



DEVELOPMENT PERMIT NO. DP000826

CITY OF NANAIMO
Name of Owner(s) of Land (Permittee)

1597 BOUNDARY CRESCENT
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 B, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP21994

PID No. 028-875-141

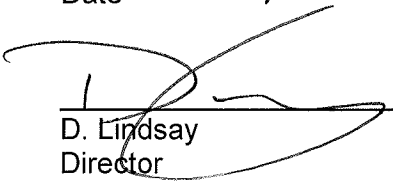
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A	Location Plan
Schedule B	Site Plan
Schedule C	Project Data
Schedule D	Elevations: South & East
Schedule E	Elevations: North & West
Schedule F	Front Entrance: Rendering / Materials
Schedule G	Courtyard Detail & Building Rendering / Materials
Schedule H	Landscape Grading Plan
Schedule I	Landscape Plan
Schedule J	Landscape Plan - Plantings

- 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

April 23/2014
Date



D. Lindsay
Director
Community Development

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

GN/lb
Prospero attachment: DP000826

This is Schedule A referred to in the Development Permit.

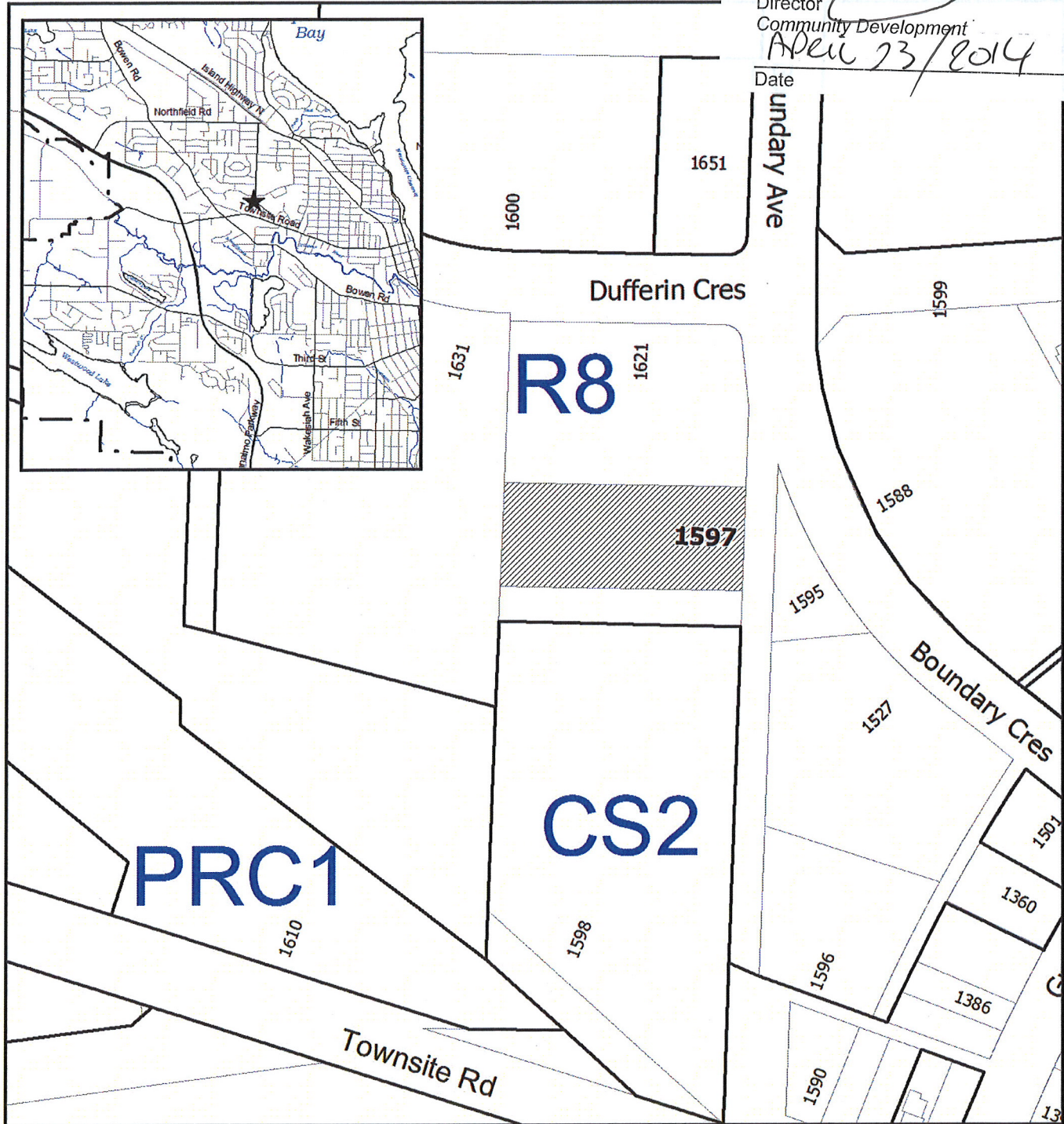
SCHEDULE A

Director
Community Development

Date

Boundary Ave

April 23/2014



DEVELOPMENT PERMIT NO. DP000826

LOCATION PLAN



Civic: 1597 Boundary Crescent
Lot B, Section 15, Range 8, Mountain District,
Plan EPP21994



**Subject
Property**

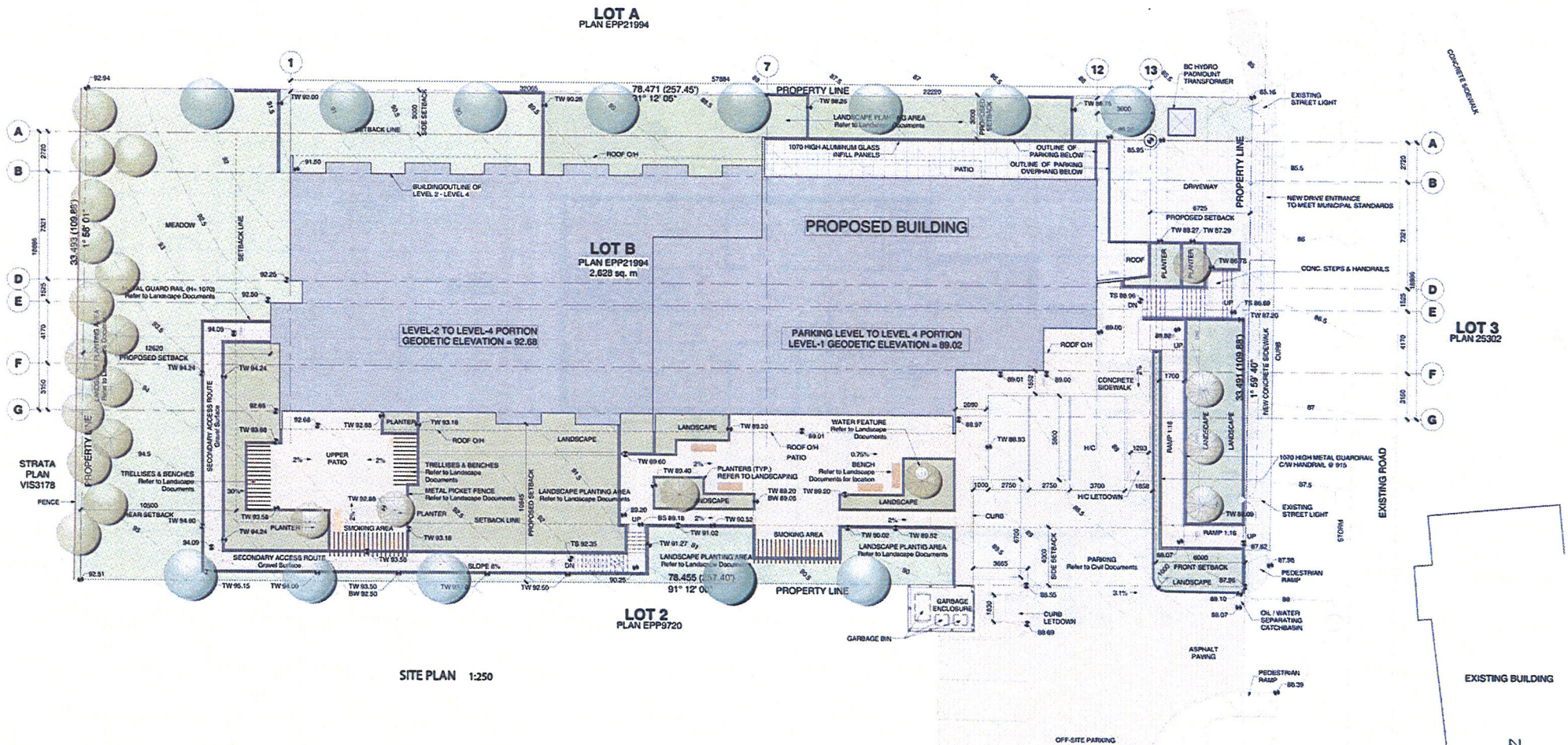
This is Schedule B referred to in the
Development Permit.

