



DEVELOPMENT PERMIT NO. DP000839

MARGOT VIVIAN KEMBLE / VINCENT IAMEO

Name of Owner(s) of Land (Permittee)

662 ALBERT 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:

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP78926
PID No. 026-300-800**

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 & Site Statistics
Schedule C Site Plan – Parkade
Schedule D Building Elevations & Materials
Schedule E Building Entrance Detail
Schedule F Landscape Plan
Schedule G Planting 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:

Part 7.5.1 – Siting of Buildings

- *Required Front Yard Setback – Albert Street (major collector)*
The required front yard setback is 6.0 m after a road dedication of 2.5 m. The proposed front yard setback after the required road dedication is 2.13 m, a variance of 3.87 m.
- *Required Rear Yard Setback*
The required rear yard setback is 7.5 m. The proposed rear yard setback is 2.59 m, a variance of 4.91 m.
- *Required Side Yard Setback (west)*
The required side yard setback is 1.5 m. The proposed side yard setback is 1.45 m, a variance of 0.05 m.

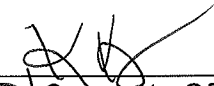
Part 7.6.1 – Size of Buildings

- *Lot Coverage*
The maximum lot coverage is 40%. The proposed lot coverage is 46%, a variance of 6%.
- *Maximum Building Height*
The maximum building height is 7.75 m. The proposed building height is 7.89 m, a variance of 0.14 m.


The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

- *Required Driveway Access*
The required access width for two-way traffic is 5.5 m. The proposed access to the underground parkade is 3.05 m, a variance of 2.45 m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
28TH DAY OF OCTOBER, 2013.



