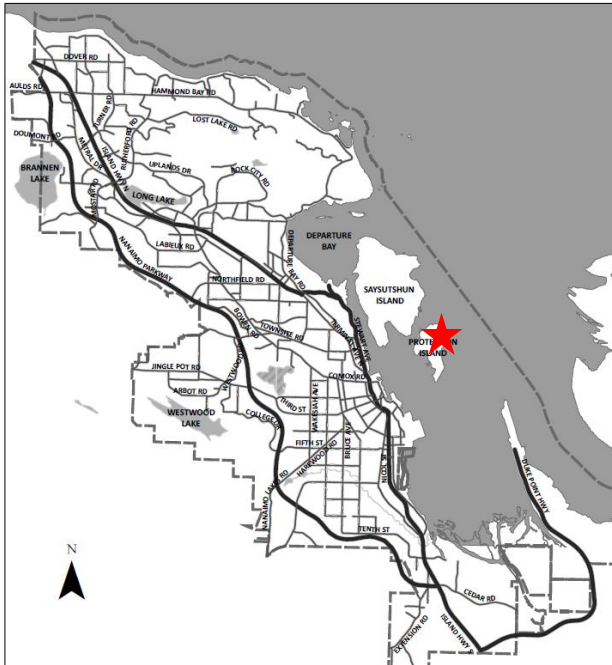


DATE OF MEETING | November 4, 2024

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1351 – 27**  
**HISPANOLA PLACE**



**Proposal:**

Variance to allow site improvements for an existing dwelling within the marine foreshore leave strip.

**Zoning:**

R3 – Island Residential

**City Plan Land Use Designation:**

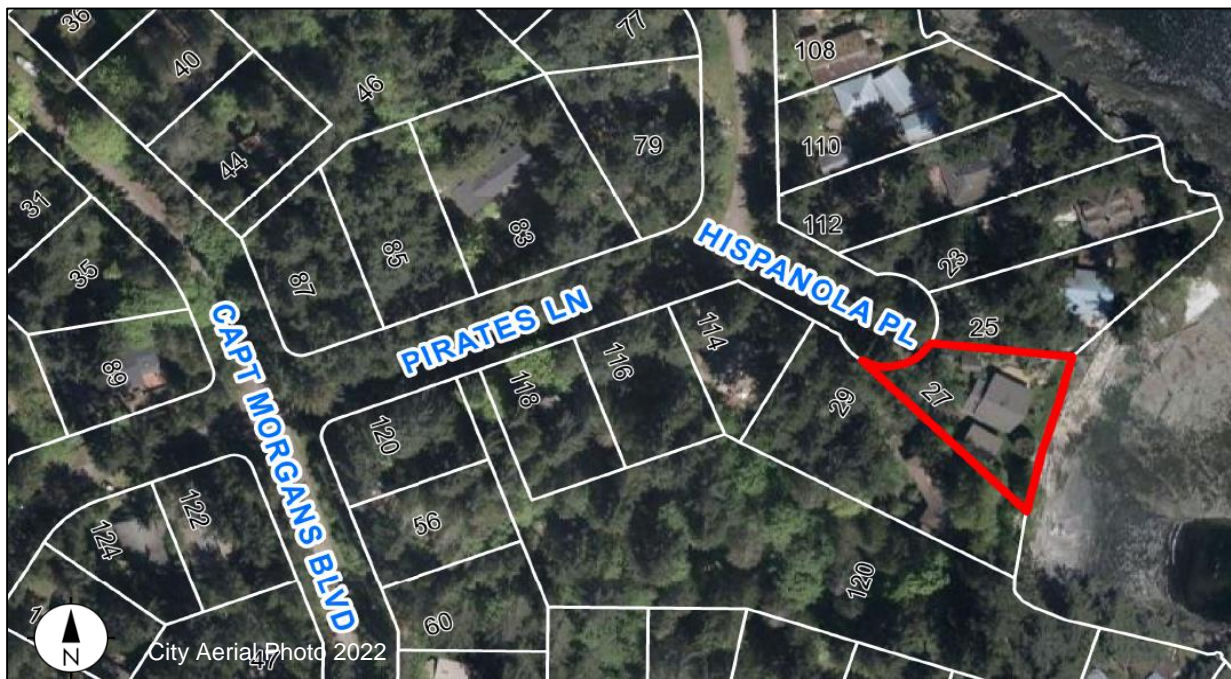
Suburban Neighbourhood

**Development Permit Areas:**

DPA1 – Environmentally Sensitive Areas

**Lot Area:**

1,093m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application to allow site improvements for an existing dwelling within the marine foreshore leave strip at 27 Hispanola Place.

### **Recommendation**

That Council issue Development Permit No. DP1351 for site improvements within the marine foreshore leave strip at 27 Hispanola Place with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2024-NOV-04.

## **BACKGROUND**

A development permit application, DP1351, was received from Redwood Coastal Construction Ltd, on behalf of Kevin Thomson, to reduce the minimum required setback from the natural boundary of the sea (leave strip) within the Marine Foreshore Environmentally Sensitive Area (ESA) to allow the reconstruction and expansion of an existing deck and landscaping alterations at 27 Hispanola Place.

The existing dwelling was constructed before the property was designated within an ESA Development Permit Area (DPA), though setbacks applied at the time of the dwelling construction. A Board of Variance application (BOV94-27) was approved in 1994 to reduce the required leave strip from 15.0m to 7.5m to facilitate the construction of the single-family dwelling and detached garage largely within the leave strip. The applicant proposes to renovate the dwelling with site improvements. Since the dwelling renovations will not alter the building footprint, these works do not trigger a development permit requirement; however, the proposed replacement and expansion of the existing open deck within the ESA requires a development permit approval and variance to the leave strip.

### **Subject Property and Site Context**

The subject property is located on the east side of Protection Island and nearly half of the lot is within the ESA. The property is flat and contains a single-family dwelling, accessory buildings and site improvements within the leave strip including a retaining wall along the natural boundary, boat ramp, stone patio, and raingarden. The existing landscaped area includes primarily lawn with some ornamental trees. The surrounding neighbourhood includes low-density residential development and Ben Gunn Park.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to reconstruct an existing deck (41.6m<sup>2</sup>) within the rear yard in a similar footprint (40m<sup>2</sup>) and add a low-impact boardwalk (20m<sup>2</sup>) to connect the upgraded deck to a proposed hot tub and deck (22.7m<sup>2</sup>) between the dwelling and detached garage. The proposed

improvements will result in approximately 85m<sup>2</sup> of deck space within the leave strip, of which 41.6m<sup>2</sup> includes the reconstruction of the existing deck.

The rear yard is entirely within the leave strip and previously disturbed with lawn, a deck, gravel, and pavers. The lawn covers approximately 382m<sup>2</sup> and provides no functional habitat and minimal biophysical features. In addition to the deck improvements, the applicant proposes to remove and replace the lawn with coastal backshore habitat plantings, including trees, shrubs, perennials, and groundcovers, as identified on the Landscape Plan (Attachment E). Existing indigenous species that have been identified surrounding the existing raingarden will remain.

In support of the application and to address the Development Permit Area (DPA1) guidelines, the applicant submitted an Environmental Assessment, prepared by a Qualified Registered Professional (QRP) which concluded that the proposed works are minor in nature and the DPA guidelines will be met with a net gain in the quality and quantity of functional habitat within the ESA once the proposed improvements are complete. The report also confirmed there are no wildlife corridors or wildlife trees within the leave strip and that the existing hydrology will be maintained within the property.

