



DEVELOPMENT PERMIT NO. DP000893

REGA PROPERTIES LTD.
Name of Owner(s) of Land (Permittee)

1900 TULSA 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 A, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP40772

PID No. 029-324-696

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 Project Data
Schedule D Building Elevations
Schedule E Height Survey
Schedule F Landscape Plan & Details

- 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 7.6.1 – Size of Buildings*
The maximum height of principal building is 14.0m. The proposed building height is 15.0m, a variance of 1.0m.
 - *Section 6.10.2 - Fence Height*
The maximum front yard fence height is 1.2m. The proposed front yard fence height is 2.2m, a variance of 1.0m.

REVIEWED AND APPROVED ON

2014-DEC-R

Date



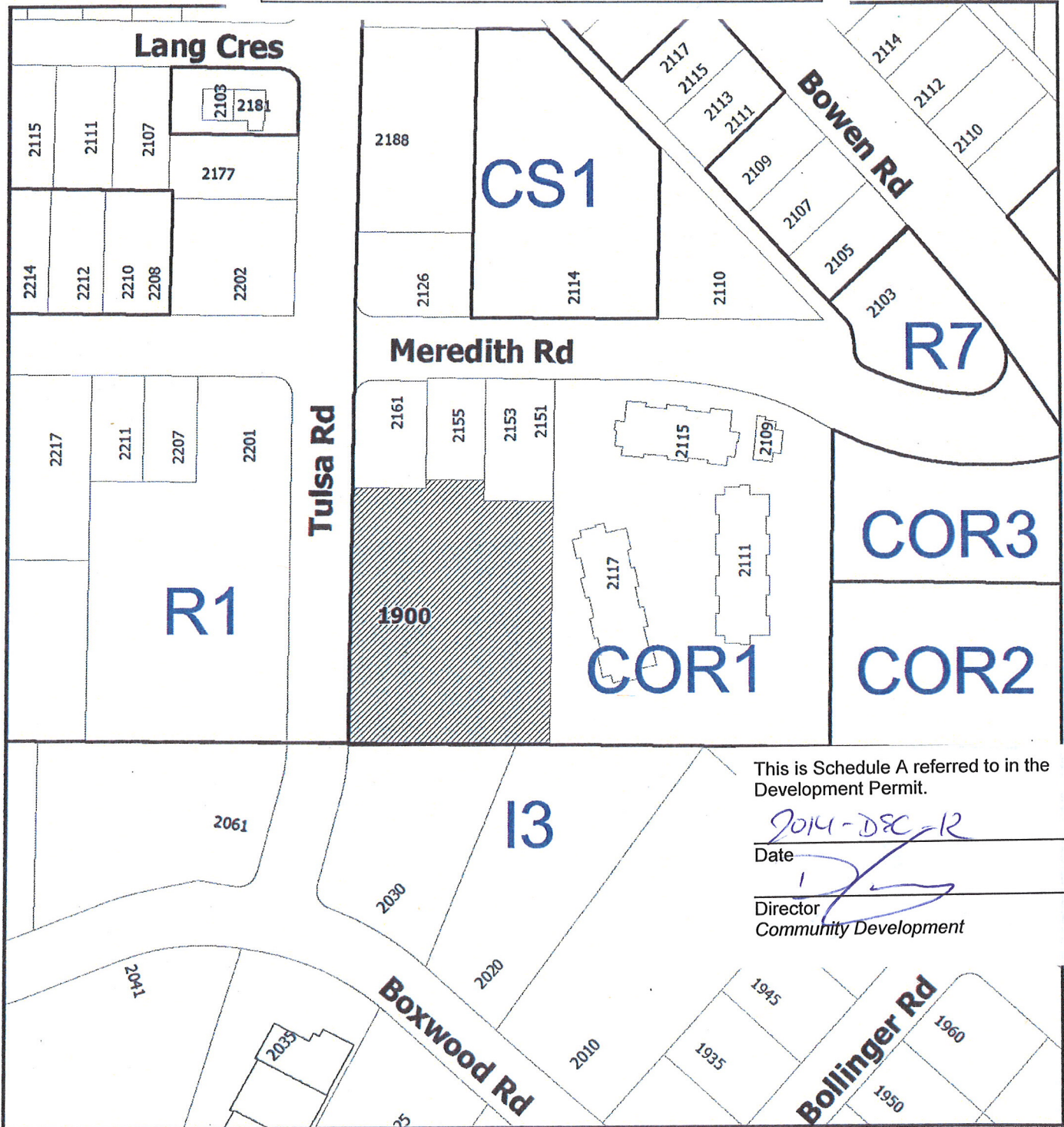
D. Lindsay
Director

Community Development

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

GN/b

Prospero attachment: DP000893



This is Schedule A referred to in the Development Permit.


