



DEVELOPMENT PERMIT NO. DP000824

JUDGE DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

4960 SONGBIRD PLACE
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 3, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP60166
EXCEPT PART IN PLAN VIP64235**

PID No. 019-031-939

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 Preliminary Storm Water Management**
- Schedule D Site Grading Plan**
- Schedule E Average Finished Grade Estimate /w Grades
on Grading Plan**
- Schedule F Landscape Plan, Northern Section**
- Schedule G Landscape Plan, Southern Section**
- Schedule H South Building Elevations facing Parking Lot**
- Schedule I Building Elevation facing Pond
(Height Variance Required)**

- Schedule J Building Elevations**
- Schedule K 3D Rendering facing Songbird Place**
- Schedule L 3D Rendering of Both Building Wings overlooking the Pond**
- Schedule M Main Entrance Lobby for Two Building Wings**

- 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 7.6.1
Maximum Allowable Building Height
The maximum allowable building height is 7 m where the roof pitch is less than 4:12. The proposed building height is 11.48 m, a variance of 3.84 m.
 - Section 6.3.1.1.
Watercourse Setback
The required leave strip adjacent to a pond is 15 m. The proposed setback is 7.5 m, a variance of 7.5 m.
- 6. The City of Nanaimo, "Development Parking Regulations Bylaw 2005 No. 7013" is varied as follows:
 - Schedule A - Use
The required onsite parking is 105 parking spaces. 96 parking spaces are supplied, a variance of 9 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
25th DAY OF MARCH, 2013.



