



DEVELOPMENT PERMIT NO. DP000834

DOMUS CONSTRUCTION & LAND DEVELOPMENT CORP

Name of Owner(s) of Land (Permittee)

1205 OCEAN PEARL TERRACE

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 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP87421

PID No. 028-088-379

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 Overall Site Plan
Schedule C 5-Plex Site Plan
Schedule D 5-Plex Elevations
Schedule E Apartment Building Elevations
Schedule F 5-Plex Landscape Plan
Schedule G Apartment 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 7.6.1 – Height of a Principal Building

• Principal Building Height:

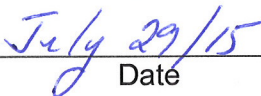
The maximum allowable building height is 9.0m. The table below illustrates the height variance required for each of the two buildings:

Building	Height of Principal Building (m)	Proposed Height of Principal Building (m)	Requested Variance of Height of Principal Building (m)
5-plex	9.0	10.09	1.09
Apartment Building	9.0	11.16	2.16

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF JULY, 2015.



Corporate Officer



Date

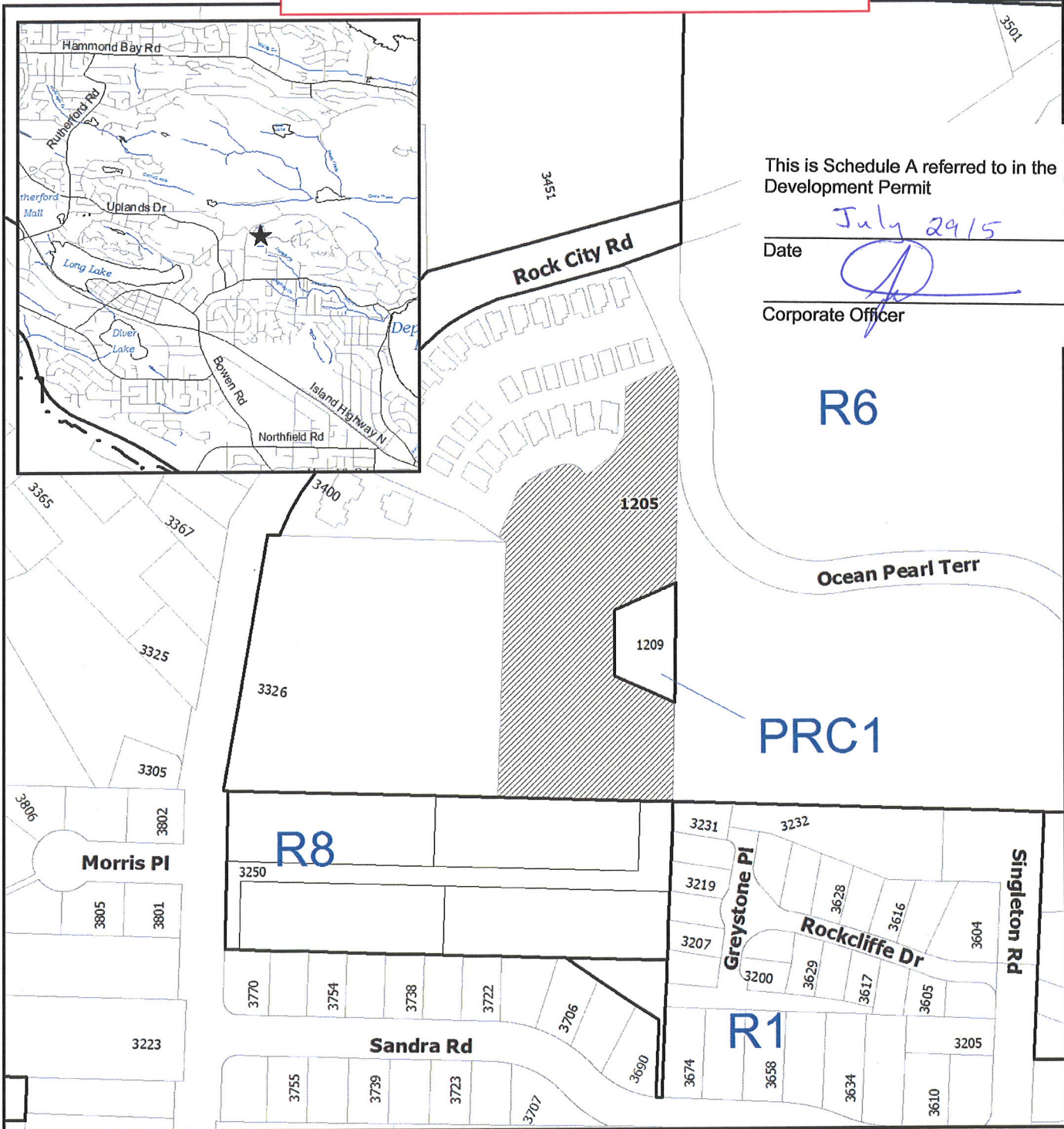
GN/in

Prospero attachment: DP000834

Development Permit DP000834
1205 Ocean Pearl Terrace

Schedule A

LOCATION PLAN



This is Schedule A referred to in the
Development Permit

Date

July 29/15

Corporate Officer

DEVELOPMENT PERMIT NO. DP000834

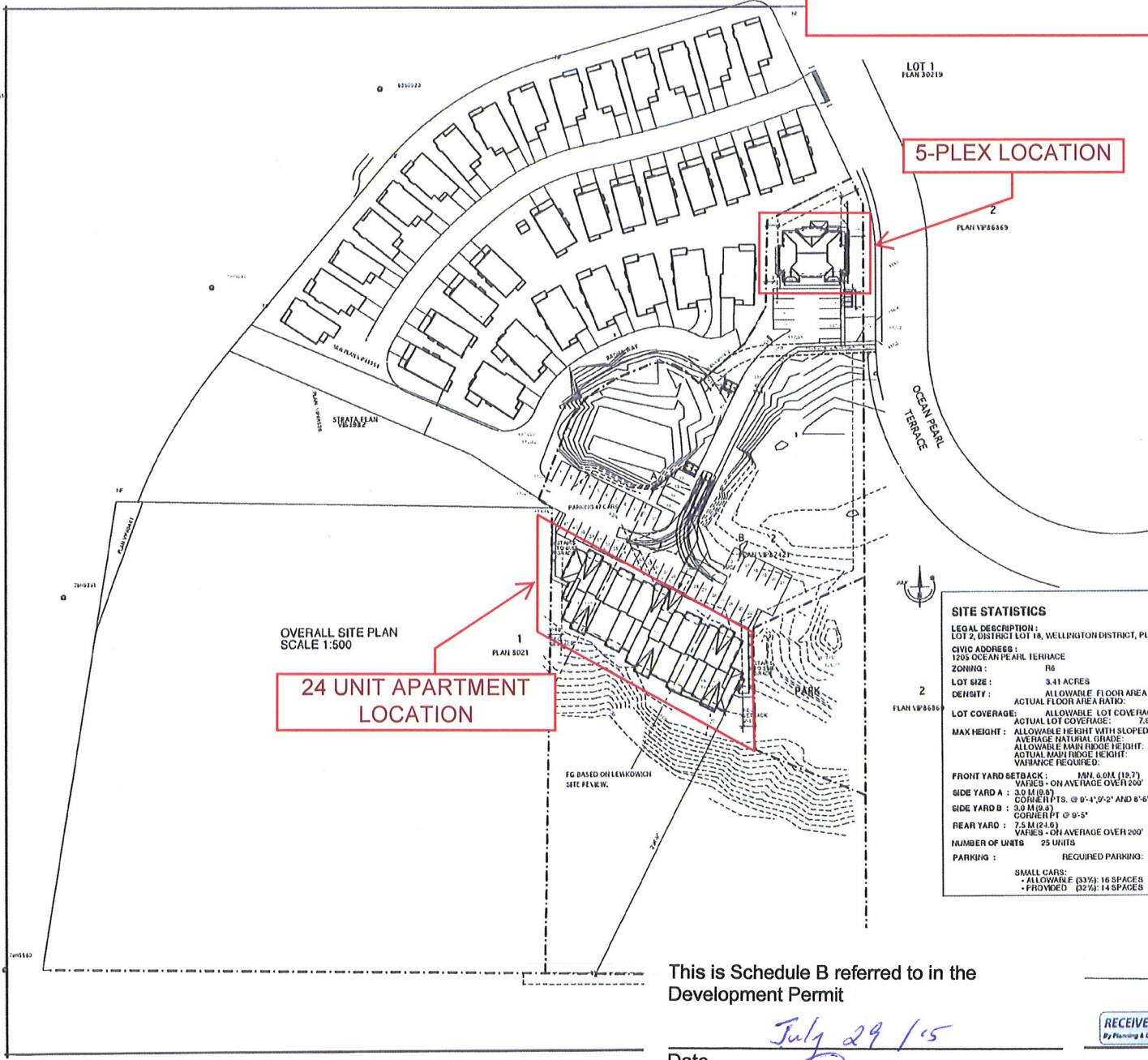
LOCATION PLAN

Civic: 1205 Ocean Pearl Terrace
Lot 2, District Lot 18, Wellington District,
Plan VIP87421



**Subject
Property**

OVERALL SITE PLAN



LOT 1
PLAN 30219

5-PLEX LOCATION

PLAN VP8669



SITE STATISTICS

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP87421

CIVIC ADDRESS:
1205 OCEAN PEARL TERRACE

ZONING:
R8

LOT SIZE:
3.41 ACRES

DENSITY:
ALLOWABLE FLOOR AREA RATIO: .45 (MAX)
ACTUAL FLOOR AREA RATIO: .23

LOT COVERAGE:
ALLOWABLE LOT COVERAGE: 40.0% MAX.
ACTUAL LOT COVERAGE: 7.85%

MAX HEIGHT:
ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (29.5')
AVERAGE NATURAL GRADE: 112.5 M (369.1')
ALLOWABLE MAIN FLOOR HEIGHT: 121.5 M (398.8')
ACTUAL MAIN FLOOR HEIGHT: 122.0 M (400.2')
VARIANCE REQUIRED: 1.4 M (4.6')

FRONT YARD SETBACK:
MIN. 6.0M (19.7')
VARIES - ON AVERAGE OVER 200'

SIDE YARD A:
3.0 M (9.8')
CORNER PTS. @ 9'-4", 9'-2" AND 8'-0".

SIDE YARD B:
3.0 M (9.8')
CORNER PT @ 9'-5"

REAR YARD:
7.5 M (24.6')
VARIES - ON AVERAGE OVER 200'

NUMBER OF UNITS: 25 UNITS

PARKING:
REQUIRED PARKING: 41 SPACES

SMALL CARS:
- ALLOWABLE (33%): 16 SPACES
- PROVIDED (82%): 14 SPACES

OVERALL SITE PLAN
SCALE 1:500

24 UNIT APARTMENT
LOCATION

1
PLAN 3021

REVISIONS

NO.	DATE	DESCRIPTION
2012-03-30	ISSUED FOR DP	
2013-02-07	ISSUED FOR DP	
2013-04-15	DP AMENDMENT	
2013-05-14	DP AMEND. LIGHT ETC	
2014-05-17	REV. SITE PLAN	
2015-03-12	DP FOR APT. 15-FLYER	

ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT



DRAWING:
OVERALL SITE PLAN

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO. 2015-03	DRAWING NO. A-1.0
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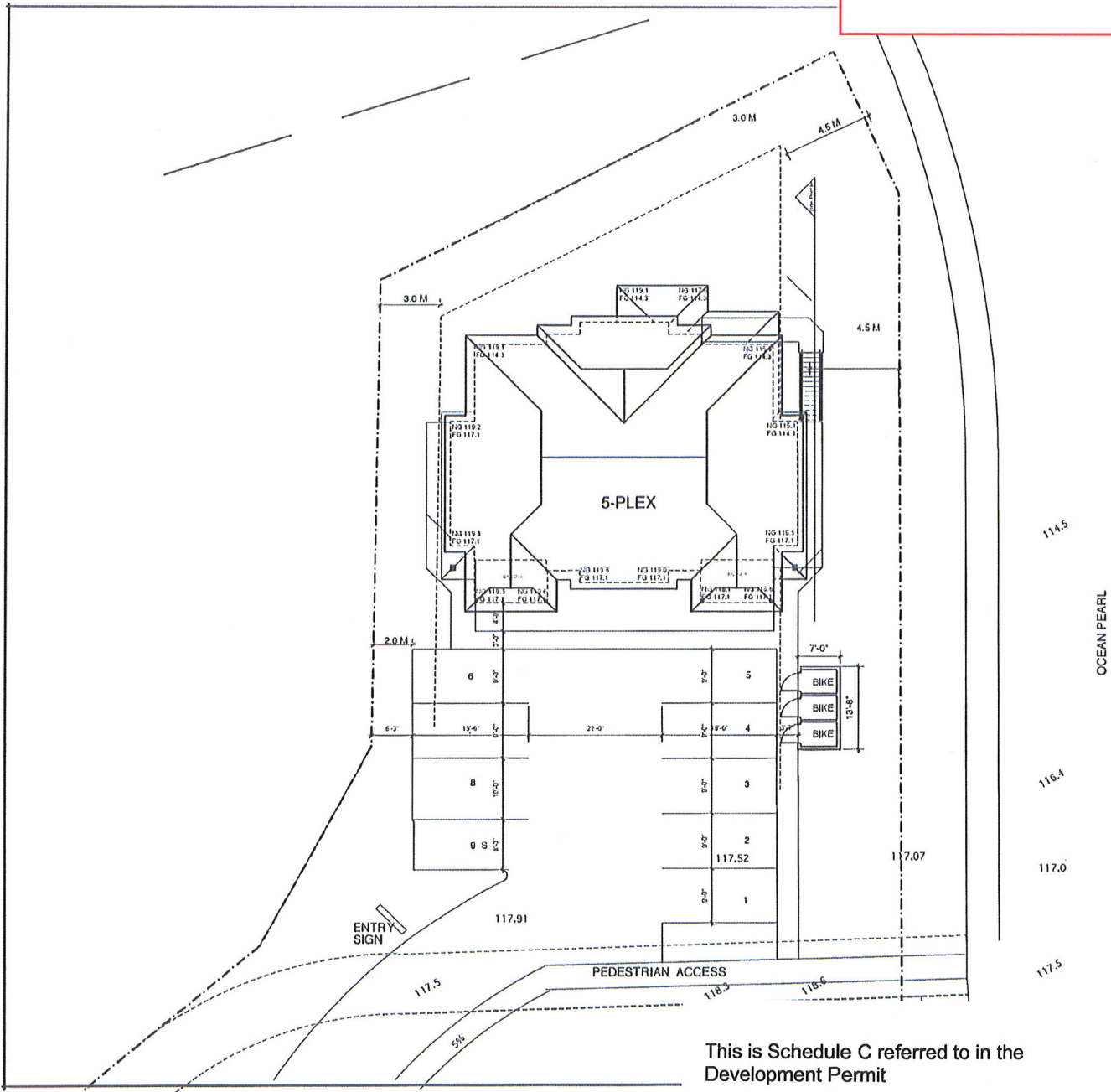
This is Schedule B referred to in the
Development Permit

Date July 29 / 15

Corporate Officer



5-PLEX SITE PLAN



REV. NO	DATE	DESCRIPTION
2012-03-26		ISSUED FOR LP
2013-02-07		ISSUED FOR CP
2013-04-15		CP AMENDMENT
2013-05-12		CP AMEND. LIGHTS/ETC
2014-05-17		REV. SITE PLAN
2015-05-15		DP FOR APT. 5-PLEX

ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT



ellins architect inc.
architecture + planning + interior design

DRAWING:
5-PLEX SITE PLAN

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO. 2015-03	DRAWING NO. A6.0
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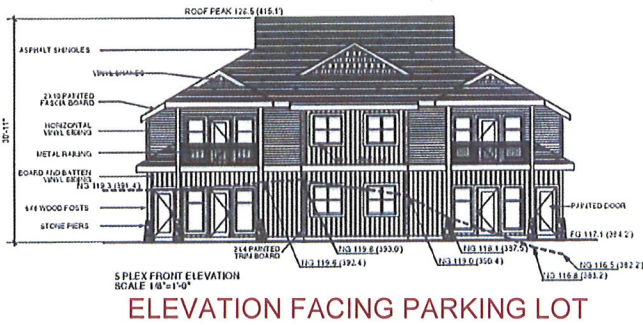
RECEIVED
By Planning & Design Section at 3:28 pm, Jun 24, 2015