2014-DEC-12
Date

[Signature]
Director
Community Development

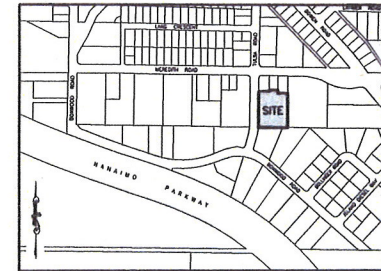
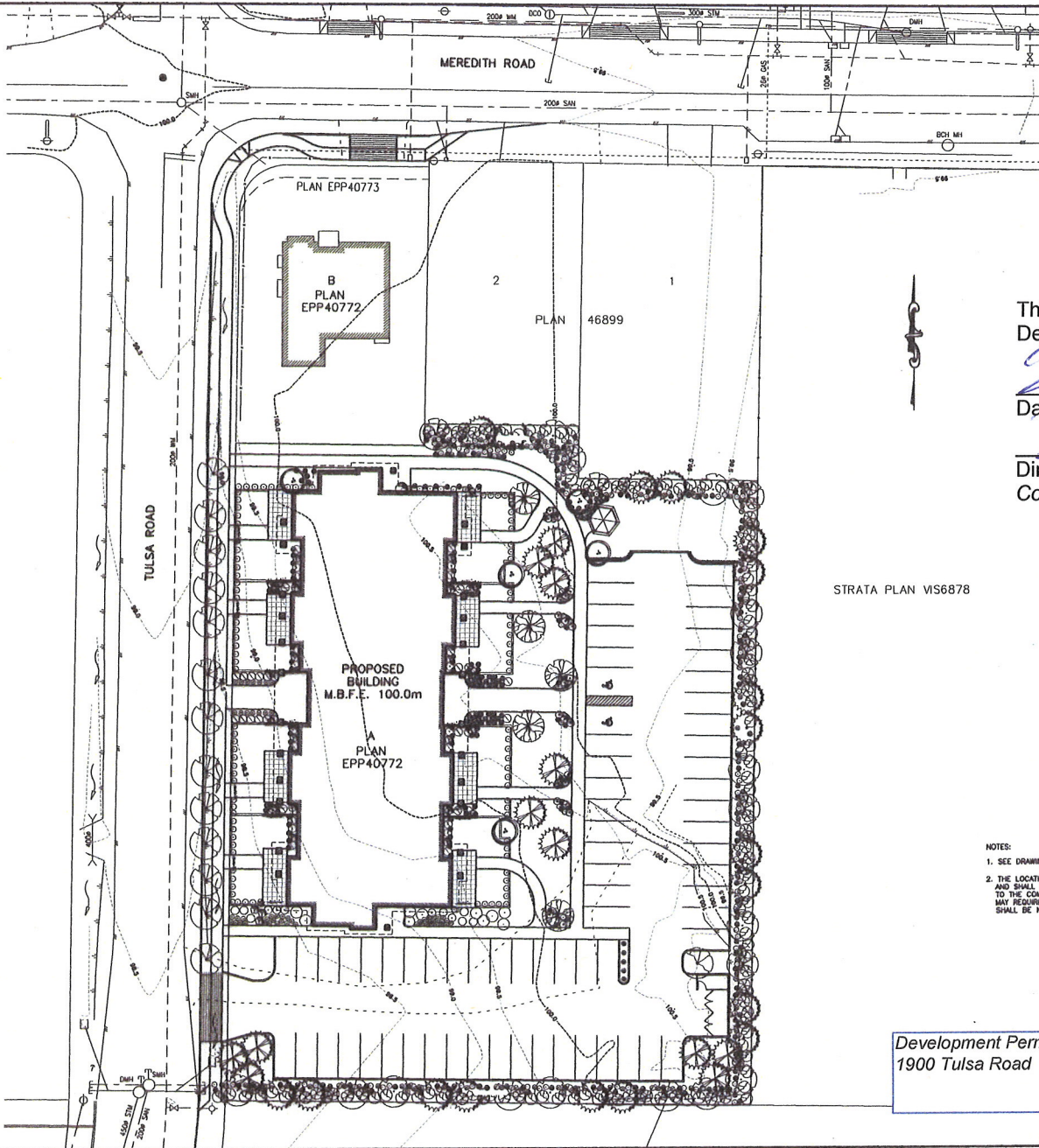
DEVELOPMENT PERMIT NO. DP000893



LOCATION PLAN

 **Subject Property**

Civic: 1900 Tulsa Road
Lot A, Section 16, Range 7,
Mountain District, Plan EPP40772



This is Schedule B referred to in the Development Permit.

