



**DEVELOPMENT PERMIT NO. DP000860**

**PACIFIC CAPITAL (WEST HILL) HOLDINGS CORP**

**Name of Owner(s) of Land (Permittee)**

**1720 DUFFERIN CRESCENT**

**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 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933**

**PID No. 028-467-523**

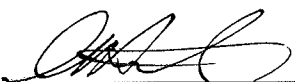
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

<b>Schedule A</b>	<b>Location Plan</b>
<b>Schedule B</b>	<b>Site Plan</b>
<b>Schedule C</b>	<b>Concept Landscape/Tree Plan</b>
<b>Schedule D</b>	<b>Concept Landscape/Shrub Planting Plan</b>
<b>Schedule E</b>	<b>Concept Landscape Plan Details</b>
<b>Schedule F</b>	<b>Mail Box / Garbage Enclosure</b>
<b>Schedule G</b>	<b>Tree Management Plan</b>
<b>Schedule H</b>	<b>Buildings 1 &amp; 2 Elevations</b>
<b>Schedule I</b>	<b>Buildings 3, 4 &amp; 5 Elevations</b>
<b>Schedule J</b>	<b>Buildings 6 &amp; 7 Elevations</b>
<b>Schedule K</b>	<b>Buildings 9, 12 &amp; 15 Elevations</b>
<b>Schedule L</b>	<b>Buildings 8, 10, 11, 13, 14 &amp; 16 Elevations</b>
<b>Schedule M</b>	<b>Buildings 17 &amp; 22 Elevations</b>
<b>Schedule N</b>	<b>Rendered Streetscape (Dufferin Crescent)</b>
<b>Schedule O</b>	<b>Drainage Management Plan</b>
<b>Schedule P</b>	<b>Site Grading Plan</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.

REVIEWED AND APPROVED ON

November 26, 2013  
Date

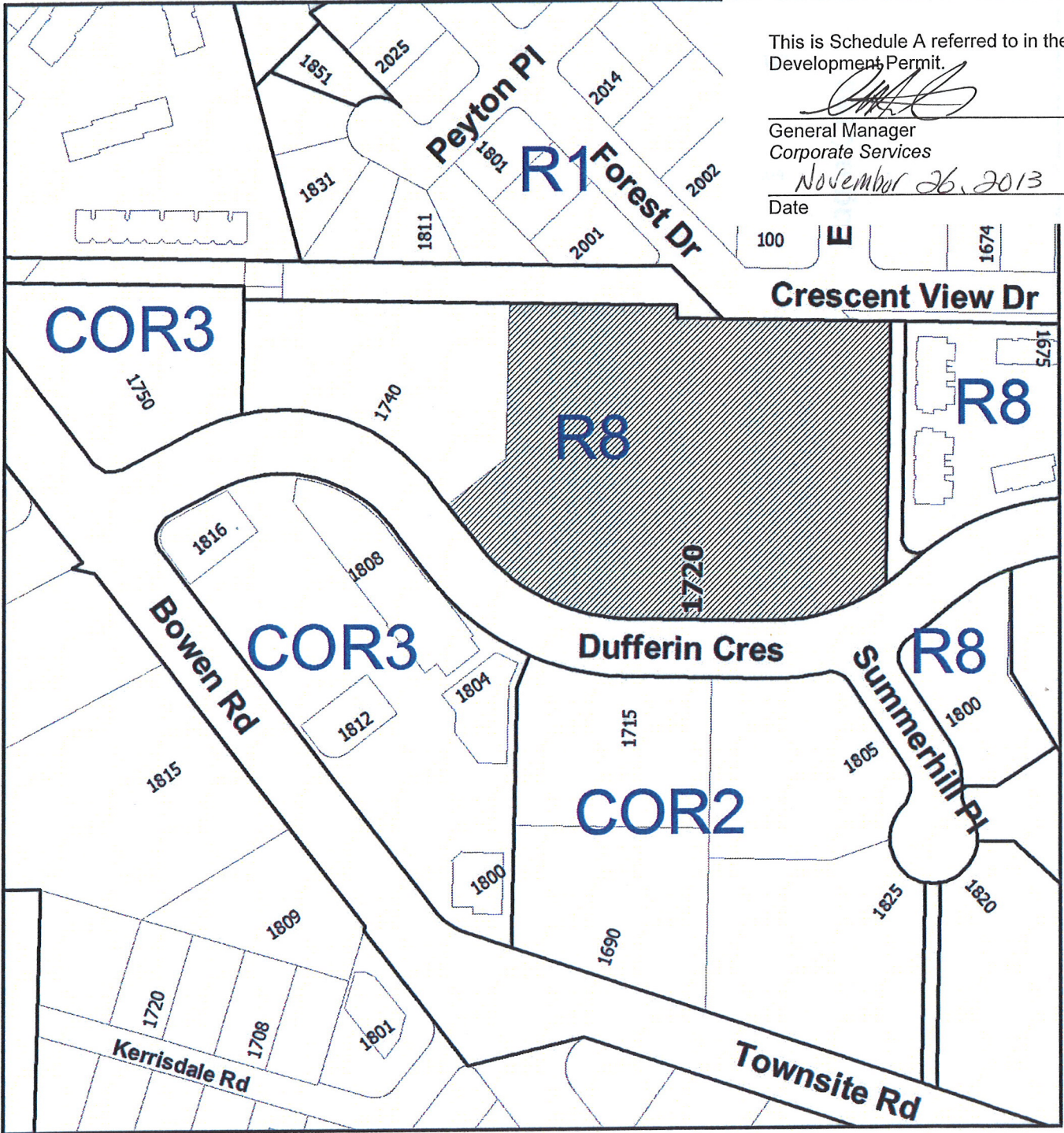
  
\_\_\_\_\_

I. Howat  
General Manager  
Corporate Services  
Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb  
Prospero attachment: DP000860



SCHEDULE A



This is Schedule A referred to in the Development Permit.

