



**DEVELOPMENT PERMIT NO. DP000775**

**HABITAT FOR HUMANITY MID-VANCOUVER ISLAND SOCIETY**

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

**555 PRIDEAUX 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:

**THE EASTERLY 1/2 OF LOTS 6 AND 7, BLOCK 19, SECTION 1,  
NANAIMO DISTRICT, PLAN 584**

**PID No. 001-358-588, 001-358-600**

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 & Development Data**  
**Schedule C Landscape Plan**  
**Schedule D Trellis Detail**  
**Schedule E Building Elevations**

- 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.

REVIEWED AND APPROVED ON

\_\_\_\_\_

Date

\_\_\_\_\_

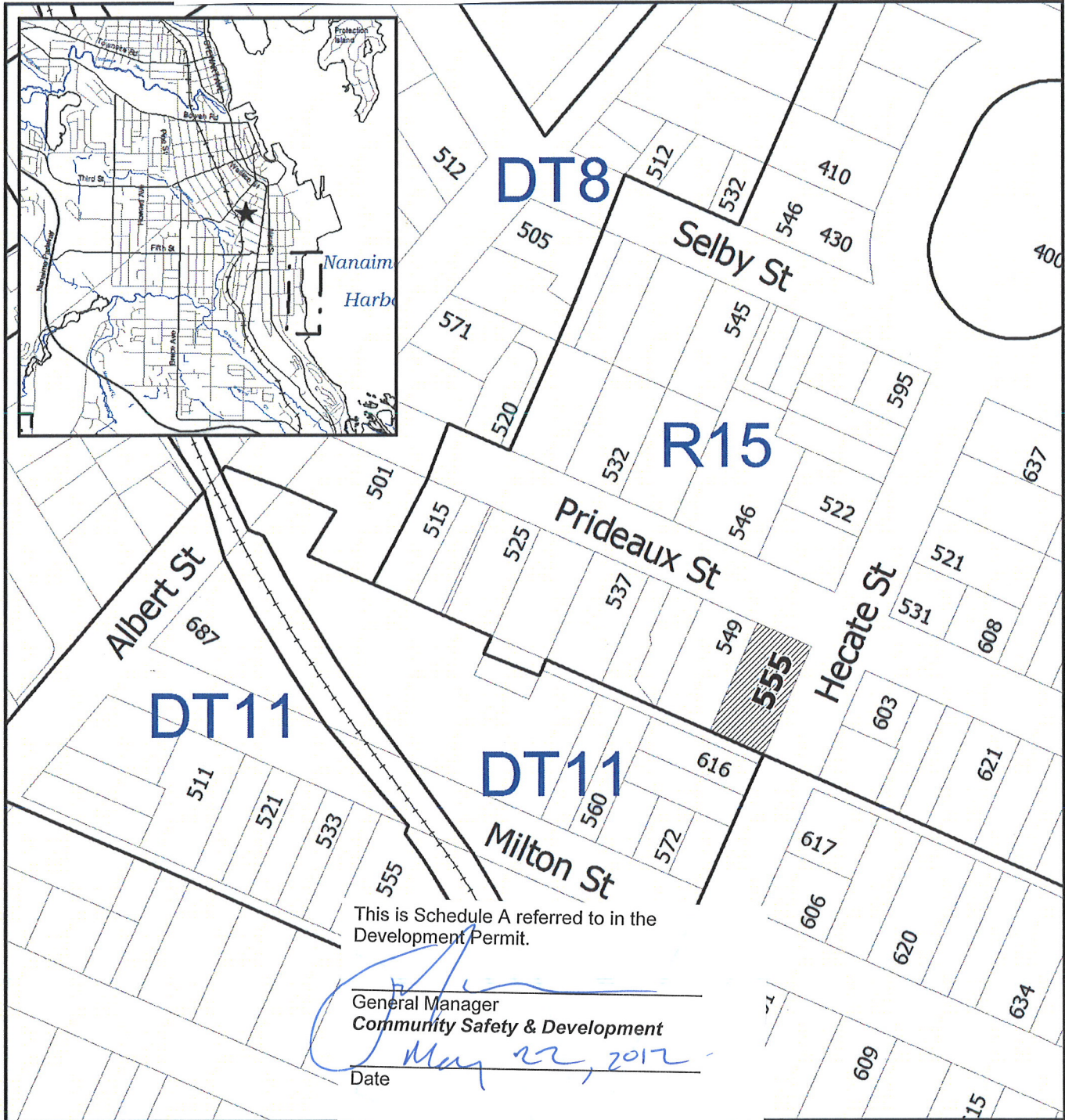
E.C. Swabey  
General Manager

**Community Safety & Development**

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

GN/hd

Prospero attachment: DP000775



DEVELOPMENT PERMIT NO. DP000775

# LOCATION PLAN



**Subject Property**



Civic: 555 Prideaux Street

The Easterly 1/2 of Lot 6 and the Easterly 1/2 of Lot 7, Block 19,  
Of Section 1, Nanaimo District, Plan 584

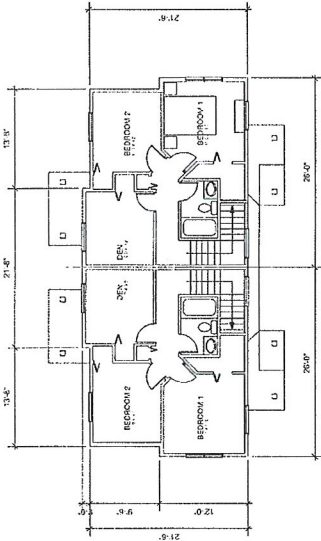
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**DESIGN RATIONALE**

THE SITE IS LOCATED AT THE CORNER OF HECATE STREET AND PRIDEAUX STREET IN A PREVIOUSLY SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD. THERE IS A LACK OF LANDSCAPE FEATURES BEING AN OLDER NEIGHBORHOOD THAT WERE ABLE TO ADD HERITAGE FEATURES TO THE SITE. THE ARCHITECT HAS DESIGNED A BUILDING THAT IS SENSITIVE TO THE NEIGHBORHOOD AND THE CHARACTER OF THE AREA. BOTH BUILDING FOOTPRINTS ARE THE SAME WITH COMPLIMENTARY EXTERIOR AND INTERIOR FINISHES. THE ARCHITECT HAS DESIGNED A BUILDING THAT IS SENSITIVE TO THE NEIGHBORHOOD AND THE CHARACTER OF THE AREA. BOTH BUILDING FOOTPRINTS ARE THE SAME WITH COMPLIMENTARY EXTERIOR AND INTERIOR FINISHES. THE ARCHITECT HAS DESIGNED A BUILDING THAT IS SENSITIVE TO THE NEIGHBORHOOD AND THE CHARACTER OF THE AREA. BOTH BUILDING FOOTPRINTS ARE THE SAME WITH COMPLIMENTARY EXTERIOR AND INTERIOR FINISHES.

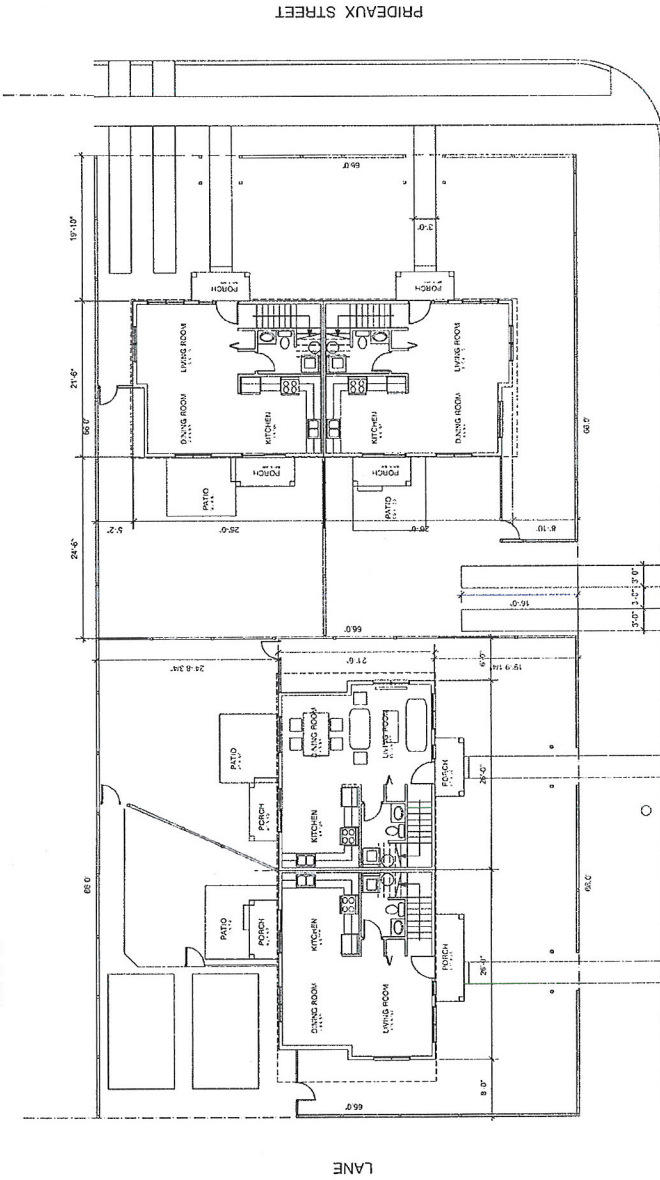
**SITE DATA**

TYPICAL EACH LOT  
 LEGAL: EASTERN 1/2 OF LOTS 6 & 7, BLOCK 15, SECTION 1, NEWMARK DISTRICT, PLAN 554  
 ZONING: R-15  
 PROPOSED USE: DUPLEX  
 LOT AREA: 4052 SF  
 SETBACKS: FRONT: 6.0 M (19.7 M ACTUAL), REAR: 7.5 M (7.5 M ACTUAL), SIDE: 2.5 M (2.5 M ACTUAL)  
 BUILDING HEIGHT: 10.5 M (34.5 M ACTUAL)  
 PARK: REQUIRED 0.85 / PROVIDED 0.51  
 SITE COVERAGE: MAXIMUM 40% / PROVIDED 28%  
 PARKING: 1 SPACE PER UNIT  
 OPEN SPACE: AVERAGE 30.5 M<sup>2</sup> PER UNIT (PERM VARIATION)



UPPER FLOOR PLAN 555 SF/UNIT

SCALE 1/8" = 1'-0"



SITEPLAN / MAIN FLOOR PLAN 544 SF/UNIT

SCALE 1/8" = 1'-0"

PROPOSED DUPLEXES 555 HECATE STREET HABITAT FOR HUMANITY
ISSUED CONSULTING LTD 1000 WESTERN AVENUE VANCOUVER B.C. V6H 3V5 604-275-8711
SCALE: NOTED
DATE: MARCH 6, 2012
SHEET:

This is Schedule B referred to in the Development Permit.

General Manager  
Community Safety & Development

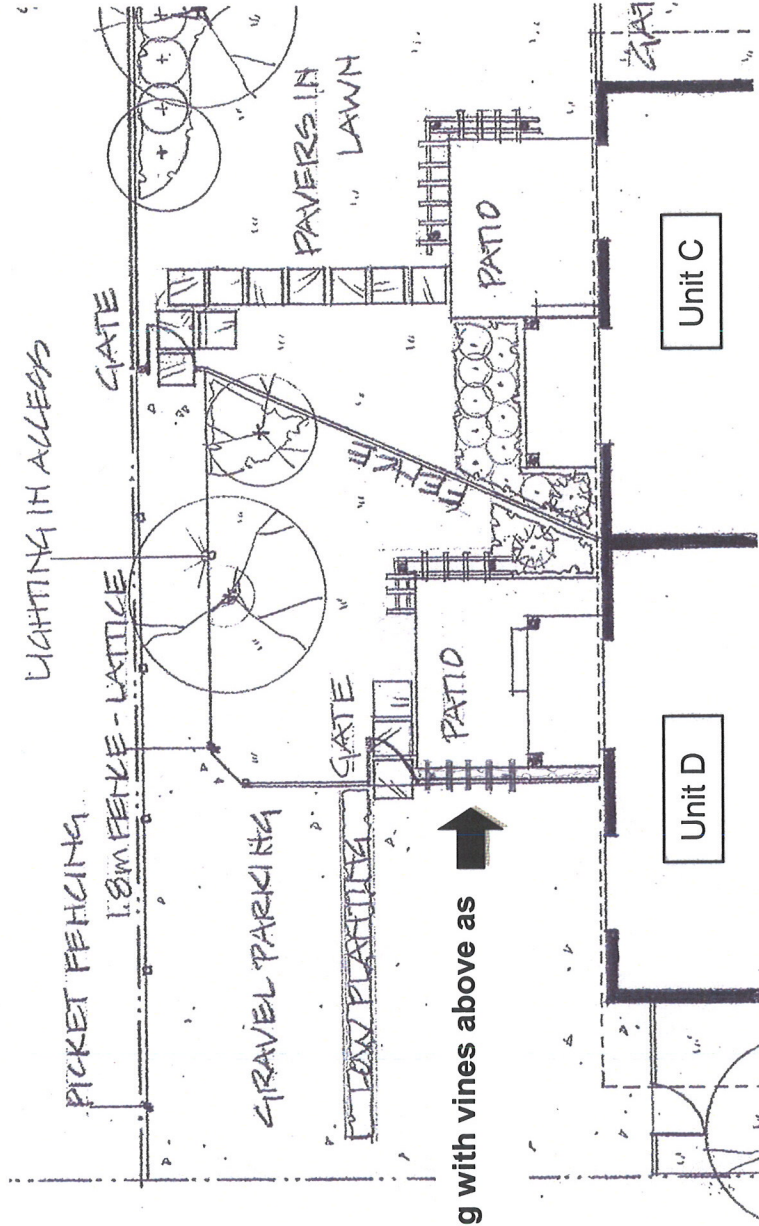
Date  
*May 22, 2012*



Development Permit No. DP000775  
555 Prideaux Street

**Schedule D**

**Trellis Detail**



Trellis above fencing with vines above as  
screen to parking

This is Schedule D referred to in the  
Development Permit.

