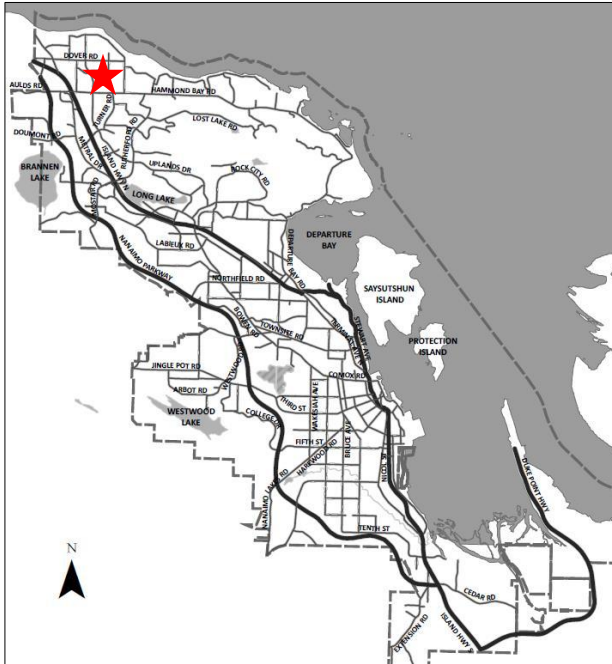


DATE OF MEETING | September 23, 2024

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1347 – 6330**
MCROBB AVENUE



Proposal:
86-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Secondary Urban Centre

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
9,428m²



OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a multi-family development at 6330 McRobb Avenue. |

Recommendation

That Council issue Development Permit No. DP1347 for a multi-family development at 6330 McRobb Avenue with variances as outlined in the “Proposed Variance” section of the Staff Report dated 2024-SEP-23. |

BACKGROUND

A development permit application, DP1347, was received from Daryoush Firouzli Architecture Inc. on behalf of Camargue Properties Inc., to permit an 86-unit multi-family development at 6330 McRobb Avenue. This is the second phase of the Dover Ridge Apartments. Phase 1 was completed in 2016 and contained 50 rental units (DP909).

A previous Development Permit (DP1241) was issued for this development, however, the permit lapsed and the owner would like to proceed with the development plans as previously approved.

Subject Property and Site Context

The subject property is located in the Dover neighbourhood. The Phase 1 development occupies the northern portion of the lot, fronting McRobb Avenue, and the site is accessed via Sentinal Drive, a privately maintained access easement. The lot is flat with existing trees in the southwest corner of the lot.

The surrounding neighbourhood includes a mix of multi-family residential developments, institutional and commercial uses within the Woodgrove Urban Centre. Existing townhouse developments are located to the northwest, and two multi-family apartment buildings (Texada and Uplands Terrace Apartments) are located to the east. A multi-family apartment building is under construction to the south, and the City is reviewing an application for two apartment buildings on the west side of Sentinal Drive (DP1260). The subject property is located near Woodgrove Shopping Centre, and transit service and public amenities including a library, schools, sports fields and parks are all located within walking distance. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a six-storey multi-family rental development with 86 units and underground parking. The proposed unit composition is as follows:

Unit Type	Unit Count	Unit Size
Studio	18	43m ²
One-Bedroom	35	62m ²
Two-Bedroom	29	82m ²
Three-Bedroom	4	102m ²

The proposed gross floor area for this phase is 6,961m² and the total Floor Area Ratio (FAR), combined with existing Phase 1, is 1.19, below the maximum permitted FAR of 1.25 in the R8 zone.

Site Design

The proposed building will be constructed in the southwest corner of the site and will be accessed from Sentinel Drive via the existing drive aisle. The majority of parking is provided underground with some expanded surface parking. The primary building entrance is internal to the site, facing the parking area and outdoor amenity space. An additional pedestrian entrance is proposed in the southeast corner of the building and units located at grade will have direct pedestrian connections to Sentinel Drive similar to the development in Phase 1.

Two outdoor amenity areas are provided as part of this phase, complete with landscaping, lighting, crushed-gravel pedestrian pathways, outdoor seating, and a stormwater retention area. Short-term bicycle parking is proposed adjacent to the primary building entrance and three-stream waste collection will occur from the existing enclosure, which will be expanded to support both buildings.

Building Design

The proposed six-storey building complements the design of the existing Phase 1 building and provides a range of exterior finishes including different coloured cement composite siding and cementitious plank siding, with an alternate woodgrain plank siding to distinguish the exterior of the ground level. Visual interest will be provided on all elevations through the use of materials and balconies.

The building shape mirrors the existing Phase 1 building with a central lobby and residential units within two wings. A common indoor amenity space is proposed at the ground level and a common rooftop amenity is proposed in the northeast corner of the building.

The development substantially meets the intent of the General Development Permit Area Guidelines by providing a well-articulated building form; shared indoor and outdoor amenity space; a range of exterior finishes to create visual interest; and, screening of surface parking from adjacent streets and residences.

Landscape Design

Landscaped amenity areas are proposed adjacent to the front entry, centrally between the building and the parking area, and along the Sentinel Drive frontage with a stormwater feature and pedestrian pathways and seating in the southeast corner of the site. A large Arbutus tree will also be retained in this area. Proposed plantings include both deciduous and coniferous trees as well as a number of small shrubs, grasses, ferns, and perennials. A rose hedge will be continued

along the east property line on the edge of the surface parking lot to screen the parking area from Sentinel Drive.