General Manager  
Corporate Services

Date  
*November 26, 2013*

DEVELOPMENT PERMIT NO. DP000860

**LOCATION PLAN**

Civic: 1720 Dufferin Crescent  
Lot 1, Section 15, Range 8,  
Mountain District, Plan EPP9933



 **Subject Property**

Development Permit No. DP000860  
1720 Dufferin Crescent

Schedule B  
Site Plan



20-107 WEST BROADWAY  
VANCOUVER, B.C. V6B 5G2  
TEL. 778-3780 FAX. 778-3778

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REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT APPLICATION
3	APR 13/11	DEVELOPMENT PERMIT APPLICATION
4	MAY 25/11	DEVELOPMENT PERMIT APPLICATION
5	JUN 03/11	TRIVIS ENGINEER'S COORDINATION
6		
7		
8		

SEAL

CONSULTANT

PROJECT:  
1720 Dufferin Crescent  
NANAIMO, BC

SHEET TITLE:  
LOCATION PLAN

CHECKED BY: AT  
DRAWN BY: CY  
DATE: JAN 12/11  
SCALE: AS NOTED  
PROJECT NO. DRAWING NO.  
A1.0

OWNER ADDRESS: 1720 DUFFERIN CRESCENT, NANAIMO BC  
LEGAL DESCRIPTION: LOT 1, SECTION 18, RANGE 8, VOLCANO DISTRICT, PLAN 011005

USE/TYPE	# OF UNITS	NO. FT./UNIT	AREA
TYPE A (10)	2	1,018	2,036
TYPE B (10)	4	1,020	4,080
TYPE C (10)	4	1,014	4,056
TYPE D (10)	4	1,276	5,104
TYPE E (10)	4	1,264	5,056
TYPE F (10)	4	1,232	4,928
TYPE G (10)	2	1,268	2,536
TYPE H (10)	4	1,342	5,368
TYPE I (10)	4	1,342	5,368
TYPE J (10)	4	1,342	5,368
TYPE K (10)	4	1,342	5,368
TYPE L (10)	4	1,342	5,368
TYPE M (10)	4	1,342	5,368
TYPE N (10)	4	1,342	5,368
TYPE O (10)	4	1,342	5,368
TYPE P (10)	4	1,342	5,368
TYPE Q (10)	4	1,342	5,368
TYPE R (10)	4	1,342	5,368
TYPE S (10)	4	1,342	5,368
TYPE T (10)	4	1,342	5,368
TYPE U (10)	4	1,342	5,368
TYPE V (10)	4	1,342	5,368
TYPE W (10)	4	1,342	5,368
TYPE X (10)	4	1,342	5,368
TYPE Y (10)	4	1,342	5,368
TYPE Z (10)	4	1,342	5,368
TOTAL	48	18,816	75,264

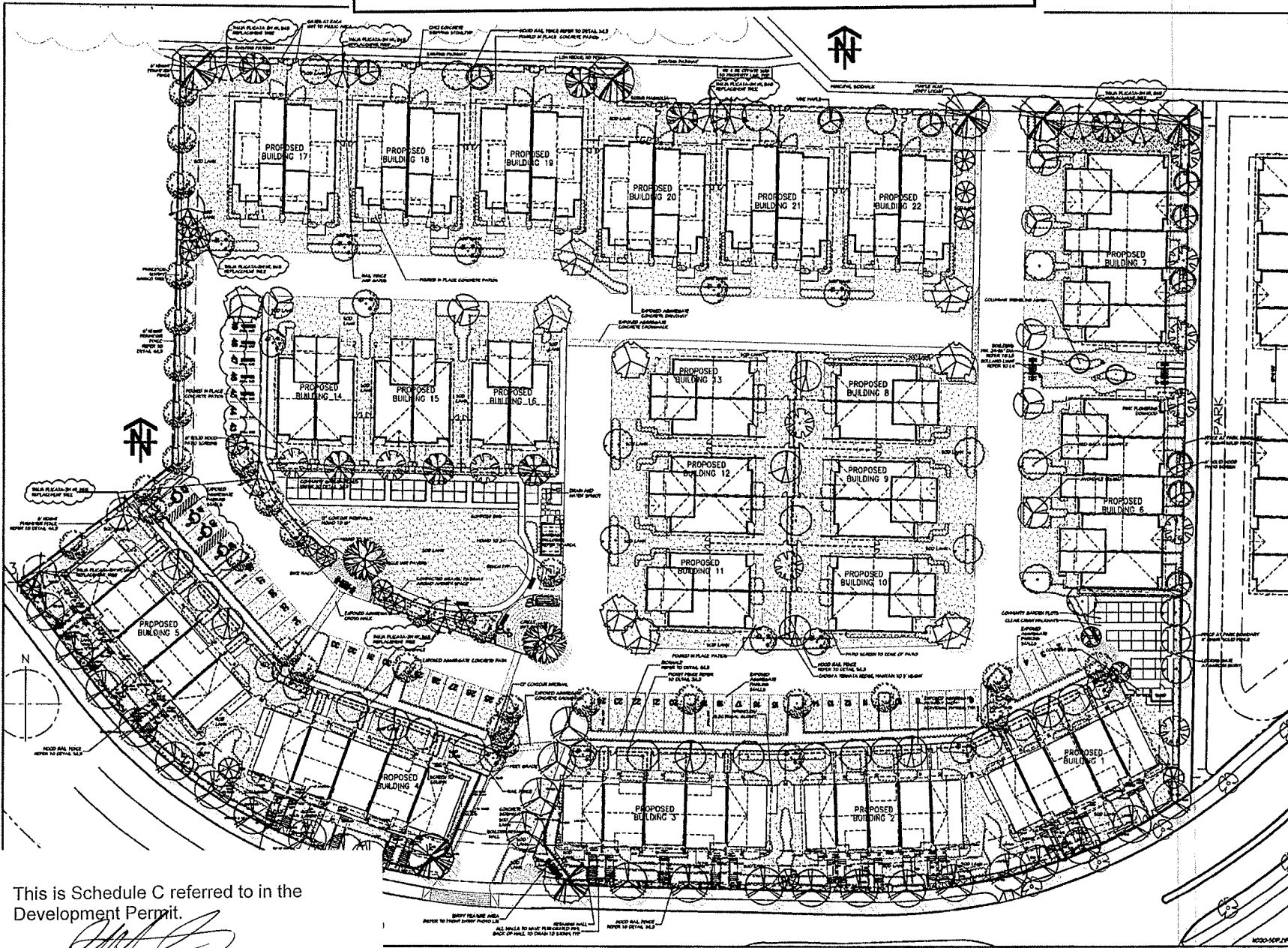
LOT COVERAGE AND BUILDING HEIGHTS	
MAX. COVERAGE	40%
MAX. HEIGHT	27.4M
PARKING	
REQUIRED	PROVIDED
148	179
4	4
1	1

DRAWING LIST	
A1.0 SITE PLAN	
A1.1 FLOOR PLAN	
A1.2 FLOOR PLAN	
A1.3 FLOOR PLAN	
A1.4 FLOOR PLAN	
A1.5 FLOOR PLAN	
A1.6 FLOOR PLAN	
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A1.97 FLOOR PLAN	
A1.98 FLOOR PLAN	
A1.99 FLOOR PLAN	
A1.100 FLOOR PLAN	



This is Schedule B referred to in the Development Permit.

