



TOWN OF SIDNEY

Report to Advisory Planning Commission

TO: Chair and Members of the Commission
FROM: Celina Fletcher, Municipal Planner
DATE: August 13, 2024 File No. 2312 Orchard Avenue (Land)
SUBJECT: Development Permit Application No. DP100840
Development Variance Permit Application No. DV100336
2312 Orchard Avenue

PURPOSE:

The purpose of this report is to address **Development Permit Application No. DP100840** and **Development Variance Permit Application No. DV100336** for the property at **2312 Orchard Avenue** (see aerial photo in Appendix A).

REPORT SUMMARY:

- The proposed development would involve the construction of a four-unit residential development on the subject property.
- Variances are requested to increase the lot coverage from 50% to 54.2% and to reduce the front yard setback from 4.5m to 2.61m.
- The proposal is generally consistent with the key objectives and policies contained within the Official Community Plan that relate to residential development.

BACKGROUND

The Zoning Bylaw has been updated to comply with new provincial housing legislation passed by Bill 44 that requires properties that were zoned exclusively for single- or two- family dwellings to now allow for a minimum of 3 dwelling units per lot on properties 280 m² or smaller and a minimum of 4 units per lot on properties greater than 280 m². Up to 4 dwelling units are permitted on this property by the new Zoning Bylaw. This application is the first Development Permit application for a small-scale multi-unit housing (SSMUH) development that the Town has received to date under the recently adopted Zoning Bylaw No. 2275.

On August 19, 2024, Council resolved that Development Permit Application No. DP100840 and Development Variance Permit Application No. DV100336 be forwarded to the Advisory Planning Commission for review and comment.

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant is proposing to develop a four-unit residential building on the subject property. Two variances to the Zoning Bylaw are being requested: to increase maximum lot coverage from 50% to 54.4%, and to reduce the minimum front yard setback from 4.5m to 2.61m (see letter of rationale in Appendix B).

The homes are designed in a modern farmhouse architectural style featuring a gable roof and board and batten siding on the facades (refer to Appendix C for Drawing Set V2). Each two-storey unit would have a floor area ranging from 138 m² to 139.4 m² (1,486 ft² to 1,500 ft²). The units are designed to have living space on the main floor, three bedrooms on the upper level, and individual outdoor patio areas within the west interior side yard. Each dwelling unit is designed to have an attic, to provide additional storage space for residents. The most southern unit and its front entrance is oriented towards Orchard Avenue. Front

entrances for the other three units face the laneway. On-site vehicle parking will be accommodated within a single car garage for each dwelling unit, accessed via the adjacent laneway. The portion of the laneway adjacent to the property would be paved as part of this development, which will improve access for on-site vehicle parking and for properties abutting the lane.

LOCATION:

The subject property is located on the north side of Orchard Avenue between Eighth Street and Seventh Street. The property is currently a vacant lot. The surrounding neighbourhood to the north, east, south, and west is developed with predominantly single-family dwellings of varying ages. The following table outlines the Official Community Plan, Zoning designations, and land uses on surrounding properties:

Table 1: Surrounding Land Use, Zoning and OCP Designations

	OCP Designation	Zoning Designation	Current Land Use(s)
North	Intensive Neighbourhood Residential	R1 - Intensive Ground-Oriented Residential	Single-family dwellings, 1 and 2 storeys
East	Intensive Neighbourhood Residential	R1 - Intensive Ground-Oriented Residential	Single-family dwellings, 1 and 2 storeys
South	Intensive Neighbourhood Residential	R1 - Intensive Ground-Oriented Residential	Single-family dwellings, 1 and 2 storeys
West	Intensive Neighbourhood Residential; Institutional	R1 - Intensive Ground-Oriented Residential; U2 – Regional Transportation (Land)	Single-family dwellings, 1 and 2 storeys; Community Safety Building

OFFICIAL COMMUNITY PLAN BYLAW 2240:

The subject site is designated as Intensive Neighbourhood Residential in the Town of Sidney Official Community Plan (OCP). Located on the south side of the downtown core, the OCP encourages increased residential density in this area in order to provide for a pedestrian-friendly neighborhood close to downtown amenities. The proposal aligns well with OCP policies that encourage a variety of housing types and forms, and housing densities and scales that are compatible with the existing neighbourhood context.

Staff are of the opinion that the proposed development generally complies with the objectives and policies in the OCP. However, staff would like to note that the OCP does not currently address small-scale multi-unit housing (SSMUH) typologies or densities unlike the recently updated Zoning Bylaw. Zoning bylaw updates required by the Province to align with SSMUH legislation under Bill 44 are explicitly excluded from the requirement to be consistent with official community plans until December 31, 2025. OCPs are not required to be updated immediately to comply with SSMUH requirement, so there may be some inconsistencies with small-scale multi-unit housing building forms until the Town’s Official Community Plan is updated as per Bill 44.

ZONING BYLAW 2275:

The subject property is zoned Intensive Ground-Oriented Residential (R1), the intent of which is to provide for intensive ground-oriented housing of all types up to 4 units on smaller lot sizes. The following table provides a comparison between the proposed development and the zoning requirements of the R1 zone:

Table 2: Zoning Comparison

Section	Permitted in R1 Zone	Proposed Development	Conformity
Permitted Uses	Dwelling units, max. of 4 on lots over 280 m ²	4 dwelling units	Conforms
Lot Area	Min. 250 m ² (2,691 ft ²)	520 m ² (5,597 ft ²)	Conforms
Lot Coverage	Max. 50%	54.2%	Variance requested

Height	Max. 12.0m (39.4 ft)	10.72 m (35.2 ft)	Conforms
Storeys	Max: 3 storeys	2 storeys	Conforms
Setbacks:			
Front (south)	Min: 4.5 metres (14.8 ft)	2.61 m (8.6 ft)	Variance requested
Rear (north)	Min: 3.0 metres (9.8 ft)	4.0 m (13.1 ft)	Conforms
Side Interior	Min: 2.0 metres (6.6 ft)	West: 2.54 m (8.3 ft) East: 2.19 m (7.2 ft)	Conforms
Side Exterior	Min: 3.0 metres (9.8 ft)	n/a	N/A

Other than the requested variances to permit an increase in lot coverage and a decreased front yard setback, the proposed development complies with provisions of the R1 zone.

OFF-STREET PARKING AND LOADING BYLAW NO. 2140

The following table outlines the parking requirements for the development based upon the proposed uses:

Table 3: Parking and Loading Requirements

Parking Type	Required	Proposed	Conformity
Vehicle	1 per dwelling unit = 4 spaces	4 parking spaces	Conforms
Bicycle	Not required	n/a	n/a

Staff would like to note that due to the general elimination of single-family and two-family zoning to comply with new provincial housing legislation, there are consequentially several parts of the Off-Street Parking and Loading Bylaw that still refer to “single- and two- family dwellings” for properties within the Neighbourhood Residential and Intensive Neighbourhood Residential areas.

The proposed development complies with the bylaw requirements for properties designated Intensive Neighbourhood Residential by providing one vehicle parking space within a single car garage for each dwelling unit, accessed via the adjacent laneway.

TREE PRESERVATION BYLAW NO. 2138

The purpose of the Town’s Tree Preservation Bylaw is to exercise certain powers to preserve and protect trees within the Town of Sidney, regulate their cutting down and removal, and require their replacement. The applicant has submitted an arborist report by D. Clark Arboriculture assessing the existing trees on and adjacent to the subject property and providing tree preservation measures. The report has identified nine trees on the property, two trees located on the municipal boulevard near the front lot line, and eight trees off-site in close proximity to the subject property.

The report indicates that some disruption is expected to the critical root zone of fourteen of these trees during excavation and construction activities, and with the installation of new civil services, including seven trees located on the opposite side of the laneway and two boulevard trees. Only one tree on the property is protected under the Tree Preservation Bylaw, a Douglas fir tree located at the northwest corner of the property. One non-protected crab apple tree and two non-protected common holly trees located in the west interior side yard of the property are proposed for removal, while one protected Leyland cypress tree located on the adjacent property to the west is proposed for removal. A tree removal permit will need to be obtained for the removal of these trees. The applicant will need to obtain permission from the adjacent property owner to remove the tree as part of the tree removal permit application process. The submitted arborist report verified that the proposed development will not significantly impact the other identified trees, including boulevard trees, and has provided recommendations to protect trees on- and off-site. Staff recommend that the applicant adheres to the recommendations of the arborist report. Staff acknowledge that the proposed construction activities could still pose a risk to the health of the trees even with tree protection measures in place and following the arborist’s recommendations.

Submitted landscape plans indicate an unobstructed 24 m² tree planting area to satisfy the new landscaping requirements in section 6 of the Zoning Bylaw.

INTERIM FLOOD CONSTRUCTION LEVEL (FCL) POLICY:

The subject property has a relatively low natural grade, at 4.2 m geodetic elevation. Development on properties with an existing elevation below 5 metres is guided by the Town's Interim Flood Construction Level (FCL) Policy DV-014. As per the policy, the applicant has provided a report from a qualified Professional Engineer assessing flood hazard on the site and recommending a site-specific minimum floor elevation (FCL – flood construction level) for the development. The proposed development is to have a main floor elevation above the recommended FCL identified within the report. The Engineer's report assesses the proposed development and states that the construction is safe for the uses intended as per legislation in section 56 of the *Community Charter*. As per Interim Flood Construction Level Policy DV-014, a covenant is required to be registered on title, intending to notify future owners of the flood risk.

