



DEVELOPMENT PERMIT NO. DP000846

TONY HARRIS ENTERPRISES INC
Name of Owner(s) of Land (Permittee)

2835 DEPARTURE BAY ROAD
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, WELLINGTON DISTRICT, PLAN 14826

PID No. 004-290-313

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 Context
Schedule D Site Data
Schedule E Building Elevations
Schedule F Roof Plan
Schedule G Landscape Plan
Schedule H Public Art
Schedule I Rainwater Harvesting

- 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:
 - *Side Yard Setback (South) – (Section 10.5.1)*
The required side yard setback is 3m. The proposed setback is 0m, which represents a variance of 3m.
 - *Front Yard Setback – (Section 10.5.1)*
The required minimum setback in the front yard is 4.5. After road dedication, the building is sited 2.7m from the front property line, which represents a variance of 1.8m.
 - *Lot Coverage (Section 10.6.1)*
The maximum lot coverage is 50%. The proposed lot coverage is 56%, which represents a variance of 6%.
 - *Building Height (Section 10.6.1)*
The maximum building height for the CC2 zone is 10m. The proposed building height is 12.19m, which represents a variance of 2.19m.
6. The City of Nanaimo "DEVELOPMENT REGULATIONS PARKING BYLAW 2005 NO. 7013" is varied as follows:
 - *Residential & Commercial Parking (Schedule 'A')*
The required onsite parking is 17 spaces. There are 14 parking spaces proposed, which represents a variance of 3 parking spaces.
 - *Loading Zone (Section 14.8)*
One loading zone is required. A loading zone is not provided onsite, which represents a variance of 1 loading zone.
 - *Disabled Person's Parking (Section 19.1)*
The required disabled person's parking is 1 space. A parking space for this purpose is not provided, which represents a variance of 1 disabled person's parking space.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF MARCH, 2016.

