



**DEVELOPMENT PERMIT NO. DP000827**

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

**6025 UPLANDS DRIVE**  
**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 A, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN EPP10897**

**PID No. 028-469-038**

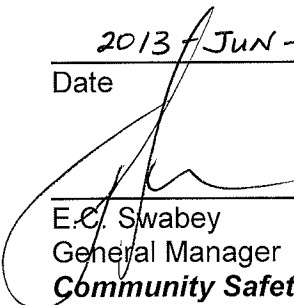
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Site Data**  
**Schedule D Landscape Plan**  
**Schedule E Landscape Plan Details**  
**Schedule F Roof Garden Details**  
**Schedule G Building Elevations (East / South)**  
**Schedule H Building Elevations (North / West)**

- 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

2013 JUN - 25  
Date

  
E.C. Swabey  
General Manager  
**Community Safety & Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

BA/b  
Prospero attachment: DP000827

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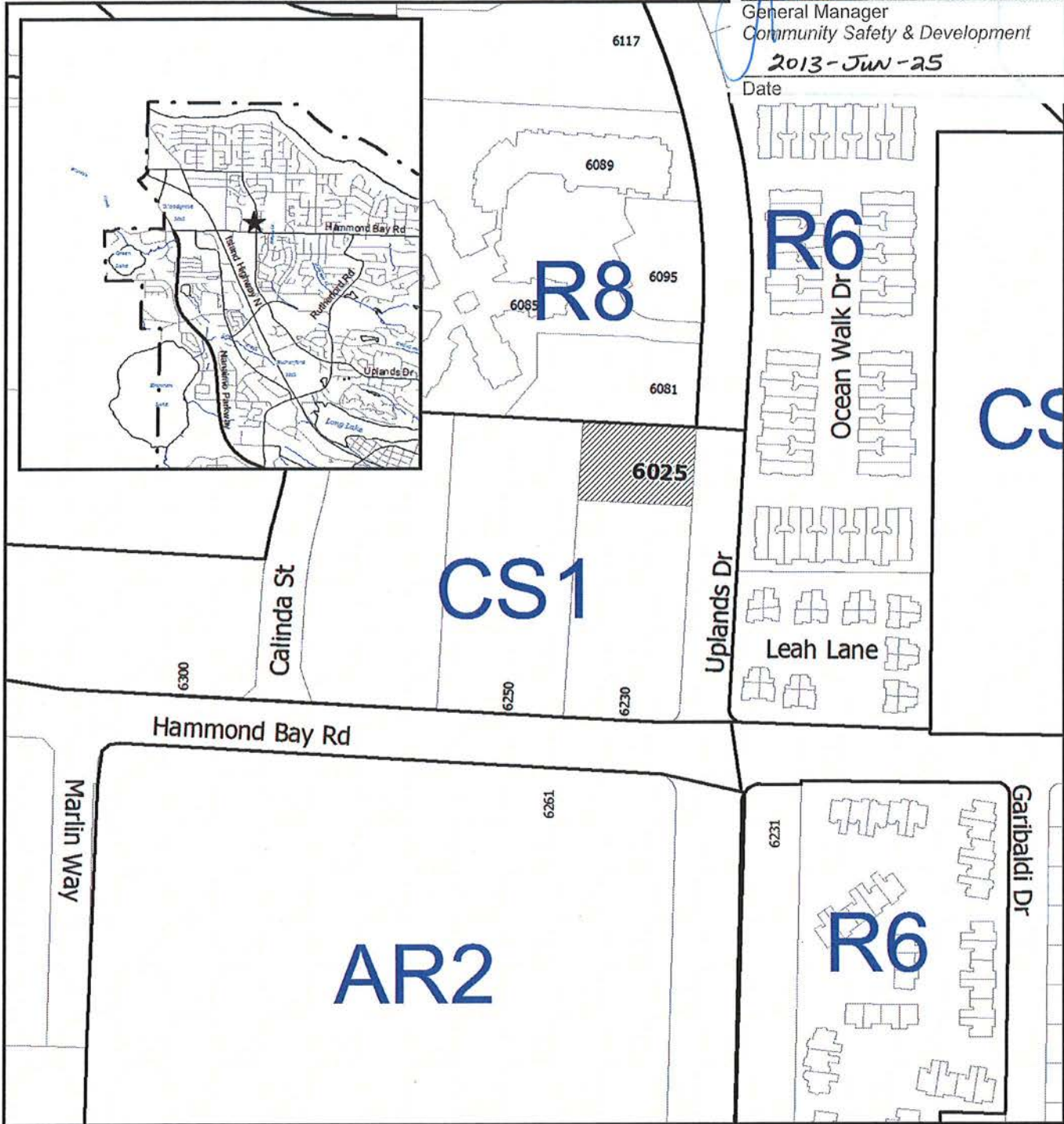
This is Schedule A referred to in the Development Permit.

