

DATE July 20, 2026

AUTHORED BY CAMERON SALISBURY, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1392 – 3397
TUNNAH ROAD



Proposal:

A 34-unit multi-family townhouse development

Zoning:

R7 – Row House Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Development Permit Area:

DPA8 – Form & Character

Lot Area:

6,711m²

DP



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family residential development at 3397 Tunnah Road.

Recommendation

That Development Permit No. DP1392 be issued for a 34-unit multi-family townhouse development at 3397 Tunnah Road with variances as outlined in the “Proposed Variances” section of the Delegated Approval Report dated 2026-JUL-20.

BACKGROUND

A development permit application, DP1392, was received from Payman Hosseini, on behalf of 1460623 BC Ltd., for a 34-unit, multi-family townhouse residential development in seven separate buildings at 3397 Tunnah Road. Zoning amendment Bylaw No. 4500.240 was approved on 2026-FEB-23 for the subject property to support the proposed development.

Subject Property & Site Context

The subject property is located in the Long Lake area on the west side of Tunnah Road between Uplands Drive and Hillside Avenue. Opal Road terminates at Tunnah Road to the east of the subject property. The property currently contains a single residential dwelling and slopes down approximately 10m from west to east across the site.

The surrounding neighbourhood consists of predominantly single-family homes with some townhouse developments. Nearby amenities include Linley Valley Park, approximately 200m to the north, Rock City Elementary School, approximately 675m to the southeast, Wellington Secondary School, approximately 400m to the south, and Country Club Secondary Urban Centre, approximately 630m to the southeast.

DISCUSSION

Proposed Development

The applicant is proposing a 34-unit multi-family townhouse development in seven separate buildings. The proposed gross floor area is 4,646 m² with a total Floor Area Ratio (FAR) of 0.692, which is within the maximum permitted FAR of 0.7 in the R7 zone.

Site Design

The site is organized to provide a functional layout that supports vehicle access and pedestrian connectivity. Vehicle access is provided from Tunnah Road at the southeast end of the site. The seven buildings are arranged generally around the perimeter of the site, framing internal drive aisles and a central shared amenity space, which provides a focal point for residents. The layout

responds to the site's natural topography by organizing buildings and circulation to work with existing grades.

Parking is mainly provided within unit garages, with visitor, accessible, and EV charging spaces distributed throughout the site. A total of 67 spaces are proposed, which satisfies the bylaw requirement of 66 spaces. Long-term bicycle parking and waste storage are integrated within unit garages, with an outdoor waste enclosure located at the north end of the site.

The internal road network supports safe circulation, with sidewalks and pathways connecting building entrances, parking areas, waste facilities, and amenity spaces. A future public walkway connection (SRW) is protected along the northwest property line as secured through rezoning.

Overall, the site design supports connectivity and functionality in a manner consistent with the applicable development permit area design guidelines.

Building Design

The proposed townhouse development uses contemporary residential forms (2- and 3-storeys) that respond to the surrounding neighbourhood context and the site's natural topography. Building siting, height, and massing have been considered to provide an appropriate transition to adjacent development, with the overall form broken into multiple buildings to reduce visual bulk.

Design strategies help minimize overlook and shadow impacts while supporting privacy for residents and neighbouring properties. Varied rooflines, projections, and architectural detailing add visual interest and help define individual units.

The exterior finishes include fibre-cement panel siding, fascia elements, and horizontal cladding, providing variation while maintaining a cohesive overall appearance.

Overall, the building design reflects neighbourhood character and is consistent with the intent of the applicable development permit area design guidelines.

Landscape Design

Landscaping is provided throughout the development with a mix of trees, shrubs, groundcovers, grasses, ferns, and vines to soften the built form and support a cohesive residential setting. Perimeter landscape buffers, internal tree planting, and a cedar fence provide screening, privacy, and a softer transition to adjacent properties. Each unit also includes a private deck and/or patio as individual outdoor amenity space.

A pedestrian route is provided through the site using sidewalks, pathways, and a stamped asphalt pedestrian zone. The central amenity area provides shared outdoor space with stormwater management, seating, permeable surfaces, and natural play features. Permeable pavers are also provided at visitor parking stalls to support drainage.

Overall, the landscape design supports screening, pedestrian connectivity, amenity space, and environmental responsiveness consistent with the applicable development permit area design guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-SEP-25, accepted DP1392 as presented and provided the following recommendations:

- Consider incorporating permeable pavers and other permeable surfaces to support drainage;
- Consider providing a continuous and demarcated walking surface;
- Confirm the critical root zones of the existing trees, particularly the mature and neighbouring trees;
- Consider integrating active programming into the amenity space, such as a children's play area;
- Consider reducing the number of parking stalls and expanding the amenity space;
- Consider adding additional colour;
- Consider using a standing seam metal roof to reduce fire risk;
- Consider installing a privacy barrier to reduce the impact of the height variance; and
- Consider using a different type of paver or surface at the parallel parking stall.

In response to the DAP recommendations, the applicant revised the proposal to incorporate the following design changes:

- Permeable pavers within the visitor parking stalls, and permeable materials have been incorporated into the central amenity space to support drainage and integrated stormwater management.
- A demarcated stamped asphalt pathway to provide a pedestrian route through the site and function as a traffic calming feature.
- An expanded outdoor amenity space designed to support stormwater management and family-oriented play, including natural play features such as stepping boulders, balancing logs, and a wooden bridge.
- Updated Tree Management and Landscape Plans to identify tree protection fencing for retained on-site and neighbouring trees.
- Two parking stalls have been removed to expand the shared amenity area.
- The height variance request has been reduced, and rooftop decks have been removed from Buildings 5 and 6 to address overlook concerns.
- The excess parallel parking stall has been removed from the revised plan.

Proposed Variances

Maximum Building Height

The maximum permitted height for a principal building with a sloped roof in the R7 zone is 10.5m. The applicant is requesting variances to increase the maximum permitted building height up to 12.05m, as summarized in the table below:

Building(s)	R7 Permitted Height	Proposed Height	Variance (m)
1, 3, and 7	10.50m	11.50m	+1.00m
4	10.50m	12.05m	+1.55m
2, 5, and 6	10.50m	11.00m	+0.50m

The proposed height variance is requested to accommodate the sloping topography of the site while maintaining a coordinated building form across the development. The additional height allows a peaked roof form and is not anticipated to negatively impact adjacent properties, given the building placement, site grading, and design measures incorporated to address privacy and overlook. Retained trees will also partially screen Building 4 from neighbouring properties.

