



DEVELOPMENT PERMIT NO. DP000864

WINDLEY DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

4535 UPLANDS DRIVE
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, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN VIP70426

PID No. 024-731-510

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 Building Rendering, Materials/Colours
Schedule D Building Elevation #1 / North
Schedule E Building Elevation #2 / South
Schedule F Building Elevations #3 & #4 (East/West)
Schedule G Landscape 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 "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Schedule A – Onsite Parking


The required onsite parking is 45 parking spaces. 35 parking spaces are proposed, a variance of 10 parking spaces.

Parts 14.8 and 14.9 - Loading Spaces

The combined gross floor areas for the two uses, retail and office space require 2 loading spaces. No loading spaces are provided, a variance of 2 loading spaces.

REVIEWED AND APPROVED ON

2014 - April - 23
Date

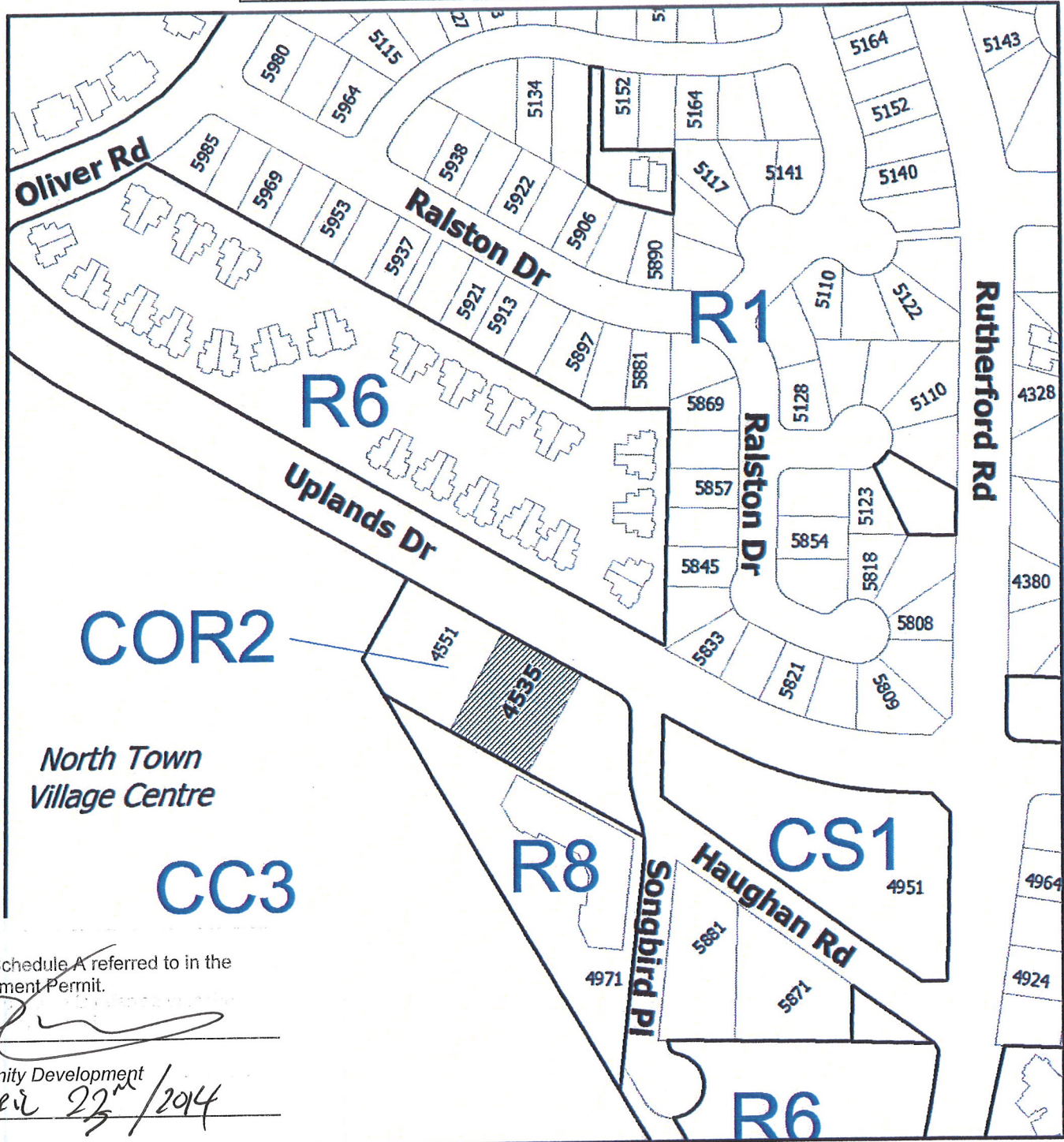

D. Lindsay
Director
Community Development

Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb
Prospero attachment: DP000864

Development Permit No. DP000864
4535 Uplands Drive

Schedule A
Location Plan



This is Schedule A referred to in the Development Permit.


