



DEVELOPMENT PERMIT NO. DP000755

JESSE'S ENTERPRISES LTD.

Name of Owner(s) of Land (Permittee)

3217 HAMMOND BAY 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 building structures and other developments thereon:

Legal Description:

LOT 1, SECTION 15A, WELLINGTON DISTRICT, PLAN EPP49224

PID No. 029-635-781

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	Landscape Plan
Schedule C1	Tree Mitigation Areas & Buffer Detail on South Property Line
Schedule D	Building Cluster 1, Elevations
Schedule E	Building Cluster 2, Elevations
Schedule F	Building Cluster 3, Elevations
Schedule G	Upgraded SFD, Elevations
Schedule H	New Building Clusters
Schedule I	Existing Access Condition to 3219 Hammond Bay Road
Schedule J	Proposed Access to 3219 Hammond Bay Road & Interim Works and Services

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

Building Height:

The maximum allowable building height is 9m. The table below illustrates the height variances required for each of the clusters.

Building Cluster	Maximum Allowable Building Height (m)	Proposed Building Height (m)	Variance Requested (m)
Building 1 (Units 1, 2 & 3)	9	10.15	1.15
Building 2 (Units 4, 5 & 6)	9	9.70	.70
Building 3 (Units 7, 8 & 9)	9	10.45	1.45

Minimum Landscape Treatment Level 2d

The Minimum Landscape Treatment Level 2d is required along the north property line of 3219 Hammond Bay Road, and consists of a 1.8m planting width, trees and a 1.8m screening fence. The Minimum Landscape Treatment Level 2d is varied to a 0.2m planting width with a 1.8m green wall fence and no trees.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF DECEMBER, 2013.