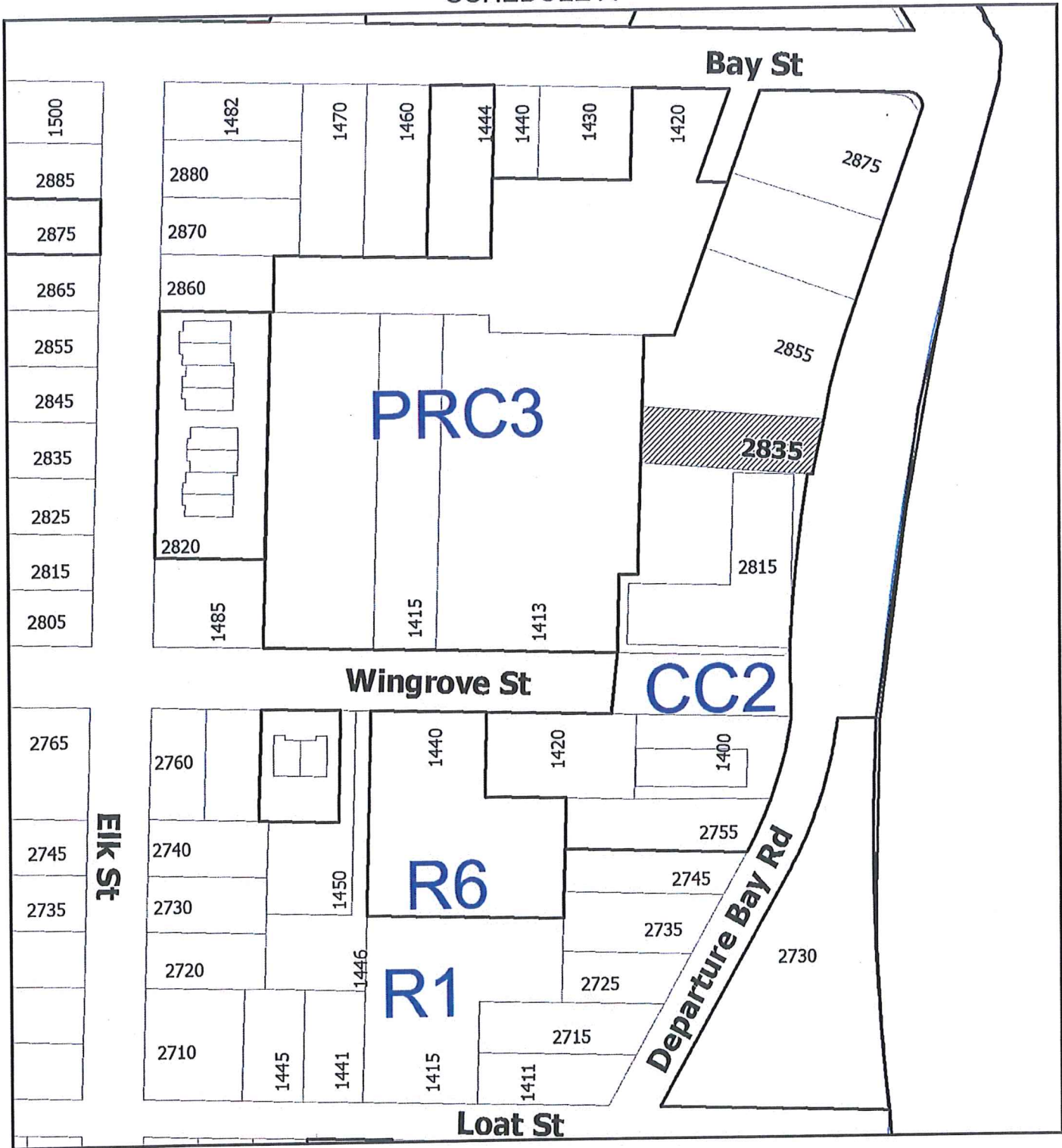


Corporate Officer
Donna Smith
Deputy Corporate Officer



Date

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000846

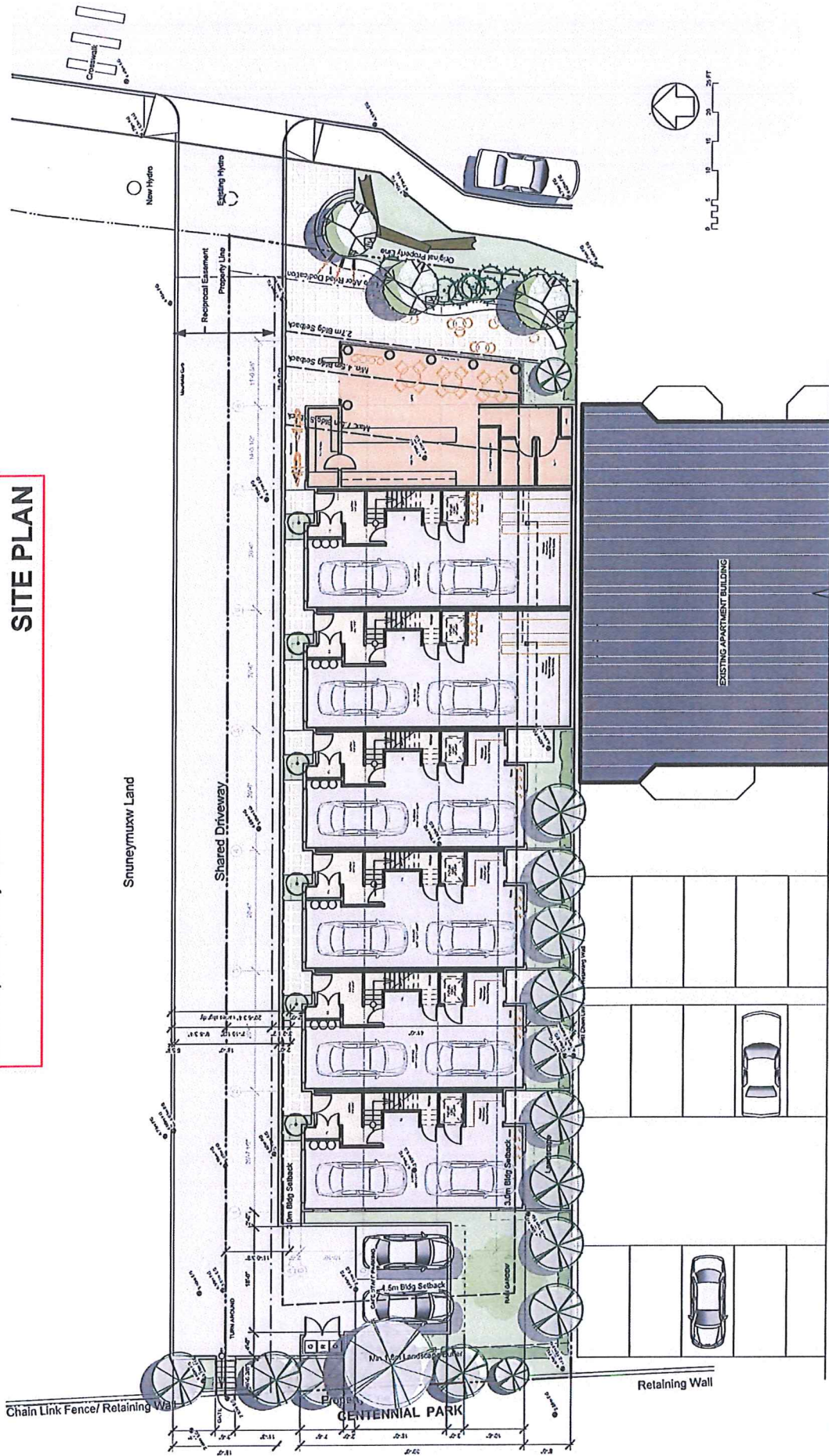
LOCATION PLAN

Civic: 2835 Departure Bay Road
Lot 1, Section 1, Wellington District,
Plan 14826



 **Subject Properties**

Development Permit DP000846 **Schedule B**
2835 Departure Bay Road
SITE PLAN



A2.1
 Feb 16, 2016

LEGASEA

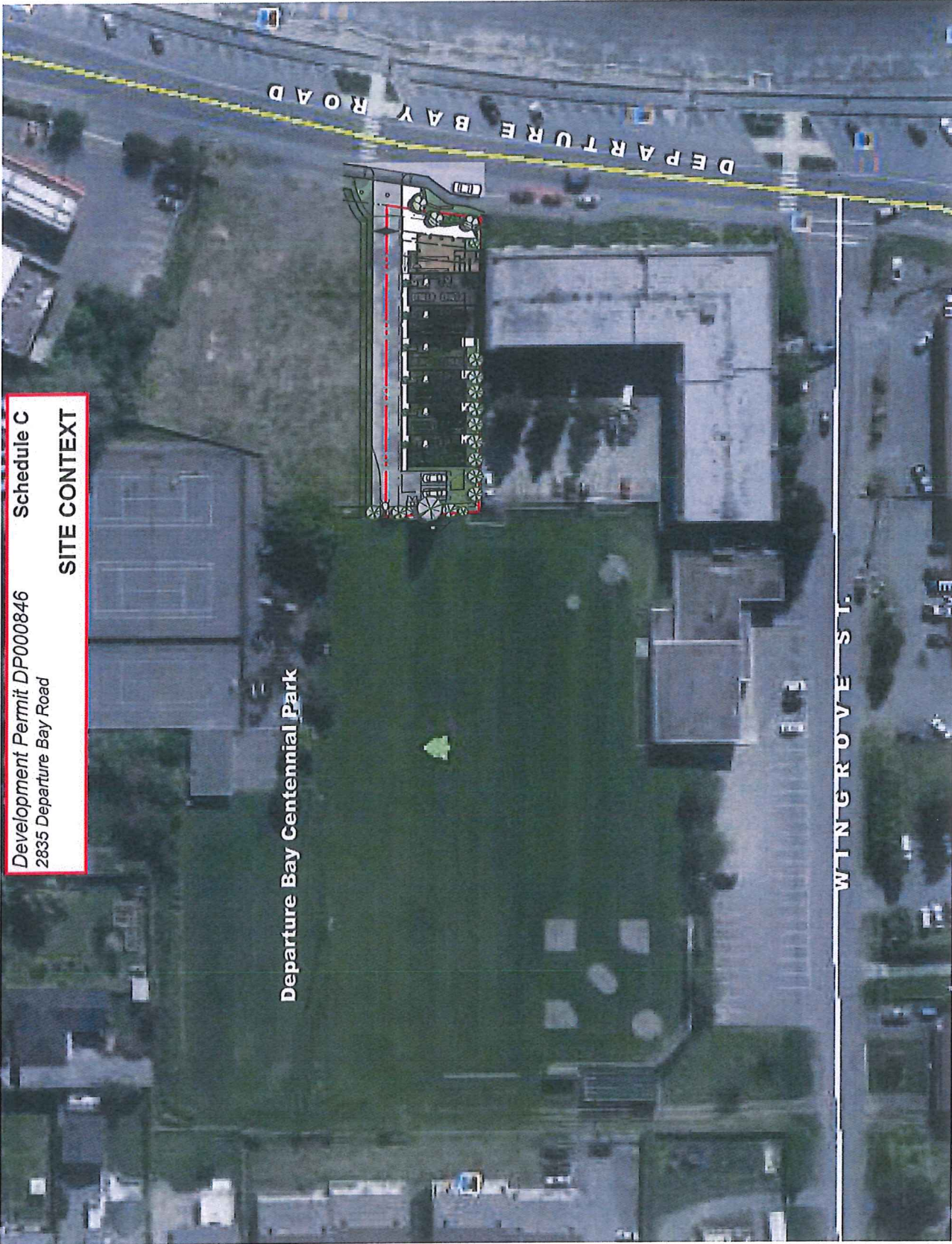
2835 Departure Bay Road, Nanaimo B.C.
 LOT 1, Section 1, Wellington District, PLAN 14826, PID: 004-290-313

L1 FLOOR/ SITE PLAN - Op 2



RAYMOND
 de BEELD
 ARCHITECT Inc.

Development Permit DP000846
2835 Departure Bay Road
Schedule C
SITE CONTEXT



CONTEXT

LEGASEA

2835 Departure Bay Road, Nanaimo B.C.
LOT 1. Section 1. Wellington District. PLAN 14826. PID: 004-290-313



SITE DATA

Density Calculation - DP846 - Legasea / Departure Bay Road
(Building Area - GFA ft²)

	Quantity	Type	L1	L2	L3	L4	Total	Garages
Unit 101	1	A	186	834	763	119	1,902	1 588
Unit 102	1	B	186	808	741	119	1,854	1 584
Unit 103	1	B	186	808	741	119	1,854	1 584
Unit 104	1	B	186	808	741	119	1,854	1 584
Unit 105	1	C	186	808	741	119	1,854	1 769
Unit 106	1	D	186	808	1,058	119	2,171	1 768
Total Residential	6		1,116	4,874	4,785	714	11,489	6 3,877
Common Utility/Garbage				84			84	
Commercial			968	0	0	0	968	
Building Total			5,961	4,958	4,785	714	16,418	
Building Total (FAR)			2,084	4,874	4,785	714	11,743	

Area Reduction Options

Max FAR (density) after Road Dedication	11,757
Difference	<14>

Notes: FAR includes finished exterior walls, suite stairwell openings and excludes roof stair, roof storage, future elevator and HVAC enclosure.