Director
Community Development
April 22nd / 2014
Date

DEVELOPMENT PERMIT NO. DP000864

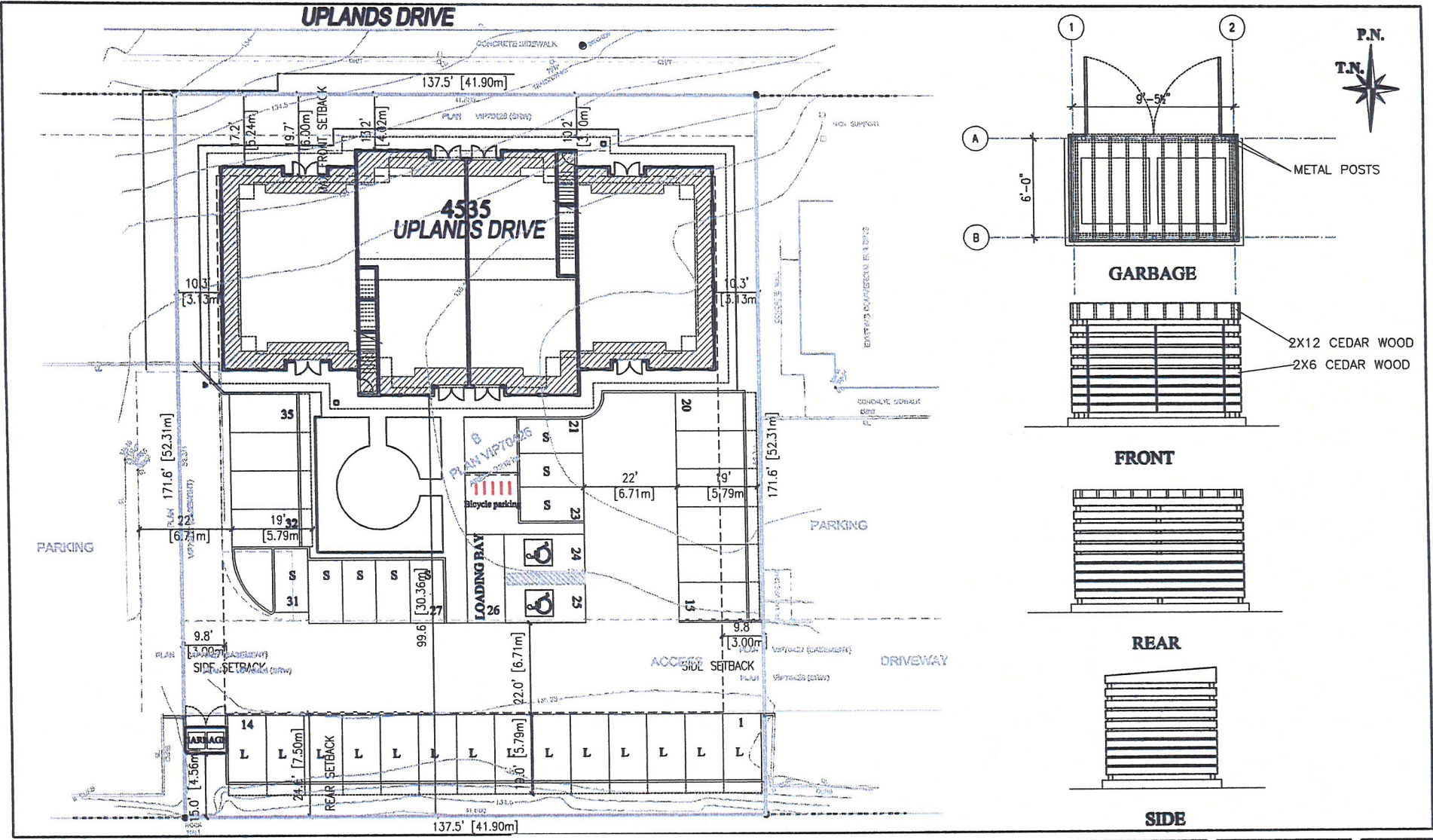
LOCATION PLAN

Civic: 4535 Uplands Drive
Lot B, District Lot 14,
Wellington District, Plan VIP70426



 Subject Property

Development Permit No. DP000864
 4535 Uplands Drive
 Schedule B
 SITE PLAN



| NO. | DATE | REVISION |
|-----|------|----------|
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| NO. | DATE | REVISION |
|-----|------|----------|
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DARVOUSH FIROUZLI ARCHITECTURE INC.
 1011 W. 12th Street
 Vancouver, BC V6H 1T1
 TEL: 604-278-8888
 FAX: 604-278-8889
 WWW.DARVOUSHF.ARC

This is Schedule B referred to in the Development Permit.