Staff support the variance as it facilitates a well-integrated townhouse development that is responsive to the site and compatible with the surrounding neighbourhood context.

SUMMARY POINTS

- Development Permit application No. DP1392 is for a 34-unit townhouse development at 3397 Tunnah Road.
- The proposed buildings and site design present a residential character in compliance with the applicable Form & Character Design Guidelines.
- Variances are requested to increase the maximum permitted building height.
- Staff support the proposed variances to support an infill development that complements the character of the surrounding neighbourhood.

ATTACHMENTS

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

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height for principal buildings as follows and substantially as shown on Attachment D:

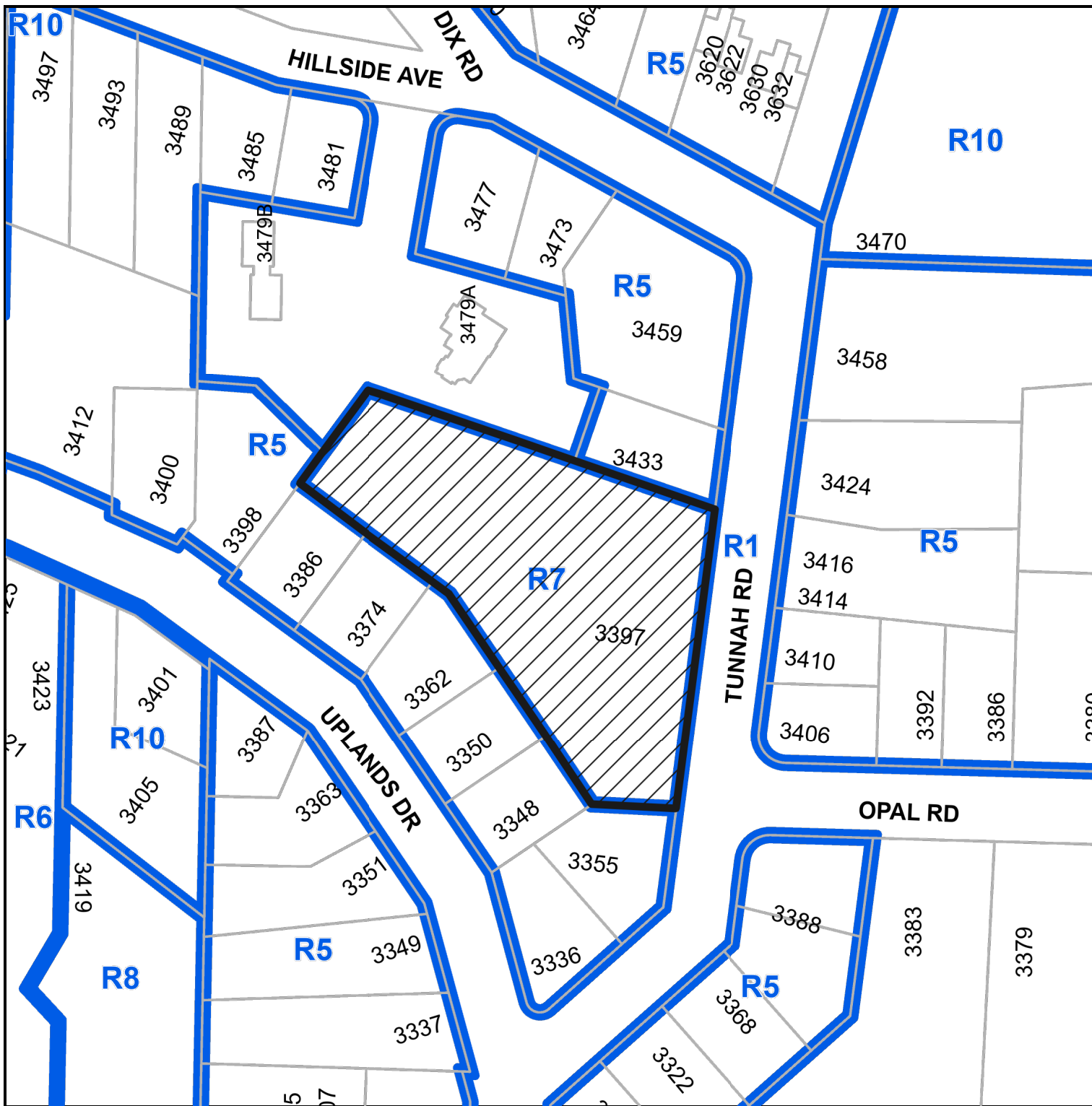
Building	Permitted Height	Proposed Height
1	10.50m	11.50m
2	10.50m	11.00m
3	10.50m	11.50m
4	10.50m	12.05m
5	10.50m	11.00m
6	10.50m	11.00m
7	10.50m	11.50m

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan prepared by dHKarchitects, dated 2026-JUN-04, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHKarchitects, dated 2026-JUN-04, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Durante Kreuk Ltd. Landscape Architects, dated 2026-FEB-11, as shown on Attachment E.