*[Signature]*  
General Manager  
Community Safety & Development

Date

**Habitat For Humanity**

555 Hecate Street, Nanaimo



**Keltie Chamberlain, Landscape Design & Consulting**

Studio: 3160 Robin Hood Drive, Nanaimo, BC V9T 1P1

Phone: (250) 802-0436 Fax: (250) 729-0810

Email: [keltiecham@shaw.ca](mailto:keltiecham@shaw.ca)

Web: [www.keltielandscape.com](http://www.keltielandscape.com)

**April 24, 2012**

Revision to patio screening

L1

**Habitat For Humanity**

555 Hecate Street, Nanaimo

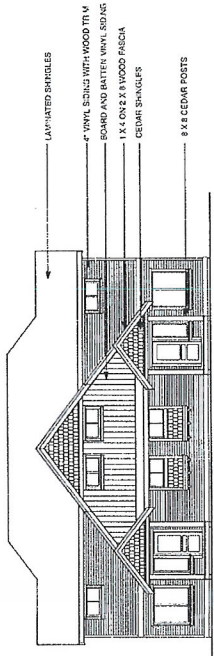
Landscape Plan

Scale: nts

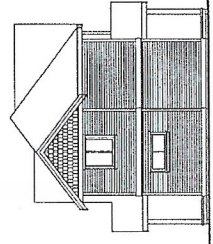
Development Permit No. DP000775  
555 Prideaux Street

Schedule E  
Building Elevations

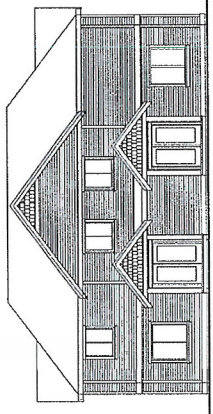
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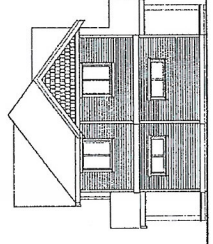
PRIDEAUX STREET ELEVATION  
SCALE 1/8" = 1'-0"



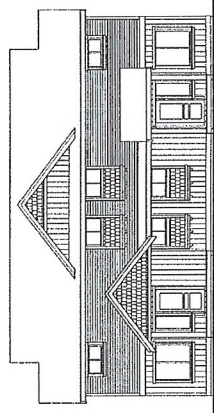
RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



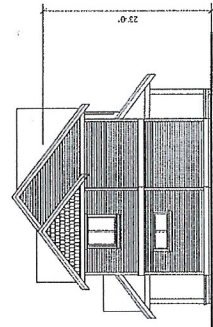
REAR ELEVATION  
SCALE 1/8" = 1'-0"



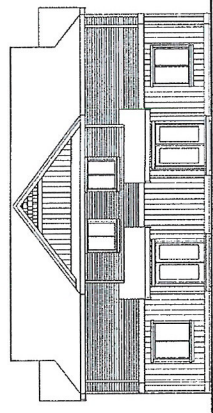
HECATE STREET ELEVATION  
SCALE 1/8" = 1'-0"



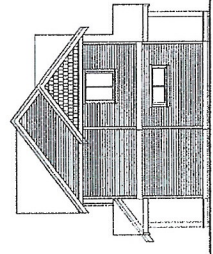
HECATE STREET ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



REAR ELEVATION  
SCALE 1/8" = 1'-0"



LANE ELEVATION  
SCALE 1/8" = 1'-0"

DRAWING SERVICES BY  
ARCHITECTURAL SERVICES INC.  
10000 100TH AVE. S.W.  
SUITE 100  
MAYNARD, BC V2Y 1G8  
ACTUAL DIMENSIONS 28' 2" X 166' 4"

This is Schedule E referred to in the  
Development Permit.

General Manager  
Community Safety & Development

Date

*May 22, 2012*

PROPOSED DUPLEXES 555 HECATE STREET HABITAT FOR HUMANITY	ISSUED CONSULTING LTD 200 HECATE STREET MAYNARD B.C. V2Y 1G8	SCALE: NOTED	DATE: MARCH 8 2012	SHEET
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