



**DEVELOPMENT PERMIT NO. DP001187**

**1228590 BC LTD**

**Name of Owner(s) of Land (Permittee)**

**550 BRECHIN ROAD**

**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 buildings, structures and other developments thereon:

Legal Description:

**LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987**

**PID No. 001-163-426**

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 and Parking Plans**

**Schedule C Building Elevations and Exterior Materials**

**Schedule D Site / Building Sections**

**Schedule E Landscape Plan and Details**

- a) If the landowner does not substantially start any construction with respect to which this permit was assigned within two years after the date it was issued, the permit lapses.
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.

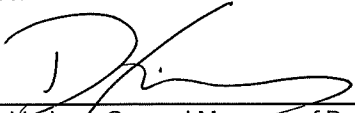
### CONDITIONS OF PERMIT

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

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Thuja Architecture + Design, dated 2020-NOV-04, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Exterior Materials prepared by Thuja Architecture + Design, dated 2020-NOV-04, as shown on Schedule C.
3. The development is in substantial compliance with the Site / Building Sections prepared by Thuja Architecture + Design, dated 2020-NOV-04, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lazzarin Svisdahl Landscape Architects, dated 2021-FEB-11 and 2020-NOV-20, as shown on Schedule E.
5. Existing geotechnical covenant EH17707 to be discharged and replaced with a new Section 219 Covenant, containing the geotechnical report prepared by Lewkowich Engineering Associates Ltd., dated 2019-JUL-12, to be registered on title prior to Building Permit issuance.
6. Existing sanitary sewer statutory right-of-way (SRW) charge 252341G to be replaced with the current City of Nanaimo maintenance and access charges (ST100089 and ST100091) and existing Plan 1250RW to be replaced with a widened SRW to the current standard based on the final depth of the sanitary sewer, to be registered on title prior to building occupancy.
7. A statutory right-of-way to accommodate the required frontage works and services and public sidewalk along Brechin Road, generally as shown on the Site Plan in Schedule B, to be registered on title prior to building occupancy.

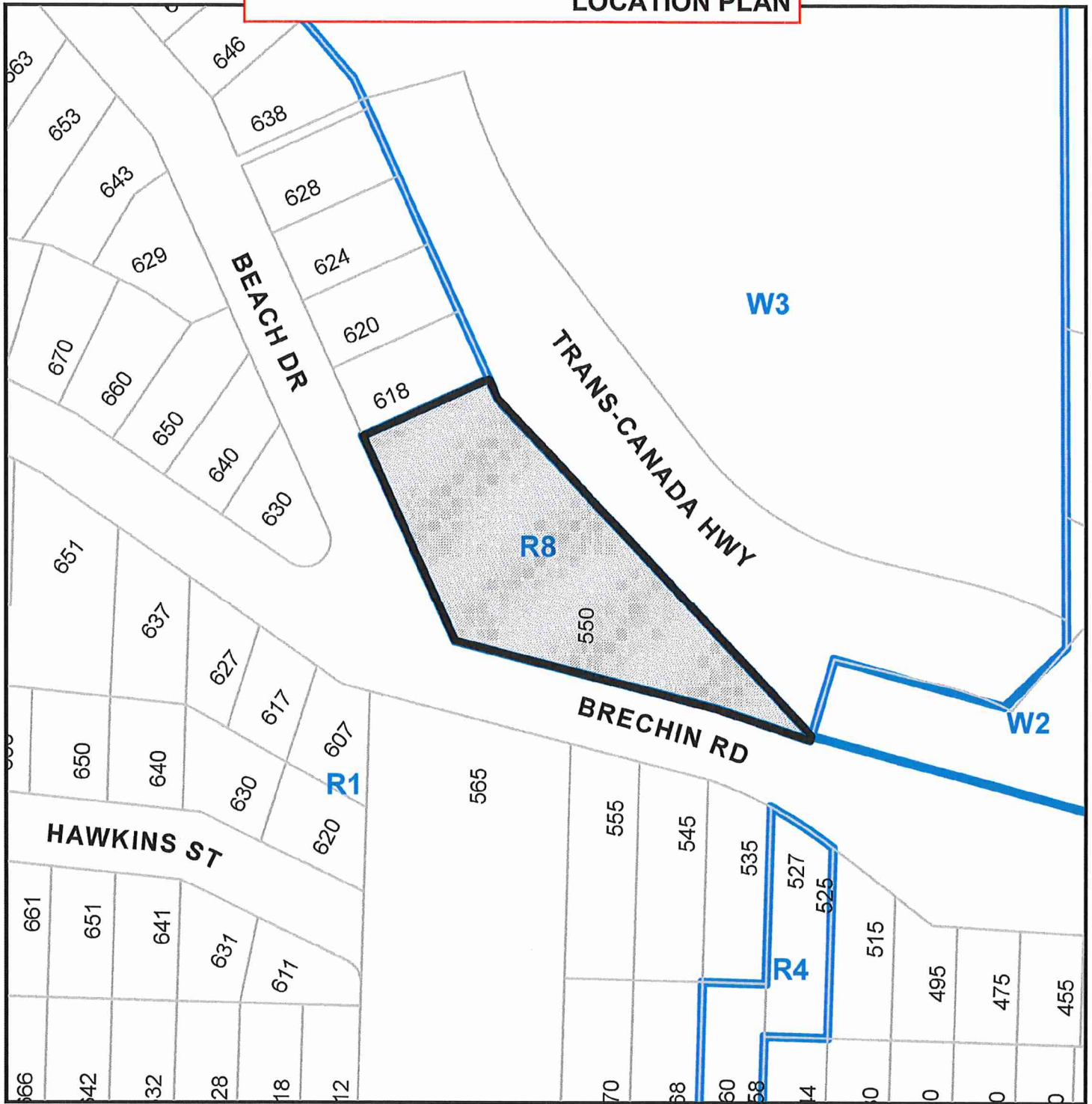
REVIEWED AND APPROVED ON

2021-FEB-26  
Date

  
D. Lindsay, General Manager of Development Services  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001187    Schedule A  
550 Brechin Road