[Signature]
 Director
 Community Development
 April 23 / 2014
 Date

| | |
|---------|-----------------------------------|
| PROJECT | 4535 Uplands Drive NANAIMO, BC |
|---------|-----------------------------------|

| | |
|-------------|--------------|
| CLIENT | Jeff Windley |
| PROJECT NO. | 1321 |

| | |
|-------------|---------------------------|
| SHEET TITLE | SITE PLAN Zoning Bylaw |
|-------------|---------------------------|

| | |
|-----------|-------------|
| SHEET NO. | A1.1 |
|-----------|-------------|

Development Permit No. DP000864
4535 Uplands Drive

Schedule C

**Building Renderings,
Materials/Colours**

P. 1/3

This is Schedule C referred to in the
Development Permit.

Director
Community Development

2014-APRIL 23
Date



4535 UPLANDS DRIVE NANAIMO, BC

WINDLEY CONTRACTING LTD.

PROJECT No: 1321

3D RENDERING

SCALE: N/A
DATE: DECEMBER 27 2013

A5.6



DARYOUSH FIROOZLI ARCHITECTURE INC.

6165 Brickyard Road
NANAIMO, BC
V9V 1K3

TEL: (250) 585-7495
FAX: (250) 585-5545
EMAIL: Info@DFArchitect.ca



4535 UPLANDS DRIVE NANAIMO, BC

WINDLEY CONTRACTING LTD.

PROJECT No: 1321

3D RENDERING

SCALE: N/A
DATE: DECEMBER 27 2013

A5.5



DARYOUSH FIROUZLI ARCHITECTURE INC.

6165 Brickyard Road
NANAIMO, BC
V9V 1K3

TEL: (250) 585-7495
FAX: (250) 585-9545
EMAIL: info@DArchitect.ca



4535 UPLANDS DRIVE NANAIMO, BC

WINDLEY CONTRACTING LTD.

PROJECT No: 1321

3D RENDERING

SCALE: N/A
DATE: DECEMBER 27 2013

A5.7



DARYOUSH FIROOZLI ARCHITECTURE INC.

