



**DEVELOPMENT PERMIT NO. DP000822**

**0699694 BC LTD**

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

**380 FIFTH 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 99 FEET OF SECTION 25, RANGE 9, SECTION 1,  
NANAIMO DISTRICT, PLAN 630**

**PID No. 008-754-641**

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 Street Elevations & Site Plan**

**Schedule C Elevations: Front, Rear & Side**

**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.

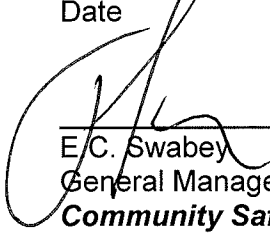
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

*Section 7.4.1.*

The minimum lot depth is 27 m. The proposed lots have a lot depth of 20.12 m, a variance of 6.88 m.

REVIEWED AND APPROVED ON

2013 JUN-27  
Date

  
E.C. Swabey  
General Manager

**Community Safety & Development**

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

GN/lb  
Prospero attachment: DP000822

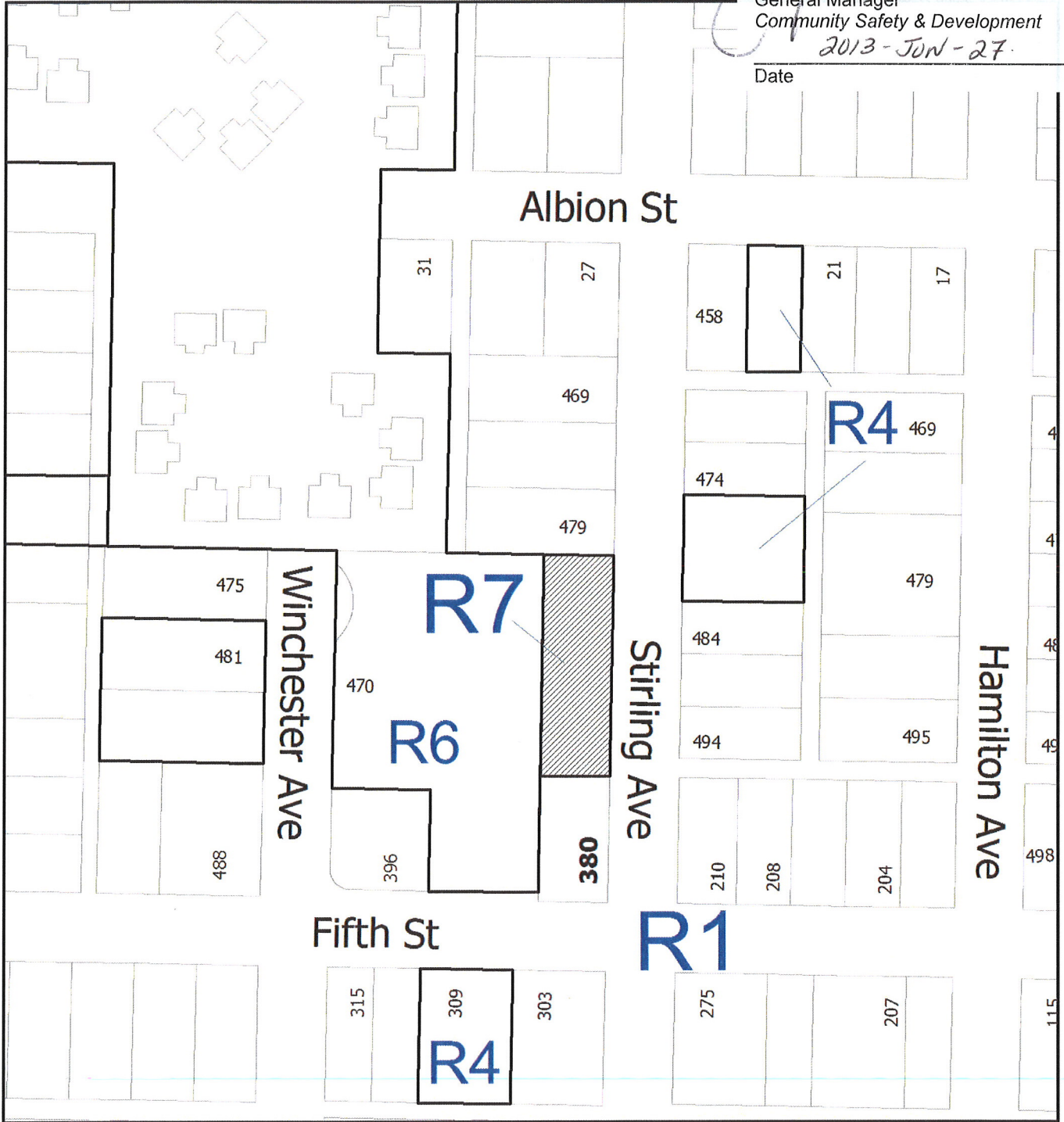
This is Schedule A referred to in the Development Permit.