To further support the site improvements and demonstrate compliance with the applicable guidelines, the following measures and maintenance strategies will be taken:

- To protect the Marine Foreshore ESA from disturbance, temporary silt fencing will be erected along the existing retaining wall to ensure protection from works occurring within the leave strip.
- To promote natural revegetation, organic mulch will be used to emulate natural conditions, minimize soil erosion and support plant growth.
- Existing indigenous trees will be retained and the proposed project will not disturb the root zone of any native vegetation.
- All existing and future invasive plants within leave strip will be removed by hand.
- Indigenous plantings shall be allowed to regenerate naturally to achieve the target condition of a functional habitat within 20 years.
- Fallen leaves, woody debris, and other natural litter will be left to support functional habitat growth.
- Replacement planting will occur, as required, for the die-off of any newly planted specimens.
- Adherence to the vegetation restoration plan, complete with a three-year monitoring and maintenance plan to ensure the health of the restoration plantings.
- The size of the existing stone patio will be reduced, ornamental vegetation will be replaced with indigenous trees, and the raingarden will be supplemented with indigenous planting.

Much of the leave strip area has been altered by the existing structures, limiting the area available for restoration planting to the 382m<sup>2</sup> of existing lawn. The conversion of existing lawn, which provides no functional habitat, to a contiguous area of coastal backshore habitat using marine coast plants will achieve a net gain through the creation of functional habitat with better ecological value and restoration of the existing conditions within the leave strip area.

## Proposed Variance

### *Leave Strip Adjacent to the Sea*

The minimum required leave strip adjacent to the sea is 15.0m from the natural boundary. The proposed leave strip is 4.5m from the natural boundary for the proposed open deck. This represents a variance of 10.5m from the City of Nanaimo Zoning Bylaw 2011 No. 4500 and is 3.0m closer to the natural boundary of sea than the previously approved Board of Variance application (BOV94-17).

Staff support the proposed variance to allow the site improvements and proposed restoration of the leave strip area. The minimal 43m<sup>2</sup> expansion and reconstruction of the open deck has no negative impact on the ESA and there is low ecological value within the existing lawn. The restoration of the 382m<sup>2</sup> lawn achieves the principle of net gain. The proposed site improvements meet the development permit area guidelines and improve existing site conditions with a net gain in the quality and quantity of functional habitat within the marine foreshore leave strip. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1351 requests a variance to the Marine Foreshore ESA leave strip from 15.0m to 4.5m to allow for site improvements and revegetation of existing landscape conditions.
- An Environmental Assessment, completed by a QRP was submitted in support of the application.
- The development permit application meets the development permit area guidelines and the QRP concluded that the proposal achieves improved site conditions and a net gain in the quality and quantity of functional habitat over existing conditions.
- Staff support the proposed variance. |

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Survey  
ATTACHMENT D: Environmental Assessment  
ATTACHMENT E: Landscape Plan & Details |

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development |

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF DEVELOPMENT PERMIT

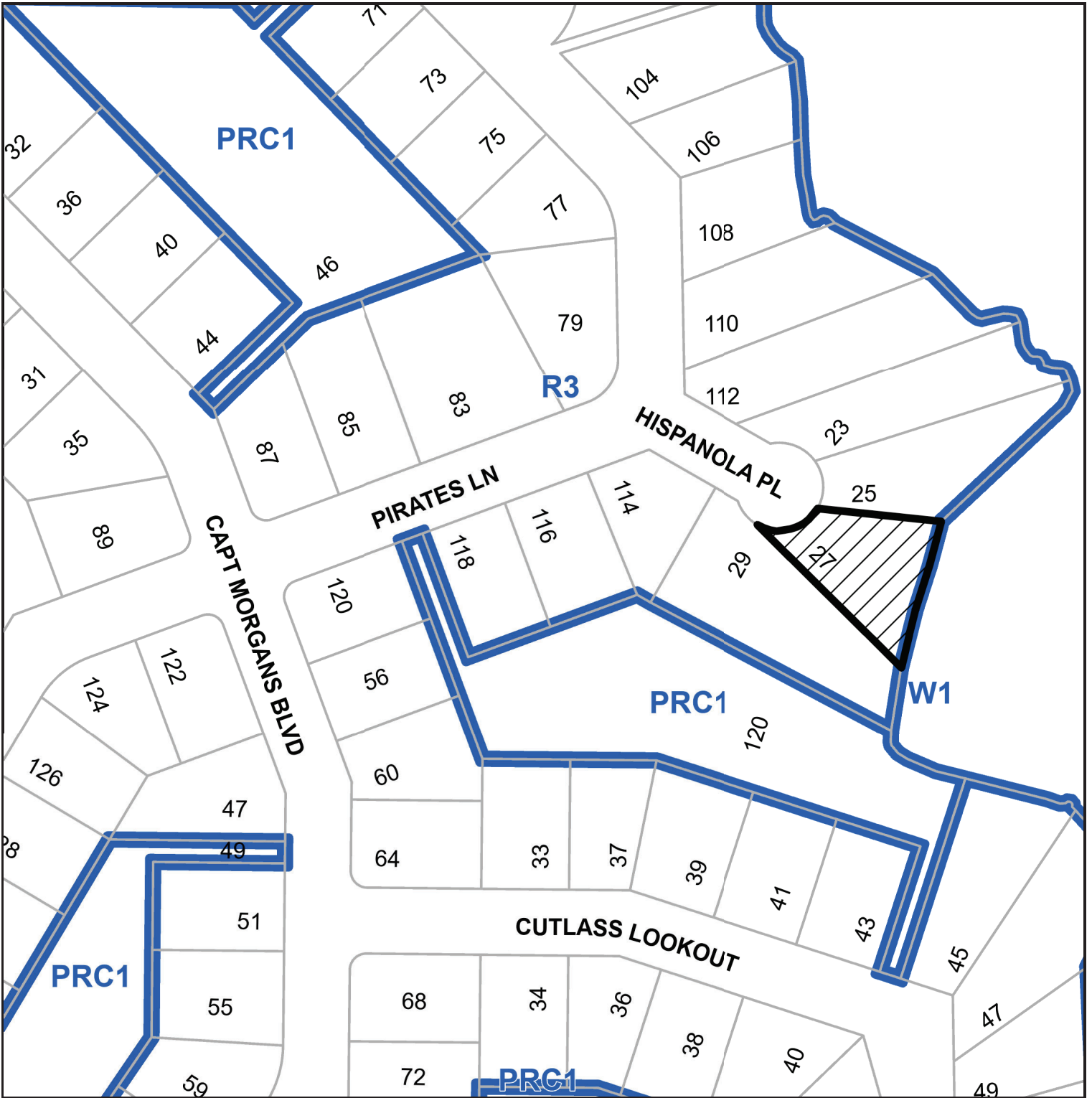
The “City of Nanaimo Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.3.1.1 Location and Siting of Buildings and Structures to Watercourses* - to reduce the minimum required leave strip from the natural boundary of the sea from 15.0m to 4.5m to allow outdoor improvements and revegetation of existing landscape conditions.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by J.E. Anderson & Associates, dated 2024-OCT-24, as shown on Attachment C.
2. The subject property shall be developed in accordance with Environmental Assessment prepared by Toth and Associates Environmental Services, dated 2024-JUL-04, as shown on Attachment D.
3. Site restoration shall be completed in accordance with the Landscape Plan prepared by Kinship Design Art Ecology, dated 2024-OCT-24, as shown on Attachment E.
4. A landscape bond is required equal to 100% of the value of the vegetation restoration works to be held for a 3-year maintenance period. A certified letter of completion is required from the Qualified Registered Professional at the end of the 3-year maintenance period.