Corporate Officer
Donna Smith
Deputy Corporate Officer

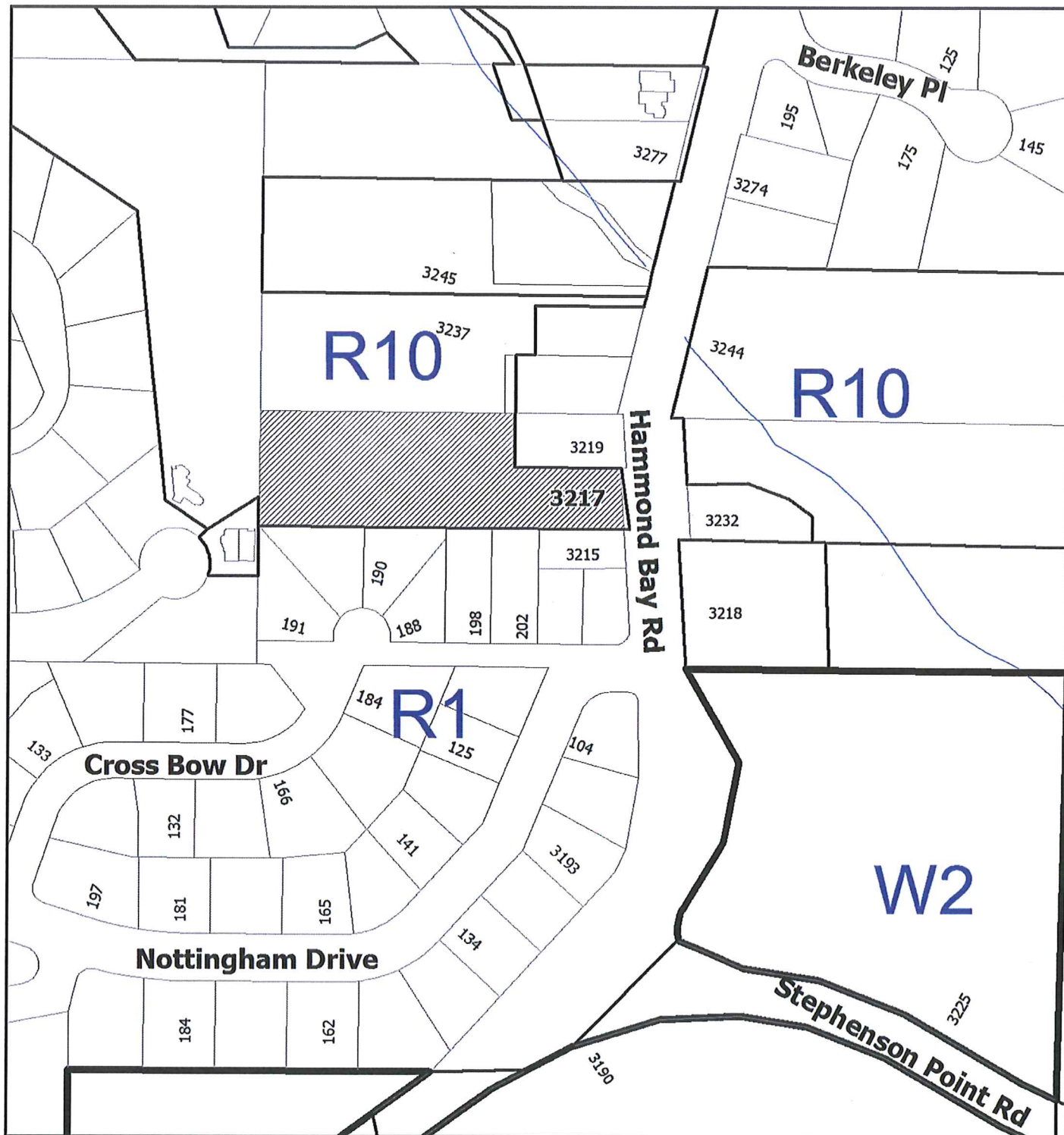


Date

GN/b

Prospero attachment: DP000755

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000755

LOCATION PLAN

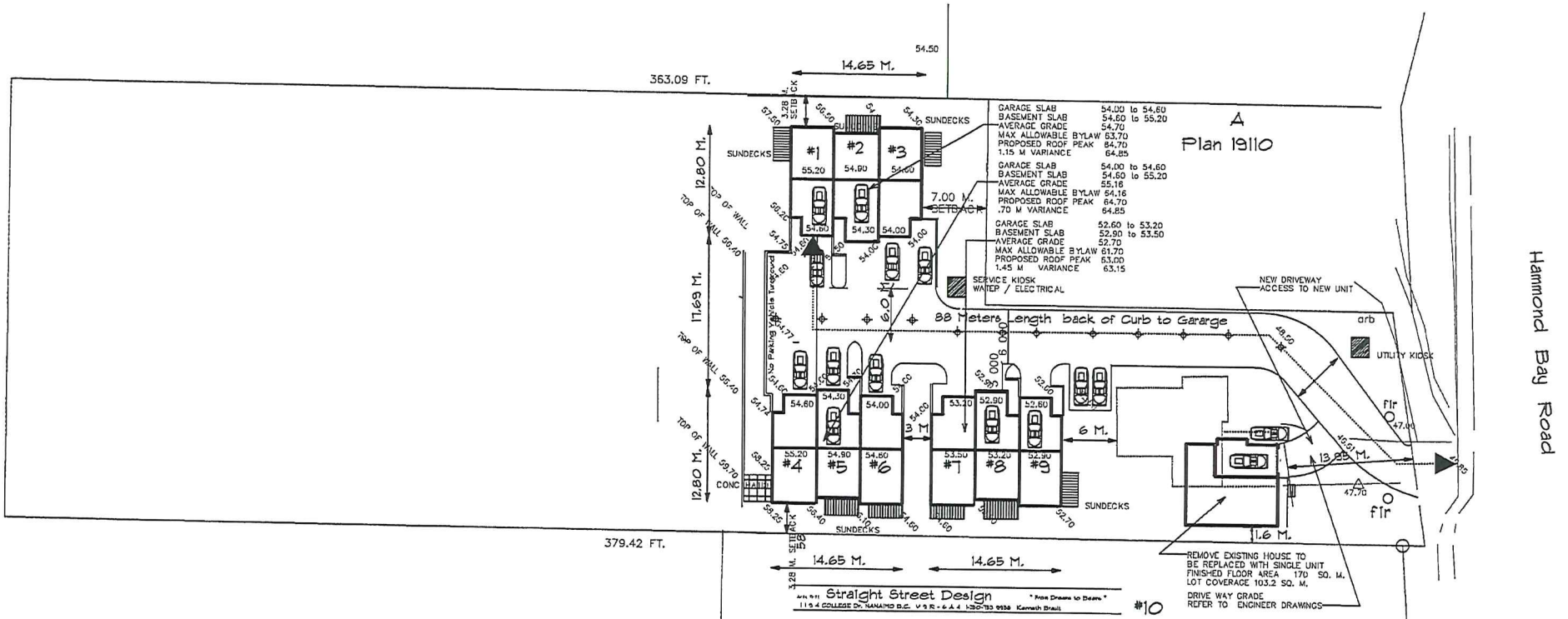
Civic: 3217 Hammond Bay Road
Lot 1, Section 15-A, Wellington District,
Plan EPP49224