2014-DEC-12
 Date
 Director
 Community Development

STRATA PLAN VS6878

- NOTES:
- SEE DRAWING L501-01-01 FOR GENERAL NOTES.
 - THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

Development Permit DP000893
 1900 Tulsa Road
 Schedule B
 Site Plan



NO.	DATE	REVISION DESCRIPTION
01	08/25/14	ADDED REVISION
02	12/09/14	BENCHMARK LOCATION ADDED

BENCHMARK DESCRIPTION
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT 7848923 LOCATED AT THE INTERSECTION OF KENNEDY ROAD AND HAYES ROAD. ELEVATION 89.630m

SITE LEGAL DESCRIPTION
 LOT A, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP40772

SYMBOL	DESCRIPTION
---	WATERMAIN
---	SEWER
---	SEWATER
---	GAS MAIN
---	ELECTRICAL RIGID
---	CABLE & BUNCH
---	SEWER INLET/OUTLET
---	FINISH
---	EDGE OF PAVEMENT
---	WALK WAY
---	LIMIT OF CONSTRUCTION
---	MONUMENT
---	ADJACENT GROUND
---	FLUSHOUT
---	BELOW GROUND
---	FLUSHOUT
---	CATCHBASIN
---	MANHOLE
---	ELEVATION
---	HYDRO POLE
---	CAP
---	PLUMB
---	STREETLIGHT
---	FENCE

NOTES:

ENGINEER'S SEAL	DESIGN	DATE
	DR	dp
	PLR DATE	12-05-14
	PRINT DATE	

PROPORTIONAL SCALE 1:250
 CLIENT NAME

REGA PROPERTIES LTD.
 PROJECT NAME
 1900 TULSA ROAD

ISSUED TITLE
 PRELIMINARY GRADING/DRAINAGE MANAGEMENT PLAN

PROJECT NO.	L501-03
DRAWING NO.	100
REVISION NO.	02
DATE PLANT NO.	

ENGOO____/DP_____

Peter K. Chu Architecture Inc.
Suite 710
1155 West Pender Street,
Vancouver, B.C. V6E 2P4
Telephone: (604) 298-7063
E-Mail: pkchu@lynx.net

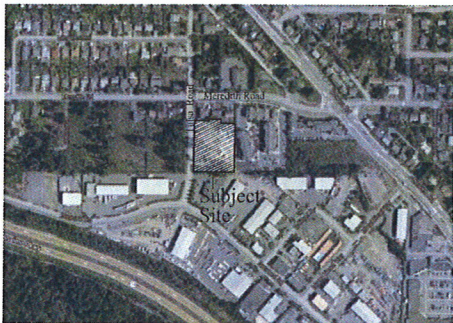


CONSULTANT:

PROJECT:
Proposed Multi-Family Residential Building
1900 Tulsa Road,
Nanaimo, BC

DRAWING TITLE:
Site Plan,
Project Data

CONTEXT PLAN



PROJECT DATA

LEGAL DESCRIPTION:	Lot 7, Section 16, Range 7, Mountain District, Plan EPP40772.
ZONE:	COR1 Residential Corridor Zone
DENSITY (9.3.1):	Allowable: 1.00 1.00(60459 sf) = 60459 sf (5616.66 sm) Proposed: 77.2% Main Floor: (Main Floor area - Lobby area deduction) 11800 sf - 850 sf = 10950 sf Second Floor 11800 sf Third Floor 11800 sf Fourth Floor 11900 sf Total: 46650 sf (4334 sm)
LOT AREA (9.4.1):	Minimum Required: 850 sm (9149.62 sf) Proposed: 0.562 hectares (1.39 acres) 5616.66 sm (60459 sf)
LOT COVERAGE (9.7.1):	Allowable: 60% .60(60459 s.f.) = 36275.4 s.f. Proposed: 13200 sf (21.8%)
YARD REQUIREMENT (9.5.1):	Minimum Required: Front Yard: 6.0m(19.7 ft) Side Yard: 3.0m(9.84 ft) Rear Yard: 7.5m(24.6 ft)
HEIGHT (9.7.1):	Allowable: 14m (45.93 ft) Proposed: 15m (49.21 ft) (proposed 1.0m variance)
PARKING:	Required: 1.66 spaces/unit 1.66 x 38 units = 64 spaces Disabled Persons: 2 spaces/100 spaces = 2 x (64/100) = 2 spaces Small Car: Max. 33% = 64 spaces x 33% = 21 spaces Visitor Stalls: 1 space/22 spaces = 64/22 = 3 spaces Proposed: Regular Spaces: 2.75m(9.03) x 5.8m(19.03) 67 spaces Small Car Spaces: 2.5m(8.20) x 4.8m(15.75) 0 spaces Disabled Persons: 3.7m(12.14) x 5.8m(19.03) 2 spaces Total 69 spaces