Corporate Officer

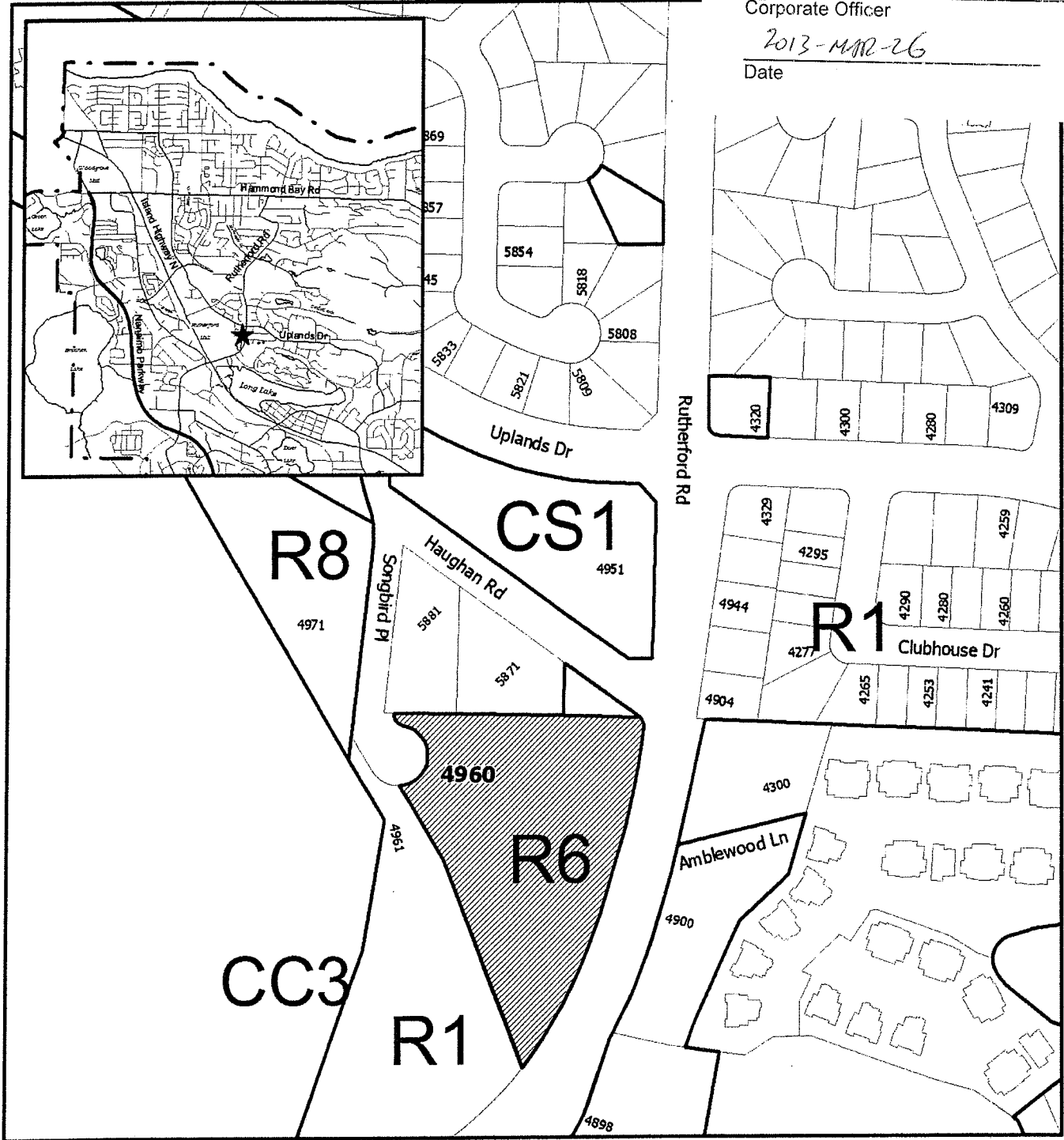
2013 - Mar - 26

Date

SCHEDULE A

BRECO
Corporate Officer

2013-MAR-26
Date



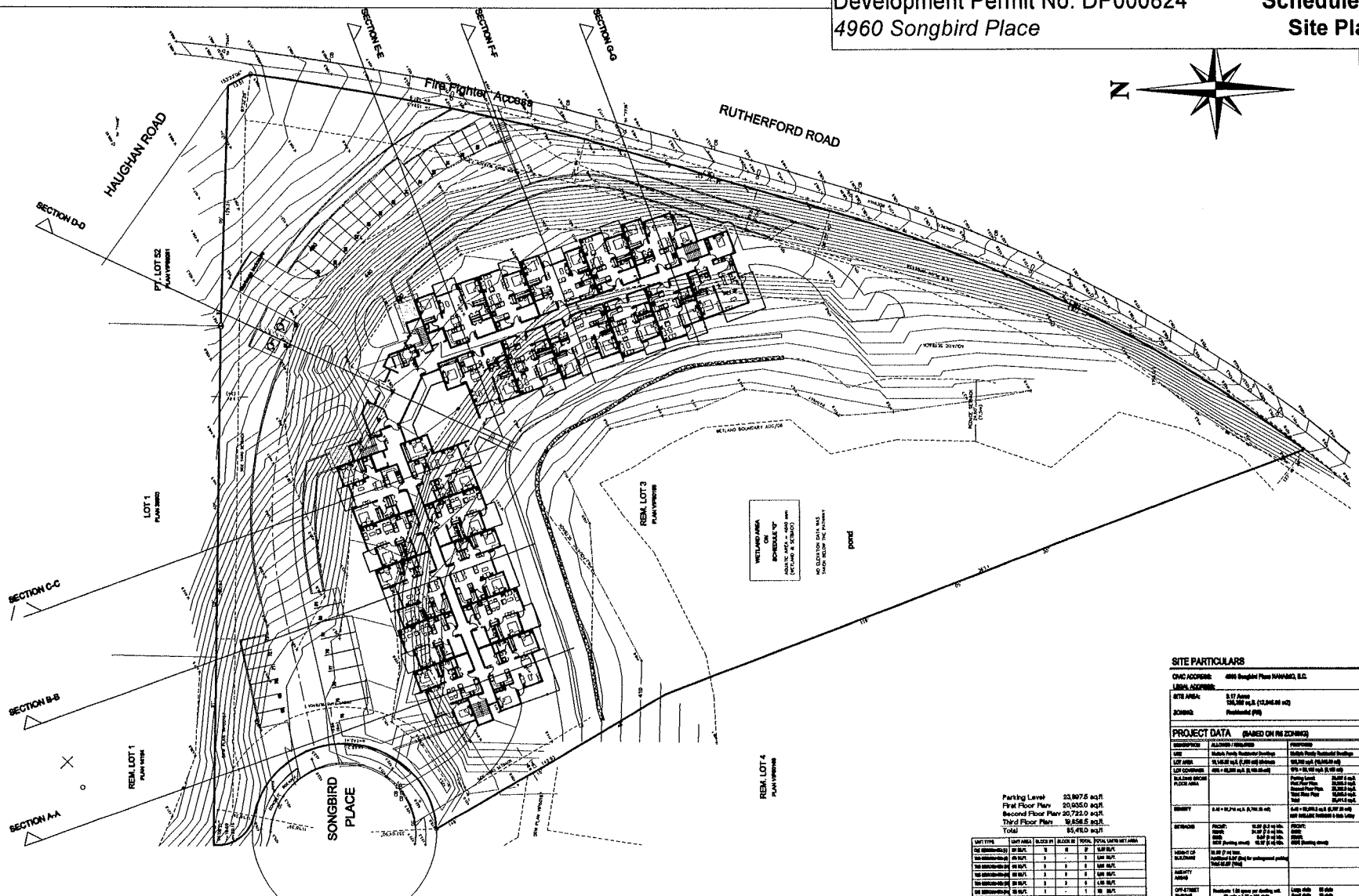
DEVELOPMENT PERMIT NO. DP000824

LOCATION PLAN



Civic: 4960 Songbird Place
Lot 3, District Lot 17, Wellington District,
Plan VIP60166 Except Part in Plan VIP64235

 **Subject Property**



WITHIN THIS AREA
ON
INCREASED TO
AS SHOWN IN THIS PLAN
NO EXISTING DATA WILL
BE USED TO LOCATE THE PATHWAY

SITE PARTICULARS

CHOC ADDRESS: 4960 Songbird Place NANAIMO, B.C.
LEGAL ADDRESS:
SITE AREA: 0.37 Acres
162,348 sq.ft. (13,948.00 sq) [20,310.00 sq] [1,348.00 sq]
ZONING: Residential (R1)

PROJECT DATA (BASED ON PRELIMINARY)

DESCRIPTION	Quantity	Unit Price	Total
CONCRETE	10,000	0.15	1,500.00
STEEL	500	0.20	100.00
WOOD	10,000	0.05	500.00
PAINT	10,000	0.02	200.00
GLASS	10,000	0.10	1,000.00
MECHANICAL	10,000	0.08	800.00
ELECTRICAL	10,000	0.05	500.00
PLUMBING	10,000	0.05	500.00
LANDSCAPE	10,000	0.05	500.00
OTHER	10,000	0.05	500.00
TOTAL			6,000.00

UNIT TYPE	UNIT AREA	BLOCK #	FLOOR #	TOTAL UNIT AREA
RETAIL	10,000	1	1	10,000
OFFICE	10,000	1	2	20,000
RESIDENTIAL	10,000	1	3	30,000
INDUSTRIAL	10,000	1	4	40,000
COMMERCIAL	10,000	1	5	50,000
AGRICULTURAL	10,000	1	6	60,000
RECREATION	10,000	1	7	70,000
OTHER	10,000	1	8	80,000
TOTAL				260,000

This is Schedule B referred to in the Development Permit.

[Signature]

Corporate Officer

2013-MAR-26
Date

NOTES

1. All work shall be in accordance with the City of Nanaimo Building Bylaw.
2. The applicant is responsible for obtaining all necessary permits from the appropriate authorities.
3. The applicant is responsible for providing all necessary information to the City of Nanaimo.
4. The applicant is responsible for providing all necessary information to the City of Nanaimo.
5. The applicant is responsible for providing all necessary information to the City of Nanaimo.
6. The applicant is responsible for providing all necessary information to the City of Nanaimo.
7. The applicant is responsible for providing all necessary information to the City of Nanaimo.
8. The applicant is responsible for providing all necessary information to the City of Nanaimo.
9. The applicant is responsible for providing all necessary information to the City of Nanaimo.
10. The applicant is responsible for providing all necessary information to the City of Nanaimo.