Project Description: Legasea Mixed Use

Zoning	CC2 Neighbourhood Centre (formerly C4)
Property Area:	11,534 ft ² (1,071.54m ²)
After Road Dedication:	11,197 ft ² (1,040.24m ²)

Zoning Requirements	Required CC2	Proposed
Permitted Use	Multi-family Residential (only if commercial use)	Multi-family Residential Commercial
Site Coverage	50% (5,599 ft ²)	56% (6,324 ft ²)
Floor Area Ratio	0.55 +(0.25+ 0.25) = 1.05 11,757 ft ² (1,092,26m ²)	1.05 11,743 ft ²
Major Road Setback (before dedication)	32.8 ft (10.0m)	14.76 ft (4.5m)
Front Setback (east; after dedication)		
Min	14.76 ft (4.5m)	8.86 ft (2.7m)
Max 50%	24.61 ft (7.5m)	21.0 ft (6.40m)
Flanking Setback	N/A	N/A
Side Setback (north)	9.84 ft (3.0m)	11.0 ft (3.35m)
Side Setback (south)	9.84 ft (3.0m)	0 ft (0.0m); typical 2.44m
Rear Setback (west)	14.76 ft (4.5m)	28'9" (8.75m)
Landscape Setback	1.8m	1.8m
Building Height	32.8 ft (10.0m)	
Roof Deck		31.0 ft (9.45m)
Overall (see notes below)		40.0 ft (12.19m)
Number of Storeys	N/A	3+ roof deck
Parking	Required	Proposed
Residential (1.66 per dwelling)	9	12
Café (1/3 seats)	8 (up to 24 seats)	2
Total Parking	17	14
Total Loading	1	0 (driveway)
Parking Stall Type		
Regular Car	14	14
Small Car (30% Max)	0	0
Drop Off	0	0
Disabled	1	0

NOTES

Existing apartment front setback = 6.48m

Site coverage includes Canopies

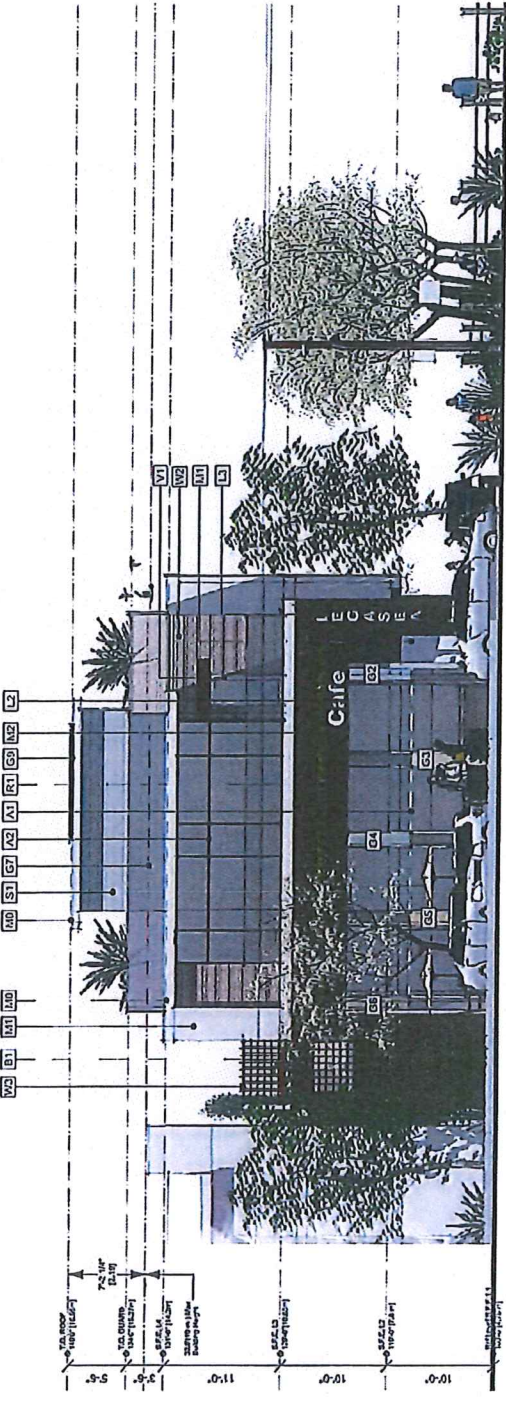
Variances - Items in Red

Average finished grade - L1 floor level (+/- fill level with public sidewalk)

