



DEVELOPMENT PERMIT NO. DP000850

PATRICK INVESTMENTS LTD.
Name of Owner(s) of Land (Permittee)

1815 BOWEN 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 B, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 43433,
EXCEPT PART IN PLAN VIP58601 AND VIP61856**

PID No. 003-540-316

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 Landscape Plan
Schedule D Building Elevations
Schedule E Retaining Wall Section

- 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 6.10.2 - Retaining Wall Height*
The maximum allowed retaining wall height is 1.8m, the proposed retaining wall height is 5.4m, a height variance of 3.6m.

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

- *Schedule A - Required On-site Parking*
The required on-site parking (79 spaces) is to be reduced to 75 parking spaces, a variance of 4 parking spaces.
- *Section 14.9 - Required Loading Spaces*
2 loading spaces are required, and 1 loading space is provided, a variance of 1 loading space.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 27TH DAY OF JANUARY, 2014.



Corporate Officer

Jan 31/14

Date

GN/lb

Prospero attachment: DP000850

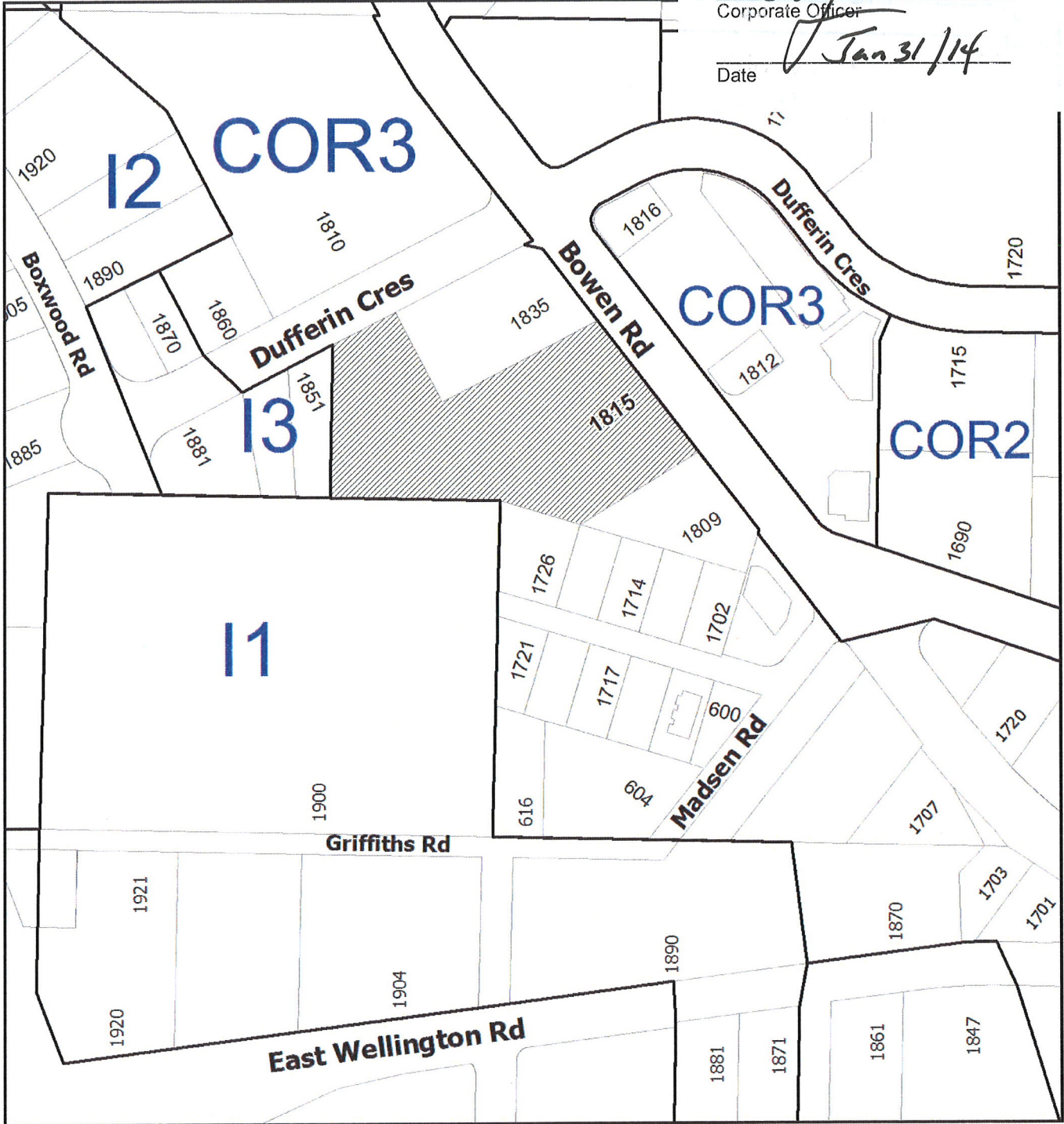
This is Schedule A referred to in the Development Permit.