This is Schedule C referred to in the
Development Permit

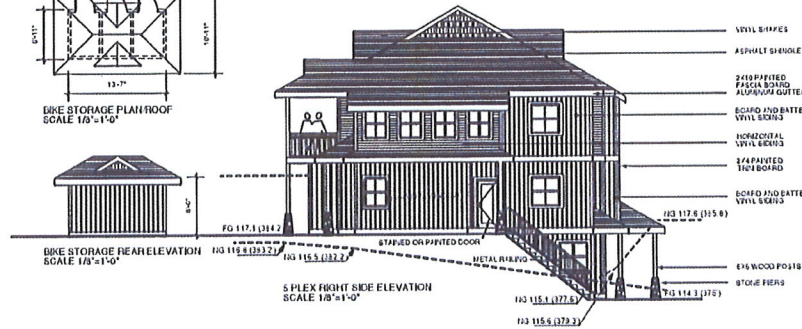
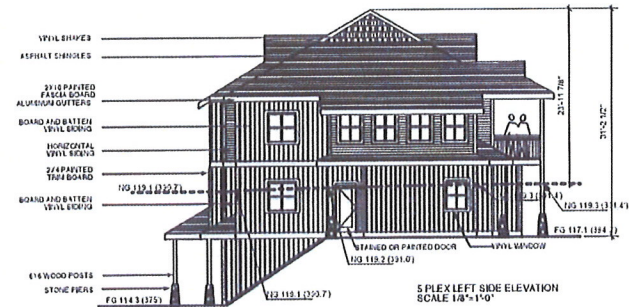
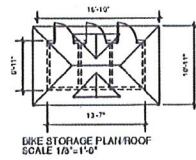
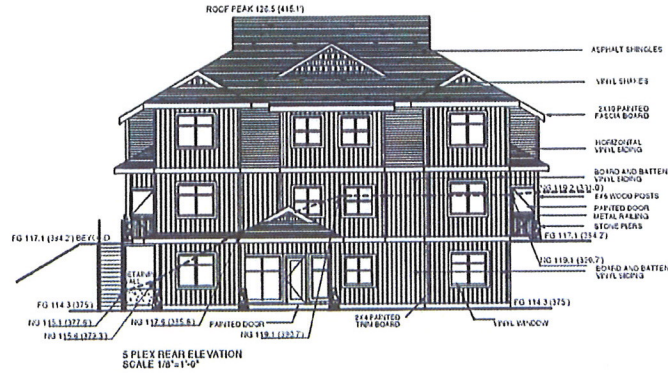
Date July 29/15

Corporate Officer

PROPOSED HEIGHT OF UPPER RIDGE LINE: 126.5M
 AVERAGE NATURAL GRADE: 118.2 = MAXIMUM HEIGHT 127.2 = UNDER BY .7M
 AVERAGE FINISHED GRADE: 116.1 = MAXIMUM HEIGHT 125.1 = OVER BY 1.4M



ELEVATION FACING PARKING LOT



OCEAN TERRACE ELEVATION

This is Schedule D referred to in the Development Permit

Date

July 29/15

Corporate Officer

RECEIVED
 By Planning & Design Section at 3:27pm, Jun 24, 2015

REV. NO.	DATE	DESCRIPTION
2012-03-20		ISSUED FOR PERM
2013-02-20		ISSUED FOR PERM
2013-06-15		DP AMENDMENT
2015-05-14		DP AMEND. UNITS/ETC
2014-06-17		REV. EXIST PLAN
2015-05-12		DP FOR IPT. 15/16X

ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT



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 architecture • planning • interior design