### SCHEDULE A

General Manager  
Community Safety & Development

2013-Jun-25

Date



DEVELOPMENT PERMIT NO. DP000827

## LOCATION PLAN

Civic: 6025 Uplands Drive  
Lot A, District Lot 48, Wellington District,  
Plan EPP10897

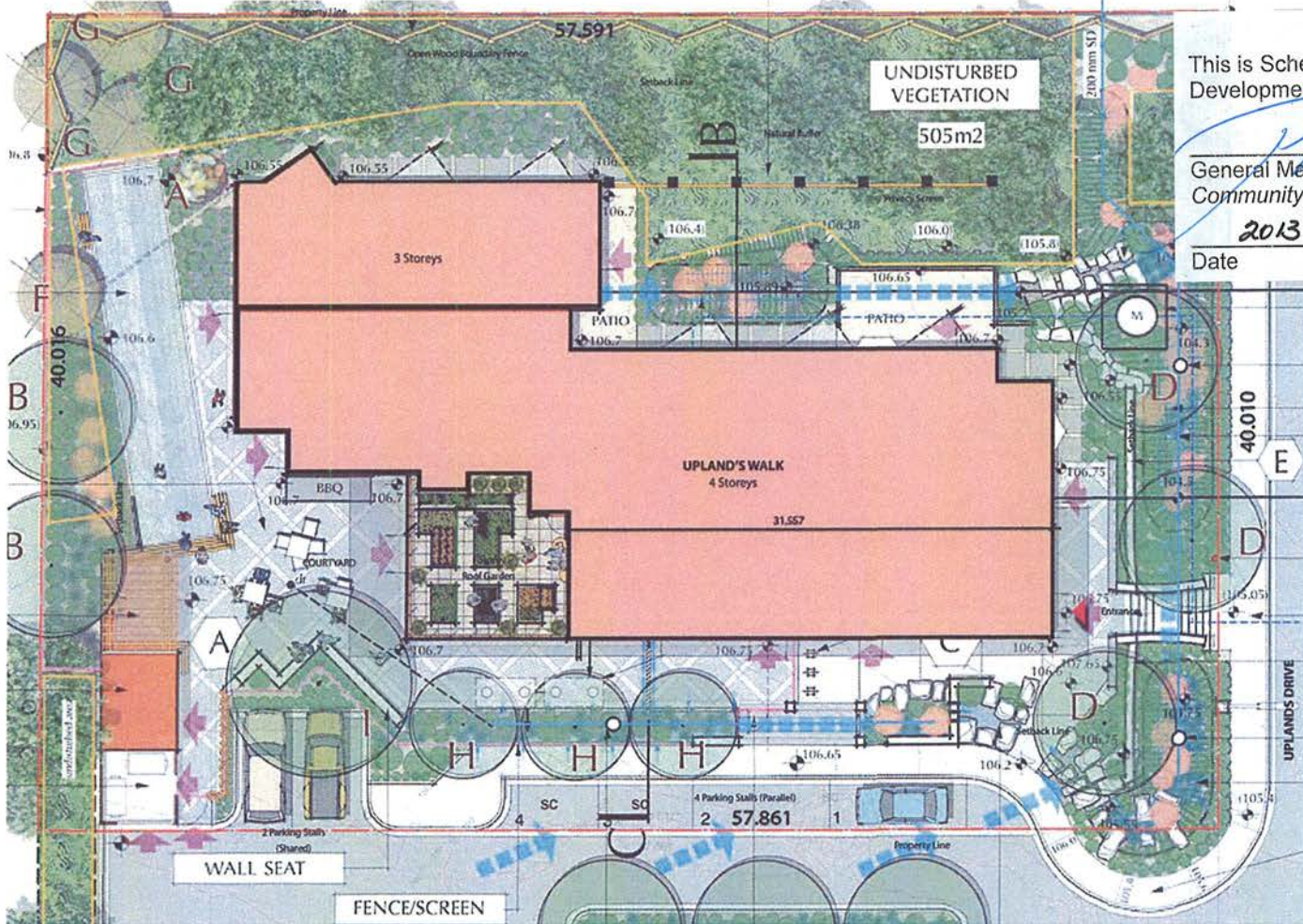


**Subject  
Property**



UPLANDS WALK SUPPORTIVE HOUSING

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



This is Schedule B referred to in the Development Permit.