D/Corporate Officer
Kristin King

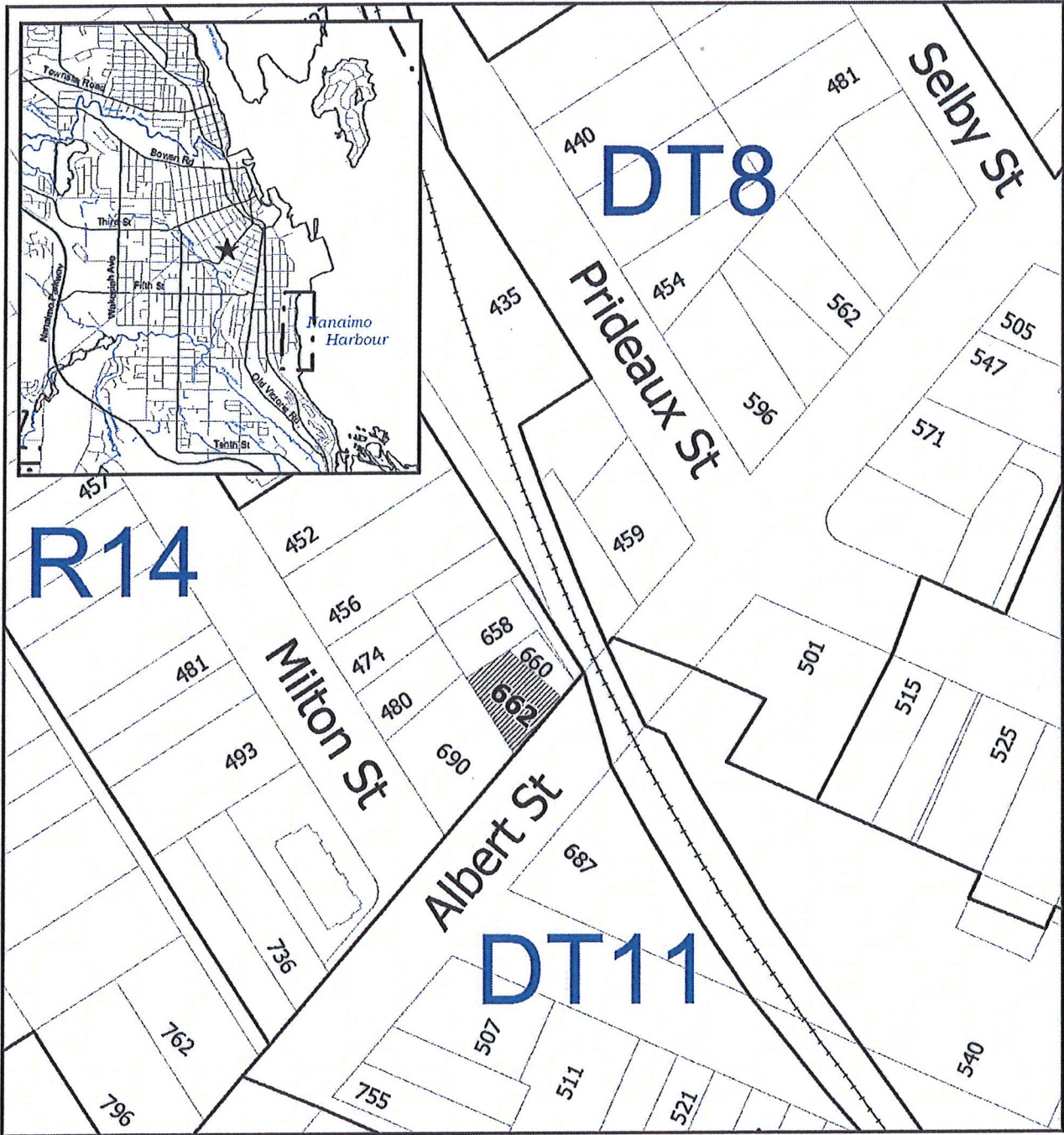


Date

GN/lb

Prospero attachment: DP000839


SCHEDULE A



DEVELOPMENT PERMIT NO. DP000839

LOCATION PLAN

Civic: 662 Albert Street
Lot 1, Section 1, Nanaimo District,
Plan VIP78926

 **Subject Property**

This is Schedule A referred to in the Development Permit.



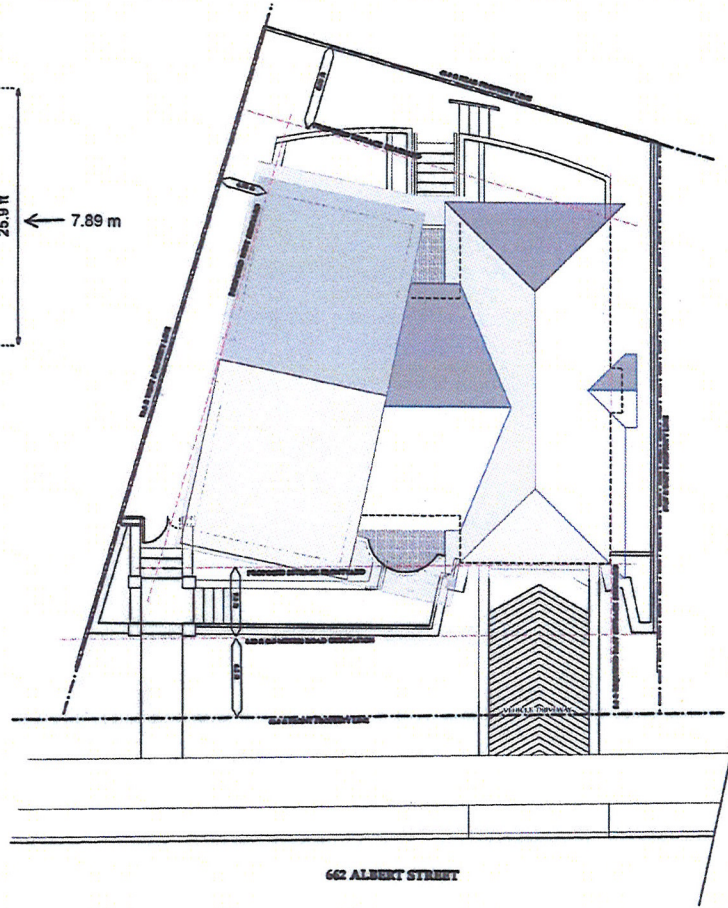

Corporate Officer

2013-Oct-31
Date

Site Plan & Site Statistics



ALBERT STREET ELEVATION



662 ALBERT STREET

SITE STATISTICS	
ZONING:	R14
HEIGHT:	25.4' required / 25.9' proposed
LOT AREA:	3,222.4 sq ft
SITE COVERAGE:	40% = 1289 sq ft allowed
SITE COVERAGE:	46% = 1475 sq ft proposed
FSR REQUIRED:	65% = 3000 sq ft proposed
FSR REQUIRED:	4 units @ 525 sq ft each
SETBACKS	
FRONT	20' required
FRONT	7.0' proposed + 8.2' required road dedication
SIDE	5.0' required east & 4.75' proposed west
REAR	24.6' required
REAR	8.5' proposed



Landscape Architect
TOPOGRAPHICS
Carmen Murray Landscape Architect
2424 Islands View, Gabriola Island BC V0N 1X7
tel: 250-247-9779

Architect
UNICE LAMBE ARCHITECT
unice
805 341, Gabriola Island, BC V0N 1X0
tel: 250-247-8796 fax: 250-247-8764

Owner
IMICO/MENDLE
1150 Port Bowen Avenue, Gabriola Island, BC V0N 1X0
tel: 250-247-8796 fax: 250-247-8764