SCHEDULE A

Corporate Officer

Date

[Signature]
Jan 31 / 14



DEVELOPMENT PERMIT NO. DP000850

LOCATION PLAN

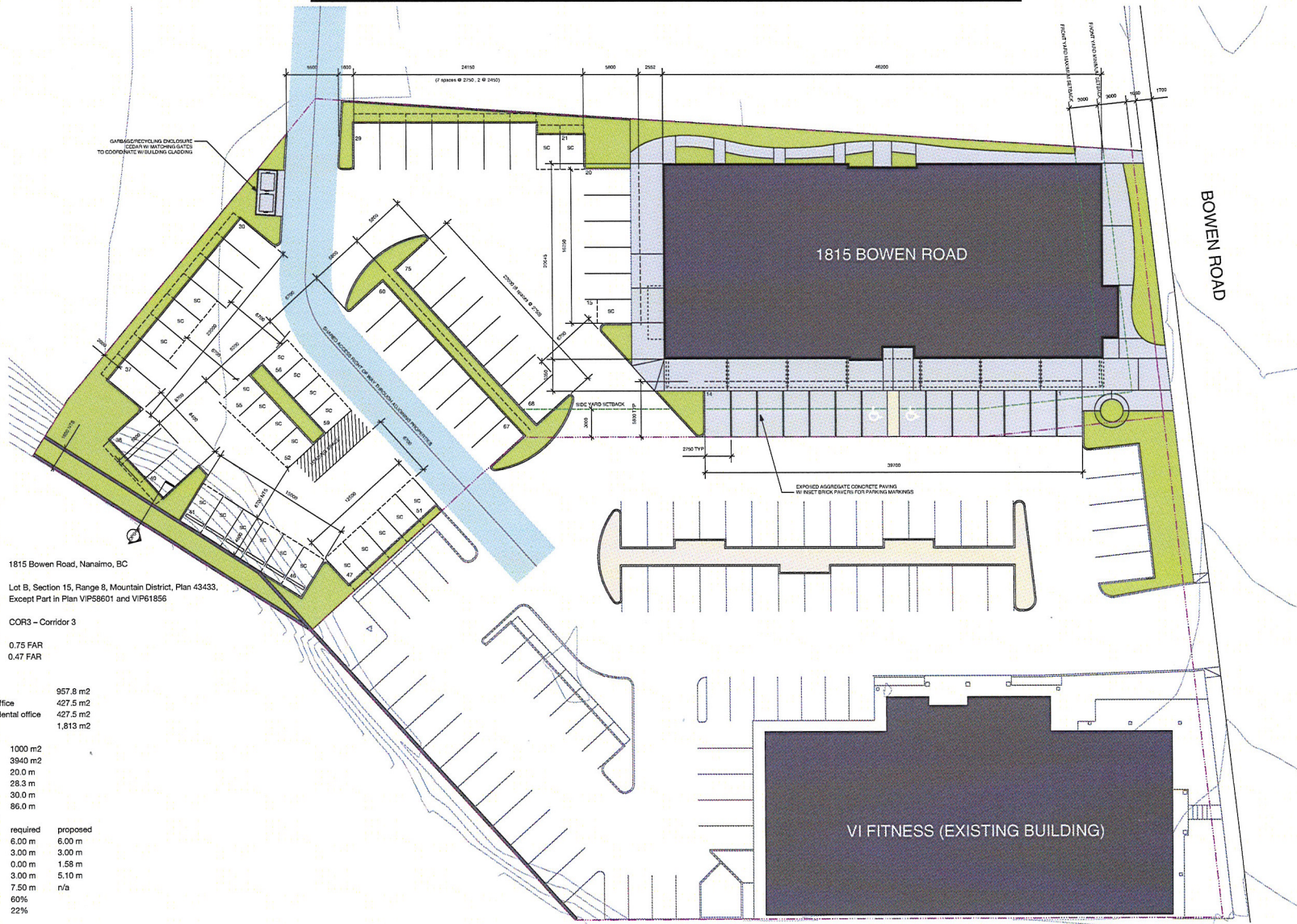


Subject Properties

Civic: 1815 Bowen Road
Lot B, Section 15, Range 8, Mountain District,
Plan 43433, Except Part in Plan VIP58601 and VIP61856

