



DEVELOPMENT PERMIT NO. DP001153

SATGUR DEVELOPMENT INC.
Name of Owner(s) of Land (Permittee)

521 HECATE STREET
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 10, BLOCK 17, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 005-221-919

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Building Elevations
Schedule D Landscape Plan

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

PERMIT TERMS

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

- *Section 9.5.1 Siting of Buildings* – to reduce the minimum front yard setback requirement from 6.0m to 5.62m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by Ellins Architect Inc., dated 2020-MAR-13, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Ellins Architect Inc., dated 2020-FEB-25, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect, dated 2020-MAR-03, as shown on Schedule D.

REVIEWED AND APPROVED ON

2020 march - 31

Date

[Signature]

D. Lindsay, General Manager of Development Services

Community Development

Pursuant to Section 154 (1)(b) of the Community Charter

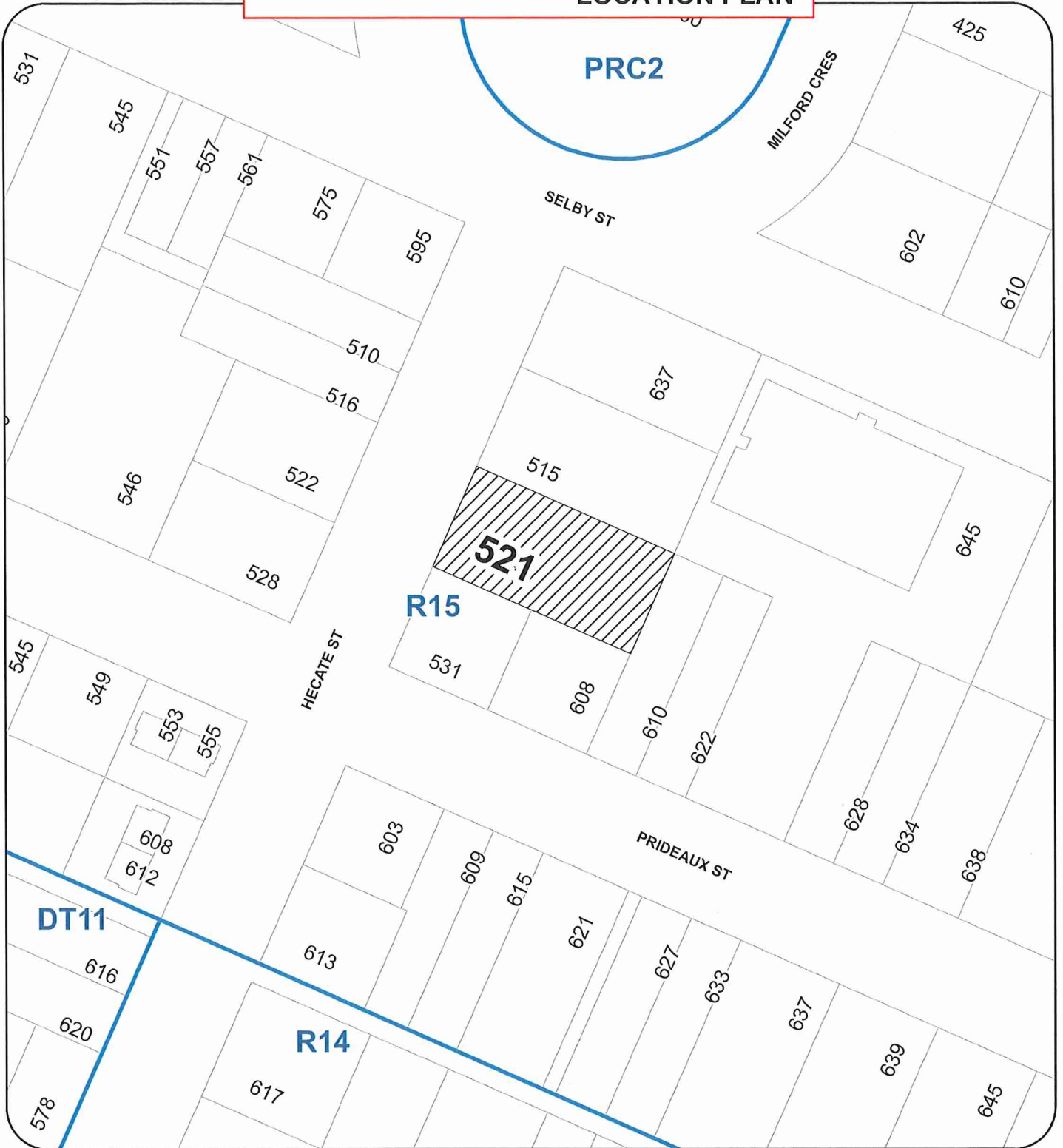
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Prospero attachment: DP001153

