



**DEVELOPMENT PERMIT NO. DP000849**

**WESTPROP DEVELOPMENTS LTD.**  
Name of Owner(s) of Land (Permittee)

**600 NINTH 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 B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22207  
PID No. 028-927-451**

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.

<b>Schedule A</b>	<b>Location Plan</b>
<b>Schedule B</b>	<b>Site Plan</b>
<b>Schedule C</b>	<b>Landscape Plan</b>
<b>Schedule D</b>	<b>Building Clusters 1, 3 &amp; 5 – Unit Type A, Elevations</b>
<b>Schedule E</b>	<b>Building Cluster 4 – Unit Type B, Elevations</b>
<b>Schedule F</b>	<b>Building Cluster 2 – Unit Type C, Elevations</b>
<b>Schedule G</b>	<b>Building Clusters 6 &amp; 14 – Unit Type D, Elevations</b>
<b>Schedule H</b>	<b>Building Clusters 8 &amp; 11 – Unit Type E, Elevations</b>
<b>Schedule I</b>	<b>Building Clusters 10 &amp; 12 – Unit Type F, Elevations</b>
<b>Schedule J</b>	<b>Building Clusters 7 &amp; 9 – Unit Type G, Elevations</b>
<b>Schedule K</b>	<b>Building Cluster 13 – Unit Type H, Elevations</b>
<b>Schedule L</b>	<b>Building Cluster Site Plan</b>
<b>Schedule M</b>	<b>Landscape Amenity Requirements</b>

- 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:
- *Size of Buildings*  
Part 7.6.1 allows for a maximum height of a principal building to be 9m. The table below illustrates the height variances approved for each of the 14 building clusters.

Building Cluster Number	Allowable Height (m)	Proposed Building Height (m)	Proposed Height Variance (m)	Building Cluster Number	Allowable Height (m)	Proposed Building Height (m)	Proposed Height Variance (m)
1	9	11.07	2.07	8	9	11.66	2.66
2	9	10.70	1.70	9	9	11.17	2.17
3	9	10.80	1.80	10	9	11.03	2.03
4	9	11.24	2.24	11	9	10.90	1.90
5	9	12.30	3.30	12	9	11.06	2.06
6	9	10.90	1.90	13	9	10.90	1.90
7	9	12.22	3.22	14	9	10.90	1.90

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
2ND DAY OF DECEMBER, 2013.