**LOCATION PLAN**



**DEVELOPMENT PERMIT APPLICATION NO. DP001187 - 550 BRECHIN ROAD**



CIVIC: 550 BRECHIN ROAD



**Subject Property**

LEGAL: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987

**SITE AND PARKING PLANS**

**CONSULTANTS LIST**

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sroy@westurban.ca

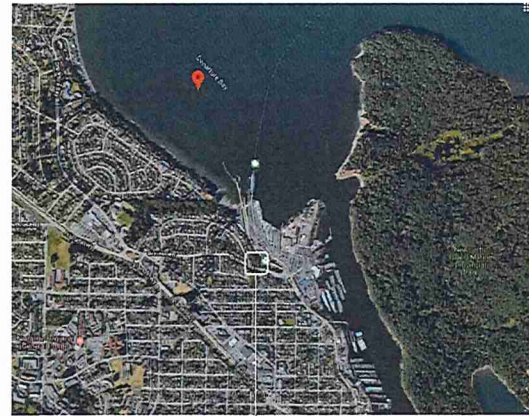
**ARCHITECT**  
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Tonia Schulte, Architect AIBC, LEED AP  
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250.650.7901  
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laurelin.lago@outlook.com

**CIVIL ENGINEER**  
CASCARA CONSULTING ENGINEERS LTD.  
Matthew Rosenthal, ASCE  
(c) 250.714.9112  
mrosenthal@cascara.ca

**DRAWING INDEX**

- PR1 LOCATION PLAN & SITE PLAN
- PR2 PARKADE PLANS
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 EXTERIOR ELEVATIONS
- PR6 EXTERIOR ELEVATIONS
- PR7 SCHEMATIC SECTIONS
- PR8 MATERIALS
- PR9 RENDERINGS
- PR10 RENDERINGS



LOCATION PLAN SITE LOCATION

**PROJECT DATA**

**LEGAL ADDRESS:**  
LOT 12 SECTION 1 NANAIMO DISTRICT PLAN 12987

**CNIC ADDRESS:**  
550 BRECHIN ROAD, NANAIMO BC

**ZONING:**  
R1 - MEDIUM DENSITY RESIDENTIAL

**LOT SIZE:**  
~5231 SQ.M. (56,145 SQ.FT.)

**BUILDING AREA:**  
PROPOSED FOOTPRINT 1916 SQ.M. (20,824 SQ.FT.)

**FLOOR AREAS:**

PARKADE	1775.2 SQ.M. (19,108 SQ.FT.)
MAIN	1416 SQ.M. (15,242 SQ.FT.)
SECOND	1440 SQ.M. (15,500 SQ.FT.)
THIRD	1440 SQ.M. (15,500 SQ.FT.)
FOLKETH	1540 SQ.M. (16,597 SQ.FT.)
<b>TOTAL (NET)</b>	<b>5736 SQ.M. EXCLUDING PARKADE (61,742 SQ.FT.)</b>
COMMON (PARKADE)	718 SQ.M. (7720 SQ.FT.)
COMMON (MAIN)	300 SQ.M. (3230 SQ.FT.)
COMMON (SECOND)	276 SQ.M. (2970 SQ.FT.)
COMMON (THIRD)	276 SQ.M. (2970 SQ.FT.)
COMMON (FOLKETH)	276 SQ.M. (2970 SQ.FT.)
<b>TOTAL (NET)</b>	<b>1128 SQ.M. EXCLUDING PARKADE (12,142 SQ.FT.)</b>
<b>TOTAL (GROSS)</b>	<b>6864 SQ.M. EXCLUDING PARKADE (73,803 SQ.FT.)</b>

**FLOOR AREA RATIO:**  
ALLOWABLE: 1.25 W/ UNDERGROUND \*0.25 PERCENTAGE OF PARKING = 1.40  
PROPOSED: 1.32

**DENSITY:**  
PROPOSED: 87 UNITS

**LOT COVERAGE:**  
40% ALLOWABLE  
34.5% PROPOSED (OPEN DECKS INCLUDED)

**USABLE OPEN SPACE:**  
REQUIRED:

**BUILDING HEIGHT:**  
ALLOWABLE: 14M  
PROPOSED: 14M

**UNIT COUNT:**

	MAIN	2-4TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 (*3)	3
ONE BEDROOM	11	11 (*3)	44
TWO BEDROOM	10	10 (*3)	40
<b>TOTAL</b>	<b>21</b>	<b>22 (*3)</b>	<b>87</b>