Development Permit DP001153
521 Hecate Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001153

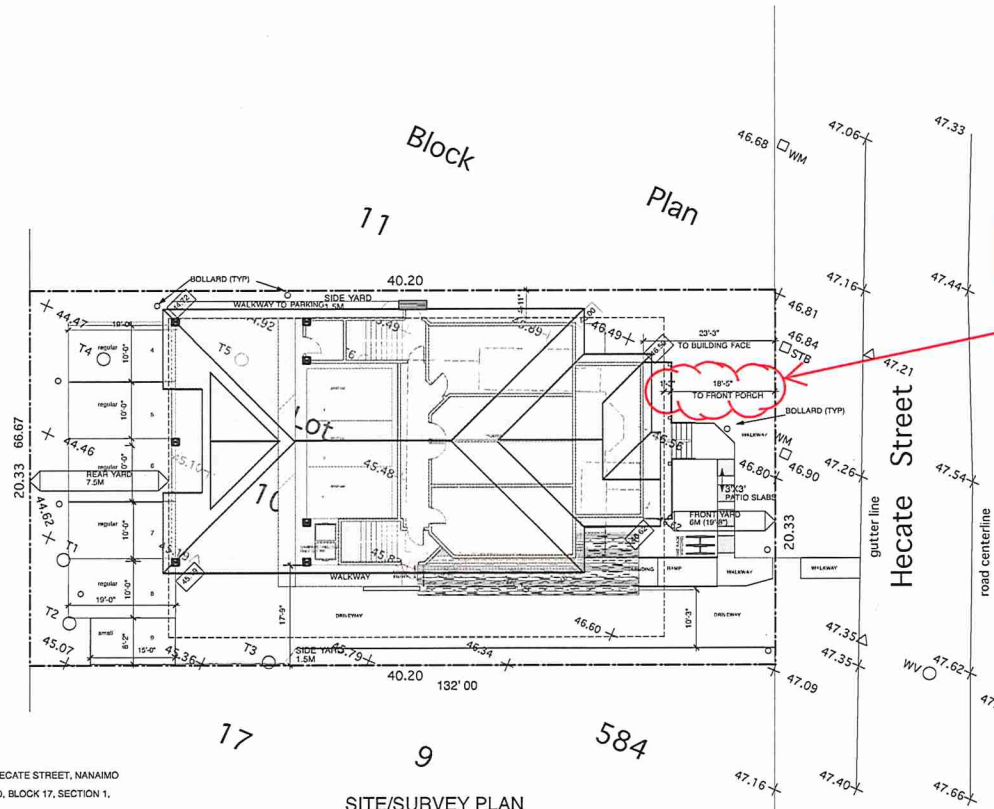
LOCATION PLAN

Civic: 521 HECATE STREET
Legal: LOT 10, BLOCK 17, SECTION 1
NANAIMO DISTRICT, PLAN 584



Development Permit DP001153
521 Hecate Street

Schedule B
SITE PLAN



Proposed Front Yard
Setback Variance



SITE INFORMATION
 CIVIC ADDRESS: 521 HECATE STREET, NANAIMO
 LEGAL DESCRIPTION: LOT 10, BLOCK 17, SECTION 1,
 NANAIMO DISTRICT, PLAN 584
 EXISTING ZONE: R15 MEDIUM DENSITY RESIDENTIAL
 PROPOSED USE: 10 UNIT APARTMENT
 SITE AREA - COMPLIES: 8804.4 SF (817.9 SM)
 SETBACKS -
 FRONT: 6M- FRONT PORCHES / DECKS ENCROACH .38 M (1'-3")
 REAR: 7.5M- COMPLIES
 SIDE: 1.5M- COMPLIES
 LOT COVERAGE:
 40% ALLOWED = 3521.8 SQ. FT.
 ALLOWED 55.37
 PROVIDED = 3521.5 SQ. FT.
 FAR (MAX ALLOWED) 0.85
 GROSS FLOOR AREA -
 LOWER - 1,019 SQ. FT.
 MAIN - 3,339.5 SQ. FT.
 UPPER - 3,127.5 SQ. FT.
 TOTAL - 7,486 SQ. FT.
 PROVIDED: 7483 / 8804.4 = 0.849 COMPLIES
 MAX. HEIGHT: 9.5 M TO MEDIAN BETWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS.
 ALLOWED 55.37
 PROVIDED 54.83 (COMPLIES, REFER TO ELEVATIONS)
 PARKING: AREA 4 - TOTAL: 9 REQ. PROVIDED: 9
 2 BEDROOM UNITS = 2 X 1.26 = 2.52
 1 BEDROOM UNITS = 6 X .89 = 5.28
 STUDIO UNITS = 2 X .75 = 1.5