INTENSIVE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PERMIT GUIDELINES:

As the property is located within an area designated under the OCP as Intensive Neighbourhood Residential, the site is subject to the General Form and Character, General Residential, and Intensive Neighbourhood Residential Development Permit Area Guidelines. The purpose of these guidelines is to address the form and character of the proposed development, including landscaping and the siting, exterior design and finish of the building.

Staff are of the opinion that the proposed development conforms to the Intensive Single Family Development Permit Guidelines. The following design guidelines are, in staff's opinion, sufficiently met by the applicant:

Environmental Sustainability

24.4.22 *Prioritize high efficiency heat recovery ventilation systems and electric heat pump technologies.*

Heat pumps are to be located in the west interior side yard, adjacent to the kitchen areas of each unit.

24.4.32 *Place deciduous trees on the south and west sides of buildings, particularly in front of windows and outdoor living spaces.*

Ornamental deciduous trees are to be planted in the private patio areas within the west side yard of the property and in the rear yard of the property. Larger deciduous trees are proposed along the south frontage of the building and adjacent to the front entrances of each unit.

24.4.35 *Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge); and design plant areas so that they have multiple layers of foliage (e.g. ground cover, shrub layer and trees).*

24.4.36 *Biodiversity landscaping and planting plans that ensure trees and vegetation are adaptable to the changing climate are required of new development.*

Soft landscaping is to include a large selection of drought tolerant and pollinator-friendly shrubs, perennials, and ground covers in locations that accent the proposed development. The landscaping incorporates several native species throughout the property, including Nootka Rose, Sword Fern, Oregon Grape, and Flowering Red Currant.

Form & Character

25.3.1 *Site buildings to protect trees and significant natural and ecological features.*

There are several protected trees in close proximity to the proposed development. Plans include the removal of three trees on the property and retention of the trees at the north end of the property, including a protected Douglas fir tree. The proposed building envelope is proposed to be located further from the rear lot line than the minimum required setback in response to the location of the trees to be retained on the property, however, staff would like to note that this pushes the building

south into the required front setback area and closer to protected mature boulevard trees on the south side of the property.

25.3.4 Develop in a manner compatible with adjacent structures and uses.

25.4.1 Design new residential developments to take into consideration the relationship between building height, site coverage, and setbacks; and between new buildings and surrounding properties, streets and other features.

The proposed development is of similar size and massing as other developments within the existing neighbourhood and is proposed to be built in an architectural style that reflects the general character of the area. The proposed building is to be sited with similar setbacks to more recently built dwellings in the neighbourhood, particularly those located on corner lots.

25.3.13 Site buildings and orient primary façades and entries to the fronting street or a central open space to create street/edge definition and activity.

25.3.36 Provide weather protection such as awnings and canopies at primary building entries.

25.4.7 Design primary unit entrances to provide: a. A clearly visible front door directly accessible from a public street or publicly accessible pathway; and b. Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies.

The proposed building has units that are directly accessible from the street and laneway, giving the buildings a tangible connection to the public realm and providing eyes on the street.

The proposed plans demonstrate recessed private entrances to the individual units, each with an overhead canopy to provide shelter. The three units that face the lane are accessible by pathways that directly connect their front entrances to the adjacent laneway. While three units are oriented to front the laneway, the main entrance to the most southern unit is oriented towards Orchard Avenue. The landscaping includes a raingarden in the front yard, with a bridge overtop of it to visually connect the front entrance of the southernmost unit to the streetscape. The landscaping will accentuate the front façade of the building and will help to tie in the wide municipal boulevard to private property.

25.3.15 Avoid large expanses of uniform materials and flat monotonous façades facing streets and public open spaces.

25.4.6 Design façades to articulate individual dwelling units by recessing or projecting building elements, varying materials and exterior finishes, and using entrance features, roofline features, or other architectural elements.

25.3.42 Building materials should be used consistently throughout all building elevations that are visible from the street and public open spaces.

The proposed building evokes a traditional architectural style with contemporary elements. White Hardie board and batten siding is to be used with wood tone accents throughout all building elevations. The building is aesthetically varied by subtle shifts in the massing and articulation on the façades, giving the overall development depth and differentiation, particularly along the façade of the building facing the laneway. The south façade of the building employs different exterior finishes and colours to give more visual variation when viewed from the street.

25.3.63 Architectural lighting should be used to accentuate the design of the building, highlight landscaping and wayfinding features, and complement the adjacent public realm.

The building is designed to include complementary lighting features above the garage doors, which helps to add interest to the building. The canopies over each front entrance are to have lighting features within the soffits, which can help in wayfinding and in accentuating the entryways.

25.3.21 Avoid locating off-street parking between the front façade of a building and the fronting public street.

25.4.9 The impact of garage doors on the street should be minimized through recessing the garage entrance, high quality garage door design, and utilizing a secondary frontage if on a corner lot or a lane.

Vehicle parking is to be integrated into the building within individual garages, accessed from the laneway at the east side of the property. No vehicle parking is located along the fronting street, which allows for greater street interaction and minimizes the overall effect of parking on the streetscape.

25.4.2 Design all residential buildings and units to have easy access to useable private or semiprivate outdoor amenity space.

25.4.17 Where private outdoor space is provided, it should be delineated and screened (e.g. with vegetation, fencing, lattice), or located in such a way as to ensure privacy.

Each dwelling unit is to have a private patio area located within the west side yard of the property, accessed from the interior of the units. A privacy screen will separate the patios of each unit from one another, and a cedar wood perimeter fence will provide additional privacy between the dwellings on the property and adjacent properties.

While the development conforms to the majority of design guidelines, staff would like to highlight the following item as a potential area for improvement:

25.3.54 Design sites and landscapes to maintain pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.

Driveways are proposed to be surfaced in concrete while all other hard surfaced landscaping, mainly pedestrian pathways and patio areas, are proposed to be finished in permeable paving stones. A rain garden is to be included in the landscaping within the front yard of the property, incorporating a variety of shrubs and river rocks in the design. While rain gardens are encouraged, staff do have concerns regarding the proximity of the rain garden feature and potential impacts it may have to the protected root zone of the two boulevard trees.

DISCUSSION:

One of the requested variances is for a relaxation of the requirement for maximum lot coverage, to allow an additional 4.2% lot coverage. This is the first small-scale multi-unit residential application the Town has received, and the recently adopted Zoning Bylaw included changes to the R1 zone to increase the lot coverage from 30% to 50%. The intent of the increase in lot coverage was to align with Provincial guidance to allow for more flexibility in small-scale multi-unit housing typologies. With this intent in mind, staff do see merit in considering this variance request for additional lot coverage, as staff recognize that further adjustments may be required to zoning parameters in the R1 zone to allow for feasible SSMUH housing typologies.

Staff are generally supportive of the requested variance to reduce the front yard setback as the purpose is to shift the building footprint away from the protected Douglas fir tree at the northwest corner of the property. The proposed setback is generally in keeping with several corner properties in the Orchard neighbourhood. However, staff note that there are several other trees with protected root zones also within the vicinity of the proposed building footprint, including two boulevard trees. Moving the building away from the north property line to protect a tree on that side would push the building footprint closer toward the protected boulevard trees to the south of the property. The arborist report indicates that construction and excavation is anticipated to encroach into the protected root zone and canopy of these trees but notes that they are able to be retained with tree protection measures in place. Staff recommend that a deposit be taken for the protected trees in proximity to the proposed building footprint and proposed to be retained, as a condition of approval, to help ensure measures are taken to preserve these protected trees.

Development on this property is subject to a latecomers' charge for an extended storm main service on Orchard Avenue that was installed due to development on the property at 2313 Orchard Avenue. The amount allocated to the subject property would be required as a charge at the time of redevelopment, i.e. issuance of building permit, in this case, as per Council's resolution on this matter at the December 18, 2023 Council meeting.

RECOMMENDATION:

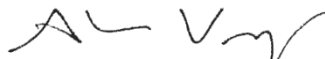
1. That owners and tenants in occupation of property within 75m (246ft) of the property at 2312 Orchard Avenue be notified of Development Variance Permit Application No. DV100336 (to increase the lot coverage from 50% to 54.2% and to reduce the front yard setback from 4.5m to 2.61m) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;
2. That Development Permit Application No. DP100840 (to permit the form and character of a 4-unit multi-unit residential building) be brought before Council for consideration of approval if Council authorizes the issuance of the development variance permit;
3. That as conditions of the Development Permit, prior to issuance of building permit, the property owner shall:
 - a. Address Design Guideline 25.3.54 (tree retention and raingarden design) to the satisfaction of the Director of Development Services;
 - b. Pay a latecomer charge to the Town in the amount of 25% of the actual cost of installing the extended storm main service on Orchard Avenue as per Council Resolution No. 2023.60.686;
 - c. Register a flood hazard covenant on title of the property referencing the submitted Engineer's report;
 - d. Pay to the Town a deposit in the amount of 115% of the estimated cost to complete the hard and soft landscaping for the development;
 - e. Install tree protection fencing around all on-site and off-site protected trees to the satisfaction of the Town's Arborist, keep the fencing in place until such time that all construction on the property is complete, and ensure that any necessary work inside the tree protection fencing be undertaken under the direct supervision of a certified Consulting Arborist; and
 - f. Pay to the Town a deposit in the amount of \$3,000 per protected tree located on the subject property, adjacent properties, and on the municipal boulevard with critical root zones impacted by this development to ensure that they are not damaged during site development, to be held for two years following completion of the development.