ATTACHMENT B

SUBJECT PROPERTY MAP



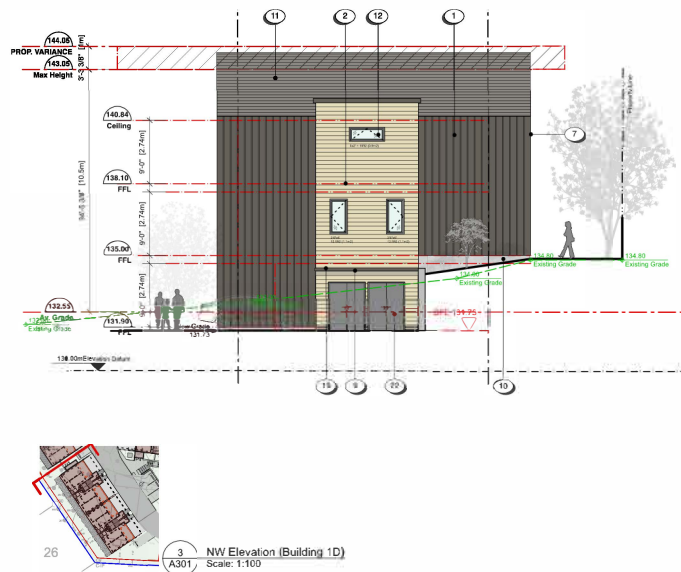
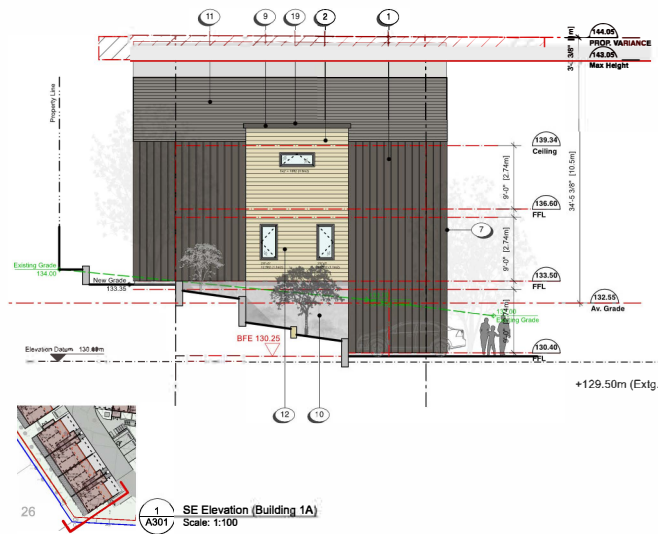
 3397 TUNNAH ROAD

ATTACHMENT C SITE AND PARKING PLAN



ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

Page 1 of 7



MATERIALS SCHEDULE

- 1 FIBRE CEMENT BOARD & BATTEN SIDING - COLOUR: 'TIMBER BARK'
- 2 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAY'
- 3 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPÉ'
- 4 FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAY'
- 5 FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPÉ' (FINE SAND FINISH)
- 6 FIBRE CEMENT PANEL SIDING - COLOUR: 'AGED PEWTER' (FINE SAND FINISH)
- 7 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'TIMBER BARK'
- 8 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER'
- 9 ALUMINUM CAP & TRIM FLASHING - COLOUR: 'TIMBER BARK'
- 10 ARCHITECTURAL CONCRETE
- 11 ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE'
- 12 VINYL FRAME WINDOW - COLOUR: 'IRON GREY'
- 13 VINYL FRAME SWING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY'
- 14 2 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY'
- 15 3 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY'
- 16 4 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY'
- 17 OVERHEAD GARAGE DOOR - COLOUR: 'IRON GREY'
- 18 CLEAR TEMPERED GLASS QUARTZS WITH ALUMINUM HANDRAIL
- 19 TORCH-UP MEMBRANE LOW SLOPED / FLAT ROOF - COLOUR: 'IRON GREY'
- 20 VENTIL VINYL SOFFIT - COLOUR: 'TIMBER BARK'
- 21 FIBRE CEMENT PANEL SIDING - COLOUR: 'MOUNTAIN SAGE' (FINE SAND FINISH)
- 22 PAINTED METAL DOOR - COLOUR: 'IRON GREY'
- 23 NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY'
- 24 NON-SLIP PAVED DECK - COLOUR: 'NATURAL STONE'

Scale: 1:100

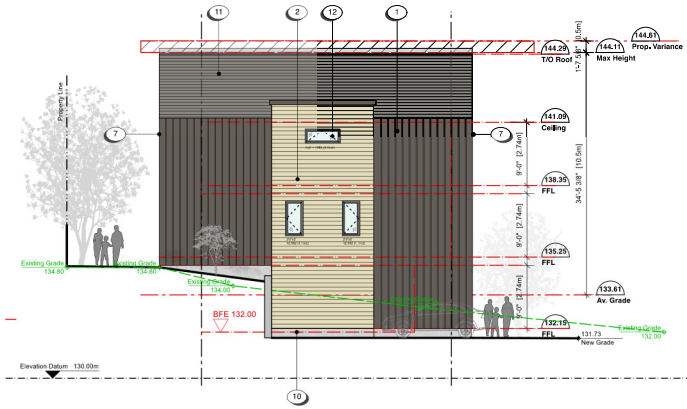
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Nanaimo BC
4 June 2026
Issued for Development Permit

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2026-JUN-05

Unit Type 1 (Building 1) Elevations

A301

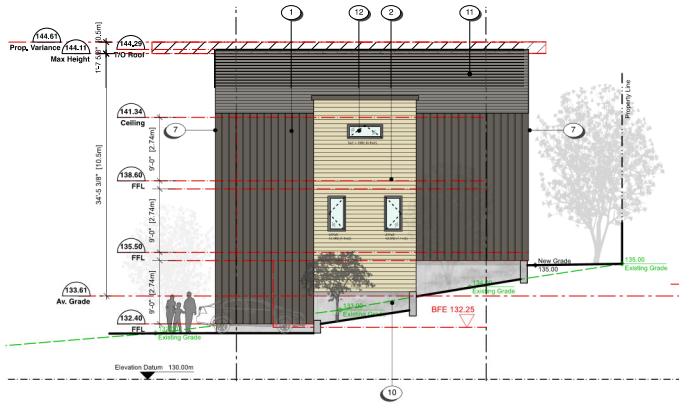
dHArchitects dH&A



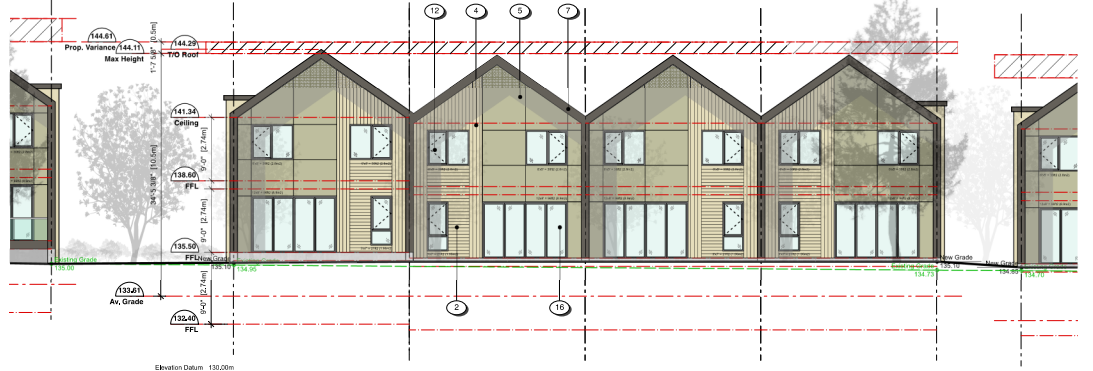
1 SE Elevation (Building 2A)
Scale: 1:100



