

3469 Uplands Road Environmental Assessment



Prepared For

Kul Shahi



Prepared By

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22N0229
March 2025



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AUTHORSHIP

Team members from EDI Environmental Dynamics Inc. who contributed to preparing this report included:

Pablo Jost, R.P.Bio. Primary Author



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1 INTRODUCTION

EDI Environmental Dynamics Inc. was retained by dHKarchitects on behalf of Cambridge North Properties Ltd to conduct an environmental assessment(EA), to support a rezoning application for 3469 Uplands Drive (the Parcel), Nanaimo, BC, as per the City of Nanaimo requirements. The Parcel is located within Development Permit Area 6 (Steep Slope Development), which requires an EA to identify potential environmental constraints including important features such as heron, raptor and other stick nests, Pileated Woodpecker cavities, rare species, sensitive ecosystems, and watercourses.

The Parcel is in North Nanaimo, in the Uplands neighborhood, along a south facing slope. The approximately 0.65-hectare Parcel is on the south side of Uplands Drive and bounded on all other sides by residential development. The Parcel consists of mostly forested/treed area with some clearing for a residence in the northwest corner of the lot near Uplands Drive.

The environmental assessment was focused on determining the potential for key species at risk or important habitats that may occur on the Parcel, as well as identifying sensitive features such as watercourses and riparian areas at or near the Parcel that could be affected by development. In addition to a background review of existing information on potential environmental values at the Parcel, site visit was conducted by Pablo Jost, R.P.Bio. (primary author). The time of year of the site visits were not conducive to conducting certain types of key assessments such as rare plant surveys or breeding bird surveys, so findings for these features are limited.

2 METHODS

This environmental assessment was scoped to address the typical biological/environmental information to determine site constraints for development and inform regulatory reporting requirements. It consisted of both a background information review and an on-site field survey and generally followed the provincial Terms of Reference for an Urban Bio-inventory (MOE 2001) along with the City of Nanaimo Steep Slope DPA Guidelines.

2.1 BACKGROUND INFORMATION REVIEW

Background information was gathered for wildlife and vegetation, including invasive species, using data available through several online databases. Preliminary lists were developed for ecosystem types, known species occurrence records, and potential for species at risk. The databases that were queried included:

- Ministry of Environment BC Species and Ecosystem Explorer (<http://a100.gov.bc.ca/pub/eswp/>)
- EcoCat (Provincial Ecological Reports Catalogue) (<http://www.env.gov.bc.ca/ecocat/>)
- Wildlife Tree Stewardship Atlas (<http://cmnmaps.ca/WITS/>)



- Great Blue Heron Atlas (<http://cmnmaps.ca/GBHE/>)
- BC Conservation Data Centre (BC CDC) (<http://maps.gov.bc.ca/ess/hm/cdc/>)
- Ministry of Environment Habitat Wizard (<https://maps.gov.bc.ca/ess/hm/habwiz/>)
- Sensitive Habitat Inventory & Mapping (<https://www.cmnmaps.ca/shim2020/>)

The BC CDC online mapping tool was accessed to determine known locations of all wildlife and plant species and ecological communities at risk in and near the Parcel, including the occurrence of provincial Red- and Blue-listed species and ecological communities. The search included all listed wildlife, plants, and ecological communities.

The BC Species and Ecosystem Explorer (BCSEE) was searched for rare plant and wildlife species that have the potential to occur in the area. The search for rare plant species included vascular and non-vascular species, and the search for rare wildlife species included vertebrate and invertebrate species. Rare species included those listed on Schedule 1 of the federal *Species at Risk Act* (SARA), and species on the BC Ministry of Environment's provincial Red or Blue lists. The search parameters used to obtain these results were for species occurring in the Nanaimo Regional District within the CDF (Biogeoclimatic) BGC zone in forested habitats of coniferous, deciduous, or mixed wood. This list was further refined based on site-specific factors, including habitat types known to occur within the Parcel from the site visits, species current known ranges, and Conservation Data Center records in the vicinity of the Parcel. A search of the BCSEE was also conducted for rare ecological communities that could potentially occur in the Parcel within the CDFmm. This list was also refined based on site-specific factors and known characteristics from the field assessment.

2.2 FIELD ASSESSMENT

The field assessment focused on identifying environmentally sensitive terrestrial and aquatic features at and near the Parcel area. An EDI biologist surveyed the Parcel area on foot and any environmentally sensitive features were recorded, photographed and georeferenced. A vegetation and ecosystem assessment was completed, and ecosystems were documented and characterized.

Evidence of wildlife utilization was recorded including direct observations of individuals, vocalizations, tracks, game trails, scat, browsed vegetation, bones, feathers and nests. Utilization potential was deduced from an analysis of habitat features, observations, and any evidence of utilization. Habitat types were assessed with a focus on determining suitability for species at risk potentially occurring on site.



3 RESULTS

3.1 BACKGROUND INFORMATION REVIEW

The *CDC iMap* identified no element occurrences overlapping or near the Parcel. Table 1 provides a summary of key findings from the background information review. The Parcel is within the Coastal Douglas Fir moist maritime (CDFmm) subzone.

Table 1. Summary of Results from the Background Information Review.

Information Source	Key Findings
Wildlife Tree Stewardship Atlas	No known Bald Eagle or Osprey nests within or adjacent to the Parcel.
Great Blue Heron Atlas	No known heron colonies in the area.
Habitat Wizard/CDC iMap	No element occurrences at or near the Parcel
BCSEE	4 plant and 17 wildlife species, 9 ecosystems with potential to occur. (see below)

The BC Species and Ecosystem Explorer (BCSEE) identified four vascular and 1 non-vascular plant species at risk that have the potential to occur within the Parcel (Table 2). Several of these species are associated with Garry oak ecosystems and are unlikely to occur due to the absence of suitable habitat for these ecosystems on the Parcel.

Table 2. Plant species at risk with potential for occurrence within the Parcel

Common Name	Scientific Name	COSEWIC	SARA	BC List
coastal wood fern	<i>Dryopteris arguta</i>	SC (May 2021)	1-SC (2003)	Blue
Macoun's meadow-foam	<i>Limnanthes macounii</i>	SC (Dec 2023)	1-T (Aug 2006)	Red
white meconella	<i>Meconella oregana</i>	E (May 2005)	1-E (Aug 2006)	Red
white-top aster	<i>Sericocarpus rigidus</i>	SC (Apr 2009)	1-SC (Jun 2003)	Blue

* COSEWIC/SARA Codes: SC: Special Concern; T: Threatened; NAR: Not at Risk; E: Endangered.

A total of 17 at risk wildlife species including, two amphibian species, three avian species, four mammal species, and eight invertebrate species at risk have the potential to occur within the Parcel (Table 3).