 BICYCLE STORAGE LONG TERM - 5 REQUIRED - PROVIDED 10
 BICYCLE PARKING SHORT TERM - 1 REQUIRED - PROVIDED 3

SITE/SURVEY PLAN
SCALE 1"=10'-0"

LIGHTING CONCEPT: UNOBTUSIVE LOW OR DOWN FOCUSED LIGHTING TO CREATE GOOD VISIBILITY FOR SAFETY AND WAYFINDING WITHOUT INTRUDING ON NEIGHBOURS

DOORWAYS / STREET FRONT / WALKWAYS:
 DOWN ORIENTED SCENCES AT ENTRY DOORS @ FRONT PORCH
 DOWN ORIENTED SCENCE AT EXIT DOORS, NORTH & SOUTH SIDE
 LOW PROFILE BOLLARDS ALONG SOUTH WALKWAY, EXIT TO PARKING
 LOW PROFILE BOLLARD @ EITHER SIDE DRIVEWAY & WALKWAY AT PROPERTY LINE NEAR GATE (SEE LANDSCAPE)
 SOFFIT DOWN-LIGHTING IN CANOPY OVER ENTRY WALKWAY (LIGHTS DRIVEWAY AS WELL)

PARKING AREA LIGHTING:
 CEILING MOUNT DOWN LIGHTS IN COVERED PARKING AREA
 LOW PROFILE BOLLARDS AT EXTERIOR PARKING STALLS @ REAR

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2020-MAR-13

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NO.	DATE	REVISION
DEC 10 2019	DES. PAN REV	
DEC 16 2019	COORD FL HGTS	
DEC 17 2019	PRELIM B.P.	
JAN 7 2020	PRELIM B.P.	
JAN 15 2020	WIDEN RAMP & HALLS, ADJUST PARKING	
JAN 28 2020	FOUNDATION	
JAN 29 2020	ISSUE CO-ORD	
FEB 03 2020	ADD LOW ENTRY	
FEB 10 2020	MOVE ELEC. RM CHANGE BIKE/STOR.	
FEB 19 2020	WINDOW SCHED.	
FEB 25 2020	RAMP & ASSEMBLY	
MAR 13 2020	COLUMNS/PARKING	