DRAWING:
 5 PLEX RENDERED
 EXTERIOR ELEVATIONS

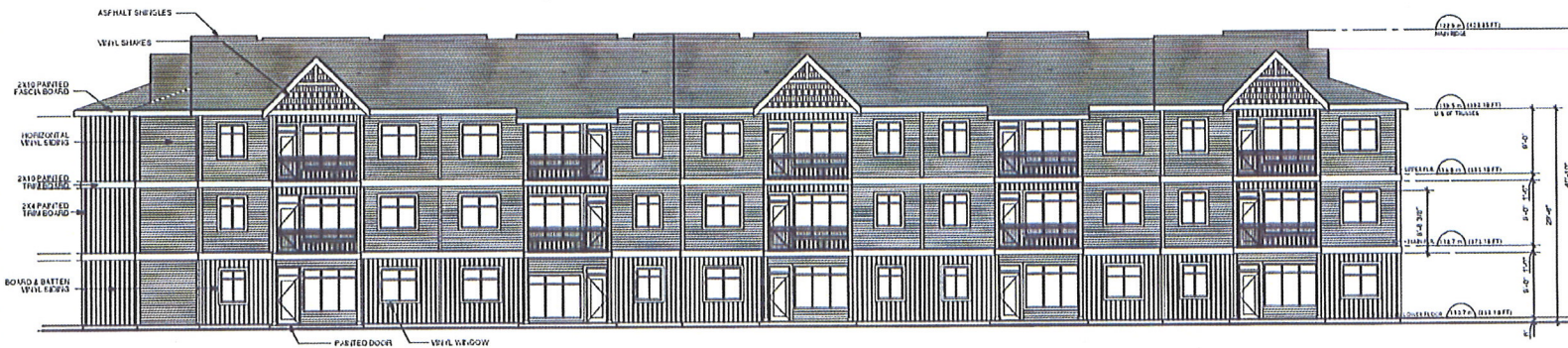
DRAWN BY: JE
 DATE: FEB 2, 2015
 SCALE: AS NOTED

PROJECT NO.: 2015-03
 DRAWING NO.: A6.2



ELEVATION FACING PARKING LOT

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



SOUTH FACING ELEVATION

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

REV. NO.	DATE	DESCRIPTION
2012-03-06		ISSUED FOR EIP
2013-02-20		ISSUED FOR EIP
2013-06-15		DP AMENDMENT
2013-06-15		DP AMENDMENT LIGHTS/ELECT
2014-06-15		REV. EITE PLAN
2015-05-15		DP FOR APT. 75-FLEX

ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT



DRAWING:
APARTMENT
FRONT AND REAR
ELEVATIONS

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO. 2015-03 DRAWING NO. A5.0

This is Schedule E referred to in the
Development Permit

Date

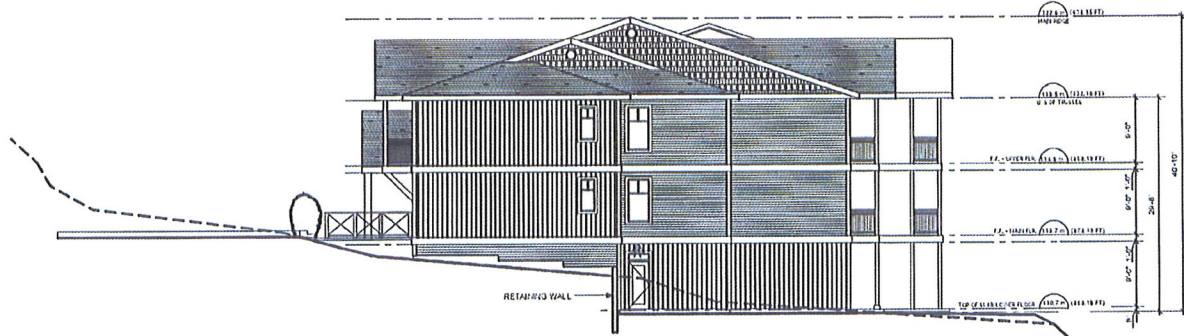
Corporate Officer

July 29, 15
[Signature]