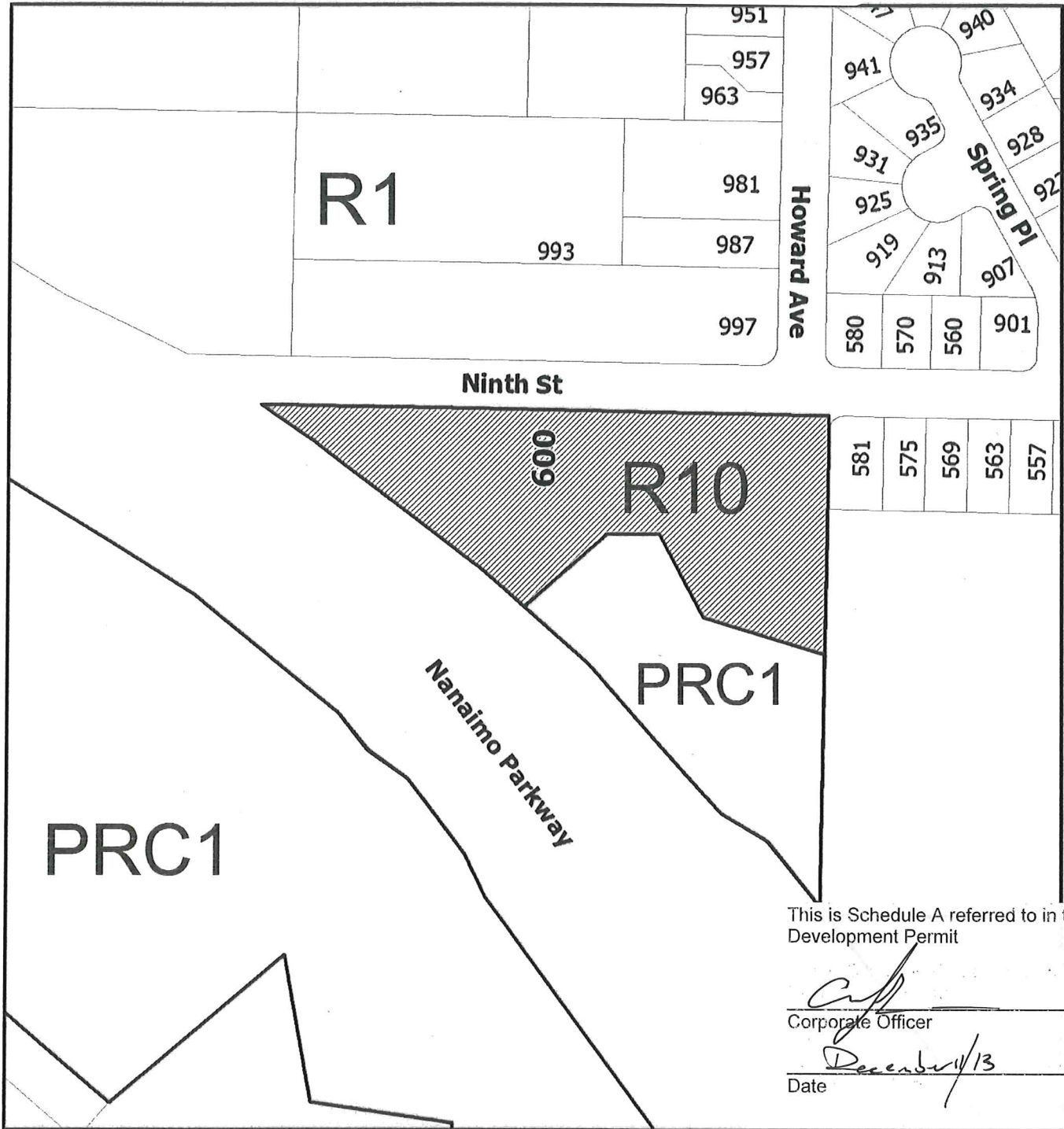
  
\_\_\_\_\_  
Corporate Officer

*December 11/13*  
\_\_\_\_\_  
Date

GN/lb

Prospero attachment: DP000849

Location Plan



This is Schedule A referred to in the  
Development Permit

  
Corporate Officer

December 13  
Date

DEVELOPMENT PERMIT NO. DP000849

**LOCATION PLAN**

Civic: 600 Ninth Street  
Lot B, Section 1, Nanaimo District, Plan EPP22207



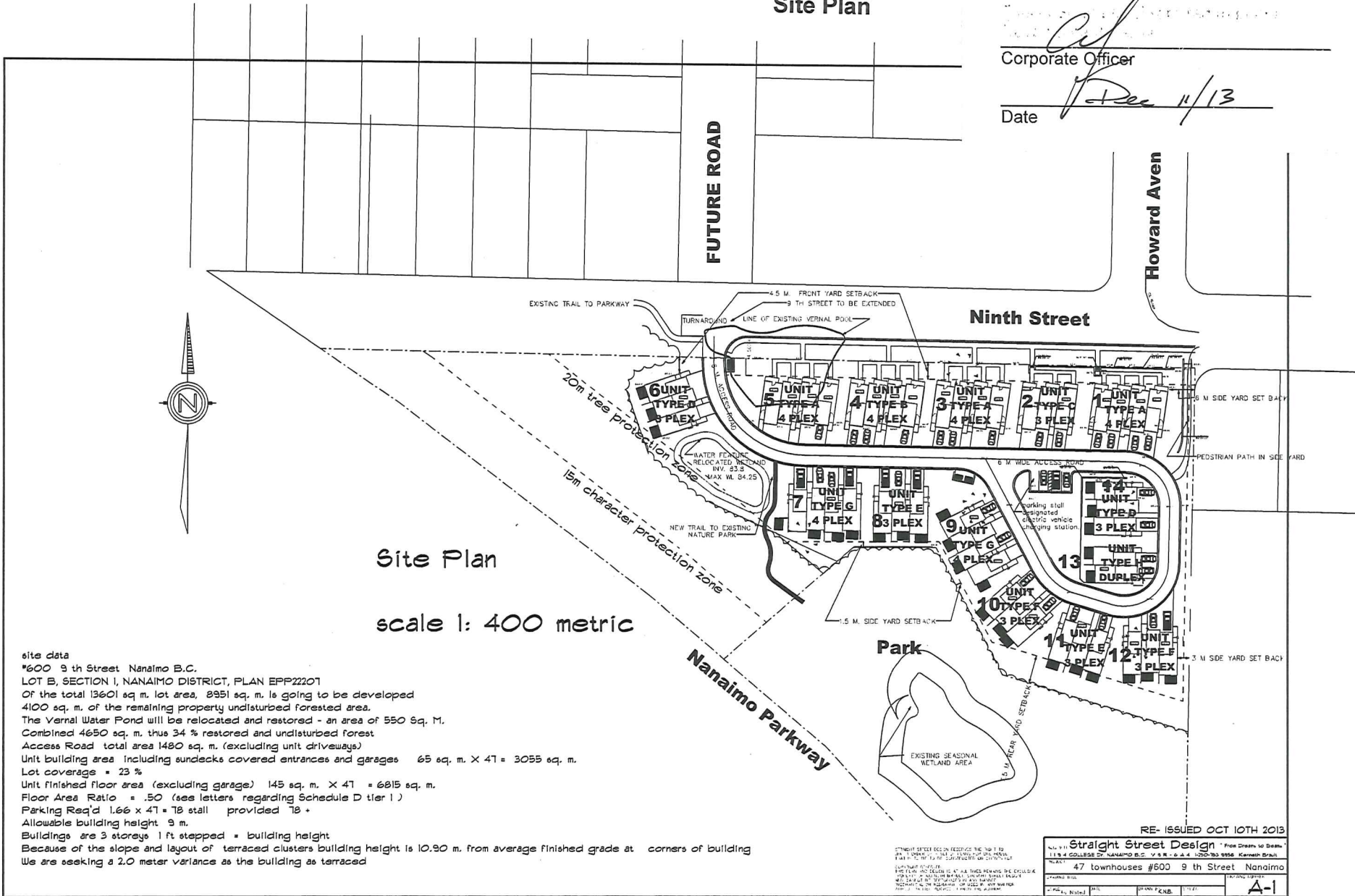
**Subject  
Property**

Site Plan

Corporate Officer

Date

*[Signature]*  
Dec 11/13



Site Plan  
scale 1: 400 metric

site data  
 #600 9th Street Nanaimo B.C.  
 LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22201  
 Of the total 13601 sq. m. lot area, 8951 sq. m. is going to be developed  
 4100 sq. m. of the remaining property undisturbed forested area.  
 The Vernal Water Pond will be relocated and restored - an area of 550 sq. M.  
 Combined 4650 sq. m. thus 34 % restored and undisturbed forest  
 Access Road total area 1480 sq. m. (excluding unit driveways)  
 Unit building area including sundecks covered entrances and garages 65 sq. m. X 41 = 3055 sq. m.  
 Lot coverage = 23 %  
 Unit finished floor area (excluding garage) 145 sq. m. X 41 = 6015 sq. m.  
 Floor Area Ratio = .50 (see letters regarding Schedule D tier 1 )  
 Parking Req'd 1.66 x 41 = 78 stall provided 78.  
 Allowable building height 9 m.  
 Buildings are 3 storeys 1 ft stepped = building height  
 Because of the slope and layout of terraced clusters building height is 10.90 m. from average finished grade at corners of building  
 We are seeking a 2.0 meter variance as the building as terraced

STRAIGHT STREET DESIGN INC. 1000 10th Street, Nanaimo BC V9R 6A4  
 TEL: 250-753-1111 FAX: 250-753-1112  
 WWW.STRAIGHTSTREETDESIGN.COM