 **Subject Property**

Development Permit DP000775
3217 Hammond Bay Road

Schedule B
SITE PLAN

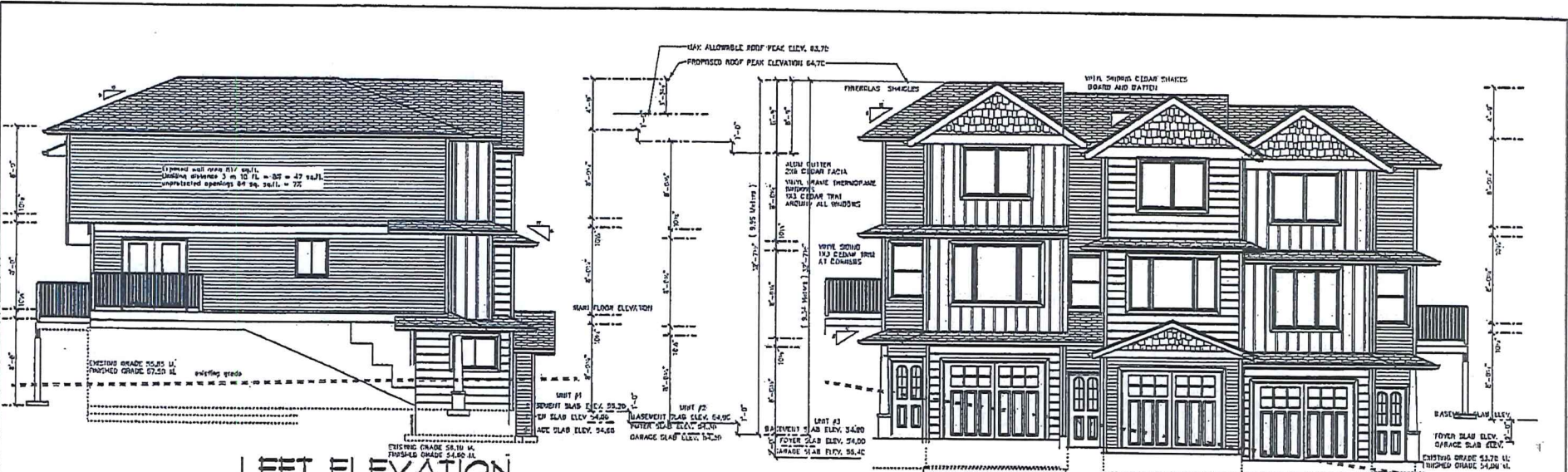


SITE PLAN

9 - TOWNHOUSES 3 bedroom each 3 STOREY
EXISTING HOUSE TO BE REMOVED
ADDITIONAL SINGLE UNIT TO BE
CONSTRUCTED

Lot Area 6493 sq. M. (69984 sq. ft.)
BUILDING AREA 62 sq. M. PER UNIT X 9 = 288 sq. M.
PLUS NEW SINGLE UNIT (103.5 Dsq. M.) = 392 sq. M.
LOT COVERAGE 392 sq. M. = 10 %
21 parking 2.1 per Dwelling
NEW 3 PLEXS FLOOR AREA 426 sq. M. X 3 BUILDINGS
NEW SINGLE UNIT 2 floors = 170 sq. M.
1448 sq. M. FLOOR AREA F.A.R. = .23
FOR LANDSCAPE SCREENING AND FENCING
REFER TO LANDSCAPE CONSULTANT'S DRAWINGS

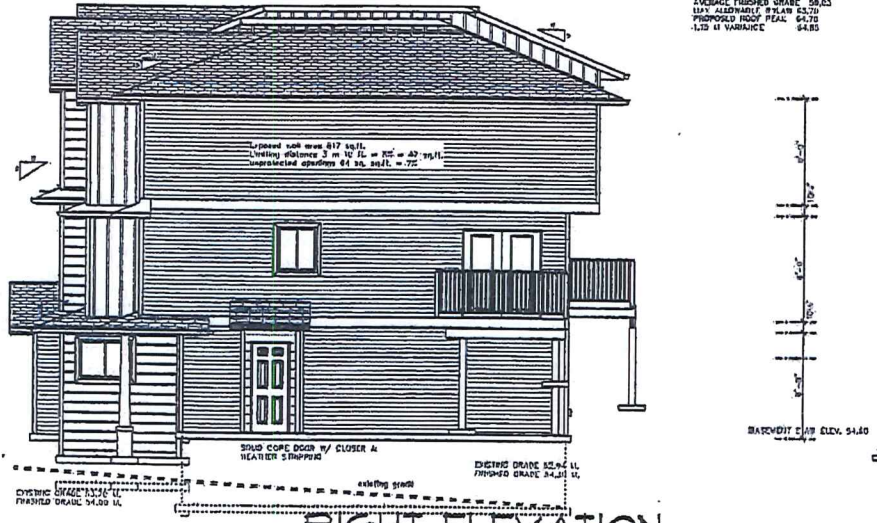
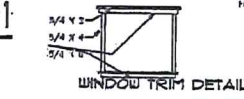
*3217 Hammond Bay Road
LOT 4, SECTION 15A, WELLINGTON DISTRICT,
PLAN 8519 EXCEPT THAT PART IN PLAN 19110



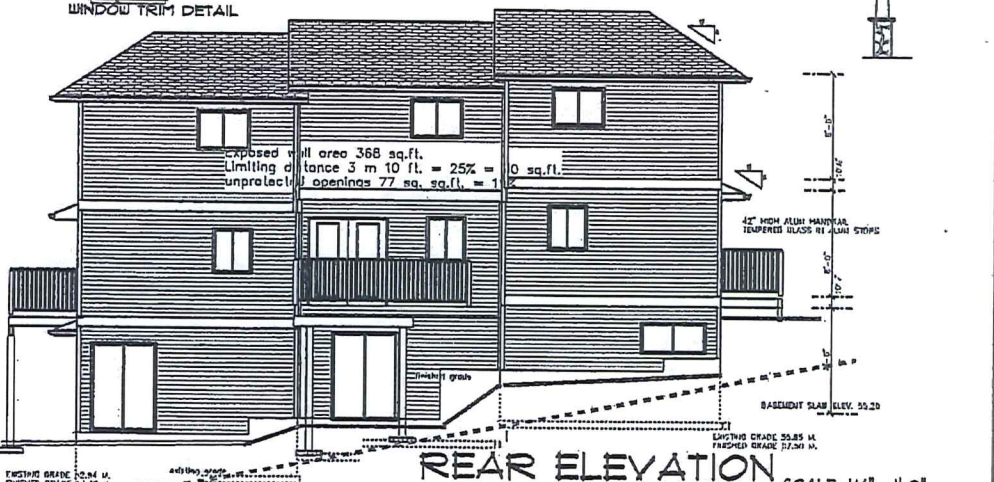
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING #1

FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



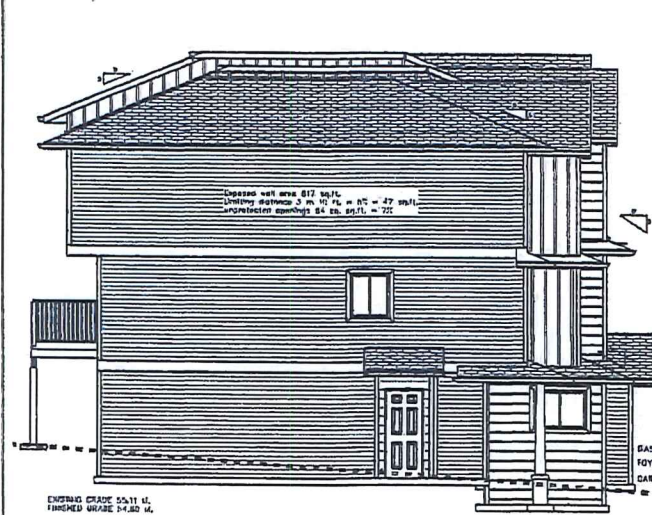
REAR ELEVATION
 SCALE: 1/4" = 1'-0"

AVERAGE FINISHED GRADE 54.75
 AVERAGE FINISHED GRADE 58.63
 EXIST. ALLEYPATH PLAIN 63.70
 PROPOSED ROOF PEAK 64.70
 1.25 FT VARIANCE

Exposed wall area 368 sq.ft.
 Limiting distance 3 m 10 ft. = 25% = 90 sq.ft.
 Unprotected openings 77 sq. sq.ft. = 10 sq.ft.