10 UNIT RESIDENTIAL DEVELOPMENT
521 HECATE ST
NANAIMO, B. C.

20 Hays Road
 STEWART, B.C. V8R 1K1
 Business: (250) 247-6355
 email: ellins@architectpauw.ca

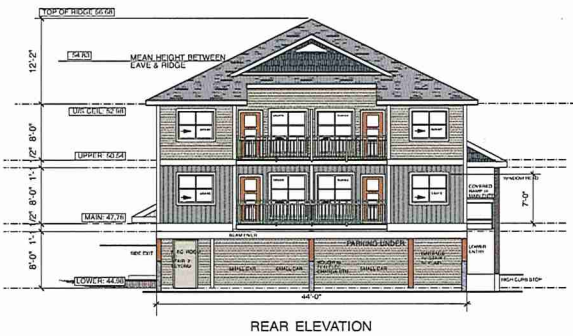
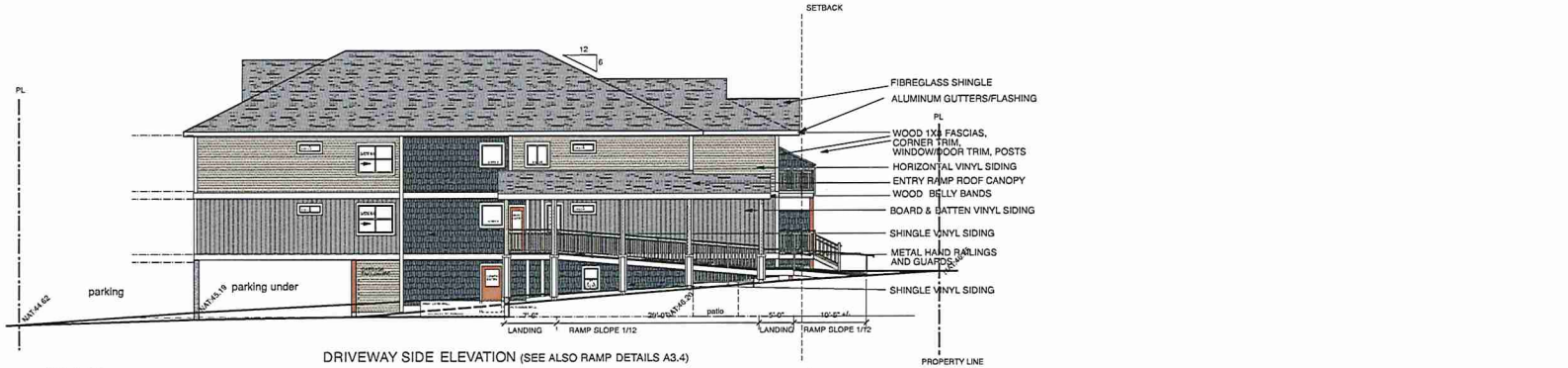
ellins architect inc.
 architecture • planning • interior design

DRAWING:

SITE PLAN

DRAWN BY: J.E. / B.E.	
DATE: NOV 2017	
SCALE: NOTED	
PROJECT NO. 2017-12	DRAWING NO. A1.0

BUILDING ELEVATIONS



HEIGHT CALCULATIONS: (7.6.5)
AVERAGE NATURAL GRADE @ 6 CORNERS IS 45.87
9.5M HEIGHT ALLOWED = 55.37
ACTUAL MEAN HEIGHT BETWEEN EAVES & RIDGE = 54.83
COMPLIES

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NO.	DATE	REVISIONS
DEC 10 2019	DES. PAN REV	
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**10 UNIT RESIDENTIAL DEVELOPMENT
521 HECATE ST
NANAIMO, B. C.**