ALBERT GARDENS
FOURPLEX
662 ALBERT Street, Nanaimo, BC

Drawing:
SITE PLAN
scale: 1/4" = 1'-0"

Drawn By: Unice Lambe
Date: SEPTEMBER 16, 2013

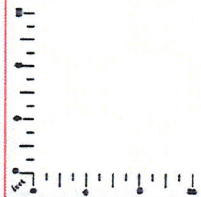
Project Number: 2012.01 Drawing Number: 000

SITE PLAN

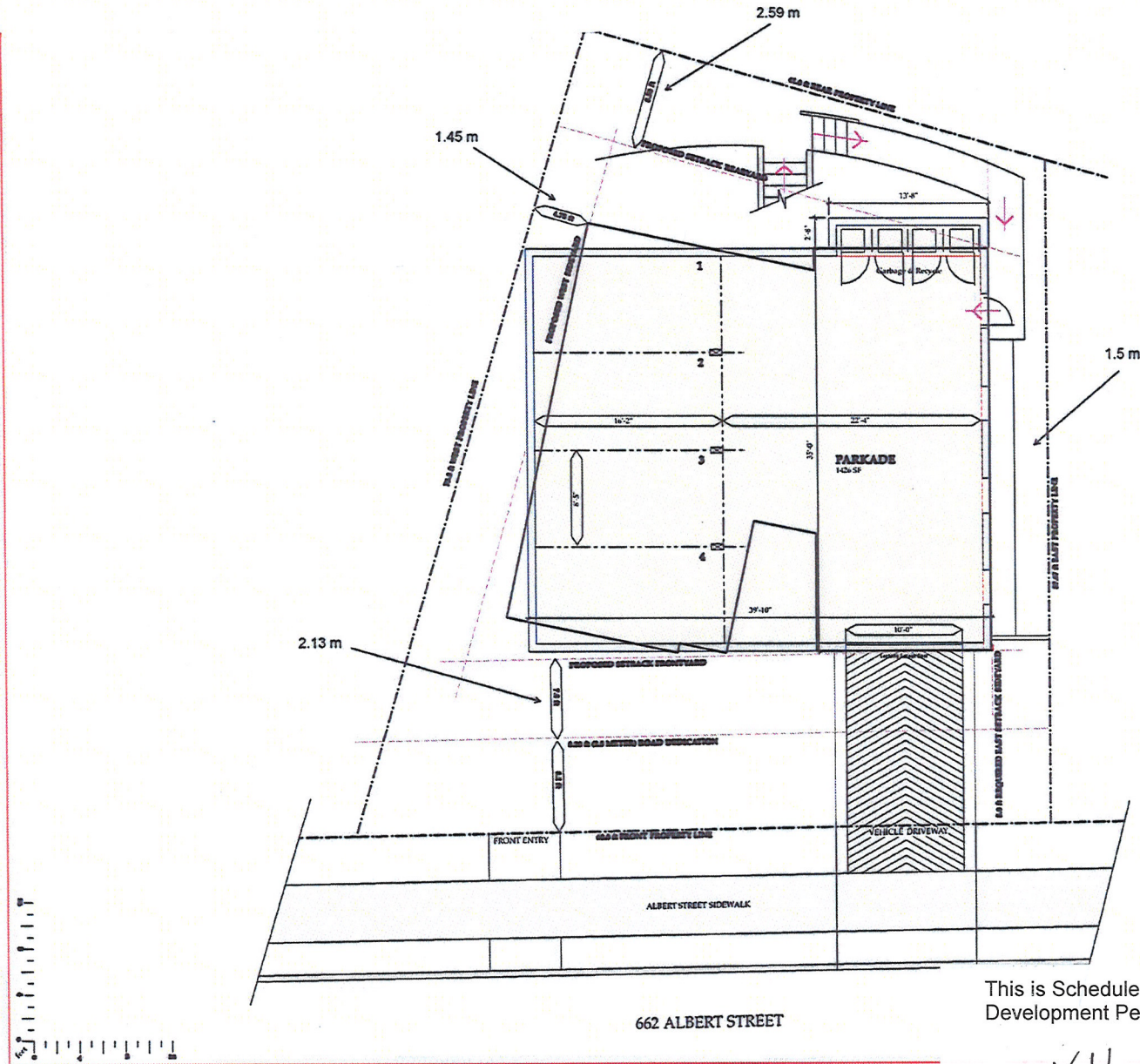
This is Schedule B referred to in the Development Permit.

Corporate Officer

2013-09-30
Date



Site Plan - Parkade



662 ALBERT STREET

This is Schedule C referred to in the Development Permit.