Director
Community Development

APRIL 23/2014
Date

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1597 BOUNDARY CRESCENT, Nanaimo, BC



BOUNDARY CRESCENT SUPPORTIVE HOUSING

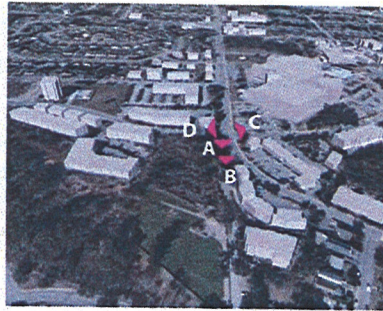
1597 BOUNDARY CRESCENT, Nanaimo, BC

Director
Community Development

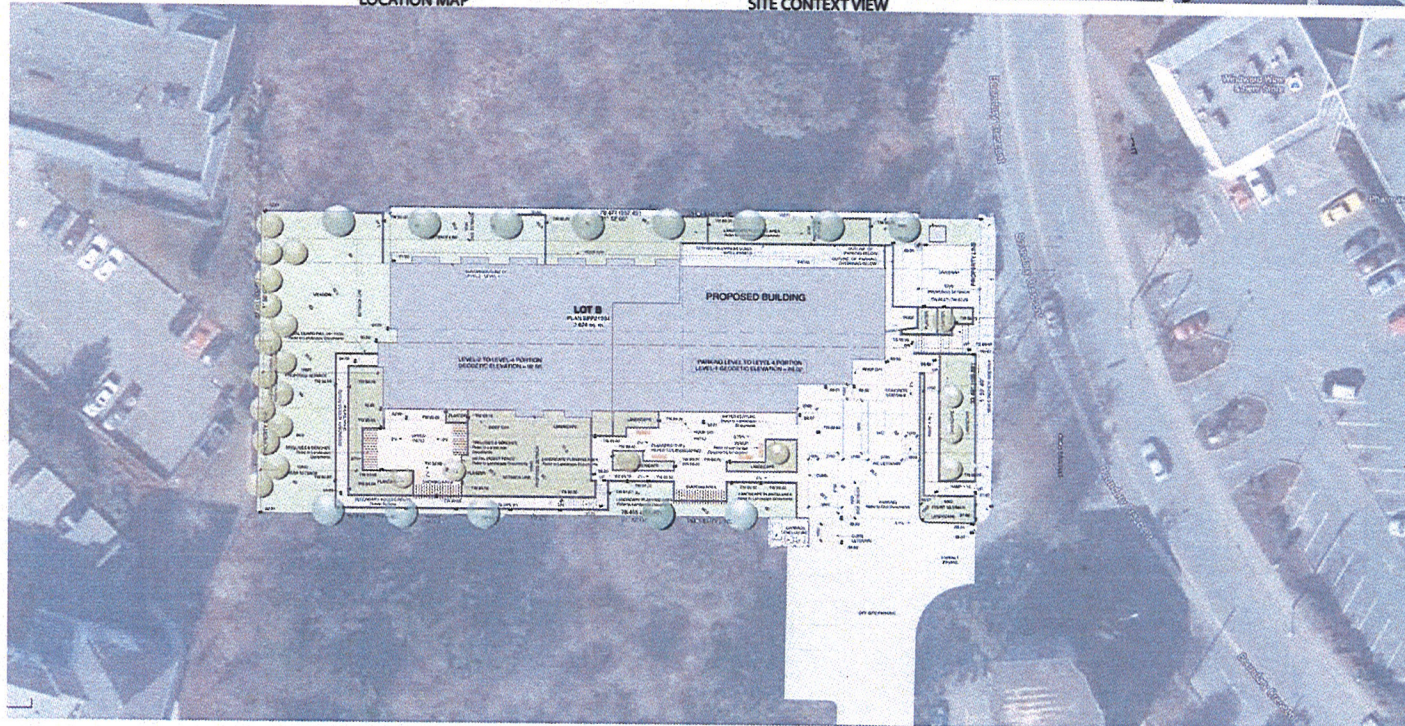
APRIL 23/2014
Date



LOCATION MAP



SITE CONTEXT VIEW



SITE

PROJECT DATA

Project Civic Address: 1597 Boundary Crescent, Nanaimo, BC
Project Legal Address: LOT B, Section 15, Range 8, Mountain District.
PLAN Number EPP21994