General Manager  
Community Safety & Development

2013-JUN-25

Date

SITE PLAN 1:100

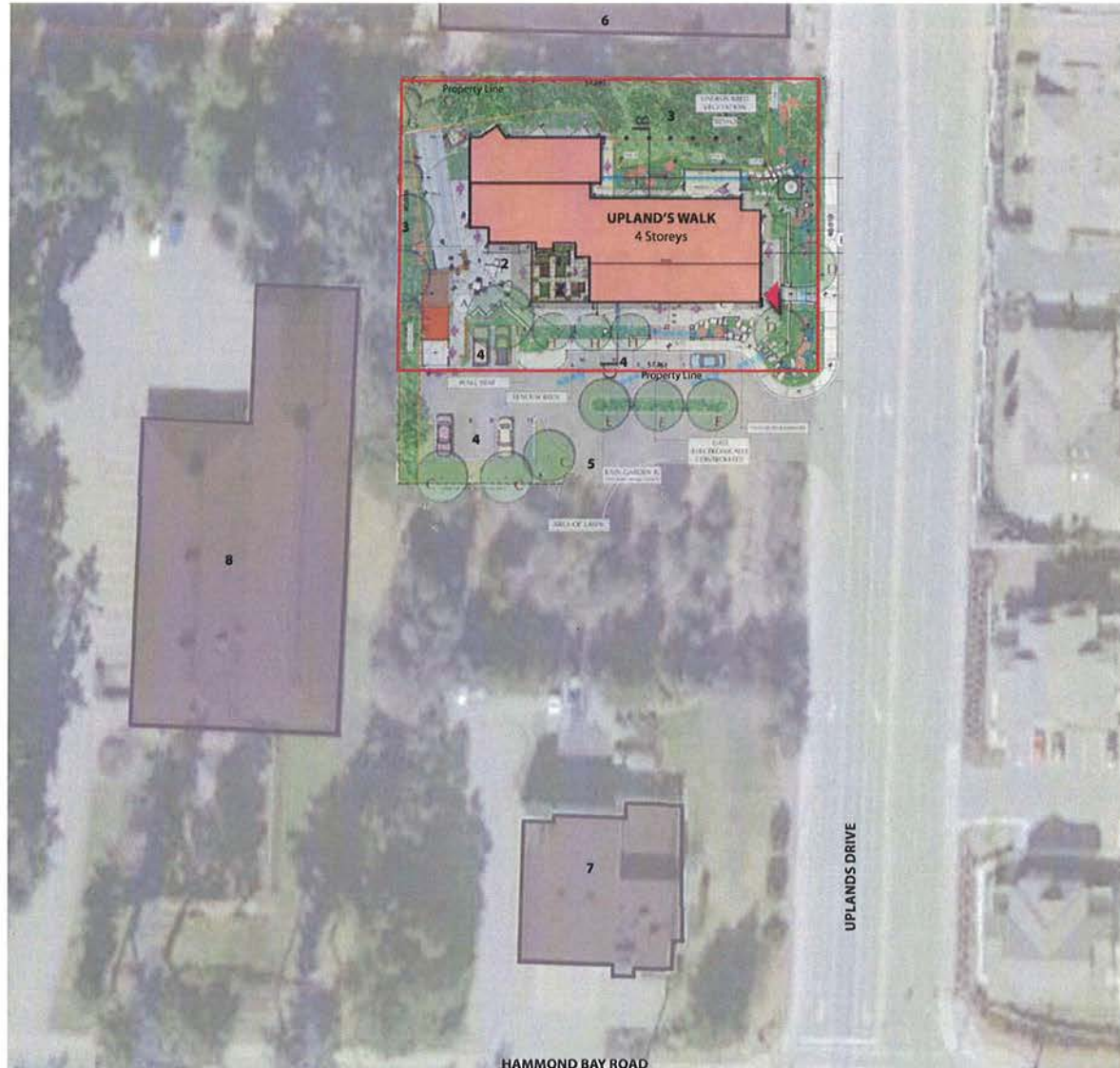




UPLANDS WALK SUPPORTIVE HOUSING



6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



SITE DATA

<b>Project Civic Address:</b>	6025 Uplands Drive, Nanaimo, BC		
<b>Project Legal Address:</b>	LOT A, District Lot 48, Wellington District, Plan EPP10897		
<b>Name of Institution:</b>	Pacifica Housing   BC Housing		
<b>Project Description:</b>	Uplands Walk Supportive Housing		
<b>Units:</b>	Quantity	1 Bedroom Unit	Quantity
Studio Units	12	Level 1	1
Level 2	12		
Level 3	12		
Level 4	8		
<b>Studio Unit Type</b>	<b>Quantity</b>	<b>Area</b>	
Type A1	5	35sm (376.7sf)	
Type A2	10	35sm (376.7sf)	
Type B1	8	35sm (376.7sf)	
Type B2	7	35sm (376.7sf)	
Type C1	3	39.2sm (421.9sf)	
1 Bedroom Unit Type D1	1	53sm (570.5sf)	
<b>Total Number of Units:</b>	33		
<b>Zoning:</b>	CS1 - Community Service		
<b>Site Area:</b>	2,310 m <sup>2</sup> (24,865 sq ft)		