*[Signature]*  
General Manager  
Corporate Services  
November 26, 2013  
Date



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NO.	DATE	REVISION/DESCRIPTION	BY	CHK.
1	NOV 26 2013	REVISED FOR DP	MM	
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**DMG**  
landscape architects

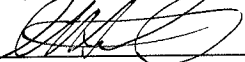
A Partnership of  
210 Mitchell & Annesdale Lks.  
Parramatta, NSW 2150  
Mary Chen Y's Credentials Ltd.  
Suite G108 - 4196 B11 Deans Drive  
Surrey, British Columbia  
V3C 6S8  
PH (604) 437-3842; FX 637-7473

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
1720 DUFFERIN CRESCENT  
NANAIMO, BC

DRAWING TITLE:  
**TREE PLAN**

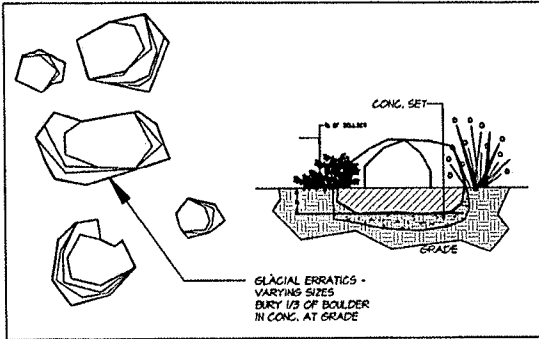
DATE	11/26/13	DRAWING NUMBER	L1
SCALE	1/8"=1'-0"		
DRAWN BY	JM		
DESIGN BY	JM		
CHKD.			
DMG PROJECT NUMBER		TS-020	

This is Schedule C referred to in the Development Permit.

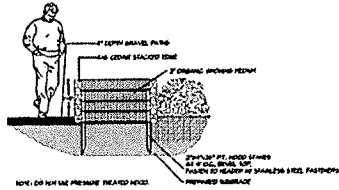
  
General Manager  
Corporate Services  
November 26, 2013  
Date



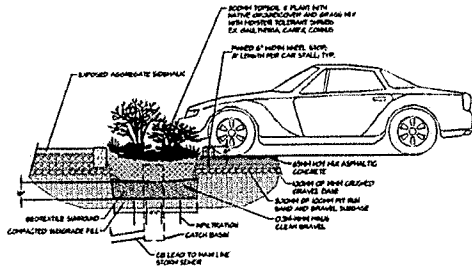




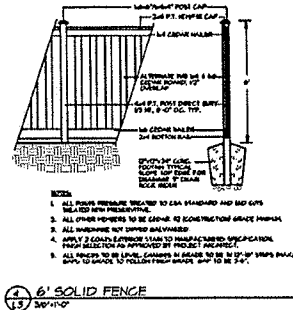
13 BOLLIDER PLACEMENT  
1/2\"/>



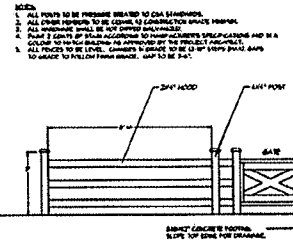
14 COMMUNITY GARDEN PLOTS  
3/4\"/>



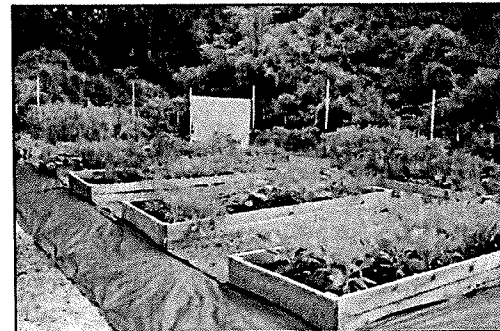
15 BIOSHALE  
3/4\"/>



16 6' SOLID FENCE  
3/4\"/>



17 WOOD RAIL FENCE  
3/4\"/>



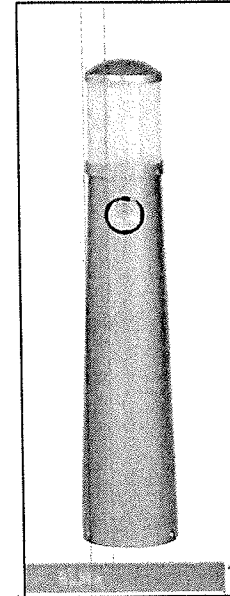
COMMUNITY GARDEN BOXES



PAINT GATES



FRONT ENTRY TO THE SITE INSPIRATION



Code: LIXCA BOLLARD  
UNIT: 1/2\"/>

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NO.	DATE	DESCRIPTION	BY
1	01/01/13	ISSUED FOR CONSTRUCTION	DMG

**DMG**  
landscape architects

A Partnership of  
J.A. Marshall & Associates Ltd.  
Parks Canada and Greenworks Ltd.  
1000 - 10th Street SW, Calgary, Alberta T2P 1K1

Phone: 403-243-4444  
Fax: 403-243-4444  
www.dmg.ca

PROJECT:  
**RESIDENTIAL LOT 1**  
1720 DUFFERIN CRESCENT  
VANANNO, BC

ISSUING TITLE:  
**DETAILS**

DATE	BY	REVISION
NOV 26 2013	DMG	ISSUED FOR CONSTRUCTION

SCALE: AS SHOWN  
DRAWING NO: L3  
SHEET NO: 13 OF 19  
DATE: NOV 26 2013  
DRAW PROJECT NUMBER: 11-020

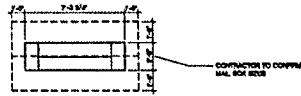
This is Schedule E referred to in the Development Permit.