[Signature]
Corporate Officer
2013-OCT-31
Date



Landscape Architect
TOPOGRAPHICS
Outdoor Planning Landscape Architect
2434 Islands View, Gabriola Island BC V0R 1A7
tel/fax: 250-247-8720

Architect
VINCE LAMBO ARCHITECT
inc.
8011 341, Gabriola Island, BC V0R 1B0
tel: 250-247-8796 fax: 250-247-8764

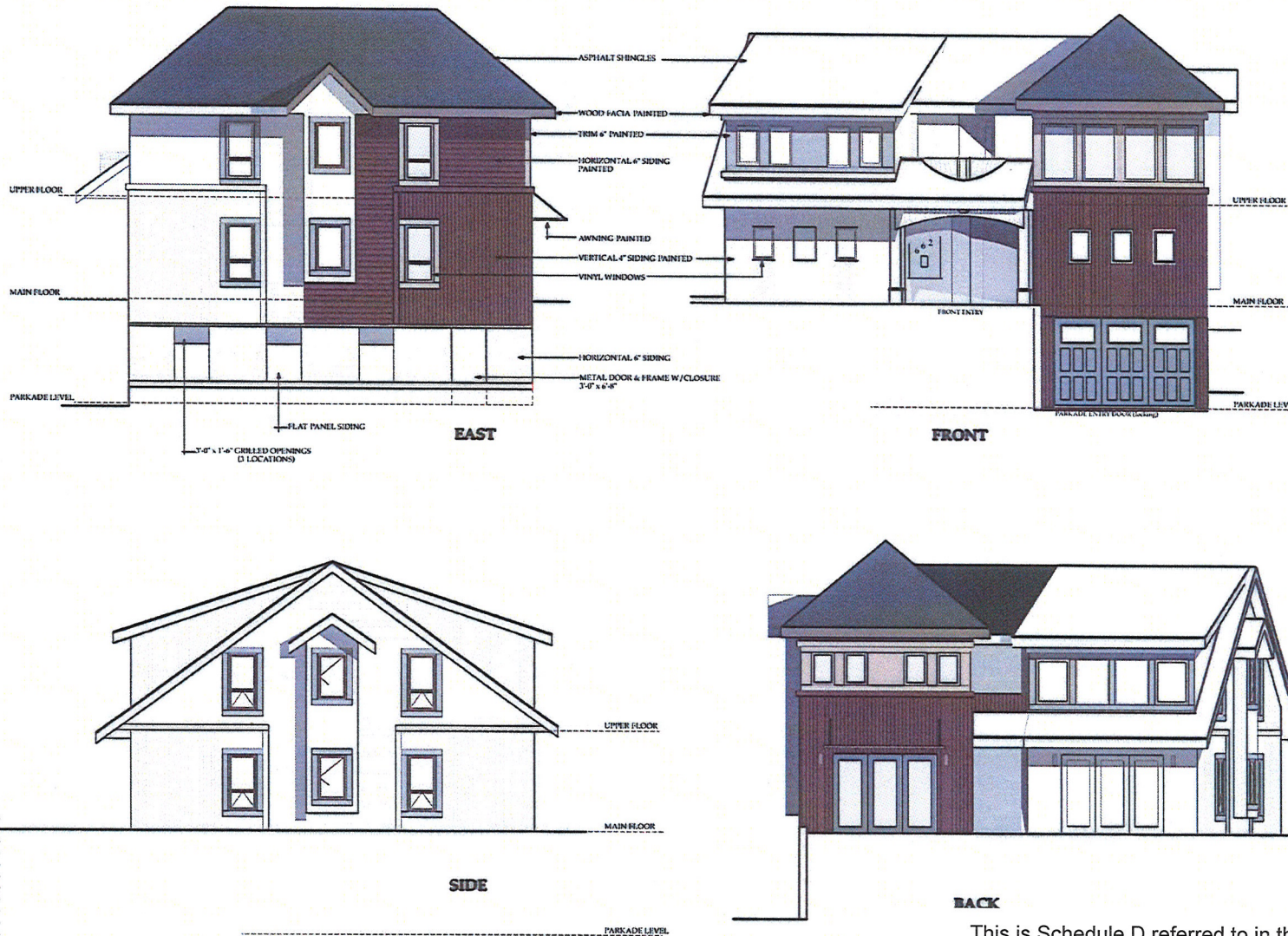
Owner
IMAGO/HEUBLE
1150 Pat Burns Avenue, Gabriola Island, BC V0R 1B0
tel: 250-247-8796 fax: 250-247-8764