Development Permit No. DP000850
1815 Bowen Road

Schedule B
SITE PLAN



Development Data

Address	1815 Bowen Road, Nanaimo, BC	
Legal description	Lot B, Section 15, Range 9, Mountain District, Plan 43433, Except Part in Plan VIP58601 and VIP61855	
Zoning	COR3 - Corridor 3	
Density (allowed)	0.75 FAR	
Density (proposed)	0.47 FAR	
Gross floor area		
Main floor - retail	957.8 m ²	
Second floor - general office	427.5 m ²	
Second floor - medical/dental office	427.5 m ²	
Total	1,813 m ²	
Minimum lot size	1000 m ²	
Actual lot size	3940 m ²	
Minimum lot frontage	20.0 m	
Actual lot frontage	28.3 m	
Minimum lot depth	30.0 m	
Actual lot depth	86.0 m	
Setbacks	required	proposed
Front (max)	6.00 m	6.00 m
Front (min)	3.00 m	3.00 m
Side 1 (min)	0.00 m	1.58 m
Side 2 (min)	3.00 m	5.10 m
Rear (min)	7.50 m	n/a
Lot coverage (max)	60%	
Lot coverage (actual)	22%	
Parking		
Retail	816.7 m ² * 1 space/20 m ² = 40.8 spaces	
Office (medical/dental)	(427.5 m ² * 0.9) * 1 space/18 m ² = 21.4 spaces	
Office (general use)	(427.5 m ² * 0.9) * 1 space/22 m ² = 17.5 spaces	
Total parking required	79 (79.7) spaces	
Total parking provided	75 spaces (variance required)	
Loading		
Total loading required	2 spaces	
Total loading provided	1 space (based on Bylaw 7013:14.11) (variance reqd)	

CLHA
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1:300 SH - PREPARED FOR DEVELOPMENT PERMIT
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Project no 1304 Drawn
Scale 1:200 Checked CR
Project name

Windley Contracting Ltd
1815 Bowen Road
Nanaimo, BC

Sheet title
Site Plan
Sheet number

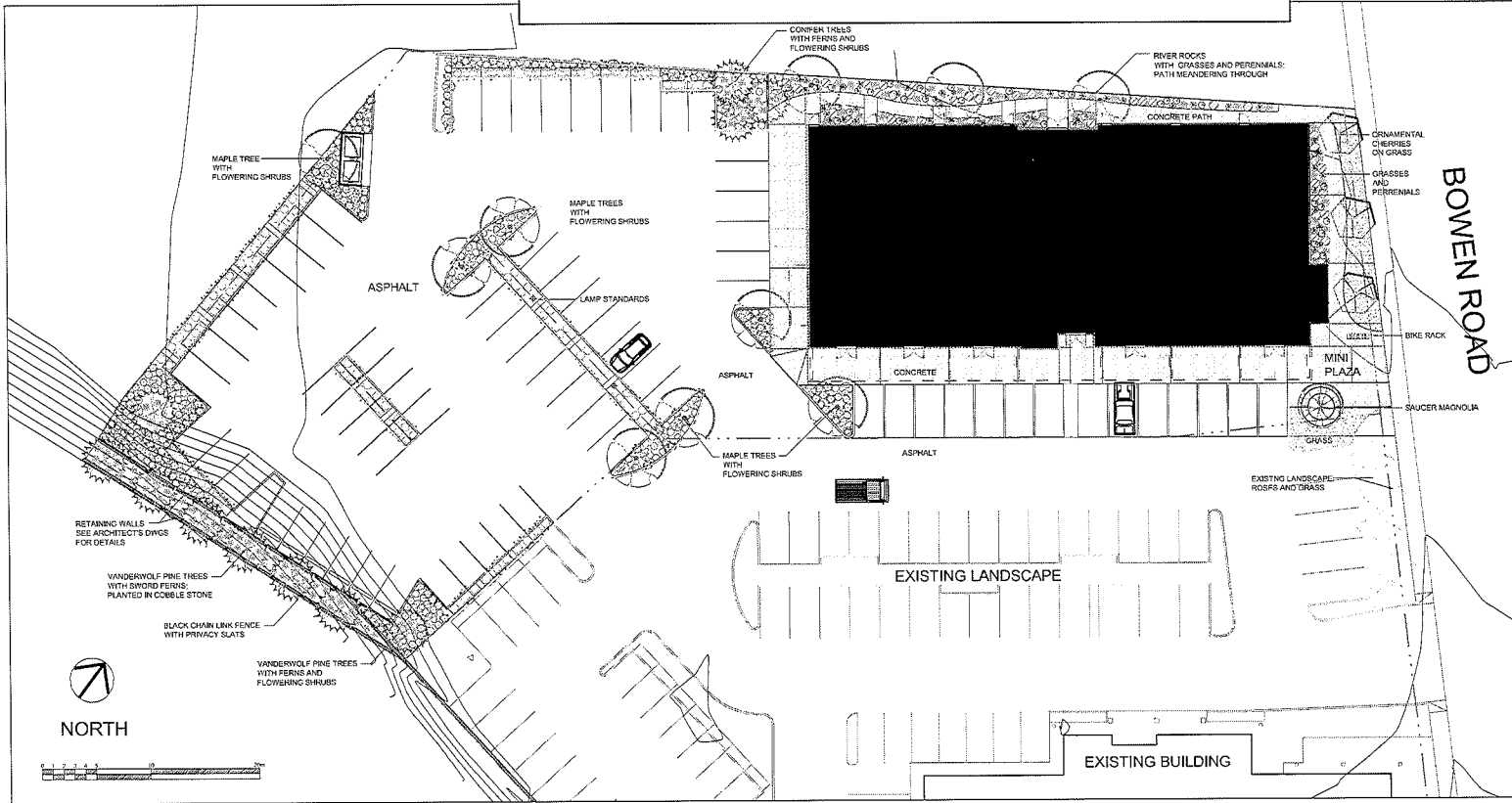
This is Schedule B referred to in the
Development Permit.

Corporate Officer
Date: Jan 31/14

DP01

Development Permit No. DP000850
1815 Bowen Road

Schedule C
LANDSCAPE PLAN




PLANT PALETTE N.T.S.

TREES	SHRUBS AND GROUNDCOVERS	PERENNIALS
<p>STREET TREES</p> <p>Prunus serotina "Shirofugen" - Ornamental Cherries</p>	<p>ORNAMENTAL GRASSES</p> <p>Habitatcon sempervirens - Blue oat Grass Panicum virgatum - Switch Grass Pennisetum alopecuroides - Fountain Grass Miscanthus sinensis - Maiden Grass Stipa gigantea - Giant Feather Grass Calamagrostis Karl Foerster - Feather Reed Grass</p>	<p>FLOWERING SHRUBS</p> <p>Colostephus cernuus - Creeping California Blue Sarcococca humilis - Sweetbox Sotera bumalda - Spirea Lavandula angustifolia - Lavender Vitium linus ssp. 'bourquet'</p>
<p>PARKING LOT TREES</p> <p>Acer rubrum 'Bowhall' - Maple Pinus taeda 'vanderwolf' - Vanderwolf Pine</p>	<p>GROUNDCOVER</p> <p>Archontophytes uva ursi - Kinnikinnick</p>	<p>PERENNIALS</p> <p>Hamamelis Rosy Returns - Rosy returns Daylily Nepeta dropmore blue - Catnip</p>
<p>PLAZA TREE</p> <p>Magnolia soulangiana - Saucer Magnolia</p>	<p>FERNS</p> <p>Polystichum munitum - Sword Fern Dryopteris effuses - Autumn Fern</p>	

LANDSCAPE PLAN
Scale: 1:200

This is Schedule C referred to in the Development Permit.


Corporate Officer
Date: Jan 31/14

NOTES:

- REVISIONS:
- Issued for review - 2013Jun25
 - Issued for review - 2013Jul12
 - Issued for review - 2013Aug7
 - Re-issued for DP - 2013Aug8



PROJECT:
1815 BOWEN ROAD

CLIENT:
WINDLEY CONTRACTING 2010 LTD.

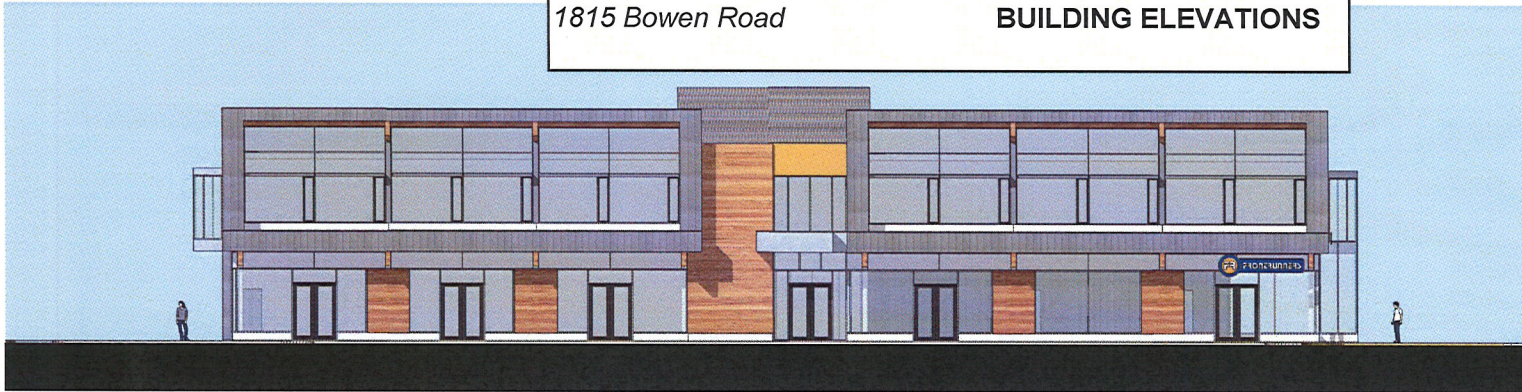
SITE LEGAL DESCRIPTION:
LOT B, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 43433 EXCEPT PART IN VIPS8601 & VIPS1859

SHEET TITLE:
LANDSCAPE PLAN

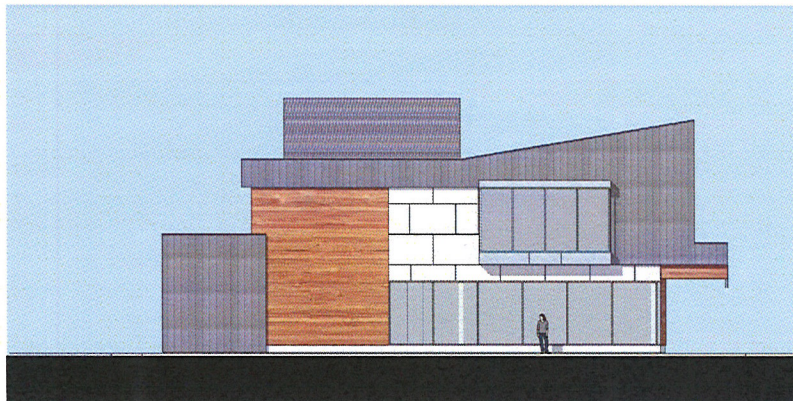
SCALE: AS NOTED DATE: June 21, 2013
 DRAWN: DR CHECKED: VJD
 PROJECT NUMBER: FRONTRUNNERS 2013
 DRAWING NUMBER:
L1

Development Permit No. DP000850
1815 Bowen Road

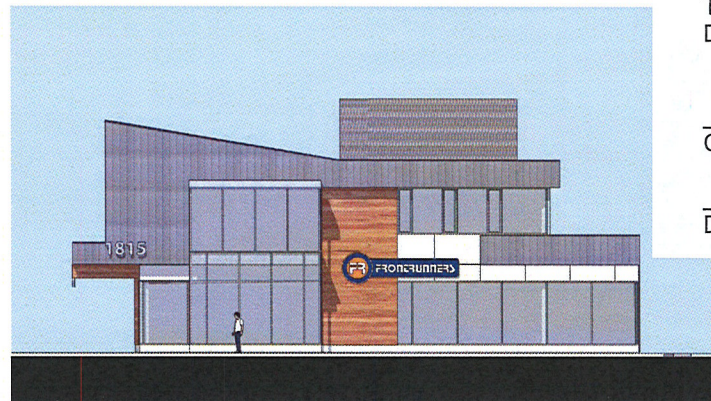
Schedule D
BUILDING ELEVATIONS



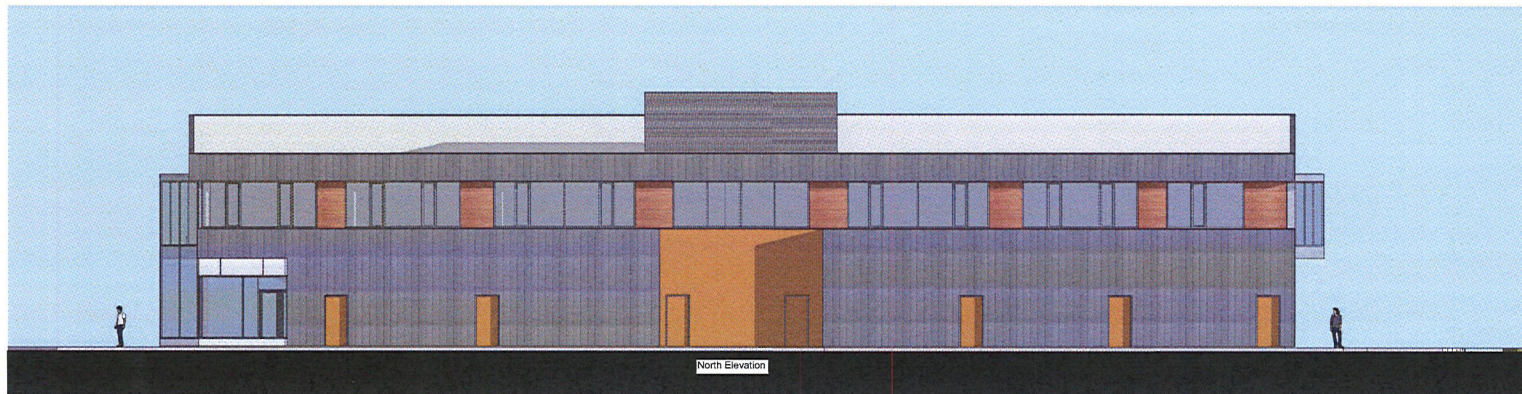
South Elevation



West Elevation



East Elevation - Bowen Road



North Elevation



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This is Schedule D referred to in the
Development Permit.

Corporate Officer

Date

[Signature]
Jan 31/14

1/18/14 PREPARED FOR DEVELOPMENT PERMIT

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Project no.	1304	Drawn	
Scale	1 : 100	Checked	CR
Project name			

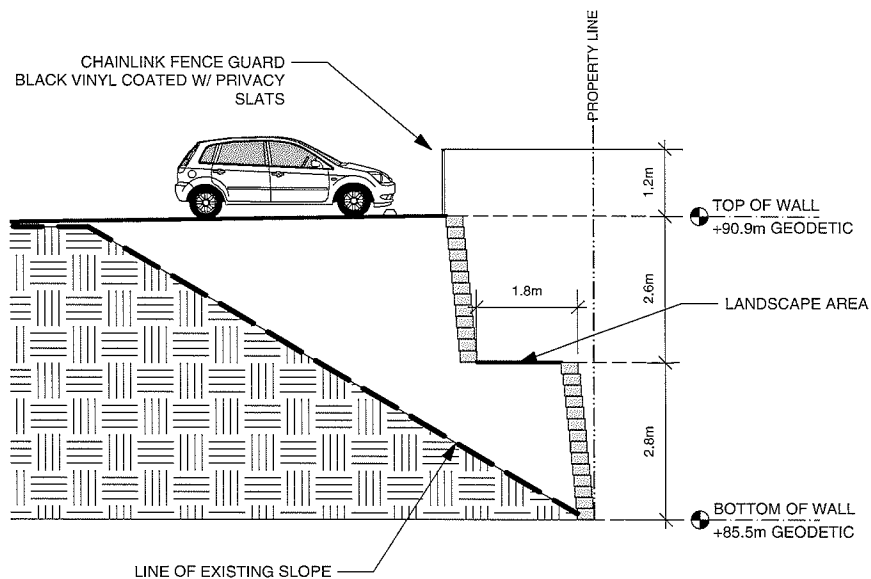
Windley Contracting Ltd

1815 Bowen Road
Nanaimo, BC

Sheet title
Elevations

Sheet number

DP04



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This is Schedule E referred to in the
Development Permit.

Corporate Officer

Date

Jan 31/14

13 00 06 REQUIRED FOR DEVELOPMENT PERMIT

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Project no.	1304	Drawn	
Scale	1 : 500	Checked	CR
Project name			

Windley Contracting Ltd

1815 Bowen Road
Nanaimo, BC

Sheet title
Section
Retaining Wall

Sheet number

DP04