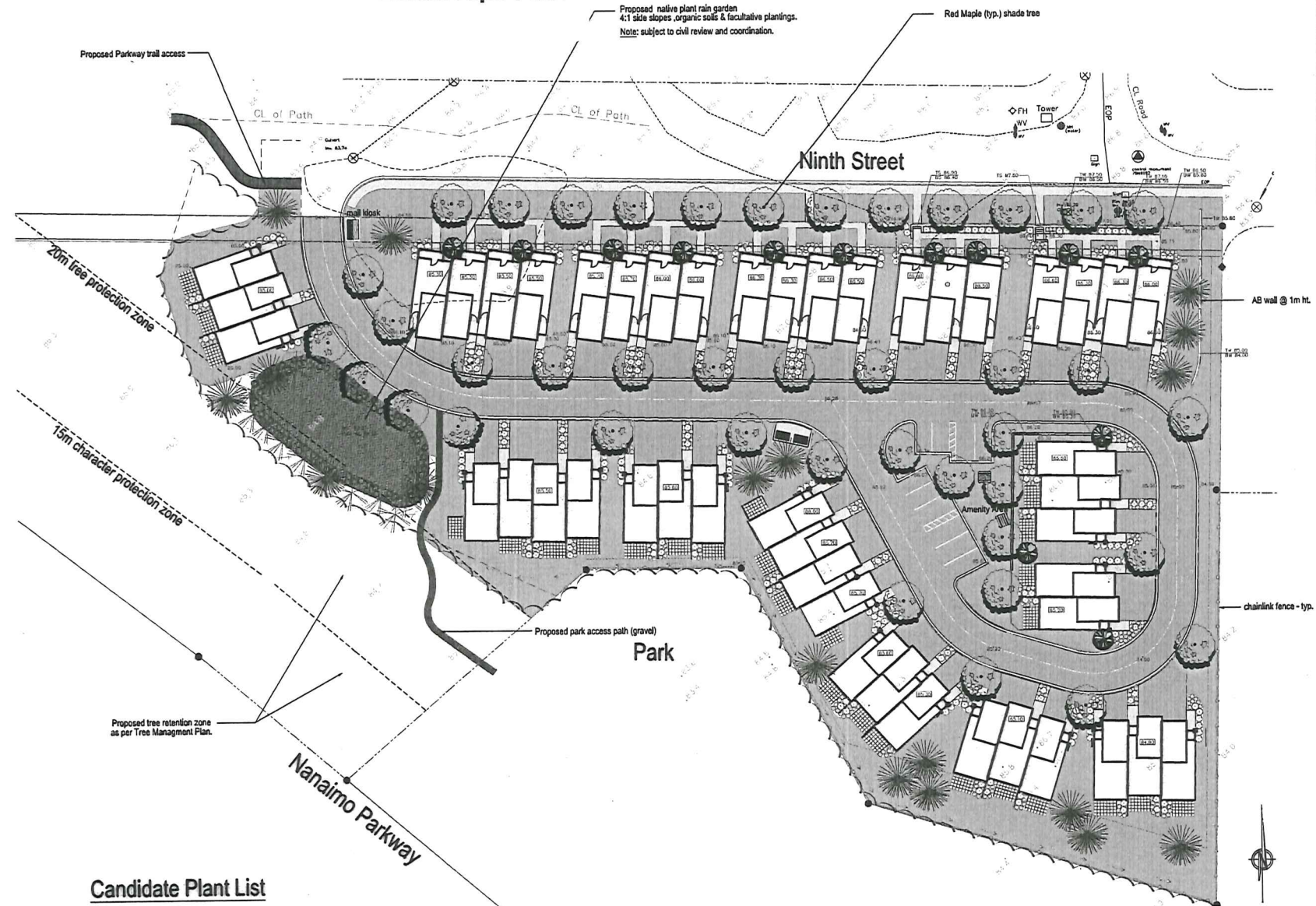
RE- ISSUED OCT 10TH 2013

**Straight Street Design** "From Dreams to Deeds"  
 1114 COLLEGE ST NANAIMO B.C. V9R 6A4 250-753-1111 KENNETH BRAD  
 47 townhouses #600 9th Street Nanaimo

PROJECT NO.	DATE	BY	CHECKED

Scale: 1:400

Landscape Plan



Proposed native plant rain garden  
4:1 side slopes, organic soils & facultative plantings.  
Note: subject to civil review and coordination.

