nervosa Va Vaccinium ovatum Ferns & Groundcovers Au Adiantum species Fe Fragaria chiloensis Fv Fragaria vesca Pm Polystichum munitum Sr Sedum rupestre Perennials A1 Achillea millefolium G1 Gaillardia aristata Hm Hakonechloa macrochaeta Np Nipheopsis 'Drooping' Sn Salvia nemorosa 'Caradwara' Tg Thalictrum grandiflorum Tl Trollius luteolus GRASS BOULEVARD Area: 65.95m² Seed with Premium Pacific Seeds Driveway: 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

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TREE & PLANT LEGEND	
Existing Trees to Remain  Existing Tree to Remain (see sheet L3.01 Tree Management Plan) Deciduous Trees Az (4) Acer circinatum Ap (4) Acer palmatum 'Osakazuki' Ce (2) Cornus 'Eddies White Wonder' Sj (4) Syzyria japonica	Deciduous Shrubs A Amelanchier grandiflora Ra Ribes sanguineum Sy Symplocarpus albus V Vaccinium spp. Evergreen Shrubs Arb Arbutus unedo 'Compacta' Ga Gaultheria shallon Mn Mahonia nervosa Vo Vaccinium ovatum Ferns & Groundcovers Au Arctostaphylos uva-ursi Fc Fragaria chiloensis Fv Fragaria vesca Pm Polystichum munitum Sr Sedum rupestre Perennials At Achillea trifolia Gl Gaura lindheimeri Hm Hakonechloa macro Np Nepeta x faassenii 'Dropmore' Sa Salvia nemorosa 'Caradine' Tg Thalictrum grandiflorum Tl Trollius latifolia GRASS BOULEVARD Area: 55.50m² 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	Syzyria japonica 'JFS-07' Snowcone	Japanese Snowcone	#20		Ornamental
Deciduous Shrub						
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	Symplocarpus albus	Snowberry	#1	1.2m o.c.	Native
V	30	Vaccinium spp.	Blueberry (mix varieties)	#1	1m o.c.	Native
Evergreen Shrub						
Arb	2	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3	2m o.c.	Ornamental
Ga	66	Gaultheria shallon	Sabal	#1	60cm o.c.	Native
Mn	44	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	26	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 munitum	Sword Fern	#1	60cm o.c.	Native
Sr	45	Sedum rupestre	Sedum 'Angelina'	10cm	30cm o.c.	Ornamental
Perennials						
At	17	Achillea trifolium	Vanilla Leaf	10cm	45cm o.c.	Native
Gl	49	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	27	Hakonechloa macrocarpa	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Np	37	Nepeta diaphora blue	Catmint	#1	60cm o.c.	Native
Sa	11	Salvia nemorosa 'Caradine'	Sage	#1	45cm o.c.	Native
Tg	22	Thalictrum grandiflorum	Fringepoppy	10cm	45cm o.c.	Native
Tl	38	Trollius latifolius	Broad-leaved Buttercup	10cm	45cm o.c.	Native
Please contact the Landscape Architect for approval of any plant substitutions.						
KINSHIP DESIGN ART ECOLOGY						
Katie Stiefel, BCCLA						
t: 250-752-8993 e: katie.stiefel@kinshipdesign.ca						
No substitutions will be accepted without prior written approval of the Landscape Architect.						

- PLANTING NOTES**
- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
 - All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standards per Section 8 Growing Medium, Table T4.3.5.3. Properties of Growing Media Level 2 "Ornamental" - 2P.
 - Growing Medium Depth (unless otherwise specified):
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 450mm (18") depth
Seeded Areas: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standards. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
 - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
 - 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.
 - 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.
 - No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
 - All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing "Smart" (ET/Weather-based) irrigation control. Irrigation emitters 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

NOT FOR CONSTRUCTION



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CLIENT
480 MACHLEARY DEVELOPMENT INC.

NO.	DATE	ISSUE
1	2024-07	DP LAYOUT
2	2025-01-01	DP ACQUISITION
3	2025-01-01	DP REVISION

NO.	DATE	REVISION
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PROJECT 24/11
MACHLEARY FOURPLEX
480 Machleary Street
Nanaimo, BC

PLANT LIST & PLANTING NOTES

CITY FILE NO. DP 1363
SCALE AS SHOWN
START DATE 2024-12-15
DB CH **CB** KZ

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DP1383
2026-JUL-14
Current Planning

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

7"x4" FRAMING (TYP.)

7"x4" STAKED INTO GROUND (TYP.)

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER

TREE PROTECTION FENCING

PRIOR TO CONSTRUCTION TAPING 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 CONFORMANCE OF THIS PLAN.

1. HEIGHT OF FENCE TO BE 1.2m (4').
2. 7"x4" 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 60mm.
3. SPACING BETWEEN VERTICAL POSTS TO BE NO FURTHER APART THAN 3.7m (12') ON CENTRE.
4. STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRMLY INTO THE GROUND.
5. CONTINUOUS PLASTIC MESH FENCING (E.G. ORANGE BROWN FENCING).
6. SIGNS ENTITLED "TREE PROTECTION AREA" TO BE POSTED ON FENCE EVERY 15m.
7. LOCATION OF FENCE AS SHOWN ON PLAN.