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 previously issued DP (DP1241), accepted by DAP in 2021.

Proposed Variance

Maximum Building Height

The maximum permitted height for a principal building in the R8 zone is 14.0m. The proposed building height is 19.6m, a requested variance of 5.6m. The variance is requested in order to provide the permitted density onsite in a more compact building footprint, which provides for greater soft surface area and amenity space.

A Building Massing Study (Attachment G) has been provided to demonstrate how the proposed density could be achieved in a larger building footprint, without a height variance and without proposed amenity and outdoor spaces. The concept from the time of rezoning envisioned one large building for the subject property. The current proposal offers increased permeability of the site and reduces the perceived massing of the building by emphasizing the roofline of the fifth storey and stepping-back the sixth storey to provide a rooftop amenity space.

The subject property is located within the Secondary Urban Centre as identified in City Plan, where taller residential buildings (up to 12 storeys) are supported.

Staff support the proposed building height variance. |

SUMMARY POINTS

- Development Permit Application No. DP1347 is for a six-storey 86-unit multi-family rental residential building at 6330 McRobb Avenue.
- The proposed building will be the final phase of the Dover Ridge Apartments development.
- A variance is requested to increase the maximum permitted building height from 14m to 19.6m.
- Staff support the proposed variance. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Underground Parking Plan
ATTACHMENT E: Building Elevations & Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Building Massing Study
ATTACHMENT H: Landscape Plan & Details
ATTACHMENT I: Shadow Study |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

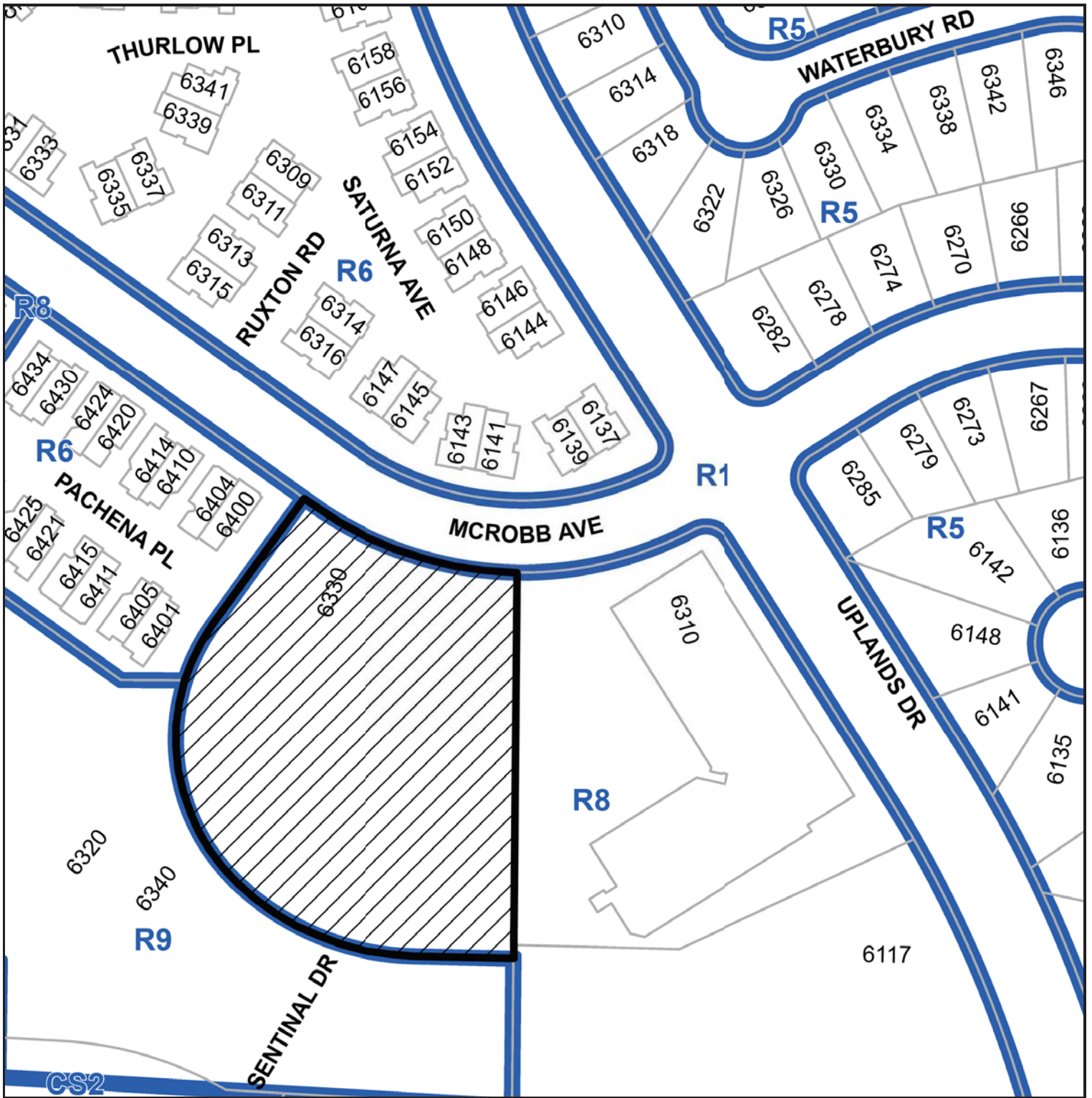
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 19.6m.