### SCHEDULE A

General Manager  
Community Safety & Development

*2013-JUN-27*


Date



DEVELOPMENT PERMIT NO. DP000822

## LOCATION PLAN

Civic: 380 Fifth Street  
The Easterly 99 feet of Section 25, Range 9,  
Section 1, Nanaimo District,  
Plan 630 Except part in Plan 2868RW

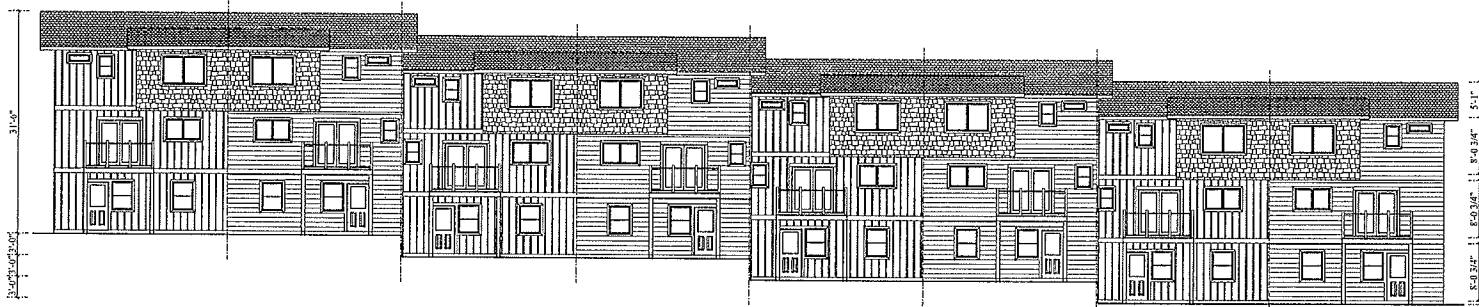
 **Subject Property**

Development Permit No. DP000822  
380 Fifth Street

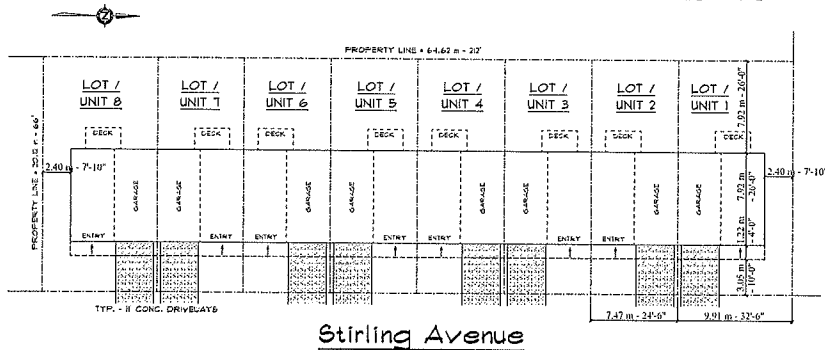
Schedule B  
STREET ELEVATIONS  
& SITE PLAN