DARYOUSH FIROUZLI ARCHITECTURE I

DFI

1166 BUCKINGHAM ROAD
NANAIMO, B.C. V9Y 1L3

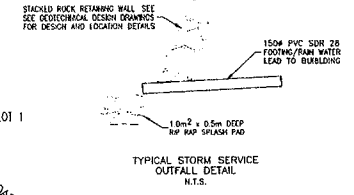
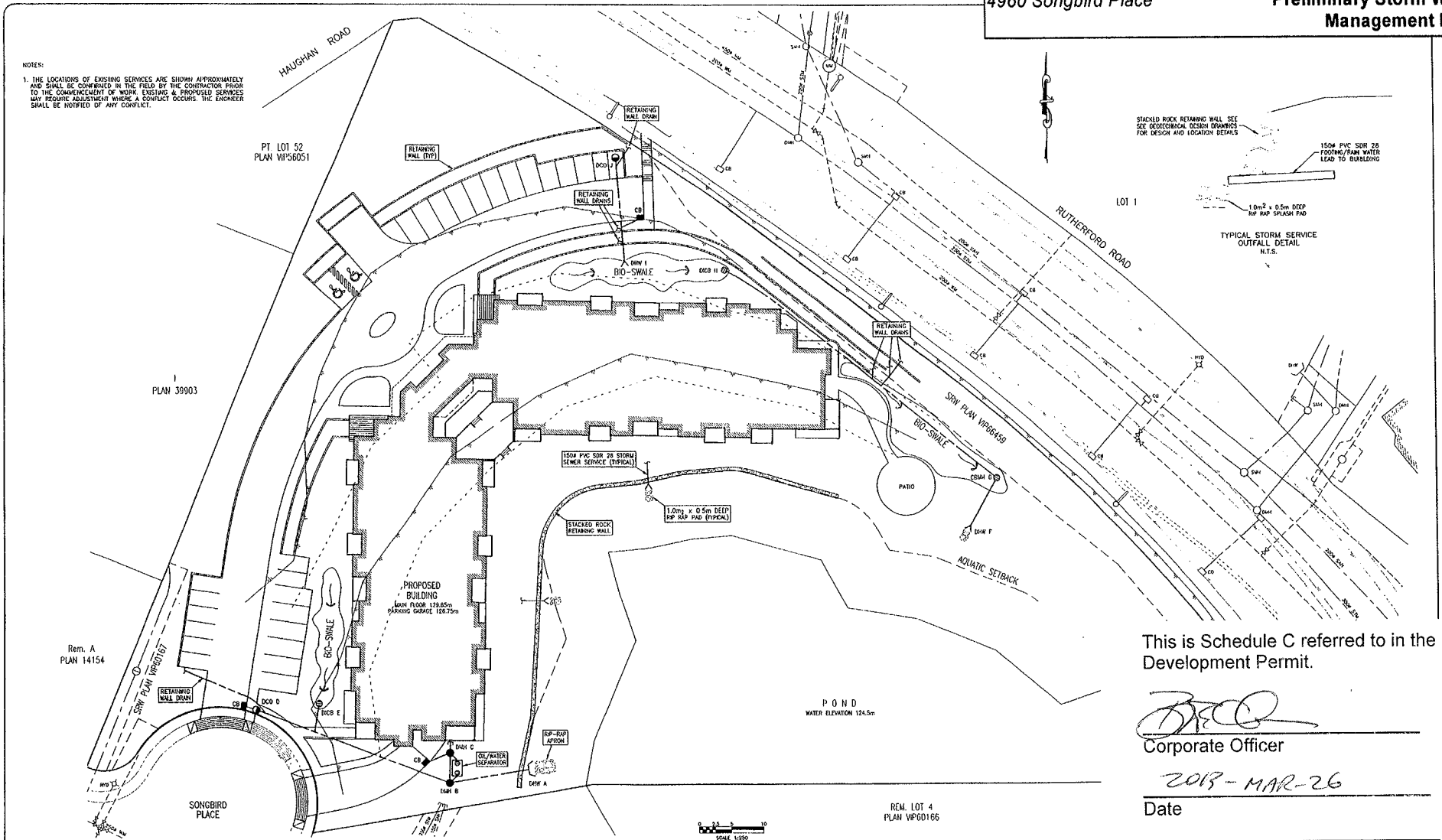
SCALE 1"=0' 13	PROJECT 4960 SONGBIRD PLACE NANAIMO, BC	CLIENT Windley Contracting 2010 Ltd.	SHEET TITLE SITE PLAN Building moved 15' to South	SHEET NO. A1.1a 1/20000
	PROJECT NO. 1204			

Development Permit No. DP000824
4960 Songbird Place

Schedule C
Preliminary Storm Water
Management Plan

NOTES:

1. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

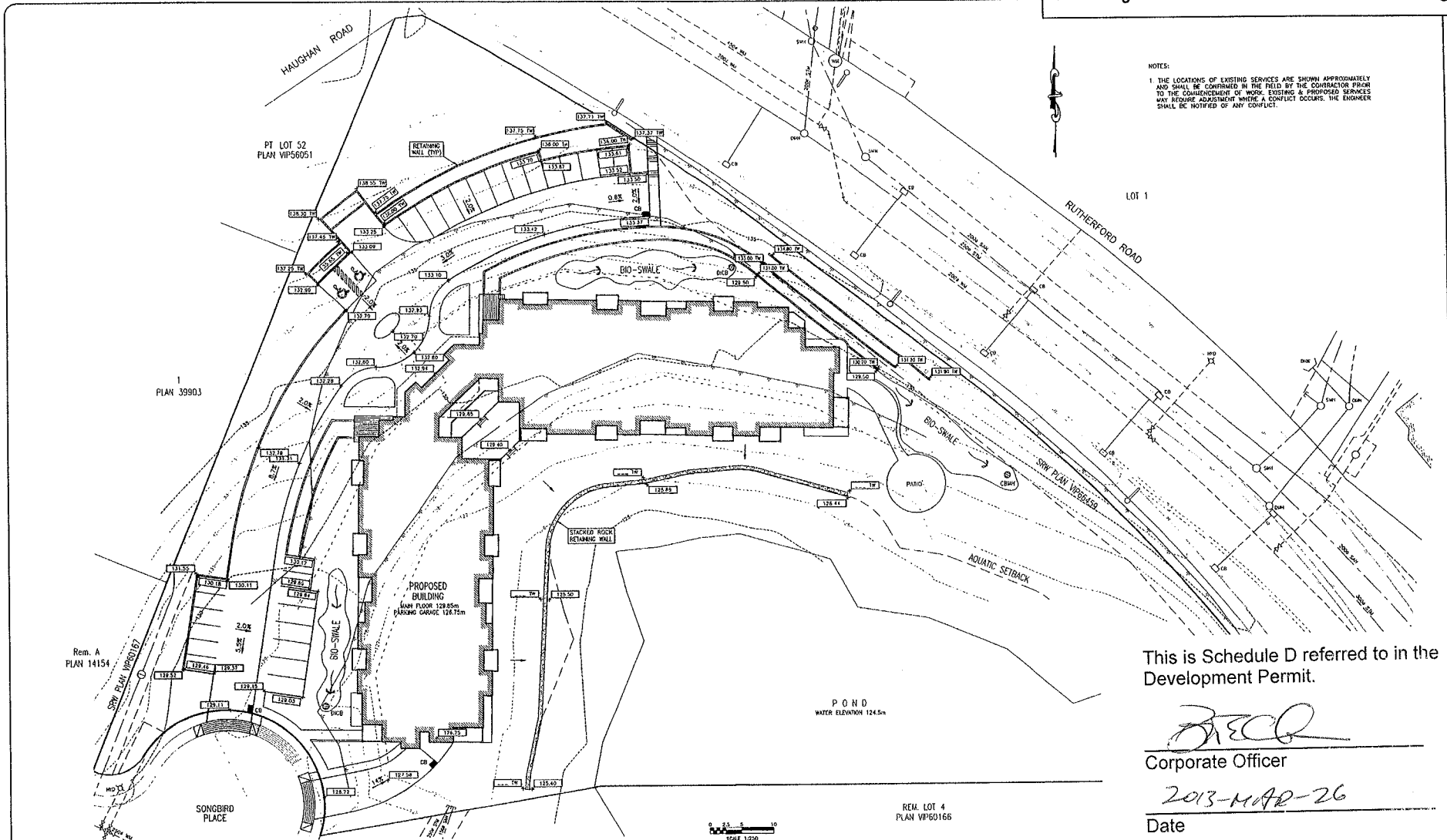


This is Schedule C referred to in the Development Permit.

[Signature]
Corporate Officer

2013-MAR-26
Date

Rev. No.	DATE	BY	REVISION DESCRIPTION	END	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	RHS	CLIENT NAME	DRAWING TITLE
					EXIST WATERMAIN SEWER SERVICE GAS MAIN ELECTRICAL POLE CONCRETE & BITUM. PATCH MULTI-PAVEMENT DRIVE DRIVE EDGE OF PAVEMENT DRIVE DRIVE EDGE OF CONSTRUCTION	LOT 3, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN V1P60165 EXCEPT PART IN PLAN V1P64235 BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 79H9209 LOCATED AT THE INTERSECTION OF HAUGHAN ROAD AND RUTHERFORD ROAD. ELEVATION 139.488m	ENGINEER'S SEAL HORIZONTAL SCALE 1:250 VERTICAL SCALE	DESIGN DRAWN CHECKED PLOT DATE 12-19-12 PAPER DATE	WINDLEY CONTRACTING LTD. 4950 SONGBIRD PLACE	PRELIMINARY STORM WATER MANAGEMENT PLAN PROJECT No. 009 DRAWING No. 127 REVISION No. 101 SHEET No. 00	



NOTES:
1 THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

This is Schedule D referred to in the Development Permit.

[Signature]