ATTACHMENT B  
SUBJECT PROPERTY MAP



 27 HISPANOLA PLACE

# ATTACHMENT C SITE SURVEY

## SITE PLAN

REDWOOD COASTAL  
CONSTRUCTION LTD.

LOT 46, DOUGLAS ISLAND,  
(ALSO KNOWN AS  
PROTECTION ISLAND),  
NANAIMO DISTRICT,  
PLAN 14111

ADDRESS : 27 HISPANOLA PLACE,  
PROTECTION ISLAND, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : CDB DATE : OCT. 24/24

OUR FILE : 90705 REVISION :

**JEA** J.E. ANDERSON  
& ASSOCIATES  
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1  
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660  
E-MAIL: nanaimo@jeanderson.com  
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

### LEGEND

ALL DIMENSIONS ARE IN METRES  
DATUM FOR ELEVATIONS, IN METRES,  
IS GEODETIC (CGVD28)  
CONTOUR INTERVAL = 0.25 METRES  
SUBJECT TO CHARGES SHOWN  
ON TITLE NO. CB1002977  
(P.I.D. 001-531-441)

DIMENSIONS ARE DERIVED FROM  
LAND TITLE OFFICE RECORDS

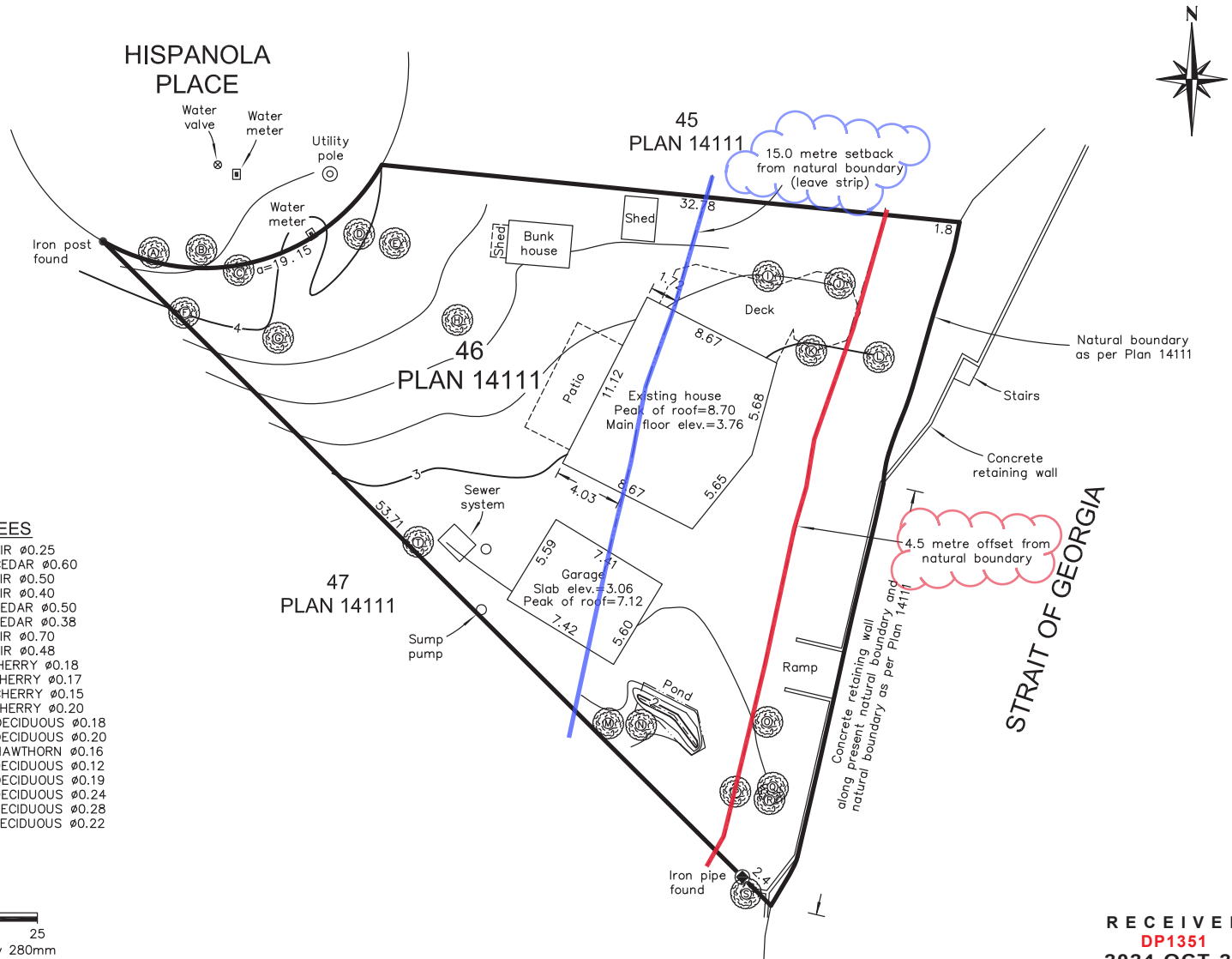
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL

### TREES

A-FIR Ø0.25  
B-CEDAR Ø0.60  
C-FIR Ø0.50  
D-FIR Ø0.40  
E-CEDAR Ø0.50  
F-CEDAR Ø0.38  
G-FIR Ø0.70  
H-FIR Ø0.48  
I-CHERRY Ø0.18  
J-CHERRY Ø0.17  
K-CHERRY Ø0.15  
L-CHERRY Ø0.20  
M-DECIDUOUS Ø0.18  
N-DECIDUOUS Ø0.20  
O-HAWTHORN Ø0.16  
P-DECIDUOUS Ø0.12  
Q-DECIDUOUS Ø0.19  
R-DECIDUOUS Ø0.24  
S-DECIDUOUS Ø0.28  
T-DECIDUOUS Ø0.22



The intended plot size of this plan is 432mm in width by 280mm  
in height (B size) when plotted at a scale of 1:250.



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DP1351  
2024-OCT-24  
Current Planning

**ATTACHMENT D  
ENVIRONMENTAL ASSESSMENT**



**Toth and Associates Environmental Services**

6821 Harwood Drive, Lantzville, B.C. V0R 2H0  
Tel: (250) 390-7602  
E-mail: stoth@shaw.ca

July 4, 2024

**Dustin Hilderley**

Redwood Coastal Construction  
7355 Venture Road,  
Lantzville, BC V0R 2H0

**Re: Assessment of proposed development within the City of Nanaimo's Marine Foreshore DPA on 27 Hispanola Place (PID# 001-531-441), Protection Island.**

Toth and Associates Environmental Services were retained by Redwood Coastal Construction to conduct an assessment of proposed development within the City of Nanaimo's Marine Foreshore Development Permit Area (DPA) on 27 Hispanola Place on Protection Island. The proposed development is largely interior renovations, including replacement of the oceanfront side of the house. Schedule 6 (Environmentally Sensitive Areas) of the City's Official Community Plan (OCP Bylaw No. 6600, 2022) indicates that the previously developed 0.1 ha, R3 zoned oceanfront property is located within the Marine Foreshore DPA and that the DPA applies to all areas within 15 m of the natural boundary of the ocean. A field assessment of the property was conducted on April 9, 2024 by Steve Toth, R.P.Bio.