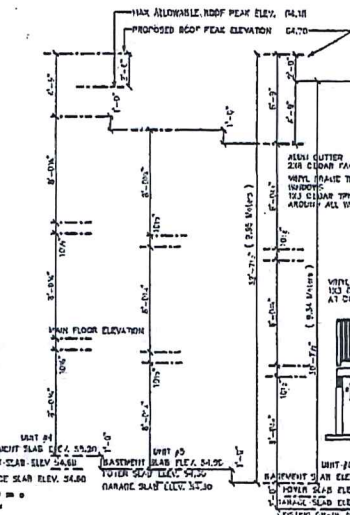
STRAIGHT STREET DESIGN ARCHITECTS INC. 5102 177th Street S. Everett, WA 98148
 206-207-1188
 ARCHITECT
 DATE: 11/20/14
 SHEET NO. 1
 TOTAL SHEETS: 4
 PROJECT NO. 10 UNIT MULTI-FAMILY PROJECT, 3217 HAMMOND BAY RD.
 SCALE: AS SHOWN

A-4



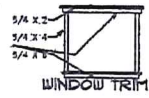
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



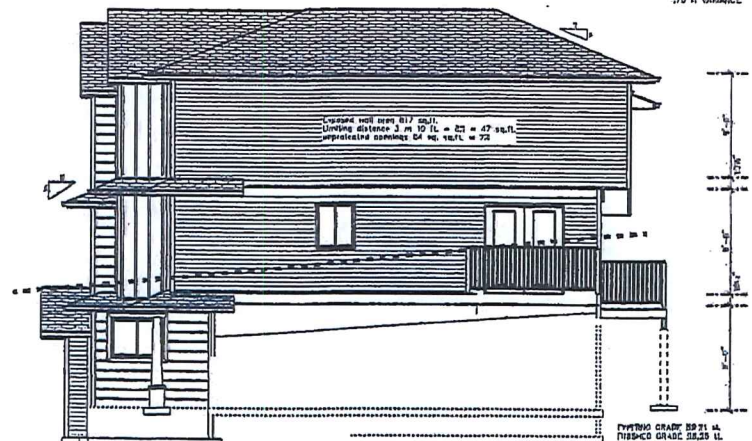
BUILDING #2

AVERAGE EXISTING GRADE 54.64
AVERAGE FINISHED GRADE 54.85
MAX ALLOWABLE GRADE 54.18
PROPOSED ROOF PEAK 64.70
.70 ft VARIANCE



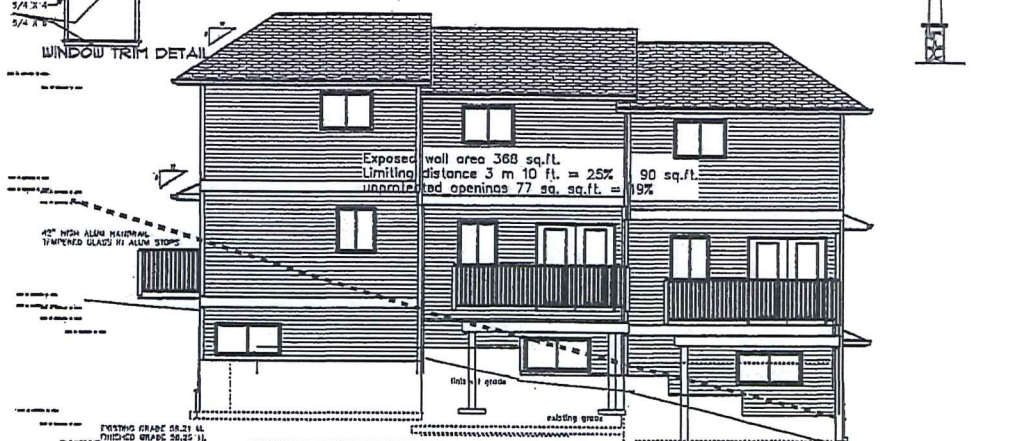
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

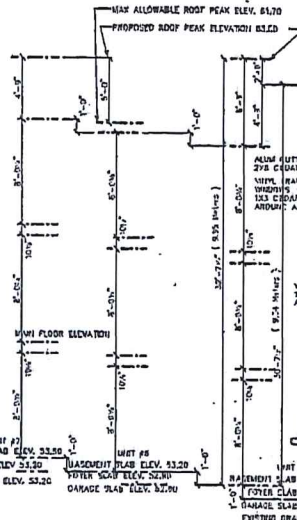
STRAIGHT STREET DESIGN ARCHITECTURE INC. 1194 COLLEGE ST. VANCOUVER, BC V6E 0A4 TEL: 604-255-9636
 10 unit Multi Family Project 3217 Hammond Bay Rd.
 SCALE: DATE: DRAWN BY: CHECKED BY: APPROVED BY: A-5