CONDITIONS OF PERMIT

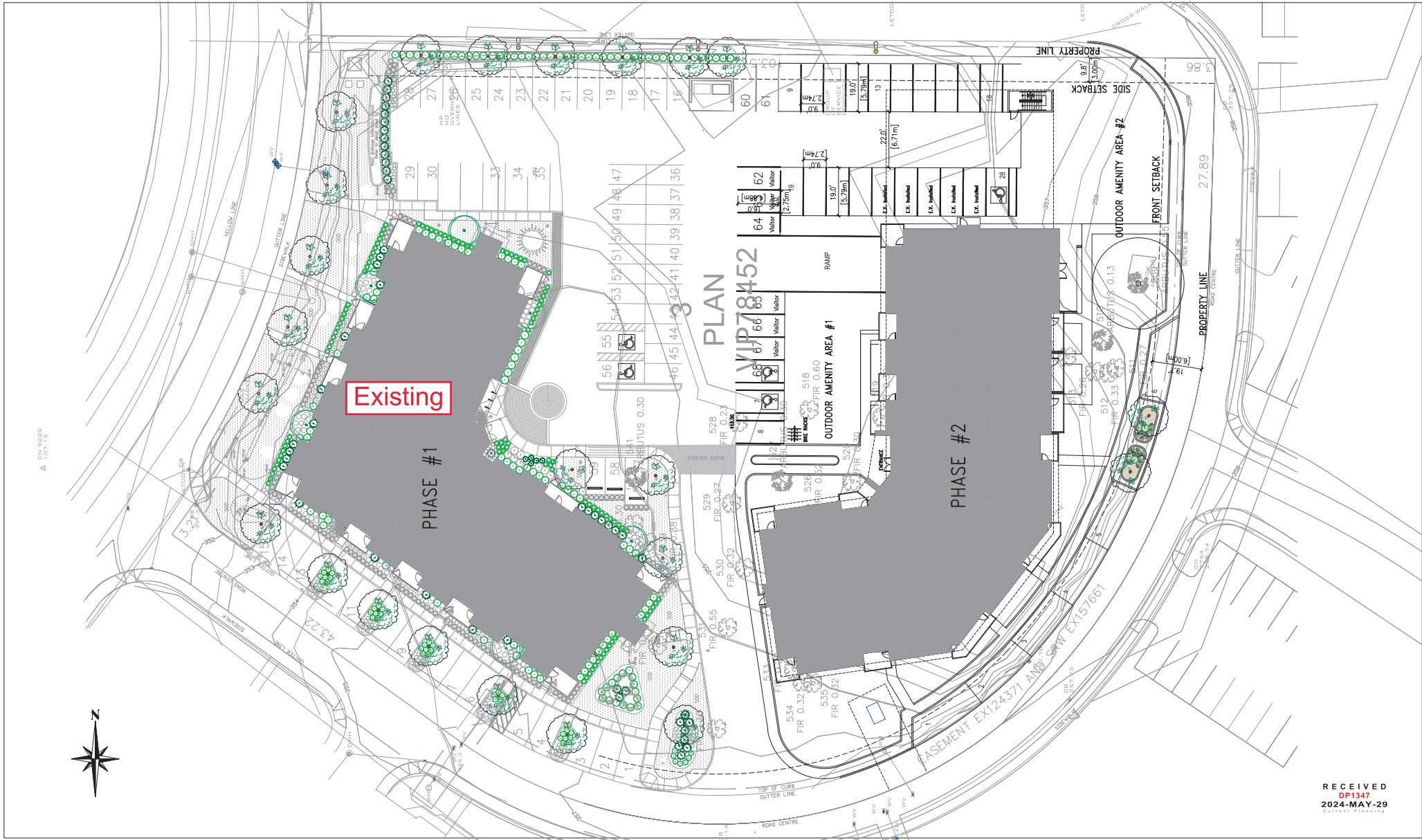
1. The subject property is developed generally in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Attachment C.
2. The subject property is developed generally in accordance with the Underground Parking Plan prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Attachment D.
3. The development is in substantial compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture, dated 2021-DEC-14, as shown on Attachment E.
4. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2024-AUG-23, as shown on Attachment G.

ATTACHMENT B
SUBJECT PROPERTY MAP



6330 MCROBB AVENUE

ATTACHMENT C SITE PLAN



△ 0.00-0.45
1.00-1.75



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NOTES

1. This drawing is an approximation of what is to be proposed and does not constitute a contract. It is subject to change without notice.
2. All dimensions are in meters unless otherwise specified.
3. All materials and finishes are to be as specified in the schedule of materials.
4. All work is to be in accordance with the current British Columbia Building Code and all applicable regulations.
5. The client is responsible for obtaining all necessary permits and approvals.
6. The contractor is responsible for obtaining all necessary permits and approvals.
7. The contractor is responsible for obtaining all necessary permits and approvals.
8. The contractor is responsible for obtaining all necessary permits and approvals.
9. The contractor is responsible for obtaining all necessary permits and approvals.
10. The contractor is responsible for obtaining all necessary permits and approvals.

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T: 250-933-1991, E: PIROUZ@DARCHA.EA
DARYOUSH PIROUZI ARCHITECTURE INC.