Notes:

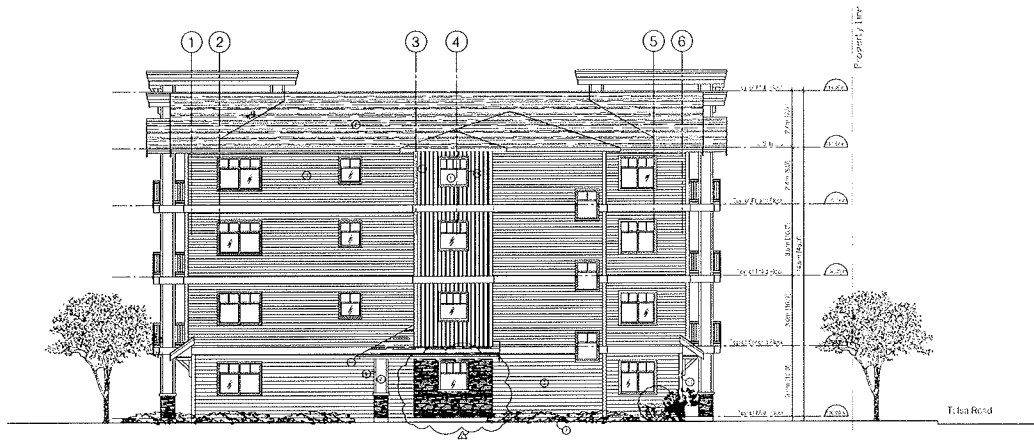
- The proposed Schematic layout design is based on preliminary assessment of known and probable constraints at the time of writing. Drawings are preliminary only and are subject to approvals from the authorities having jurisdiction.
- These drawings are the exclusive property of Peter K. Chu Architecture Inc. and may not be produced whole or in part without the expressed written consent of Peter K. Chu Architecture Inc.

DATE:	JOB NO:	DRAWN:
Aug. 7 2014	14-02	V.G.
	CHECKED:	SCALE:
	P.C.	AS NOTED

REVISIONS:	NO	DATE	Issued for Development Permit	Re-issued for Development Permit
	1	Aug. 7, 2014		
	2	Oct. 8, 2014		

This is Schedule C referred to in the Development Permit.

2014-DEC-12
Date
[Signature]
Director
Community Development



1 North Elevation
A3
Scale: 1/8" = 1'-0"

Legend

1. NEW FORMAN DETAIL
2. ALUMINUM VINYL SHEETS
3. GUTTER/SHINGLE FLASHING
4. SHINGLE/SHIELDING FLASHING
5. WINDOW FLASHING
6. WINDOW FLASHING
7. FINISHED CEMENT BOARD
8. GUTTER
9. GUTTER FLASHING
10. WOOD TRIM
11. VINYL WINDOW FRAMES
12. VINYL WINDOW FLASHING
13. VINYL WINDOW FLASHING
14. VINYL WINDOW FLASHING
15. VINYL WINDOW FLASHING
16. VINYL WINDOW FLASHING
17. VINYL WINDOW FLASHING
18. VINYL WINDOW FLASHING
19. VINYL WINDOW FLASHING

Colour Schedule

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> A HORIZONTAL VINYL SIDING (Main Floor) Colour: White by Gortex Building Products B HORIZONTAL VINYL SIDING (Typical Floor) Colour: White by Gortex Building Products C BOARD & BATTEN VERTICAL VINYL SIDING Colour: White by Gortex Building Products D ASPHALT SHINGLES Colour: White by Gortex Building Products E PREFINISHED METAL FLASHING Colour: White by Gortex Building Products F ALUMINUM GUTTER Colour: White by Gortex Building Products G VINYL CEDAR SHAKES Colour: White by Gortex Building Products | <ul style="list-style-type: none"> H VINYL WINDOW FRAMES Colour: White J VENTED VINYL SOFFIT Colour: White K ALUMINUM RAILING Colour: White by Gortex Building Products L CULTURED STONE Colour: White by Gortex Building Products M WOOD TRIM Colour: White by Gortex Building Products N WOOD BRACES BRACKETS Colour: White by Gortex Building Products P EXTERIOR DOORS Colour: White Q ALUMINUM STOREFRONT Colour: White R CEMENT BOARD Colour: White by Gortex Building Products |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 Telephone: (604) 298-7063
 E-Mail: pku@pkchu.com

PROJECT: Proposed Multi-Family Residential Building
 1900 Tulsa Road, Nanaimo, BC

DRAWING TITLE: North Elevation East Elevation

DATE:	JOB NO.:	DRAWN:
A-g 7	4-02	V.E.
2014	CHECKED:	SCALE:
	3-C	AS NOTED

REVISIONS:	NO.	DATE	DESCRIPTION
	1	July 7, 2014	Issued for Development Permit
	2	Oct 7, 2014	Issued for Building Permit



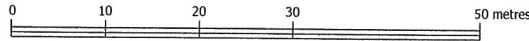
2 East Elevation
A3
Scale: 1/8" = 1'-0"

This is Schedule E referred to in the Development Permit.