Name of Institution: Nanaimo Affordable Housing Society

Project Description: Boundary Avenue Supportive Housing

Number of Units: 41

Studio Units
Level 2: 13
Level 3: 14
Level 4: 14

Zoning: R5 - Multi-Family Residential Development

Site Area: 2,628 m² [28,287 sq ft]

Floor Area:
Level Parkade: 470.40 m² (5,063 ft²)
Level 1: 412.10 m² (4,436 ft²)
Level 2: 793.90 m² (8,545 ft²)
Level 3: 754.20 m² (8,118 ft²)
Level 4: 754.20 m² (8,118 ft²)
Total Gross Floor Area: 3,184.80 m² (34,281 ft²)

Floor Area Ratio: Permitted (1.25) Proposed (1.19)

Building Height: Permitted (14m) Proposed (14m)

Building Setbacks:
Front @ main road: 6.00 m
Rear (west): 10.50 m
Interior Side (north): 3.00 m
Interior Side (south): 4.00 m

Lot Coverage: Permitted (40%) Proposed 30.1%

Landscape Open Space (LOS): 1345am Proposed 51%

Vehicle Parking: Required: 10
5 Parkade + 3 Surface +
6 Surface Offsite Adjacent=
14
Bike Stalls: Required: 10
Proposed: 10

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1597 BOUNDARY CRESCENT, Nanaimo, BC