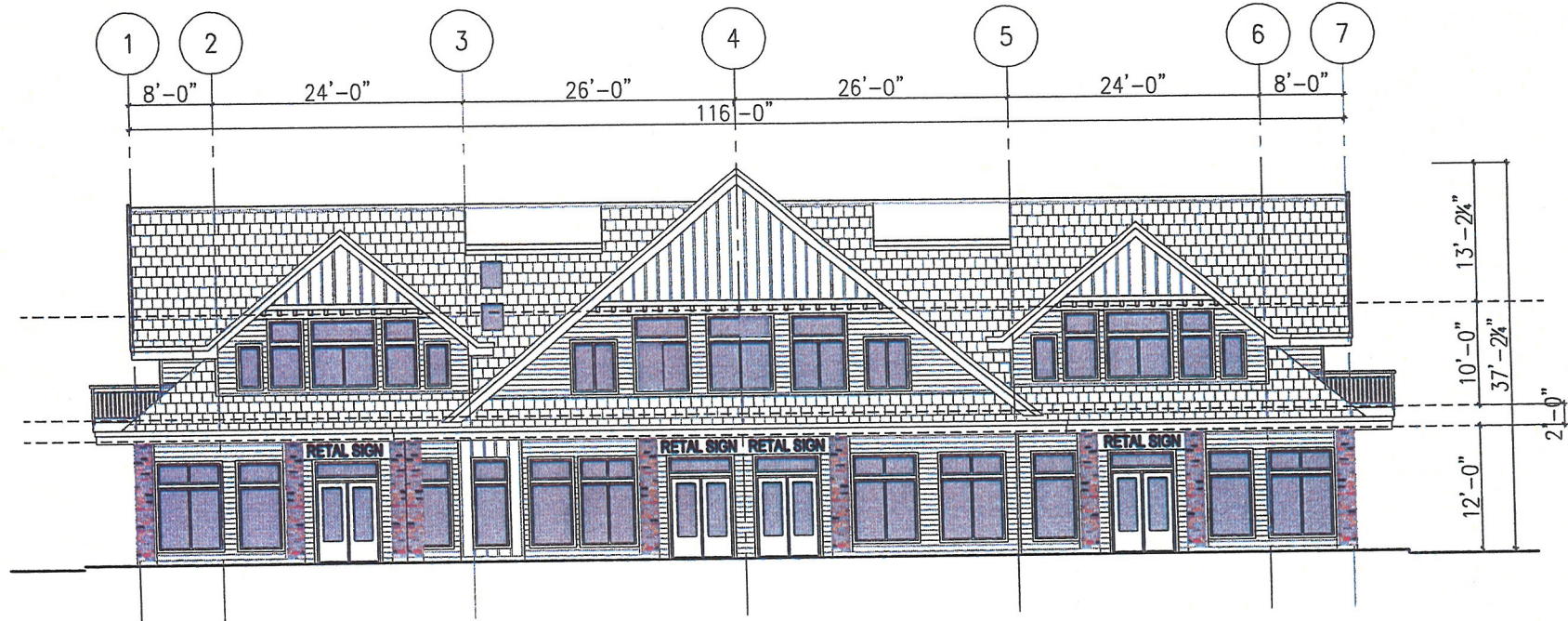
6165 Brickyard Road
NANAIMO, BC
V9V 1K3

TEL: (250) 585-7495
FAX: (250) 585-8545
EMAIL: info@DArchitect.ca

Development Permit No. DP000864
4535 Uplands Drive

Schedule D

Building Elevation
#1 / North



ELEVATION # 1 (North)

| NO. | DATE | REVISION |
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DARYDUSH FIROUZLI ARCHITECTURE INC.

1165 BRIDGEMAN ROAD
NANAIMO, BC V9Y 1G2

This is Schedule D referred to in the Development Permit.

Director
Community Development
April 23 / 2014
Date

PROJECT
4535 Uplands Drive
NANAIMO, BC

CLIENT
Jeff Windley
PROJECT NO.
1321

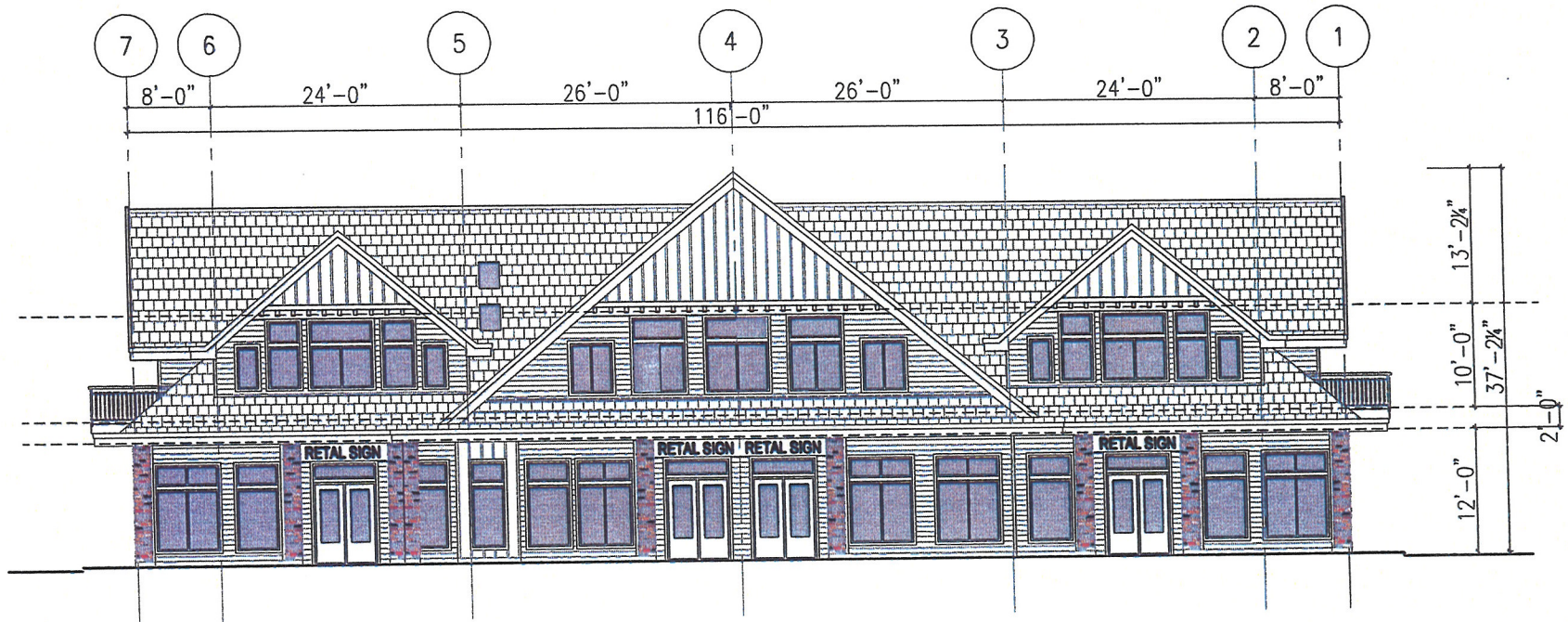
SHEET TITLE
Elevation #1 (North)