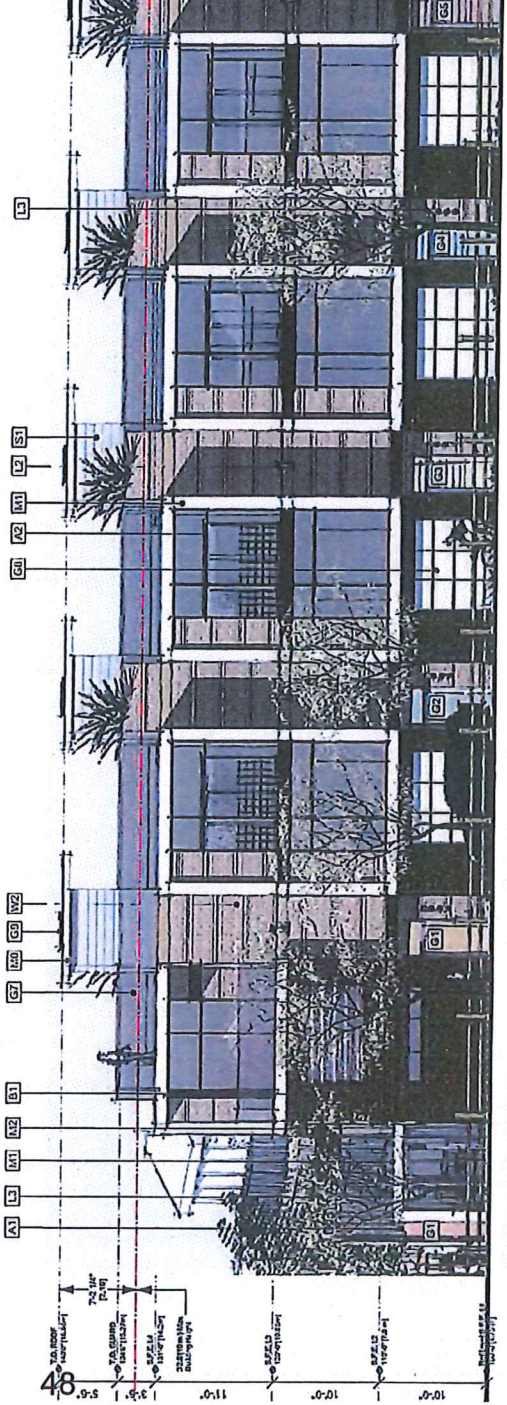
Roof Height Exemption:	Max 10%	Actual 714/6,324 =- 11.1%
Use Exemption	Future elevator / storage, stair to green roof	

Development Permit DP000846 **Schedule E**
2835 Departure Bay Road
BUILDING ELEVATIONS
 1/2

- MATERIAL LEGEND:**
- M0 Metal Flashing (Colour White)
 - M1 White Acrylic Cladding
 - M2 Marble Cladding (Colour Brown)
 - M3 Chasteline Fence
 - A1 Clear Anodized Aluminum Door and Window Frame
 - A2 Dark Anodized Aluminum Curbinwall
 - W1 Cedar Natural Column Babbled
 - W2 T&G Veneered Cedar Cladding/Soffits
 - W3 Trellis
 - P1 Painted Wood Door (Colour Orange)
 - P2 Painted Wood Door (Colour Turquoise)
 - P3 Painted Wood Door (Colour Yellow)
 - P4 Painted Wood Door (Colour Light Blue)
 - P5 Painted Wood Door (Colour Peach)
 - P6 Painted Wood Door (Colour Green)
 - G1 Laminated Glass (Colour Orange)
 - G2 Laminated Glass (Colour Turquoise)
 - G3 Laminated Glass (Colour Yellow)
 - G4 Laminated Glass (Colour Light Blue)
 - G5 Laminated Glass (Colour Green)
 - G6 Laminated Glass (Colour Green)
 - G7 Aluminum Railing With Tempered Glass
 - G8 Translucent Glass Garage Door
 - G9 Skylight
 - L1 Wall Lighting (Chrome or Aluminum)
 - L2 Individual Backlit Canned Signage
 - L3 Polished Aluminum Signage
 - V1 Vinyl Window and Door (Colour White)
 - S1 Handle Sliding-Colour Grey
 - B1 Brick
 - R1 Green Roof
 - C1 Concrete Block Wall



EAST ELEVATION - FACING DEPARTURE BAY ROAD



NORTH ELEVATION

LEGASEA
 2835 Departure Bay Road, Nanaimo B.C.
 LOT 1, Section 1, Wellington District, PLAN 14826, PID: 004-290-313



RECEIVED
 By Planning & Design Section at 11:53 am, Feb 17, 2016

A3.1
 Feb. 16, 2016

MATERIAL LEGEND:

- M0 Metal Flashing (Colour White)
- M1 White Katal Cladding
- M2 Metal Flashing (Colour Brown)
- M3 Chainlink Fence
- A1 Clear Anodized Aluminum Door and Window Frame
- A2 Dark Anodized Aluminum Curbwall
- W1 Cedar Natural Column Behind
- W2 Stained Cedar Cladding/Posts
- W3 Trellis
- P1 Painted Wood Door (Colour Orange)
- P2 Painted Wood Door (Colour Turquoise)
- P3 Painted Wood Door (Colour Yellow)
- P4 Painted Wood Door (Colour Light Blue)
- P5 Painted Wood Door (Colour Peach)
- P6 Painted Wood Door (Colour Green)
- C1 Laminated Glass (Colour Orange)
- C2 Laminated Glass (Colour Yellow)
- C3 Laminated Glass (Colour Light Blue)
- C4 Laminated Glass (Colour Peach)
- C5 Laminated Glass (Colour Green)
- C6 Anodized Aluminum Sliding Glass
- C7 Translucent Glass Garage Door
- C8 Skylight
- L1 Wall Lighting (Chrome or Aluminum)
- L2 Wall Lighting (Black)
- L3 Polished Aluminum Signage
- V1 Vinyl Window and Door (Colour White)
- S1 Handle Sliding-Colour Grey
- B1 Brick
- R1 Green Roof
- C1 Concrete Block Wall