Corporate Officer

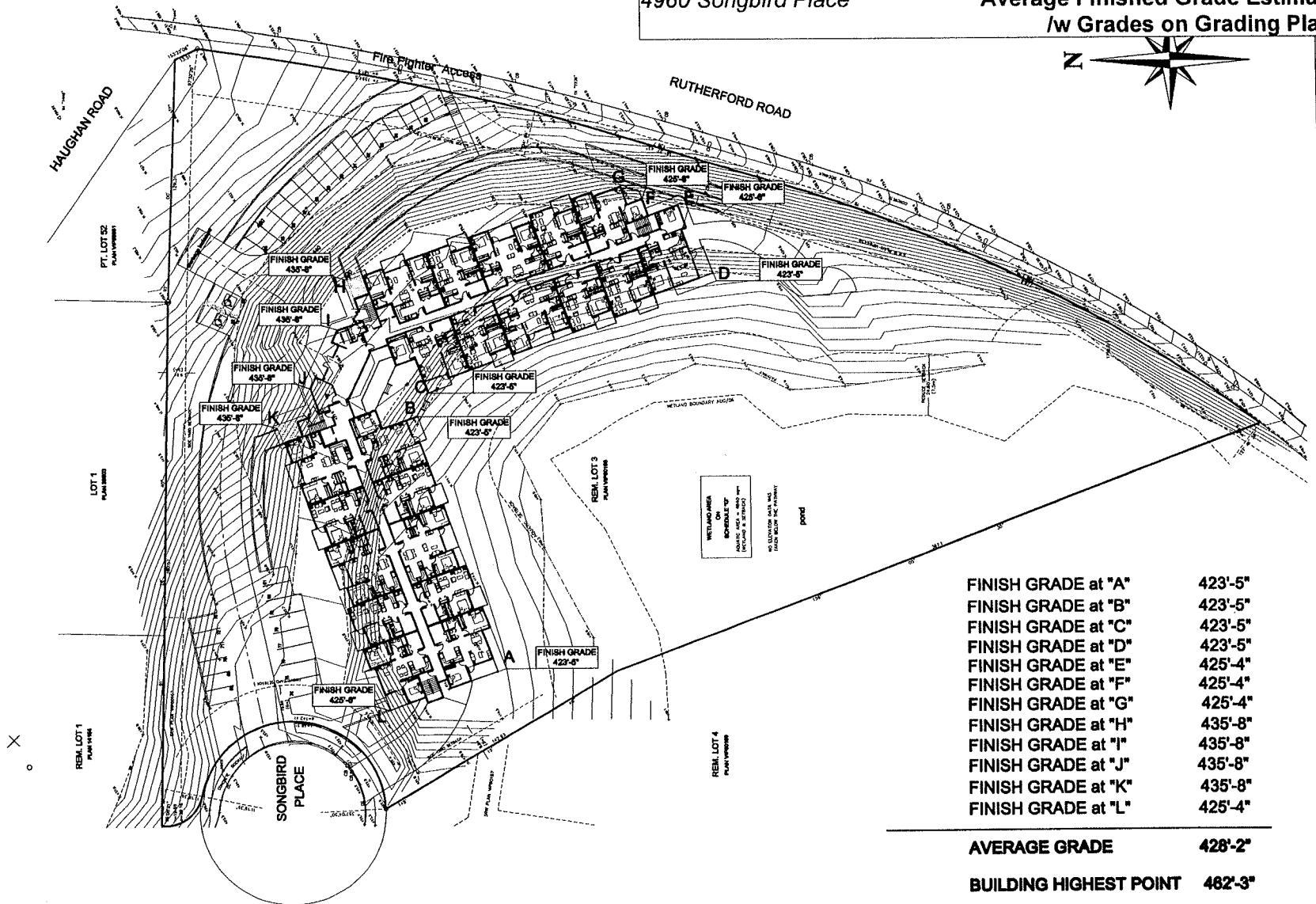
2013-MAR-26

Date

REV. NO.	DATE	BY	REVISION DESCRIPTION	END	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	CUSTOMER NAME
					<p>LEGEND</p> <p>EXIST.</p> <p>WATERMAIN SEWER STORM SEWER SANITARY SEWER GAS MAIN ELECTRICAL DUCT CLEVERLY & BITCH EDGE OF WALKWAY/PAVEMENT SWALE EDGE OF PAVEMENT PAVEMENT LIMIT OF CONSTRUCTION</p> <p>PROPOSED</p> <p>ROADWAY PROPOSED GRADING ELEVATION CUTSLOPE MANHOLE CLEVERLY PROP. POLE FLAG STREETLIGHT FENCE</p>	<p>LOT 3, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIB00165 EXCEPT PART IN PLAN VIB04235</p> <p>BENCHMARK DESCRIPTION: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 79H9209 LOCATED AT THE INTERSECTION OF HAUGHAN ROAD AND RUTHERFORD ROAD. ELEVATION 130.488m</p>	<p>ENGINEER'S SEAL</p> <p>SCALE 1:250</p> <p>HORIZONTAL SCALE 1:250</p> <p>VERTICAL SCALE</p>	<p>DESIGN RHS</p> <p>SHOWN CHECKED</p> <p>PLAT DATE 12-19-12</p> <p>PRINT DATE</p>	<p>CLIENT NAME WINDLEY CONTRACTING LTD.</p> <p>PROJECT NAME 4950 SONGBIRD PLACE</p>
									<p>PRELIMINARY SITE GRADING PLAN</p> <p>NE NEWCASTLE ENGINEERS LTD.</p>
									<p>PROJECT TYPE CLIENT NO. PERMIT NO. DRAWING NO. REVISION NO. CITY PLAN FILE NO.</p> <p>L 009 127 102 00</p>

Development Permit No. DP000824
4960 Songbird Place

Schedule E
Average Finished Grade Estimate
w/ Grades on Grading Plan



This is Schedule E referred to in the Development Permit.

[Signature]

Corporate Officer

2013-MAR-26

Date

IOUZZI ARCHITECTURE INC.

2800 MCLEOD
2800 MCLEOD
VICTORIA, BC

8000 5000 ROAD
V1A 4E1 BC V1A 4E1

ARCHITECT SEAL

CONSULTANT LOGO

ENGINEER SEAL

SCALE
3/64" = 1'-0"

DRAWN

CHECKED

DATE
14 MAR 13

PROJECT
4960 SONGBIRD PLACE

NANAIMO, BC

CLIENT
Windley Contracting 2010 Ltd.