<b>Floor Area:</b>			
Level 1:	633.7sm (6821 sf)		
Level 2:	605.6sm (6518.6sf)		
Level 3:	605.6sm (6518.6sf)		
Level 4:	489.1sm (5264.6sf)		
<b>Total Area</b>	<b>2,334sm</b>	<b>25,122.8sf</b>	
<b>Floor Area Ratio:</b>	Permitted (1.25)	Proposed 1.01	
<b>Building Height:</b>	Permitted (14m)	Proposed 13m	
<b>Building Setbacks:</b>	Permitted	Proposed	
Front @ Uplands Drive	6.0 m	8.0 m	
Rear (west)	7.5 m	9.0 m	
Interior Side (north)	4.0 m	6.0 m	
Interior Side (south)	4.0 m	8.0 m	
<b>Lot Coverage:</b>	Permitted (40%)	Proposed 633.7/2310 = 27.15%	
<b>Landscape Open Space (LOS):</b>		Proposed 67%	
<b>Vehicle Parking:</b>	Required: 6	Proposed: 6 + 5 shared with neighbour	
<b>Bike Stalls:</b>	Required LEED: 6	Proposed: 11	

This is Schedule C referred to in the Development Permit.

- 1 MAIN ENTRANCE
- 2 COURT YARD
- 3 PRESERVED TREES
- 4 PARKING
- 5 FIREHALL LANE
- 6 SENIORS' RESIDENCE - 4 STOREYS
- 7 FIRE HALL - 2 STOREYS
- 8 VIRL LIBRARY + BRANCH SERVICES - 1