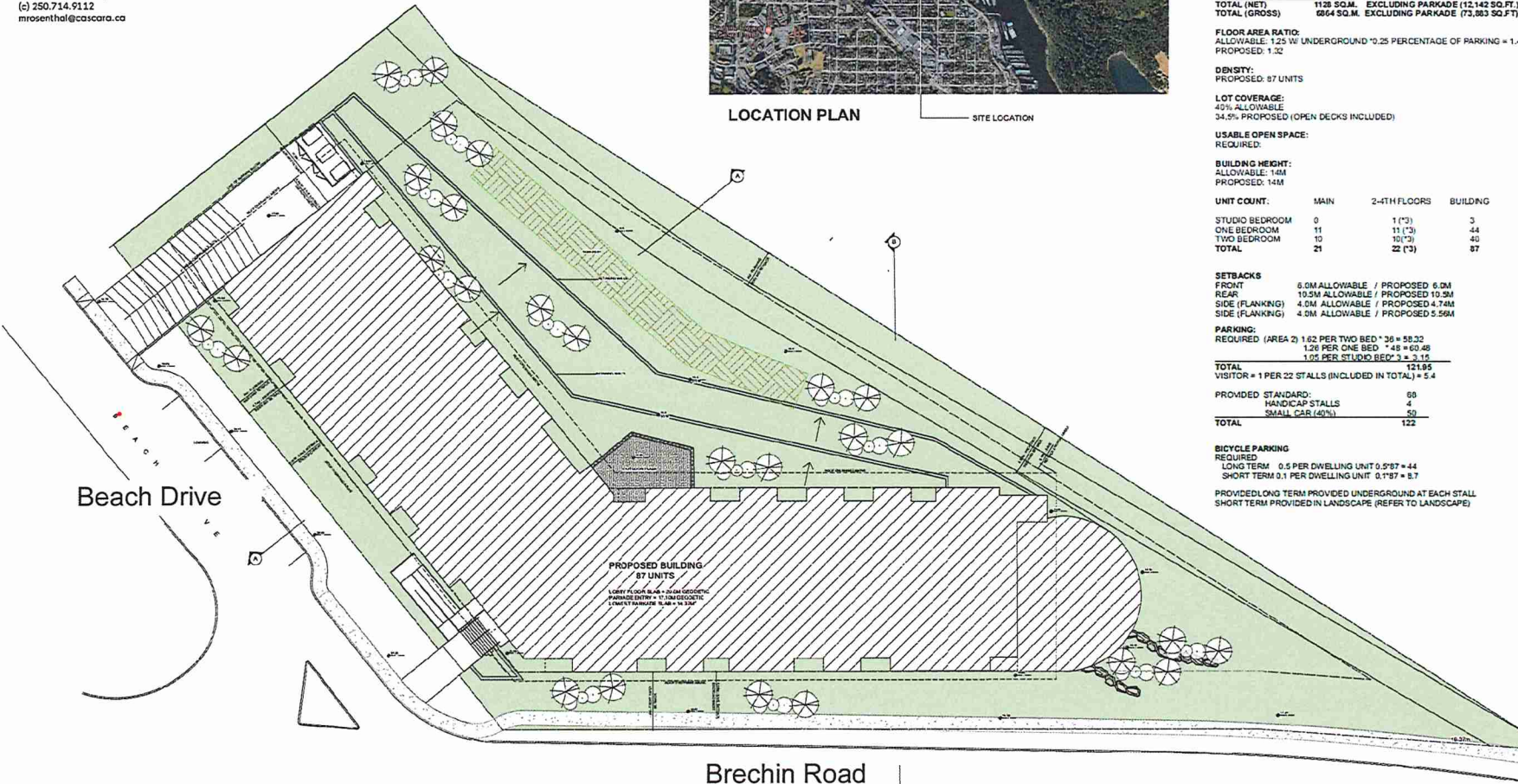
**SETBACKS**

FRONT: 6.0M ALLOWABLE / PROPOSED 6.0M  
 REAR: 10.5M ALLOWABLE / PROPOSED 10.5M  
 SIDE (FLANKING): 4.0M ALLOWABLE / PROPOSED 4.78M  
 SIDE (FLANKING): 4.0M ALLOWABLE / PROPOSED 5.56M

**PARKING:**  
REQUIRED (AREA 2) 1.62 PER TWO BED \* 36 = 58.32  
 1.26 PER ONE BED \* 48 = 60.48  
 1.05 PER STUDIO BED \* 3 = 3.15  
**TOTAL** 121.95  
 VISITOR = 1 PER 22 STALLS (INCLUDED IN TOTAL) = 5.4

**PROVIDED STANDARD:**  
HANDICAP STALLS 4  
SMALL CAR (40%) 50  
**TOTAL** 122

**BICYCLE PARKING**  
REQUIRED  
LONG TERM 0.5 PER DWELLING UNIT 0.5\*87 = 44  
SHORT TERM 0.1 PER DWELLING UNIT 0.1\*87 = 8.7  
PROVIDED LONG TERM PROVIDED UNDERGROUND AT EACH STALL  
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)



**SITE PLAN**

CONTRACTOR TO VERIFY ALL LEVEL, LEVEL SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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**THUJA**  
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 P2 / RAMP UPDATED AUG. 25 2020  
 REISSUED FOR DP NOV. 04 2020