Table 3. Wildlife species at risk with potential for occurrence within the Parcel area

Common Name	Scientific Name	COSEWIC	SARA	BC List
Western Toad	<i>Anaxyrus boreas</i>	SC (Nov 2012)	1-SC (Jun 2018)	Yellow
Northern Red-legged Frog	<i>Rana aurora</i>	SC (May 2015)	1-SC (May 2005)	Blue
Great Blue Heron, fannini subspecies	<i>Ardea herodias fannini</i>	SC (Mar 2008)	1-SC (Feb 2010)	Blue
Olive-sided Flycatcher	<i>Contopus cooperi</i>	SC (May 2018)	1-T (Feb 2010)	
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	SC (May 2021)	1-SC (Feb 2011)	Blue
Moss' Elfin, mossii subspecies	<i>Callophrys mossii mossii</i>			Red



Common Ringlet, insulana subspecies	<i>Coenonympha tullia insulana</i>			Red
Silver-spotted Skipper	<i>Epargyreus clarnus</i>			Blue
Propertius Duskywing	<i>Erynnis propertius</i>			Red
Western Branded Skipper, oregonia subspecies	<i>Hesperia colorado oregonia</i>	E (Nov 2013)		Red
Greenish Blue, insulanus subspecies	<i>Icaricia saepiolus insulanus</i>	E (May 2012)	1-E (Jun 2003)	Red
Zerene Fritillary, bremnerii subspecies	<i>Speyeria zerene bremnerii</i>			Red
Autumn Meadowhawk	<i>Sympetrum vicinum</i>			Blue
Little Brown Myotis	<i>Myotis lucifugus</i>	E (Nov 2013)	1-E (Dec 2014)	Yellow
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>			Blue
Hoary Bat	<i>Lasiurus cinereus</i>	E (May 2023)		Blue
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	E (May 2023)		

Nine at-risk forested ecological communities were identified that have the potential to occur within the Parcel area (Table 4). It should be noted that an occurrence of the listed site series does not indicate an occurrence of the associated ecological community; rather, it identifies the potential for that ecological community to occur there, which typically occurs at the climax state. In forested ecosystems, this is represented by old growth forest stands.

Table 4. Ecological communities at risk with potential for occurrence within the Parcel area

Common Name	Scientific Name	BC List	BGC Zone/Series	Ecosystem Group
grand fir / dull Oregon-grape	<i>Abies grandis</i> / <i>Mahonia nervosa</i>	Red	CDFmm/04	Terrestrial Realm - Forest: Coniferous - mesic
grand fir / three-leaved foamflower	<i>Abies grandis</i> / <i>Tiarella trifoliata</i>	Red	CDFmm/06	Terrestrial Realm - Forest: Coniferous - moist/wet
Douglas-fir - arbutus	<i>Pseudotsuga menziesii</i> - <i>Arbutus menziesii</i>	Red	CDFmm/02	Terrestrial Realm - Forest: Coniferous - dry
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>	Red	CDFmm/01	Terrestrial Realm - Forest: Coniferous - mesic
Douglas-fir / Alaska oniongrass	<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>	Red	CDFmm/03	Terrestrial Realm - Forest: Coniferous - dry
western redcedar / vanilla-leaf	<i>Thuja plicata</i> / <i>Achlys triphylla</i>	Red	CDFmm/12	Terrestrial Realm - Forest: Coniferous - moist/wet



Common Name	Scientific Name	BC List	BGC Zone/Series	Ecosystem Group
Western Redcedar / Osoberry	<i>Thuja plicata</i> / <i>Oemleria cerasiformis</i>	Red	CDFmm/13	Terrestrial Realm - Forest: Coniferous - moist/wet
western redcedar - Douglas-fir / Oregon beaked-moss	<i>Thuja plicata</i> - <i>Pseudotsuga menziesii</i> / <i>Eurhynchium oreganum</i>	Red	CDFmm/05	Terrestrial Realm - Forest: Coniferous - moist/wet

3.2 FIELD ASSESSMENT

The field assessment for the current report was completed by on February 25, 2025. Previous field work for wetland delineation was completed in May 2022. The field assessment included a general characterization of aquatic, riparian, and upland components of the site, wildlife use observations, and identification of plant and wildlife species encountered.

3.2.1 WATERCOURSES

No previously mapped watercourses were identified on the Parcel during the background review however the initial field visit in 2022 identified a wetland area which dominates the lowest portion at the south end of the Parcel. The wetland boundary was verified in 2025 and remains consistent with the initial delineation. The wetland boundary was flagged and is presented in the Topographic Site Plan attached.

The wetland consists of a shallow open water area with a distinct channel which transitions to a low, moist south-facing bank at the base of a bedrock outcrop. The wetland includes slough sedge, yellow-flag iris, salmonberry, ninebark and other water associated plants.

The wetland continues from the west adjacent properties and drains eastward across the adjacent parcels 3447 and 3425 Uplands and enters a storm drainage at 3301 Emerald Drive. The watercourse has moderate aquatic habitat values, and it is non-fish bearing since it is not readily accessible and is likely only seasonally wetted during parts of the year.

3.2.2 VEGETATION AND ECOLOGICAL COMMUNITIES

The Parcel occurs within the Coastal Douglas Fir moist maritime CDFmm BGC unit. There were no SARA Schedule 1 plant taxa, or plant species ranked by COSEWIC as Extirpated, Endangered, Threatened, or Special Concern observed during the survey. Likewise, no BC Red- or Blue-listed plant species were located during the survey. Although the survey was not comprehensive, the types of habitat present limited the potential for listed species to be present on the Parcel in areas where development is planned, on the north side of the wetland area.



Invasive species were limited but regularly occurring throughout the Parcel. Invasive species included Spurge Laurel, English Ivy, English Holly and common periwinkle. No noxious weeds, listed and managed under the *BC Weed Control Act* (1996) were observed.

The Parcel consists of several distinct areas which are described sequentially starting from Uplands road at the north going south to the Parcel boundary in the south. A flat area near Uplands consists of a landscaped treed yard with grass and a number of a number of Douglas fir with some ornamental species. An existing house and garage are located here. Beyond this the slope increase to around 20% is south facing and consists of mature second growth forest consisting of mainly Douglas fir, western redcedar understory species include dull Oregon grape, salal and invasive spurge laurel. As we approach the middle of the parcel the slope flattens out and a mixed wood mature forest is found. This area consists of Douglas fir, bigleaf maple, Western redcedar with a more open understory of dull Oregon grape, salal, oceanspray, sword fern with invasive English holly and spurge laurel. Along the riparian areas, trees consist of Western red cedar, red alder, bigleaf maple and a few Douglas fir. With a number of larger trees found within 15m of the wetland boundary. The understory is dominated by sword fern, salal, spurge laurel, red huckleberry, dull Oregon-grape, English holly and English ivy. Beyond the riparian area to the south there is a rock outcrop which is sparsely vegetated with few small Douglas fir and arbutus with an understory of oceanspray, Scotch broom, grasses, and abundant moss.

The site consisted of multiple ecosystem units but was dominated by the zonal site series ecosystem of Douglas-fir / dull Oregon-grape (CDFmm/01) ecological community at structural stage 5/6 (young forest, mature forest). These ecosystems, represent a provincially Red-listed communities in their climax state (typically structural stage 7 old forest). As it is a young forest, these stands do not yet meet the criteria to be considered as a Red-listed community.

3.2.3 WILDLIFE

Overall, limited sign or observations of wildlife were made on the Parcel, other than a single black-tailed deer, which are very common in this part of Nanaimo. Bird species observed included Chestnut-backed Chickadee, Red-breasted Nuthatch, Varied Thrush, American Robin, Anna's Hummingbird and Spotted Towhee. All these birds are considered migratory birds. Due to time of year and time of day of the field assessment, bird observations were limited. Several other species of migratory bird are expected to occur at the site, and several species have the potential to use the site for breeding. Several dead and decaying wildlife trees with sign of Pileated woodpecker foraging were observed.

Some habitat for amphibian breeding occurs onsite as the watercourses present may be seasonally wetted for enough time of the year to provide breeding opportunities.

During the assessment it was concluded that there are no raptor or heron nests on the property but that the trees have some moderate potential to support stick nests of some bird species. The potential for Bald Eagle nests to be constructed on the site in the near future is relatively low due to an absence of large trees with suitable nesting branches. No Pileated Woodpecker cavities were encountered on the site however a single roosting site was located on the adjacent parcel to the east. The potential for Pileated Woodpecker cavities to



be constructed on the site in the near future is moderate due to the presence of large trees with suitable nesting opportunities in them, however these trees are mostly within the riparian area and are limited within the main development site.

RECOMENDATIONS

The primary environmental objective of the environmental assessment is to identify key environmental features so developments are planned to minimize the potential for negative impacts to sensitive ecosystems and important habitat features. Based on the background review and field assessments, some specific sensitive environmental features were identified that warrant consideration, as described in the recommendations below:

- A wetland in the south on the lower slope is considered a stream under the Water Sustainability Act (WSA). Any development within it would require WSA permitting. Recent changes to policy indicate that there is extremely limited avenue to seek development within a wetland and would require mitigation and compensation on site. In addition, as per the City of Nanaimo's Zoning Bylaw a 15 m leave strip from the surveyed wetland boundary must be maintained. The leave strip will serve to protect the aquatic habitat values and to maintain the wildlife and biodiversity values of the associated riparian areas. Within leave strips, no development, including natural vegetation removal should occur. The wetland was delineated, and locations are provided on the site plan. The site plan illustrates a leave strip solely on the northern side of the wetland towards the proposed potential development. The leave strip should be present on both the northern and southern boundaries of the wetland.
- When developing the site care should be taken to maintain and enhance native species and their habitats where possible. Areas outside of building envelopes should be conserved and protected against construction disturbances to the extent possible. Construction activities should be carefully managed such that the creation of roads and building sites does not unnecessary damage adjacent trees within the leave strip.
- Invasive species, such as Spurge Laurel, English Ivy, and English Holly, should be managed using the recommended methods for each species from the Invasive Plant Council of BC to avoid creating infestations or causing invasives to spread to adjacent areas,
- Stick nests of species such as Bald Eagle and herons are offered protection under the provincial *Wildlife Act*, while the nests of migratory birds are protected under the federal *Migratory Bird Convention Act*. Although no eagle nests were identified, and the potential is low, new nests are possible. Any future Bald Eagle nest trees must not be cleared or disturbed without approval under the *Wildlife Act*, and suitable buffers and other measures should be established to avoid disturbance. Any eagle or raptor nests discovered prior to, or during the course of development should be addressed on a case-by-case basis to determine the appropriate protection and impact mitigation measures. A preclearing survey should be conducted prior to commencing any clearing on the Parcel to determine if any such nests are present, regardless of time of year.



- If possible, any land clearing activities should be planned outside of the breeding bird window for eastern Vancouver Island, which extends from March 1 to August 31. Any clearing activities that are planned in this period should be preceded by preclearing nest surveys. Active nest sites must be identified and flagged so that the nest and the appropriate adjacent area can be left undisturbed until the young birds have fledged and left the nest. Nanaimo's tree protection bylaw specifies additional requirements associated with planned tree removal.
- No Pileated Woodpecker cavities were encountered however there is potential for new cavities to occur. A single roost site was observed on the adjacent property which is not protected under the MBR regulations described hereafter. *Migratory Birds Regulation (MBR)* that came into effect July 31, 2022, protect Pileated Woodpecker nesting cavities for a period of 3 years of the nest being unoccupied by any migratory bird. This legislation is similar to the provincial *Wildlife Act* which protects Bald Eagle, Great Blue Heron and Osprey nests among others. If an inactive nest is to be removed it must be registered and monitored by a qualified environmental professional during the appropriate time of year for a period of 36 months to verify it is no longer being used by any migratory birds, after which it can be removed. Alternatively, and in special circumstances a permitting process, which would involve mitigation/compensation and demonstrating due diligence in identifying nests, can be undertaken to remove a nest before the 3 year wait period. As the site is forested and there is potential for Pileated Woodpeckers to use the site in the future, pre-clearing surveys should be conducted before clearing occurs to look for evidence of new nest activity unless clearing is planned before. Pileated Woodpecker cavities should be registered and monitored if planning to remove nests.
- The property slopes south towards the wetland, any runoff from the Parcel will flow into the wetland and eventually into the stormwater. A Erosion and Sediment Control Plan (ESCP), in accordance with City of Nanaimo Erosion and Sediment Control guidelines will be needed prior to construction to mitigate the potential for sediment laden runoff to enter the wetland during construction. It is anticipated that an ESCP will be submitted with the site works permit application once detailed design drawings are completed.

4 REPORT LIMITATIONS

This report was prepared exclusively dHKarchitects on behalf of Cambridge North Properties Ltd. by EDI Environmental Dynamics Inc. The quality of information, conclusions and estimates contained therein are consistent with the level of effort expended and is based on: i) information available at the time of preparation; ii) data collected by EDI Environmental Dynamics Inc. and/or supplied by outside sources; and iii) the assumptions, conditions and qualifications set forth in the report. The report is intended to be used by dHKarchitects on behalf of Cambridge North Properties Ltd for the intended purpose as outlined by this report. Any other use or reliance on this report by any third party is at that party's sole risk.

The recommendations made in this report are not meant to satisfy any potential slope stability, flood hazard or climate change considerations.



5 REFERENCES

Ministry of Environment 2001, 'TERMS OF REFERENCE FOR AN URBAN BIO-INVENTORY', <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/bmp-appendtor.pdf>



APPENDICES



APPENDIX A SITE PHOTOS



Appendix Photo 1. View from Uplands Drive facing south. Young and maturing Douglas fir. With view of garage on the right on photo and larger Douglas fir beside garage.



Appendix Photo 2. View of typical zonal young/maturing forest dominated by Douglas fir/Western redcedar stand, shrub understory, and a tight canopy closure with Dull Oregon grape, sword fern and invasive spurge laurel in understory.



Appendix Photo 3. Invasive English holly and spurge laurel patch in central portion of steeper section of Parcel.



Appendix Photo 4. Wetland and riparian area as seen from north bank edge towards southwest, rock outcrop in background, riparian vegetation of red alder, bigleaf maple and Western redcedar.



Appendix Photo 5. Within wetland setback on north side of wetland, larger Western redcedar and Douglas fir with large salal and cedar shrubs in foreground.



Appendix Photo 6. Young Douglas fir near setback edge view towards the north at bottom of steeper sloped area, moss and sword fern in understory.



Appendix Photo 7. Rock outcrop at south end of Parcel, moss covered with sparse vegetation and invasive scotch broom and spurge laurel view to south.



Appendix Photo 8. Rock outcrop(felt of image) at south end of Parcel abutting riparian area on left of image, view towards east to south.



Appendix Photo 9. Riparian area on south side of wetland with open water in background left of image. Salmonberry, oceanspray and Red alder shrubs with invasive spurge laurel.



Appendix Photo 10. Wildlife tree with pileated woodpecker foraging sign, within setback area north of wetland.



**APPENDIX B TOPO SITE PLAN/PROPOSED
REZONING AND SUPPORTING PROOF OF
CONCEPT PLAN**

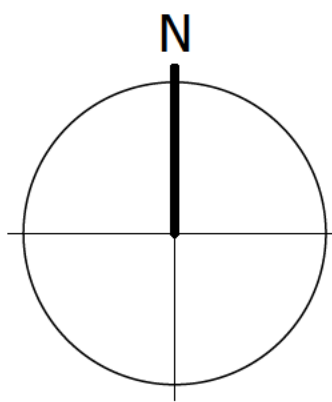
STRATA PLAN VIS6198

36
PLAN 13120

5
PLAN EPP113727

4
PLAN EPP113727

SCALE 1:250
0 2 4 6 8 10 25 metres



34
PLAN 13120

UPLANDS

DRIVE

POTENTIAL ROAD WIDENING
41 92.4
AREA=152m² (TO BE CONFINED)

FRONT YARD SETBACK

GRAVEL DRIVEWAY

EXISTING HOUSE

GARAGE

SHED

49
PLAN 13120

50
PLAN 13120
(ZONED R1)

TOTAL AREA = 6,495 m²
AREA EXCLUDING WETLAND & LEAVESTRIP = 4,393 m²
AREA EXCLUDING WETLAND & LEAVESTRIP & ROAD WIDENING = 4,291 m²
R10 ZONE UNIT DENSITY = 6
TOTAL TREED AREA OF LOT = 5,070m² (78%)

104 "1313"

PROPOSED SANITARY SEWER SHW (TO BE REFERRED)

15m WETLAND SETBACK

WETLAND BOUNDARY AS FLAGGED BY EDE

AREA OF WETLAND AND LEAVESTRIP = 2,102m²

GENERAL NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

FIELD SURVEY COMPLETED MAY 16, 2022.

LOT ALIGNMENT DERIVED FROM FIELD SURVEY.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- RIGHT OF WAY 350584G;
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

CURRENT ZONING (BYLAW 4500): R10

THIS PARCEL IS WITHIN DPA 5 (STEEP SLOPE). WETLAND FALLS WITHIN DPA 2 (NON-FISH BEARING DITCH).

LEGEND

+ 123.45 SPOT ELEVATION.
● STANDARD CONTROL MONUMENT FOUND.
● STANDARD IRON POST FOUND.
▲ TH TRAVERSE HUB SET ITH TAG NO. (TYPICAL)
--- CONTOURS (1 METRE INTERVAL)

NO.	DATE	REVISION
00	MAY 18, 2022	FIRST ISSUE.