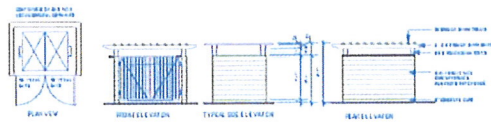
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REV. NO.	DATE	DESCRIPTION
2015-03-10		ISSUED FOR DP
2015-02-03		ISSUED FOR DP
2015-04-15		DP AMENDMENT
2015-05-14		DP AMEND. LIGHTS/ETC
2014-05-11		REV. ENE PLAN
2015-05-12		DP FOR APT. 1 & FLEX



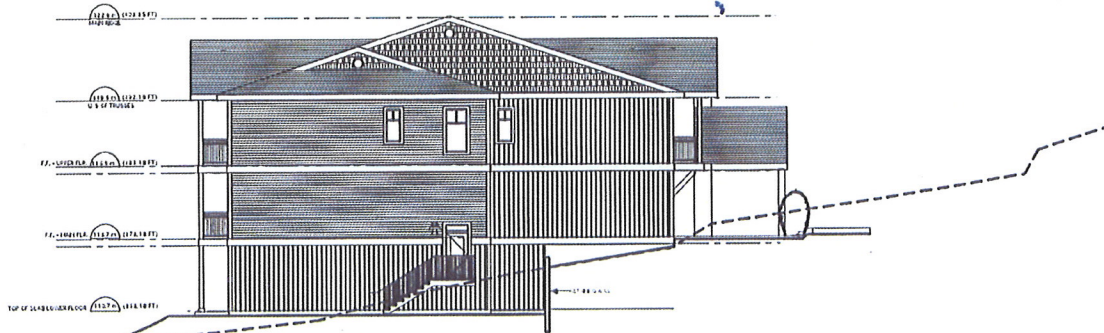
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



GARAGE ENCLOSURE

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

ROCK CITY ROAD MULTI-FAMILY DEVELOPMENT



424 Denver Street
Berkeley, CA 94708
Phone: (415) 764-8112
Fax: (415) 764-8112

ellins architect inc.
architecture • planning • interior design

DRAWING:
**APARTMENT
SIDE ELEVATIONS**

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO. 2015-03	DRAWING NO. A5.1
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RECEIVED
By Planning & Design Section at 1:33 pm, Jun 24, 2015

DESIGN ELEMENTS

ENTRANCE

Perkulous flowering trees
cutapple

Trail
concrete sidewalk

Evergreen trees where
space + terrain allow
shore oaks + vanderwolf pine

Plashes left to
improve to form
shaded parking
court

OCEAN PEARL

PARKING COURT

Blachina left to a
mountain. Trees planted
where space + terrain
allow + shore pine +
vanderwolf pine

lean finished and exposed
aggregate concrete form
grid pattern in centre
of parking area to
reduce drainage to
parking
+ reduce noise of parking
+ create a pedestrian
foot area

concrete sidewalk
border

PRIVATE/SEMI-PRIVATE SPACE

North facing patio level into parking
area
+ Rainings
+ dense plantings of small deciduous
trees + shrubs provide colour
+ Peppercorn Maple, Red flowering
currant, spirea, yucca, redbud, box
+ shrub, red hot paper, crocodylia