WEST ELEVATION - FACING DEPARTURE BAY CENTENNIAL PARK



SOUTH ELEVATION

LEGASEA

2835 Departure Bay Road, Nanaimo B.C.
 LOT 1, Section 1, Wellington District, PLAN 14826, PID: 004-290-313

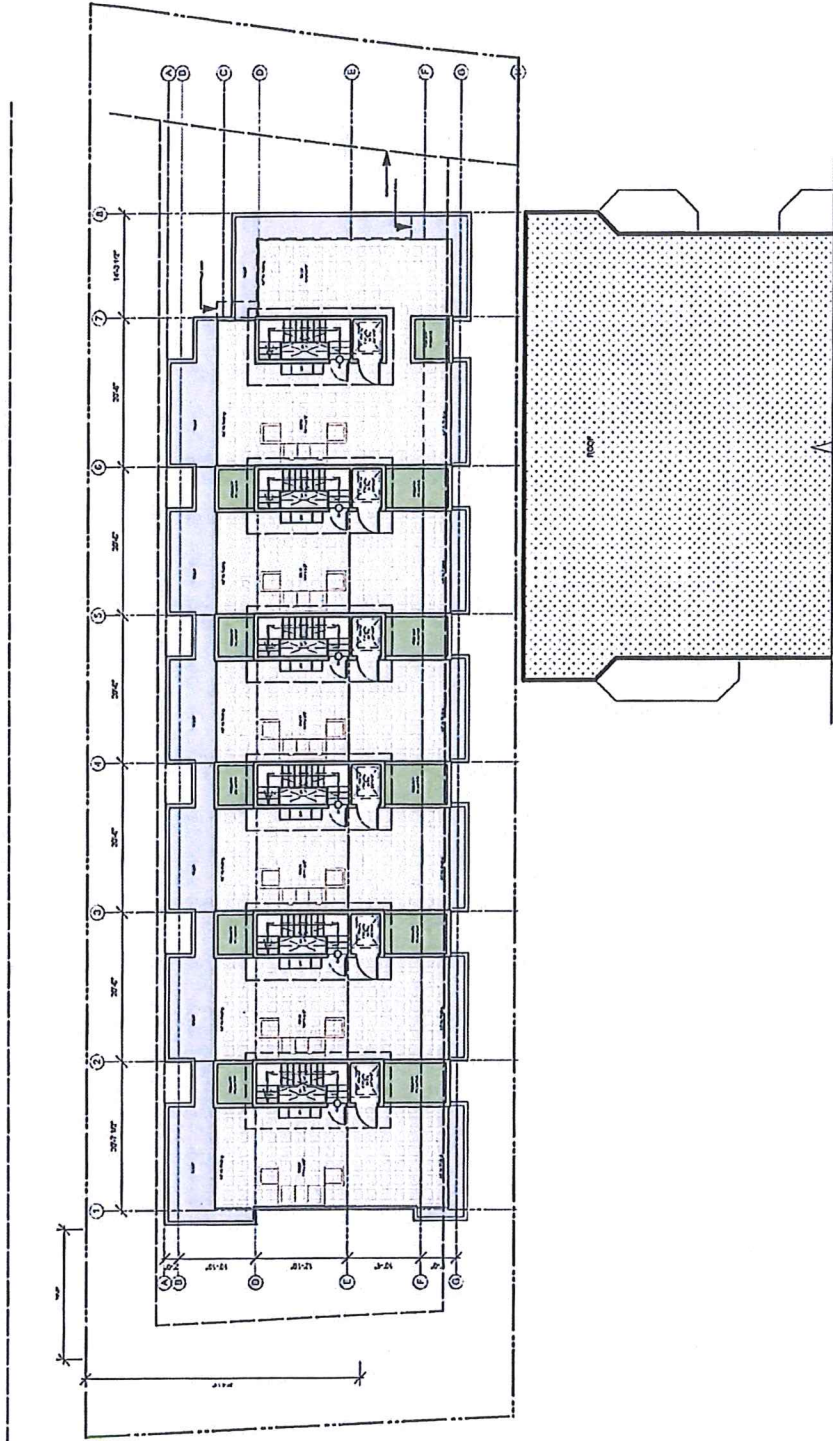


RAYMOND
 de BEELD
 ARCHITECT Inc.

A3.2
 Feb 16, 2016

RECEIVED
 By Planning & Design Section at 11:52 am, Feb 17, 2016

Development Permit DP000846 Schedule F
 2835 Departure Bay Road
ROOF PLAN



ROOF PLAN



RAYMOND
 de BEELD
 ARCHITECT Inc.