PROJECT: 3469 UPLANDS DRIVE

CLIENT: KUL SHAHI

DRAWING: TOPOGRAPHIC SITE PLAN

SCALE: 1:250

DRAWN: TP

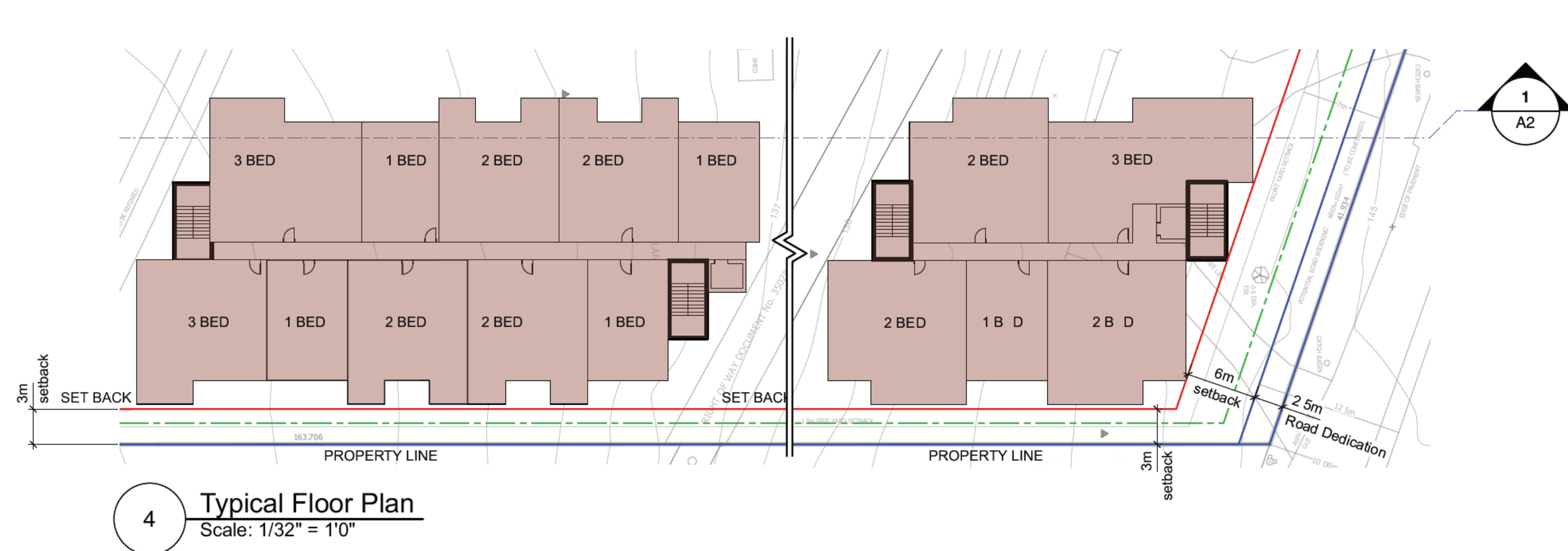
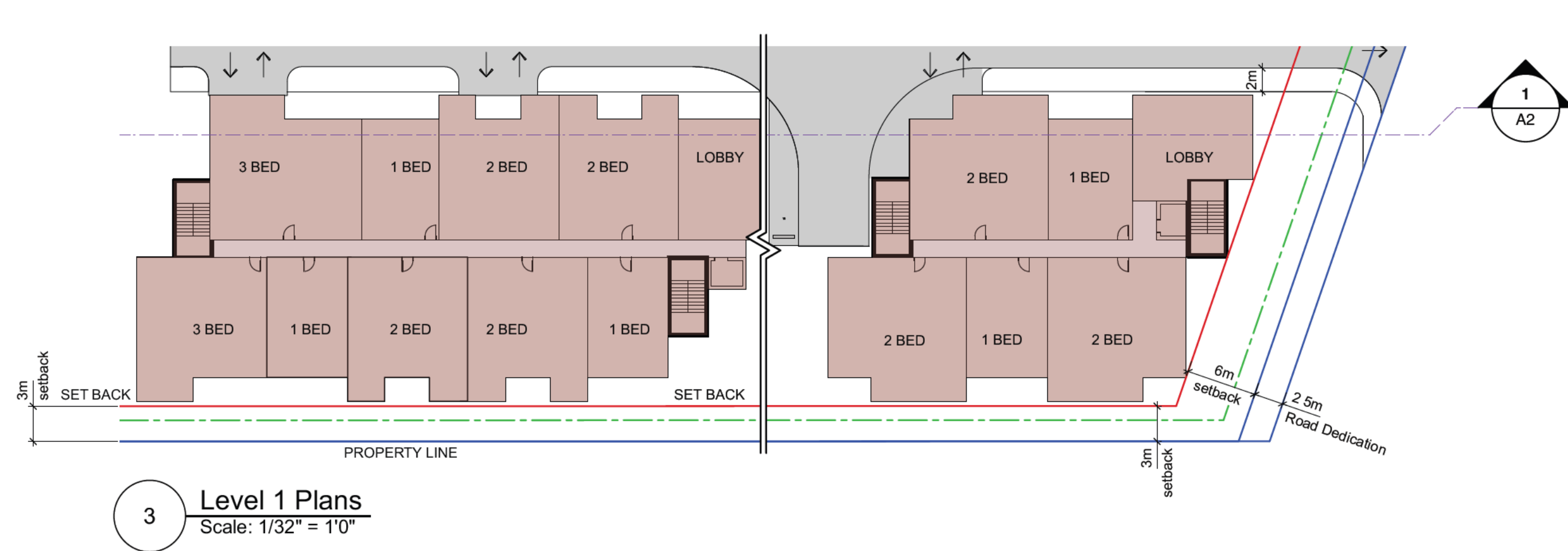
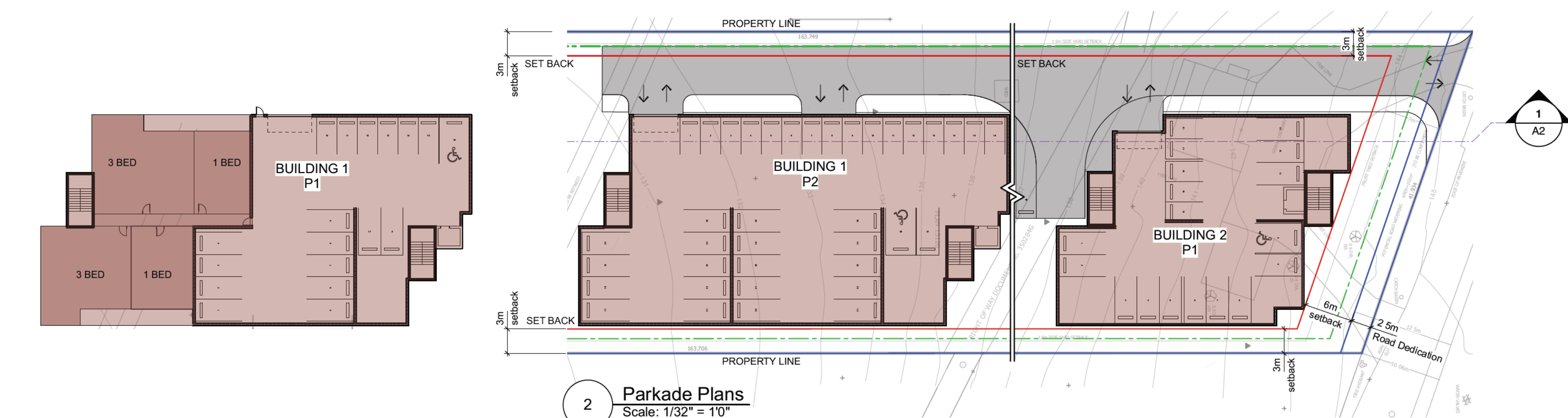
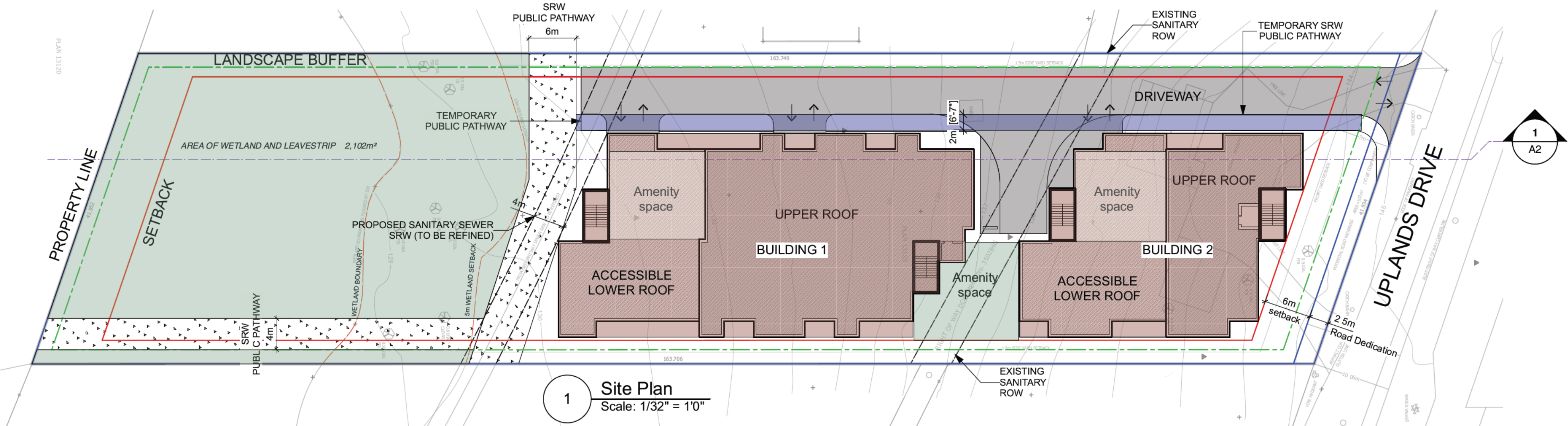
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BP: 14118



WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

3088 BARNES ROAD NANAIMO B.C. V1T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
EMAIL: WAPS@VIBCLS.CA

REM 56
PLAN 13120



PROJECT DATA

CIVIC ADDRESS:
-3469 UPLANDS DRIVE, NANAIMO

LEGAL DESCRIPTION:
LOT 49, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP13120
PID: 004-704-169

CURRENT ZONING: R10

PROPOSED ZONING: R8

SITE AREA: 6,495 m²
AREA EXCLUDING ROAD WIDENING: 6,393 m²
AREA EXCLUDING WETLAND & LEAVESTRIP & ROAD WIDENING: 4,291 m² (0.43 Ha)

PROPOSED REZONING & SUPPORTING PROOF OF CONCEPT:

FLOOR AREA RATIO:		
ALLOWED (R8):	1.25	
PROPOSED:	0.8	
PROOF OF CONCEPT:	0.8	[5,192m ²]

SITE COVERAGE: 2,003.7m ²	
ALLOWED (R8):	40%
PROPOSED:	31.3% [2,003.7m ²]

BUILDING HEIGHT:	
ALLOWED (R8):	14.00m

R8 SETBACKS:	
FRONT:	6.0 m
REAR:	7.5m
SIDE YARD 1:	3.0 m
SIDE YARD 2:	3.0 m

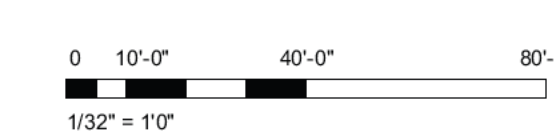
PROOF OF CONCEPT PROPOSED UNITS:	
1BRM -	15
2BRM -	19
3BRM -	8
Total -	42