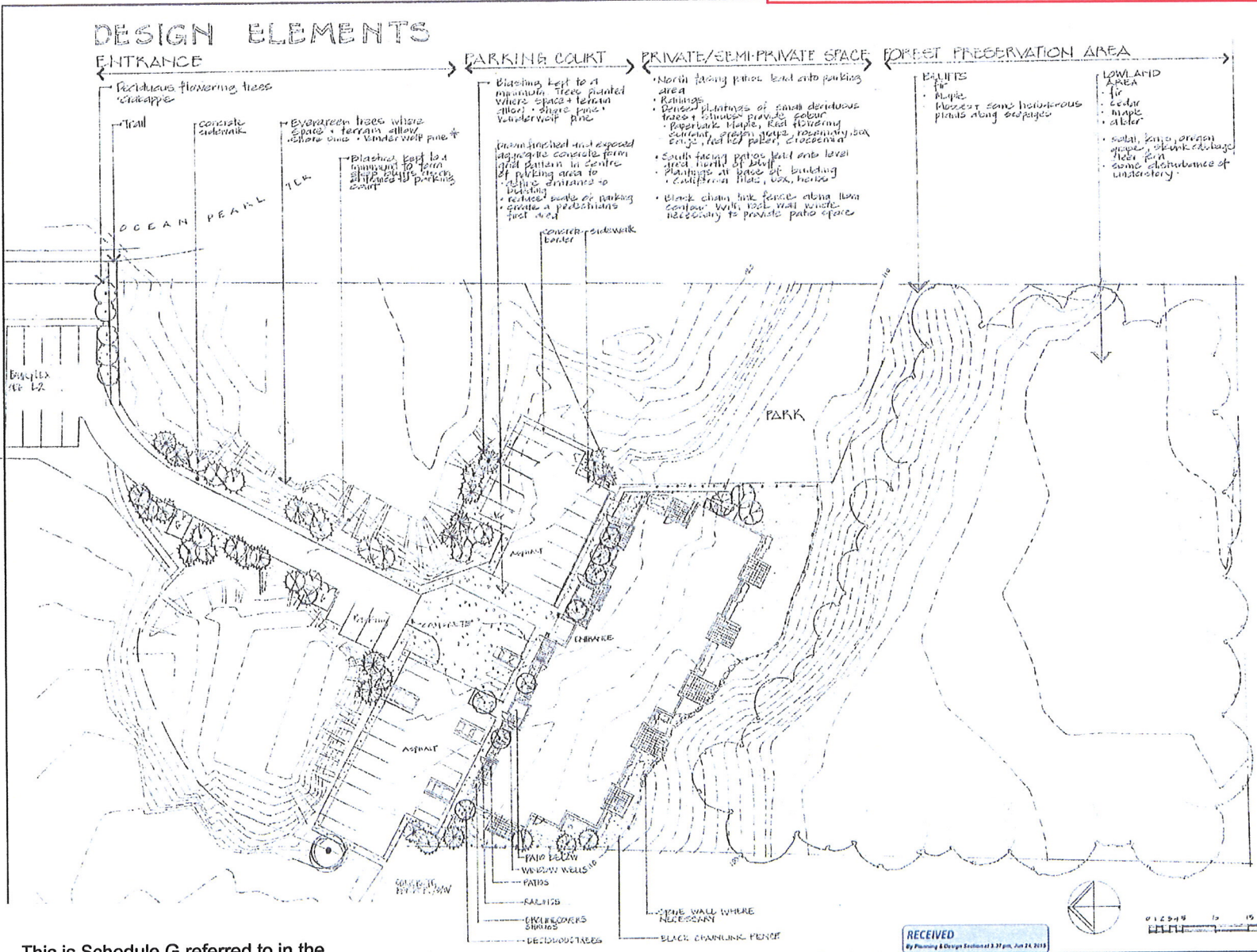
South facing patio level into level
area north of bluff
+ plantings at base of building
+ Calliphora, Black, box, horse
+ Black chain link fence along lower
contour with 12' wall where
necessary to provide patio space

FOREST PRESERVATION AREA

QUALITY
+ Maple
+ Absorb some holocaustous
plants along seepages

LOWLAND
AREA
+ ivy
+ cedar
+ maple
+ alder

soil, fern, Oregon
opple, black alder,
hell fern
+ some disturbance of
understory



DATE	REVISION	FOR	BY
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
01/10	REVISED PER PERMITS		
DATE	REV.	DESCRIPTION	

CONSULTANT
VICTORIA BRAKEFORD
25. 4th Ave S.E.
LANDSCAPE ARCHITECT
236 Fox Street, Ste 200, Rock City, OR 97131
Phone: 503-255-1545

PROJECT
ROCK CITY ROAD
MULTI FAMILY
DEVELOPMENT
OCEAN PEARL TERRACE
SHEET TITLE
CONCEPTUAL
LANDSCAPE PLAN

SCALE	DATE
1:2000	MAY 16, 2015
DRAWN	CHECKED
vjd	
PROJECT NUMBER	ROCK CITY 12
DRAWING NUMBER	L1

RECEIVED
By Planning & Design Division 3:37pm, Jun 24, 2015

This is Schedule G referred to in the
Development Permit

Date July 29, 15

Corporate Officer [Signature]