77



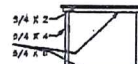
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



BUILDING #3

AVERAGE FINISHED GRADE 52.70
AVERAGE PROPOSED GRADE 53.13
MAX ALLOWABLE FINISH 54.70
PROPOSED ROOF PEAK 53.60
1/4" VARIANCE 53.19

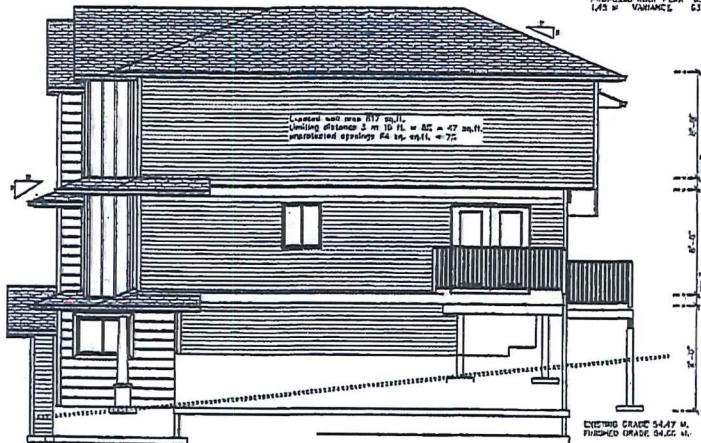


WINDOW TRIM DETAIL



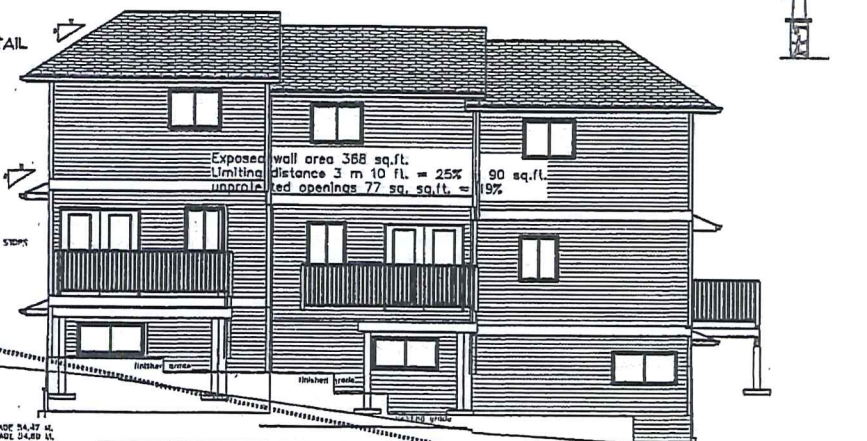
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

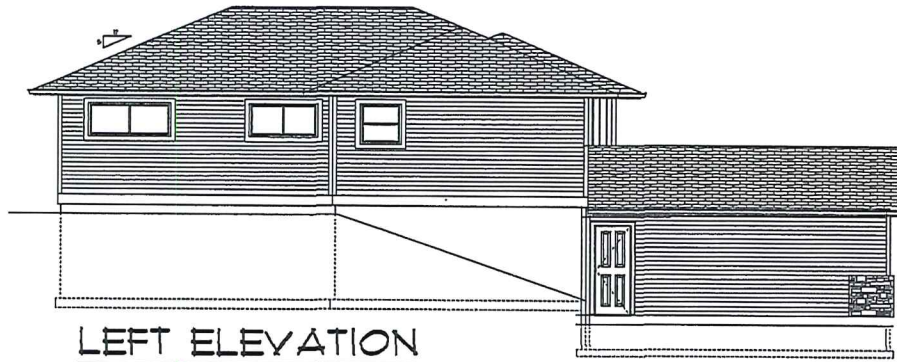
STRAIGHT STREET DESIGN ARCHITECTURE INC. 119 S. COLLEGE DR. MANASSAS, VA 20108-4958
CONTACT: 703-797-1111
PROJECT: 10 Unit Multi Family Project #3217 Hammond Bay Rd.
DATE: 10/1/2024
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/4" = 1'-0"

Straight Street Design "From Chores to Dreams"
119 S. COLLEGE DR. MANASSAS, VA 20108-4958
PROJECT: 10 Unit Multi Family Project #3217 Hammond Bay Rd.
DATE: 10/1/2024
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/4" = 1'-0"

Development Permit No. DP000755
3217 Hammond Bay Road

Schedule G

Upgraded SFD. Elevations



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ALUM GUTTER
2x8 CEDAR FACIA

8'-0"
1'-0"
(81.3 meters)

VINYL FRAME THERMOPLANE
WINDOWS
NEW 1x3 CEDAR TRIM
AROUND ALL WINDOWS
NEW VINYL SIDING CLADDING
1x3 CEDAR TRIM
AT CORNERS

NEW GARAGE
CEDAR SHAKES TO GABLE
TO MATCH 3 PLEX

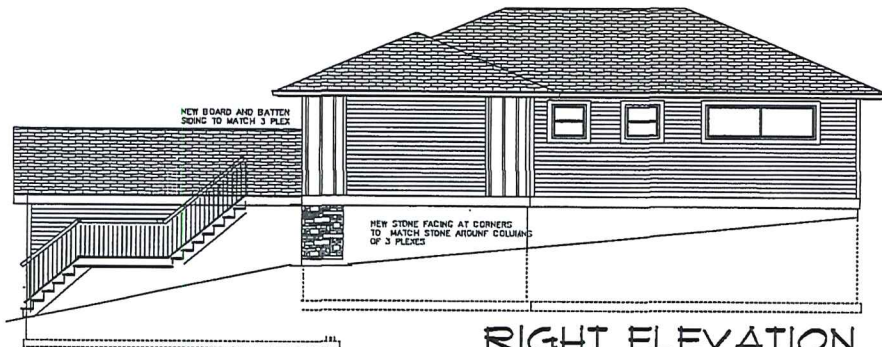
EXISTING BASEMENT SLAB ELEVATION
NEW GARAGE SLAB ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NEW STONE FACING AT CORNERS
TO MATCH STONE AROUND COLUMNS
OF 3 PLEXES

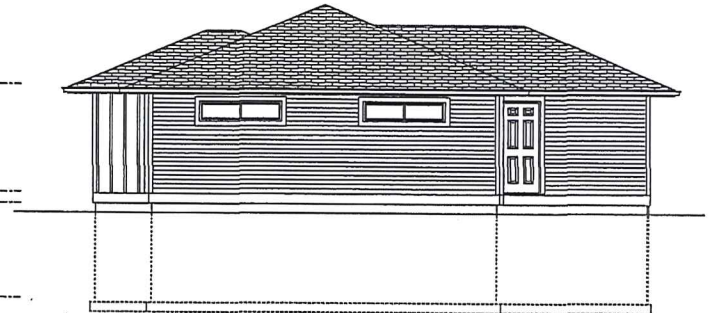


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

NEW BOARD AND BATTEN
SIDING TO MATCH 3 PLEX

NEW STONE FACING AT CORNERS
TO MATCH STONE AROUND COLUMNS
OF 3 PLEXES



REAR ELEVATION

SCALE: 1/4" = 1'-0"

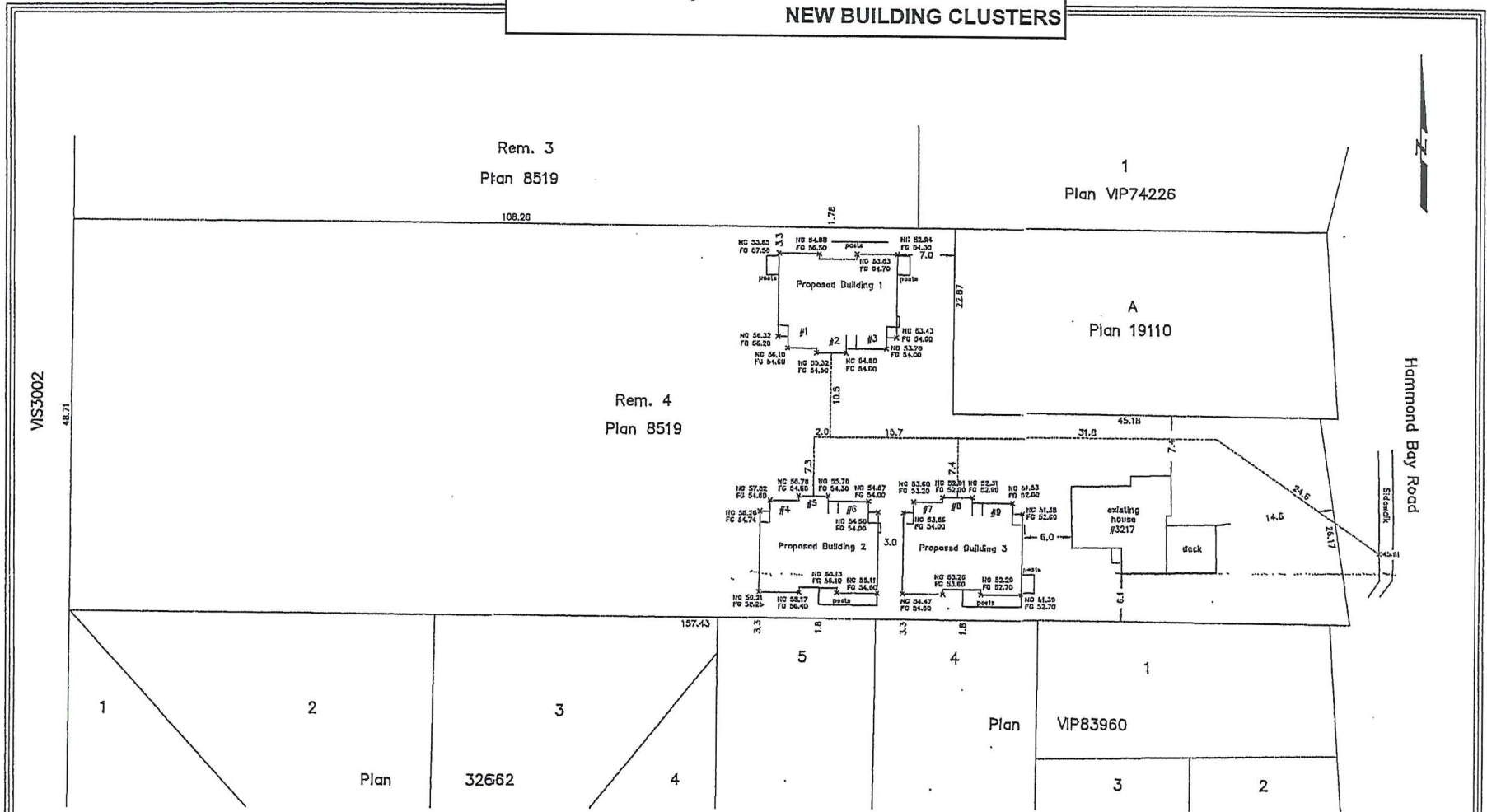
OWNER AGREES WITH AGENCY AND TO THE
LAWYER ORDER OF A SET OF PLANS FOR ONE HOUSE
THAT IS TO BE CONSTRUCTED IN CLIENT'S USE

CLIENT'S RESPONSIBILITY
THIS PLAN AND SPECIFICATIONS IS AT ALL TIMES REMAIN THE EXCLUSIVE
PROPERTY OF STRAIGHT STREET DESIGN
AND SHALL NOT BE REPRODUCED, COPIED, MANIPULATED,
REPRODUCED, OR OTHERWISE USED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION FROM THE AUTHOR.