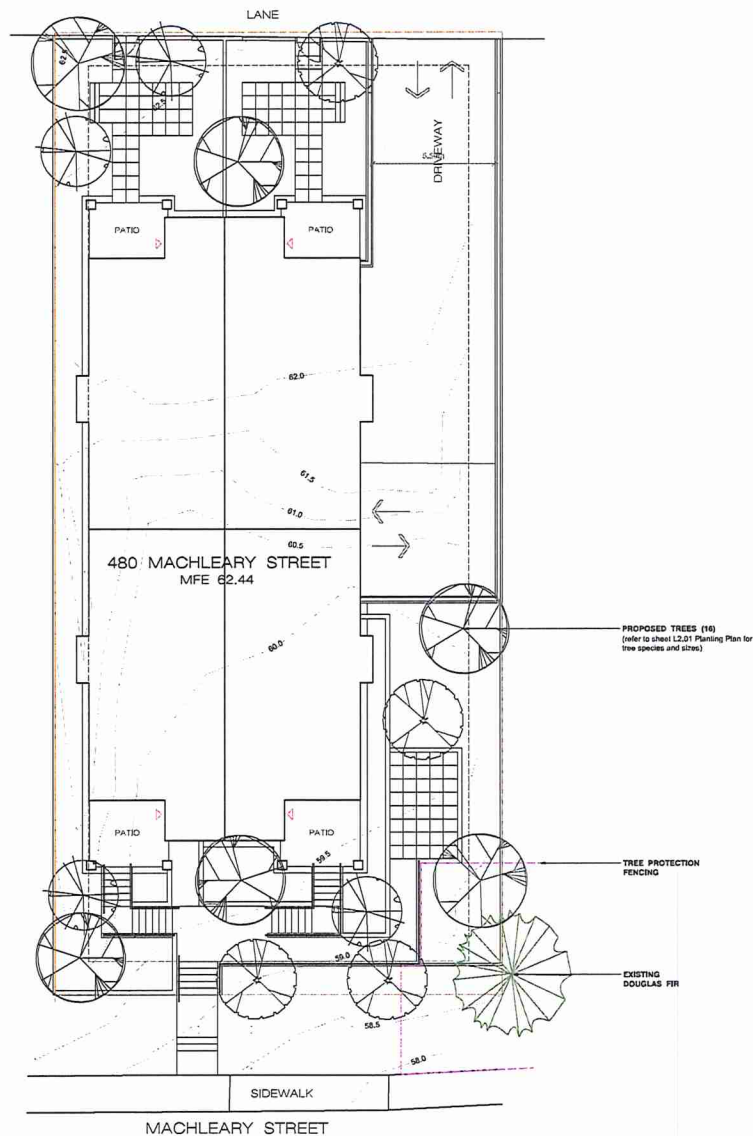
TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)
20	1.2	50	3.0
25	1.5	55	3.3
30	1.8	60	3.6
35	2.1	75	4.5
40	2.4	90	5.0
45	2.7	100	6.0

CITY OF NANAIMO
 THE HARBOUR CITY

TREE PROTECTION FENCING

Engineering Standards & Specifications
May 2020 Edition

Scale: N.T.S.
 Created: 10/2/2019
 Proj Date: 04/07/2020
 Drawn By: JH



TREE MANAGEMENT NOTES

1. 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.
2. 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.
3. Tree protection fencing to be installed in accordance with City of Nanaimo Manual of Engineering Standard and Specifications, as updated from time to time.
4. To establish a visually interesting, climate resilient landscape that supports local biodiversity, sixteen (16) trees are proposed as part of the landscape design.

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 L2.02 for Plant List & Planting Notes

NOT FOR CONSTRUCTION



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Professional Engineer (P.Eng.)
 No. 824
 2019-2024
 2019-2024
 2019-2024

CLIENT

480 MACHLEARY DEVELOPMENT INC.

NO. | DATE | ISSUE

- | | | |
|---|------------|-------------|
| 1 | 2024-07-07 | DP L3.01/01 |
| 2 | 2024-07-07 | DP L3.01/02 |
| 3 | 2024-07-07 | DP L3.01/03 |

NO. | DATE | REVISION

- | | | |
|---|------------|-------------|
| 1 | 2024-07-07 | DP L3.01/01 |
| 2 | 2024-07-07 | DP L3.01/02 |
| 3 | 2024-07-07 | DP L3.01/03 |

PROJECT

24011
MACHLEARY FOURPLEX
 480 Machleary Street
 Nanaimo, BC

TREE PROTECTION

CITY FILE NO.

DP 1383
SCALE AS SHOWN
START DATE 2024-10-15
DB CAI **CB** AG

L3.01

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