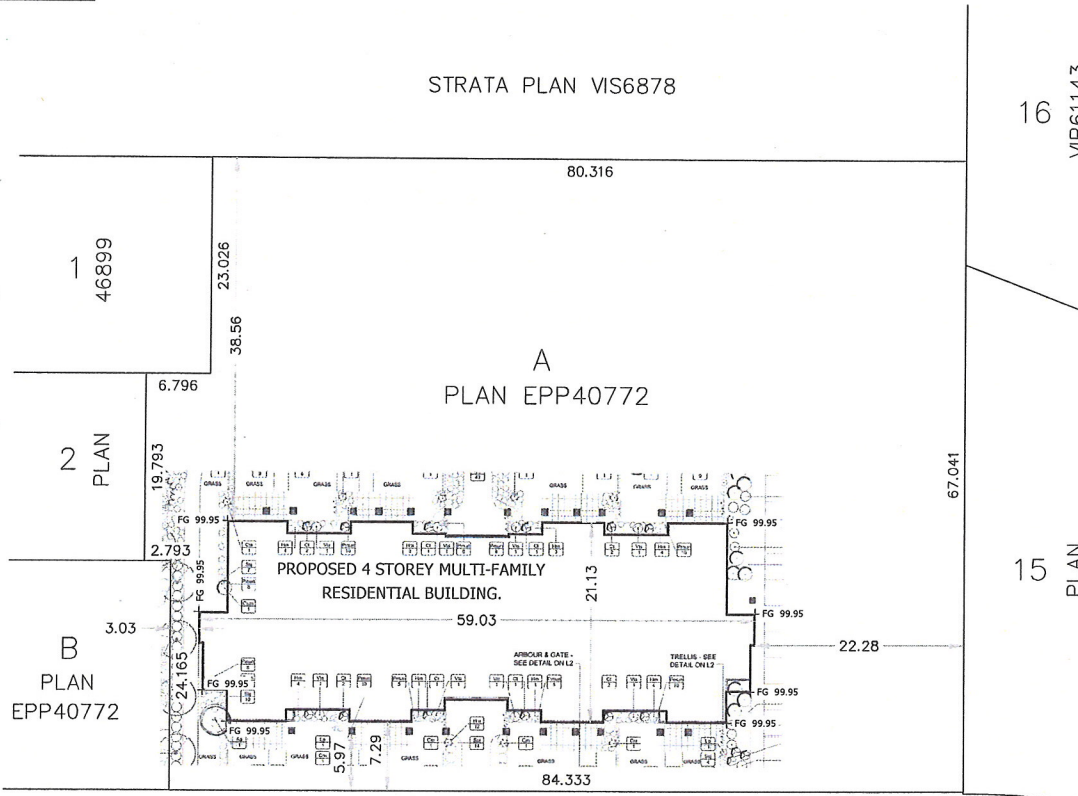
2014-DEC-12
Date
[Signature]
Director
Community Development

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED BUILDING LOCATION ON:
LOT A, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP40772.

SCALE 1:500



NOTES:
CIVIC ADDRESS: 1900 TULSA ROAD.
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
BUILDING DESIGN FROM DIGITAL DRAWING RECEIVED OCT 15 2014 FROM PETER K. CHU ARCHITECT INC.
LANDSCAPE DESIGN FROM VICTORIA DRAKEFORD LANDSCAPE ARCHITECT DRAWING L1 DATED SEPT. 22 2014.
THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY REGA PROPERTIES LTD. TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE BUILDING LOCATION SHOWN ON THIS PLAN.
FG 99.95 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).