2 NE Elevation (Building 2)
Scale: 1:100



3 NW Elevation (Building 2D)
Scale: 1:100



4 SW Elevation (Building 2)
Scale: 1:100

MATERIALS SCHEDULE

- | | | | |
|----|---|----|--|
| 1 | FIBRE CEMENT BOARD & BATTEN SIDING - COLOUR: 'TIMBER BARK' | 19 | VINYL FRAME SWING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 2 | FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 20 | TORCHED MEMBRANE LOW SLOPED / FLAT ROOF - COLOUR: 'IRON GREY' |
| 3 | FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPE' | 21 | VENTED VINYL SOFFIT - COLOUR: 'TIMBER BARK' |
| 4 | FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 22 | FIBRE CEMENT PANEL SIDING - COLOUR: 'MOUNTAIN SAGE' (FINE SAND FINISH) |
| 5 | FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPE' (FINE SAND FINISH) | 23 | PAINTED METAL DOOR - COLOUR: 'IRON GREY' |
| 6 | FIBRE CEMENT PANEL SIDING - COLOUR: 'AGED PEWTER' (FINE SAND FINISH) | 24 | NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY' |
| 7 | FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'TIMBER BARK' | | |
| 8 | FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER' | | |
| 9 | ALUMINUM CAP & TRIM FLASHING - COLOUR: 'TIMBER BARK' | | |
| 10 | ARCHITECTURAL CONCRETE | | |
| 11 | ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE' | | |
| 12 | VINYL FRAME WINDOW - COLOUR: 'IRON GREY' | | |

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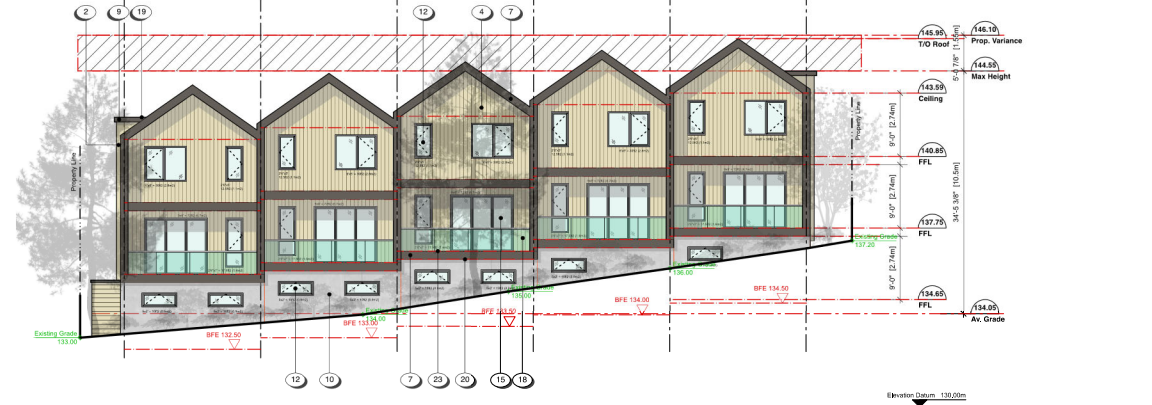
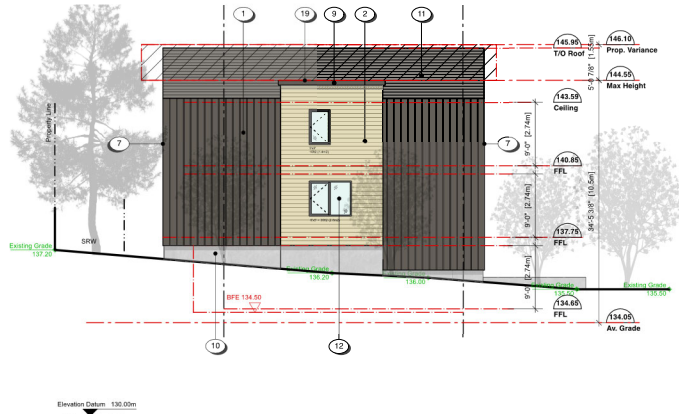
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Unit Type 1 (Building 2) Elevations

A302

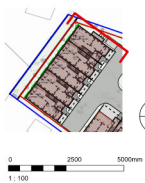


dHKarchitects dH&A



MATERIALS SCHEDULE

- | | |
|--|---|
| 1 FIBRE CEMENT BOARD & BATTEN SIDING - COLOUR: 'TIMBER BARK' | 19 VINYL FRAME SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 2 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAY' | 20 TORCHED MEMBRANE LOW SLOPED / FLAT ROOF - COLOUR: 'IRON GREY' |
| 3 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPÉ' | 21 VENTED VINYL SOFFIT - COLOUR: 'TIMBER BARK' |
| 4 FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAY' | 22 FIBRE CEMENT PANEL SIDING - COLOUR: 'MOUNTAIN SAGE' (FINE SAND FINISH) |
| 5 FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPÉ' (FINE SAND FINISH) | 23 PAINTED METAL DOOR - COLOUR: 'IRON GREY' |
| 6 FIBRE CEMENT PANEL SIDING - COLOUR: 'AGED PEWTER' (FINE SAND FINISH) | 24 NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY' |
| 7 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'TIMBER BARK' | 25 NON-SLIP PAVED DECK - COLOUR: 'NATURAL STONE' |
| 8 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER' | |
| 9 ALUMINUM CAP & TRIM FLASHING - COLOUR: 'TIMBER BARK' | |
| 10 ARCHITECTURAL CONCRETE | |
| 11 ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE' | |
| 12 VINYL FRAME WINDOW - COLOUR: 'IRON GREY' | |