DEPARTURE BAY

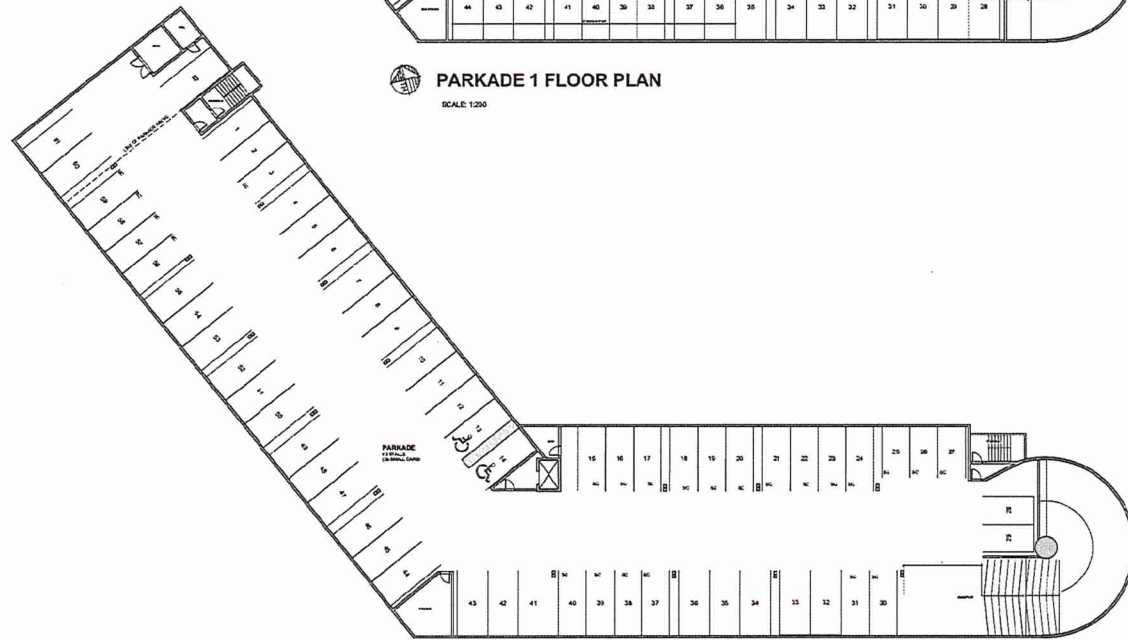
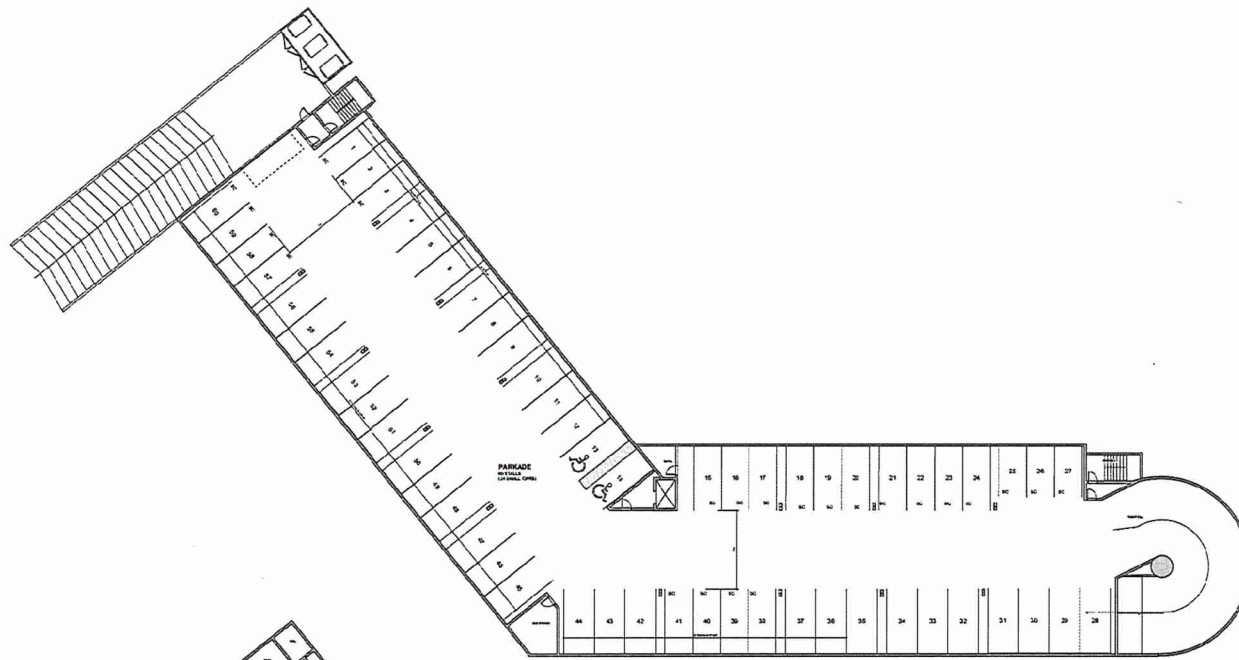
SITE PLAN

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**PR1**

PARKING PLAN



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PR2

Development Permit No. DP001187 Schedule C  
550 Brechin Road

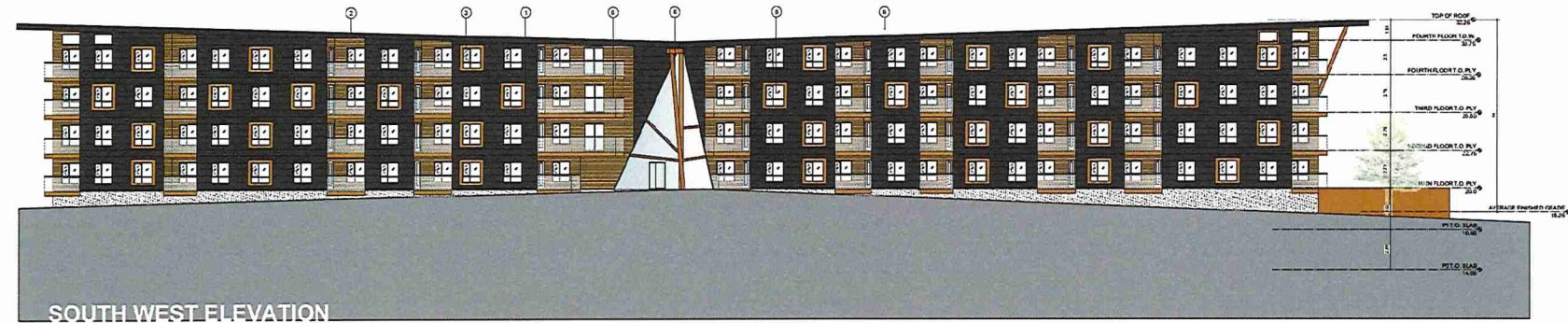
# BUILDING ELEVATIONS AND EXTERIOR MATERIALS