SHEET NO.
A3.1

Development Permit No. DP000864
4535 Uplands Drive

Schedule E


Building Elevation
#2 /South




ELEVATION # 2 (South)

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE IS INDICATED BY A DASHED LINE.
3. SEE SEPARATE SHEETS FOR FOUNDATION AND STRUCTURAL DETAILS.
4. SEE SEPARATE SHEETS FOR MECHANICAL, ELECTRICAL AND PLUMBING DETAILS.
5. SEE SEPARATE SHEETS FOR INTERIORS AND EXTERIORS.
6. SEE SEPARATE SHEETS FOR LANDSCAPE AND SITEWORK.
7. SEE SEPARATE SHEETS FOR SIGNAGE AND LIGHTING.
8. SEE SEPARATE SHEETS FOR SPECIALTIES AND MILLWORK.
9. SEE SEPARATE SHEETS FOR PAINTS AND FINISHES.
10. SEE SEPARATE SHEETS FOR FURNITURE AND FIXTURES.
11. SEE SEPARATE SHEETS FOR EQUIPMENT AND APPLIANCES.
12. SEE SEPARATE SHEETS FOR MATERIALS AND FINISHES.
13. SEE SEPARATE SHEETS FOR SCHEDULES AND SPECIFICATIONS.
14. SEE SEPARATE SHEETS FOR CONTRACT DOCUMENTS.
15. SEE SEPARATE SHEETS FOR GENERAL NOTES.

| NO. | DATE | REVISION |
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DARYOUSH PIROUZLI ARCHITECTURE INC.

1155 BROADWAY SUITE 200
VANCOUVER, BC V6H 1V1
TEL: 604-681-1155
FAX: 604-681-1156
WWW.DPIROUZLI.COM

This is Schedule E referred to in the Development Permit.


 Director
 Community Development
 APRIL 23 / 2014
 Date

PROJECT
4535 Uplands Drive
NANAIMO, BC

CLIENT
Jeff Windley
PROJECT NO.
1321

DATE FILED
Elevation #2 (South)

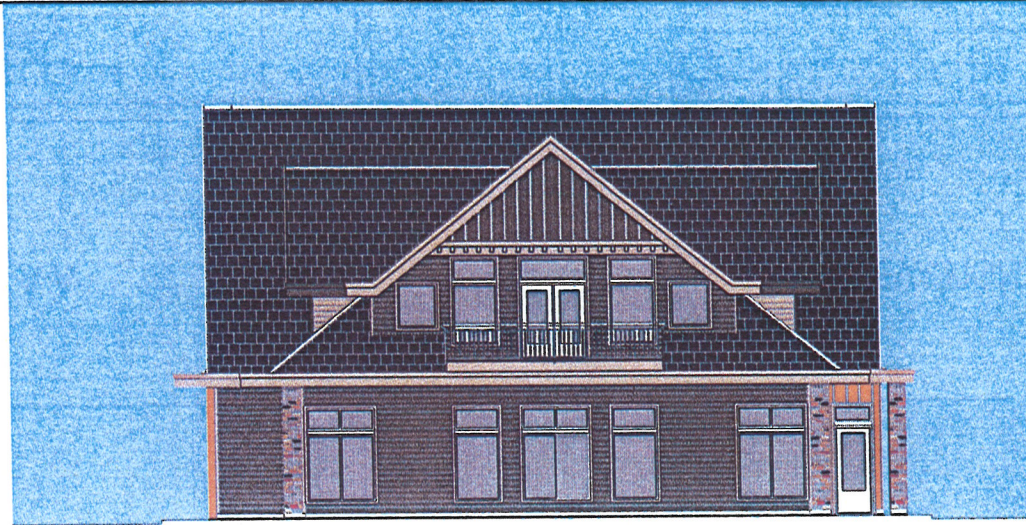
SHEET NO.
A3.2

Development Permit No. DP000864
4535 Uplands Drive

Schedule F

Building Elevations
#3 and #4 (East/West)