Red Maple (typ.) shade tree

Ninth Street

Park

Nanaimo Parkway

Candidate Plant List

- 6cm cal. Bowhall maple'
- 5cm cal. Redspire oak
- Native 1.75-2.5m trees  
Douglas fir  
Cascara  
Sculer's willow
- Natives: salal, Oregon grape, red-flowering currant, kinnickinnick
- Compact shrubs spaced at 1-1.2m:  
Ornamentals: Royal Burgundy barberry, windmill palm, David's viburnum, goldflame spiraea  
heathers, dwarf conifers, hardy shrub rose

Revisions		
Date	Details	By

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**600 Ninth Street, Nanaimo BC**  
**Development Permit Application**  
**Landscape Plan**



JPH Consultants Inc.  
43 Millar Street Nanaimo BC V9R 2L1  
Phone: 250-744-0837 Cell: 250-714-5566

This is Schedule C referred to in the Development Permit.

Corporate Officer  
Date Dec 11/13

Project: 600 9th  
Date: 16/07/13  
Drawn: JPH Checked: KB  
Scale: 1:250  
Sheet: L1 of 1

Building Clusters 1, 3 & 5  
Unit Type A, Elevations



FRONT ELEVATION UNIT TYPE A 4-PLEX  
FACING ALONG 9 TH STREET



REAR ELEVATION UNIT TYPE A 4-PLEX  
FACING INTERNAL ACCESS ROAD



RE- ISSUED OCT 10TH 2013

This is Schedule D referred to in the  
Development Permit.

*[Signature]*  
Corporate Officer  
Date *Dec 11/13*

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Straight Street Design 1184 COLLEGE CAVENHAM B.C. V8R 6A4 720-100 0880 Kenneth Brant			
PROJECT 47 UNIT TOWNHOUSE 600 9 TH STREET			
DRAWN BY DATE	CHECKED BY DATE	DESIGNED BY DATE	SCALE A-4

Building Clusters 4  
Unit Type B, Elevations



FRONT ELEVATION UNIT TYPE B 4-PLEX  
FACING ALONG 9 TH STREET



REAR ELEVATION UNIT TYPE B 4-PLEX  
FACING INTERNAL ACCESS ROAD



This is Schedule E referred to in the  
Development Permit.

*[Signature]*  
Corporate Officer  
Date Dec 11/13

RE- ISSUED OCT 10TH 2013

STRAIGHT STREET DESIGN INC FROM DREAMS TO REALITY  
1114 COLLEGE BY NANAIMO B.C. V9R 2A4 250-763 9336 Karnehm Draft

PROJECT: 47 UNIT TOWNHOUSE 600 9 TH STREET

DATE: 11/13

SCALE: 1/8"=1'-0" DRAWN BY: CAB CHECKED BY: [Signature]

PROJECT NUMBER: A-5

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Building Cluster 2  
Unit Type C, Elevations



LEFT ELEVATION UNIT TYPE C 3-PLEX



FRONT ELEVATION UNIT TYPE C 3-PLEX  
FACING ALONG 9 TH STREET



RIGHT ELEVATION UNIT TYPE C 3-PLEX



REAR ELEVATION UNIT TYPE C 3-PLEX FACING  
INTERNAL ACCESS ROAD

This is Schedule F referred to in the  
Development Permit.

Corporate Officer

Date

*[Signature]*  
Dec 11/13

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USE THIS DESIGN IN A SET OF PLANS FOR THE HOUSE  
THAT IS TO BE CONSTRUCTED ON CLIENTS LOT.  
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RE- ISSUED OCT 10TH 2013

411 B 4 COLLEGE DR. NANAIMO B.C. V 9 R - 6 A 4 1250-123 9558 KENNETH BRADY

PROJECT: 41 UNIT TOWNHOUSE 600 9 TH STREET

DRAWING TITLE: \_\_\_\_\_ DRAWN BY: KMB CHECKED BY: \_\_\_\_\_

SCALE: \_\_\_\_\_ DATE: \_\_\_\_\_

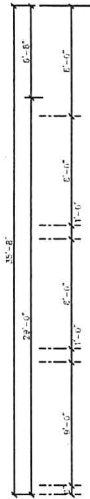
DATE: \_\_\_\_\_

PROJECT NUMBER: A-6





SIDE ELEVATION UNIT TYPE D 3-PLEX EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE D 3-PLEX FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE D 3-PLEX EXPOSED TO INTERNAL ROAD