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### MATERIAL LEGEND

- ① FIBRE CEMENT LAP SIDING 7"; "SHOU-SUGI-BAN"
- ② FIBRE CEMENT LAP SIDING 7"; "CEDARTONE"
- ③ WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
- ④ SBS ROOFING: "BLACK"
- ⑤ VINYL WINDOWS - BLACK EXTERIOR
- ⑥ HANDRAILS, FASCIA, DOWNSPOUTS, FLASHING: "BLACK"
- ⑦ SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
- ⑧ COLUMNS: CORTEN STEEL



Beach Drive and Brechin Road



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ELEVATIONS	
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**PR5**

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NORTH EAST ELEVATION  
View from BC Ferries Terminal - Departure Bay



- MATERIAL LEGEND**
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  - ② FIBRE CEMENT LAP SIDING 7" "CEDARTONE"
  - ③ WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
  - ④ SBS ROOFING: "BLACK"
  - ⑤ VINYL WINDOWS - "BLACK/EXTERIOR"
  - ⑥ HANDRAILS, FASCIAE, DOWNSPOUTS, FLASHING: "BLACK"
  - ⑦ SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
  - ⑧ COLUMNS: CORTEN STEEL

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PR6

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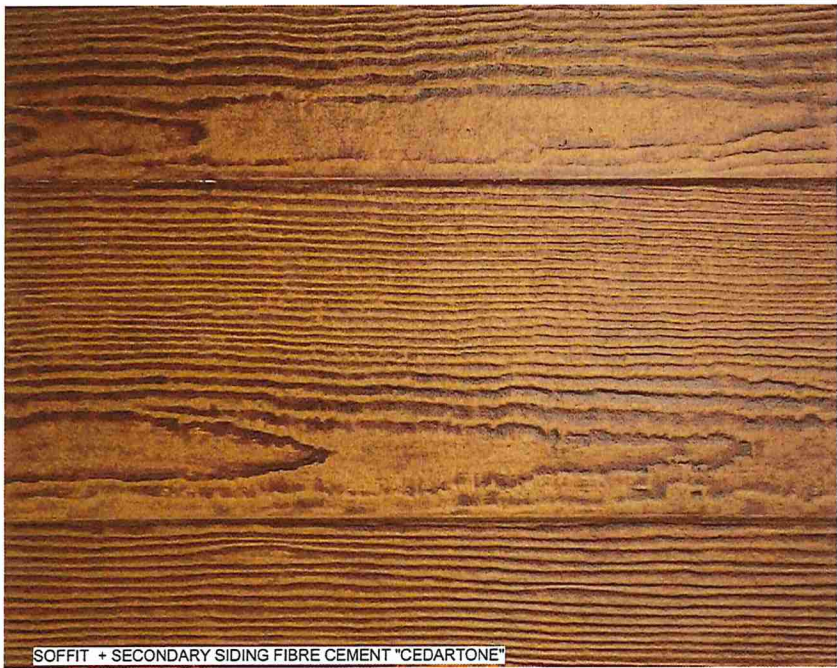
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COLUMNS  
CORTEN STEEL



HANDRAILS + FASCIAS  
PAINTED "BLACK"



SOFFIT + SECONDARY SIDING FIBRE CEMENT "CEDARTONE"



PRIMARY SIDING FIBRE CEMENT "SHOU-SUGI-BAN"