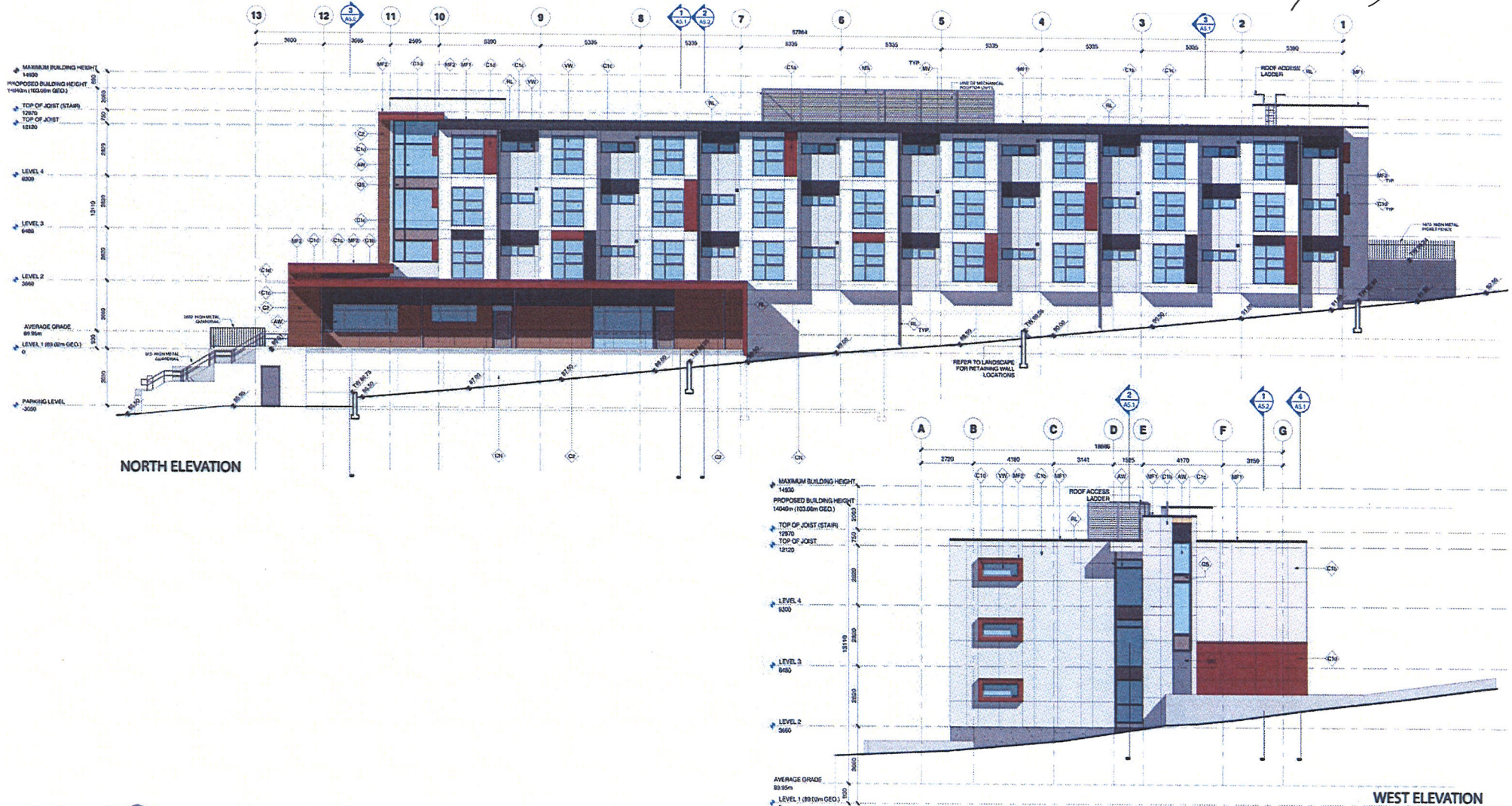


EAST ELEVATION

SOUTH ELEVATION

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1597 BOUNDARY CRESCENT, Nanaimo, BC



NORTH ELEVATION

WEST ELEVATION

Development Permit No. DP000826
1597 Boundary Avenue

Schedule F

FRONT ENTRANCE
Rendering / Materials

This is Schedule F referred to in the
Development Permit.

Director
Community Development

Date

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1597 BOUNDARY CRESCENT, Nanaimo, BC



NORTH EAST PERSPECTIVE

**Courtyard Detail & Building
Rendering / Materials**

This is Schedule G referred to in the
Development Permit.

Director
Community Development

April 23/2014
Date

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1 5 9 7 B O U N D A R Y C R E S C E N T , N a n a i m o , B C