Straight Street Design * From Dreams to Design 1154 COLLEGE DR. NANAIMO B.C. V9S 6A4 (250) 753 9558 Kenneth Brault	
PROJECT: Renovation to Residence at #3217 Hammond Bay Rd.	
DRAWN BY: STRAIGHT STREET	CHECKED BY: KEN BRULT
SCALE: AS SHOWN	DATE: 11/20/2024

4-8

NEW BUILDING CLUSTERS



Building 1

Average Natural Grade = 54.70
Average finished grade = 55.03
Allowable building height = 9.00
Maximum roof peak elevation = 63.70
Proposed roof peak elevation = 64.70
Proposed Garage slab (unit 1) = 54.60
Proposed Garage slab (unit 2) = 54.30
Proposed Garage slab (unit 3) = 54.00

Average maximum garage slab = 61.6
(from back of sidewalk)

Building 2

Average Natural Grade = 55.64
Average finished grade = 55.16
Allowable building height = 9.00
Maximum roof peak elevation = 64.16
Proposed roof peak elevation = 64.70
Proposed Garage slab (unit 4) = 54.60
Proposed Garage slab (unit 5) = 54.30
Proposed Garage slab (unit 6) = 54.00

Average maximum garage slab = 61.4
(from back of sidewalk)

Building 3

Average Natural Grade = 52.70
Average finished grade = 53.18
Allowable building height = 9.00
Maximum roof peak elevation = 61.70
Proposed roof peak elevation = 63.00
Proposed Garage slab (unit 7) = 52.20
Proposed Garage slab (unit 8) = 52.80
Proposed Garage slab (unit 9) = 52.60

Average maximum garage slab = 57.9
(from back of sidewalk)

B.C.L.S. has been retained to pin foundation locations.

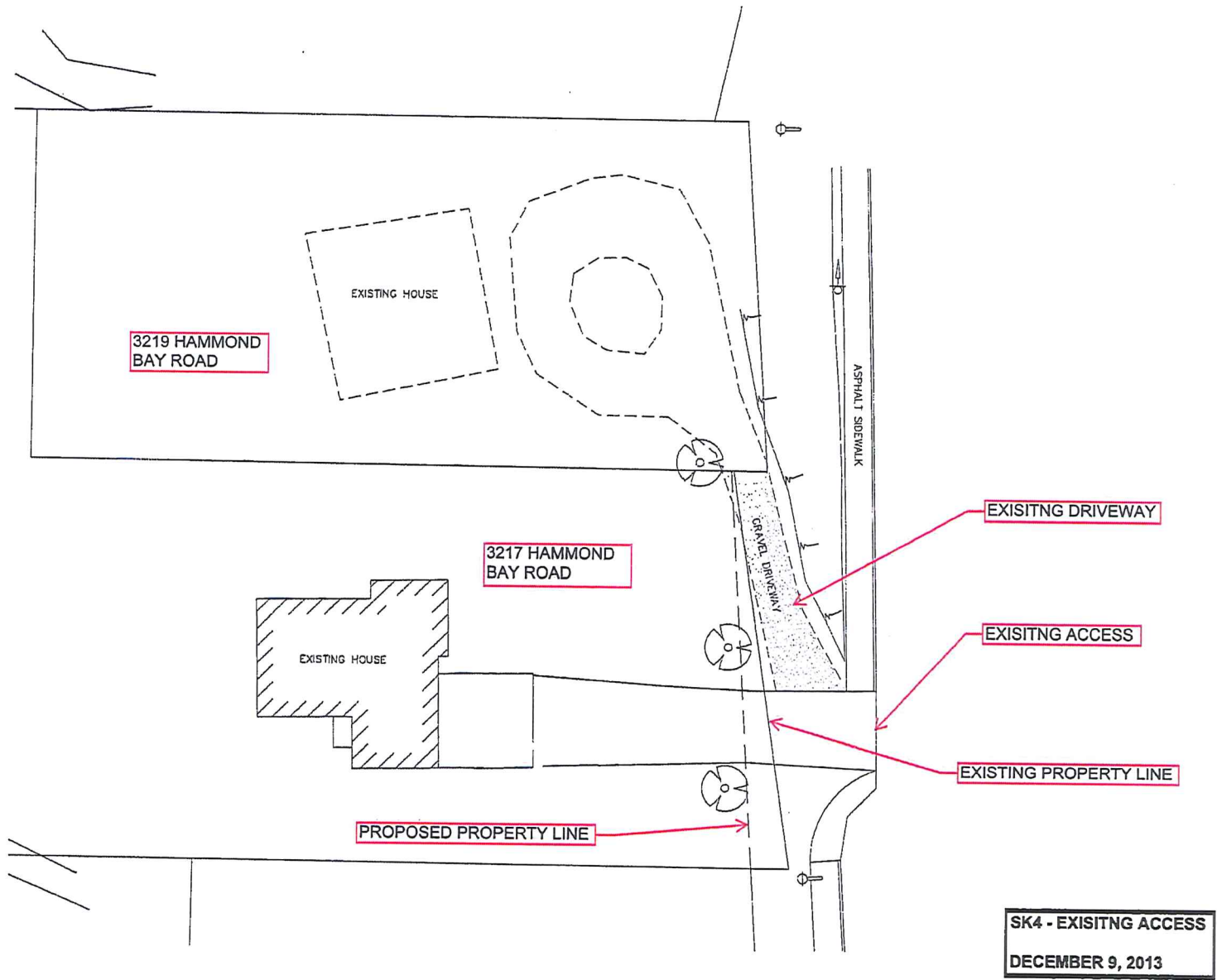
Distances and elevations shown are in metres.