*[Signature]*  
General Manager  
Corporate Services  
November 26, 2013  
Date

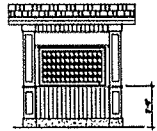
Development Permit No. DP000860  
1720 Dufferin Crescent

Schedule F

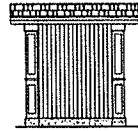
Mail Box/Garbage Enclosure



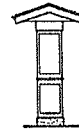
MAIL BOX - PLAN



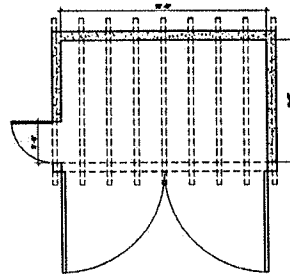
MAIL BOX - FRONT ELEV



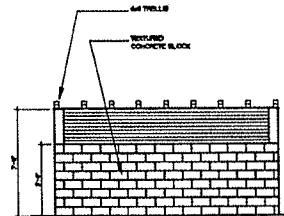
MAIL BOX - REAR ELEV



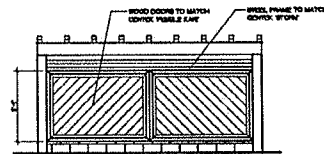
MAIL BOX - SIDE ELEV



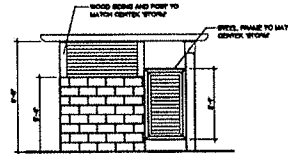
REFUSE ENCLOSURE - PLAN



REFUSE ENCLOSURE - REAR ELEVATION



REFUSE ENCLOSURE - FRONT ELEVATION



REFUSE ENCLOSURE - SIDE ELEVATION

This is Schedule F referred to in the Development Permit.

*[Signature]*  
General Manager  
Corporate Services

November 26, 2013  
Date

**ATA**  
ANDERSON, TARRANT AND ASSOCIATES

200-1007 WEST BROADWAY  
VANCOUVER, B.C. V6J 1G2  
TEL. 754-3754 FAX 754-3751

CONSULTANT'S RESPONSIBILITY: CONSULTANT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND TO THE INFORMATION PROVIDED BY THE CLIENT. CONSULTANT'S RESPONSIBILITY DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT.

REVISIONS:

REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT
3		
4		
5		
6		
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SCALE:

CONSULTANT:

PROJECT:  
1720 Dufferin Crescent  
NANAIMO, BC

SHEET TITLE:  
MAIL BOX  
GARBAGE ENCLOSURE

CHECKED BY: AF

DRAWN BY: EV

DATE: JAN 12/11

SCALE: 1/8" = 1'-0"

PROJECT NO. DRAWING NO.

A1.7

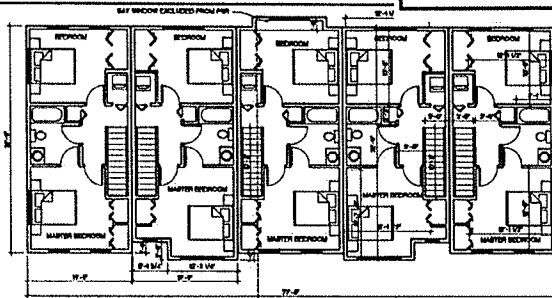




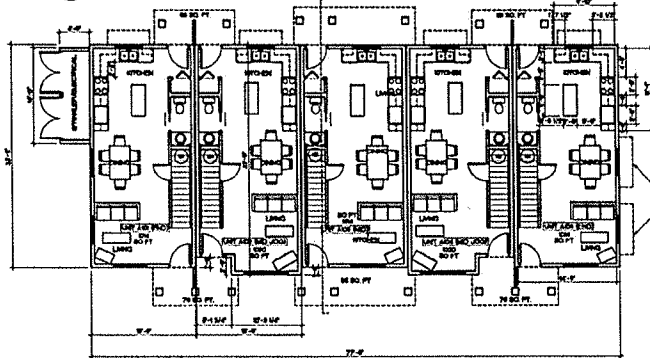
Development Permit No. DP000860  
1720 Dufferin Crescent

Schedule H

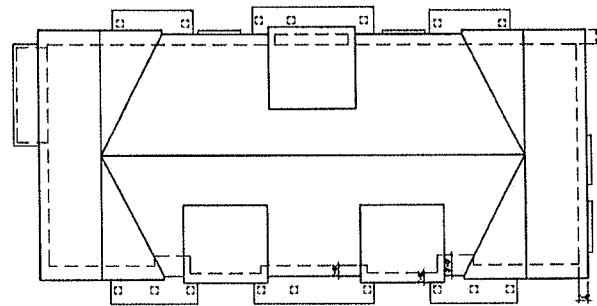
Buildings 1 & 2 Elevation



P2  
A11  
2ND FLOOR  
SCALE 1/8" = 1'-0"

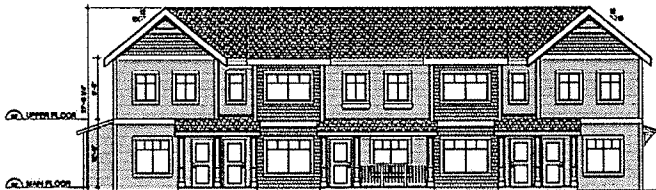


F1  
A11  
MAIN FLOOR  
SCALE 1/8" = 1'-0"



P3  
A11  
ROOF PLAN  
SCALE 1/8" = 1'-0"

BIRD ROOF ON EAST SIDE OF BUILDING 1 AND WEST SIDE OF BUILDING 2 REFER TO THE PLAN. NO BIRD ON OTHER SIDE OF BUILDING 1.