General Manager  
Community Safety & Development

2013 - JUN - 25  
Date

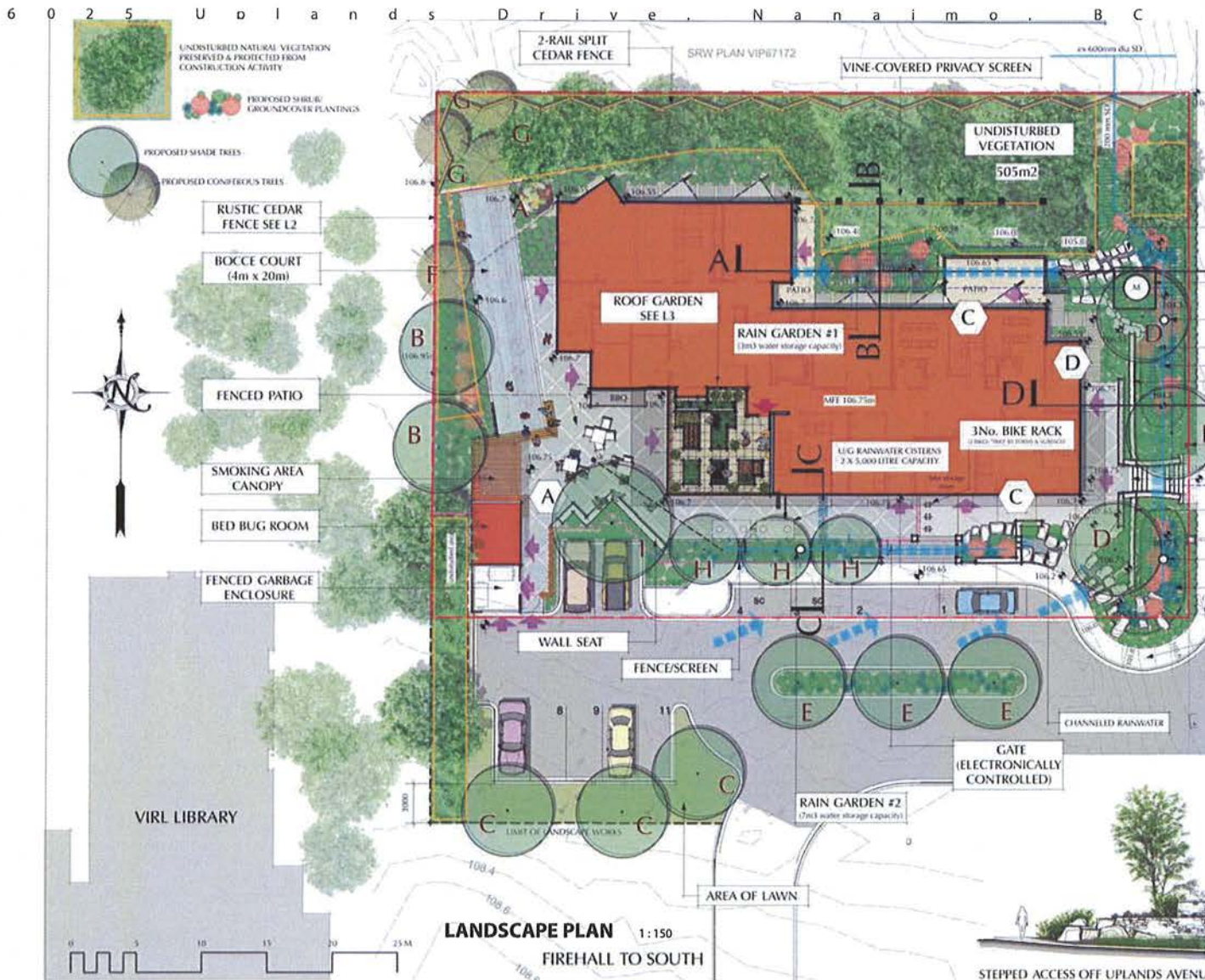
LOCATION PLAN 1:500





Development Permit No. DP000827 Schedule D  
6025 Uplands Drive LANDSCAPE PLAN

UPLANDS WALK SUPPORTIVE HOUSING



ITEM NO.	ITEM NAME	QUANTITY	UNIT	DATE
1	2-RAIL SPLIT CEDAR FENCE	100.0	M	2013-06-25
2	VINE-COVERED PRIVACY SCREEN	100.0	M	2013-06-25
3	UNDISTURBED NATURAL VEGETATION	505	M <sup>2</sup>	2013-06-25
4	ROOF GARDEN	100.0	M <sup>2</sup>	2013-06-25
5	RAIN GARDEN #1	100.0	M <sup>2</sup>	2013-06-25
6	RAIN GARDEN #2	100.0	M <sup>2</sup>	2013-06-25
7	RAIN GARDEN #3	100.0	M <sup>2</sup>	2013-06-25
8	RAIN GARDEN #4	100.0	M <sup>2</sup>	2013-06-25
9	3 No. BIKE RACK	3	NO.	2013-06-25
10	U/G RAINWATER CISTERS	2	NO.	2013-06-25
11	WALL SEAT	1	NO.	2013-06-25
12	FENCE/SCREEN	100.0	M	2013-06-25
13	GATE (ELECTRONICALLY CONTROLLED)	1	NO.	2013-06-25
14	AREA OF LAWN	100.0	M <sup>2</sup>	2013-06-25
15	STEPPED ACCESS OFF UPLANDS AVENUE	1	NO.	2013-06-25
16	FIREHALL TO SOUTH	1	NO.	2013-06-25
17	VIRL LIBRARY	1	NO.	2013-06-25
18	SMOKING AREA CANOPY	1	NO.	2013-06-25
19	BED BUG ROOM	1	NO.	2013-06-25
20	FENCED GARBAGE ENCLOSURE	1	NO.	2013-06-25
21	FENCED PATIO	1	NO.	2013-06-25
22	BOCCO COURT (4m x 20m)	1	NO.	2013-06-25
23	RUSTIC CEDAR FENCE	100.0	M	2013-06-25
24	PROPOSED SHADE TREES	10	NO.	2013-06-25
25	PROPOSED CONIFEROUS TREES	10	NO.	2013-06-25
26	PROPOSED SHRUB/ GROUNDCOVER PLANTINGS	100	NO.	2013-06-25
27	UNDISTURBED NATURAL VEGETATION	505	M <sup>2</sup>	2013-06-25