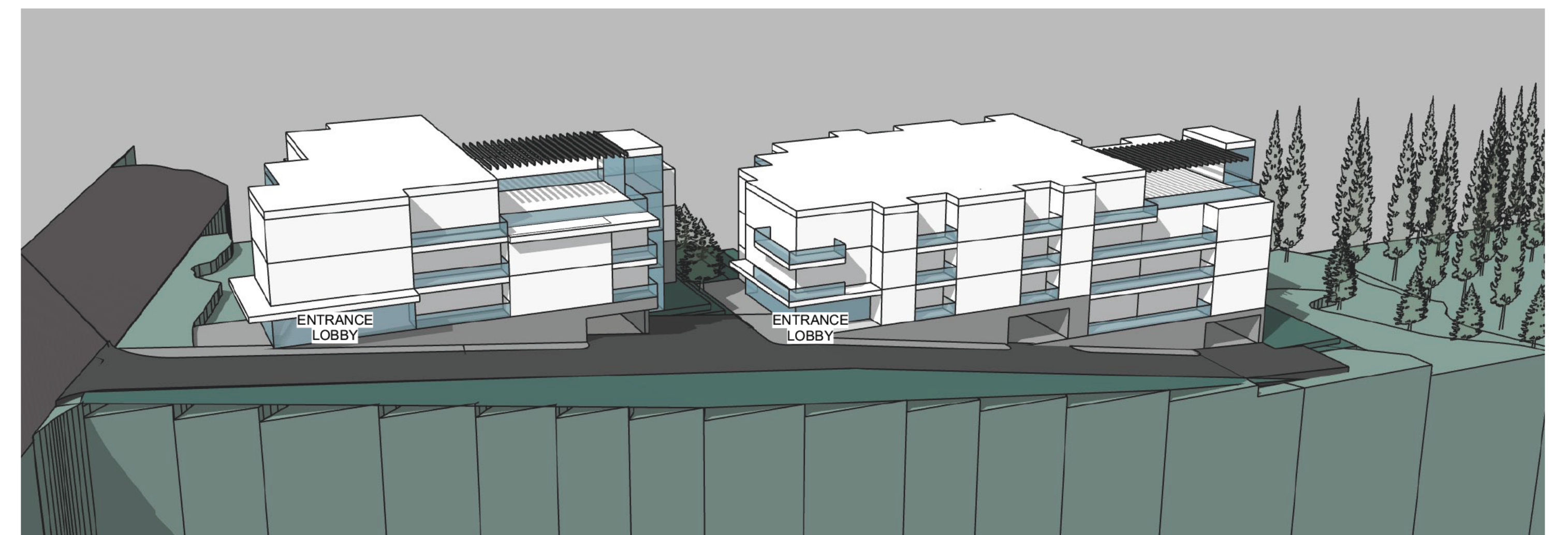
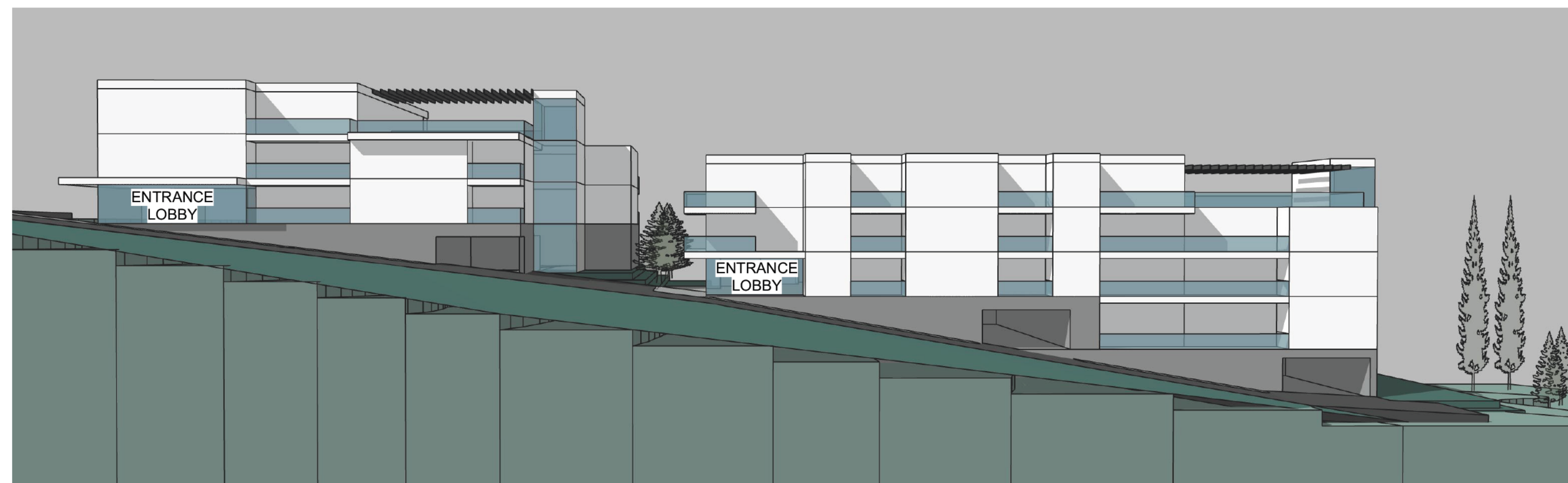
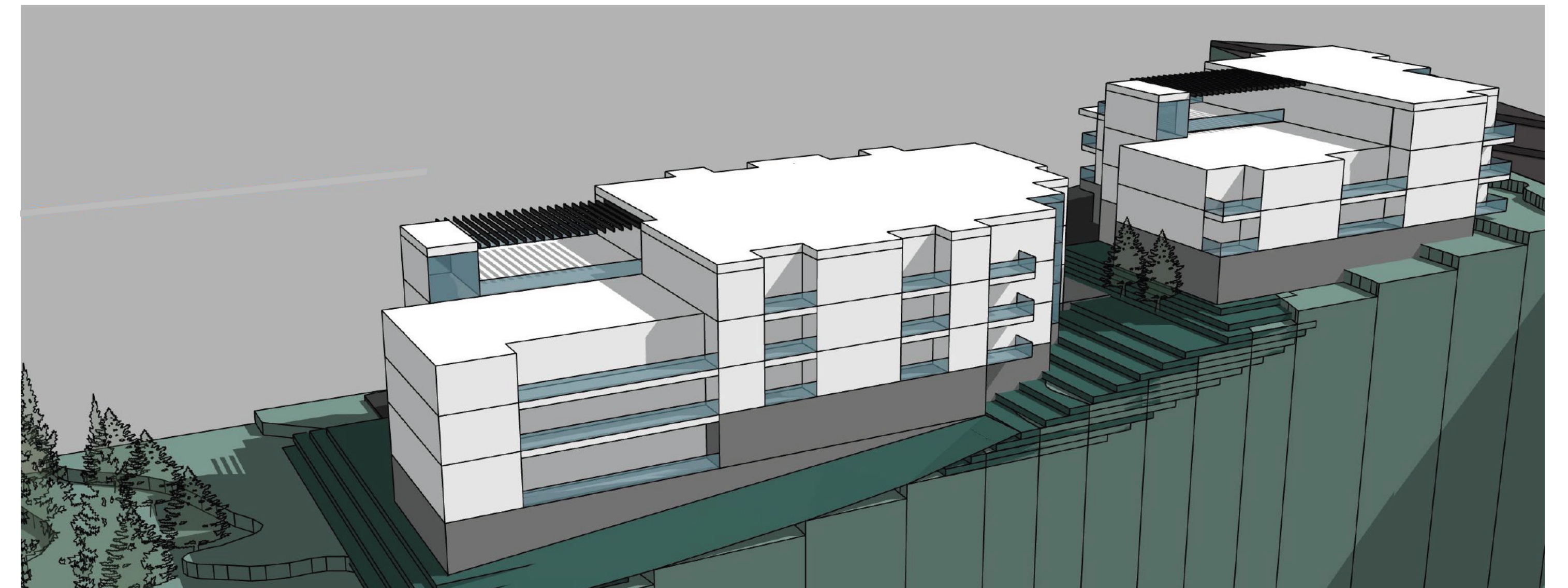
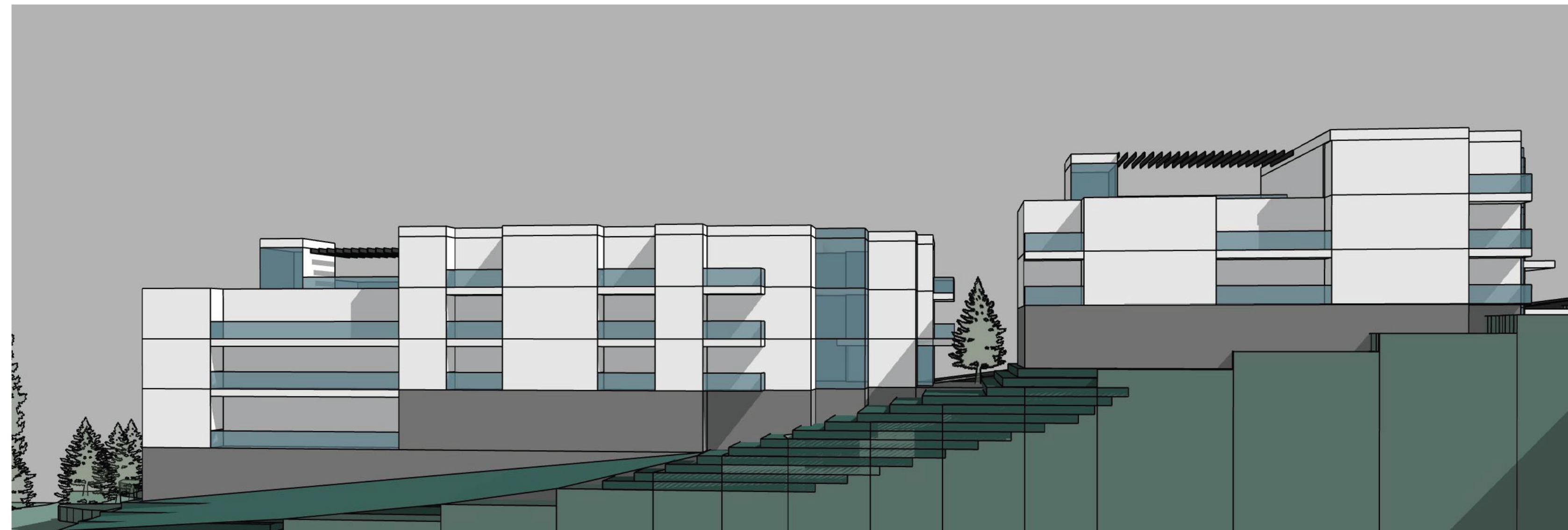
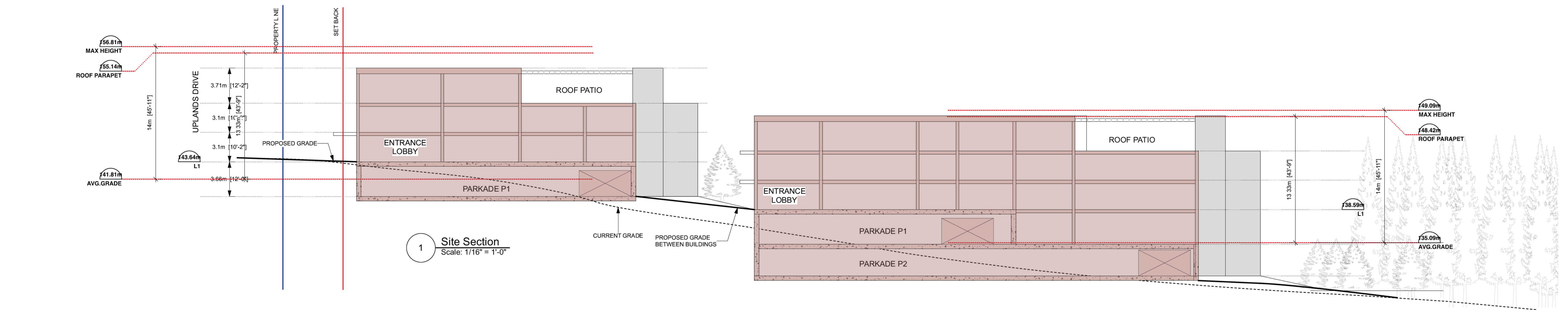
RESIDENTIAL PARKING (required):	
1BDM 15x1.45 =	22
2BDM 19x1.80 =	34
3BDM 8x2.00 =	16
Accessible	2
Total	= 74 (Including 3 visitor parking stalls)
RESIDENTIAL PARKING (Provided):	
Stalls	= 74

LIST OF DRAWINGS:

A1 - Project Data & Plans
A2 - Site Section & 3D Images
A3 - Neighbourhood Plan

NOTE
BUILDING ONE & TWO ARE NOT AT THE SAME LEVEL, SEE SITE SECTION 1/A2





0 5'-0" 20'-0" 40'-0"
1/16" = 1'-0"

Rezoning Application
Nanaimo, BC
04 Dec, 2024

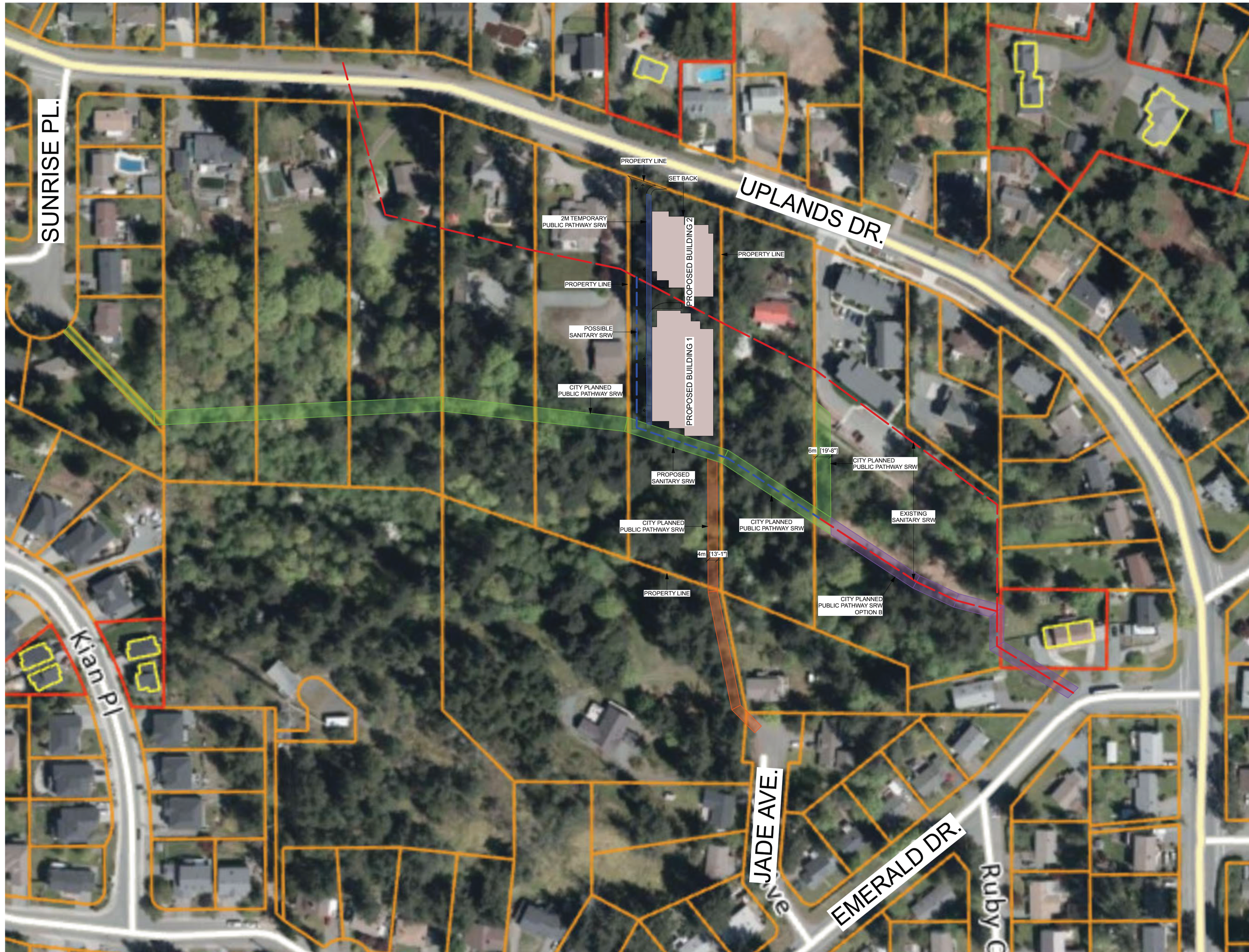
3469 Uplands Drive

Site Section & 3D Reference

A2

dHKarchitects





TRAIL ROW LEGEND

- = TEMPORARY PUBLIC PATHWAY SRW
- = CITY PLANNED PUBLIC PATHWAY SRW
- = CITY PLANNED PUBLIC PATHWAY SRW: OPTION A
- = CITY PLANNED PUBLIC PATHWAY SRW: OPTION B

SANITARY ROW LEGEND

- = EXISTING SANITARY ROW
- = POSSIBLE SANITARY ROW