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CAPITAL PROJECTS

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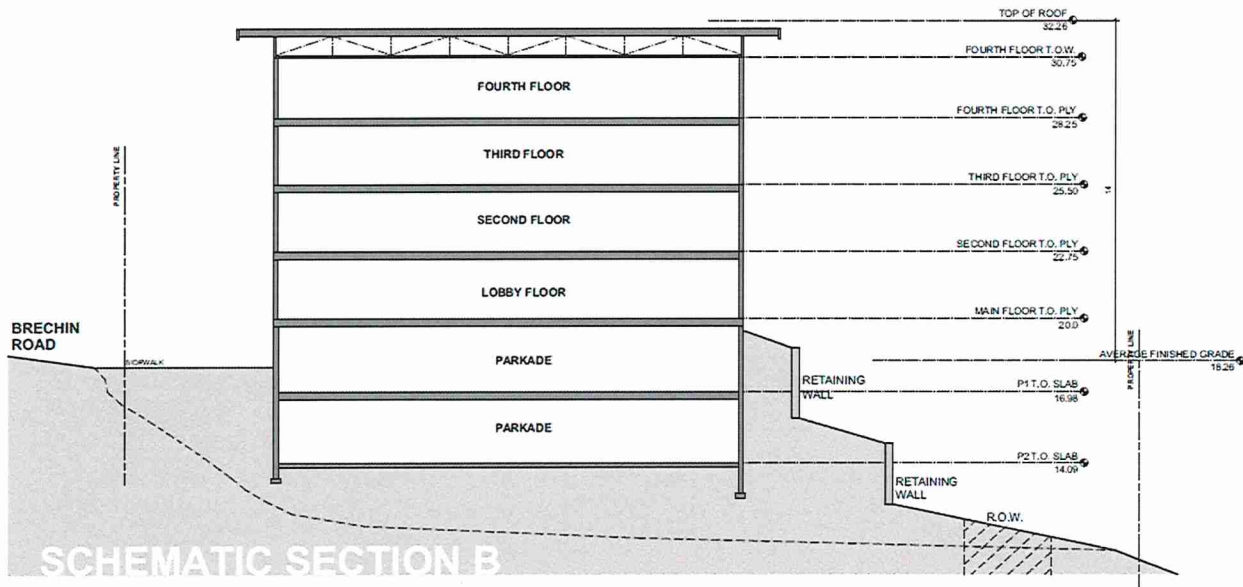
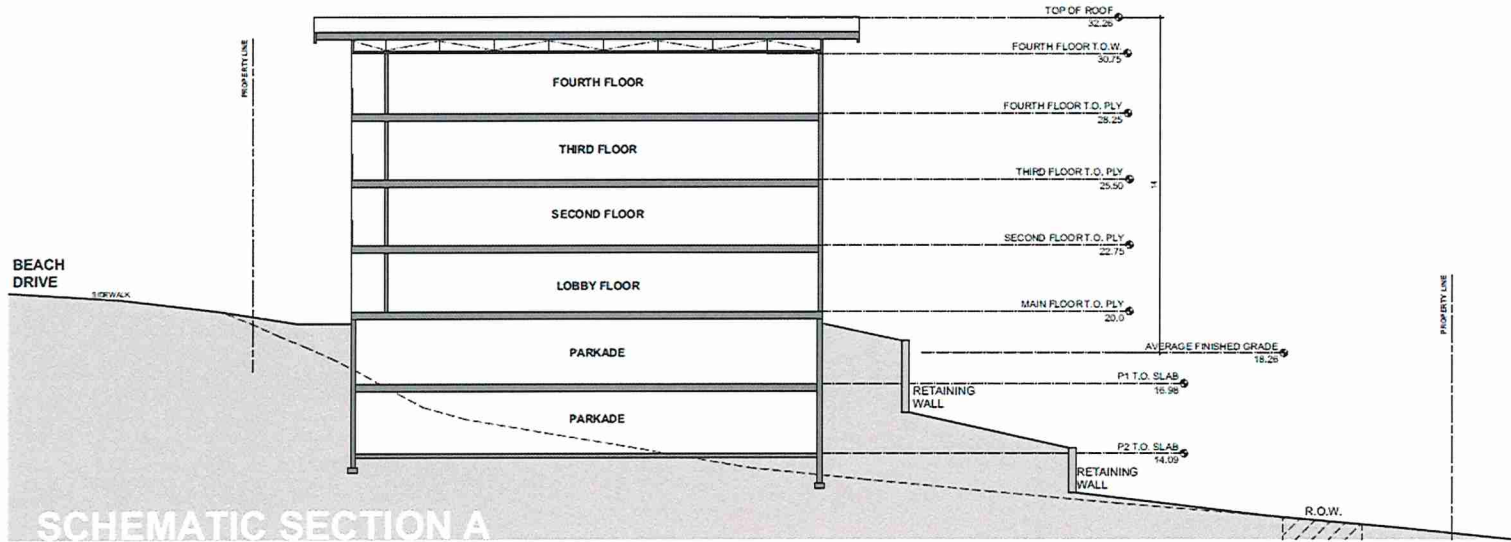
**PR8**



Development Permit No. DP001187 Schedule D  
 550 Brechin Road  
**SITE / BUILDING SECTIONS**

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**PR7**

Development Permit No. DP001187 Schedule E  
 550 Brechin Road  
**LANDSCAPE PLAN AND DETAILS**



SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE	NATIVE
<b>Trees</b>					
VH	<i>Acer japonicum</i>	Vice Palms (multi stem)	16	85cm	NATIVE
DM	<i>Aster alpinus</i>	Double Flats	16	85cm	NATIVE
CC	<i>Cercis canadensis</i>	Pacific Dogwood	15	85cm	NATIVE
CN	<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	12	70cm	NATIVE
R	<i>Rosa pratincola</i>	Red Quince Bush	12	85cm	NATIVE
TS	<i>Taxus canadensis</i>	White Pine	2	2m	NATIVE
SA	<i>Salix serotina</i>	Salix Serotina	2	2m	NATIVE
PL	<i>Populus tremula</i>	Populus Trem	4	85cm	NATIVE
TR	<i>Taxus brevifolia</i>	Pacific Fir	13	2m	NATIVE
<b>Shrubs</b>					
AR	<i>Artemisia 'Sea Lites'</i>	Sea Lites Artemisia	11	85cm	NATIVE
CA	<i>Cornus canadensis</i>	Red Twig Dogwood	46	85cm	NATIVE
LA	<i>Lonicera sibirica</i>	Turkey Honey-suckle	48	85cm	NATIVE
O	<i>Malus baccata</i>	Oxeye Apple	26	85cm	NATIVE
OR	<i>Ornithoglossum</i>	Star of Bethlehem	130	85cm	NATIVE
PH	<i>Phlox maculata</i>	Low Creeping Phlox	111	85cm	NATIVE
PI	<i>Phlox pilularis</i>	Rock Phlox	3	85cm	NATIVE
RA	<i>Rosa rugosa</i>	Hardy Rose	11	85cm	NATIVE
RH	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	6	85cm	NATIVE
SR	<i>Spiraea 'Doris Red'</i>	Doris Red Spiraea	54	85cm	NATIVE
S	<i>Sedum spectabile</i>	Brick Bed Sedum	14	85cm	NATIVE
SH	<i>Shepherdia arbuscula</i>	Salt	80	85cm	NATIVE
SP	<i>Spiraea alba</i>	White Spiraea	63	85cm	NATIVE
WA	<i>Wibauxia</i>	Dead Spirea	29	85cm	NATIVE
<b>Ornamental Grasses &amp; Groundcover</b>					
OC	<i>Ornithoglossum</i>	Star of Bethlehem	130	85cm	NATIVE
DE	<i>Diarrhena isochrysa</i>	Tall Marjoram	62	85cm	NATIVE
HC	<i>Hieracium angustatum</i>	Blue Owl Grass	14	85cm	NATIVE
M	<i>Mertensia maritima</i>	Knapweed	31	1.0m	NATIVE
<b>Perennials</b>					
AF	<i>Adiantum pedatum</i>	Hollyhock Fern	8	85cm	NATIVE
AL	<i>Alchemilla alpestris</i>	Ally Fern	24	85cm	NATIVE
LC	<i>Lonicera canadensis</i>	Forest Honey-suckle	29	1.0m	NATIVE