ALBERT GARDENS
FOURPLEX
662 ALBERT Street, Nanaimo, BC

Drawing:
PARKADE
scale: 1/4" = 1'-0"

Drawn By: Vince James
Date: SEPTEMBER 16, 2013
Project Number: 2012.01
Drawing Number: 001

Building Elevations & Materials



Landscape Architect
TOPOGRAPHICS
Common Planning Landscape Architect
2434 Islands View, Columbia Island DC 20017
Tel/Fax: 202-347-8728

Architect
DUCE LAMBE ARCHITECT
architect
8001 341, Columbia Island, DC 20010
Tel: 202-347-8796 Fax: 202-347-8764

Owner
IMMO/HENDLE
1150 Pal Barre Avenue, Columbia Island, DC 20010
Tel: 202-347-8796 Fax: 202-347-8764

ALBERT GARDENS
FOURPLEX
662 ALBERT Street, Danville, DC

Drawing:
ELEVATIONS
scale: 1/4" = 1'-0"

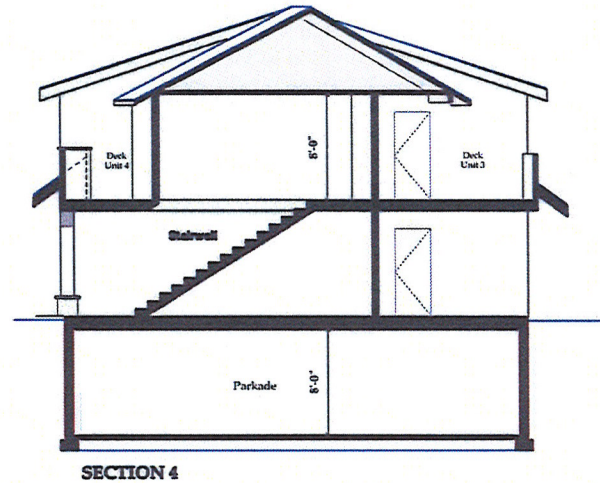
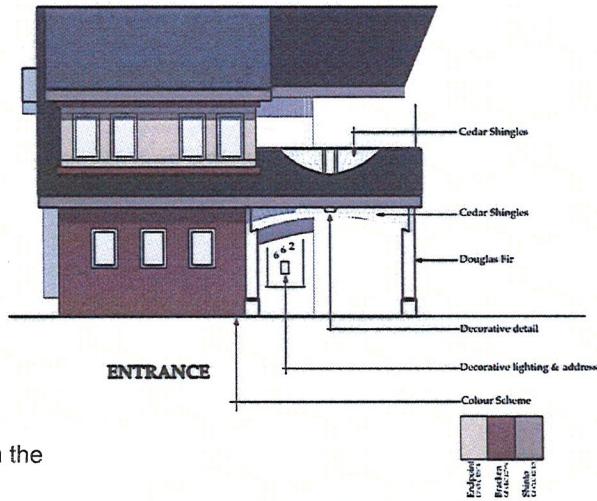
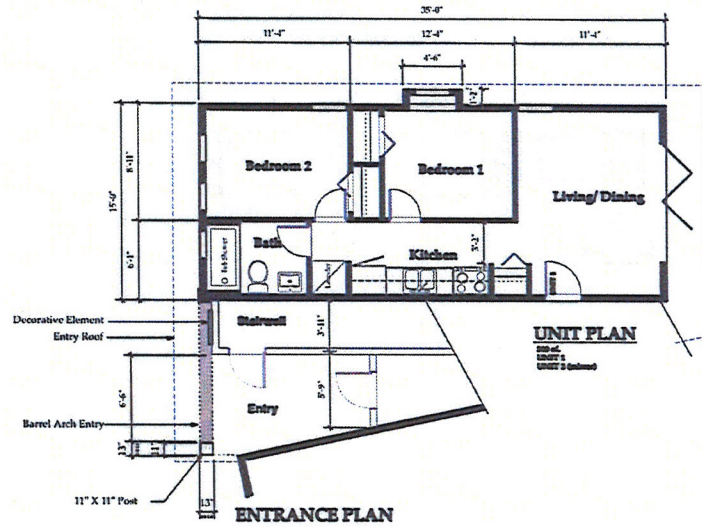
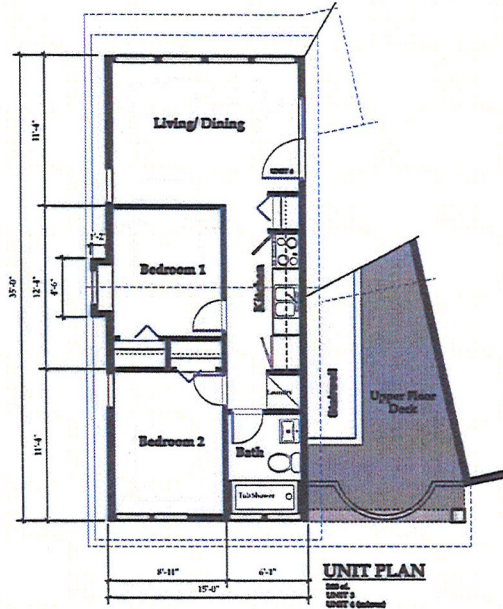
Drawn By: Vince James
SEPTEMBER 16, 2013
vt Number: 2012.01 Drawing Number: A06

This is Schedule D referred to in the Development Permit.