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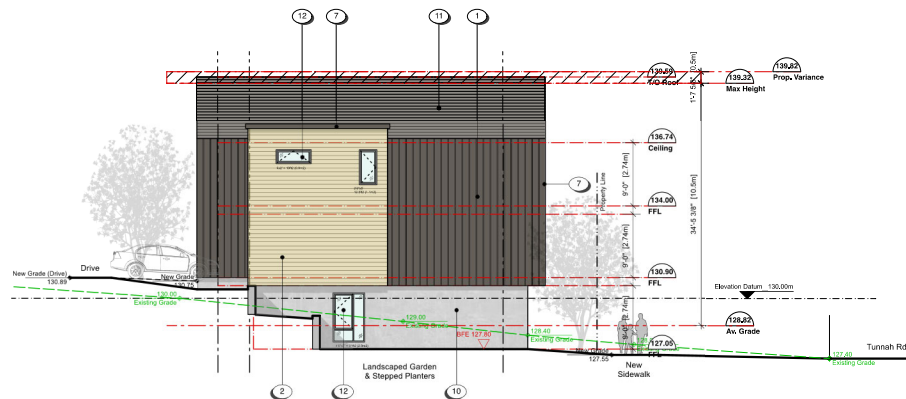
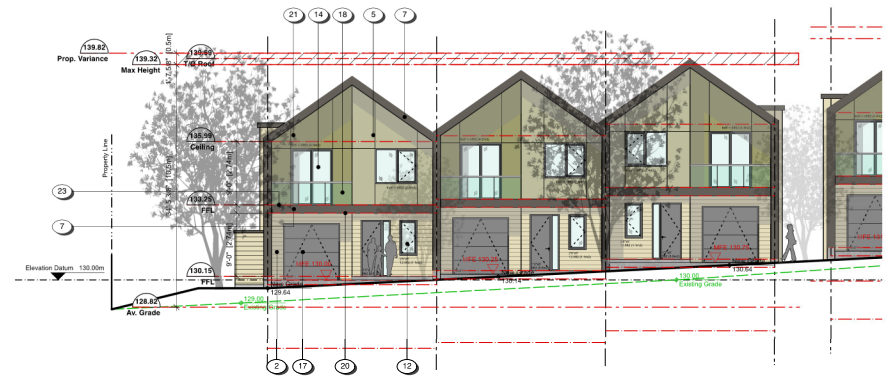
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Unit Type 2 (Building 4) Elevations

A304



dHkArchitects dHkA



MATERIALS SCHEDULE

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| 1 | FIBRE CEMENT BOARD & BATTEN SIDING - COLOUR: 'TIMBER BARK' | 13 | VINYL FRAME SWING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 2 | FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAYN' | 14 | 2 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 3 | FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPÉ' | 15 | 3 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 4 | FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAYN' | 16 | 4 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 5 | FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPÉ' (FINE SAND FINISH) | 17 | OVERHEAD GARAGE DOOR - COLOUR: 'IRON GREY' |
| 6 | FIBRE CEMENT PANEL SIDING - COLOUR: 'AGED PEWTER' (FINE SAND FINISH) | 18 | CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINUM HANDRAIL |
| 7 | FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'TIMBER BARK' | 19 | TORCHED MEMBRANE LOW SLOPED / FLAT ROOF - COLOUR: 'IRON GREY' |
| 8 | FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER' | 20 | VENTED VINYL SOFFIT - COLOUR: 'TIMBER BARK' |
| 9 | ALUMINUM CAP & TRIM FLASHING - COLOUR: 'TIMBER BARK' | 21 | FIBRE CEMENT PANEL SIDING - COLOUR: 'MOUNTAIN SAGE' (FINE SAND FINISH) |
| 10 | ARCHITECTURAL CONCRETE | 22 | PAINTED METAL DOOR - COLOUR: 'IRON GREY' |
| 11 | ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE' | 23 | NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY' |
| 12 | VINYL FRAME WINDOW - COLOUR: 'IRON GREY' | 24 | NON-SLIP PAVED DECK - COLOUR: 'NATURAL STONE' |

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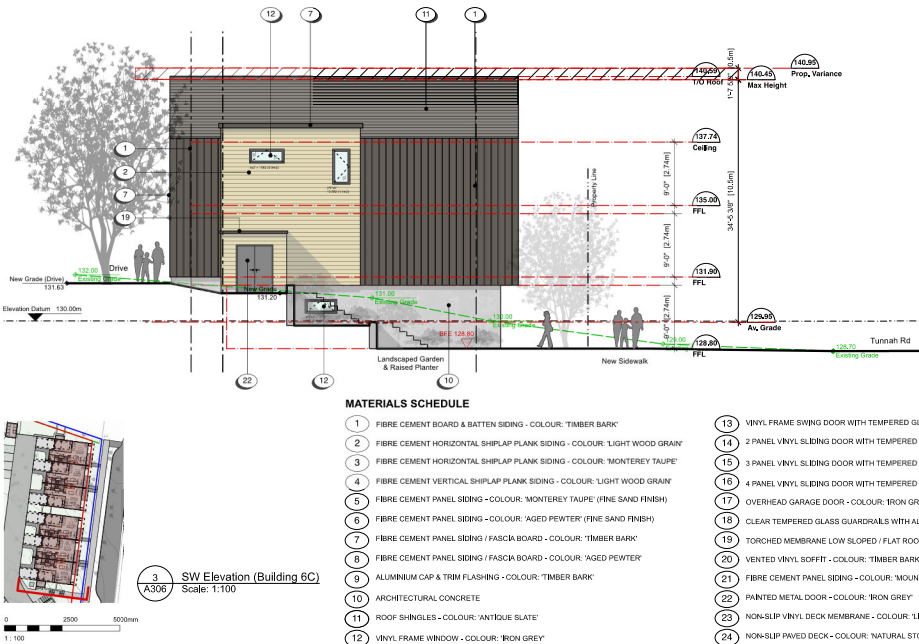
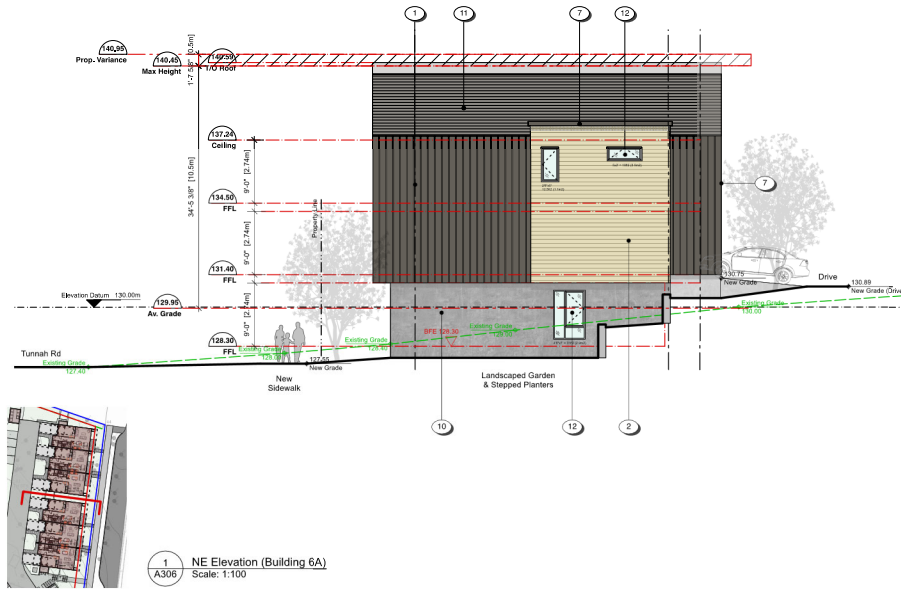
DP1392