P. 1/2



ELEVATION # 3 & 4



ELEVATION #2

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

| NO. | DATE | REVISION |
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DARYOUSH FIROUZJ ARCHITECTURE INC.
D F A
TEL: 250-260-7100
FAX: 250-260-7105
1455 BUCKINGHAM ROAD
NANAIMO, BC V9Y 1E3

This is Schedule F referred to in the
Development Permit.

Director
Community Development

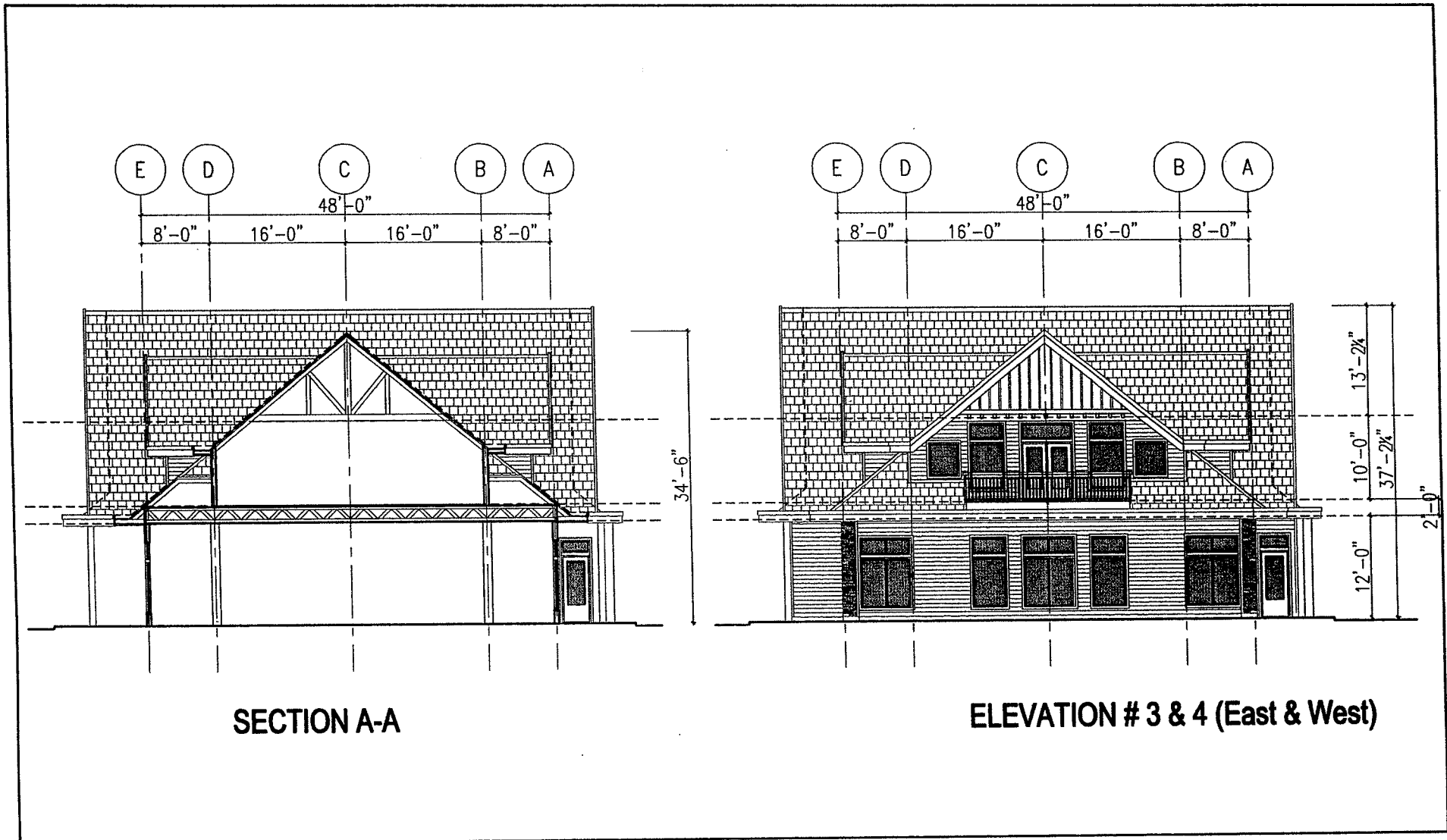
APRIL 23 / 2014
Date

PROJECT:
4535 Uplands Drive
NANAIMO, BC

CLIENT:
Jeff Windley
PROJECT NO:
1321

SHEET TITLE:
Color Elevations

SHEET NO.
A3.1c
REVISION



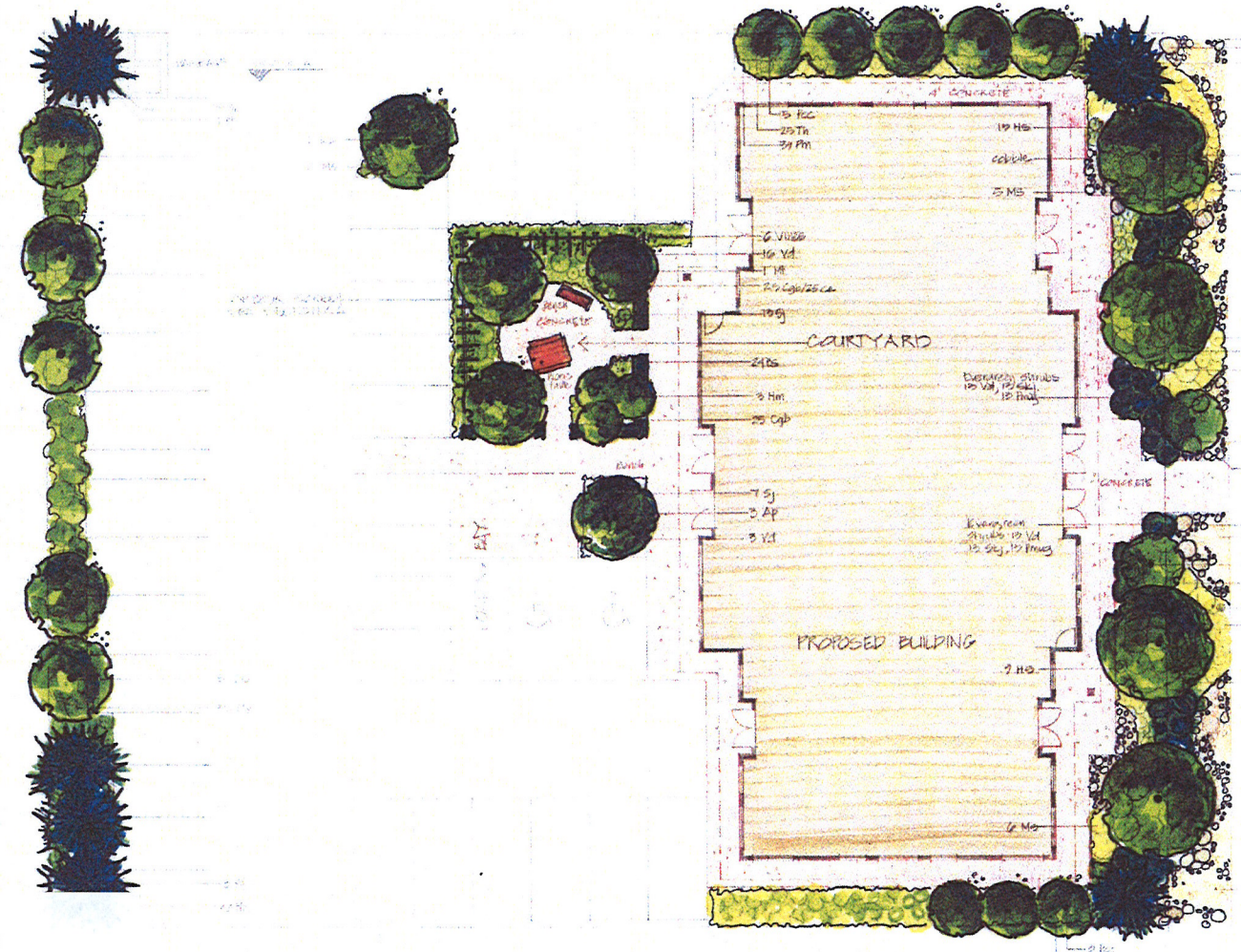
| <small>NOTES</small> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND THE BRITISH COLUMBIA BUILDING CODE. 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. 5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. | <small>REVISIONS</small> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | DARYOUSH FROUZLI ARCHITECTURE INC. <small>100-1010 BURNHAMTHORPE ROAD VANCOUVER, BC V3A 2K4 TEL: 604-273-1111 FAX: 604-273-1112 WWW.DFA.ARC</small> | <small>PROJECT NO.</small> [] | <small>CONTRACT NO.</small> [] | <small>DATE OF ISSUE</small> [] | <small>DATE</small> 20 DEC 13 | <small>PROJECT</small> 4535 Uplands Drive NANAIMO, BC | <small>CLIENT</small> Jeff Windley | <small>PROJECT NO.</small> 1321 | <small>SHEET TITLE</small> Elevation & Section | <small>SHEET NO.</small> A3.3 |
|---|--|------|-------------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|-----------------------------------|------------------------------------|-------------------------------------|----------------------------------|---|---------------------------------------|------------------------------------|---|---|
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Development Permit No. DP000864
 4535 Uplands Drive