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CONSULTANT SEAL: _____
CONSULTANT SEAL: _____

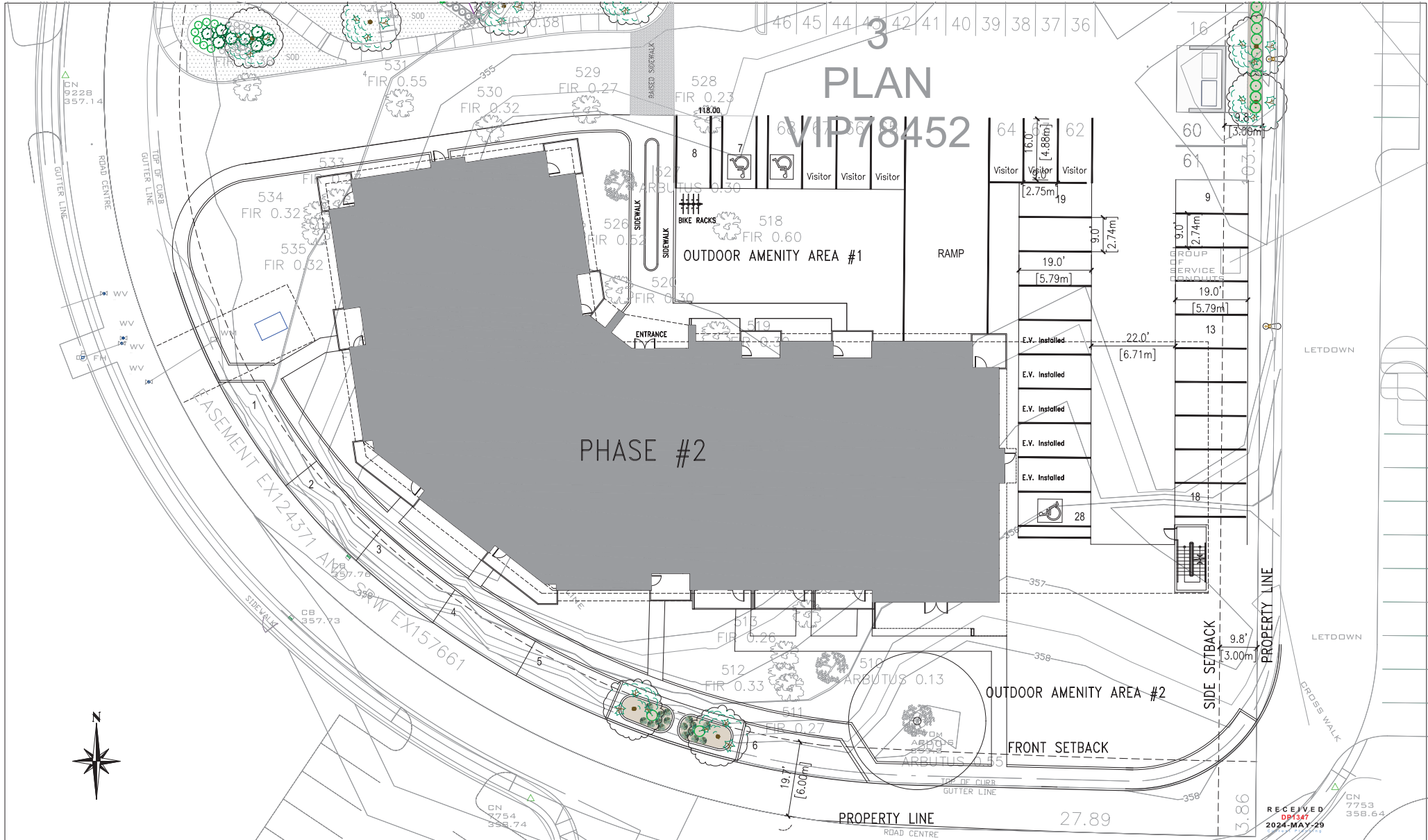
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DRAWN: _____
CHECKED: _____
DATE: 28 MAR 22

PROJECT: 6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

CLIENT: ROBIN KELLEY
PROJECT NO: 2750

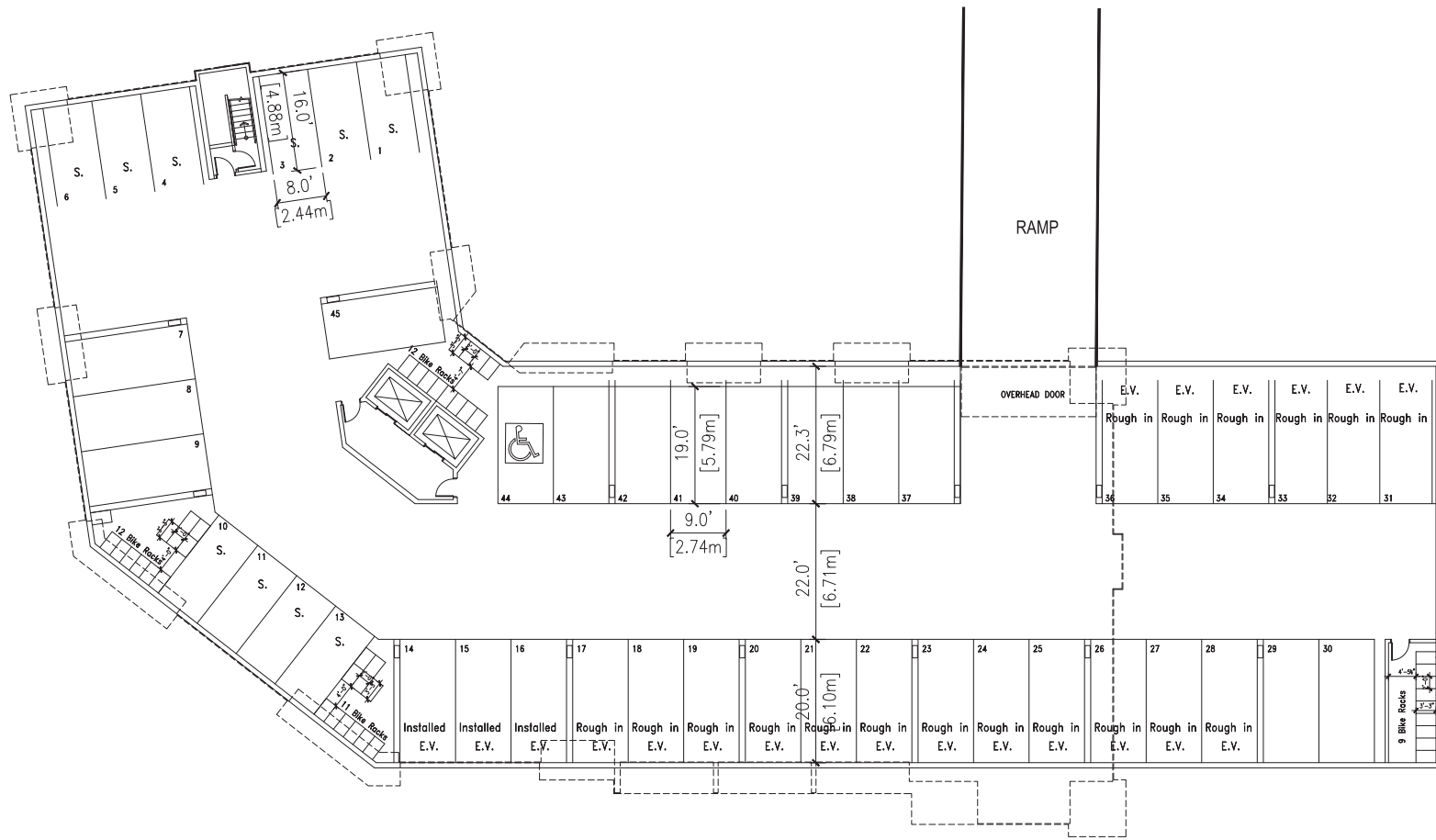
SHEET TITLE: OVERALL SITE PLAN
PRELIMINARY

SHEET NO: **A0.1**
REVISION: _____



<p>NOTES</p> <p>1. The owner is to provide all services to the project and any other services required for completion, such as utility relocation, tree relocation, etc. The contractor is to provide all other services required for completion, such as excavation, foundation, etc.</p> <p>2. All dimensions shall be measured and verified by the contractor. The contractor is to provide all other services required for completion, such as excavation, foundation, etc.</p>	<p>D-ARCHITECTURE 6377 HARBOR DRIVE, NANAIMO, BC V9Y 1N4 T: 250-933-1991 E: FIRGIZI@HAWK.CA WWW.D-ARCHITECTURE.COM</p>	<p>ARCHITECT SEAL</p>	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE 3/32" = 1'-0"</p>	<p>PROJECT 6330 MCROBB AVENUE NANAIMO, BC</p>	<p>CLIENT ROBIN KELLEY</p>	<p>SHEET TITLE SITE PLAN PRELIMINARY</p>	<p>SHEET NO. A1.1</p>
		<p>DATE 28 MAR 22</p>	<p>PHASE #2</p>	<p>PROJECT NO. 2750</p>	<p>REVISION</p>				
		<p>RECEIVED 09/13/24 2024-MAY-29</p>				<p>CN 7753 358.64</p>			
		<p>PROPERTY LINE</p>							

ATTACHMENT D UNDERGROUND PARKING PLAN



UNDERGROUND PARKING

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2024-MAY-29

NOTES	<p>1. This drawing is an instrument of service to the project.</p> <p>2. It is the responsibility of the client to ensure that the project is properly planned and executed.</p> <p>3. The client is responsible for obtaining all necessary permits and approvals.</p> <p>4. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>5. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>6. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>7. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>8. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>9. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p> <p>10. The client is responsible for ensuring that the project is completed in accordance with the approved plans.</p>
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PROJECT 6330 MCROBB AVENUE NANAIMO, BC PHASE #2
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CLIENT ROBIN KELLEY
PROJECT NO. 2750

SHEET TITLE underground parking PRELIMINARY

SHEET NO. A2.0

ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

Proposed Building Height Variance

Maximum Allowable Building Height



NORTH ELEVATION (SIDE)

EAST ELEVATION (SIDE)

Proposed Building Height Variance

Maximum Allowable Building Height



NORTH ENTRY ELEVATION

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
1	[Brown swatch]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
2	[Red swatch]	CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3	[Black swatch]	CEMENT COMPOSITE SIDING CHARCOAL
4	[Light tan swatch]	CEMENT COMPOSITE SIDING HEAVY CREAM:DLX1098-2
5	[Dark grey swatch]	8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
6	[Brown swatch]	8" WOOD GRAIN PLANK SIDING FROM WOODTON
7	[Grey swatch]	BLACK ALUMINUM RAILING

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SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
1		8" WOOD GRAIN PLANK SIDING FROM WOODTON
2		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3		CEMENT COMPOSITE SIDING CHARCOAL
4		CEMENT COMPOSITE SIDING HEAVY CREAM:DLX1098-2
5		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
6		8" WOOD GRAIN PLANK SIDING FROM WOODTON
7		BLACK ALUMINUM RAILING

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 PHASE #2

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ATTACHMENT F BUILDING RENDERINGS



NOTES

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View from 6340 McRobb Avenue



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View from 6340 11th McRobb Avenue



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View from 6340 1/2 Robb Avenue



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View from Sentinel Drive



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View to internal of site



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PROJECT
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 NANAIMO, BC
 PHASE #2

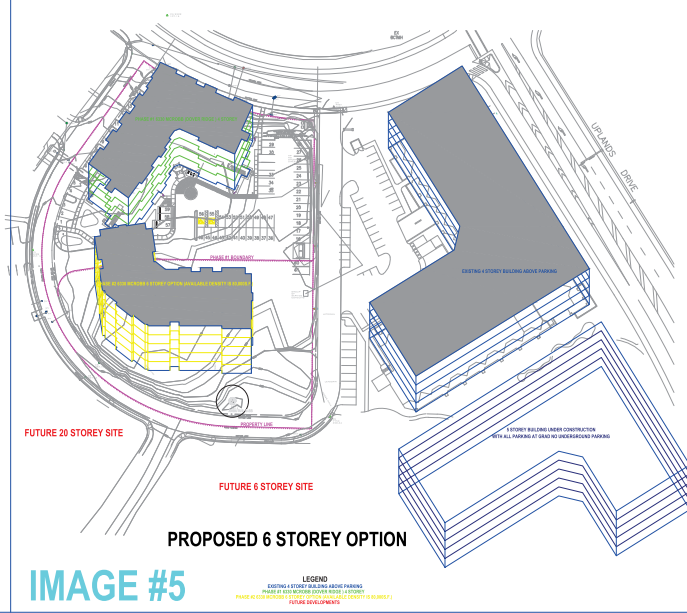
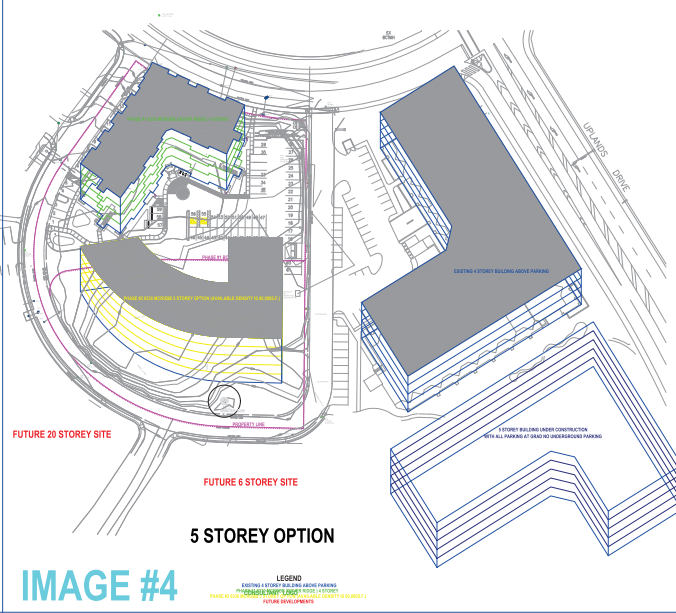
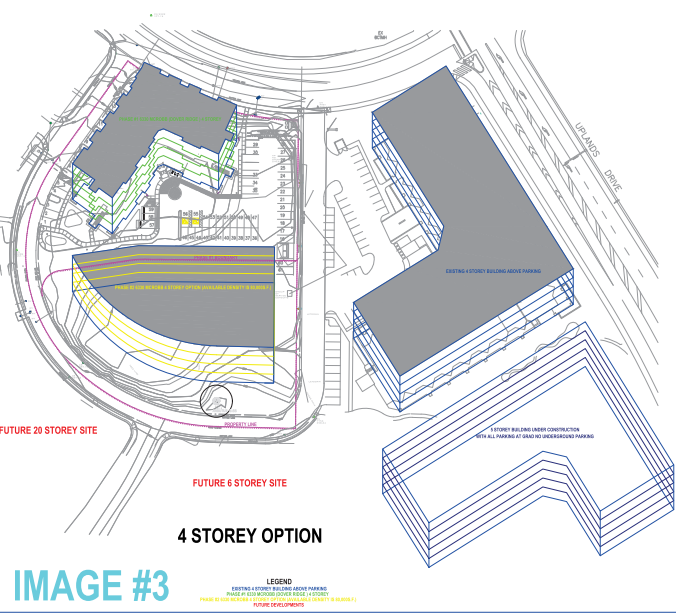
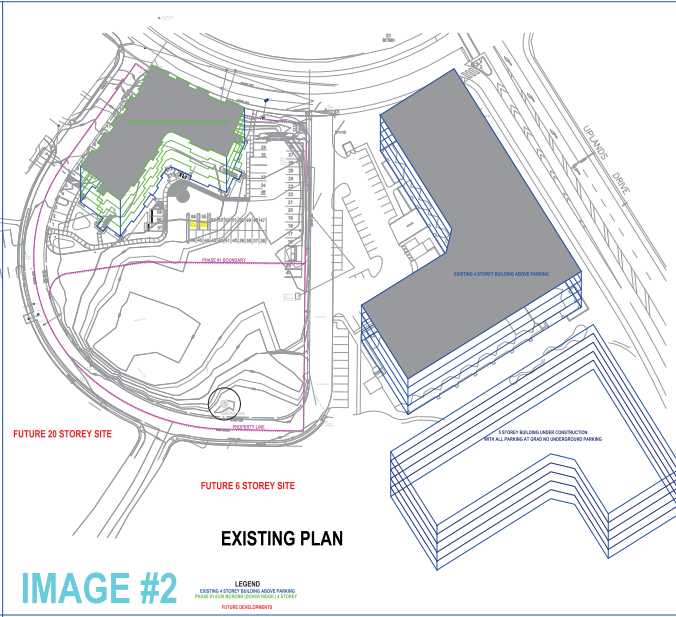
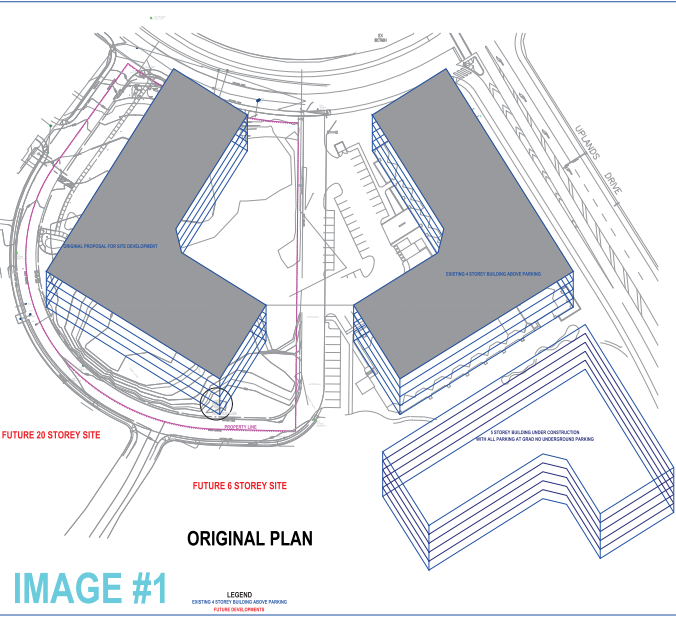
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View of outdoor amenity space 115

ATTACHMENT G BUILDING MASSING STUDY



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3. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's consultants.
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ARCHITECT SEAL	CONSULTING SEAL	SCALE 3/32" = 1'-0"
		DATE 14 DEC 21

PROJECT 6330 MCROBB AVENUE NANAIMO, BC PHASE #2
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CLIENT ROBIN KELLEY
PROJECT NO. 2750

SHEET TITLE 6 STOREY DEIGN RATIONAL
RECEIVED DP 1347 2024-AUG-21

SHEET NO. A0.0
REVISION

ATTACHMENT H LANDSCAPE PLAN AND DETAILS

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

DESIGN RATIONALE

Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.
The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

- A sunny patio outside the amenity room,
- A winding path through a quiet place of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus.
- Creation of a bioswale which will be
 - o functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden
 - o ornamental, it will be an organic "stream" at the centre of the garden space, running through a team
- A planted edge to screen the street

2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site.
The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN
Scale: N.T.S.



PLANTING SCHEME



conifers



medium deciduous trees



small deciduous trees



deciduous shrubs



evergreen shrubs



low evergreen shrubs



Existing Arbutus tree

SITE ELEMENTS



boulder from site



metal picket fence



benches



crushes gravel path



lighting bollards



bike racks

PLANT PALETTE

NOTE - REPLACEMENT TREES:

100 REQUIRED: SEE L0.3

73 PROPOSED: 61 DECIDUOUS, 12 CONIFEROUS

Icon	Key	Qty	Botanical Name	Common Name	Pot Size
Deciduous Trees					
	Ap	13	Acer palmatum	Japanese Maple	2.5m
	Ac	17	Acer crinum	Vine Maple	10 gall
	Ce	7	Cornus edulis white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ok	6	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
	Fad	5	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6 cm cal
	Pp	10	Parrotia persica 'Vanessa'	Upright Persian Ironwood	6 cm cal
	Sjap	3	Syrinx japonica	Snowbell Tree	6 cm cal
Coniferous Trees					
	Pfv	1	Pinus flexilis vanderwolf	Vanderwolf Pine	2 m ht
	Pn	6	Pinus nigra	Austrian Pine	2 m ht
	PuB	4	Picea omorika Bruns	Serbian Spruce	2m ht
	Ps	1	Pinus sylvatica	Scots Pine	2m ht
Hedging / Shrubs / Grasses / Ferns & Perennials (2000 TOTAL)					
	Tm	100	Taxus media Hicksi	Yew	5 gall
Evergreen Shrubs					
	Cs	490	Choysya ternata	Mexican Orange Blossom	#1
	La		Lavandula angustifolia 'Hidcot'	English Lavender	#1
	Ss		Sarcococca humilis	Sweetleaf	#1
	Vd		Viburnum davidi	David's Viburnum	#1
	Vv		Vaccinium ovatum	Evergreen Huckleberry	#1
Deciduous Shrubs					
	Cs	490	Cornus alba sibirica	Red Tipped Dogwood	#1
	Os		Hedera helix	Ocean Spray	#1
	Ra		Ribes sanguineum	Red Flowering Currant	#1
Low Shrubs					
	Gs		Guzmania spathulata	Spat	#1
	Ma		Martynia algicola	Tall Oregon Grape	#1
	Mn		Mertensia nervosa	Dull Oregon Grape	#1
	Ro		Rosemarinus officinalis	Rosemary	#1
Grasses					
	Hs	490	Hakonechloa macra	Japanese Woodland grass	#1
	Ho		Hesperis matronalis	Blue Owl Grass	#1
	Mt		Miscanthus sinensis yaku yaku	Maiden Grass	#1
	Mt		Miscanthus sinensis var. purpurascens	Orange Flame Grass	#1
	Sa		Stipa sparganii	Giant Feather Grass	#1
Ferns					
	Al	490	Athyrium filix-femina	Lady Fern	#1
	Bs		Blechnum spicant	Deer Fern	#1
	Ds		Dryopteris erythrosperma	Azulium Fern	#1
	Pr		Polystichum murinum	Sword Fern	#1
Perennials					
	Am	225	Achillea millefolium	Yarrow	#1
	Sc		Scilla maritima	Oxblood	#1
	St		Stachys recta	Dragon's Aster	#1
Bioswale shrubs / rushes/hedging					
	Al	225	Aquilegia formosa	Red Columbine	4" pot
	Aa		Anemone sylvestris	Goat's Beard	1 gall
	Cs		Carex oshroka	Sough Sedge	#1
	Ca		Euonymus alata compacta	Burning Bush	4" pot
	Ir		Iris ensata	Japanese Iris	1 gall
	Md		Mirca pale	Sweet Gale	1 gall
	Mm		Mimulus guttatus	Common Monkeyflower	1 gall
	Ss		Solidago hendersonii	Henderson's Chacum mallow	4" pot
	Ss		Sotolva macrocarpa	Small Flowered Bulrush	#1

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.

**NOT FOR
CONSTRUCTION**

REVISIONS:

Issued for DP - 2021Jul26

Rev for Cdn Comprehensive Letter - 2022Apr11

Rev for Cdn Comprehensive Letter of
Aug 21 2024 - 2024Aug23

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

RECEIVED
DP1347
2024-AUG-26
CUTLER PLANNING

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: DATE:

AS NOTED JUL. 2, 2021

DRAWN: CHECKED:

DR VJD

PROJECT NUMBER:

6330 McROBB 2021

DRAWING NUMBER:

L0.1/ DP

MUN. DWG#:

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette



REVISIONS:

Issued for DP - 2021Jul26
Rev for CofR Comprehensive Letter - 2022Apr11
Rev for CofR Comprehensive Letter of Aug 21 2024 - 2024Aug23

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

RECEIVED
DP1347
2024-AUG-26
Current Planning

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: DATE:

AS NOTED JUL. 2, 2021

DRAWN: CHECKED:

DR VJD

PROJECT NUMBER:

6330 McROBB 2021

DRAWING NUMBER:

L0.2/ DP

MUN. DWG#:



Existing Arbutus tree

CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150



ATTACHMENT I SHADOW STUDY



NOTES

1. This drawing is an instrument of service to the property owner and is not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for the accuracy of the information provided by the property owner or for the results of any construction based on this drawing.

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ARCHITECT SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE
 DRAWN
 CHECKED
 DATE 6 MAY 22

PROJECT
 6330 MCROBB AVENUE
 NANAIMO, BC
 PHASE #2

CLIENT
 ROBIN KELLEY
 PROJECT NO. 2750

SHEET TITLE
 SHADOW STUDY
 RECEIVED
 DP1347
 2024-MAY-29
 Colfax Printing

SHEET NO.
A6.1r
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	<p>D-ARCHITECTURE</p> <p>6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4</p> <p>T: 250-933-1991, E: FIROUZ@D-ARCHITECTURE.COM</p> <p>DAVID/OLIVIERO ARCHITECTURE INC.</p>							



SEPTEMBER 15 at 10:00AM

OCTOBER 15 AT 10:00AM

NOVEMBER 15 AT 10:00AM

DECEMBER 15 AT 10:00AM



SEPTEMBER 15 at 12:00 NOON

OCTOBER 15 AT 12:00 NOON

NOVEMBER 15 AT 12:00 NOON

DECEMBER 15 AT 1:00 NOON



SEPTEMBER 15 at 2:00PM

OCTOBER 15 AT 2:00PM

NOVEMBER 15 AT 2:00PM

DECEMBER 15 AT 2:00PM

NOTES

1. All dimensions are in meters unless otherwise specified.

2. All dimensions are based on the centerline of the road.

3. All dimensions are based on the centerline of the road.

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CONSULTANT LOGO

CONSULTANT SEAL

SCALE
 DRAWN
 CHECKED
 DATE 6 MAY 22

PROJECT
 6330 MCROBB AVENUE
 NANAIMO, BC
 PHASE #2

CLIENT
 ROBIN KELLEY
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SHEET TITLE
 SHADOW STUDY
 RECEIVED
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 2024-MAY-29

SHEET NO.
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