REAR ELEVATION UNIT TYPE D 3-PLEX FACING PARK & TREE PROTECTION AREA

This is Schedule G referred to in the Development Permit

Corporate Officer

Dec 11/13

Date

RE- ISSUED OCT 25TH 2013			
Straight Street Design			
1184 COLLEGE ST. NANAIMO B.C. V 9 R - 6 A 4 250-703 8858 Karanah Bratt			
47 UNIT TOWNHOUSE 600 9 TH STREET			
DATE	DRAWN	SCALE	BY
			A-7

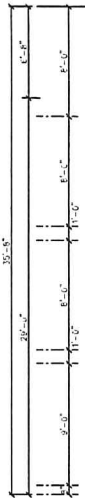
Development Permit No. DP000849  
600 Ninth Street

Schedule G

Building Clusters 6 & 14  
Unit Type D, Elevations



SIDE ELEVATION UNIT TYPE E 3-PLEX  
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE E 3-PLEX  
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE E 3-PLEX  
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE E 3-PLEX  
FACING PARK & TREE PROTECTION AREA

This is Schedule H referred to in the  
Development Permit

Corporate Officer  
*[Signature]*  
Date *Dec 11/13*

RE- ISSUED OCT 25TH 2013

THIS IS A PRELIMINARY DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

Straight Street Design 1184 COLLEGE ST. NANAIMO B.C. V9R 6A4 250-755 9888 Kenneth Brant	
PROJECT: 47 UNIT TOWNHOUSE 600 9 TH STREET	
DATE: 12-11-13	SCALE: 1/8" = 1'-0"
BY: [Signature]	CHECKED: [Signature]
DATE: 12-11-13	SCALE: 1/8" = 1'-0"

A-8

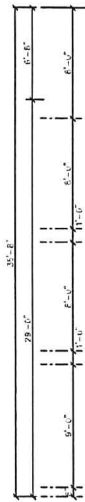
Development Permit No. DP000849  
600 Ninth Street

Schedule H

Building Clusters 8 & 11  
Unit Type E, Elevations



SIDE ELEVATION UNIT TYPE F 3-PLEX  
EXPOSED TO ANOTHER BUILDING



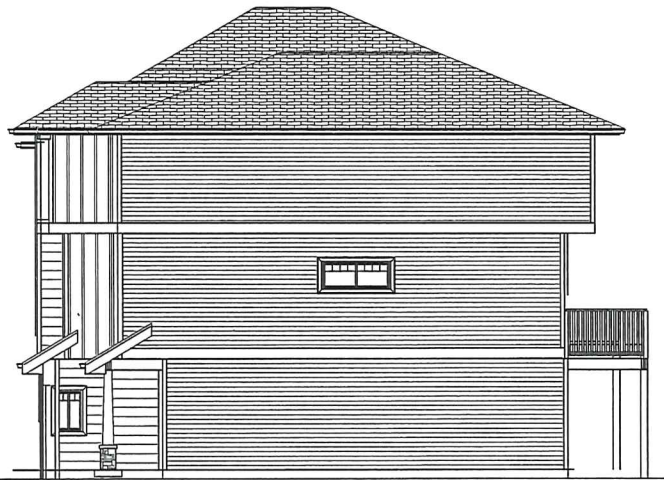
FRONT ELEVATION UNIT TYPE F 3-PLEX  
FACING INTERNAL ACCESS ROAD

This is Schedule I referred to in the  
Development Permit.

Corporate Officer

Dec 11/13

Date



SIDE ELEVATION UNIT TYPE F 3-PLEX  
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE F 3-PLEX  
FACING PARK & TREE PROTECTION AREA

RE- ISSUED OCT 10TH 2013

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LIST 1 FLOOR OF A SET OF PLANS FOR ONE HOUSE  
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THE FRONT REAR ELEVATION SET IS THE PROPERTY OF STRAIGHT STREET DESIGN  
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1154 COLLEGE DR. NANAIMO B.C. V 9 R - 6 A 4 (250) 753 9558 Kenneth Daulton	
PROJECT: 47 UNIT TOWNHOUSE 600 9 TH STREET	
DRAWN: T.D.	DESIGNED: T.D.
SCALE: AS SHOWN	SHEET: A-9

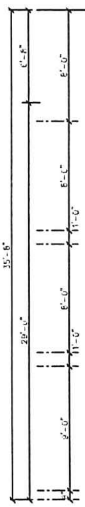
Development Permit No. DP000849  
600 Ninth Street

Schedule I

Building Clusters 10 & 12  
Unit Type F, Elevations



SIDE ELEVATION UNIT TYPE G 4-PLEX EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE G 4-PLEX FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE G 4-PLEX EXPOSED TO ACCESS ROAD & WALKWAYS



REAR ELEVATION UNIT TYPE G 4-PLEX FACING PARK & TREE PROTECTION AREA

This is Schedule J referred to in the Development Permit.