Respectfully submitted,

I concur,



Celina Fletcher, MCIP RPP
Municipal Planner



Alison Verhagen, MCIP RPP
Director of Development Services

Attachments: Appendix A: Aerial photo of property
Appendix B: Letter of Rationale
Appendix C: Drawings

Presenter: Niall Paltiel, Island View Land Management (applicant)

Appendix A: 2023 Aerial Photo of 2312 Orchard Avenue, showing Zoning (black) and OCP (white) designations, with the subject property outlined in blue.



OCP Designation Legend:

- RES-2:** Intensive Neighbourhood Residential
- INS:** Institutional

May, 2024



2312 Orchard Avenue Row Homes

Development Permit Application

Rationale Letter

May 27, 2024

Attn: Mayor McNeil Smith
Sidney Council
Cc: Ms. Alison Verhagen
Director of Development Services
Ms. Celina Fletcher
Current Planning
Town of Sidney
2440 Sidney Avenue
Sidney, BC V8L 1YL

Re: 2312 Orchard Avenue Development Permit Application

Good Day,

On behalf of my project and consultant team, it is a pleasure to submit the following Development Permit and Subdivision Application to facilitate the creation a modest two-storey row home infill development in the Orchard neighbourhood in Sidney, BC. As proud residents and patrons of the Saanich Peninsula, it is our intent to invest in, enhance and create much-needed housing diversity within this beautiful neighbourhood.

Island View Land Management purchased the subject property at 2312 Orchard Avenue in the Spring of 2024 and have been working carefully to determine whether larger single family homes with suites on subdivided lots or four more modest townhomes on a single lot would better fit the intent of the amended zoning bylaw. Through work with your talented planning staff, listening to the neighbourhood and Council discussion pertaining to the Towns response to Bill 44 under the Provincial Housing mandate and through careful evaluation of the neighbourhood and site, we came up with a timeless townhouse application which reflects the intent of the new Neighbourhood Residential zoning bylaw. From the moment we purchased this property, we have committed to the following priorities which have guided this application:

- 1. Two-Level Housing** Design all homes with few stairs and ground-level walk-out back yards which connect residents with nature. The two-level design also best respects this homes context relative to our one and two-storey neighbours to the east, west and north.
- 2. Protect Trees** Utilize the laneway to the east and careful site planning to ensure mature trees on the Subject property and neighbouring properties are protected and remain a feature of this property and remain a natural asset for all neighbours.
- 3. Family-Friendly Design** Design each home with three upper floor bedrooms and an open living space to support families hoping to move-to or stay in Sidney. The modest home design will ensure these homes are attainable for folks of varying ages and income levels.
- 4. Connect with the Outdoors** Create exceptional indoor and outdoor living spaces which takes advantage of the west-facing backyards and protected trees to create at-grade backyard living spaces.

5. Respond to the Neighbourhood

Modestly vary the allowable lot coverage to facilitate a two-storey design with a tasteful roof pitch which best responds to the existing neighbourhood context as well align with the Sidney OCP Development Permit guidelines for multi-family and neighbourhood development.

It has been a pleasure to work with the talented team of professionals at the Town of Sidney to date and we are pleased to reimagine housing on this property.

SALIENT DATA

Below are the salient numbers behind the two homes being created on this one single lot:

<p>Current Zoning: R1-3: High Density Residential Orchard Area</p>	<p>Sidney 2040 OCP Designation: Neighbourhood Townhouse</p>	<p>Ground Level Allowable Lot Coverage: 50 %</p>
<p>Revised Zoning (Post-June 2024): R1: Intensive Ground-Oriented Residential</p>	<p>Development Permit Areas: 23.4 Public Realm and Open Space 24.4 Environmental Sustainability 25.3 General Form and Character 25.4 General Residential 25.5 Intensive Neighbourhood Residential</p>	<p>Ground Level Proposed Lot Coverage: 53 %*</p> <p>Allowable Height: 12 m (3-storeys)</p> <p>Proposed Height: 10.72 m (2-storeys)</p>
<p>Setbacks: Side Yard (e): 2.19 m Front Yard (s): 3.5 m * Rear Yard (n): 3.13 m Side Yard (w): 3 m</p>	<p>Vehicle Parking Stalls: 1 (per dwelling)</p>	<p>Number of Bedrooms: 3 (per dwelling)</p> <p>Number of Bathrooms: 2.5 (per dwelling)</p>

* Variance sought. Rationale provided below.

Planning Alignment

The proposed site plan and house design intends to work within the confines of the 2015 zoning bylaw and newly updated Sidney 2040 Official Community Plan to create a thoughtful series of family-oriented townhouses within this dynamic neighbourhood. The building design intends to respond to the newer subdivision and infill single family homes in the adjacent area while also providing a ‘nod’ to the established existing homes in the immediate vicinity.

Tara Cumming of Cumming Design has thoughtfully worked with feedback and inputs from the Sidney planning department as well as with our engineering and design consultants to ensure the project is low-impact, mindful of the relevant planning policies and complies with the necessary civil servicing and flood plain construction requirements.

Appendix A includes a summary of all relevant Development Permit Areas from the updated Town of Sidney Official Community Plan. Below is a brief statement on how the project works to address those policies. Relevant OCP DPA sections include:

23.4: Public Realm and Open Space	The application works to meet the OCP’s intent of creating vibrant, dynamic and street-oriented homes. Vehicle, pedestrian and cycling access is entirely via the laneway. This creates more ample opportunity to connect the at-grade living spaces with ample, private outdoor patios in the rear. The proposed plan also protects the most adjacent, boulevard and on-site trees possible.
24.4 Environmental Sustainability	The attached housing form will provide an efficient and economical energy consumption profile. Homes will be constructed to BC Building Step Code Level 3 to ensure the envelope is efficient and low impact. Each home will be heated and cooled by a modest heat pump unit. The landscape plan introduces drought resistant, indigenous landscape elements.
25.3 General Form and Character	Dynamic, tapered frontages create a unique and thoughtful orientation towards Orchard Avenue. The homes are designed to be of a high quality in both material and design.
25.4 General Residential	The building has been designed to uniquely fulfill the general design guidelines established by the Towns Official Community Plan while contextually transitioning in height and massing. Roofline changes, building elements, articulation and thoughtful landscape design will assist in softening the transitions between the proposed building and our neighbours.
25.5 Intensive Neighbourhood Residential	The outdoor and indoor space, including openings and window placements, have been designed to respect current and future neighbours. The proposed material board, colour pallet and building articulation design is intended to enhance the neighbourhood subtly and thoughtfully: current and future.

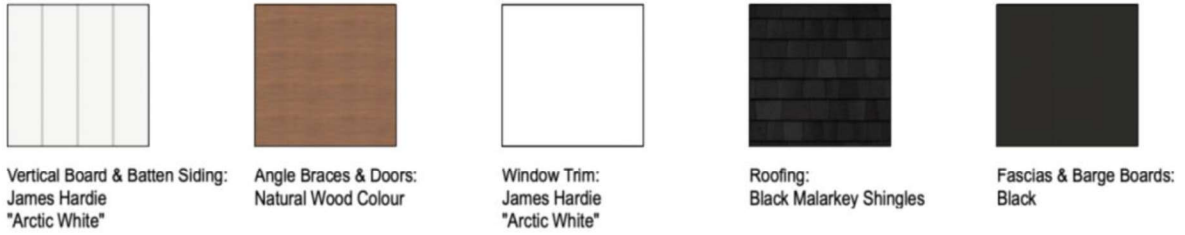


Figure 1: Proposed colour pallet direction.



Figure 2: Front elevation elevation with the notional colour pallet.

Variance:

This application proposes a ground-level lot coverage increase from 50 % to 53 % for the proposed building (and garages). The justification for this modest variance is as follows:

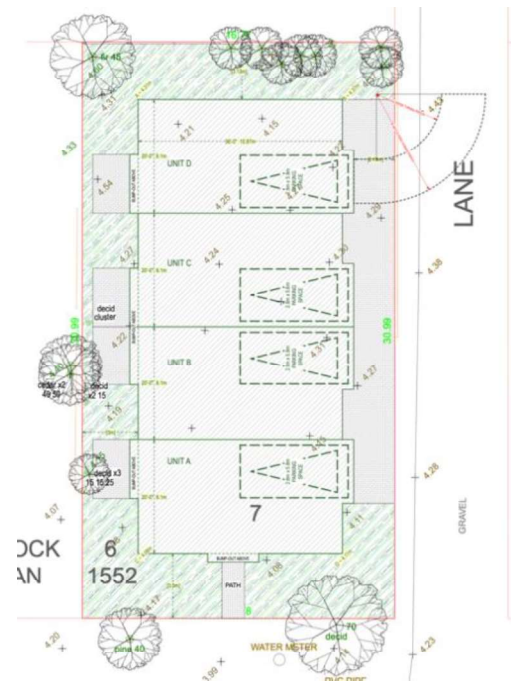
- On a 5,500 square foot lot such as this one, the ability to place habitable density is limited. This modest variance ensures that living spaces are not compromised and small garages are possible to maintain a 1:1 parking ratio;
- The lot coverage increase ensures that there is not a requirement to build-up here to create a 3-storey townhouse. While 3-storey townhouse are supported in the R1 zoning bylaw, it is the opinion that this specific location is better-suited for 2-storey homes as a modest transition to the exterior neighbourhood along 8th Avenue and towards Ocean Avenue and the adjacent Iroquois Park.



The second variance is to reduce the proposed front yard (Orchard Ave fronting) setback from 4.5 m to 3.5 m.

- This frontage still gives ample ability to plant trees along the laneway to help buffer the building from the adjacent neighbours to the east;
- The front yard variance enables a slightly larger rear and western side yard setback which ensure we create more ample outdoor space and helps protect existing rear yard trees.

Site plan illustration demonstrating protection and orientation of the proposed building around existing trees.



Flood Plain Construction

The team at Ryzuk Geotechnical Consultants have reviewed the proposed layouts and elevations and support the construction of these homes designed to be built at-grade. We are prepared to issue a Section 219 information covenant on the property to inform future purchasers of the flood risks associated with construction within the Flood Plain Construction area.

Civil Servicing

JE Anderson and Associates has reviewed the preliminary storm, sewer and water municipal service locations, capacities, and elevations. The proposed homes will be built to high efficiency standards and will not create an undue strain on the existing municipal service system. JE Anderson has no concerns with the on-site storm retention capacity (to be detailed at Building Permit), gravity-fed sewer connection or water service capacity. Further, our arborist has surveyed the locations of the boulevard trees and does not anticipate any challenges in servicing the proposed homes while protecting the existing cedar tree root zones.

It is understood that there is a storm water upgrade cost-sharing agreement that the Town of Sidney has committed this property and the three adjacent neighbours to in December of 2024. We understand the implications of this agreement and are prepared to contribute our financial share for these works.

Closing

It has been a sincere pleasure to work with the talented staff at the Town of Sidney in developing this application. We have carefully worked within the parameters established by the Town through the updated Official Community Plan and servicing bylaws and policies to deliver this comprehensive subdivision and Development Permit plan. Our intent is to propose these homes conforming to the parameters of the proposed and newly adopted (2024) zoning bylaw (apart from our modest lot coverage variance).

Island View Land Management looks forward to further work with our neighbours, the Town and our development team to help bring these homes to fruition.

Thank you for your consideration.

With respect,



Niall Paltiel

President

c: (250) 514 - 8429

e: niall@ivlm.ca

w: www.ivlm.ca



We gratefully acknowledge that the ancestral land on which we work are within the traditional territories of the WSÁNEĆ peoples, specifically WJOLELP (Tsartlip) and SÁÁUTW (Tsawout) Nations.

Appendix A: Development Permit Area Guideline Review

23.4 Public Realm and Open Space

All streetscape and public realm improvements shall be barrier-free to accommodate individuals of all abilities, including the elderly and those using mobility aids.

Avoid pavement slopes greater than 5% in direction of travel and 2% cross slope.

Provide smooth walking surfaces with adequate width to accommodate multiple users, mobility devices, and assist the visually and mobility impaired.

Select tree species that will establish a substantial canopy over public sidewalks while minimizing root damage to sidewalks and other infrastructure.

All pedestrian and street lighting shall be shielded and downcast, following Dark Sky principles. Pedestrian lighting shall be installed no more than 4 metres above grade, and street lighting shall be installed between 6 and 8 metres above grade but shall be shielded in order to not cast light onto adjacent buildings.

24.4 Environmental Sustainability

Prior to the design of the project, a detailed survey indicating the location and condition of existing trees and vegetation on a site should be conducted and provided to the Town as part of the development process. Consider passive solar design strategies in the siting of buildings and outdoor living spaces to optimize penetration of sunlight in winter and shading of afternoon sun in summer.

Ensure site planning and design achieves favourable microclimate outcomes through strategies such as:

- a. Locating outdoor spaces where they will receive ample sunlight throughout the year;
- b. Using materials and colours that minimize heat absorption;
- c. Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and
- d. Using building mass, trees, and planting to buffer wind.

Utilize passive heating, lighting, and cooling approaches to building design. Window sizing and orientation should be optimized to take advantage of and adapt to seasonal weather and light conditions. For example, windows on south and west facing elevations should be recessed slightly or shielded to reduce heat gain.

Consider the impact of massing and articulation on energy performance, including consideration for strategies such as:

- a. Designing buildings with a simplified massing and fewer complex junctions to minimize building envelope heat loss; and
- b. Using articulation strategies for the building façade that are able to be done outside of the building thermal envelope.

Use simple shifts in massing and changes in exterior colours and textures to articulate façades.

Prioritize high efficiency heat recovery ventilation systems and electric heat pump technologies.

Design buildings for durability, with a service life greater than 60 years. Avoid the use of mirrored glass and glass with high reflectivity.

Place deciduous trees on the south and west sides of buildings, particularly in front of windows and outdoor living spaces.

Minimize the amount of impervious surfacing and apply sustainable storm water practices that reduce the speed of run-off, keep storm water clean, and allow for gradual infiltration into the ground such as permeable paving, rain gardens, bioswales and other biofiltration features into the landscape design.

Design, construct and maintain storm water management systems in accordance with the requirements of the Town's and Regional Bylaws including provisions for quantity and quality control, erosion and sediment control measures during construction and the on-going maintenance of storm water management facilities. The project engineer shall be required to certify to the Town that the required construction and on-going storm water management systems have been implemented.

Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge); and design plant areas so that they have multiple layers of foliage (e.g. ground cover, shrub layer and trees). Biodiversity landscaping and planting plans that ensure trees and vegetation are adaptable to the changing climate are required of new development.

Integrate smaller natural sites, neighbourhood tree canopies, and Naturescape practices into new development to complement existing green spaces (eg. green roofs, green walls, bioswales.)

25.3 General Form and Character

Site buildings to protect trees and significant natural and ecological features.

Develop in a manner compatible with adjacent structures and uses.

Design internal circulation patterns (streets, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle and/or pedestrian network.

Provide pedestrian pathways on site to connect:

- a. Main building entrances to public sidewalks and open spaces;
- b. Adjacent streets, where the site is large or has multiple frontages;
- c. Visitor parking areas to building entrances; and
- d. From the site to adjacent pedestrian/ trail/cycling networks (where applicable).

Ensure that internal circulation for vehicles is designed to provide sufficient space for turning and provides for logical and safe access and egress.

Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.

Driveways on corner lots should be sited as far away from the intersection as possible.

Site buildings and orient primary façades and entries to the fronting street or a central open space to create street/edge definition and activity.

On corner sites, orient building façades and entries to both fronting streets.

Avoid large expanses of uniform materials and flat monotonous façades facing streets and public open spaces.

Locate off-street parking and other ‘back of-house’ uses (such as loading, solid waste collection, utilities, and parking access) away from public view or the view of adjacent properties.

Integrate new developments with the existing neighbourhood by considering the transition between building heights and massing.

Consider future land use direction when designing the transition in building heights from taller to shorter buildings both within and adjacent to the site.

Break up the perceived mass of large buildings by incorporating visual breaks in façades.

Incorporate subtle vertical and horizontal recesses / articulation on large primary façades (e.g. cladding details).

Ensure main building entries are clearly visible with direct sight lines from the fronting street.

Select building materials that will weather gracefully over time.

Consider the colours and materials of adjacent or neighbouring buildings when selecting material and building colour to provide consistency and balance of the overall streetscape.

Building materials should be used consistently throughout all building elevations that are visible from the street and public open spaces.

A member of the BC Society of Landscape Architects or similarly qualified professional must prepare all landscaping plans for new developments.

Locate trees, shrubs, and other landscaping appropriately to optimize sight lines and pedestrian circulation.

Minimize negative impacts of parking ramps and entrances/garage doors through treatments such as screening, high quality finishes, architectural lighting, and landscaping.

Design sites and landscapes to maintain pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.

Use landscaping materials to complement development and enhance the public realm. Landscaping should not be used as screening for blank or monotonous architectural elements.

Select trees for long-term durability, climate and soil suitability and compatibility with the site’s specific urban conditions

Plant native and/or drought tolerant trees and plants suitable for the local climate (i.e. xeriscaping).

Architectural lighting should be used to accentuate the design of the building, highlight landscaping and wayfinding features, and complement the adjacent public realm.

25.4 General Residential

Design new residential developments to take into consideration the relationship between building height, site coverage, and setbacks; and

between new buildings and surrounding properties, streets and other features.

Design all residential buildings and units to have easy access to useable private or semiprivate outdoor amenity space.

Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.

Porches, balconies, and decks facing a street should present an open and accessible appearance that encourages interaction between the dwelling and the street.

Design façades to articulate individual dwelling units by recessing or projecting building elements, varying materials and exterior finishes, and using entrance features, roofline features, or other architectural elements.

Design primary unit entrances to provide:

- a. A clearly visible front door directly accessible from a public street or publicly accessible pathway; and
- b. Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies.

Screening for private patios, porches, balconies, and decks may be provided with light lattice work or landscaping.

Design of open space should emphasize usability, with convenient access from the interior of units so that open space can be used as part of everyday living.

Where private outdoor space is provided, it should be delineated and screened (e.g. with vegetation, fencing, lattice), or located in such a way as to ensure privacy.

Outdoor living spaces should be visible from the interior of dwelling units in order to promote the usability and safety of the space.

Create a semi-private entry or transition zone from the public realm to individual private units by utilizing design elements such as: Articulation and pattern of the building as it relates to the street.

Hard-surfaced driveways and parking areas should be surfaced with materials that avoid a monotonous appearance.

Permeable surfaces, grasscrete, or narrow wheel lanes with planting in the middle are encouraged where the frequency of use does not necessitate full paving (i.e. additional parking spaces or guest parking).

Defining features should be provided such as a roof overhang or other features to help identify the entrance to the secondary suite where it faces a street.

25.6 Neighbourhood
Townhouse

Vehicle access from the street should be limited to no more than one curb cut per property and be located on the secondary street, where possible. Impacts on pedestrians and the streetscape should be minimized.

Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include:

- a. Articulating façades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;
- b. Repeating window patterns on each step-back and extension interval;

c. Providing a porch, patio, deck, covered entry, balcony, and/or bay window for each interval; and

d. Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.

Incorporate a range of architectural features and details into building façades to create visual interest, especially when approached by pedestrians. Include architectural features such as:

a. Bay windows or balconies, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance (see Achieving High Performance);

b. Variations in roof height, shape and detailing;

c. Building entries; and

d. Canopies and overhangs.

Buildings on corner lots should utilize prominent corner features.

Integrate publicly accessible private spaces with public open areas to create seamless, contiguous spaces.

Screening, window placement, and the siting of access points should be considered to minimize the impact of vehicle headlights on building interiors.

An architecturally consistent design should be employed for the overall site, with subtle variations in building materials and colours in key locations to ensure visual interest.

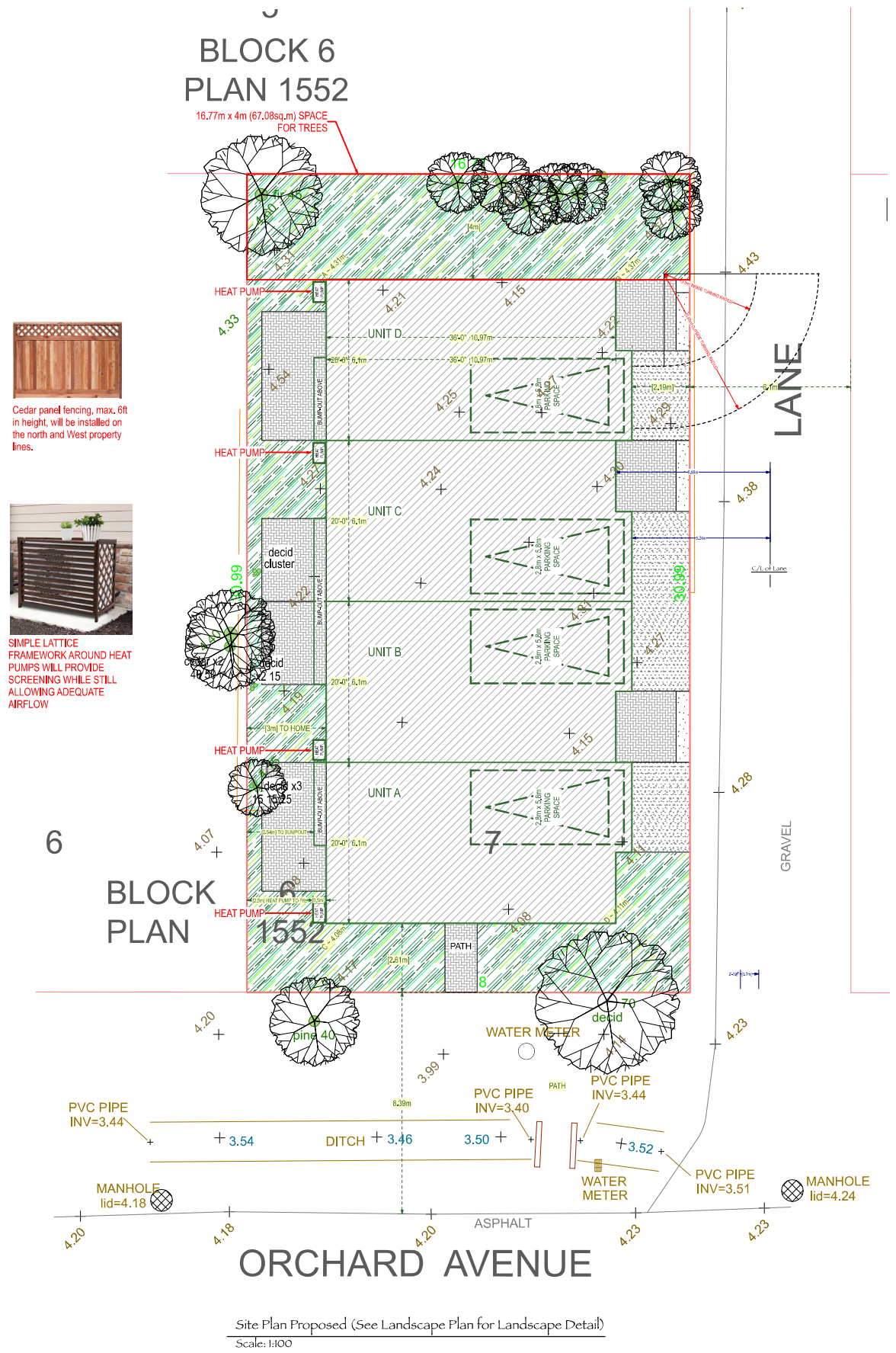
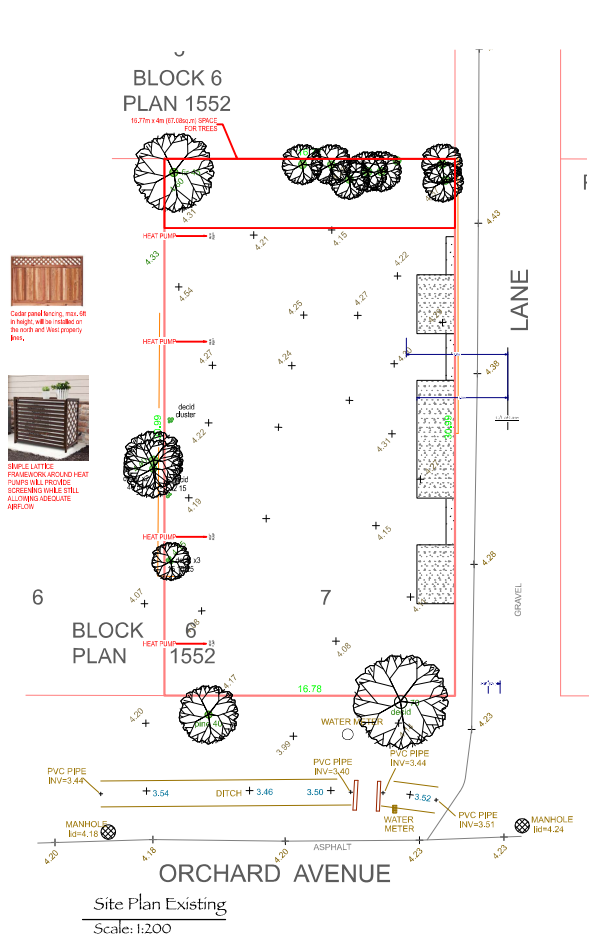
Scale buildings and façade elements to establish a consistent pattern along the street and internal roads. This may be accomplished by: articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection, or recess in the façade.

Design front patios to:

a. Provide an entrance to the unit; and

b. Establish a semi-private transition zone.

SITE PLAN & PROJECT INFO



Cedar panel fencing, max. 6ft in height, will be installed on the north and West property lines.

SIMPLE LATTICE FRAMEWORK AROUND HEAT PUMPS WILL PROVIDE SCREENING WHILE STILL ALLOWING ADEQUATE AIRFLOW

2312 Orchard Ave - Project Info Table		APPENDIX C		
Item	R1 Zoning Requirements	Proposed		
Lot Area (min)	250 sq.m., 2690.975 sq'	519.98 sq.m., 5597.00 sq'		OK
Maximum Dwelling Units	4 Dwelling Units	4 Dwelling Units		OK
Lot Coverage **	Max. 50% Lot Coverage	3031.20 sq'		Variance Required
		54.2%		
Front Yard Setback	4.5 m (South)	2.61 m		Variance Required
		The boulevard in front of this front yard is very generous. 8.39m boulevard + 2.61m setback = 11m from face of home to street edge.		
Rear Yard Setback	3 m (North)	4 m (North)		OK
Side Yard Setbacks	2 m (West)	2.54 m (West, to bump-out))		OK
	2 m (East)	2.19 m (East)		OK
Building Height (Roof Pitch > 3:12)	12 m	10.72 m		OK
Storeys	Maximum 3 storeys	2 Storeys		OK

** Lot coverage includes upper floor bump-outs.

Floor Area Calculations		
Space	Area	
Unit A	Main Floor Living Space	494.2 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit B	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit C	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit D	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
TOTAL		5986 sq'

AVERAGE GRADE CALCULATION	
POINT	GRADE (m)
A	4.3
B	4.4
C	4.1
D	4.1
AVERAGE (m)	4.2

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-665-1918 cumming.design@shaw.ca	DWG NO: A-1	DESIGN BY: TARA & NIALl	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE: 2024 Jul 17 12:19:53 PM	DRAWN BY: TARA	

EAST & WEST ELEVATIONS



Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Finished Ground to opposite Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 8.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
East Elevation (Front Door Wall)	5.85m	169.4	16	36.38	83.1%	21.5%	OK
East Elevation (Garage Wall)	5.24m	214	20	108	68.4%	50.5%	OK
West Elevation (Main Wall)	3m	292.68	27	74	25.5%	25.3%	OK
West Elevation (Bottom Bump-Out)	2.54m	104.2	10	16	18.8%	15.4%	OK



*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-885-4918 cumming.design@shaw.ca	TFW#S REF: A-2	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE: 2024 Jul 17 12:19:54 PM	DRAWN BY: TARA	

NORTH & SOUTH ELEVATIONS & MODEL VIEWS



South East View
Scale: 3/32" = 1'-0"



North East View
Scale: 3/32" = 1'-0"



North West View
Scale: 3/32" = 1'-0"



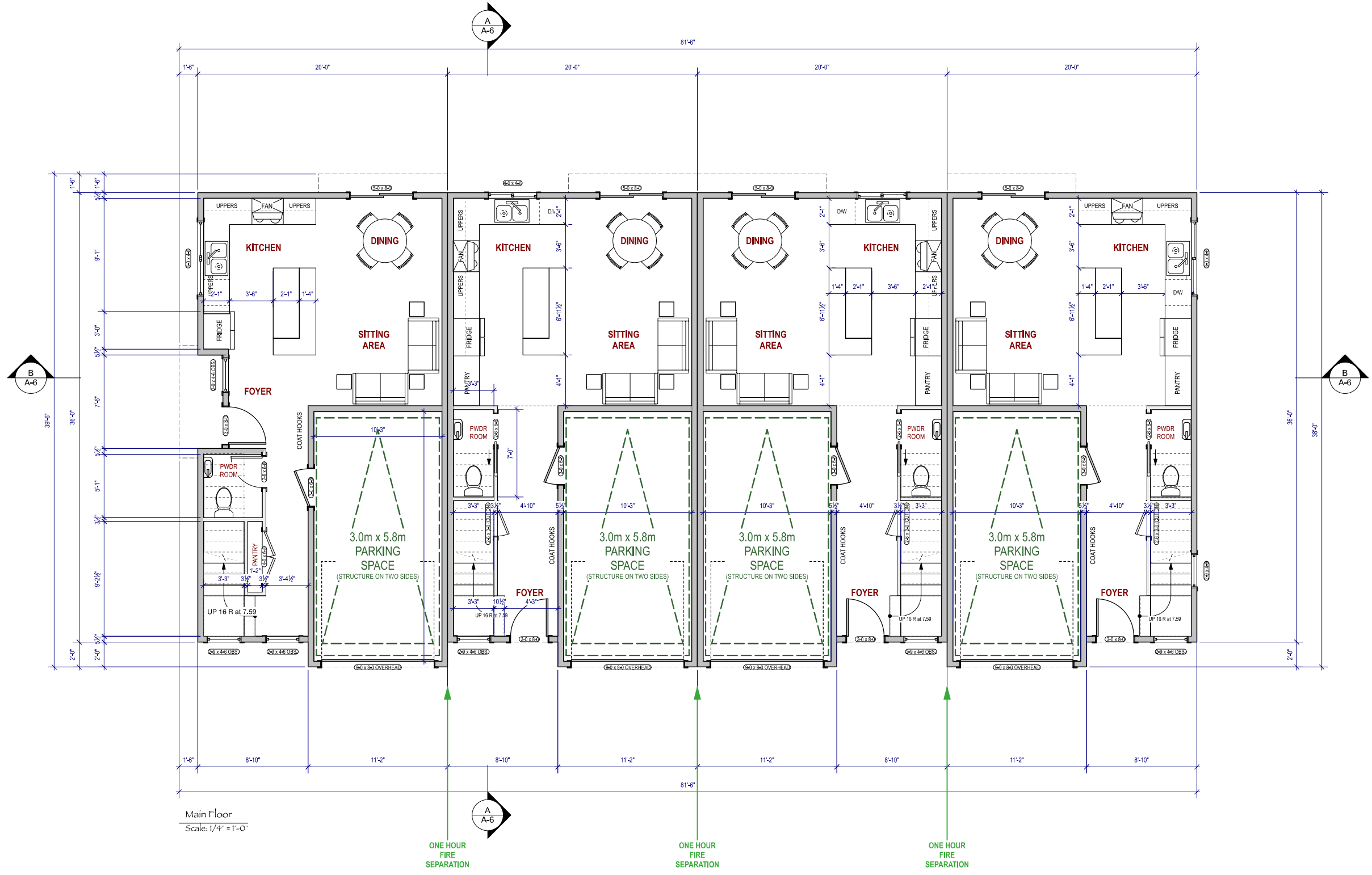
South West View
Scale: 3/32" = 1'-0"



Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECT ED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECT ED OPENINGS (%)	PROPOSED UNPROTECT ED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Finished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 5.10.14.4-	-This column auto-calculates-	-Compens Allowable to Proposed-
North Elevation	3.13m	714.37	66	66.37	18.0%	9.3%	OK

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
 *** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

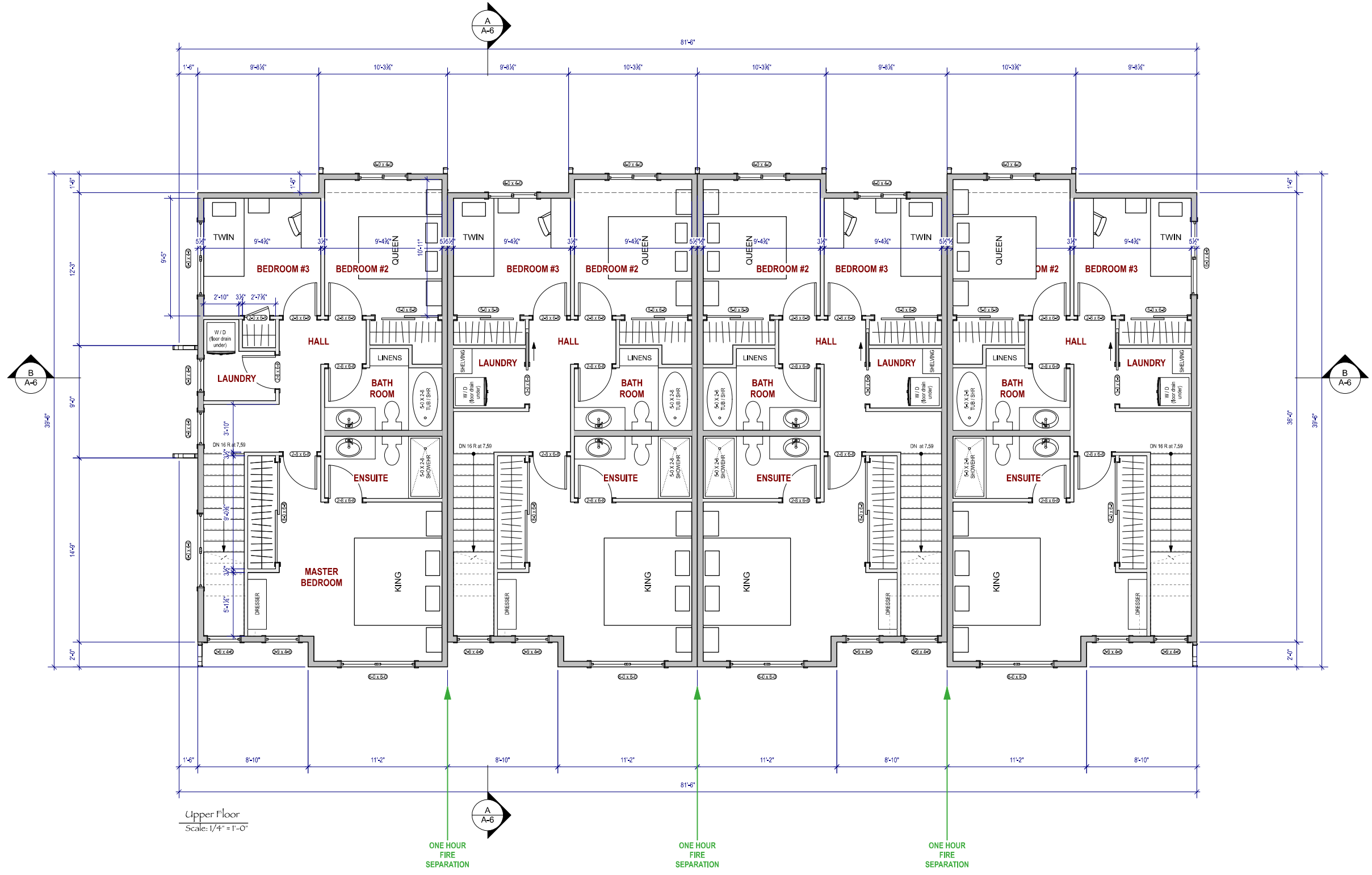
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		DATE:	2024 Jul 17 12:20:02 PM	DRAWN BY:	TARA	



Main Floor
Scale: 1/4" = 1'-0"

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

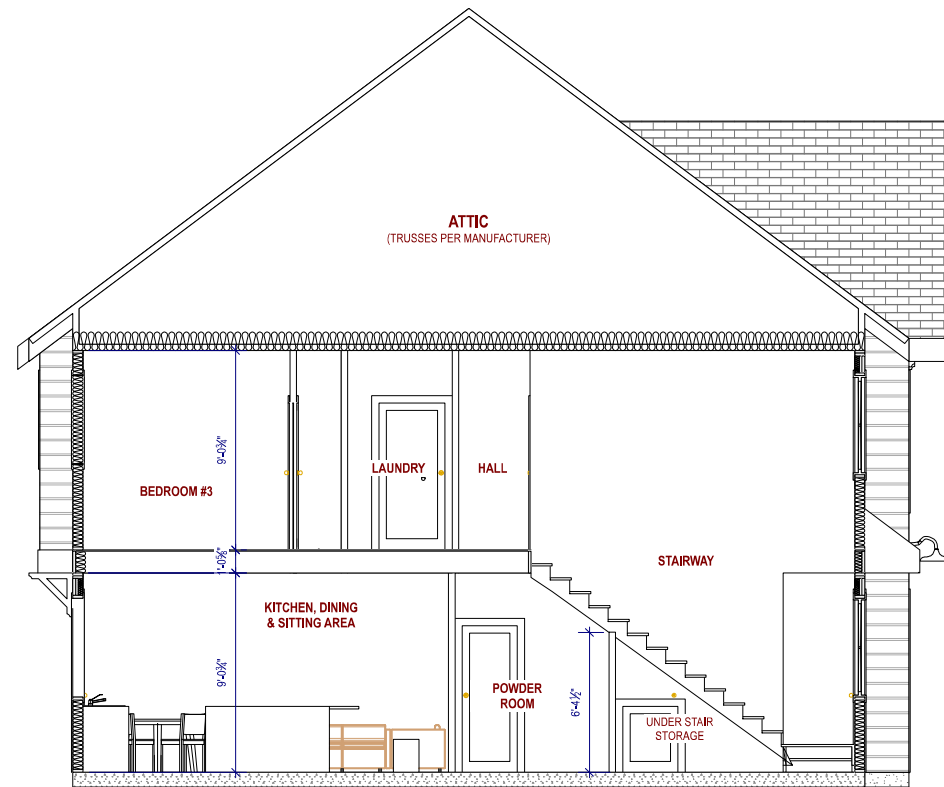
<p>Tara Cumming 250-688-1918 cumming.design@shaw.ca</p>	DWG NO: A-4	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 Jul 17 12:20:14 PM	DRAWN BY: TARA	



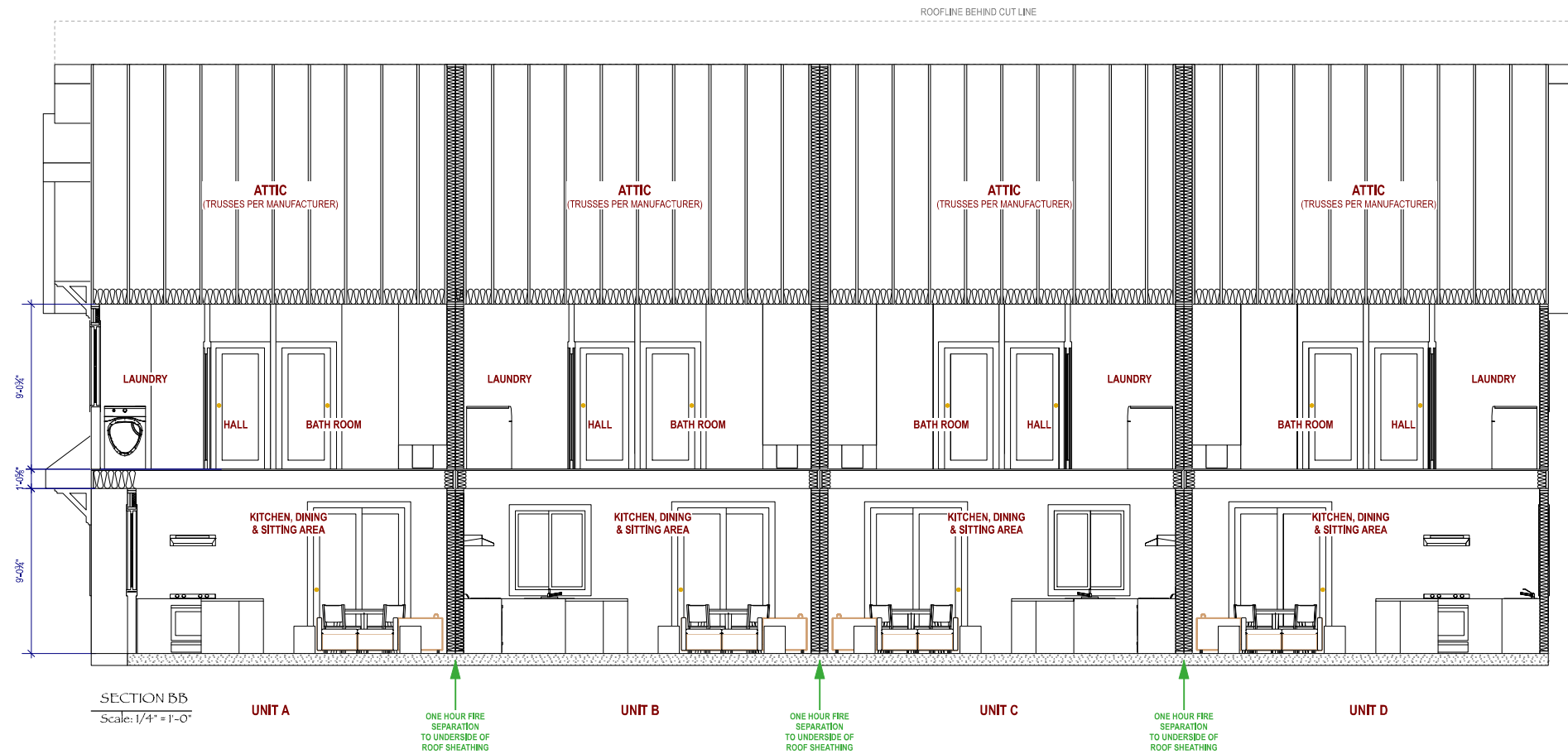
Upper Floor
Scale: 1/4" = 1'-0"

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
 *** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-688-1918 cumming.design@shaw.ca	DWG NO:	A-5	DESIGN BY:	TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE:	2024 Jul 17 12:20:14 PM	DRAWN BY:	TARA	



SECTION AA
Scale: 1/4" = 1'-0"



SECTION BB
Scale: 1/4" = 1'-0"

UNIT A

UNIT B

UNIT C

UNIT D

ONE HOUR FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING

ONE HOUR FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING

ONE HOUR FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING

Cumming Design

Tara Cumming
250-688-1918
cumming.design@shaw.ca

DWG NO:

A-6

DATE:

2024 Jul 17
12:20:15 PM

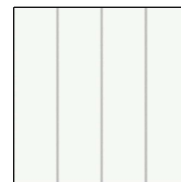
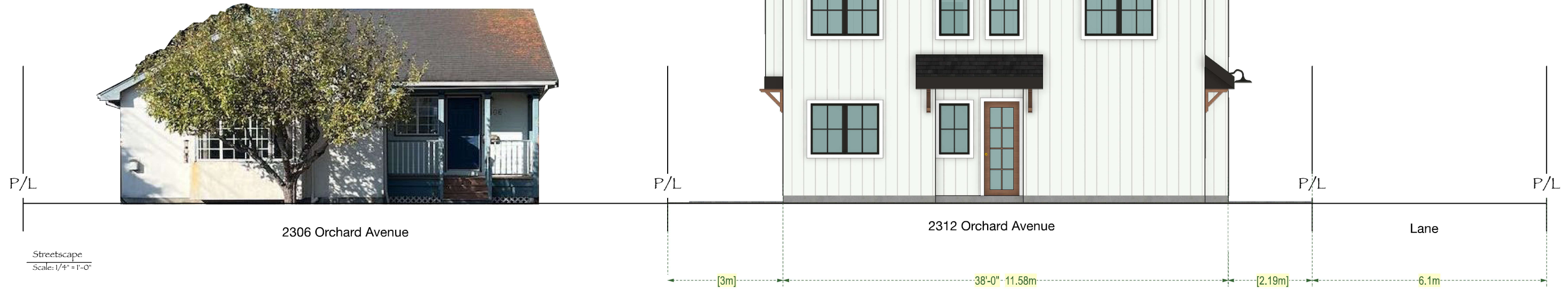
DESIGN BY:

TARA & NIALL

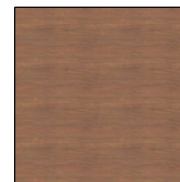
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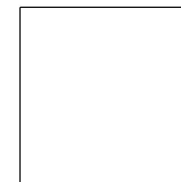
~ 2312 Orchard Avenue ~
~Niall Paltiel~



Vertical Board & Batten Siding:
James Hardie
"Arctic White"



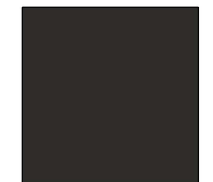
Angle Braces & Doors:
Natural Wood Colour



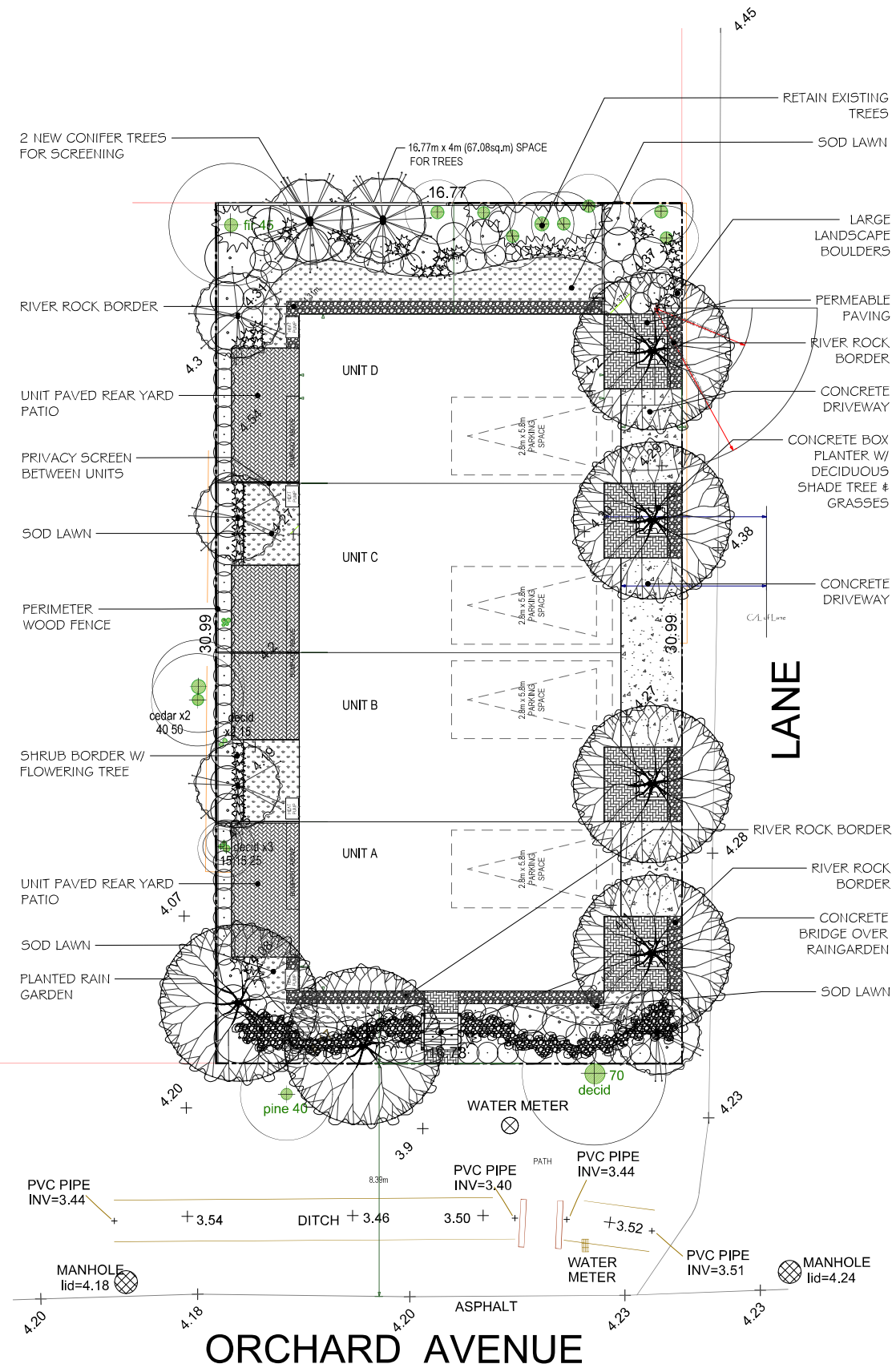
Window Trim:
James Hardie
"Arctic White"



Roofing:
Black Malarkey Shingles



Fascias & Barge Boards:
Black



SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal.
	PDOG	Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	7cm Cal.
	VFIN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolf's Pyramid'	2.5m Ht.
Large Shrubs	FIER	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#5 Pot.
	LRHA	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot.
	SMAG	Star Magnolia	Magnolia stellata	#5 Pot.
	*NINE	Ninebark	Physocarpus opulifolius var. 'Diablo'	#5 Pot.
	*SAMB	Red Elderberry	Sambucus racemosa	#5 Pot.
	HYD	Oak Leaf Hydrangea	Hydrangea quercifolia var. 'Snow Queen'	#7 Pot.
	LRIB	Rhododendron Arnh Kruschke	Rhododendron var. 'Arnh Kruschke'	#5 Pot.
	TAX	Eddie's Yew	Taxus x media var. 'T.M. Eddie'	1.5m Ht.
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot.
	MEX	Mexican Orange Blossom	Choisya ternata var. 'Asteric Pearl'	#5 Pot.
	*MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot.
	MSIA	Rhododendron	Rhododendron var. 'Unregé'	#2 Pot.
	*RIBE	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot.
	BOX	Boxwood Green Mountain	Buxus sempervirens var. 'Green Mountain'	#5 Pot.
	MRIB	Fantastica Rhododendron	Rhododendron var. 'Fantastica'	#5 Pot.
	DVIB	Viburnum dauricum	David's Viburnum	#2 Pot.
ALAT	Dwarf Burning Bush	Euonymus alata var. 'Fireball'	#5 Pot.	
Small Shrubs	AZAP	Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot.
	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot.
	DWFJ	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Prelude'	#1 Pot.
	*POLY	Sword Fern	Polystichum munifolium	#1 Pot.
	SARC	Sweetbox	Sarcococca hookerana humilis	#1 Pot.
	*ADOG	Dwarf Red Twig Dogwood	Cornus sericea 'Arctic Pine'	#1 Pot.
	SPIR	Shirobana Spirea	Spirea japonica 'Shirobana'	#1 Pot.
	*NROS	Nutka Rose	Rosa Nutkana	#1 Pot.
	AZAW	Azalea x 'Grand's Pleasant White'	Grand's Pleasant White Azalea	#3 Pot.
	WHEA	Enca camea 'December Red'	December Red Heather	#1 Pot.
	DHYD	Dwarf Hydrangea	Hydrangea paniculata var. 'Little Lime'	#2 Pot.
	LAV	English Lavender	Lavandula angustifolia var. 'Munstead'	#1 Pot.
	*MAHN	Cascade Oregon Grape	Mahonia nervosa	#1 Pot.
SPGF	Gold Flame Spirea	Spirea bumalda var. 'Gold Flame'	#2 Pot.	
Ground Covers	AJUG	Black Bugleweed	Ajuga reptans 'Metallica'	SP3
	*VITI	Mountain Cranberry	Vitis idaea minus	SP4
	*FRAG	Coastal Strawberry	Fragaria chiloensis	#1 Pot.
	*BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	
Vines	ARM	Evergreen Clematis	Clematis armandii	#5 Pot.
	CLDM	Clematis sp.	Clematis Vine	#1 Pot.
Perennials	AGTI	Astilbe	Astilbe chinensis var. 'Pumila'	SP5
	CRDC	Montebretia	Crocosmia var. 'Lucifer'	SP5
	REMI	Dwarf Daylily	Heimerocallis var. 'Stella d'Oro'	SP5
	*HELIC	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	SP5
	IRD	Sweet Iris	Iris pallida var. 'Kuno -Vanegata'	SP3
	HELE	Lenten Rose	Heleborus 'Brandywine'	SP5
	CARX	Japanese Sedge	Carex morrowii 'Ice Dance'	SP5
	*DEER	Blechnum spicant	Deer Fern	#1 Pot.
	CALA	Feather Reed Grass	Calamagrostis var. 'Eldorado'	#3 Pot.
	FESC	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Pot.
	HELH	Helictotrichon sempervirens	Blue Oat Grass	#1 Pot.
	*JUNC	Juncus effusus	Common Rush	SP5
	*RUJIB	Rudbeckia fulgida	Black-eyed Susan	#1 Pot.
	TEST	Flame Sedge	Carex testacea	
Notes:				
- *Native Plant				
- All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
- All areas to be irrigated with an automatic underground system.				

SOFTSCAPE LEGEND

REV. DATE	NUMBER	DESCRIPTION
05-22-24	1	ISSUED FOR REVIEW
05-24-24	2	REVISED
07-23-24	3	REVISED