16
VIP61143
15
PLAN

MAXIMUM BUILDING HEIGHT AND VARIANCE CALCULATION BY FINISHED GRADE

MEAN FG	=	99.95
MAXIMUM HEIGHT TO PARAPET	+	14.00
CON MAXIMUM PARAPET	=	113.95

PROPOSED MAIN FLOOR	=	100.00
APPROX. HEIGHT TO PARAPET	+	14.92
PROPOSED PARAPET	=	114.92

PROPOSED PARAPET	=	114.92
CON MAXIMUM PARAPET	-	113.95
MINIMUM VARIANCE REQUIRED	=	0.97

VARIANCE REQUESTED	=	1.00

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- COVENANT CA3779987;
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: OCTOBER 16, 2014

Brock Williamson
MNXR8F

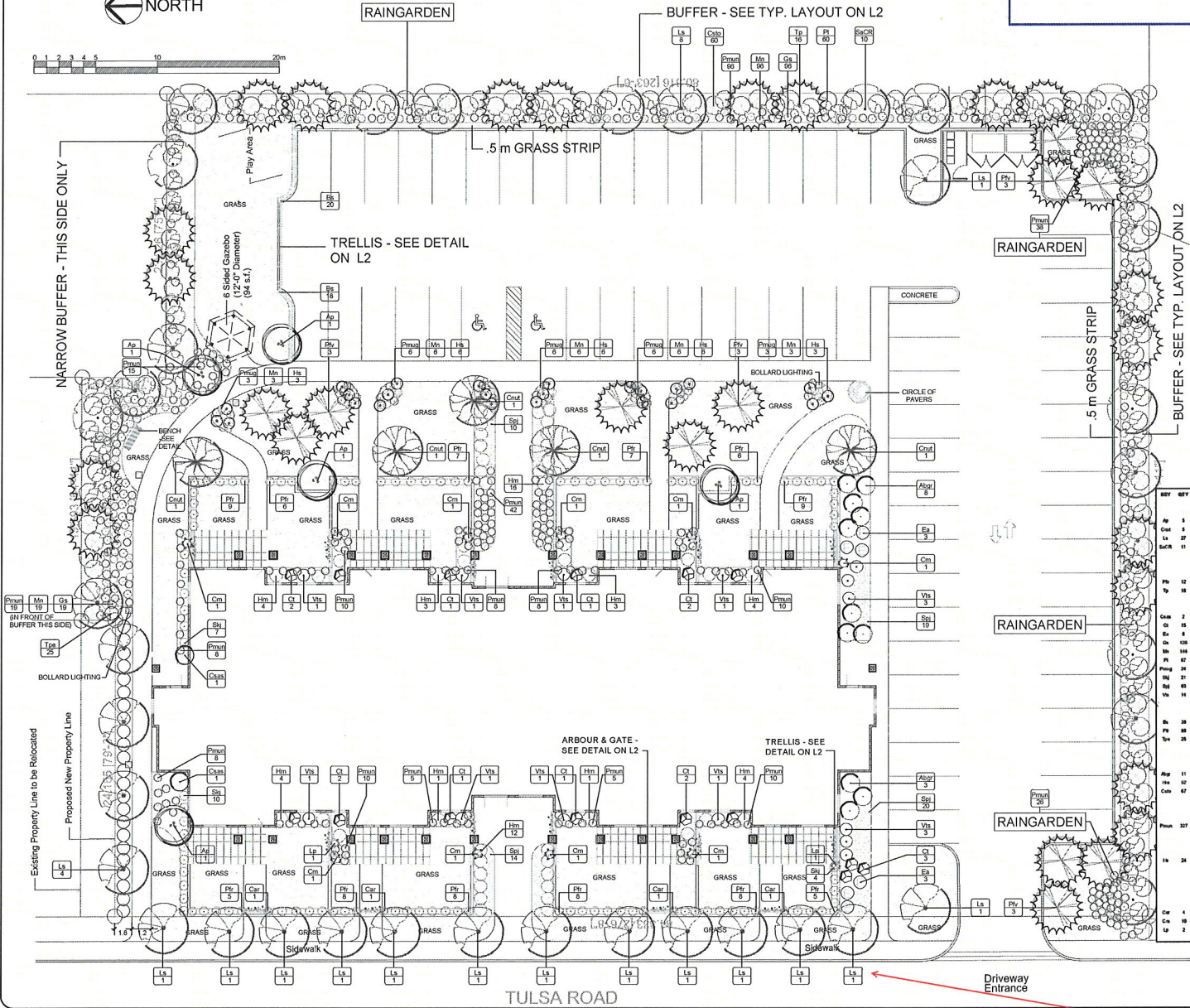
Digitally signed by Brock Williamson MNXR8F
DN: c=CA, ou=Brock Williamson MNXR8F, o=BC Land Surveyors, email=Vik@at.royal.bc.ca
[Signature]
Date: 2014.10.16 07:45:55 -0700

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2014
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@TELUS.NET
FILE: 14002-5 REV 1 (BASE PLAN 14002)

Brock E.J. Williamson B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

TULSA ROAD

NOTES:
For grading information, see Civil drawings.