PROJECT NO.
1204

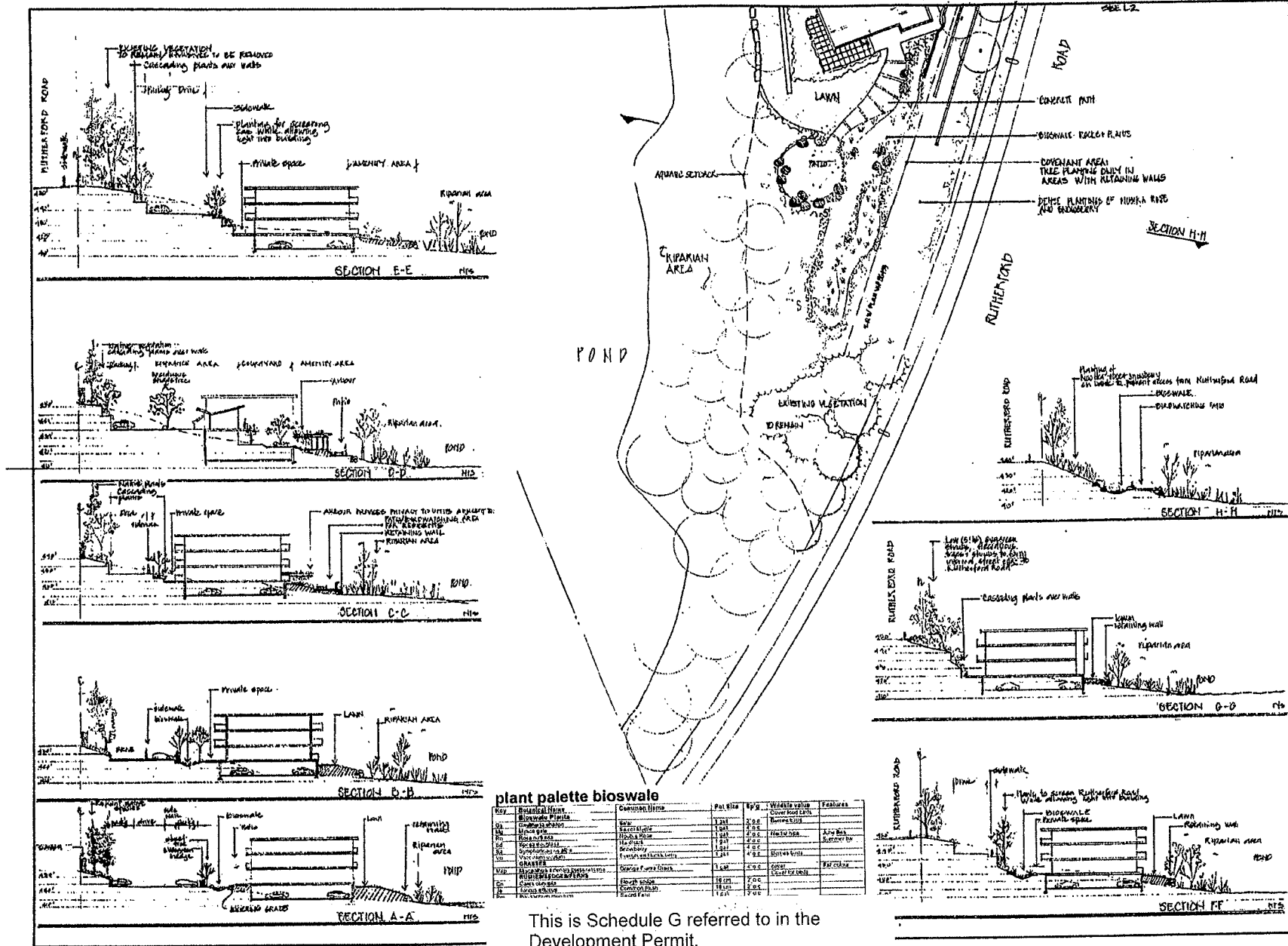
SHEET TITLE

SITE PLAN
Building average
grade height

SHEET NO.

A1.1B

REVISED



DATE	BY	DESCRIPTION
		CONCEPTUAL
		VICTORIA BRALLEN POND
		SC. SARA BONA GEA
		LANDSCAPE ARCHITECT
		224 Pine Street, Nanaimo, B.C. V9A 1G5
		PH: 250.754.5555 FAX: 250.754.5556
		PROJECT
		4960 SONGBIRD PL.
		NANAIMO BC
		CLIENT
		VINCEY CONTRACTING LTD LTD
		PROJECT FILE
		CONCEPTUAL LANDSCAPE PLAN
		Southern Section
		DATE
		SECTION
		SCALE 1/4" = 1'-0" DATE OCT 28 2012
		DRAWN BY
		CHECKED
		PROJECT NUMBER
		CONTR. NO.
		DRAWING NUMBER
		LT 112

plant palette bioswale

Key	Common Name	Pat. No.	Sp. No.	Wetland Value	Features
01	Broadleaf Willow	1313	2.0	Cover Root Mats	
02	Broadleaf Willow	1313	2.0	Cover Root Mats	
03	Broadleaf Willow	1313	2.0	Cover Root Mats	
04	Broadleaf Willow	1313	2.0	Cover Root Mats	
05	Broadleaf Willow	1313	2.0	Cover Root Mats	
06	Broadleaf Willow	1313	2.0	Cover Root Mats	
07	Broadleaf Willow	1313	2.0	Cover Root Mats	
08	Broadleaf Willow	1313	2.0	Cover Root Mats	
09	Broadleaf Willow	1313	2.0	Cover Root Mats	
10	Broadleaf Willow	1313	2.0	Cover Root Mats	
11	Broadleaf Willow	1313	2.0	Cover Root Mats	
12	Broadleaf Willow	1313	2.0	Cover Root Mats	
13	Broadleaf Willow	1313	2.0	Cover Root Mats	
14	Broadleaf Willow	1313	2.0	Cover Root Mats	
15	Broadleaf Willow	1313	2.0	Cover Root Mats	
16	Broadleaf Willow	1313	2.0	Cover Root Mats	
17	Broadleaf Willow	1313	2.0	Cover Root Mats	
18	Broadleaf Willow	1313	2.0	Cover Root Mats	
19	Broadleaf Willow	1313	2.0	Cover Root Mats	
20	Broadleaf Willow	1313	2.0	Cover Root Mats	

This is Schedule G referred to in the Development Permit.

BRECO
Corporate Officer

2013-MAR-26

Date

This is Schedule H referred to in the
Development Permit



Corporate Officer

2013-MAR-26

Date

Development Permit No. DP000824 Schedule H
4960 Songbird Place South Building Elevations
facing Parking Lot



ELEVATION BLOCK#2 -2



ELEVATION BLOCK#1 -2

NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.

NO.	DATE	REVISION

DARYOUSH FIROUZLI ARCHITECTURE INC.



PROJECT NO.

CONTRACT NO.

OWNER NAME

SCALE
1/8"=1'-0"
DRAWN
CHECKED
DATE
07 DEC 12

PROJECT
4960 SONGBIRD PLACE
NANAIMO, BC

CLIENT
Windley Contracting 2010 Ltd.
PROJECT NO.
1204

SHEET NO.
ELEVATIONS

SHEET NO.
A4.2
TOTAL SHEETS

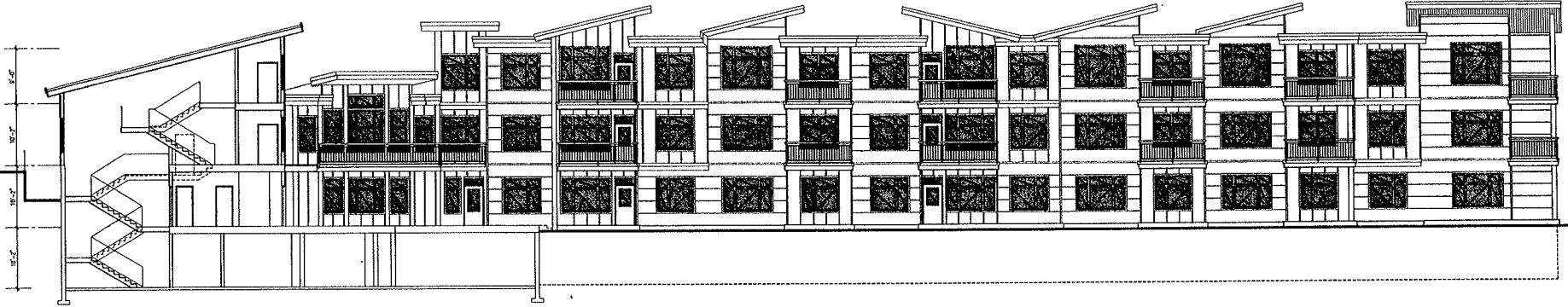
This is Schedule I referred to in the Development Permit.

BAC
Corporate Officer

2013-MAR-26
Date

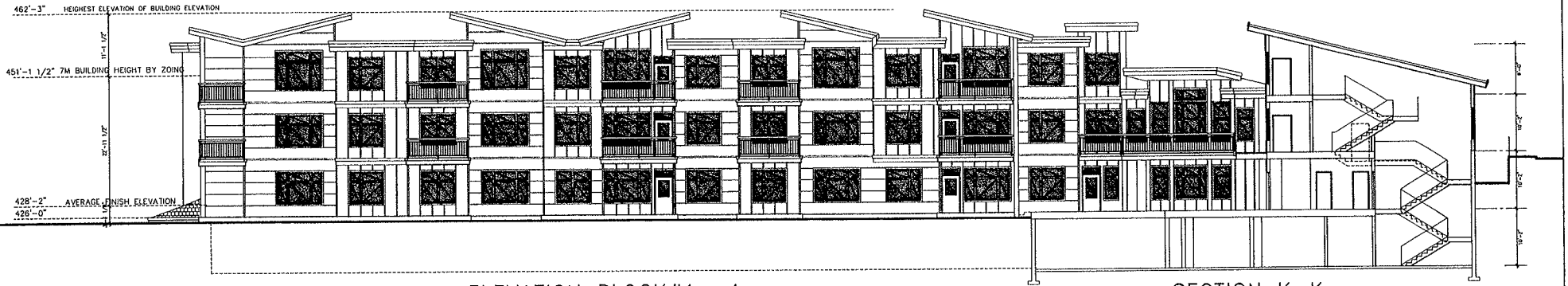
Development Permit No. DP000824
4960 Songbird Place

Schedule I
Building Elevations facing Pond
(Height variance required)



SECTION H-H

ELEVATION BLOCK#2 -1



ELEVATION BLOCK#1 -1

SECTION K-K

NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

ARCHITECT SEAL
 CONSULTANT SEAL
 CONSULTANT SEAL

TEL: (250) 561-1465
 FAX: (250) 561-5543
 EMAIL: info@dfirouzli.ca

4155 BRICKFIELD ROAD
 NANAIMO, B.C. V9Y 1K3

ARCHITECT SEAL
 CONSULTANT SEAL
 CONSULTANT SEAL

SCALE: 1/8" = 1'-0"
 DRAWN:
 CHECKED:
 DATE: 13 MAR 13

PROJECT: 4960 SONGBIRD PLACE
 NANAIMO, BC

CLIENT: Windley Contracting 2010 Ltd.
 PROJECT NO.: 1204

SHEET TITLE: ELEVATIONS

SHEET NO: **A4.1R**
 REVISION:

This is Schedule J referred to in the Development Permit.

B. Firoozli
 Corporate Officer

2013-MAR-26
 Date

Development Permit No. DP000824
 4960 Songbird Place

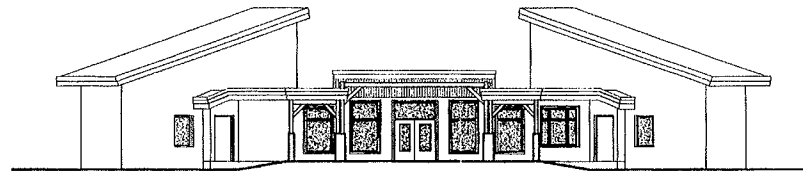
Schedule J
Building Elevations



ELEVATION BLOCK#1-3
 Elevation facing Songbird Place



ELEVATION BLOCK#2-3
 Elevation facing Rutherford Road



ELEVATION 4
 Main Entrance Lobby connecting 2 Building Wings and facing the At Grade Parking

NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

PROJECT NO.
 [Blank]

CONTRACTOR NO.
 [Blank]

CONSULTOR NO.
 [Blank]

SCALE
 1/8" = 1'-0"
 DRAWN
 [Blank]
 CHECKED
 [Blank]
 DATE
 07 DEC 12

PROJECT
 4960 SONGBIRD PLACE
 NANAIMO, BC

CLIENT
 Windley Contracting 2010 Ltd.
 SHEET FILE
 ELEVATIONS
 PROJECT NO.
 1204

SHEET NO.
A4.3
 REVISION
 [Blank]

This is Schedule K referred to in the Development Permit.