SOUTH PERSPECTIVE

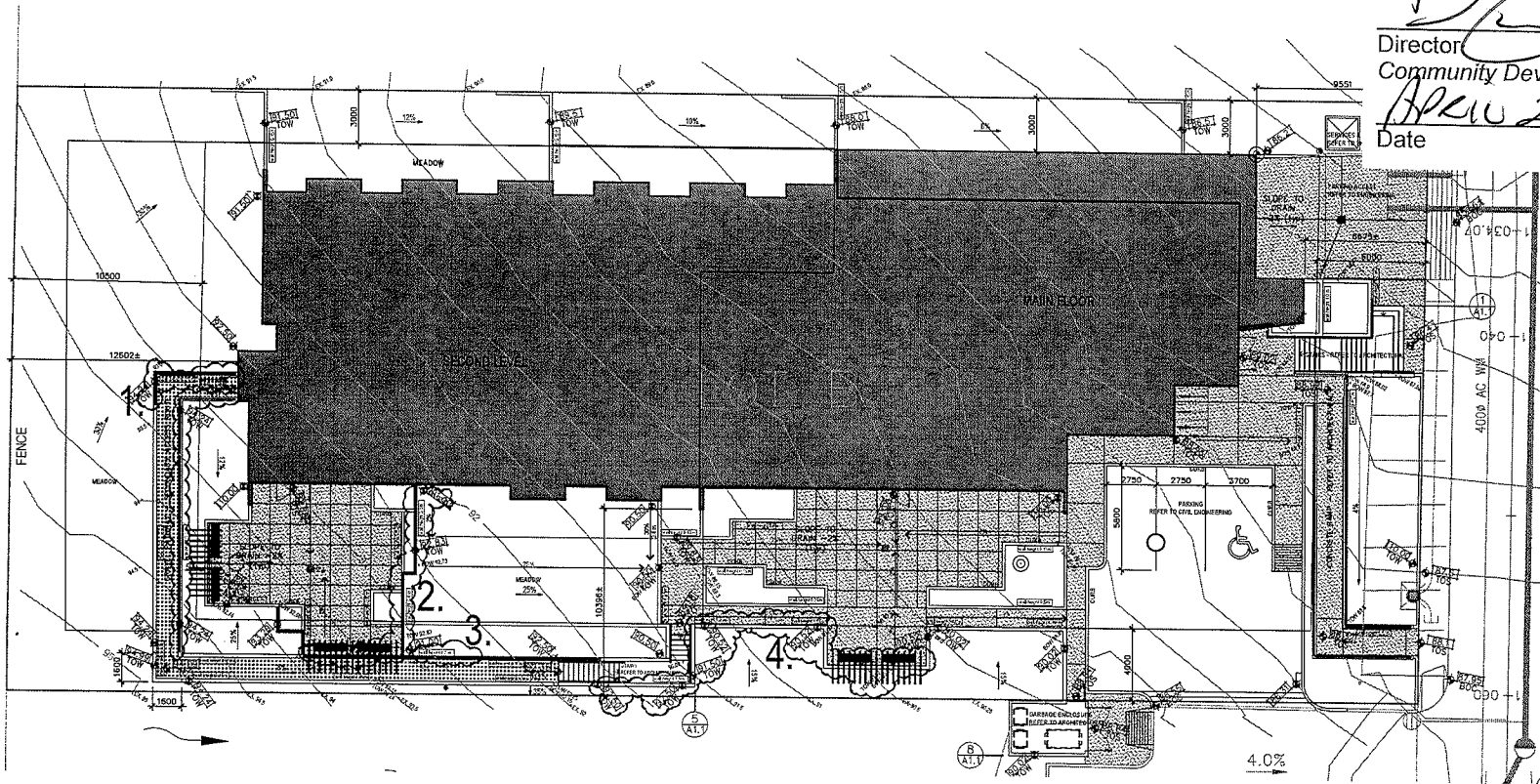
Landscape Grading Plan

This is Schedule H referred to in the
Development Permit.

Director
Community Development

Date

APR 23/2014



GRADING LEGEND

EXISTING CONTOURS - 1m INTERVAL

PROPOSED ELEVATION

TOW = TOP OF WALL

BOW = BOTTOM OF WALL

SLOPE AND DIRECTION OF DRAINAGE

THIS GRADING PLAN IS TO BE READ IN CONJUNCTION WITH OTHER
DOCUMENTS INCLUDING ARCHITECTURAL AND CIVIL PLANS

CHOW LOW HAMMOND
ARCHITECTS INC.

1331 BROADHEAD AVENUE
VICTORIA BC V8P 2V1
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F 250-472-8113
E ARCHITECTS@CLHA.CA
WWW.CLHA.CA

SEAL

CONSULTANTS

www.GenelleDesign.com



ISSUED FOR	DATE
☐ CONSTRUCTION	-
☐ TENDER	-
☒ FOR CLARIFICATION	2014.03.13
☐ BUILDING PERMIT	2014.02.29
PROJECT START DATE	
DESIGNER'S LEGEND	
THE DESIGN AND ALL CONSTRUCTION THEREON ARE THE SOLE AND EXCLUSIVE PROPERTY OF CHOW LOW HAMMOND ARCHITECTS INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF CHOW LOW HAMMOND ARCHITECTS INC.	
PROJECT NO. 1597	DRAWN: JG
SCALE: 1:150	CHECKED: JG
PROJECT	