2026-JUN-05

Unit Type 3 (Building 5) Elevations A305



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MATERIALS SCHEDULE

- | | |
|---|---|
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| 2 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 14 2 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 3 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPE' | 15 3 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 4 FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 16 4 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 5 FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPE' (FINE SAND FINISH) | 17 OVERHEAD GARAGE DOOR - COLOUR: 'IRON GREY' |
| 6 FIBRE CEMENT PANEL SIDING - COLOUR: 'AGED PEWTER' (FINE SAND FINISH) | 18 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINUM HANDRAIL |
| 7 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'TIMBER BARK' | 19 TORCHED MEMBRANE LOW SLOPED / FLAT ROOF - COLOUR: 'IRON GREY' |
| 8 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER' | 20 VENTED VINYL SOFFIT - COLOUR: 'TIMBER BARK' |
| 9 ALUMINUM CAP & TRIM FLASHING - COLOUR: 'TIMBER BARK' | 21 FIBRE CEMENT PANEL SIDING - COLOUR: 'MOUNTAIN SAGE' (FINE SAND FINISH) |
| 10 ARCHITECTURAL CONCRETE | 22 PAINTED METAL DOOR - COLOUR: 'IRON GREY' |
| 11 ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE' | 23 NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY' |
| 12 VINYL FRAME WINDOW - COLOUR: 'IRON GREY' | 24 NON-SLIP PAVED DECK - COLOUR: 'NATURAL STONE' |

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Unit Type 3 (Building 6) Elevations A306



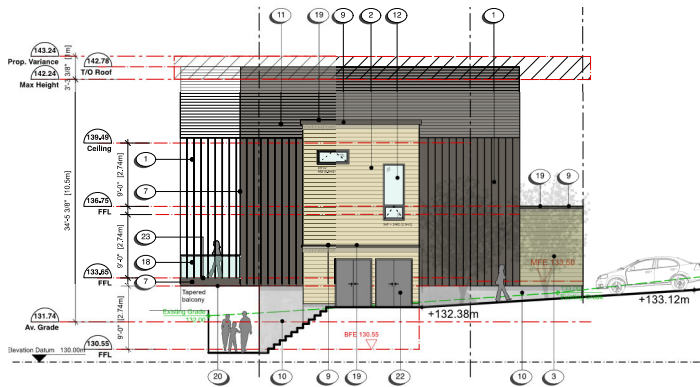
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1 SE Elevation (Building 7E)
A307 Scale: 1:100



2 NE Elevation (Building 7)
A307 Scale: 1:100



3 NW Elevation (Building 7A)
A307 Scale: 1:100



4 SW Elevation (Building 7)
A307 Scale: 1:100

MATERIALS SCHEDULE

- | | |
|---|---|
| 1 FIBRE CEMENT BOARD & BATTEN SIDING - COLOUR: 'TIMBER BARK' | 13 VINYL FRAME SWING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 2 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 14 2 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 3 FIBRE CEMENT HORIZONTAL SHIPLAP PLANK SIDING - COLOUR: 'MONTEREY TAUPE' | 15 3 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 4 FIBRE CEMENT VERTICAL SHIPLAP PLANK SIDING - COLOUR: 'LIGHT WOOD GRAIN' | 16 4 PANEL VINYL SLIDING DOOR WITH TEMPERED GLASS - COLOUR: 'IRON GREY' |
| 5 FIBRE CEMENT PANEL SIDING - COLOUR: 'MONTEREY TAUPE' (FINE SAND FINISH) | 17 OVERHEAD GARAGE DOOR - COLOUR: 'IRON GREY' |
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| 8 FIBRE CEMENT PANEL SIDING / FASCIA BOARD - COLOUR: 'AGED PEWTER' | 20 VENTED VINYL SOFFIT - COLOUR: 'TIMBER BARK' |
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| 11 ROOF SHINGLES - COLOUR: 'ANTIQUE SLATE' | 23 NON-SLIP VINYL DECK MEMBRANE - COLOUR: 'LIGHT GREY' |
| 12 VINYL FRAME WINDOW - COLOUR: 'IRON GREY' | 24 NON-SLIP PAVED DECK / TERRACE - COLOUR: 'NATURAL STONE' |

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Nanaimo BC
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2026-JUN-05

Unit Type 4 (Building 7) Elevations

A307



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4	2025-02-11	Issue to City Response	MP
3	2025-01-27	Internal Review	MP
2	2025-07-08	Issue to DP	MP

Revisions	date	item	by
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Stamp:

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2026-FEB-12
 Current Planning

dk
 DURANTE KREIB LTD. LANDSCAPE ARCHITECTS
 102-103 West 5th Avenue Vancouver B.C. V6Y 1H5
 T 604.684.4611 F 604.684.0577 www.dk.bc.ca