LEGASEA

2835 Departure Bay Road, Nanaimo B.C.
 LOT 1, Section 1, Wellington District, PLAN 14826, PID: 004-290-313

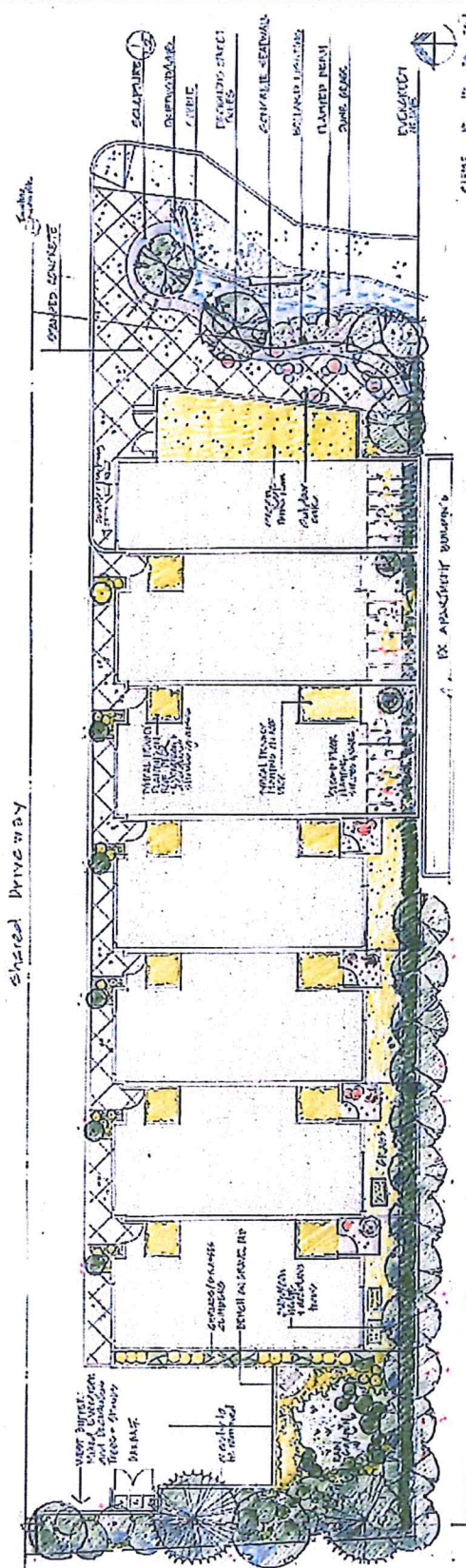
RECEIVED
 By Planning & Design Section at 11:57 am, Feb 17, 2016

A2.4
 Feb 16, 2016

Development Permit DP000846 Schedule G
 2835 Departure Bay Road
LANDSCAPE PLAN

PLANT LIST

Qty	Plant Name	Common Name	Size	Planting Spacing
1	ACACIA	ACACIA	1.5m	1.5m x 1.5m
2	AGAVE	AGAVE	1.5m	1.5m x 1.5m
3	ALBIZIA	ALBIZIA	1.5m	1.5m x 1.5m
4	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
5	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
6	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
7	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
8	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
9	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
10	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
11	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
12	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
13	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
14	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
15	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
16	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
17	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
18	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
19	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
20	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
21	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
22	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
23	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
24	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
25	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
26	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
27	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
28	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
29	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
30	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
31	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
32	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
33	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
34	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
35	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
36	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
37	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
38	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
39	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
40	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
41	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
42	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
43	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
44	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
45	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
46	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
47	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
48	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
49	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m
50	ANEMONE	ANEMONE	1.5m	1.5m x 1.5m



LANDSCAPE ARCHITECT
 227 W. 10th Ave.
 100 100 100
 100 100 100

PROJECT
 ILEA SEA
 2835 Departure Bay Road

DATE
 10/10/10

CONTRACT NO.
 100 100 100

PROJECT NAME
 ILEA SEA

SCALE
 1:50

DATE
 10/10/10

PROJECT NAME
 ILEA SEA

SCALE
 1:50

DATE
 10/10/10

Development Permit DP000846
 2835 Departure Bay Road
RAINWATER HARVESTING

AREA	1:100	1:50	1:20	1:10	1:5
Site Area	11,037	20%			
Stormwater	1,423	20%			
Permeable	3,457	30%			
Green Roof	42	0%			
Permeable Pavement	1,956	18%			
Other (e.g. 50% Green Roof)	0	0%			
Total	7,888	71%			
Green Wall	0	0%			

RAINWATER HARVESTING	1:100	1:50	1:20	1:10	1:5
Roof	11,037	20%			
Permeable	3,457	30%			
Green Roof	42	0%			
Permeable Pavement	1,956	18%			
Other (e.g. 50% Green Roof)	0	0%			
Total	7,592	69%			

RAINWATER HARVESTING

Provide for 120 m³ per lot, 20% of lot area, or 2,000 litres per day per lot.

Collection tank: 2,000 litres per lot, 2,000 litres per lot, 2,000 litres per lot.