[Signature]
Corporate Officer

2013-OCT-31
Date

Building Entrance Detail



Landscape Architect
TOPOGRAPHICS
Carmen Strong Landscape Architect
2434 Islands View, Gabriola Island BC V0R 1X7
tel/fax: 250-247-0728

Architect
WIDCE LIMITED ARCHITECT
1000
600 241, Gabriola Island, BC V0R 1X0
tel: 250-247-0736 fax: 250-247-0764

Owner
IMBEO/REMBLE
1150 Port Burne Avenue, Gabriola Island, BC V0R 1X0
tel: 250-247-0736 fax: 250-247-0764

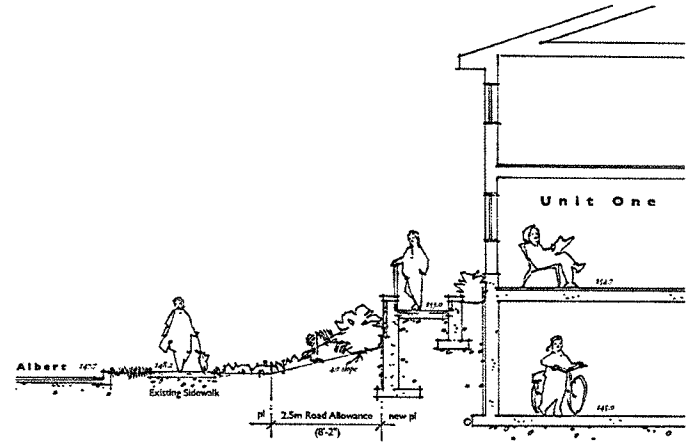
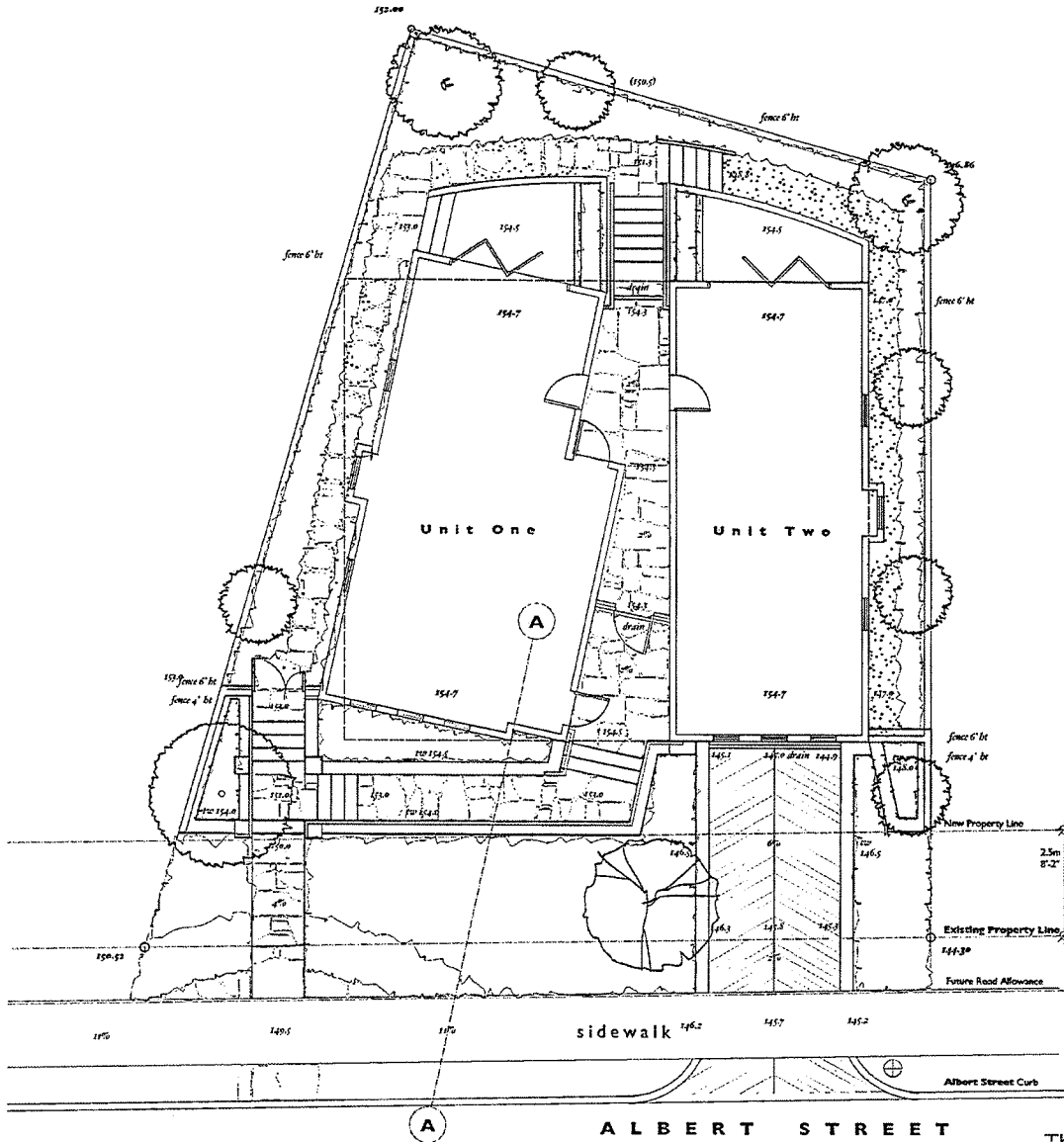
ALBERT GARDENS
FOURPLEX
662 ALBERT Street, Nanaimo, BC