Elevations shown are geodetic and are derived from control monument 0316047.

Project: 3217 Hammond Bay Road	Legal Description: Lot 4, Section 15-A, Wellington District, Plan 8519, Except that part in Plan 19110.	Certified correct this 8th day of November, 2013.	Revisions: Building Grades	Date Nov. 8, 2013	Turner & Land Surveying 250.753.6778 605 Conroy Road Nanaimo, BC V9R 3J4
Client:	Site Address: 3217 Hammond Bay Road	B.C.L.S. (This document is not valid unless originally signed and sealed.)			
Drawn: Site Plan	Date: November 8th, 2013 File: 12-133		Scale: 1:350	Drawn: RJT	

08

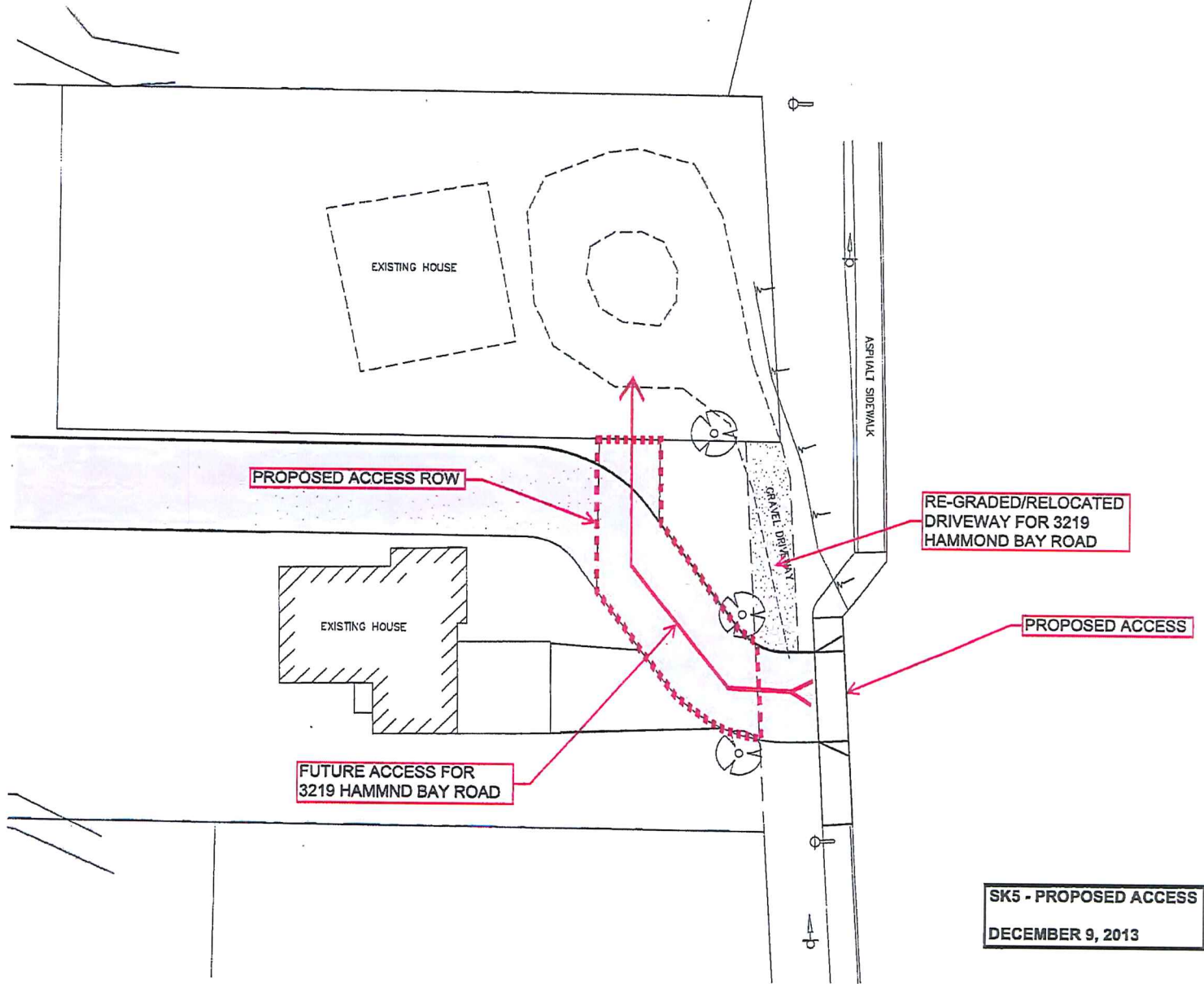
Development Permit No. DP000755
3217 Hammond Bay Road
Schedule I
Existing Access Condition
to 3219 Hammond Bay Road



SK4 - EXISTING ACCESS
DECEMBER 9, 2013

Development Permit No. DP000755
3217 Hammond Bay Road

Schedule J
Proposed Access to
3219 Hammond Bay Road &
Interim Works and Services



SK5 - PROPOSED ACCESS
DECEMBER 9, 2013