E1  
A11  
FRONT ELEVATION  
SCALE 1/8" = 1'-0"

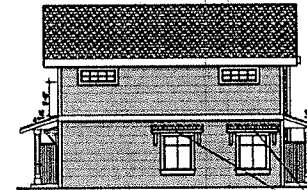


E2  
A11  
SIDE ELEVATION  
SCALE 1/8" = 1'-0"

BIRD ROOF ON EAST SIDE OF BUILDING 1 ONLY



E3  
A11  
SIDE ELEVATION  
SCALE 1/8" = 1'-0"

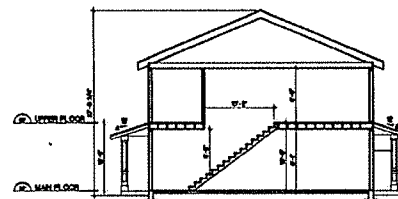


E4  
A11  
SIDE ELEVATION  
SCALE 1/8" = 1'-0"

BIRD ROOF ON WEST SIDE OF BUILDING 2 ONLY



E5  
A11  
REAR ELEVATION  
SCALE 1/8" = 1'-0"



S1  
A11  
SECTION  
SCALE 1/8" = 1'-0"

**ATA**  
ANDREW T. ANDRETTI ARCHITECT  
200 WEST BROADWAY  
VANCOUVER, B.C. V6B 2G2  
TEL. 736-3729 FAX. 736-3771

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REVISIONS:

REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT
3		
4		
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SCALE:

CONSULTANT:

PROJECT:  
1720 Dufferin Crescent  
NANAIMO, BC

SHEET TITLE:  
BUILDING 1 AND 2  
TYPE A

CHECKED BY: AT  
DRAWN BY: CV  
DATE: JAN 12/11  
SCALE: 1/8" = 1'-0"

PROJECT NO. DRAWING NO.  
**A1.1**

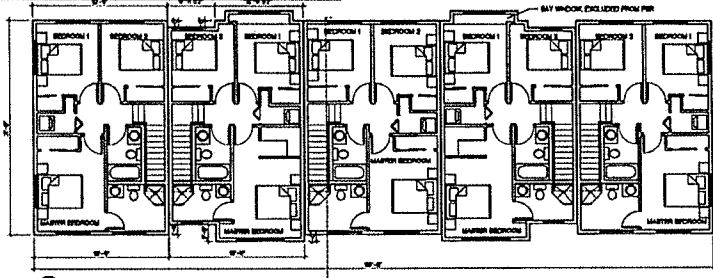
This is Schedule H referred to in the Development Permit.

General Manager  
Corporate Services

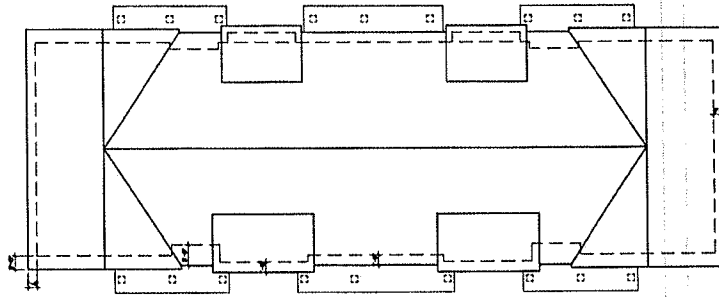
November 26, 2013  
Date

Development Permit No. DP000860  
1720 Dufferin Crescent

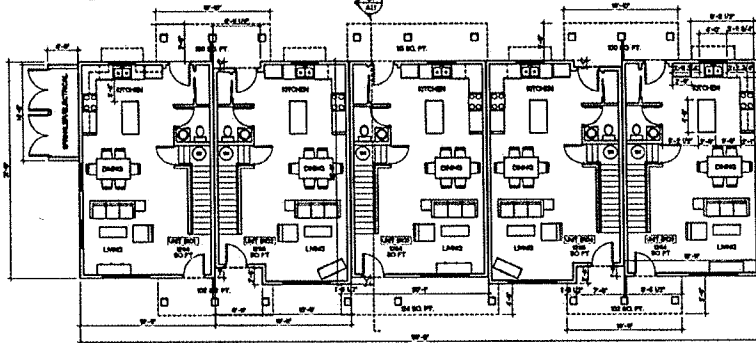
Schedule I  
Buildings 3, 4 & 5 Elevation



AT2 2ND FLOOR PLAN  
SCALE 1/8" = 1'-0"



TYPE B ROOF PLAN



AT2 GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"

This is Schedule I referred to in the Development Permit.

*[Signature]*  
General Manager  
Corporate Services

November 26, 2013  
Date



AT2 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



AT2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

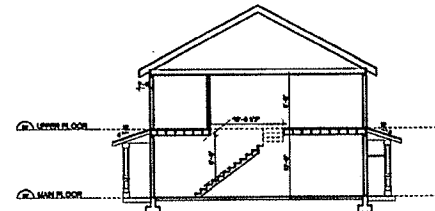


AT2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

SIDE ROOF ON WEST SIDE OF BUILDING 4 ONLY  
NO SIDING ON OTHER SIDE OF BUILDING 4 ONLY



TYPE B SOUTH (REAR) ELEVATION



LEVEL FLOOR  
MAIN FLOOR



220-287 WEST BROADWAY  
VANCOUVER, B.C. V6J 3E2  
TEL. 778-3730 FAX 778-3778

FOR THIS DEVELOPMENT PERMIT, ALL DRAWINGS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS.

REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTING COOPERATION
2	MAR 04/11	DEVELOPMENT PERMIT
3		
4		
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6		
7		
8		

SEAL:

CONSULTANT:

PROJECT:  
1720 Dufferin Crescent  
NANAIMO, BC

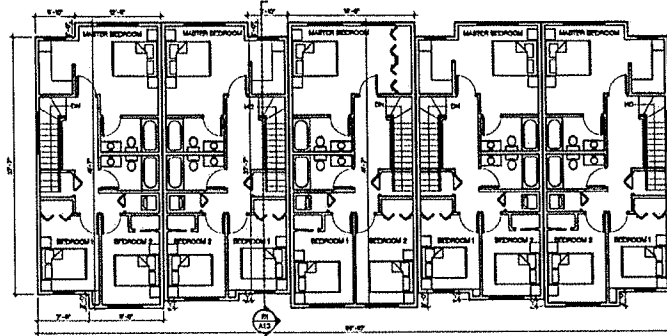
SHEET TITLE:  
BUILDING 3, 4 AND 5  
TYPE B

CHECKED BY: AJ  
DRAWN BY: CV  
DATE: JAN 12/11  
SCALE: 1/8" = 1'-0"

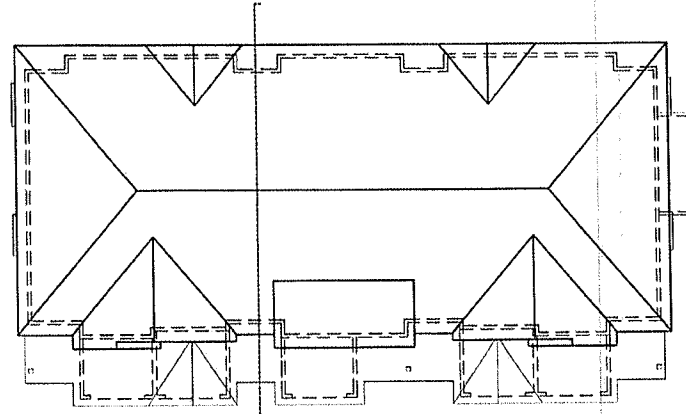
PROJECT NO. DRAWING NO.  
A1.2

Development Permit No. DP000860  
1720 Dufferin Crescent

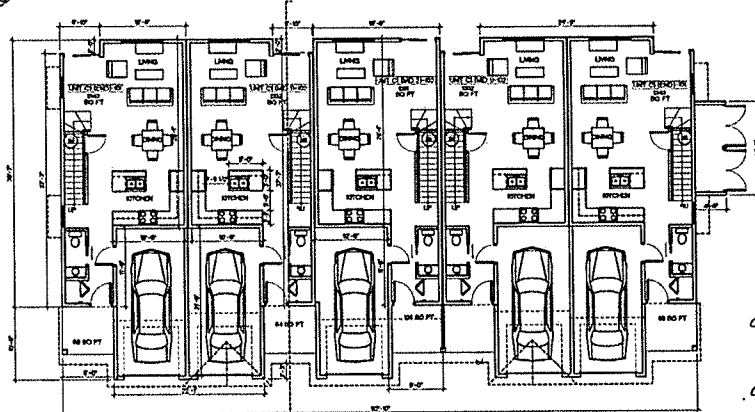
Schedule J  
Buildings 6 & 7 Elevation



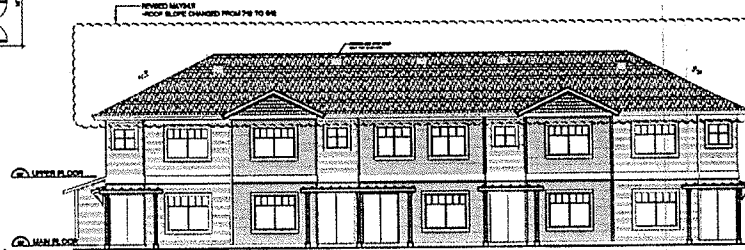
P2 2ND FLOOR PLAN  
SCALE 1/8" = 1'-0"



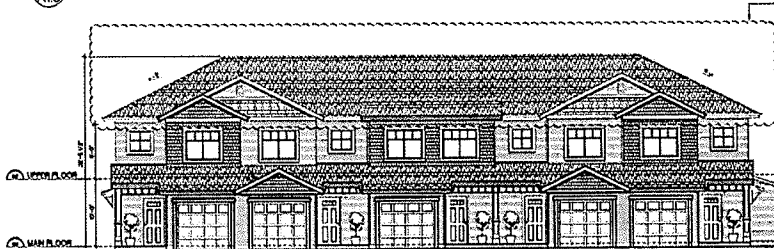
P3 ROOF PLAN  
SCALE 1/8" = 1'-0"



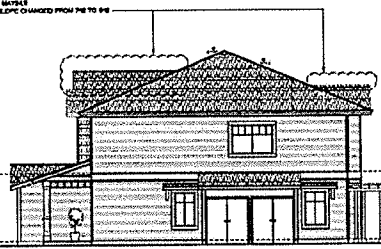
P1 MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"



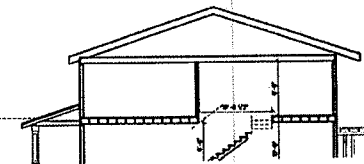
P4 REAR ELEVATION  
SCALE 1/8" = 1'-0"



P5 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



P6 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



**ATA**  
ANDREW TERRETT ARCHITECT

200-887 WEST BROADWAY  
VANCOUVER, B.C. V6J 0G2  
TEL. 736-3739 FAX 736-3778

WE warrant services as shown on the drawings and specifications prepared by us for the project, and we warrant that the drawings and specifications conform to the requirements of the applicable laws, regulations, codes, standards and good engineering practice.

REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT AMENDMENT
3	APR 12/11	DEVELOPMENT PERMIT AMENDMENT
4	MAY 23/11	DEVELOPMENT PERMIT AMENDMENT
5		
6		
7		
8		

SCALE:

CONSULTANT:

PROJECT:  
1720 Dufferin Crescent  
NANAIMO, BC

SHEET TITLE:  
BUILDING 6 AND 7  
TYPE C1

DRAWN BY: [Signature]

DATE: [Signature]

1/3

This is Schedule J referred to in the Development Permit.

General Manager  
Corporate Services

November 26, 2013

Date



Development Permit No. DP000860  
 1720 Dufferin Crescent

Schedule K  
 Buildings 9, 12 & 15 Elevation

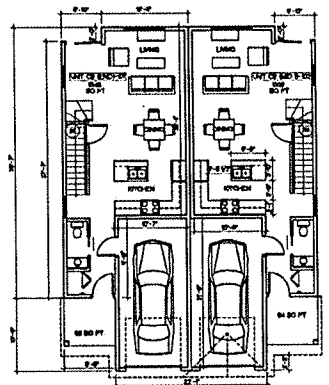
**ATA**  
 ANDREW TERRETT ARCHITECT

200-187 WEST BROADWAY  
 VANCOUVER, B.C. V6J 1E2  
 TEL. 736-9730 FAX. 736-3774

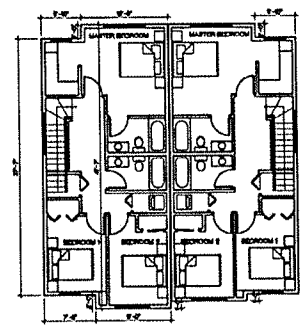
CONSULTANT AGREEMENT: All work is to be done in accordance with the BC Building Act and the BC Building Code. The consultant is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The consultant is not responsible for any delays or stoppages in the project caused by the client or any other party. The consultant is not responsible for any costs or expenses incurred by the client or any other party. The consultant is not responsible for any damages or liabilities incurred by the client or any other party. The consultant is not responsible for any other matters not specifically mentioned in this agreement.

REVISIONS:

no.	date	description
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT AMENDMENT
3	APR 12/11	DEVELOPMENT PERMIT AMENDMENT
4		
5		
6		
7		
8		



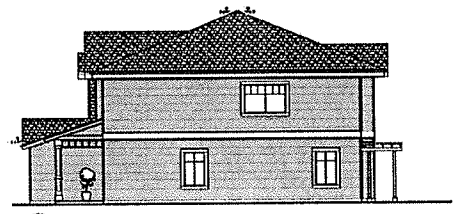
P1 MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



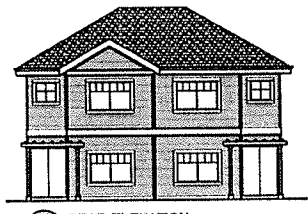
P2 2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



E1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



E2 SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



E3 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

This is Schedule K referred to in the Development Permit.

*[Signature]*  
 General Manager  
 Corporate Services  
 November 26, 2013  
 Date

SCALE:

CONSULTANT:

PROJECT:  
 1720 Dufferin Crescent  
 NANAIMO, BC

SHEET TITLE:  
 BUILDING 9, 12 AND 15  
 TYPE C2

CHECKED BY: AM  
 DRAWN BY: CV  
 DATE: JAN 12/11  
 SCALE: 1/8" = 1'-0"

PROJECT NO. DRAWING NO.  
 A1.4

Development Permit No. DP000860  
 1720 Dufferin Crescent

**Schedule L**

**Buildings 8, 10, 11, 13, 14 & 16 Elevation**

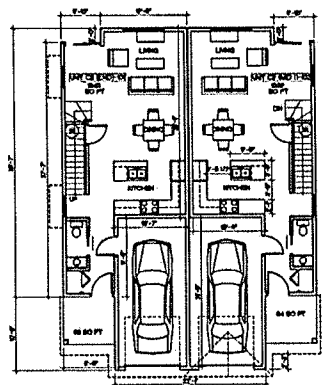


300-107 WEST BROADWAY  
 VANCOUVER, B.C. V6B 1D2  
 TEL. 778-3770 FAX. 778-3771

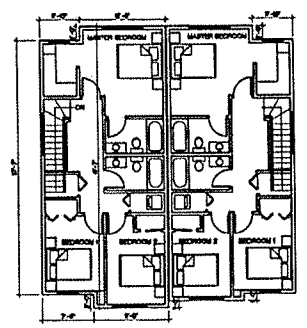
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REVISIONS:

REV.	DATE	DESCRIPTION
1	FEB 07/11	CONSULTANT COORDINATION
2	MAR 04/11	DEVELOPMENT PERMIT
3	APR 12/11	DEVELOPMENT PERMIT AMENDMENT
4		
5		
6		
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8		



**P1** MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



**P2** 2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

This is Schedule L referred to in the Development Permit.

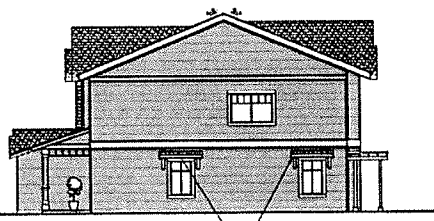
General Manager  
 Corporate Services

*November 26, 2013*

Date



**E1** FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



**E2** SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



**E3** REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

SCALE:

CONSULTANT:

PROJECT:  
 1720 Dufferin Crescent  
 NANAIMO, BC

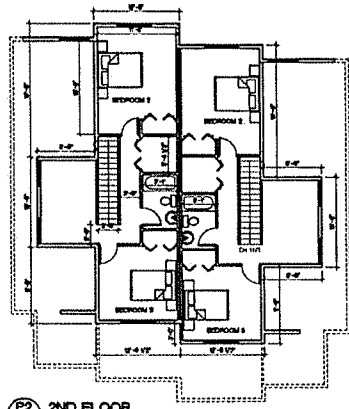
SHEET TITLE:  
 BUILDINGS 8, 10,  
 13, 14, AND 16  
 TYPE C3

CHECKED BY: AT  
 DRAWN BY: DV  
 DATE: JAN 12/11  
 SCALE: 1/8" = 1'-0"

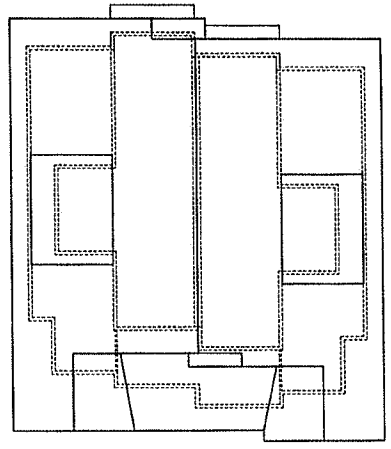
PROJECT NO. DRAWING NO.  
**A1.5**

Development Permit No. DP000860  
 1720 Dufferin Crescent

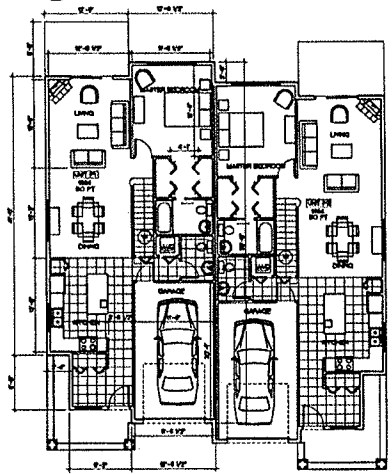
Schedule M  
 Buildings 17 to 22 Elevation



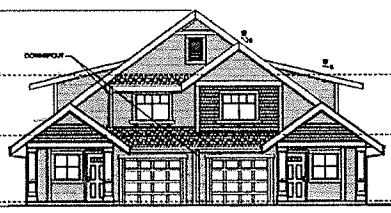
P2 2ND FLOOR  
 SCALE: 1/8" = 1'-0"



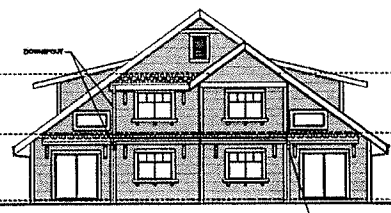
P3 ROOF PLAN  
 SCALE: 1/8" = 1'-0"



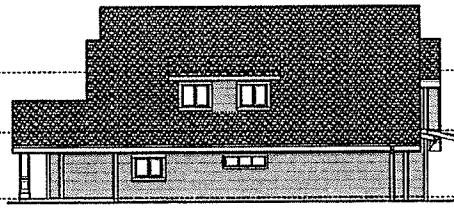
P1 MAIN FLOOR  
 SCALE: 1/8" = 1'-0"



E1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



E2 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



E3 SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

This is Schedule M referred to in the Development Permit.

*[Signature]*  
 General Manager  
 Corporate Services  
 November 26, 2013  
 Date

**ATA**  
 ANDREW TIBBETT ARCHITECT

20-107 WEST BROADWAY  
 VANCOUVER, B.C. V6J 2G2  
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REVISIONS:

REV.	DATE	DESCRIPTION
1	FEB 07/13	CONSULTANT COORDINATION
2	MAR 04/13	DEVELOPMENT PERMIT
3		
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SCALE:

CONSULTANT:

PROJECT:  
 1720 Dufferin Crescent  
 NANAIMO, BC

SHEET TITLE:  
 BUILDING 17 - 22  
 TYPE F

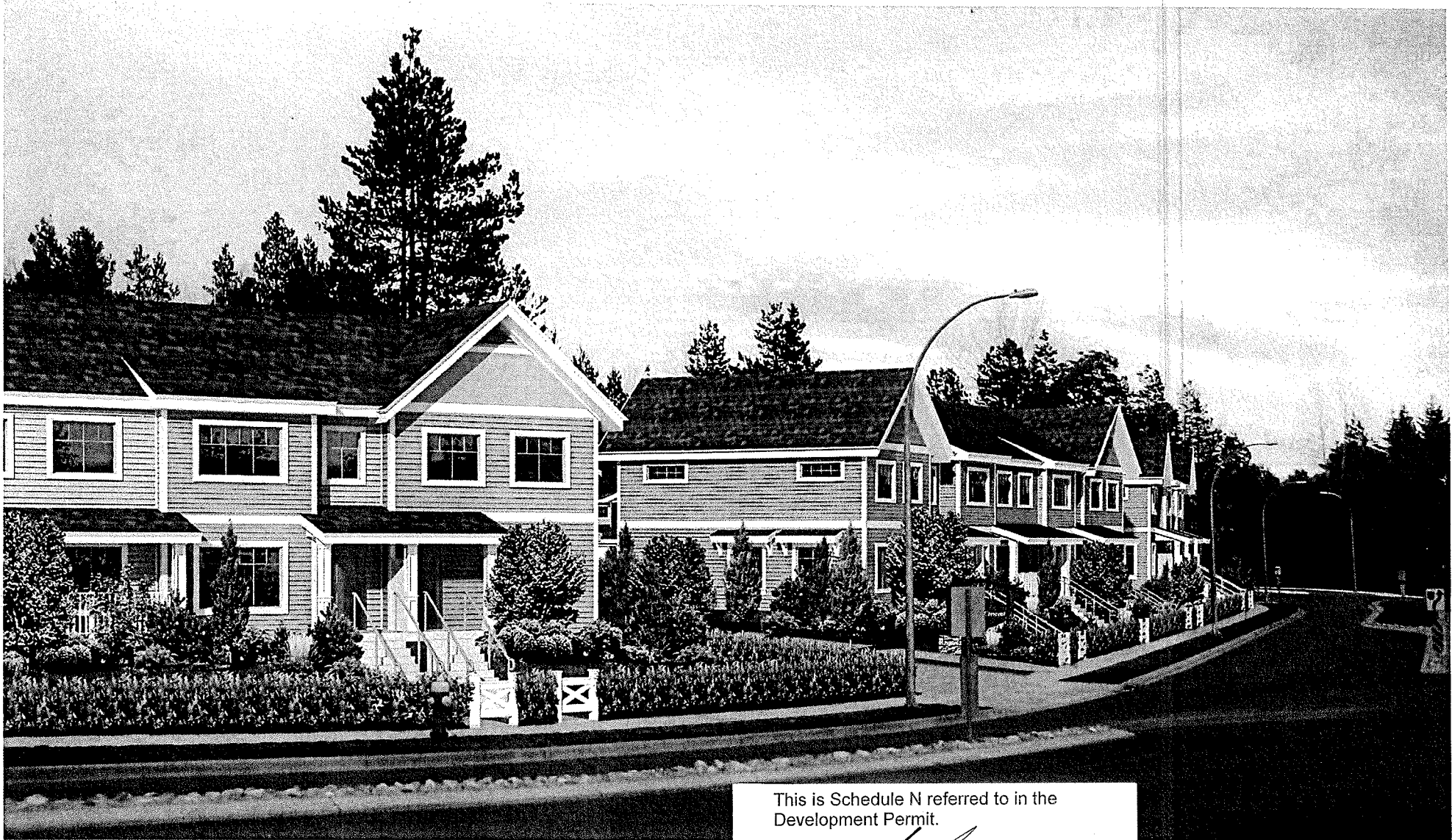
CHECKED BY: JT  
 DRAWN BY: CT  
 DATE: JAN 12/13  
 SCALE: 1/8" = 1'-0"

PROJECT NO. DRAWING NO.  
**A1.6**

Development Permit No. DP000860  
1720 Dufferin Crescent

Schedule N

Rendered Streetscape (Dufferin Crescent)



This is Schedule N referred to in the  
Development Permit.

  
\_\_\_\_\_  
General Manager  
Corporate Services

*November 26, 2013*  
\_\_\_\_\_  
Date