Drawing:
ENTRY & PLANS
scale: 1/4" = 1'-0"

Drawn By: **Wince James**
Date: **SEPTEMBER 16, 2013**
Project Number: **2012.01** Drawing Number: **A05**

This is Schedule E referred to in the Development Permit.

Corporate Officer
Date: 2013-09-31



A Albert Street Landscape Section



September 14, 2013 revision
May 6, 2013 design permit submission
February 2, 2013 revision
January 30, 2013 concept 6
January 30, 2013 concept 4

662 Albert Street
City of Nanaimo, British Columbia


Landscape Grading Plan

Scale 1/4"=1'-0"

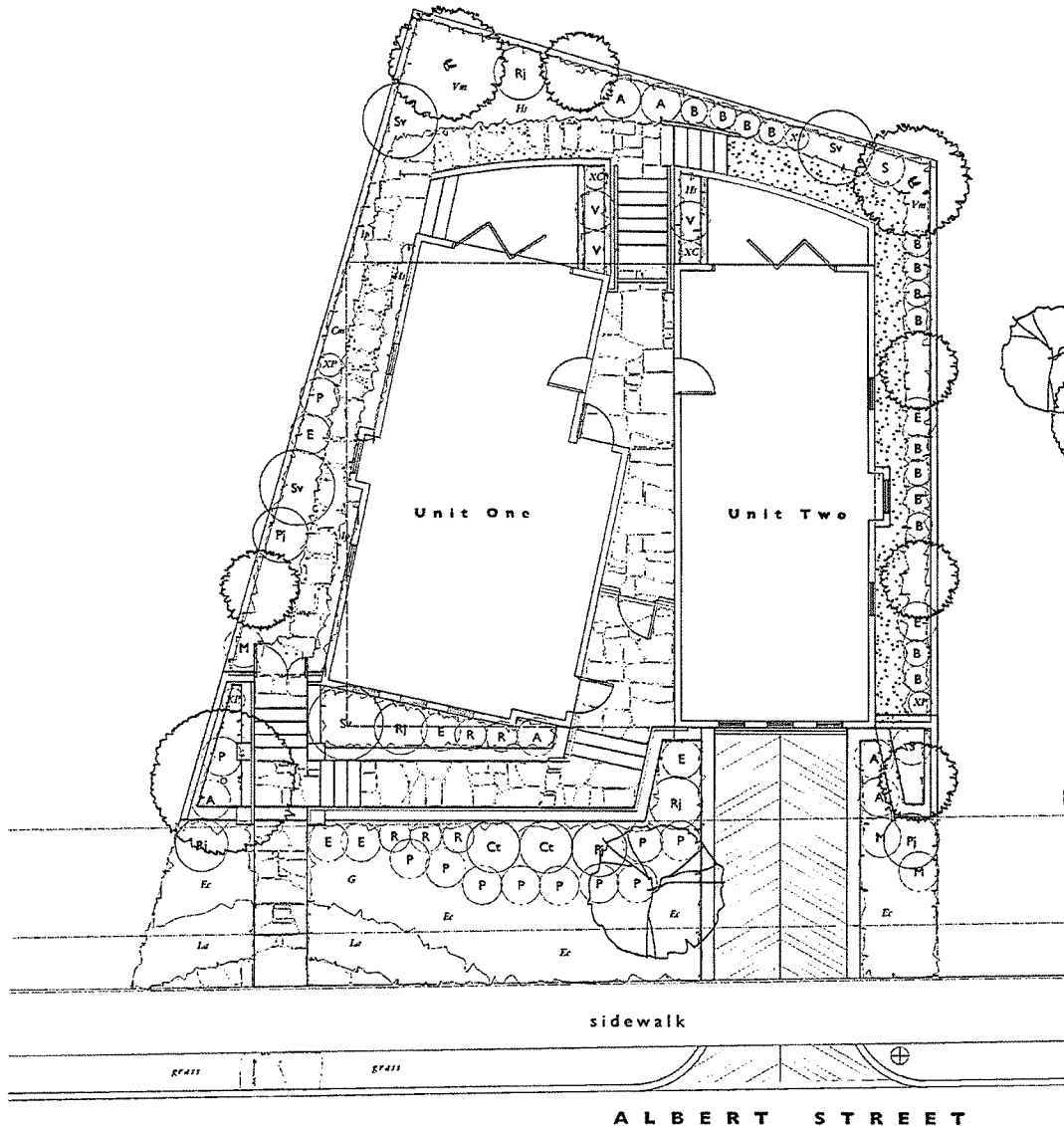
TOPOGRAPHICS
landscape architecture
2 5 0 2 4 7 9 7 2 0