Schedule G
 Landscape Plan

plant list

| Key | Qty | Botanical Name | Common Name | Pot Size |
|-----|-----|-----------------------------------|--------------------------|----------|
| Au | 5 | Deciduous Tree | | |
| Ca | 5 | Aster sp. | Japanese Holly | 2.0m Ht |
| Ca | 5 | Conifer | Fraxino clematis Dogwood | 3.0m Ht |
| Li | 5 | Liquidambar styraciflua | Sweetgum | 3.0m cal |
| Al | 1 | Maka transcona | Crested Crabapple | #10 pot |
| Ca | 5 | Salix glauca | Green Willow | 2.0m Ht |
| Pr | 5 | Prunus caryocarpus | Oregonian Pear | 3.0m Ht |
| | | Evergreen Trees | | |
| Hm | 2 | Thuja occidentalis | Servino spruce | 2.0m Ht |
| Pr | 2 | Prunus sibirica | Vancouver Pine | 2.0m Ht |
| | | Shrubs | | |
| Ms | 24 | Manisuris | Birch | 2 gal |
| Pr | 24 | Prunus | Floral Tree | 2 gal |
| | | Flowering Shrubs | | |
| Ca | 5 | Camellia | Camellia | 1 gal |
| Pr | 5 | Prunus | Dwarf Prunella | 1 gal |
| Pr | 5 | Prunus | Prunella | 1 gal |
| Pr | 5 | Prunus | Dwarf Prunella | 1 gal |
| | | Deciduous Shrubs | | |
| Hm | 5 | Hemlock | Witch Hazel | 1 gal |
| Pr | 5 | Prunella | Prunella | 1 gal |
| | | Ferns | | |
| Fm | 124 | Fern | Sword Fern | 1 gal |
| | | Grasses | | |
| Gr | 17 | Grass | Feather Reed Grass | 1 gal |
| Gr | 41 | Grass | Siberian Japanese Sedge | 1 gal |
| Gr | 50 | Grass | Gold Band Japanese Sedge | 1 gal |
| Gr | 52 | Grass | Blue Oat Grass | 1 gal |
| Gr | 53 | Grass | Flourish Grass | 1 gal |
| Gr | 55 | Grass | Orange Stem Grass | 1 gal |
| Gr | 56 | Grass | Clay Pasture Grass | 1 gal |
| | | Plants for courtyard/porch | | |
| Ca | 2 | Camellia | East Asian Camellia | 1 gal |
| Pr | 2 | Prunella | East Asian Prunella | 1 gal |
| Pr | 2 | Prunella | Prunella | 1 gal |



| | |
|--|---------------------------|
| DATE | DESCRIPTION |
| 2014 | CONCEPTUAL LANDSCAPE PLAN |
| CONSULTANT | |
| VICTORIA BAKER/STUDIOS | |
| R.S. N.M. NOLA OLA | |
| LANDSCAPE ARCHITECT | |
| 236 Pine Street Nanaimo British Columbia | |
| V8B 2B6 Phone/Fax: (250) 754 4335 | |
| PROJECT | |
| 4535 UPLANDS DR NANAIMO BC | |
| CLIENT | |
| VICTORIA BAKER/STUDIOS | |
| SHEET TITLE | |
| CONCEPTUAL LANDSCAPE PLAN | |
| SCALE | DATE |
| 1/4" = 1'-0" | APR 23 2014 |
| DRAWN | CHECKED |
| VJD | |
| PROJECT NUMBER | 4535 Uplands Dr |
| DRAWING NUMBER | |

This is Schedule G referred to in the Development Permit.

Director
 Community Development
 APRIL 23 / 2014
 Date