**LEGEND**

- PROPERTY LINES
- BRUSH FINISH CONCRETE WALKWAYS / PATIO / DECKING / DRIVE
- DECORATIVE PAVING FOR BACK PATIO / TRIP / PATTERNS / TRIP
- DIAM. ROCK (80% STRIP) 100 MM DEPTH 2" - 4" DIM WASHED CORBLE ROCK ON P.L.T.M. FABRIC CW 24" PRESSURE TREATED WOOD EDGER, (CONFORM TO ALL LAWS THAT SLAB DRAIN HOLES)
- 3/4" M.M. DIM. WASHED ROCK ON SLAB
- 4x4 PT WOOD EDGER BETWEEN PLANTING BEDS & LAWN
- LAWN = SEEDED ON 100 MM MIN DEPTH APPROVED GROWING MEDIUM
- PLANTING BED CW 60 MM OF BARK MULCH GROUND COVER ON FILTER FABRIC ON APPROVED GROWING MEDIUM
- 400 MM MIN DEPTH FOR SHRUBS 700 MM MIN FOR TREES
- NATIVE PLANTING AREA WITH AMENDED NATIVE TOPSOIL / GROWING WITH TEST IF SUITABLE FOR USE
- DRAINAGE BARN WASHED CRUSH ROCK 50 - 200 MM DIM
- RETAINING WALL IS PROPOSED LOCATIONS REFER TO STRUCTURAL DRAWINGS
- 150x44" ALUMINUM OR HEAVY DUTY BLACK PLASTIC EDGER
- CORNER BIKERACK (1 TOTAL) SECURED TO CONCRETE WALKWAY
- FEATURE Boulders FOR ACCENT OR USED AS LOW RETAINING WALLS IN PLANTERS (AS LOCALLY AVAILABLE)
- GARBAGE BIN

Date	Revisions	By
Dec 18 2014	GRANT FOR DISCUSSION ONLY	LS/SJD
Feb 4 2015	LAUNCH FOR DISCUSSION ONLY	LS/SJD
Mar 22 2015	DRAWING FOR DISCUSSION ONLY	LS/SJD
Mar 6 2015	FOR SUBMISSION	LS
Aug 7 2015	ADD OUTLINE AMOUNT SPACES	LS
Dec 11 2015	NEW TREE SPECIES LANDSCAPING	LS
Dec 11 2015	FOR SUBMISSION	LS
Feb 11 2021	FOR SUBMISSION - PLANTING LIST	LS

**LAZZARIN SVISDAHL**  
 LANDSCAPE ARCHITECTS

253 - 320 10 Avenue, Prince George B.C. V2Y 2Y3  
 250-563-4158 www.la-lan-land.com

Project  
**WESTURBAN DEVELOPMENTS**  
 DEPARTURE BAY  
 550 BRECHIN ROAD  
 NANAIMO, BC

Sheet Title  
**Landscape Plan**

Date  
 November 13, 2019

Scale  
 1:200 METERS

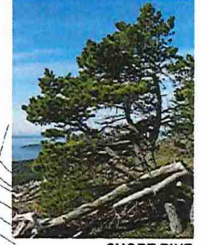
Drawn By  
 LS/SJD

Project No.

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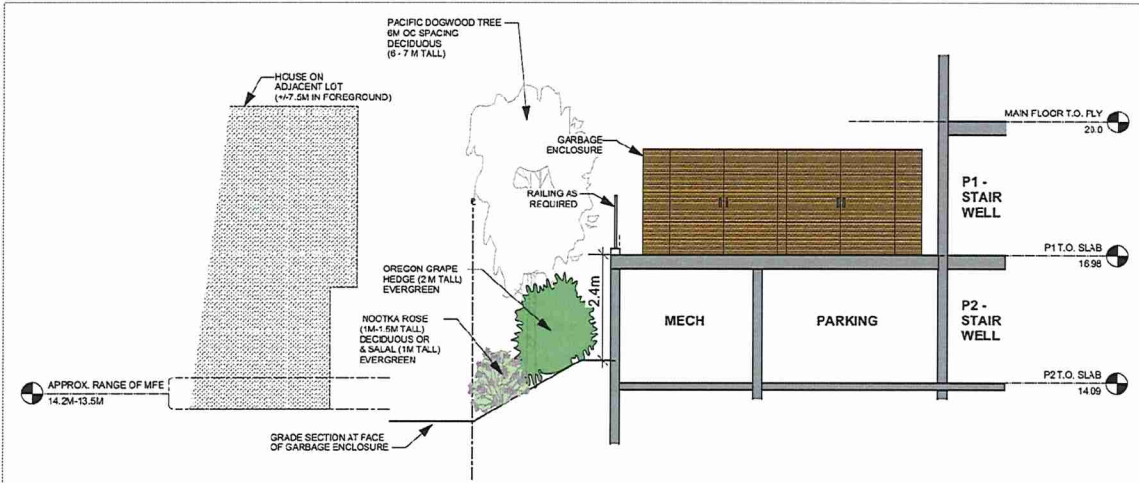
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**L 1**