LAI

This is Schedule F referred to in the
Development Permit.


Corporate Officer
2013-oct-31
Date

Schedule G
Planting Plan



Symbol	Qty	Botanical Name	Common Name	Size	Note
TREES					
G	1	<i>Fagus sylvatica</i> Duncyok	European Beech	2" cal	tree branching
A	2	<i>Magnolia soulangeana</i>	Sweet Magnolia	1" cal	
C	1	<i>Prunus serrulata</i> Shirotae	Flaming Cherry	4" cal	
O	1	<i>Quercus eminae</i>	Scarlet Oak	4" cal	
SHRUBS					
A	6	<i>Aspid. japonica</i> Hino White	Aspid.	4:2	
B	14	<i>Blechnum sp. plant.</i>	Deer Fern	4:2	
Ct	2	<i>Chaenactis tenax</i>	Maritime Macleod	4:2	
E	7	<i>Euonymus alatus</i>	Burningbush	4:2	
M	3	<i>Mahonia aquifolium</i>	Oregon Grape	4:2	
Pj	3	<i>Pieris japonica</i>	Pieris	4:2	
P	11	<i>Polystichum maritimum</i>	Seaweed Fern	4:2	
Rj	3	<i>Rhododendron</i> 'Jean Marie de Montoya'	Rhododendron	4:2	
R	5	<i>Rosa mollis</i> 'Lutea'	Rose	4:2	
S	1	<i>Skimmia japonica</i>	Skimmia	4:2	
Sv	4	<i>Syringa vulgaris</i> 'Edith Cavell'	Lilac	4:2	
V	3	<i>Vaccinium</i> sp. 'Blue Boy'	Blueberry	4:2	
PERENNIALS & GRASSES					
Om	20	<i>Consolida majalis</i>	Lady of the Valley	4:2	
Ec	120	<i>Erica carnea</i> 'Springwood White'	Heather	4:2	
Il	60	<i>Ilmsia sibirica</i> 'Elegans'	Ilmsia	4:2	
Ip	60	<i>Irish penstemon</i>	Irish	4:2	
La	60	<i>Lavandula angustifolia</i> 'Hidcote'	Lavender	4:2	
Vm	40	<i>Yucca minor</i>	Portulacaria	4"	
VINES					
Xc	2	<i>Clematis arvensis</i>	Clematis	4:2	shrub
Xp	4	<i>Passiflora vitifolia</i>	Passiflora	4:2	shrub
BULBS					
G	12	<i>Galanthus nivalis</i>	Snowdrop		

All Plants in meet DCSLA / BCNTA Standards



September 10, 2013 revision
May 9, 2013 design plan revision
March 2, 2013

662 Albert Street
City of Nanaimo, British Columbia


Landscape Planting Plan

Scale 1/4"=1'-0"

TOPOGRAPHICS
landscape architecture
2 5 0 2 4 7 9 7 2 0

LA2

This is Schedule G referred to in the Development Permit.


Corporate Officer

2013-04-31
Date