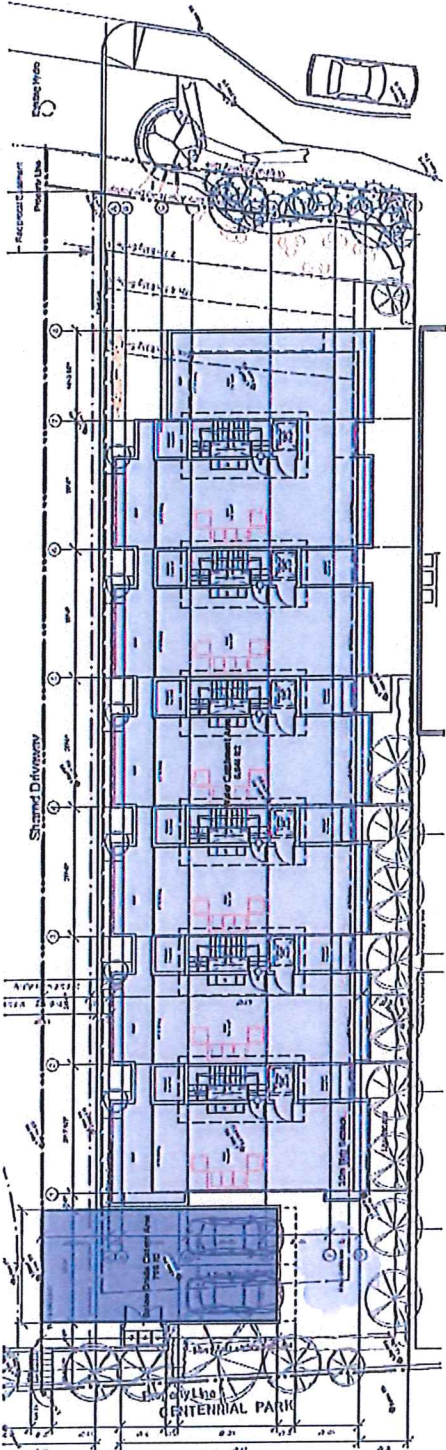
Water Meter: 150 mm

RAINWATER REQUIREMENTS

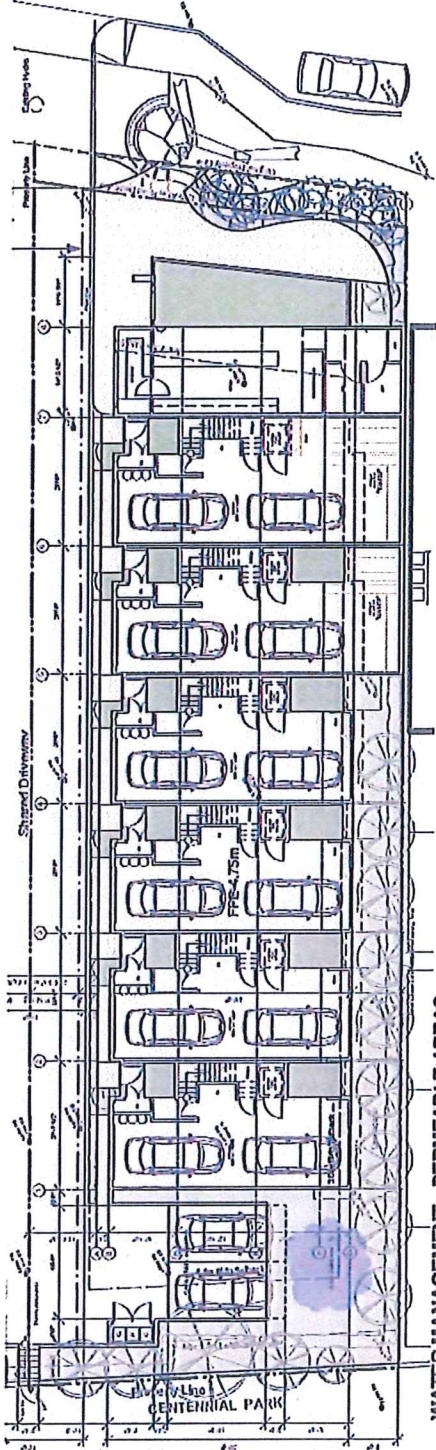
Requirements to be met:

- Design rainwater harvest from 2 to 10 year return period rain event.
- Design rainwater harvest from 10 to 20 year return period rain event.
- Use rainwater for toilet flushing, landscape irrigation, and other non-potable uses.
- Heavy rainwater harvesting system, or 'greywater' system to return water.
- Design rainwater harvesting system to be installed.
- Minimum: 100 litres per person per week, and people connected, over 2 years.
- Heavy rainwater harvesting system, or 'greywater' system to return water.
- Design rainwater harvesting system to be installed.
- Design rainwater harvesting system to be installed.

Requirement	Value	Notes
Minimum	100 litres per person per week	Minimum
Maximum	2,000 litres per person per week	Maximum
Design	2,000 litres per person per week	Design
Collection	2,000 litres per person per week	Collection
Water Meter	150 mm	Water Meter
Water Meter	150 mm	Water Meter



WATER MANAGEMENT - COLLECTION AREAS



WATER MANAGEMENT - PERMEABLE AREAS

RECEIVED
 By Planning & Design Section of RFAI on: Nov 20, 2015
A2.5
 Nov 20, 2015

LEGASEA

2835 Departure Bay Road, Nanaimo B.C.
 LOT 1, Section 1, Wellington District, PLAN 14826, PID: 004-290-313