Project:
339' Tunna Road

339' Tunna Road Nanaimo BC
V9' 2V8

Drawn by: MP
 Checked by: SV
 Date: 2025-01-30
 Scale: 1:200
 Drawing Title:

OVERALL SITE PLAN

Project No.:
25025
 Sheet No.:

L-1.00



4	2025-02-11	Issue to City Response	MP
3	2025-01-27	Internal Review	MP
2	2025-07-08	Issue to DP	MP

Revisions: | date: | item: | by:

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Client:

Project:
339' Tunnel Road

**339' Tunnel Road Nanaimo
BC
V9 2V8**

Drawn by: MP
Checked by: SV
Date: 2025-01-30
Scale: 1:120
Drawing Title:

WEST PLAN

Project No.:
25025
Sheet No.:

L-1.01

KEY MAP





Naturalized Kid's Adventure Zone
Stormwater Management
Stepping Stones
Balancing Logs
Boulders
Dr. Ben's dea witi rui off

KEY MAP



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Checked by:	SV
Date:	2025-01-30
Scale:	1:120
Drawing Title:	

EAS PLAN

Project No.:
25025
 Sheet No.:

L-1.02



4	2025-02-11	Issue to City Response	MP
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 Client:

Project:
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339' Tunnel Road Nanaimo BC
V9 2V8

Drawn by: MP
 Checked by: SV
 Date: 2025-01-30
 Scale: 1:120
 Drawing Title:

SOUTH PLAN

Project No.:
25025
 Sheet No.:

L-1.03



4	2025-02-11	Issue to CH Response	MP
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102-1031 West 59 Avenue Vancouver B.C. V6L 1H6
T 604.684.4611 F 604.684.0577 www.dk.bc.ca

Client:

Project:

339' Tunnel Road

**339' Tunnel Road Nanaimo
BC
V9' 2V8**

Drawn by: MP

Checked by: SV

Date: 2025-01-30

Scale: 1:200

Drawing Title:

PLANTING PLAN

Project No.:

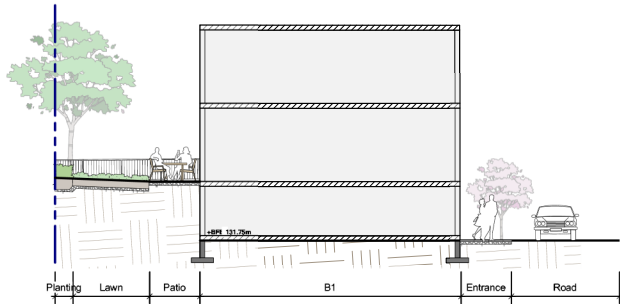
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Sheet No.:

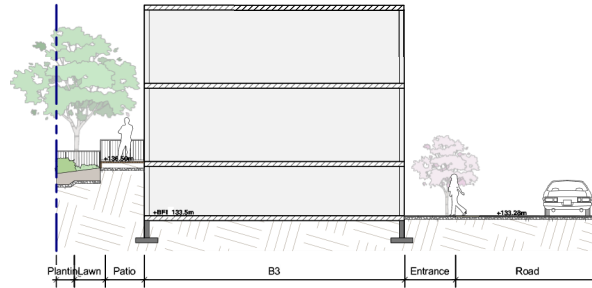
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TUNNEL ROAD

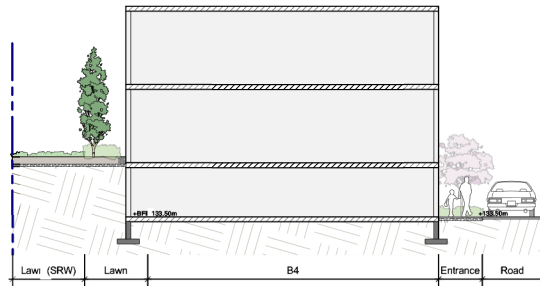




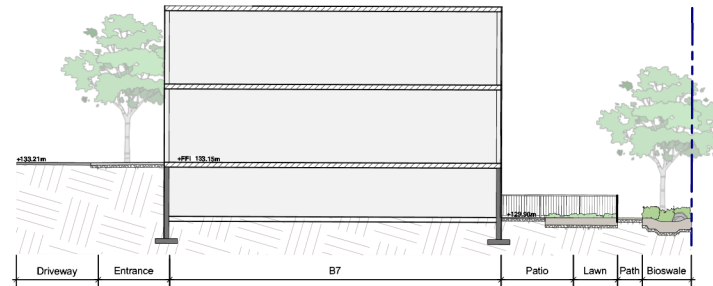
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L-3.01 Scale: 1:96



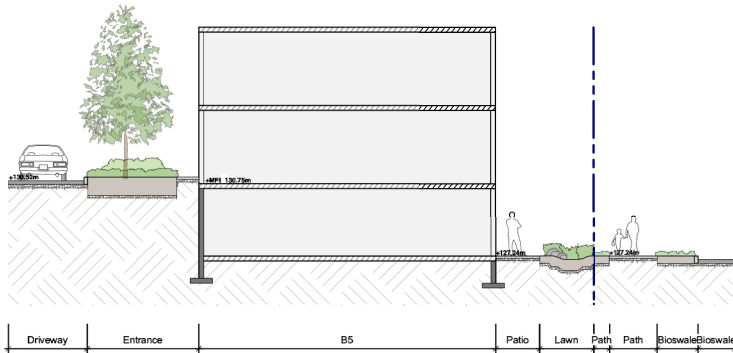
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L-3.01 Scale: 1:96



3 Section Through Building 4
L-3.01 Scale: 1:96



4 Section Through Building 7
L-3.01 Scale: 1:96



5 Section Through Building 5
L-3.01 Scale: 1:96



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151-151 West 5th Avenue Vancouver B.C. V6C 1H5
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339' Tunnel Road