NOTE: ALL WORK AND MATERIALS SHALL BE TO BCSLA / CNLA STANDARDS

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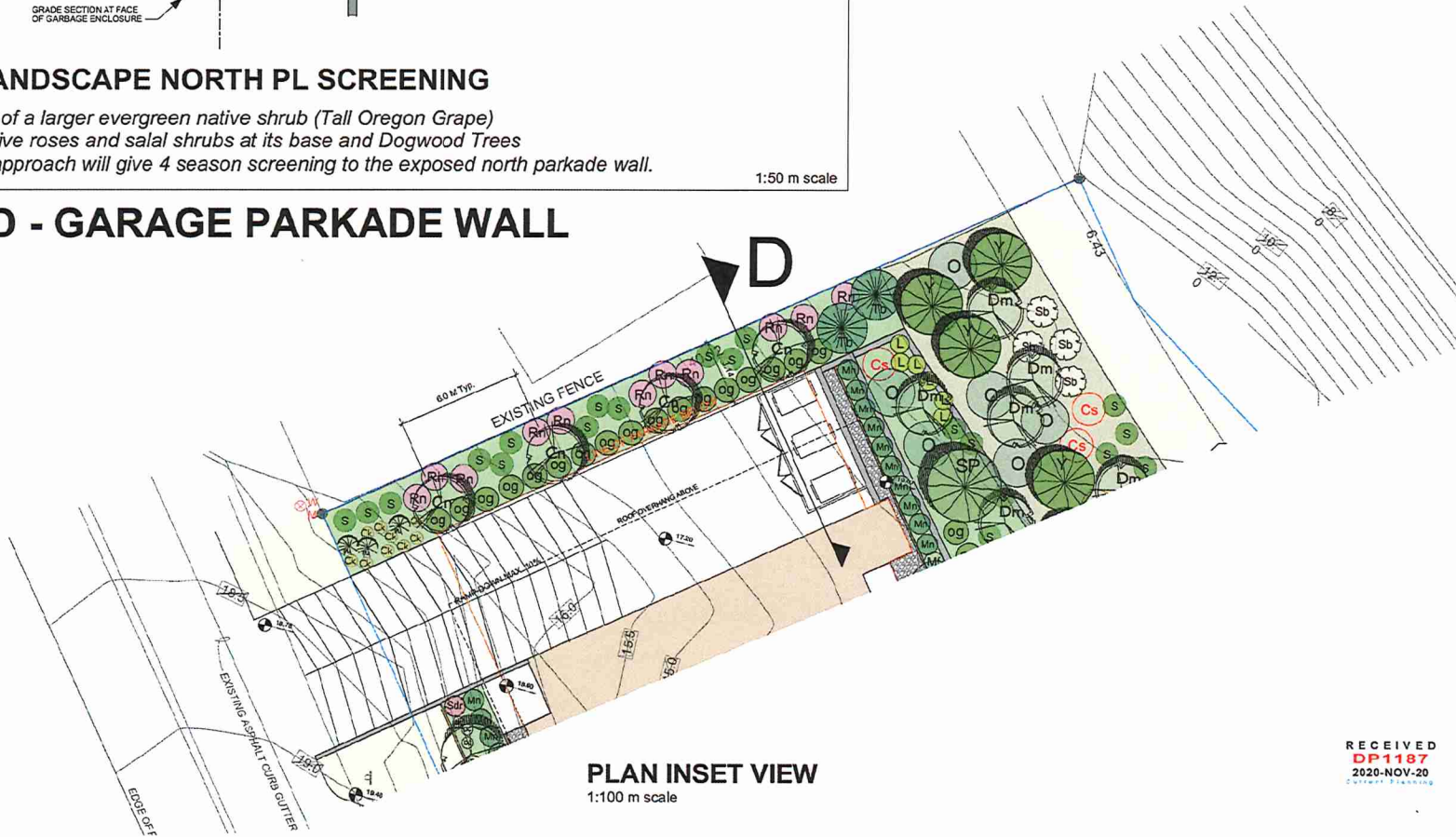


**PROPOSED LANDSCAPE NORTH PL SCREENING**

*We are proposing use of a larger evergreen native shrub (Tall Oregon Grape) with lower growing native roses and salal shrubs at its base and Dogwood Trees at 6m intervals - This approach will give 4 season screening to the exposed north parkade wall.*

1:50 m scale

**SECTION D - GARAGE PARKADE WALL**



**PLAN INSET VIEW**

1:100 m scale

Date	Revisions	By

**LAZZARIN SVISDAHL**  
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Project  
**WESTURBAN DEVELOPMENTS**  
DEPARTURE BAY  
550 BRECHIN ROAD  
NANAIMO, BC

Sheet Title  
**Garage Parkade Wall Section**

Date September 20, 2020  
Scale AS NOTED  
Drawn By LS/SD  
Project No.

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**L1.2**

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