Corporate Officer  
 Date See 4/13

Development Permit No. DP000849  
 600 Ninth Street

Schedule J

Building Clusters 7 & 9  
 Unit Type G, Elevations

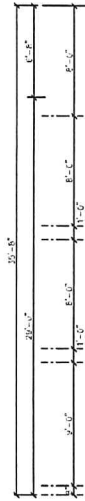
RE- ISSUED OCT 25TH 2013

THIS SET INCLUDES ALL ELEVATIONS AND PLANS BY  
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1184 COLLEGE ST. VANCOUVER, BC V6E 4A4 (604) 681-1888	
PROJECT: 47 UNIT TOWNHOUSE 600 9TH STREET	
DATE: 10/25/13	SCALE: AS SHOWN
BY: [Signature]	CHECKED: [Signature]
DATE: 10/25/13	SCALE: A-10



SIDE ELEVATION UNIT TYPE H DUPLEX  
EXPOSED TO INTERNAL ROAD



FRONT ELEVATION UNIT TYPE H DU-PLEX  
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE H  
DUPLEX  
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE H DUPLEX

This is Schedule K referred to in the  
Development Permit.

Corporate Officer

Date

*[Signature]*  
See 11/13

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RE- ISSUED OCT 10TH 2013

Straight Street Design "From Dreams to Deeds"			
1184 COLLEGE ST. NANAIMO B.C. V9R 6A4 250-753-8556 Kamnah Brault			
47 UNIT TOWNHOUSE 600 9 TH STREET			
SCALE	DATE	DRAWN BY	REVISED
			A-11