The field survey documented that the 15 m Marine Foreshore DPA on the property (Photographs 1 – 5) consists largely of manicured landscaping, decks, flagstone, gravel and lawn. The existing house and garage are within the 15 m DPA and were built with an approved variance. A concrete retaining wall forms the natural boundary.

The only native trees within the 15 m DPA are 2 Pacific crabapple trees and 4 trembling aspen trees in the southeast corner of the property. There are 4 ornamental cherry trees around a wooden deck in the northeast corner of the property.

There are no Bald eagle or Great Blue heron nest sites documented within 100 m of the subject property by the BC Wildlife Tree Stewardship Atlas<sup>1</sup> or the BC Great Blue Heron Management Team Atlas<sup>2</sup> and no bird nests were observed during the field survey. There are no freshwater watercourses on or adjacent to the subject property. A small rock-lined pond is located in the southeast corner of the property, and it is our understanding that this pond provides a secondary treatment for rainwater derived from the overflow from rock pits which receive water from the roof run-off.

Kinship Design has prepared a landscape plan for the proposed development. Our recommendations for native plant species to be included in the design are provided in Table 1. The Environmentally Sensitive Area Guidelines of the City of Nanaimo's Zoning Bylaw (No. 4500, 2011) are provided in Table 2, along with our comments.

<sup>1</sup> [https://cmmmaps.ca/WITS\\_gomap/](https://cmmmaps.ca/WITS_gomap/)  
<sup>2</sup> [https://cmmmaps.ca/gbhe\\_gomap/](https://cmmmaps.ca/gbhe_gomap/)

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**DP1351**  
**2024-JUL-25**  
Current Planning



*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place,  
Protection Island*

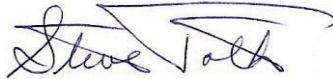
Table 1. Recommended Marine Foreshore DPA plant species for 27 Hispanola Place

Species	Common name
<i>Grindelia integrifolia</i>	Entire-leaved gumweed
<i>Elymus mollis</i>	Dune Grass
<i>Lathyrus japonicus</i>	Beach Pea
<i>Lupinus littoralis</i>	Seashore Lupine
<i>Vaccinium ovatum</i>	Evergreen huckleberry
<i>Lonicera hispidula</i>	Hairy honeysuckle
<i>Mahonia aquifolium</i>	Tall Oregon Grape
<i>Amelanchier alnifolia</i>	Saskatoon
<i>Symphoricarpos albus</i>	Common snowberry
<i>Rosa nutkana</i>	Nootka Rose
<i>Ribes sanguineum</i>	Red flowering currant
<i>Philadelphus lewisii</i>	Mock orange
<i>Holodiscus discolor</i>	Ocean spray

The proposed development appears to represent minimal potential to result in new impacts within the Marine Foreshore DPA.

Please contact us if you require any additional information.

Sincerely,  
Steve Toth, R.P.Bio.



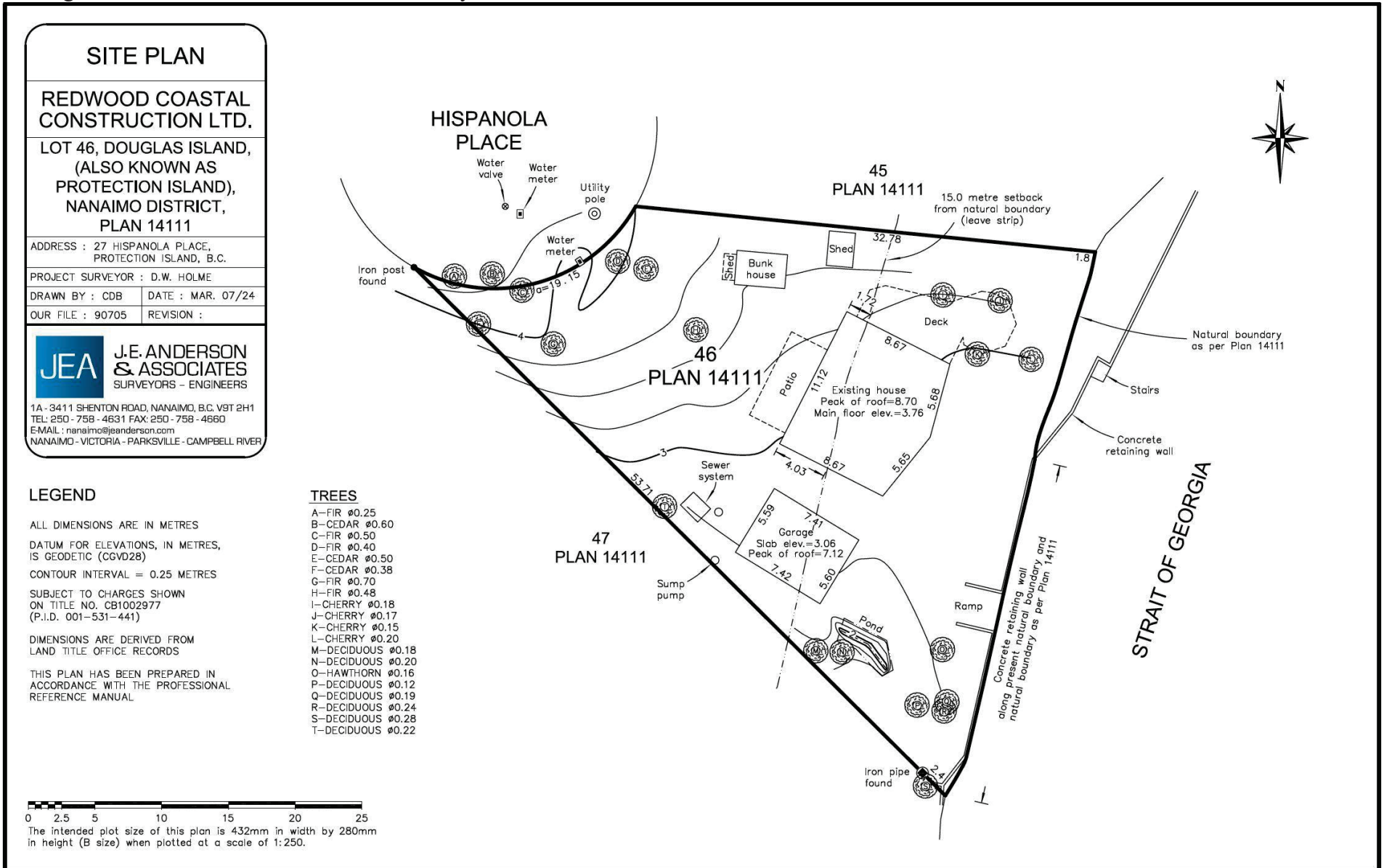
**Toth and Associates Environmental Services**



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**DP1351**  
**2024-JUL-25**  
Current Planning