This is Schedule F referred to in the Development Permit.

2014 DEC 12

Date
Director
Community Development

PLANT LIST

REV	KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	REMARKS
TREES - DECIDUOUS					
Ap	1	Acer japonicum	Japanese Maple	2.5 m H	Mid-color, fall color
Cr	5	Cornus rubra 'Solei White Wonder'	Eden White Wonder Dogwood	4 cm cal.	Spring flowers, fall color
Ls	25	Liquidambar styraciflua	Sweetgum	8 cm cal.	Fall color
Sg	11	Sorbus domestica	Mountain Ash	8 cm cal.	Spring flowers, fall color
TREES - CONIFEROUS					
Pr	12	Pinus banksiana 'Yamanohara'	Yamanohara Pine	2.5 m H	
Sp	14	Thuja occidentalis	Western Red Cedar	2.5 m H	
DECIDUOUS SHRUBS					
Ca	2	Camellia japonica 'Pavle Brevier'	Camellia	1 gal	
Cl	15	Chaenactis tenuis	Western Orange Blossom	1 gal	Spring flowers, repeat
Ra	4	Rosa rugosa 'Alba Compacta'	Swing Bark	1 gal	Fall color
Cl	126	Camellia sasanqua	Teal	1 gal	Black flowers in fall
Ma	144	Malva moschata	Dutch Orange Gyps	1 gal	Yellow flowers, spring, berries
Pr	67	Prunella laetiflora	Prunella laetiflora	1 gal	Red flowers, white flowers, berries
Pr	24	Prunella sparganii	Dark Hedge	1 gal	
Dj	21	Dianthus barbatus	Dianthus	1 gal	White, repeat plant with 6 plants
Ra	60	Rosa rugosa 'Solei White Wonder'	Rose	1 gal	Summer flowering, 8 cm cal.
Va	14	Viburnum lonicera 'Spring Bouquet'	Viburnum 'Spring Bouquet'	1 gal	Spring flowers, berries
HERBACEOUS					
Ra	24	Rosa rugosa	Rose Hedge	2 gal	7 ft
Pr	88	Prunella laetiflora	Prunella	1 gal	Red four shades, white flowers, 1 m cal.
Sp	25	Thuja occidentalis	Western Red Cedar	1 gal	1 m cal.
DECIDUOUS SHRUBS					
Alp	11	Alcea grandiflora	Alcea	1 gal	Summer flowering
Hs	12	Hieracium macranthum	Hieracium	1 gal	Black flowers
Ca	67	Camellia sasanqua	Red Hedge Dogwood	1 gal	White flowers, spring flowers, berries
PERENNIALS					
Pr	127	Prunella laetiflora	Dark Hedge	1 gal	European
ORIENTAL GRASSES					
H	24	Hakonechloa carpaensis	Rice Cut Grass	1 gal	
CLIMBERS					
Ca	4	Camellia sasanqua	European Camellia	1 gal	White repeat flowers in spring
Ca	18	Camellia sasanqua 'Pink Perfector'	Delicate Camellia	1 gal	Black flowers in spring, reddish edge
Lp	2	Lonicera periclymenum	Honeysuckle	1 gal	



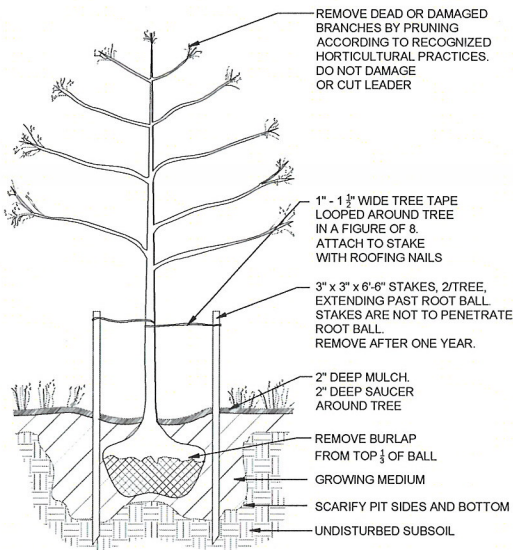
PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING TULSA ROAD, NANAIMO BC

SITE LEGAL DESCRIPTION:

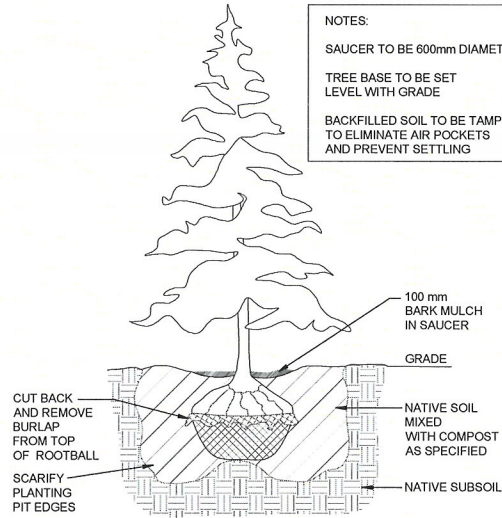
SHEET TITLE:
LANDSCAPE PLAN - PLANT LIST

SCALE: 1:150
DATE: July 7, 2014
DRAWN: DR
CHECKED: VJD
PROJECT NUMBER: TULSA 2014
DRAWING NUMBER:

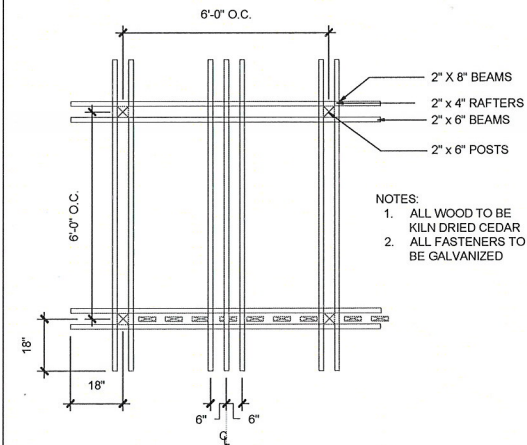
Please refer to Site Plan for location of Street Trees.



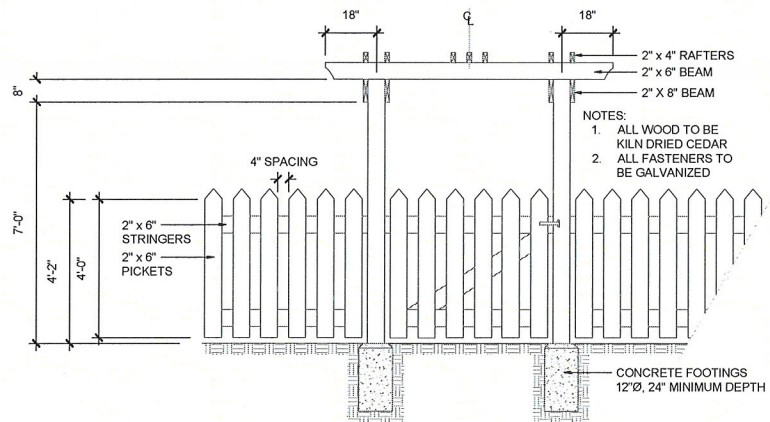
DECIDUOUS TREE PLANTING DETAIL
Scale: N.T.S.



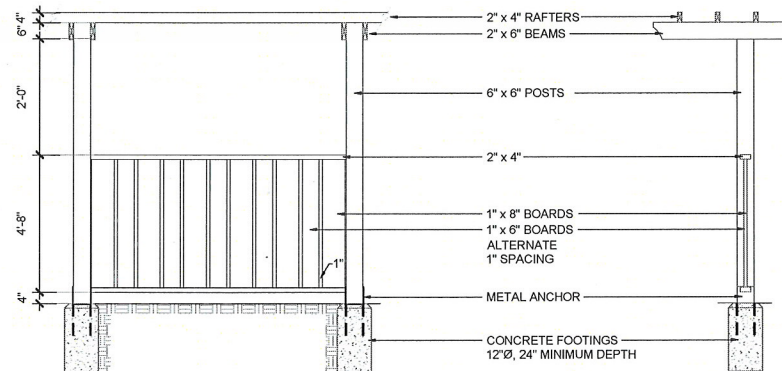
CONIFEROUS TREE PLANTING DETAIL
Scale: N.T.S.



ARBOUR PLAN
Scale: N.T.S.



ARBOUR/PICKET FENCE/GATE DETAIL
Scale: N.T.S.



PRIVACY SCREENS WITH TRELLIS DETAIL
Scale: N.T.S.

NOTES:
For grading information, see Civil drawings.

REVISIONS:
Issued for Review - 2014Jul20
Issued for Review - 2014Jul29
Issued for DP - 2014Sep22



PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING TULSA ROAD, NANAIMO BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:
DETAILS
DECIDUOUS TREE PLANTING
CONIFEROUS TREE PLANTING
ARBOUR PLAN
ARBOUR/PICKET FENCE/GATE
PRIVACY SCREENS DETAIL

SCALE: 1:150
DATE: July 7, 2014
DRAWN: DR
CHECKED: VJD
PROJECT NUMBER: TULSA 2014
DRAWING NUMBER:

