CITY OF NANAIMO
THE HARBOUR CITY

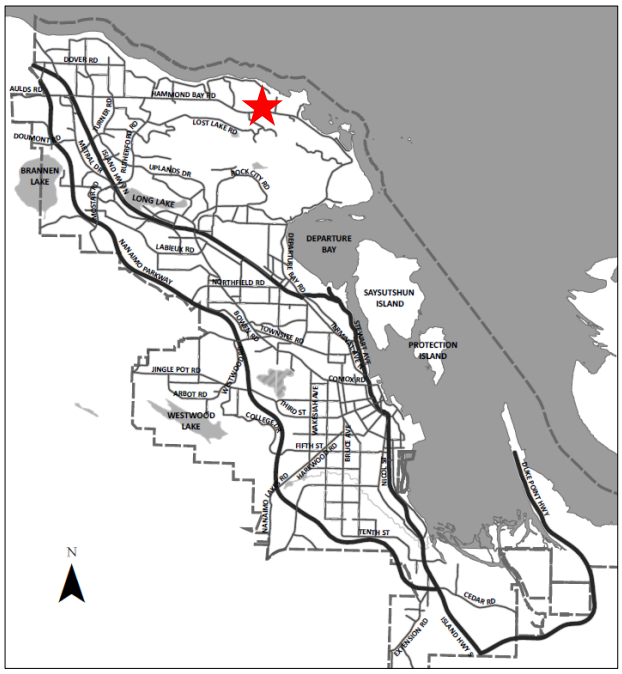
Delegated Approval Report

File Number: DP001432

DATE October 15, 2026

AUTHORED BY TOVE LUNDSTEN, PLANNER I, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1432 – 4670 HAMMOND BAY ROAD**



Proposal:
A 34-unit multi-family townhouse development

Zoning:
R10 – Steep Slope Residential

City Plan Land Use Designation:
Suburban Neighbourhood

Development Permit Area:
DPA6 – Steep Slope Development
DPA8 – Form and Character

Lot Area:
3.76 ha

DP



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit renewal application for a multi-family development at 4670 Hammond Bay Road.

Recommendation

That Development Permit No. DP1432 be issued for a multi-family development at 4670 Hammond Bay Road with variances as outlined in the "Proposed Variances" section of the Delegated Approval Report dated 2026-OCT-15.

BACKGROUND

A development permit renewal application, DP1432, was received from dHK Architects Inc. on behalf of Panorama Hammond Bay Development Ltd., for a multi-family development consisting of 15 townhouse buildings containing a total of 34 dwelling units at 4670 Hammond Bay Road.

Development Permit (DP001317) was approved by the Council on 2024-JUL-08. The applicant has applied to renew the Development Permit for the same proposal in order to proceed with a building permit.

Subject Property & Site Context

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

DISCUSSION

Proposed Development

The applicant is proposing to construct a multi-family residential townhouse development which includes 34 units within 15 buildings. The units range in size from 186 m^2 to 223m^2 and contain three bedrooms and a flex room per unit. The total proposed gross floor area is 6,828m^2 and the total Floor Area Ratio (FAR) is 0.29. The proposed lot coverage is 32%, which is below the maximum permitted lot coverage of 40% in the R10 zone.

Site Design

The proposed development will be accessed from the end of Ney Drive, which will be formalized with the development. The proposed buildings are located along either side of an internal drive aisle, which follows the natural slope of the property to prevent disturbance of the existing environmentally sensitive areas located on the west and south portion of the lot. A children's play area and short-term bicycle parking

area are located adjacent to the site entrance, and a walking loop is located on the northeast corner of the lot. To address the natural slope of the site, concrete block retaining walls are proposed throughout the development.

The applicant proposes to dedicate approximately 1.64 hectares of land as park to the City of Nanaimo. This area includes two large wetlands, a portion of Walley Creek and forested land. Future restoration work, to be completed by the City, will occur within the acquired park on the south portion of the lot. Additional lands will be secured with a Statutory Right-of-Way (SRW) to expand the nearby active transportation corridor (Walley Creek Trail), which is identified as a priority in City Plan. This trail will also connect to Hammond Bay Road. A road dedication of 156 m^2 will also be secured along Hammond Bay Road for future road widening.

Building Design

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

Landscape Design

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

No development or removal of vegetation is proposed within the Environmentally Sensitive Areas Development Permit Area 1 streams, wetlands or the required 15m leave strip. Fencing is proposed outside of the required leave strip with environmental protection signage along the fence line. A terraced landscape feature is also proposed at the south side of the development area, sloped to meet existing grade. Erosion and sediment control measures, as well as a tree management plan, will be determined and reviewed through subsequent approvals.

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

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of DP001317 that was previously accepted by DAP in 2023.

The proposed development substantially complies with the applicable design guidelines and the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area and by stepping buildings with the topography of the land. The development also provides private and common outdoor amenity space and achieves visual interest through building design and landscaping. As recommended by the Steep Slope Development Permit Guidelines, muted colours and natural materials that reflect the natural setting and hillside are proposed.

Proposed Variances

Building Height

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

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

Variances to the building heights are proposed as follows:

Building Number	Permitted Height	Proposed Height	Requested Variance
Building 2	9.0m	10.0m	1.0m
Building 11	9.0m	10.0m	1.0m
Building 12	9.0m	9.6m	0.6m
Building 13	7.0m	11.5m	4.5m
Building 14	7.0m	11.5m	4.5m
Building 15	7.0m	11.5m	4.5m

The building height variance is proposed to address anticipated grades that may occur during onsite blasting, which will be required prior to construction. The additional building height for Buildings 13, 14, and 15 allows for access to the rooftop deck and pergola. An administrative error in the variance for Building 12 height from DP001317 is being corrected in this permit

Staff support the proposed variances as reflected in the previous Development Permit (DP001317).

SUMMARY POINTS

- Development Permit renewal application No. DP1432 proposes a new 34 unit townhouse development at 4670 Hammond Bay Road.
- Variances are requested for the principal building height for Buildings 2, 11, 12, 13, 14, and 15.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Park and Road Dedication Plan
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 7.6.1 Siting of Buildings* – to increase the maximum allowable building height of a principal building with a sloped roof for Building 2 and Building 11 from 9.0m to 10.0m, and for Building 12, from 9.0m to 9.6m, as proposed.

2. *Section 7.6.1 Siting of Buildings* – to increase the maximum allowable building height of a principal building with a flat roof for Building 13, Building 14, and Building 15, from 7.0m to 11.5m, as proposed.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by dHKarchitects, dated 2024-JAN-30, 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 2024-JAN-30, as shown on Attachment E.

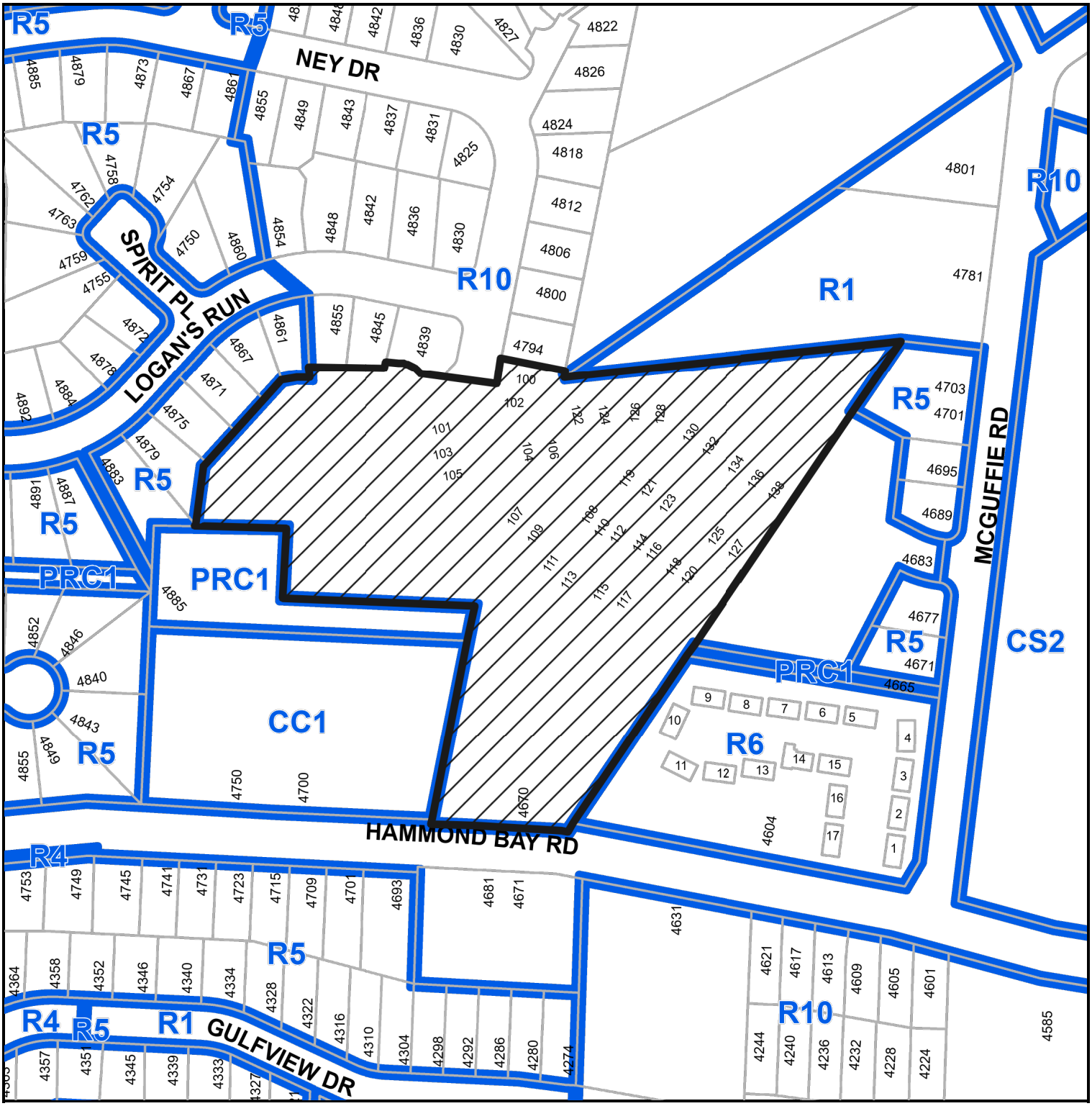
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects., dated 2024-JAN-23, as shown on Attachment G.
    a. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
    b. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

4. Park dedication of 1.64ha, as shown on Attachment D, to be dedicated prior to building occupancy.

5. Registration of a blanket Statutory Right-of-Way for public park and trail use, substantially as shown on Attachment C, to be registered prior to building occupancy.

6. Road dedication of approximately 156m^2 along the south property line, as shown on Attachment D, to be dedicated prior to building occupancy.

ATTACHMENT B
SUBJECT PROPERTY MAP



ATTACHMENT C
SITE AND PARKING PLAN

PROJECT DATA

-CIVIC ADDRESS:
- 4670 HAMMOND BAY ROAD, NANAIMO

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

ZONING: R10 STEEP SLOPE RESIDENTIAL

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

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

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

PROPOSED SITE COVERAGE:

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

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

GFA CALCULATION:

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

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

OFF STREET PARKING

REQUIRED

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

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

PROVIDED

34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3	STALLS
H/C STALLS	2	STALLS
TOTAL	**73**	**STALLS**

SMALL CAR - 22 STALLS
FULL SIZE - 51 STALLS

BICYCLE PARKING

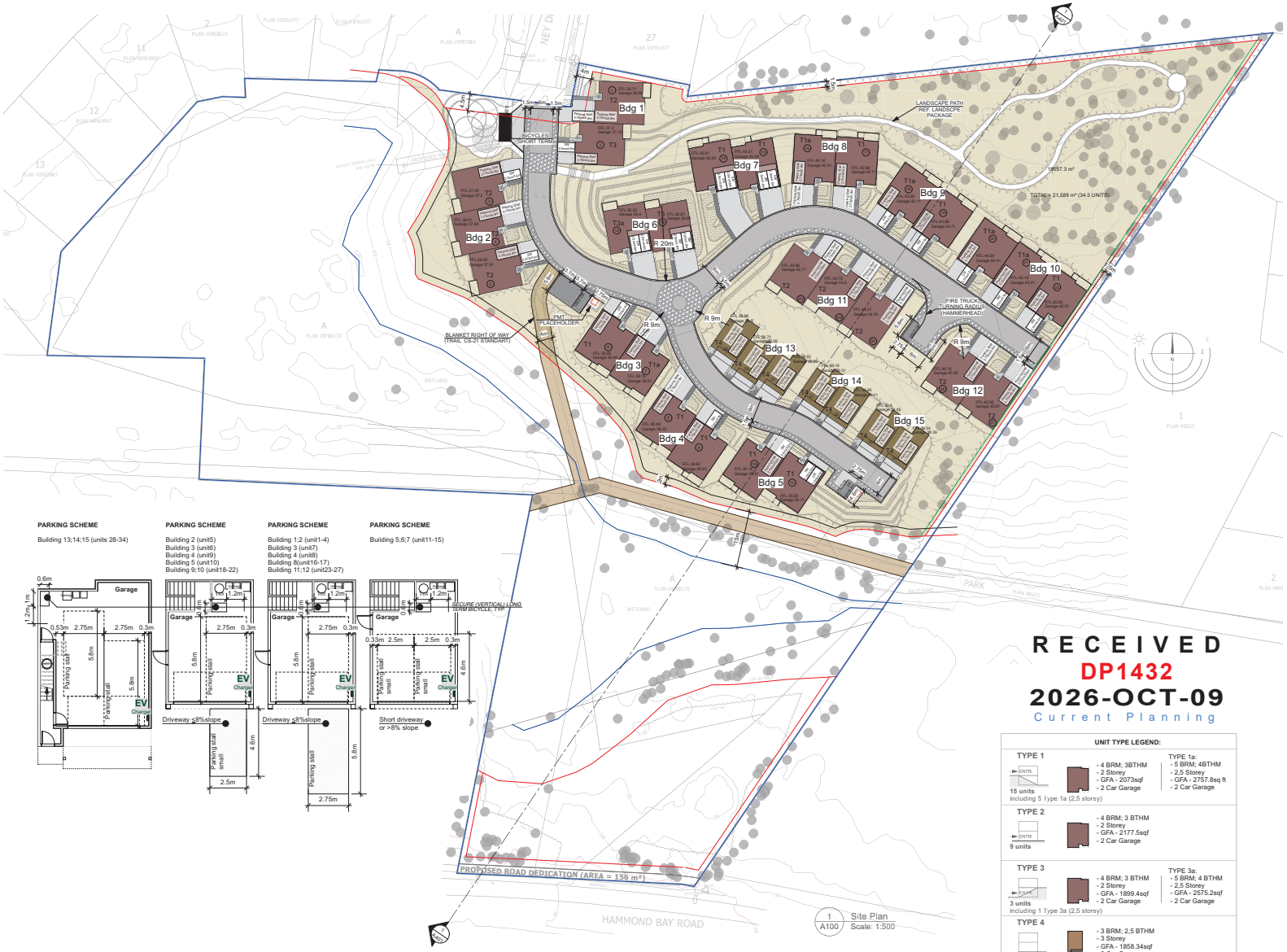
SHORT TERM		
34 DWELLING UNITS X 0.1 SPACES	3.4	SPACES
LONG TERM		
34 DWELLING UNITS X 0.5 SPACES	17	SPACES REQUIRED
	34	SPACES PROVIDED

REQUESTED VARIANCES

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

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

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



PARKING SCHEME
Building 13;14;15 (units 28-34)

PARKING SCHEME
Building 2 (unit5)
Building 3 (unit6)
Building 4 (unit9)
Building 5 (unit10)
Building 9;10 (unit18-22)

PARKING SCHEME
Building 1;2 (unit1-4)
Building 3 (unit7)
Building 4 (unit8)
Building 8(unit16-17)
Building 11;12 (unit23-27)

PARKING SCHEME
Building 5;6;7 (unit11-15)

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UNIT TYPE LEGEND:

TYPE 1
15 units
including 5 Type 1a (2,5 storey)
- 4 BRM; 3BTHM
- 2 Storey
- GFA - 2073sqf
- 2 Car Garage

TYPE 1a:
- 5 BRM; 4BTHM
- 2,5 Storey
- GFA - 2757.8sq ft
- 2 Car Garage

TYPE 2
9 units
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 2177.5sqf
- 2 Car Garage

TYPE 3
3 units
including 1 Type 3a (2,5 storey)
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 1899.4sqf
- 2 Car Garage

TYPE 3a:
- 5 BRM; 4 BTHM
- 2,5 Storey
- GFA - 2575.2sqf
- 2 Car Garage

TYPE 4
7 units
- 3 BRM; 2,5 BTHM
- 3 Storey
- GFA - 1858.34sqf
- 2 Car Garage

ATTACHMENT D
PARK AND ROAD DEDICATION PLAN



ATTACHMENT E
BUILDING ELEVATIONS AND DETAILS

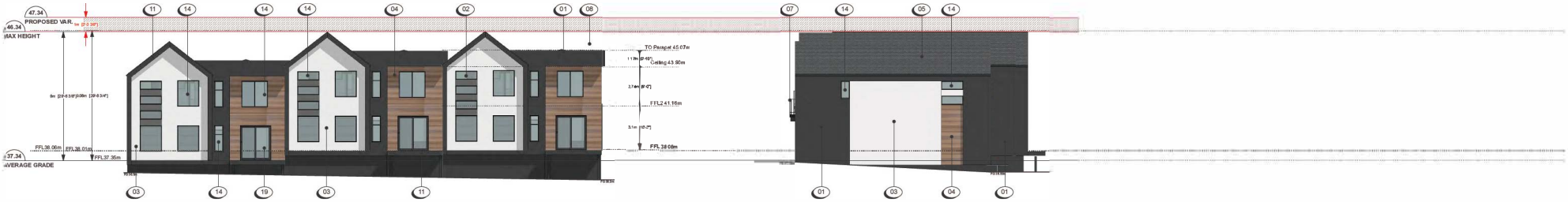
MATERIAL PALETTE

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BUILDING 1





BUILDING 2

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Scale: 3/32" = 1'0"

Nanaimo, BC
30Jan2024

4670 Hammond Bay Rd

Elevations. Buildings 1-2

A301

dHKarchitects

MATERIAL PALETTE

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BUILDING 3



BUILDING 4



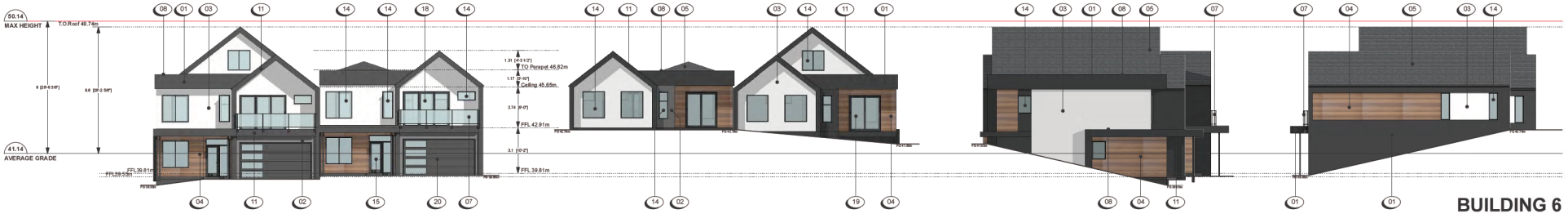
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BUILDING 6



BUILDING 7



BUILDING 8

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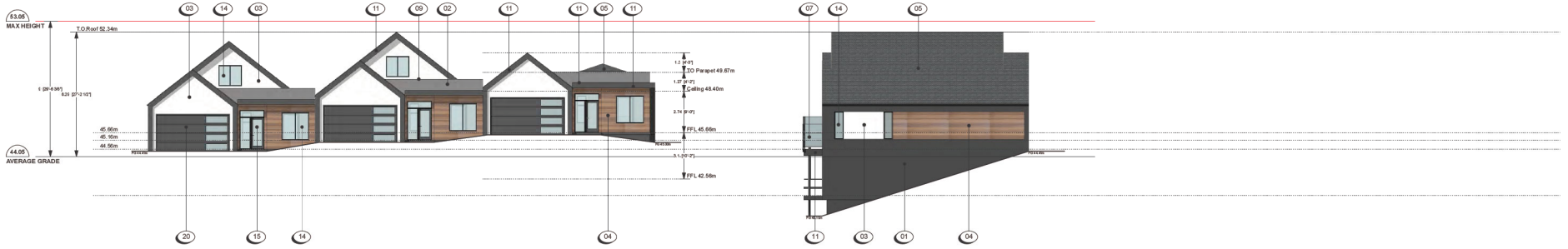
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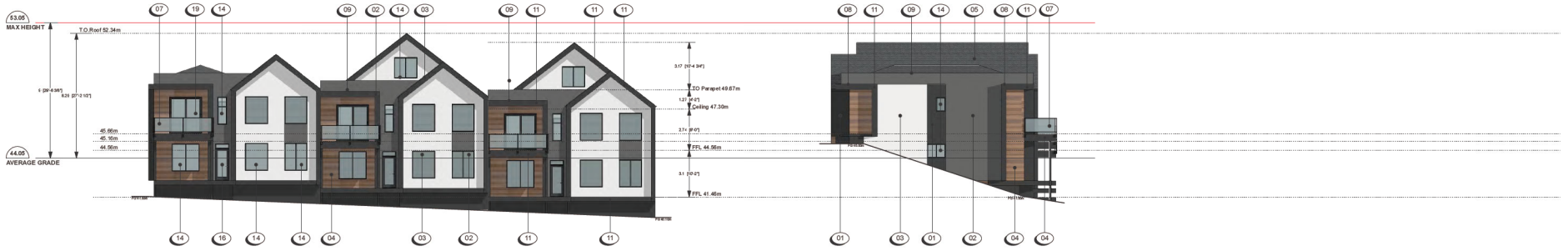
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BUILDING 9



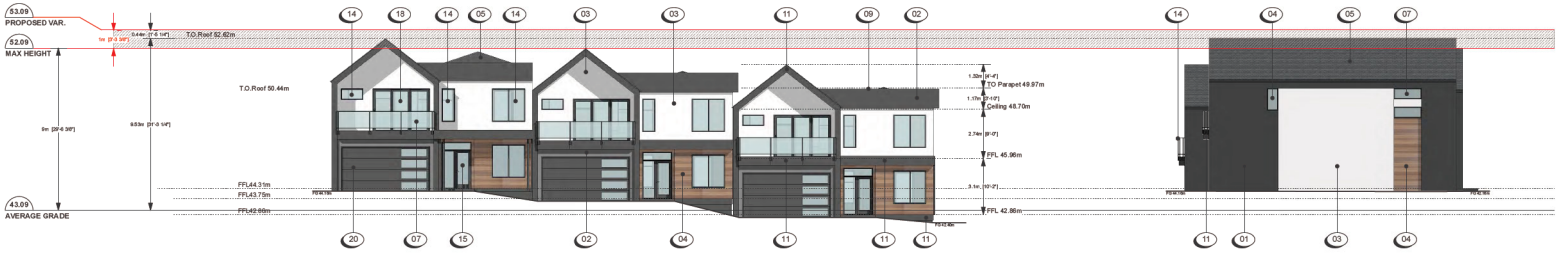


BUILDING 10

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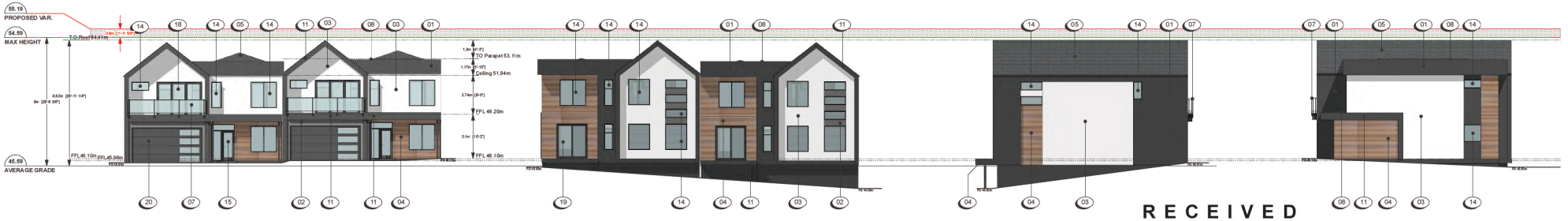
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19. 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
20. OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY





BUILDING 11



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BUILDING 12

Scale: 3/32" = 1'0"

MATERIAL PALETTE

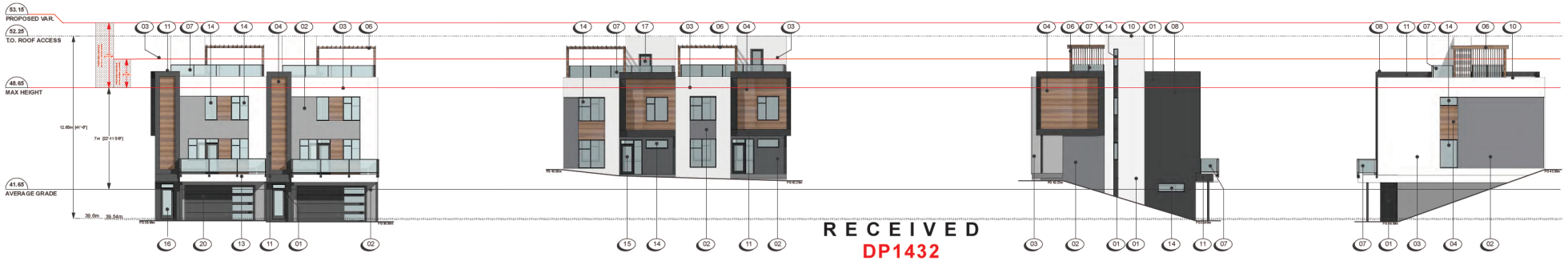
1. FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
2. FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
3. FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
4. WOOD LOOK METAL PLANK SIDING, IN ESSPRESSO WITH WOOD GRAIN FINISH
5. SHINGLES, IN ESTATE GREY
6. WOOD, STAINED IN ENGLISH CHESTNUT
7. CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
8. ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
9. ALUMINIUM CAP AND TRIM FLASHING, IN NIGHT GREY
10. ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT MIST
11. FASCIA BOARD, IN IRON GREY
12. FASCIA BOARD, IN NIGHT GREY
13. FASCIA BOARD, IN LIGHT MIST
14. VINYL FRAME WINDOW, IN IRON GREY
15. VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
16. VINYL SWING DOOR IN IRON GREY WITH TEMPERED PLASS: PANEL AND TRANSOM
17. VINYL SWING DOOR IN IRON GREY WITH TEMPERED PLASS PANEL
18. 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
19. 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
20. OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



BUILDING 13



BUILDING 14



BUILDING 15

Scale: 3/32" = 1'0"

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ATTACHMENT F
BUILDING RENDERINGS



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Nanaimo, BC
12Jun23

4670 Hammond Bay Rd

3d view 1

A901

dHKarchitects



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2026-AUG-05
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Nanaimo, BC
12Jun23

4670 Hammond Bay Rd

3d view 2 A902

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Nanaimo, BC
12Jun23

4670 Hammond Bay Rd

3d view 3

A903

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Current Planning

Nanaimo, BC
12Jun23

4670 Hammond Bay Rd

3d view 4

A904

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Current Planning

Nanaimo, BC
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4670 Hammond Bay Rd

3d view 5

A905

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4670 Hammond Bay Rd

3d view 6

A906

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4670 Hammond Bay Rd

3d view 7

A907

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Nanaimo, BC
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4670 Hammond Bay Rd

3d view 8

A908

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1 A909 Ney Drive. Looking South

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ATTACHMENT G
LANDSCAPE PLAN AND DETAILS



TREE SCHEDULE

PMG PROJECT NUMBER: 22-040

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	49	ACER CIRCINATUM	VINE MAPLE	2M HT, B&B, 3 STEM CLUMP
	13	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	31	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL; 2M STD; B&B
	14	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL; 1.8M STANDARD; B&B
	60	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	26	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	26	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIREOAK	6CM CAL; 1.8M STD; B&B

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

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
3	26.JUN.23	NEW SITE PLAN	SJ
2	25.NOV.08	REVISED PER ADP COMMENTS	CW
1	23.APR.08	ISSUED FOR DP	SJ

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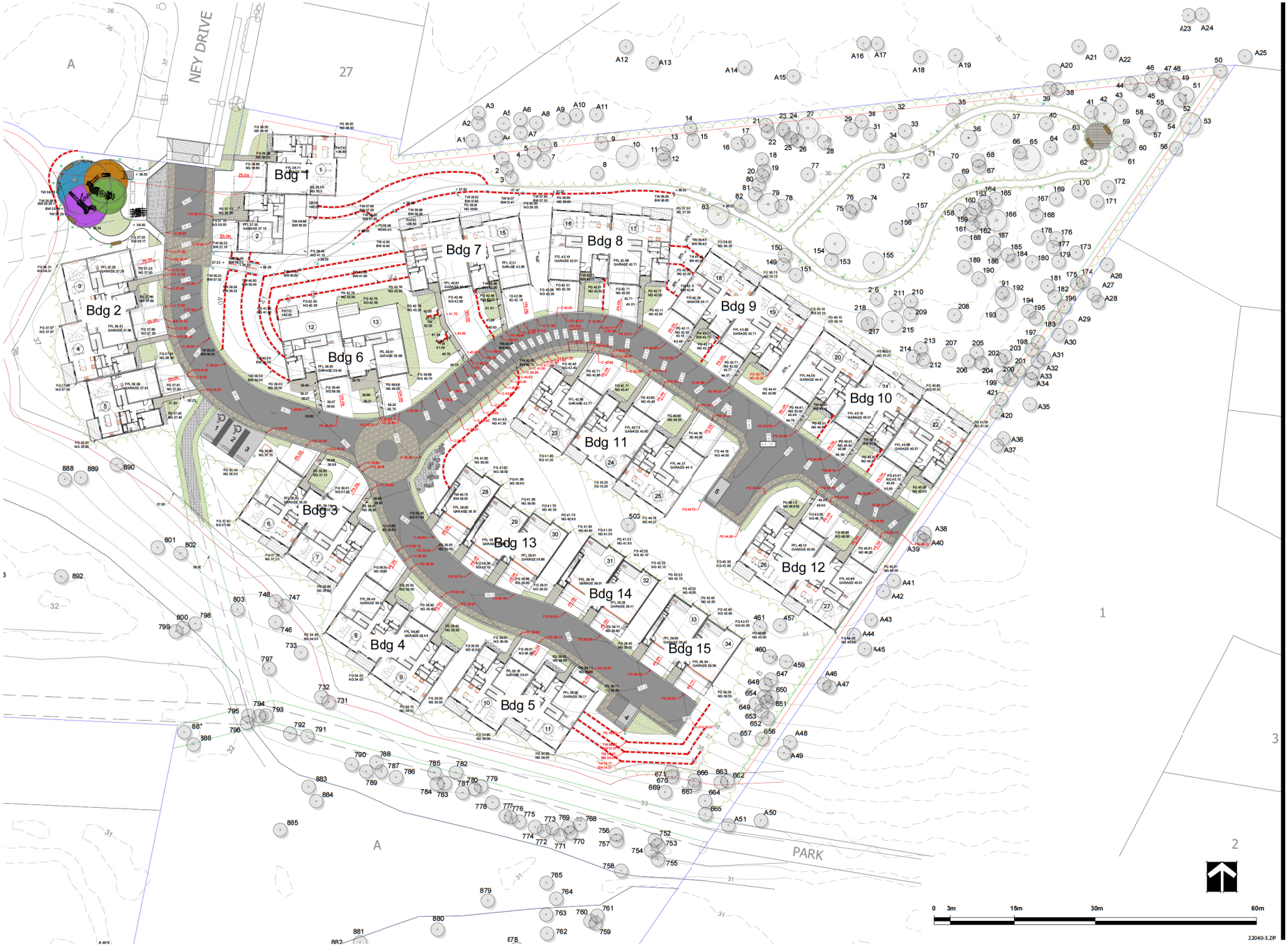
4670 HAMMOND BAY

NANAIMO, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	23.MAR.31	DRAWING NUMBER:	
SCALE:	1:500		L1
DRAWN:	CW		
DESIGN:	CW		OF 13
CHK'D:	BA		
PMG PROJECT NUMBER:			22-040



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3	24.JAN.23	NEW SITE PLAN	RJ
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1	23.JUN.06	ISSUED FOR DP	RJ

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PROJECT:

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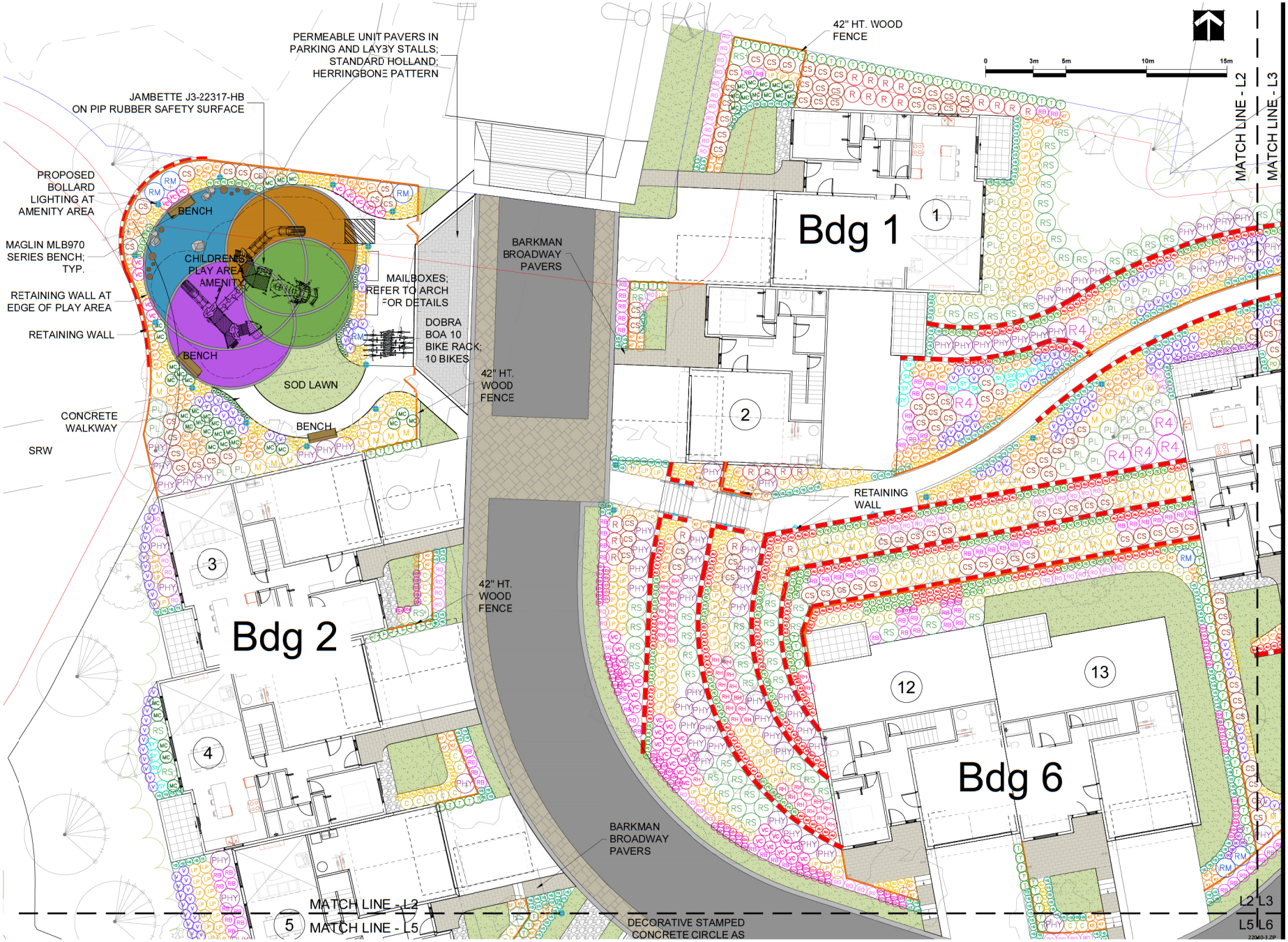
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PMG PROJECT NUMBER:			22-040

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2	23.NOV.08	REVISED PERADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

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PROJECT:

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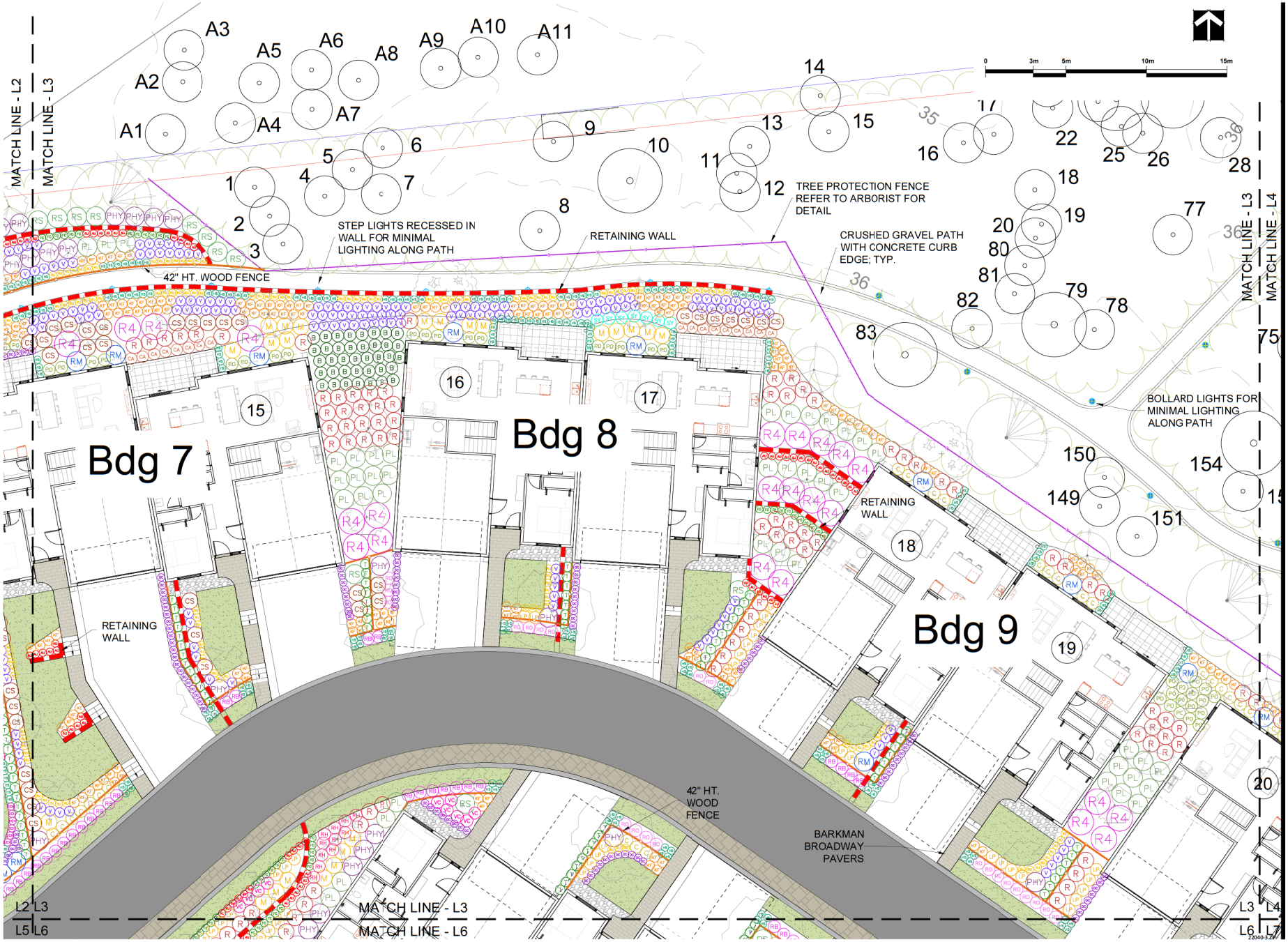
NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

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DESIGN:	CW		OF 13
CHKD:	BA		

PMG PROJECT NUMBER: **22-040**



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1	23.JUN.06	ISSUED FOR DP	RJ

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PROJECT:

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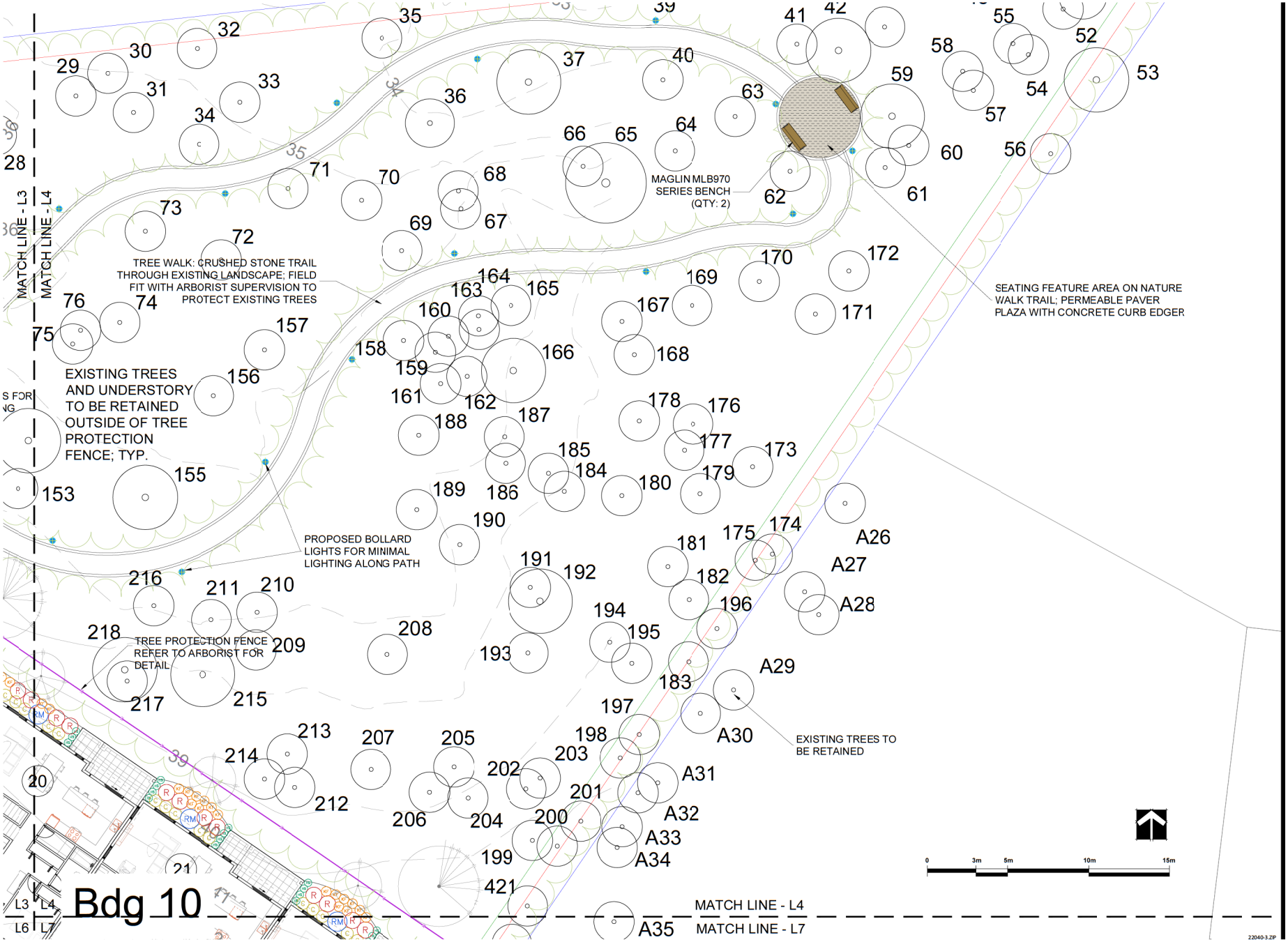
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CHKD: BA

DRAWING NUMBER: **L4**

OF 13

PMG PROJECT NUMBER: 22-040



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2	23.NOV.08	REVISED PERADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

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PROJECT:

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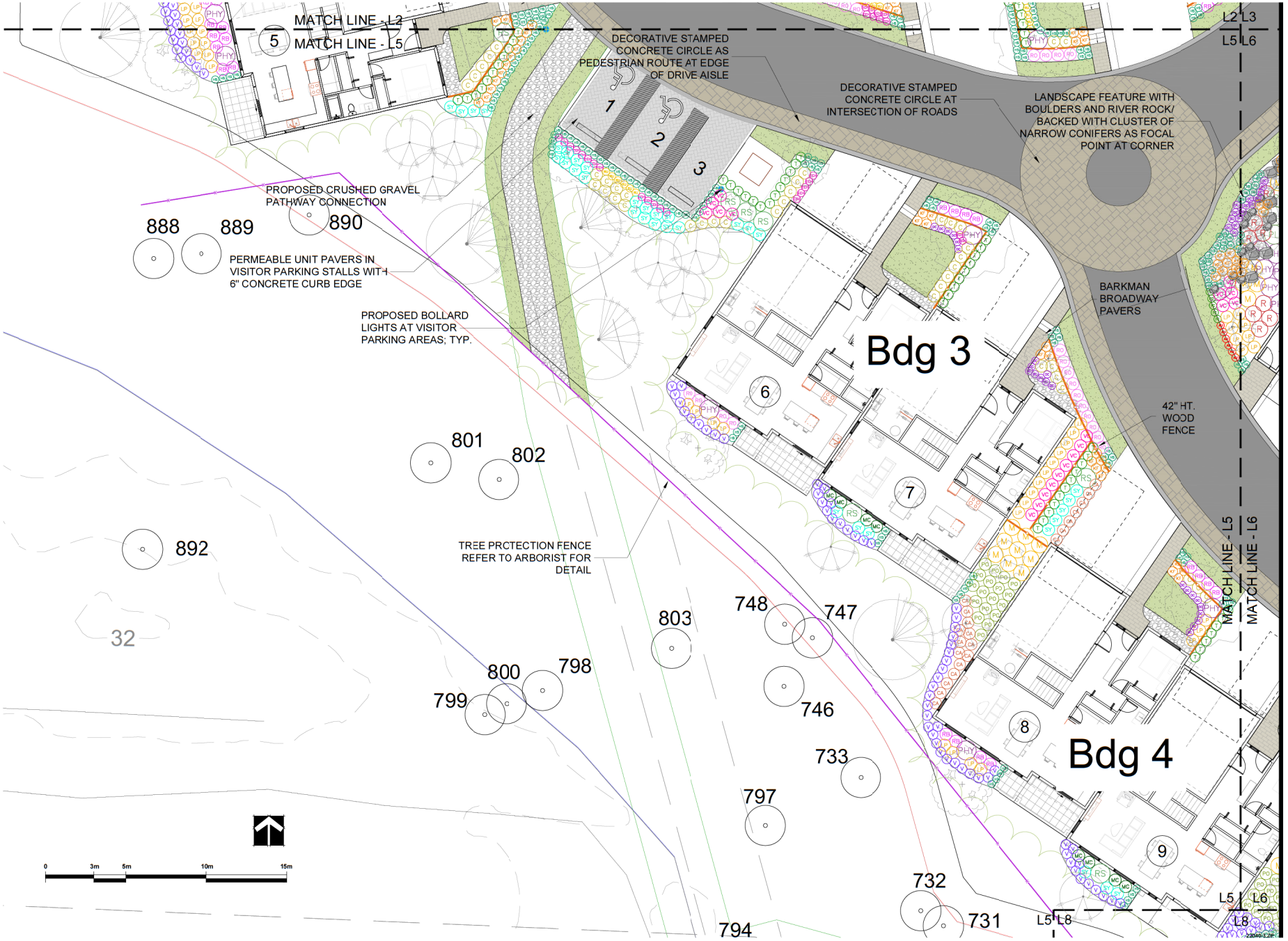
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PROJECT:

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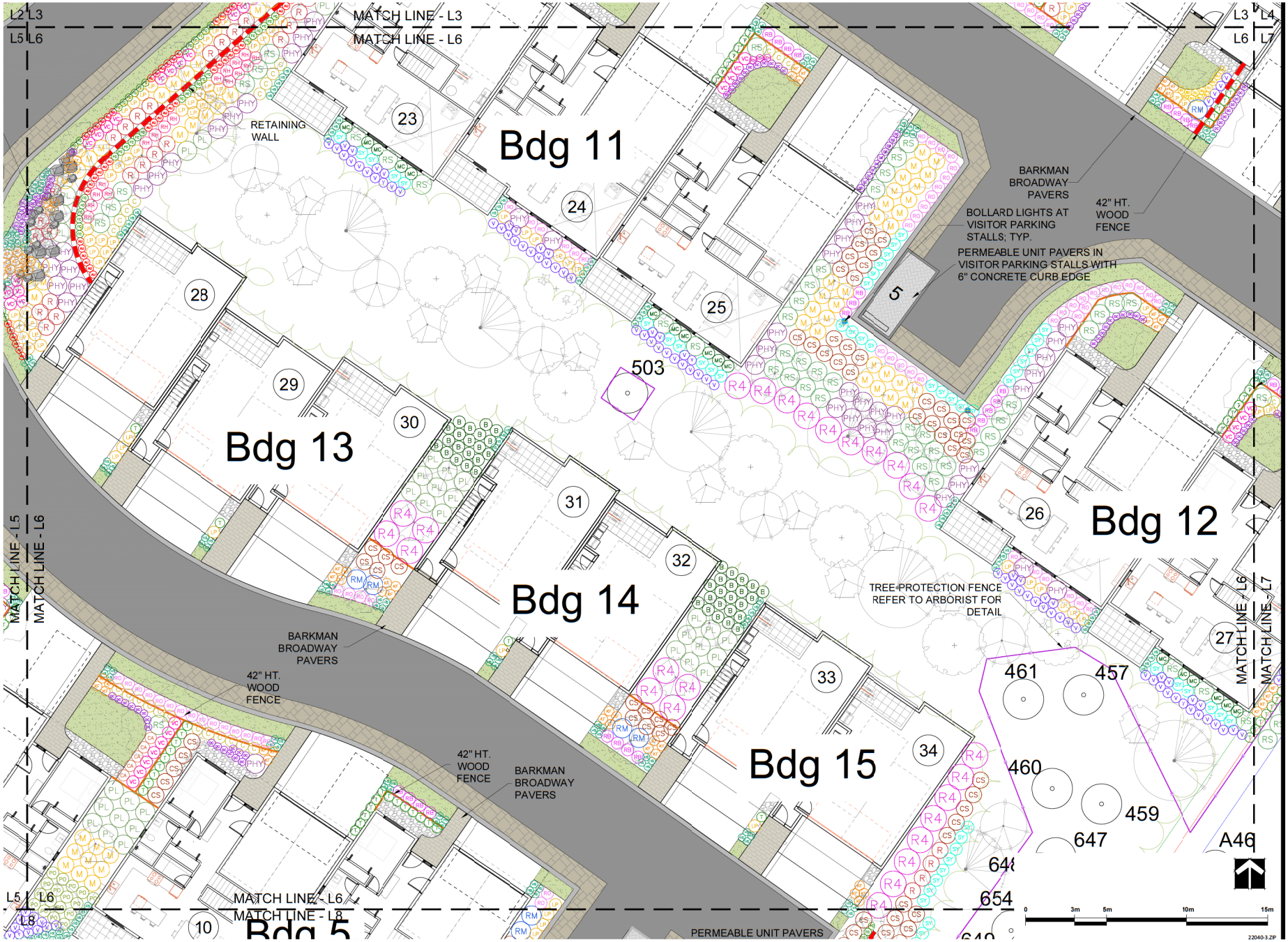
NANAIMO, BC

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SHRUB PLAN

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DESIGN:	CW	
CHKD:	BA	OF 13

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1	23.JUN.06	ISSUED FOR DP	RJ

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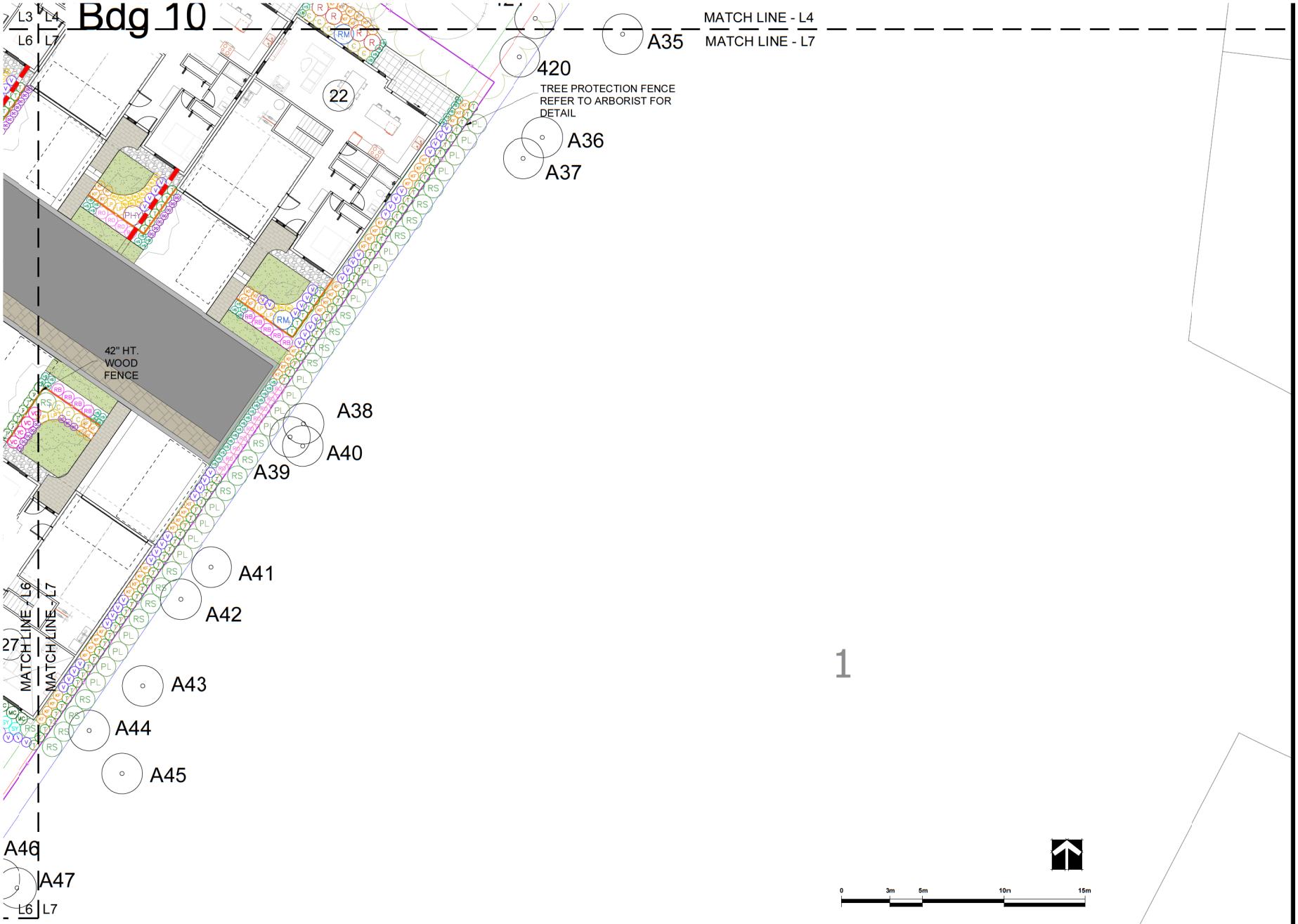
NANAIMO, BC

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SHRUB PLAN

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DESIGN:	CW	
CHKD:	BA	OF 13

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PROJECT:

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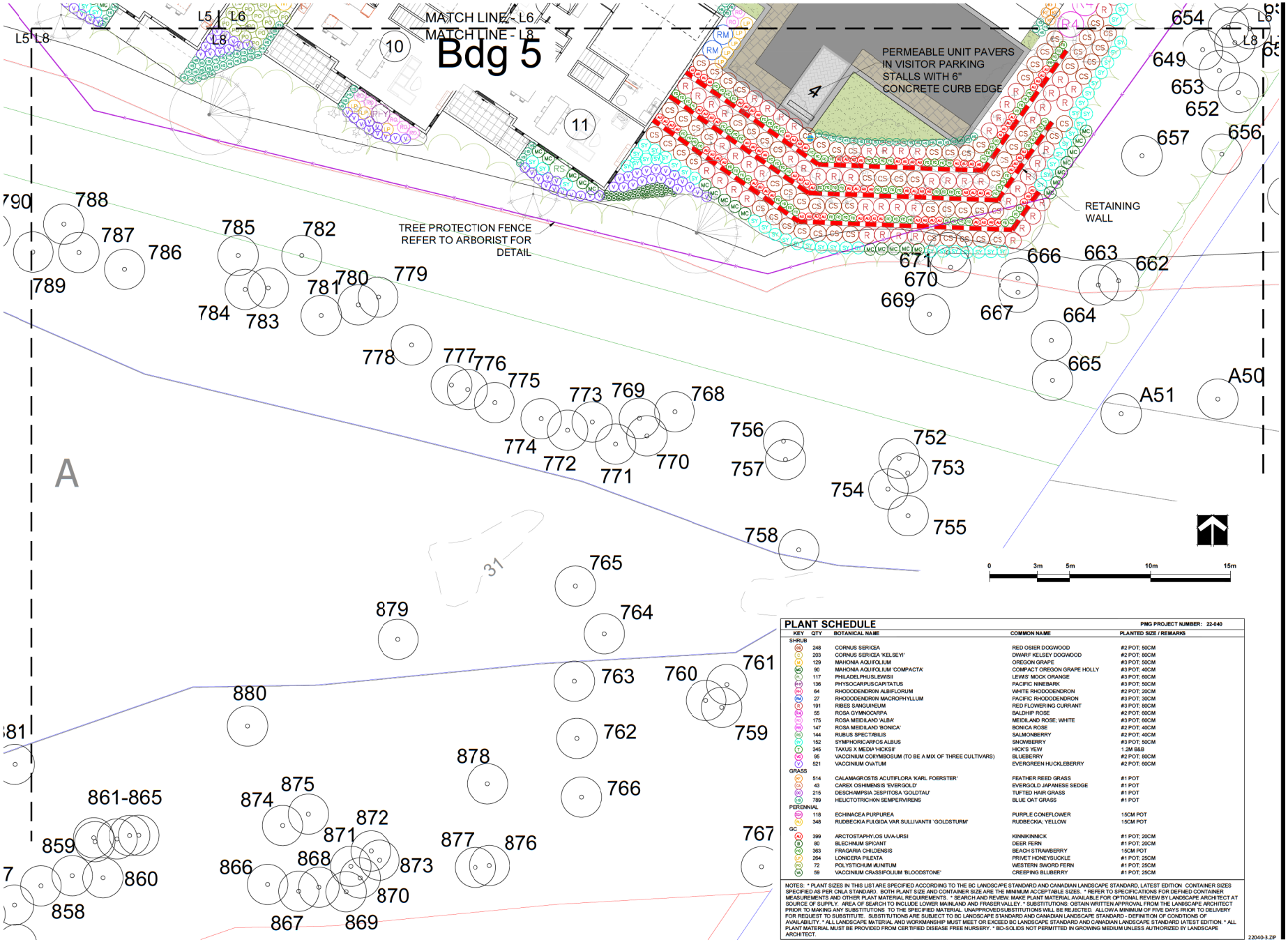
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DATE: 23.MAR.31
SCALE: 1:100
DRAWN: CW
DESIGN: CW
CHKD: BA

DRAWING NUMBER: **L8** OF 13

22040-3.ZIP

PMG PROJECT NUMBER: **22-040**



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-040

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	248	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
CK	203	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 60CM
MA	129	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
MC	90	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
PL	117	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE	#3 POT; 60CM
PM	136	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#3 POT; 50CM
RH	64	RHODODENDRON ALBIFLORUM	WHITE RHODODENDRON	#2 POT; 20CM
RM	27	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 30CM
RS	191	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
RA	55	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 60CM
RE	175	ROSA MEIDILAND 'ALBA'	MEIDILAND ROSE; WHITE	#3 POT; 60CM
RB	147	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
RC	144	RUBUS SPECTABILIS	SALMONBERRY	#2 POT; 40CM
SO	152	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
T	345	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VC	95	VACCINIUM CORYMBOSUM (TO BE A MIX OF THREE CULTIVARS)	BLUEBERRY	#2 POT; 80CM
V	521	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 60CM
GRASS				
CF	514	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CO	43	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
DC	215	DESCHAMPSIA CESPITOSA 'GOLDTAU'	TUFTED HAIR GRASS	#1 POT
HS	789	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
EP	118	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
RU	348	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
AU	399	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
B	80	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
FV	363	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	15CM POT
LH	264	LONICERA HISPIDULA	PINK HONEYSUCKLE	#1 POT; 25CM
PM	72	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
VA	59	VACCINIUM CRASSIFOLIUM 'BLOODSTONE'	CREEPING BLUEBERRY	#1 POT; 25CM

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

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3	24.JAN.23	NEW SITE PLAN	RJ
2	23.NOV.08	REVISED PERADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

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PROJECT:

4670 HAMMOND BAY

NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 23.MAR.31
SCALE: 1:100
DRAWN: CW
DESIGN: CW
CHKD: BA

DRAWING NUMBER: **L9**

OF 13

PMG PROJECT NUMBER: 22-040

TREE


ACER CIRCINATUM


FAGUS SYLVATICA 'DAWYCK GOLD'


GINKGO BILOBA 'AUTUMN GOLD'


PARROTIA PERSICA 'VANESSA'


PICEA OMORIKA


QUERCUS ROBUR 'CRIMSON SPIRE'

SHRUB


CORNUS SERICEA


MAHONIA AQUIFOLIUM


PHILADELPHUS LEWISII


PHYSOCARPUS CAPITATUS


RHODODENDRON MACROPHYLLUM


RIBES SANGUINEUM


ROSA GYMNOCARPA


RUBUS SPECTABILIS


SYMPHORICARPOS ALBUS


TAXUS X MEDIA 'HICKSII'

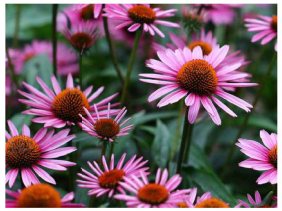

VACCINIUM CORYMBOSUM VARIETIES (MIN.3)


CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'


CAREX OSHIMENSIS 'EVERGOLD'


DESCHAMPSIA CESPITOSA 'GOLDTAU'


HELICTOTRICHON SEMPERVIRENS


ECHINACEA PURPUREA


RUDBECKIA FULGIDA VAR SULLIVANTII `GOLDSTURM'


ARCTOSTAPHYLOS UVA-URSI


BLECHNUM SPICANT


FRAGARIA CHILOENSIS


LONICERA PILEATA


POLYSTICHUM MUNITUM


ROSA MEIDILAND 'ALBA'


RHODODENDRON ALBIFLORUM

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NANAIMO, BC

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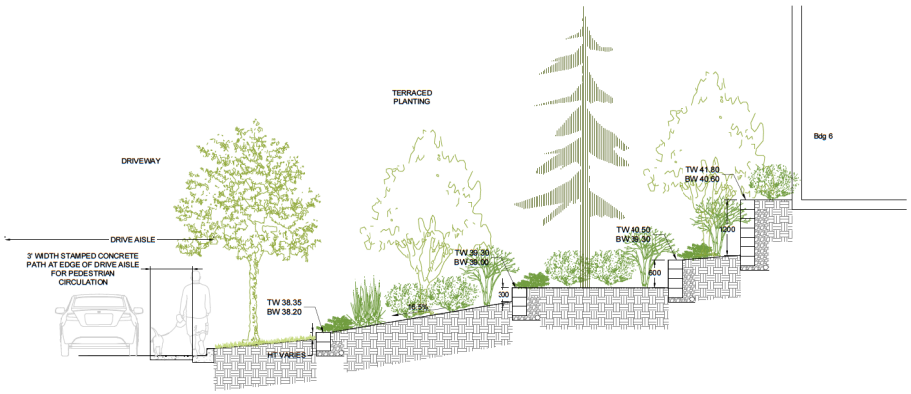
PLANT IMAGE

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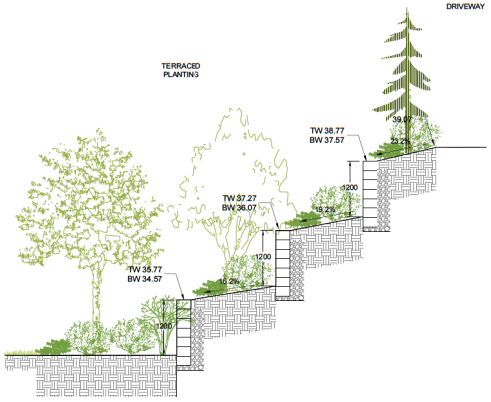
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22040-3.ZIP

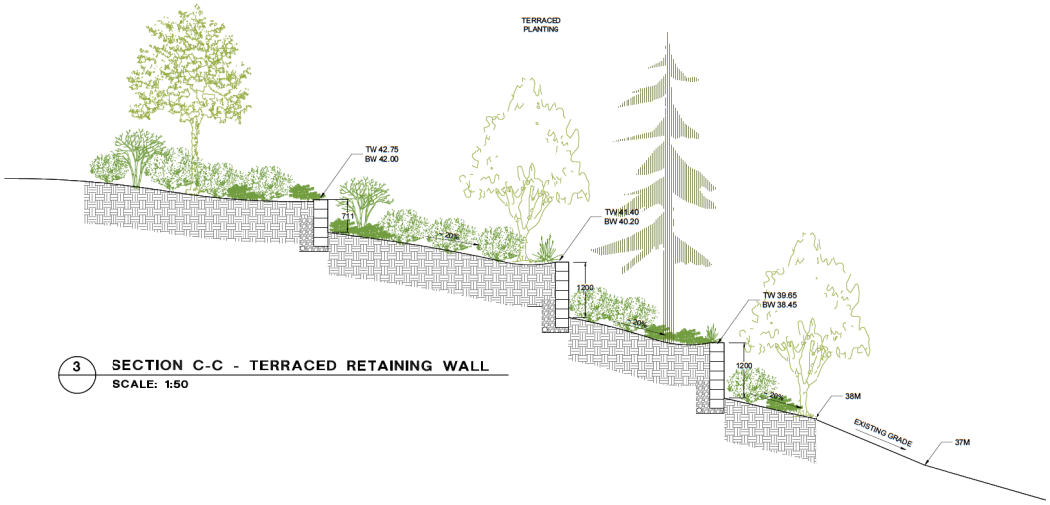
PMG PROJECT NUMBER: **22-040**



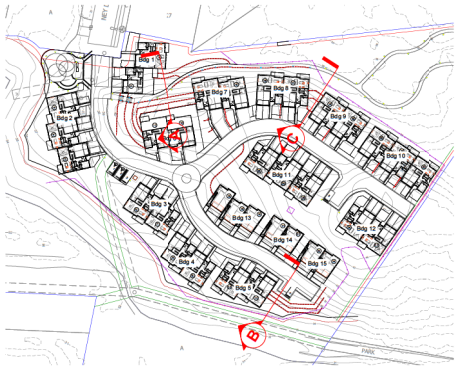
1 **SECTION A-A - TERRACED RETAINING WALL**
SCALE: 1:50



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



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



KEY PLAN

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.JAN.23	NEW SITE PLAN	RJ
2	23.NOV.08	REVISED PERADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

CLIENT:

RECEIVED
DP1432
2026-SEP-08
Current Planning

PROJECT:

4670 HAMMOND BAY

NANAIMO, BC

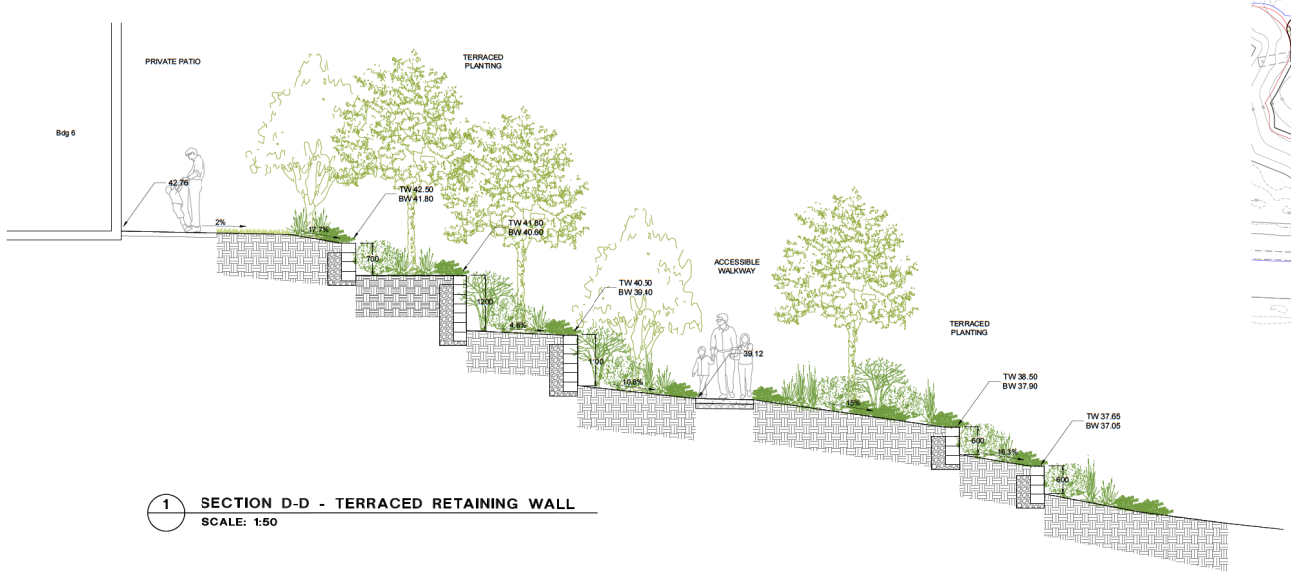
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LANDSCAPE SECTION

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DESIGN:	CW	
CHKD:	BA	OF 13

22040-3.ZIP

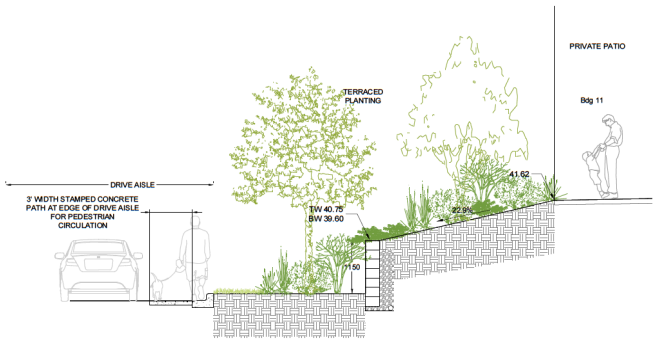
PMG PROJECT NUMBER: **22-040**



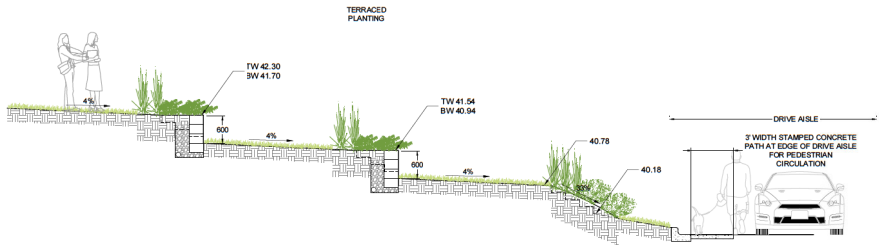
1 **SECTION D-D - TERRACED RETAINING WALL**
SCALE: 1:50



KEY PLAN



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



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

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DRAWING TITLE:

LANDSCAPE SECTION

DATE:	23.MAR.31	DRAWING NUMBER:
SCALE:	1:50	**L12**
DRAWN:	CW	
DESIGN:	CW	
CHKD:	BA	OF 13

22040-3.ZIP

PMG PROJECT NUMBER: **22-040**



JAMBETTE J3-22317-HB_3D1



DOBRA BOA 10 BIKE RACK; SURFACE MOUNT PER MANUFACTURER'S SPECS



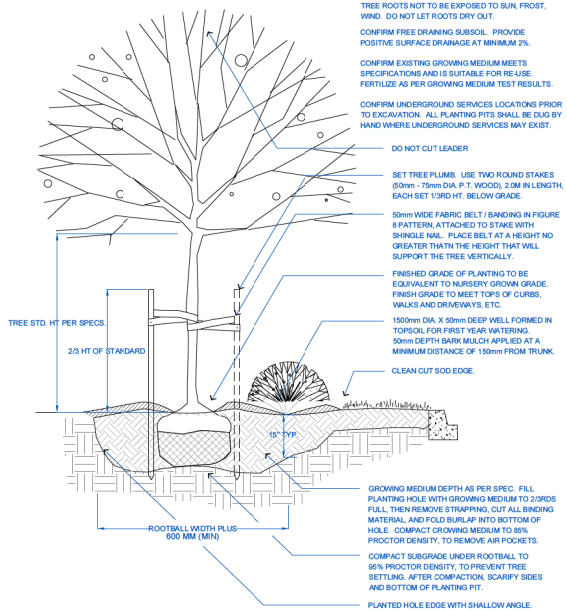
MAGLIN MLB970 SERIES BENCH



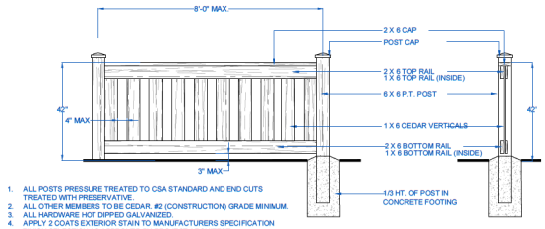
TERRACED PLANTING



BELGARD PERMEABLE PAVER

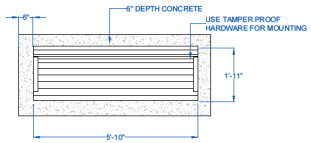


1 TREE AND SHRUB PLANTING AT GRADE
1:25

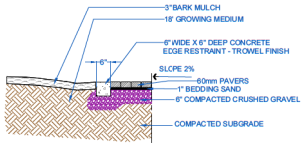


1. ALL POSTS PRESSURE TREATED TO CSA STANDARD ANC END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

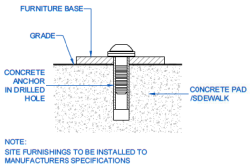
2 42" HT. WOOD FENCE
1:25



3 BENCH ON CONCRETE PAD
1:25

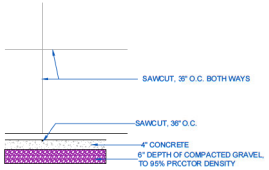


4 CONCRETE EDGE RESTRAINT
N.T.S

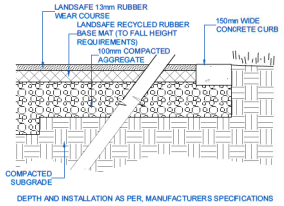


NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

5 SITE FURNITURE MOUNTING
N.T.S



6 CONCRETE SAW CUTS
N.T.S



DEPTH AND INSTALLATION AS PER, MANUFACTURERS SPECFICATIONS

7 RESILENT PLAY SURFACE
1:10

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NANAIMO, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23.MAR.31
SCALE: AS NOTED
DRAWN: RJ
DESIGN: CW
CHKD: BA

DRAWING NUMBER: **L13** OF 13

22040-3.ZIP

PMG PROJECT NUMBER: **22-040**