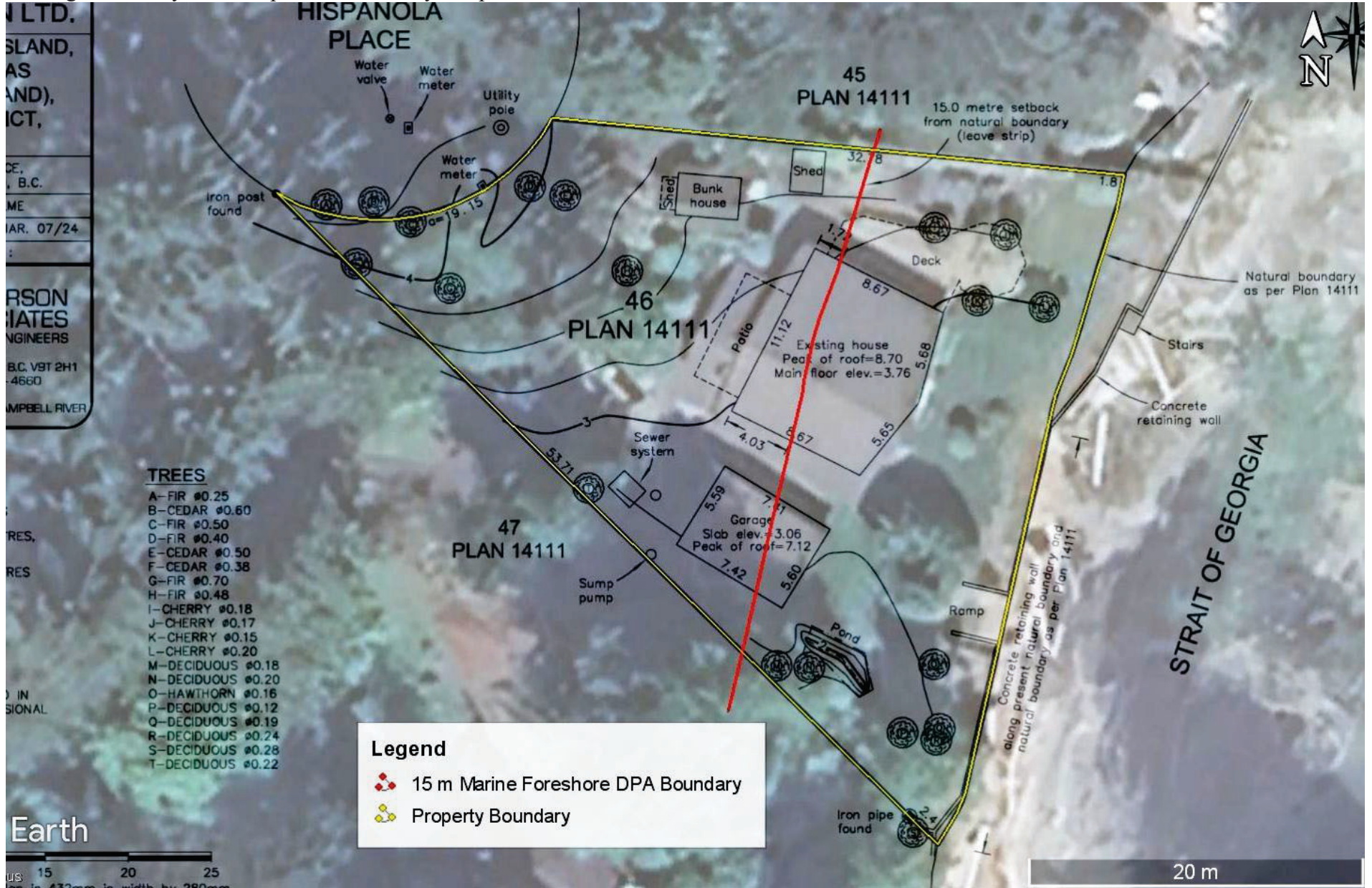
Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place, Protection Island

Figure 1. J.E. Anderson & Associates Survey Site Plan



Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place, Protection Island

Figure 2. May 2023 air photo with survey site plan overlaid



*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place, Protection Island*

Table 1. City of Nanaimo's Marine Foreshore DPA Guidelines

<b>Guideline</b>	<b>Comments / Recommendations</b>
Where disturbance within an <i>ESA</i> or <i>ESA leave strip</i> cannot be avoided, the following information must be provided to support the DPA1 development permit application in order to ensure protection, connectivity and increased functional habitat through mitigation, compensation and restoration of the <i>ESA</i> :	The subject property consists of a 0.1 ha previously developed oceanfront lot. The existing house and garage are within the 15 m DPA and were built with an approved variance. The DPA outside of the building footprints consists of manicured landscaping, decks, flagstone, gravel and lawn. A concrete retaining wall forms the natural boundary.
a) A detailed biophysical assessment of the property, prepared by a <i>Qualified Registered Professional</i> .	Due to the small size and developed nature of the property there were minimal natural biophysical features to assess.
b) A survey, completed by a registered BC Land Surveyor, of the <i>ESA</i> and <i>ESA leave strip</i> area.	JE Anderson & Associates survey plan is provided as Figure 1.
c) A <i>Riparian Areas Protection Regulation</i> (RAPR) assessment report prepared by a <i>Qualified Registered Professional</i> where applicable.	Not applicable. There are no freshwater watercourses on or adjacent to the subject property.
d) An assessment of the proposed development's impact to the site hydrology completed by a <i>Qualified Registered Professional</i> .	The proposed development is largely related to renovations to the existing dwelling. Site hydrology will not be altered by the proposed development.
e) An Executive Summary of the required strategy and recommended measures to protect the <i>ESA</i> prior to site disturbance, during the construction process and post construction must be included in the <i>Qualified Registered Professional</i> assessment.	As this report is so short, we hope that the City will consider it in lieu of an executive summary.
f) A restoration and enhancement management plan and detailed cost estimate for any restoration works, prepared by a <i>Qualified Registered Professional</i> , for the disturbed portion of the <i>ESA</i> and <i>ESA leave strip</i> . The plan shall meet the following criteria: i. include restoration and enhancement of <i>ESAs</i> that were impacted by previous development activities; ii. utilize vegetation that is indigenous to Vancouver Island; and iii. meet or exceed the landscaping and maintenance requirements in Part 14 of the City of Nanaimo <i>Manual of Engineering Standards and Specifications</i> (MoESS), as amended from time to time.	Kinship Design has prepared a restoration / landscape plan for the proposed development. We have provided a list of native marine coast plants for use in the landscape design.
g) The principle of net gain will be followed, and a <i>Qualified Registered Professional</i> must demonstrate how an increase in the quality and quantity of functional habitat within the <i>ESA</i> and <i>ESA leave strip</i> will be achieved once the proposed development is complete, such that any areas restored shall be of better ecological value, and shall be contiguous with the original <i>ESA</i> and <i>ESA leave strip</i> . The following principles will apply to establishing net gain: i. Outcomes through habitat creation, enhancement, and/or restoration; ii. Target condition (functional habitat in 20 years); and iii. Target metric (twice the area of encroachment into the leave strip).	The ability to meet the target metric is difficult due to the amount of existing development within the DPA. However, we believe that the outcome of the landscape plan will result in a net gain in functional habitat within the DPA.
To protect the <i>ESA</i> the following will be required: a) Prior to site clearing and construction: i. permanent fencing shall be installed to sufficiently protect the <i>ESA</i> from	As the 15 m DPA runs through the existing house and the detached garage there is no ability to fence the boundary of the 15 m DPA. As indicated in the site photographs, the subject property is largely flat and level. The

*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place, Protection Island*

<b>Guideline</b>	<b>Comments / Recommendations</b>
<p>construction and development activity;</p> <p>ii. the fencing must have signage that identifies the area as an environmentally sensitive area;</p> <p>iii. runoff, erosion and sediment control must be installed adjacent to the <i>ESA leave strip</i>; and</p> <p>iv. demarcation of wildlife corridors, wildlife trees, and significant trees as identified in the <i>Tree Bylaw</i> may also be required.</p>	<p>potential for the proposed renovations to result in sediment in run-off is essentially nil. There are no wildlife corridors or wildlife trees within the 15 m DPA on the subject property. The only native trees within the 15 m DPA are 2 Pacific crabapple trees and 4 trembling aspen trees in the southeast corner of the property. As these trees are located within a DPA they are considered "Protected Trees" under the tree bylaw.</p>
<p>b) Provision shall be made, and works undertaken, to provide for the disposal of surface runoff and stormwater flowing over the land, contributed by either the proposed development or past development. Such works shall be required to divert drainage away from areas subject to sloughing. Post development surface flow and groundwater must be maintained in volume and direction.</p>	<p>The potential for the proposed renovations to result in sediment in run-off is essentially nil. There are no areas subject to sloughing on the property and rainwater from rock pits / rain-leaders will continue to be directed to a small retention pond area in the southeast corner of the property.</p>
<p>c) Restricting development activity during sensitive life cycle times, as determined by a <i>Qualified Registered Professional</i> and following the Develop With Care – Environmental Guidelines for Urban and Rural Land Development in British Columbia as prepared by the Province and amended from time to time.</p>	<p>As the proposed works are largely related to interior renovations and replacement of the oceanfront side of the house, there is minimal potential that the works will conflict with wildlife or nesting birds.</p>
<p>d) The property owner or applicant will retain a <i>Qualified Registered Professional</i> to monitor and inspect the site during construction and during site restoration, for the duration of the project and the specified maintenance period, which will be the greater of three years from completion of restoration and enhancement, or as recommended by the <i>Qualified Registered Professional</i>. Post-completion monitoring and inspection reports will be provided to the City on a regular basis at a minimum of once every six months, or more frequently if recommended by the <i>Qualified Registered Professional</i>.</p>	<p>Considering the minor nature of the proposed works and that they are primarily interior renovations, we do not see a need for monitoring during construction. We would recommend that a post-completion site visit be conducted to document that the restoration / landscape plan has been successfully implemented. We also suggest that the twice annual monitoring &amp; reporting requirements over the 3 year maintenance period represents a significant financial burden, and that the monitoring may be able to be conducted remotely via site photos provided by the landowners, with a final inspection after 3 years.</p>
<p>e) Indigenous trees and vegetation, as well as their root zones, within the <i>ESA</i> and <i>ESA leave strip</i> should not be cut, pruned, altered, removed or damaged.</p>	<p>The proposed project will not require removal or root zone disturbance of native trees or native vegetation. A large non-native hedge cedar (Photograph 2) will be removed as it occupies a large area that will be restored under the landscape plan.</p>
<p>f) Development should be located in the least environmentally sensitive areas, such as previously disturbed areas, to minimize impact on the ecology of the <i>ESA</i> and the <i>ESA leave strip</i>.</p>	<p>The development will be largely within the existing footprint of the existing dwelling.</p>
<p>g) Maintaining the connectivity of forested corridors is a priority and is strongly encouraged.</p>	<p>The proposed project will not require removal or root zone disturbance of native trees or native vegetation.</p>
<p>h) The 'green shores' principles and guidelines in the Stewardship Centre for British Columbia's Green Shores for Home shall be applied to minimize impacts to the marine foreshore area.</p>	<p>The project does not involve works on or below the present natural boundary.</p>
<p>i) Gravel, sand, <i>soils</i>, and peat must not be removed from the <i>ESA</i>, or <i>ESA leave strip</i>, and <i>soil</i> or other <i>fill</i> must not be deposited in the <i>ESA</i> or <i>ESA leave</i></p>	<p>The project does not require fill placement or soil removal.</p>

*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place, Protection Island*

Guideline	Comments / Recommendations
<i>strip.</i>	
j) ESAs and <i>ESA leave strips</i> must not be impacted by blasting or run-off of sediments and construction-related contaminants.	The project does not require blasting, and should not result in run-off. All potentially windblown construction materials should be collected and stored properly to prevent these materials from being deposited in the marine environment.
k) To ensure long-term protection of the <i>ESA</i> and <i>ESA leave strip</i> , the registration of a <i>Land Title Act</i> Section 219 covenant on the title of the property may be required.	Registration of a restrictive covenant is likely unnecessary, but is at the discretion of the City.
l) Varying or relaxing other bylaw requirements (e.g., building setbacks, building height, or parking requirements) will be considered to facilitate safeguarding an <i>ESA</i> and <i>ESA leave strip</i> , particularly where the relaxation can make possible the development of the remainder of the lot, while avoiding disturbance within the <i>ESA</i> and <i>ESA leave strip</i> .	It is our understanding that a variance was already granted for the siting of the existing dwelling.

*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place,  
Protection Island*

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Photograph 1. April 9, 2024. View south – north along the east (oceanfront) side of the house.



Photograph 2. View north – south through the Marine Foreshore DPA with large non-native hedge cedar in background.

*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place,  
Protection Island*

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Photograph 3. View to Pacific crabapple and Trembling aspens in the southeast corner of the property.



Photograph 4. View north – south along seawall forming natural boundary.



*Assessment of proposed development within the Marine Foreshore DPA on 27 Hispanola Place,  
Protection Island*

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Photograph 5. View of wood deck, ornamental cherry trees and landscaping along the north side of the house.

# ATTACHMENT E LANDSCAPE PLAN AND DETAILS



- GARDEN BOXES WITH PERENNIAL HERBS TO BE REMOVED  
(garden boxes & gravel to be removed and replaced with new native planting)
- DECK TO BE REMOVED  
(deck to be removed and replaced with new deck, equal or less than existing footprint area)
- SANDSTONE SITTING AREA / FIRE PIT TO BE REDUCED  
(to be reduced into smaller stone sitting area surrounded by native plantings)
- CHERRY TREES NON-NATIVE TO BE REMOVED  
(4 in total to be removed)
- STAIRS TO REMAIN
- RETAINING WALL TO REMAIN
- ORNAMENTAL PLANTINGS TO BE REMOVED  
(area to be removed and replaced with native plantings)
- STONES / HARD SURFACING TO BE REMOVED  
(area to be removed and replaced with native plantings)
- LARGE HEDGE CEDAR NON-NATIVE TO BE REMOVED
- RETAINING WALL TO REMAIN
- BOAT RAMP TO REMAIN
- STORMWATER POND TO BE ENLARGED & NATURALIZED
- HAWTHORNE TREE NON-NATIVE TO BE REMOVED
- NATIVE TREES & VEGETATION TO REMAIN  
Area: 83m<sup>2</sup>  
(10% of Marine Foreshore ESA)

EXISTING MARINE FORESHORE ESA SUMMARY	
<b>TOTAL AREA:</b>	600m <sup>2</sup>
<b>BUILDING FOOTPRINT:</b>	87m <sup>2</sup> (15%) (includes residence & accessory building)
<b>SEMI-PERMEABLE SURFACING:</b>	146m <sup>2</sup> (24%) (low impact, includes decking, gravel surfacing, stone surfacing, and stormwater pond)
<b>NATIVE VEGETATION:</b>	60m <sup>2</sup> (10%)
<b>PERMEABLE SURFACING:</b>	289m <sup>2</sup> (48%) (includes grass lawn, and ornamental planting beds)
<b>IMPERMEABLE SURFACING:</b>	18m <sup>2</sup> (3%) (includes boat ramp & retaining wall)

REFER TO SITE PLAN / SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES FOR EXISTING TREE LOCATION & DIAMETERS

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**PROJECT**  
THOMSON - WAINE RESIDENCE  
27 Hispanola Place  
Protection Island, BC  
**EXISTING SITE**

**PROJECT ID** 24004  
DB KS CB KS  
**SCALE** NTS  
**DATE** 2024-08-05

**L1.01**



LANDSCAPE LEGEND	
	<b>HOT TUB</b> Area: 6m <sup>2</sup> (1% of Marine Foreshore ESA)
	<b>HOUSE ENTRANCE / EXIT</b>
	<b>LIGHTING: BOLLARD</b> Quantity: 2
	<b>STONE STEP</b> Quantity: 4 Area: 0.55m <sup>2</sup> (per step)
	<b>15m MARINE FORESHORE SETBACK</b> Setback Area: 600m <sup>2</sup> (32% of Total Property Area)
	<b>NATURAL BOUNDARY</b>
	<b>4.5m Proposed Setback</b> Leavestrip Area: 220m <sup>2</sup> (20% of Total Property Area)
	<b>PROPERTY LINE</b> Total Property Area: 1150m <sup>2</sup>
	<b>BOARDWALK / DECK</b> Area: 74m <sup>2</sup> (15% of Marine Foreshore ESA)
	<b>CRUSHED GRANITE SURFACING</b> Area: 23m <sup>2</sup> (4% of Marine Foreshore ESA)
	<b>PLANTED AREA</b> Area: 383m <sup>2</sup> (64% of Marine Foreshore ESA) Soil Depth: 150mm - 450mm (see sheet L2.01 Planting Plan & sheet L2.02 Planting Notes)
	<b>RAINGARDEN</b> Area: 27m <sup>2</sup> (included in planted area) (4% of Marine Foreshore ESA) Soil Depth: 450mm Note: Naturalized, enlarged existing ditch (see sheet L2.01 Planting Plan & sheet L2.02 Detail 01)
	<b>SANDSTONE SURFACING</b> Area: 10m <sup>2</sup> (1.5% of Marine Foreshore ESA) Note: reduced existing area by 50%

PROPOSED MARINE FORESHORE ESA SUMMARY	
<b>TOTAL AREA:</b>	600m <sup>2</sup>
<b>BUILDING FOOTPRINT:</b>	87m <sup>2</sup> (15%) (includes residence & accessory building)
<b>PROPOSED SEMI-PERMEABLE SURFACING:</b>	106m <sup>2</sup> (18%) (low impact, includes boardwalk, decking, crushed granite, and sandstone surfacing)
<b>PROPOSED IMPERMEABLE SURFACING:</b>	6m <sup>2</sup> (1%) (concrete pad under hottub)
<b>PROPOSED NATIVE VEGETATION:</b>	383m <sup>2</sup> (64%) (includes raingarden)
<b>IMPERMEABLE SURFACING TO REMAIN:</b>	18m <sup>2</sup> (3%) (includes boat ramp & retaining wall)

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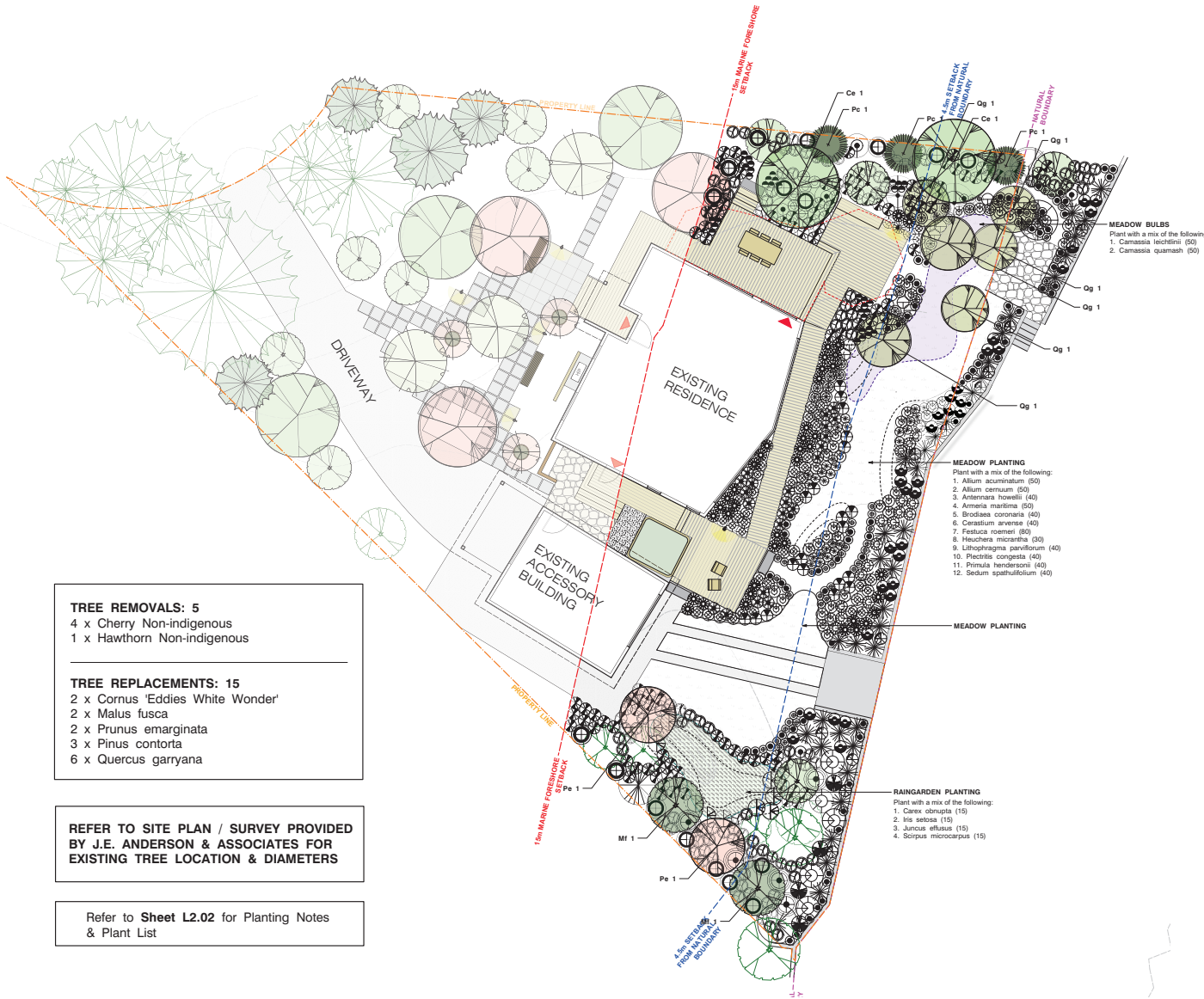
**PROJECT**  
**THOMSON - WAINE RESIDENCE**  
27 Hispanola Place  
Protection Island, BC

**LANDSCAPE PLAN**

**PROJECT ID** 24004  
**DB** KS      **CB** KS

**SCALE** 1:100  
**DATE** 2024-06-05

**L1.02**



**TREE REMOVALS: 5**  
4 x Cherry Non-indigenous  
1 x Hawthorn Non-indigenous

**TREE REPLACEMENTS: 15**  
2 x Cornus 'Eddies White Wonder'  
2 x Malus fusca  
2 x Prunus emarginata  
3 x Pinus contorta  
6 x Quercus garyana

REFER TO SITE PLAN / SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES FOR EXISTING TREE LOCATION & DIAMETERS

Refer to Sheet L2.02 for Planting Notes & Plant List

### TREE & PLANT LEGEND

**Proposed Existing Trees to Remain**

**Coniferous Trees**

**Deciduous Trees**

**MEADOW BULBS**

**MEADOW PLANTING**

**RAINGARDEN PLANTING**

**Deciduous Shrubs**

**Evergreen Shrubs**

**Ferns**

**Grasses**

**Groundcovers**

**Perennials**

**Vine**

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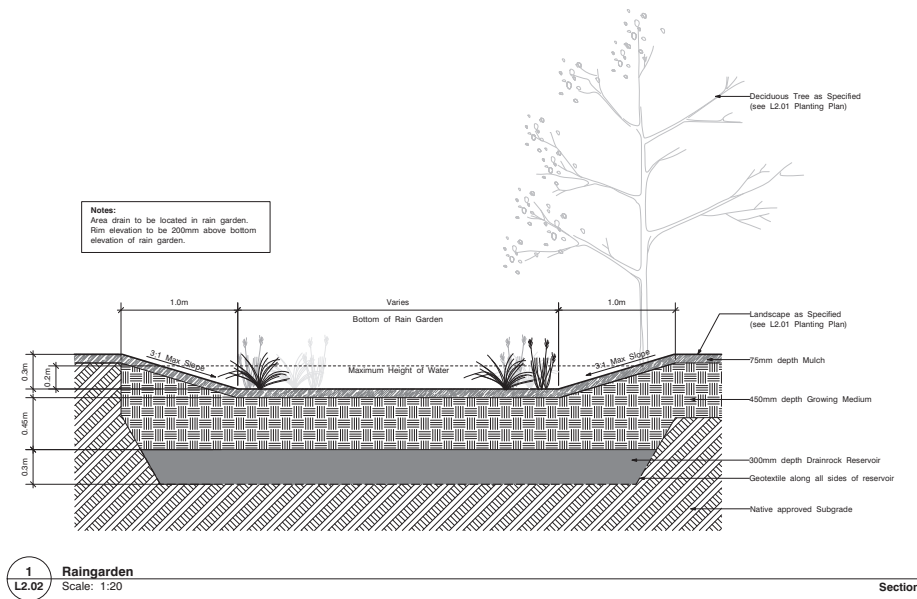
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**PLANTING PLAN**

**PROJECT ID** 24004  
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**SCALE** 1:100  
**DATE** 2024-06-05

**L2.01**



1 Raingarden  
L2.02  
Scale: 1:20

Section

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
<b>PLANT LIST</b>						
<b>Marine Foreshore ESA Plants</b>						
<b>Coniferous Trees</b>						
Pc	3	Pinus contorta var contorta	Shore Pine	#15	10m ht	Native
<b>Deciduous Tree</b>						
Ce	2	Cornus 'Eddie's White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Mf	2	Malus fusca	Pacific Crabapple	#10		Native
Pe	2	Prunus emarginata	Bitter Cherry	#10		Native
Og	6	Quercus garryana	Garry Oak	#10	5-22m ht	Native
<b>Deciduous Shrubs</b>						
A	3	Ametanther albiflora	Service Berry	#3	Multistem	Native
Cs	1	Cornus sericea	Red Twig Dogwood	#1	2m o.c.	Native
Hd	2	Hiododiscus discolor	Ocean Spray	#3	2m o.c.	Native
Pl	2	Philadelphus lewisii	Mock Orange	#2	2m o.c.	Native
Rb	5	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn	5	Rosa Nutkana	Nootka Rose	#2	1.2m o.c.	Native
Sy	5	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
<b>Evergreen Shrubs</b>						
Ge	101	Gaultheria shallon	Sald	#1		
Mn	9	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	
Mo	1	Morera californica	California Wax Myrtle	#3	2m o.c.	Native
Vo	17	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	
<b>Ferns</b>						
Al	10	Althymum filix-ferina	Lady Fern	#1	80cm o.c.	Native
Dg	49	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	113	Polystichum munibum	Sword Fern	#1	60cm o.c.	Native
<b>Grasses</b>						
Dac	28	Danthonia californica	California Oatgrass	Plugs	45cm o.c.	Native
Dc	22	Deschampsia cespitosa	Tufted Hairgrass	10cm	60cm o.c.	Native
Fr	60	Festuca nemoralis	Romney's Fescue	10cm	45cm o.c.	Native
Km	19	Koeleria macrantha	Junegrass	Plugs	60cm o.c.	Native
Lm	36	Leymus mollis	Dune Wildrye	#1	60cm o.c.	Native
<b>Groundcovers</b>						
Au	47	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	75	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
<b>Perennials</b>						
Am	42	Achillea millefolium	Yarrow	10cm	60cm o.c.	Native
Aa	50	Allium scarrinatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	50	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Ah	40	Artemisia howellii	Howell's Pussysteos	10cm	45cm o.c.	Native
Am	50	Artemisia maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	40	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	40	Cardium arvense	Field Chickweed	10cm	45cm o.c.	Native
El	20	Eriophyllum lanatum	Woolly Sunflower	10cm	60cm o.c.	Native
Gs	32	Grindelia stricta	Entire-leaved Gumweed	10cm	60cm o.c.	Native
Hes	30	Hauchera micrantha	Small-flowered Alumroot	10cm	45cm o.c.	Native
Lj	11	Lathyrus japonicus	Beach Pea	10cm	60cm o.c.	Native
Lp	40	Lithophragma gentianiflorum	Small-flowered Woodland	10cm	45cm o.c.	Native
Lr	17	Lupinus fibrillosus	Seashore Lupine	10cm	60cm o.c.	Native
Plc	40	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Ph	40	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Sc	10	Senecioia crassicaulis	Pacific Santicle	10cm	60cm o.c.	Native
S	40	Setium spathulifolium	Broad-leaved Stonecrop	10cm	45cm o.c.	Native
So	41	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Syc	42	Symphoricarpos chilense	California Astler	10cm	60cm o.c.	Native
<b>Vine</b>						
Lh	4	Lonicera hispidula	Hairy Honeysuckle	#1	80cm o.c.	Native
<b>Raingarden</b>						
Co	15	Carex obovata	Slough Sedge	10cm	60cm o.c.	Native
Id	15	Iris setosa	Bristle-pointed Iris	10cm	60cm o.c.	Native
Je	15	Juncus effusus	Common Rush	10cm	60cm o.c.	Native
Sm	15	Scirpus microcarpus	Small-flowered Bulrush	10cm	60cm o.c.	Native
<b>Bulbs</b>						
Ci	50	Camassia leichlinii	Great Camas	#1	45cm o.c.	Native
Cq	50	Camassia quamash	Common Camas	#1	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions.  
KINSHIP DESIGN ART ECOLOGY  
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No substitutions will be accepted without prior written approval of the Landscape Architect.

- PLANTING NOTES**
- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
  - All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
  - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
  - Growing Medium Depths (unless otherwise specified):  
Tree Planting Areas: 1 cu. m. per tree  
Shrub & Ground Cover Areas: 450mm (18") depth  
Seeded Areas: 150mm (6") depth
  - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
  - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
  - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
  - Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
  - No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
  - All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to Sheet L2.01 for Planting Plan

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**PLANTING NOTES & PLANT LIST**

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**SCALE** SEE SHEET  
**DATE** 2024-06-05

**L2.02**