Development Permit No. DP000849  
600 Ninth Street

Schedule K

Building Clusters 13  
Unit Type H, Elevations

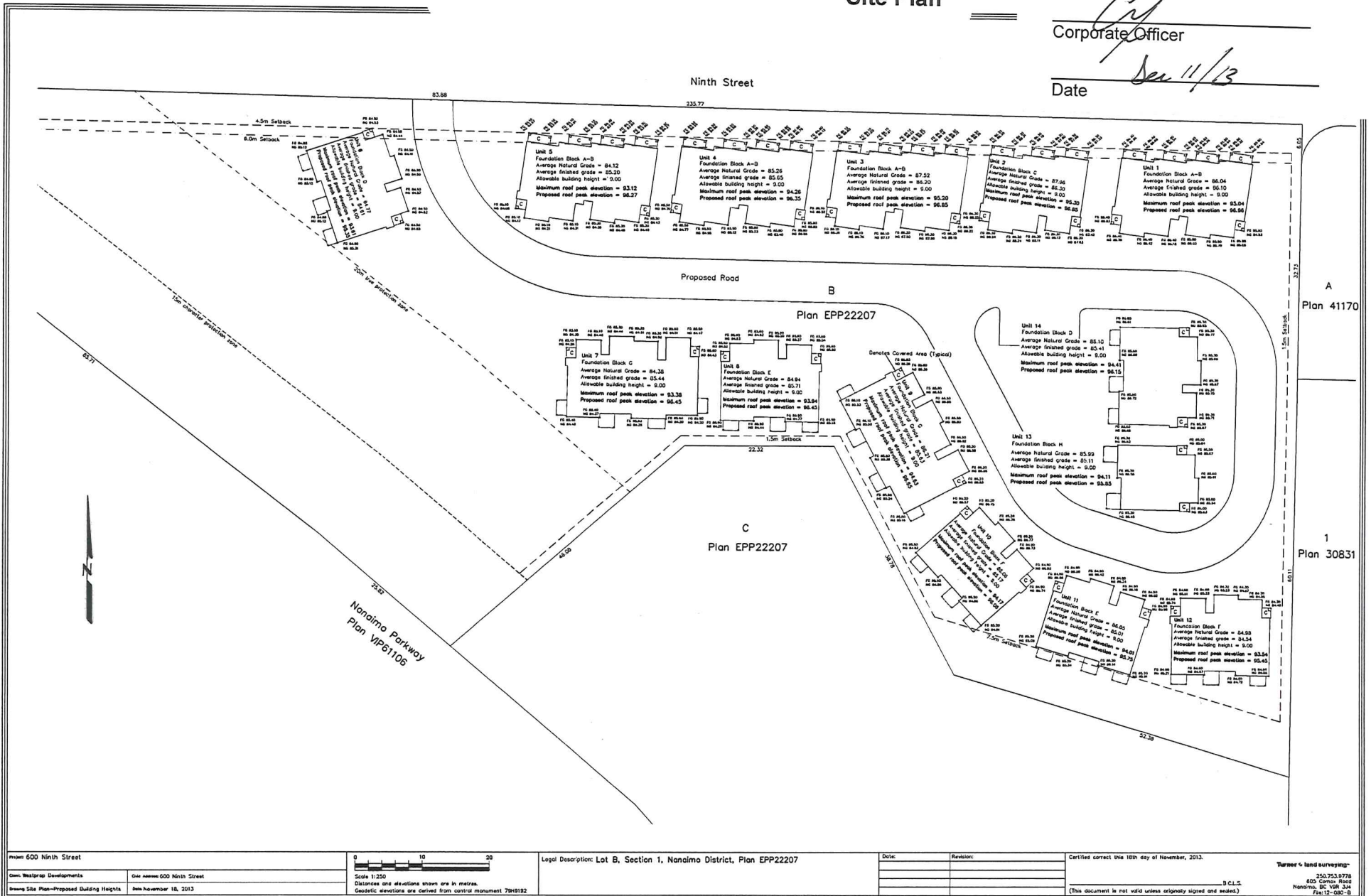
Building Cluster  
Site Plan

This is Schedule L referred to in the  
Development Permit.

Corporate Officer

Date

*See 11/13*




Landscape Amenity  
Requirements



JPH Consultants Inc  
434 Milton Street, Nanaimo BC V9R 2L1

This is Schedule M referred to in the  
Development Permit.

  
Corporate Officer

  
Date

**Date:** November 18, 2013

**To:** City of Nanaimo  
Development Services Dept.  
[gary.noble@nanaimo.ca](mailto:gary.noble@nanaimo.ca)

**c.c.** Straight Street Design  
[straightstreetdesignltd@gmail.com](mailto:straightstreetdesignltd@gmail.com)

**Attn:** Gary Noble, Development Planner

**Re:** 600 Ninth St (DP000849) – Schedule “D” Landscape Amenity Requirements

Following are our remarks regarding the identified “category 2” amenity requirements to be incorporated into the Building Permit drawings for the above-noted project.

**ESA** – the project site includes an existing forested wetland (vernal pool), with 40% of this feature located within the 9th St R.O.W. The proposed relocated pool (to be wholly located on-site) will provide the same ecological function, will be planted at its verges with native riparian species and will have a minimum 15m natural area setback.

**Contiguous vegetation (forest) retention** – a 4000sq.m. contiguous area of Douglas fir forest representing 29.6% of the (1.35 hectare) site will be retained without modification. This area is exclusive of watercourse and/or ESA buffers required.

**50% native soil retention** – the developable portion of the site has very thin soils over bedrock. The retention area (forested) has more developed soils - especially to the SW of the existing ESA. All native soil in the forested area will be retained undisturbed. ESA area soils will be stockpiled for re-use in the proposed replacement pool verges.

**Caliper Trees** - All trees planted along internal streets and 69th street (37 in total) are to be 6cm caliper. Approximately 40 native trees will be removed within the proposed development area.

JPH Consultants Inc

A handwritten signature in black ink, appearing to read 'J Patrick Harrison'.

J Patrick Harrison, MBCSLA, Principal

JPH Consultants Inc  
434 Milton Street, Nanaimo, BC V9R 2L1  
Phone/Fax: 250.754.5857 Cellular: 250.714.5856  
[pat@jphconsultants.ca](mailto:pat@jphconsultants.ca)