Development Permit No. DP000824
4960 Songbird Place

Schedule K
3D Rendering facing
Songbird Place


Corporate Officer

2013-MAR-2
Date



RESIDENTIAL DEVELOPMENT

4960 Songbird Place, Nanaimo, BC

PROJECT No: 1204

3D RENDERING (NORTHWEST)

SCALE: N/A
DATE: DEC 07 2012

A6.1



DARVOUGH FROUZLI ARCHITECTURE INC.
6165 Bilisgyerd Road
NANAIMO, BC
V9Y 1K5
TEL: (250) 585-7495
FAX: (250) 585-5545
EMAIL: hfr@darvough.ca

This is Schedule L referred to in the
Development Permit.

Development Permit No. DP000824

Schedule L

4960 Songbird Place

3D Rendering of Both Building
Wings overlooking the Pond

Corporate Officer

2013-MAR-26

Date



RESIDENTIAL DEVELOPMENT

4960 Songbird Place, Honolulu, DC

PROJECT No: 1204

3D RENDERING (SOUTH)

SCALE: N/A
DATE: DEC 07 2012

A6.2



DARVOUSH FIROUZI ARCHITECTURE INC.

6165 Brickyard Road
NANAIMO, BC
V9Y 1K5

TEL: (250) 585-7495
FAX: (250) 585-5345
EMAIL: info@dfzarch.com

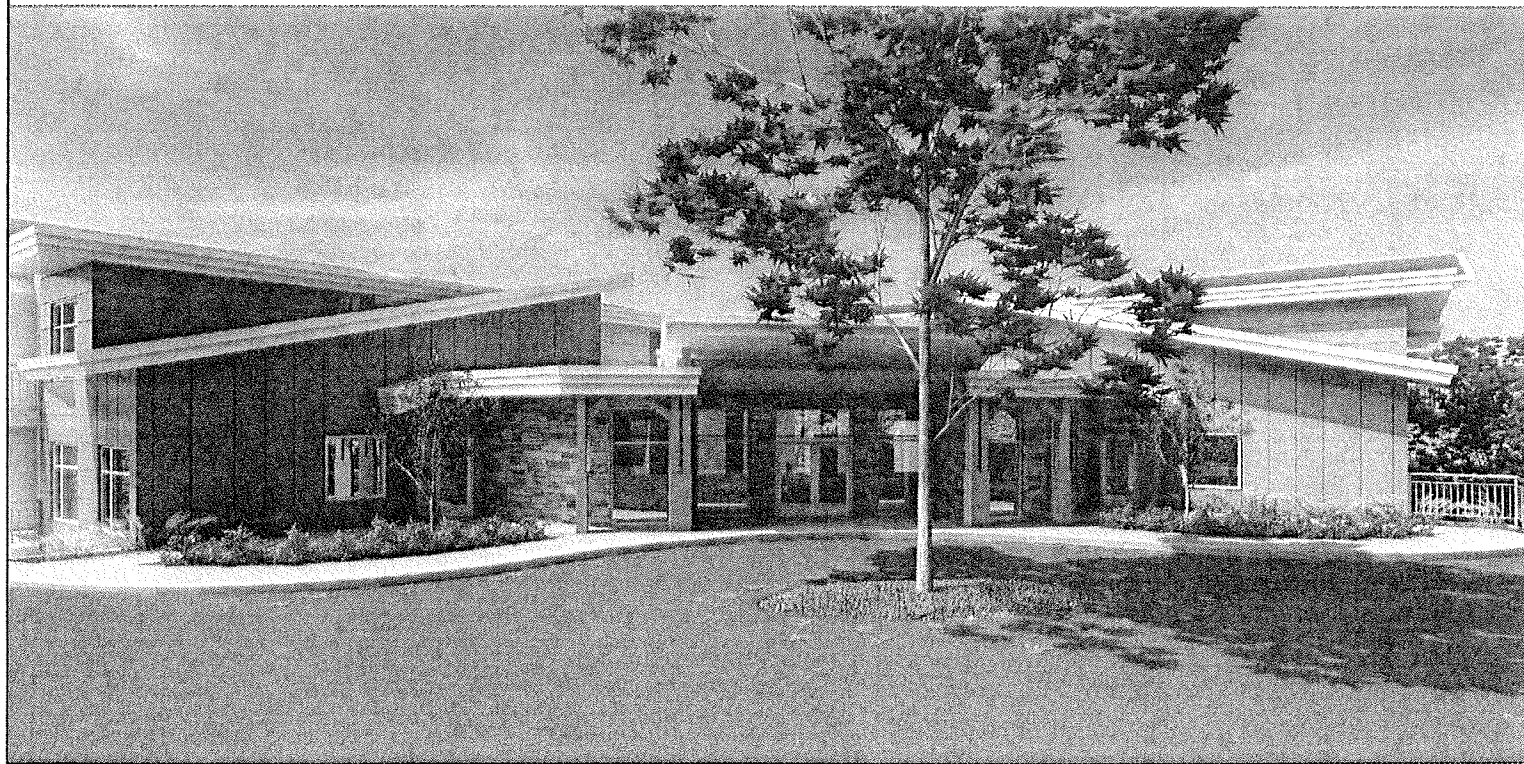
This is Schedule M referred to in the Development Permit.

Development Permit No. DP000824
4960 Songbird Place

Schedule M
Main Entrance Lobby for
Two Building Wings


Corporate Officer

2013-MAR-26
Date



RESIDENTIAL DEVELOPMENT

4960 Songbird Place, Naurako, DC

PROJECT No: 1204

3D RENDERING (ENTRANCE)

SCALE: N/A
DATE: DEC 07 2012

A6.4



DARYOUSH FIRGOUEZI ARCHITECTURE INC.
6165 Brickyard Road
NANAKO, DC
291183
TEL: (252) 585-7495
FAX: (252) 585-5545
EMAIL: info@dfarchitect.com