- A** BRUSHED CONCRETE WITH SAW-CUT JOINT LINES
  - B** COMPACTED SCREENINGS
  - C** BRUSHED CONCRETE SURFACE
  - D** PAVED SURFACES - OPEN GRID (GRAVEL IN CONCRETE/PLASTIC GRID)
  - E** NATURAL STONE OR CAST-IN PLACE CONCRETE RETAINING WALL
- STORMWATER FLOW** (indicated by blue arrows)
- EXISTING GRADE** (indicated by dashed lines)
- PROPOSED GRADE** (indicated by solid lines)
- LANDSCAPE BOULDOURS** (indicated by grey shapes)

This is Schedule D referred to in the Development Permit.

General Manager  
Community Safety & Development

2013-JUN-25

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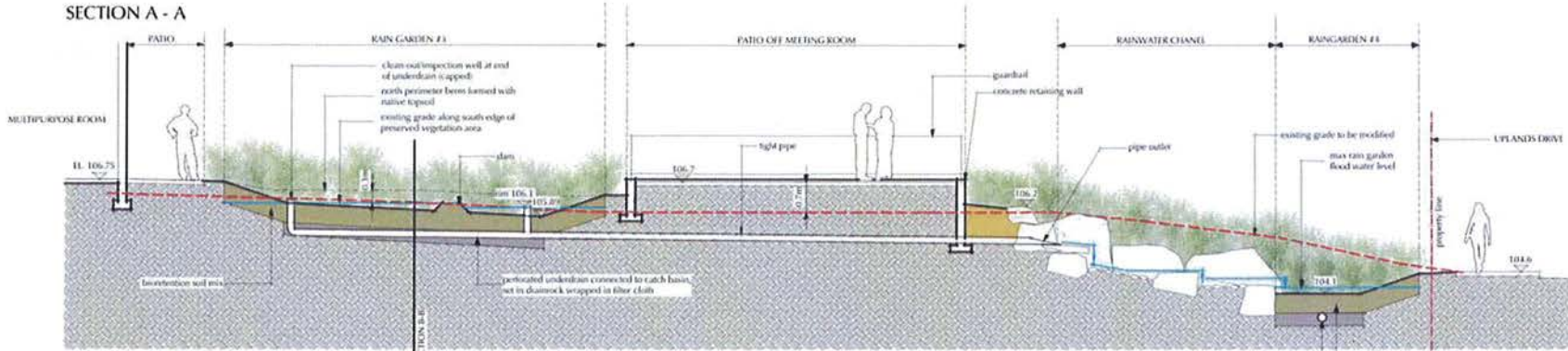


UPLANDS WALK SUPPORTIVE HOUSING

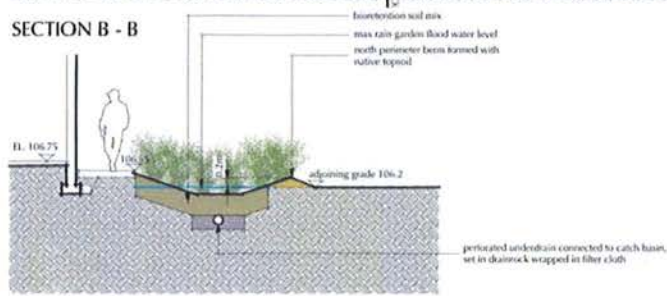
6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