339' Tunnel Road Nanaimo BC
V9' 2V8

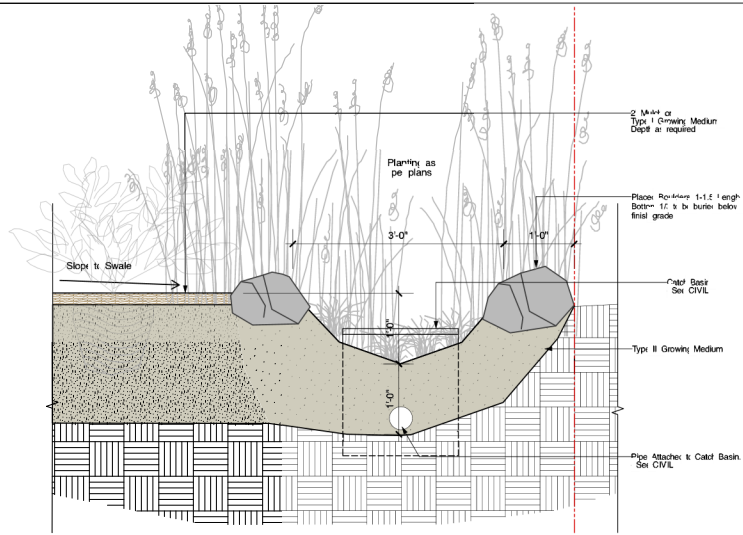
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Checked by: SV
Date: 2025-01-30
Scale: AS SHOWN
Drawing Title:

SECTIONS

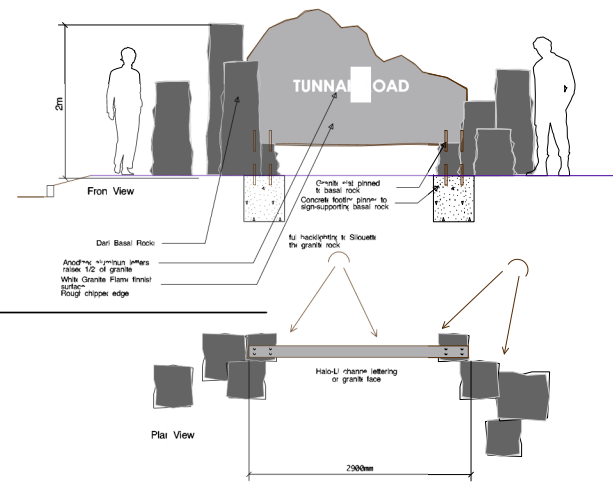
Project No.:
25025

Sheet No.:

L-3.01



10 BIOSWALE
L-4.02 Scale: 1/10

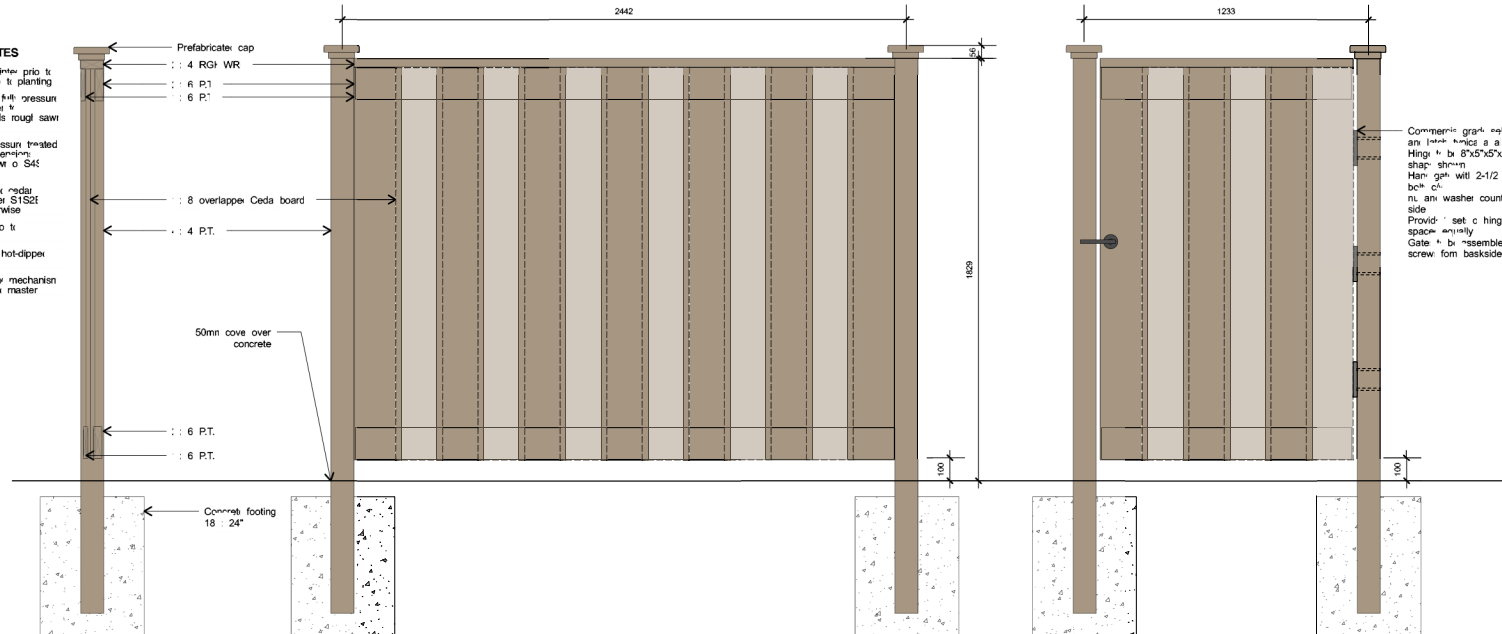


11 STONE ENTRY SIGN
L-4.02 Scale: 1/30

12 STONE ENTRY SIGN PLAN
L-4.02 Scale: 1/30

GENERAL FENCING NOTES

1. All boards to be stained/painted prior to assembly and installation prior to planting
2. Posts to be Hemlock/Fir 4x4 pressure treated No. 1 grade or better to demonstrate show or details rough saw or S4S show or details
3. Cap Hemlock/Fir 4x4 pressure treated No. 1 grade or better to demonstrate show or details rough saw or S4S show or details
4. Fence Panels: Western red cedar WP/CI - No. 1 grade or better S1S2 except where detailed otherwise
5. Provide shop drawing prior to installation to approval
6. All metal components to be hot-dipped galvanized
7. For gate provide self-closing mechanism and lock key to household master



13 TYPICAL WOOL FENCE 6' PRIVACY
L-4.02 Scale: 1/10



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DETAILS

Project No.:
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Sheet No.:

L-4.02