**FRONT ELEVATION**  
1/8" = 1'-0"



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



SITE AREA	
LEGAL DESCRIPTION LOTS 1 - 8, SECTION 1, NANAIMO DISTRICT, PLAN EFF 18258	
SITE AREA = 1300 m <sup>2</sup> = 13992 sq.ft.	
NUMBER OF UNITS & GROSS FLOOR AREAS: LOT AREA = 1300 m <sup>2</sup> = 1 UNIT / 150 m <sup>2</sup> max. = 8.66 PROPOSED 8 UNITS = 13536 sq.ft. = 1251 m <sup>2</sup> G.F.A. RATIO = 1251 / 1300 m <sup>2</sup> = 0.56	
TOTAL SITE COVERAGE 5968 sq.ft. = 554.4 m <sup>2</sup> = 42.6 %	

**XJR** Kevin J. Rurka Design  
Nanaimo, BC  
Issued for Permit - Not for Construction  
Released: June 6, 2013

This is Schedule B referred to in the  
Development Permit.

General Manager  
Community Safety & Development

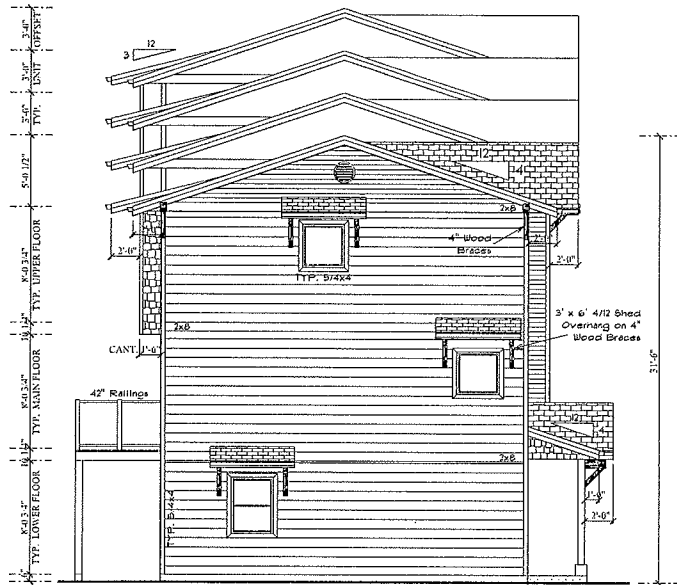
2013 - JUN - 27  
Date

STIRLING AVENUE, NANAIMO, BC

CLIENT SAYWELL DEVELOPMENTS  
DRAWING STREET ELEVATIONS & SITE

KEVIN J. RURKA  
DESIGN

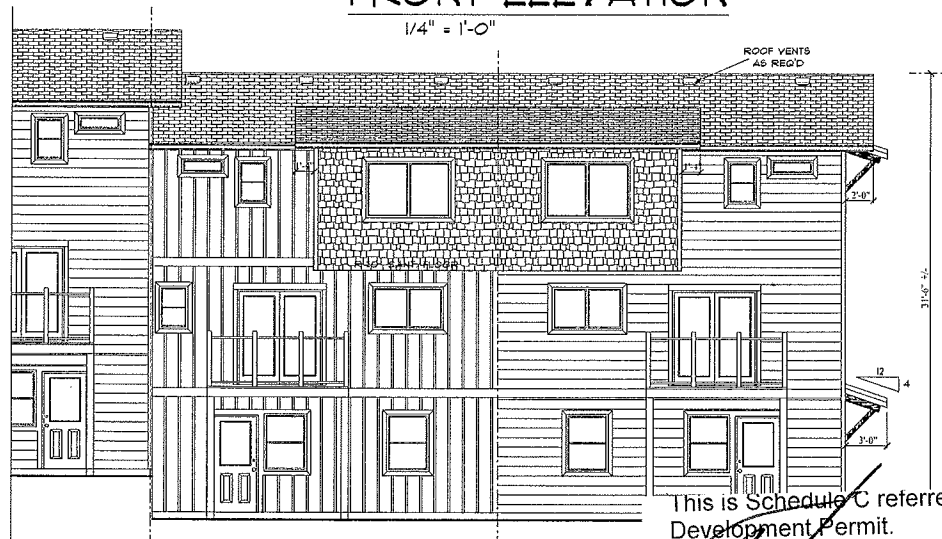
DRAWN K.J. Rurka  
DATE March 2013  
SCALE 1/8" = 1'-0"  
REVISED June 6, '13  
SHEET 1 of 6