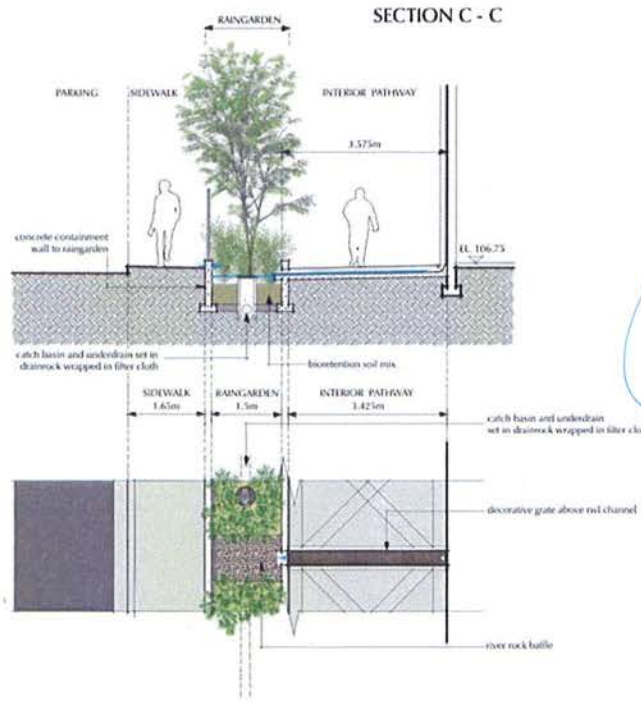
SECTION A - A



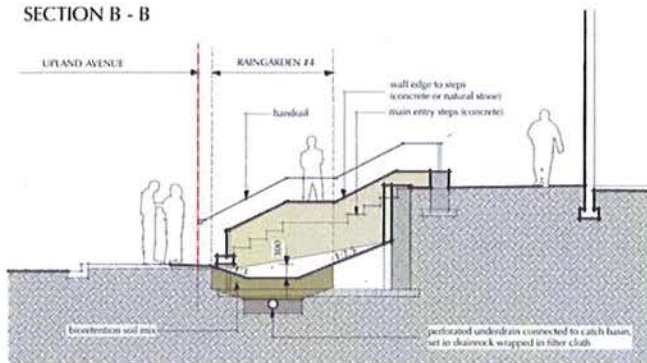
SECTION B - B



SECTION C - C



SECTION B - B



This is Schedule E referred to in the Development Permit.

General Manager  
 Community Safety & Development

2013-JW-25

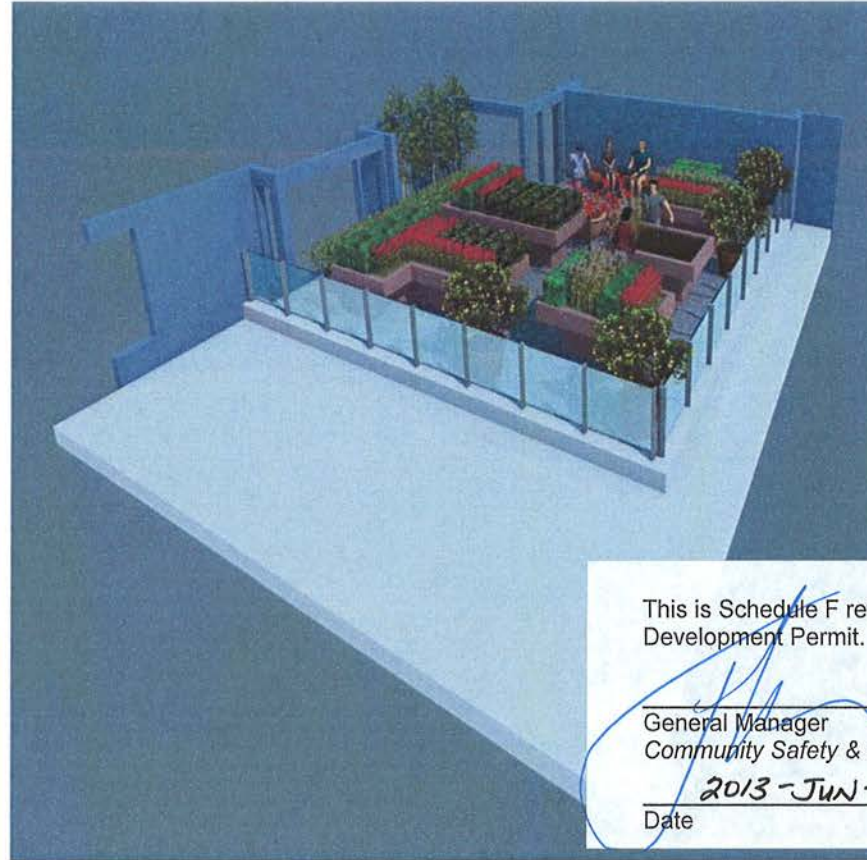
Date

RAINGARDENS 1:150

U P L A N D S   W A L K   S U P P O R T I V E   H O U S I N G



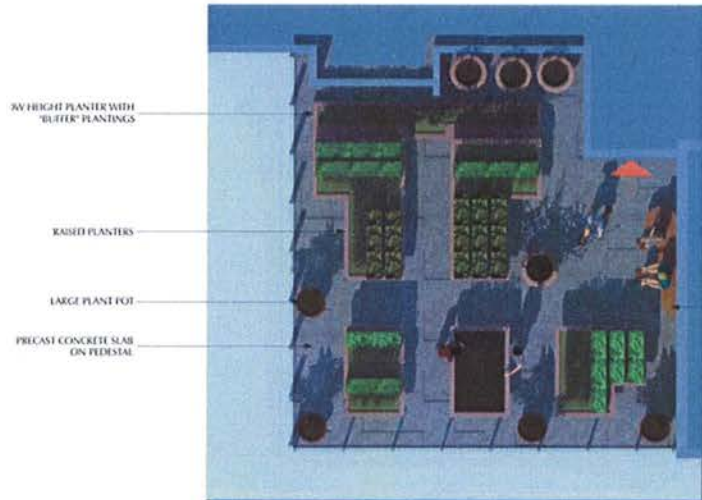
6 0 2 5   U p l a n d s   D r i v e ,   N a n a i m o ,   B C



This is Schedule F referred to in the Development Permit.

General Manager  
 Community Safety & Development

2013 JUN 25  
 Date



4W HIGH PLANTER WITH "BUFFER" PLANTINGS

RAISED PLANTERS

LARGE PLANT POT

PRECAST CONCRETE SLAB ON PEDESTAL

WOOD SEAT

ROOF GARDEN PROPOSALS

SOUTH FACING ASPECT. PROVIDES AN OPPORTUNITY TO GROW PRODUCE FOR THE KITCHEN IN RAISED PLANTERS. FOCAL STRUCTURE IS AN ARBOR WHICH WOULD SUPPORT RUNNER BEANS, KWAI FRUIT, GOURDS OR SWEET PEAS. SEAT "SLAB" CONSTRUCTED FROM DOUGLAS FIR TIMBER SALVAGED FROM THE PROPERTY. PLANTER TIPS ARE CANTILEVERED FOR ACCESSIBILITY. IRRIGATED BY HAND FROM HARVESTED RAINWATER PUMPED UP FROM UNDERGROUND CISTERN.

ROOF GARDEN SKETCHES 1:50



U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



**EAST ELEVATION** 1:100

(Uplands Drive)

- MATERIALS LEGEND**
- 1. BRICK VENEER
  - 2. FIBER CEMENTITIOUS CLADDING TASCIA, SOFFIT
  - 3. CEDAR SIDING
  - 4. ALUMINUM WINDOWS
  - 5. GLAZED RAILING
  - 6. SPLIT FACE CEMENT BLOCK
  - 7. METAL SCREEN @ HEAT PLUM
  - 8. SITE CONCRETE WORK
  - 9. METAL EXTERIOR DOOR + FRAME



**SOUTH ELEVATION** 1:100

This is Schedule G referred to in the Development Permit.

General Manager  
 Community Safety & Development  
 2013-JUN-25  
 Date

U P L A N D S   W A L K   S U P P O R T I V E   H O U S I N G

6 0 2 5   U p l a n d s   D r i v e ,   N a n a i m o ,   B C



**NORTH ELEVATION** 1:100

(Elevation facing Nanaimo Seniors Village)



**WEST ELEVATION** 1:100

This is Schedule H referred to in the Development Permit.

General Manager  
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Date 2013-JUN-25