BOUNDARY
CRESCENT
SUPPORTIVE
HOUSING

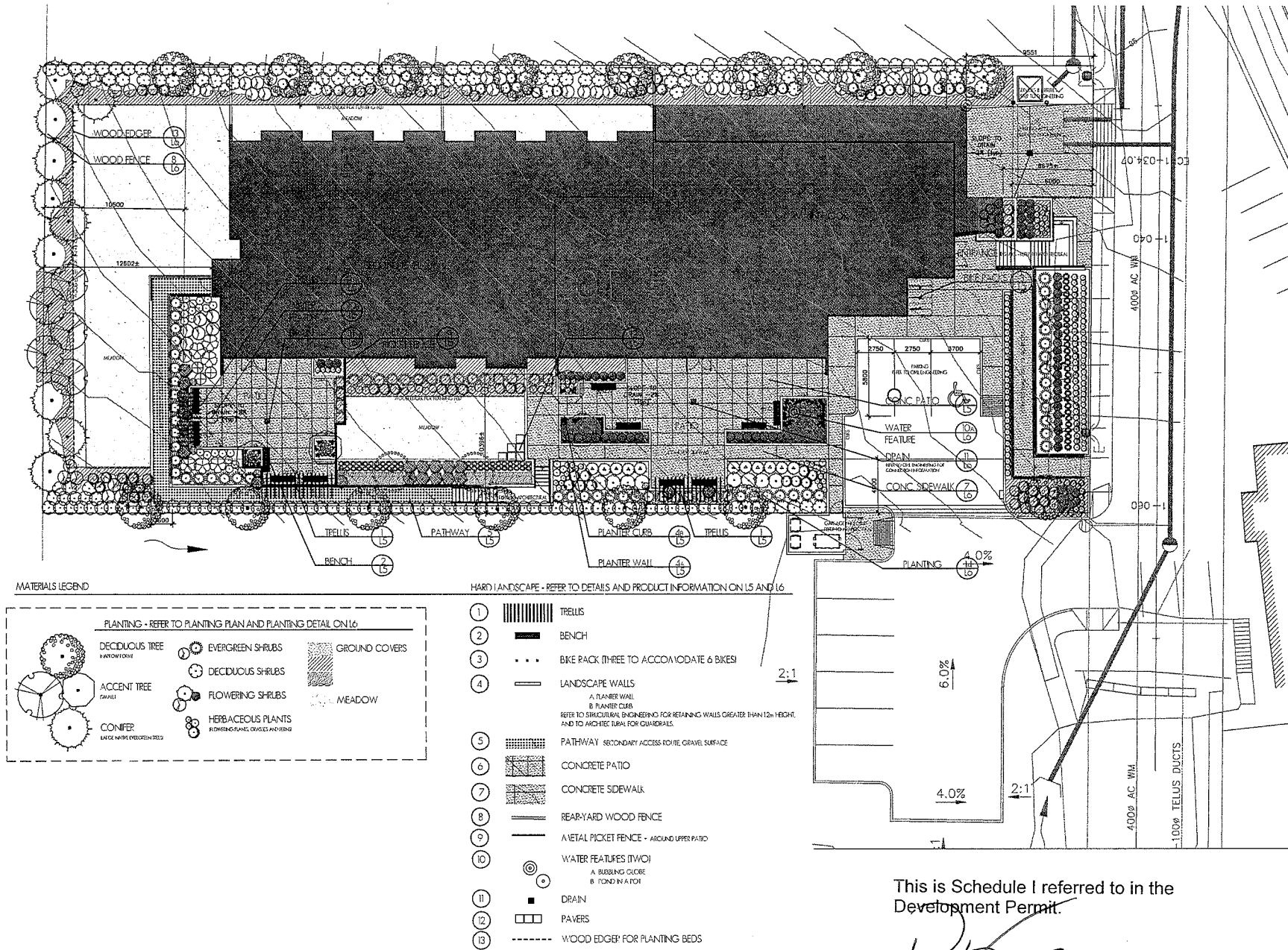
1597 Boundary Ave.
Nanaimo, BC V9S 4P1

SHEET TITLE

GRADING
PLAN

SHEET NUMBER

L2



CHOW LOW HAMMOND
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CONSULTANTS

Gemella
DESIGN + ARCHITECTURE
LANDSCAPE ARCHITECTURE
ARCHITECTURAL DRAWING
www.GemellaDesign.com

ISSUED FOR: DATE:

☐ CONSTRUCTION

☐ TENDER

☐ 90% DEDICATION 2014/02/28

☐ BUILDING PERMIT 2013/12/29

PROJECT START DATE:

LANDSCAPE DESIGN:

PROJECT NO. MSN DRAWN: JS

SCALE: 1:150 CHECKED: JU

PROJECT:

BOUNDARY CRESCENT SUPPORTIVE HOUSING

1597 Boundary Cres.
Nanaimo, BC V9B 4P1

SHEET TITLE

LANDSCAPE LAYOUT AND MATERIALS

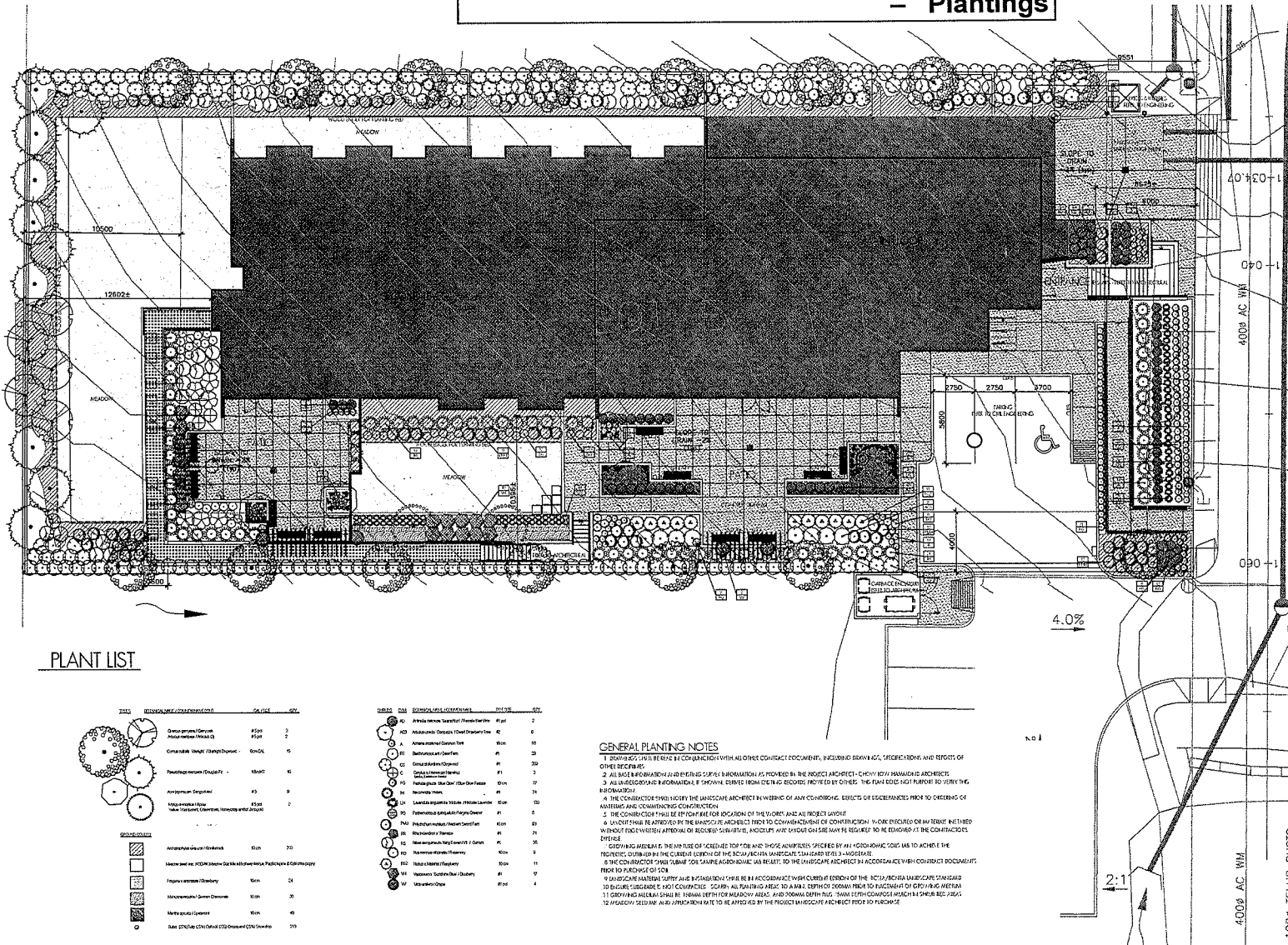
SHEET NUMBER
L1

This is Schedule I referred to in the
Development Permit.

Director
Community Development

APRIL 23/2014
Date

Landscape Plan – Plantings



CHOW LOW HAMMOND
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SEAL

CONSULTANTS

Gemella
DESIGN INC.
LUXURIOUS AMERICAN
KITCHEN DESIGN - KANSAS
www.GemellaDesign.com



ISSUED FOR	DATE
☐ CONSTRUCTION	-
☐ TENDER	-
☒ 60% SUBMISSION	2014.02.29
☐ BUILDING PERMIT	2015.12.20
PROJECT START DATE:	

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PROJECT NO. MSH DRAWN: JC

SCALE: 1:150 CHECKED: JC

PROJECT

BOUNDARY
CRESCENT
SUPPORTIVE
HOUSING

1527 Boundary Cres.
Nanaimo, BC, V9S 4P1

SHEET TITLE

PLANTING PLAN

This is Schedule J referred to in the Development Permit.

Director
Community Development

Date _____