**SIDE ELEVATIONS**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"

STIRLING AVENUE, NANAIMO, BC

CLIENT <b>KEVIN J. RURKA DESIGN</b> <small>ALL DRAWINGS CONTRACTOR'S USE ANY UNAUTHORIZED REPLICATION IS PROHIBITED</small>	CLIENT DRAWING	DRAWN	SHEET
	<b>K.J.Rurka</b>	<b>March 2013</b>	<b>2</b>
SCALE 1/4" = 1'-0"		REVISED	
DATE		JUNE 6, '13	
ELEVATION DETAILS		6	

**Kevin J. Rurka Design**  
Nanaimo, BC  
Issued for Permit - Not for Construction  
Revised: June 6, 2013

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- THE CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION, AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER FOR REVISIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE B.C. BUILDING CODE, 2012 edition, AND ANY APPLICABLE LOCAL BYLAWS / ORDINANCES.
- ALL WINDOW / DOOR ROUGH OPENING SIZES TO BE SUPPLIED BY THE MFR., AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL ROOF TRUSSES & FLOOR JOIST SYSTEMS TO BE DESIGNED BY A PROF. ENGINEER & FABRICATED BY AN APPR. MANUFACTURER.
- ALL CONSTRUCTION SHALL COMPLY WITH 2012 B.C. BUILDING CODE SEISMIC REQ.MT.S FOR BRACED WALL DESIGN - 9.23. & 9.29. - See Page 8

This is Schedule C referred to in the Development Permit.

General Manager  
Community Safety & Development

2013-JUN-27

Date

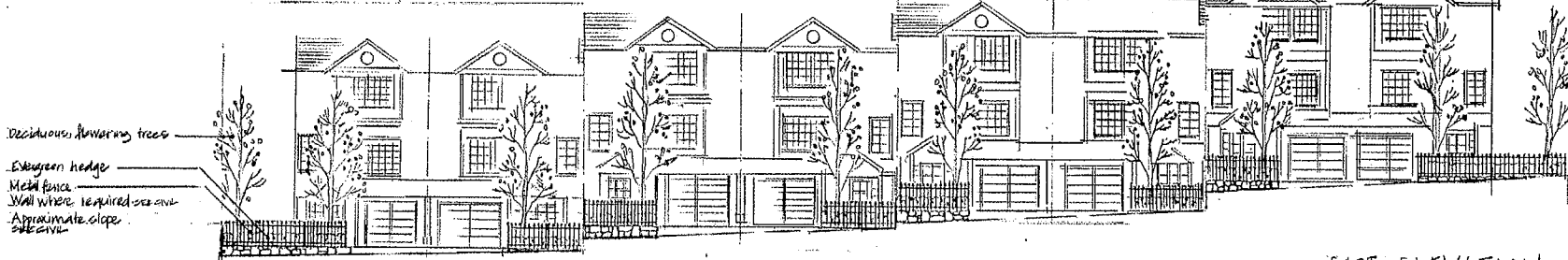


Development Permit No. DP000822  
380 Fifth Street

Schedule D  
LANDSCAPE PLAN

plant list

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
		Deciduous Trees			
P02	10	Ficus corymbosa (Shamashu)	Oriental Fig	8 cm cal	
N	8	Styrax japonica	Japanese Snowbell	8 cm cal	
		Evergreen Hedge			
V01	31	Thuja plicata excelsior	Western Red Cedar	5" H	1 m o.c.
E01	20	Euonymus alatus	Winter Escobura	2 gal	2' o.c.



EAST ELEVATION

LANDSCAPE ELEMENTS

- West boundary: clean up existing vegetation, access, existing, trees, metal, replace fence
- Sideyard fencing: metal for areas required, privacy (adjacent to parking), metal for all other areas
- RETAINING WALLS: see civil

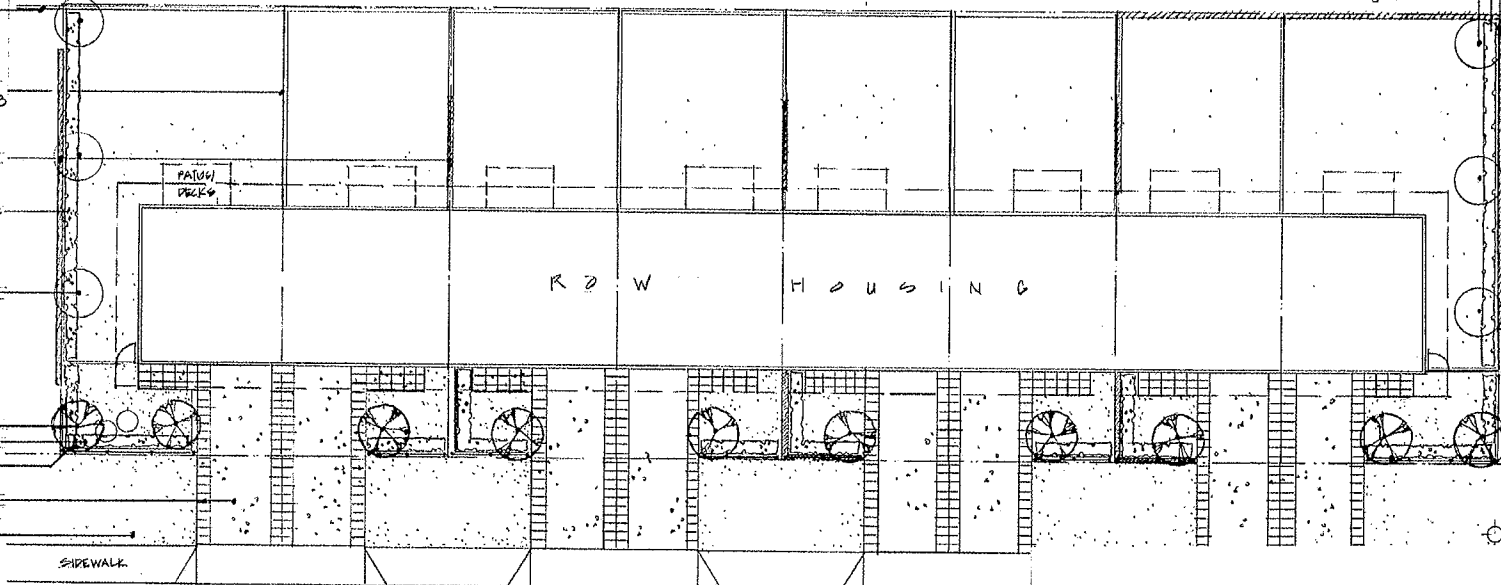
16 Western Red Cedar Hedge (1 m H)

DECIDUOUS TREES  
3 Styrax japonica

- DECIDUOUS MONARCHS
- DECIDUOUS TREES
- EVERGREEN LOW HEDGE
- METAL FENCE (4' H) (WALL WHERE REQUIRED)
- STAMPED CONCRETE DRIVEWAYS
- CONCRET BOULEVARD

NOTES: FENCE & WALL HEIGHTS NOT TO EXCEED 1.8 m

Retaining walls - see civil  
15 Western Red Cedar (1 m o.c.)  
3 Styrax japonica



STIKLING AVENUE

This is Schedule D referred to in the Development Permit.

General Manager  
Community Safety & Development

2013 - JAN - 27

Date

DATE	REVISION
17/11/12	REVISION 1
17/11/12	REVISION 2
17/11/12	REVISION 3
17/11/12	REVISION 4

CONSULTANT  
VICTORIA DRANGPOND  
R.N. N.M. KOLA OIA  
LANDSCAPE ARCHITECT  
236 Pine Street, Nanaimo, British Columbia  
V9R 4R6  
Phone/Fax: (250) 724-4335

PROJECT  
STIKLING AVENUE  
TOWNHOUSES  
NANAIMO BC

SAYWELL DEVELOPMENTS  
SHEET TITLE

CONCEPTUAL  
LANDSCAPE PLAN

DATE	17.11.12
BY	VJD
CHECKED	
DATE	17.11.12
BY	VJD
CHECKED	