ellins architect inc.
architecture • planning • interior design

DRAWING:
ELEVATIONS

DRAWN BY: JE / RAE
DATE: NOV 2017
SCALE: NOTED

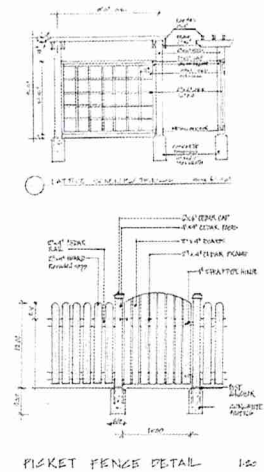
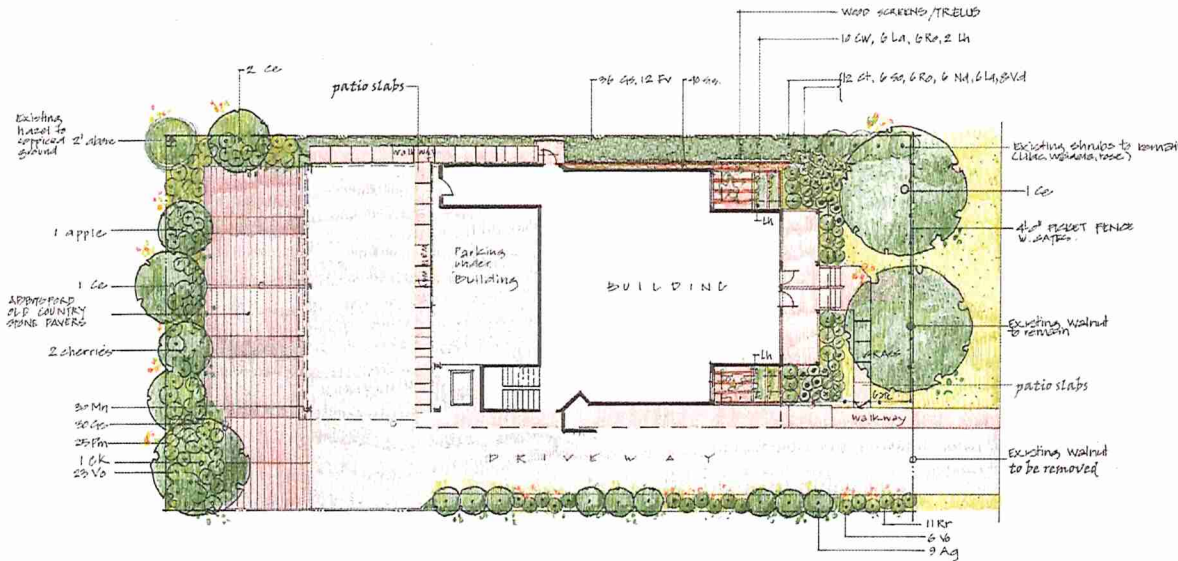
PROJECT NO. 2017-12	DRAWING NO. A3.0
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2020-MAR-03
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LANDSCAPE PLAN

Plant Palette

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Deciduous Trees					
Aq	9	Amelanchier grandiflora Autumn	Berkeleyberry	2.5 m ht	
Co	3	Cornus edulis white wonder	White Flowering Dogwood	6 cm cal	
Ck	1	Cornus kousa	Chinese Dogwood	2.5m ht	multistem
Fruit Trees					
	1	Apple			
	2	Cherry			
Shrub/Berry plants					
Cl	12	Choisya ternata	Mexican Orange Blossom	#1	
Rt	11	Rosa rugosa	Shrub Rose	#1	
Va	29	Vaccinium ovatum	Evergreen Huckleberry	#1	
Vd	8	Viburnum davidii	Davis's Viburnum	#1	
Understorey plants					
Fv	12	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.
Ca	60	Salvia officinalis	Sage	#1	60 cm o.c.
Mn	30	Machoea nana	Dwarf Oregon Grape	#1	
Pm	25	Polystichum munitum	Sword Fern	#1	60 cm o.c.
Vines					
Lh	2	Lonicera henryi	Evergreen Honeysuckle	#1	
Herbs/Perennials					
Dw	10	Campanula trachelium	Bellflower	#1	
Lv	12	Lavandula heicotea	Lavender	#1	
Nd	6	Nepeta cataractae blue	Catmint	#1	
Rr	12	Rosmarinus officinalis	Rosemary	#1	
Sr	40	Sedum spectabile	Broadleaf Sedum	10 cm pot	
Ss	8	Salvia officinalis	Sage	#1	



Design Rationale

The old garden has a variety of fruit and nut trees, including walnuts, hazelnuts, cherries and pears. This planting scheme has been designed to reflect the historical use of food plants and we are replanting mostly edible plants. Immediate accessibility to food plants will become increasingly important in the future.

Note: All planting areas will be irrigated

CONCEPTUAL LANDSCAPE PLAN



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2020-MAR-10
LANTIER PLANNERS

NO	REV	DESCRIPTION

CONSULTANT
ALBERTA DRAGPOND
LANDSCAPE ARCHITECT
228 PINE ST. VANCOUVER
B.C. V6B 2B6
250.754.4338
ALBERTADRAGPOND.COM

PROJECT
10 UNIT RESIDENTIAL DEVELOPMENT
521 HECATE ST NANAIMO BC

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1/8" = 1'-0" DATE 12.7.19
DRAWN VJP CHECKED
PROJECT NUMBER Hecate 2019
DRAWING NUMBER LI