



DEVELOPMENT PERMIT NO. DP000900

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

130 VANCOUVER AVENUE
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 6, BLOCK 7, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-216-411

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 Project Data and Schedule D – Amenity Calculations

- 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 9.5.1 - Side Yard Setback

The required north property line side yard setback is 3.0m. The side yard setback is 2.43m, a variance of 0.57m.

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

Schedule A

The required parking is 1.66 parking spaces per unit (28 parking spaces). The onsite parking is 16 parking spaces, a variance of 12 parking spaces.

REVIEWED AND APPROVED ON

2014- Nov. 26

Date



D. Lindsay
Director

Community Development

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

GN/lb

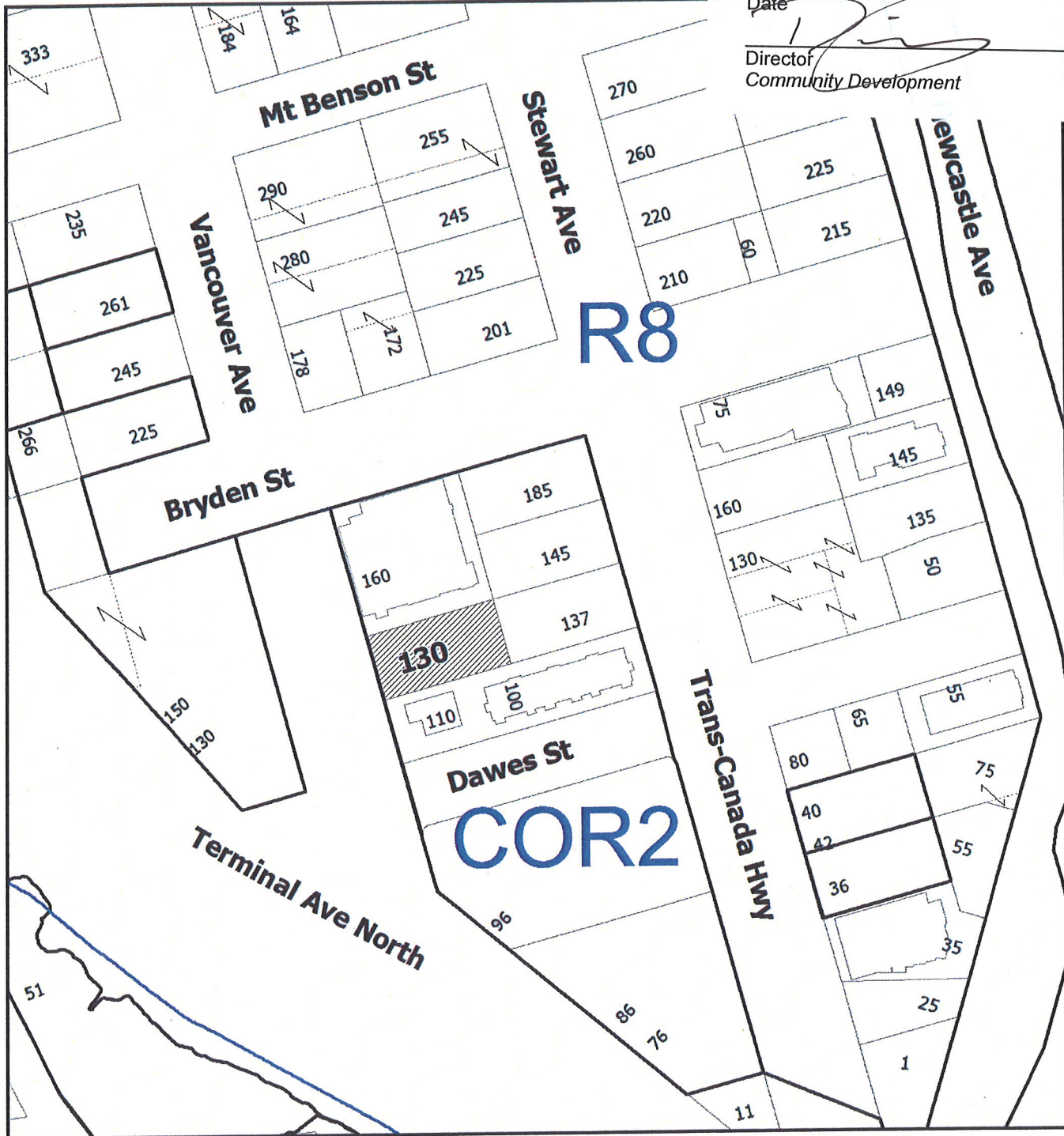
Prospero attachment: DP000900

SCHEDULE A

2014 - Nov - 26

Date

Director
Community Development



DEVELOPMENT PERMIT NO. DP000900

LOCATION PLAN

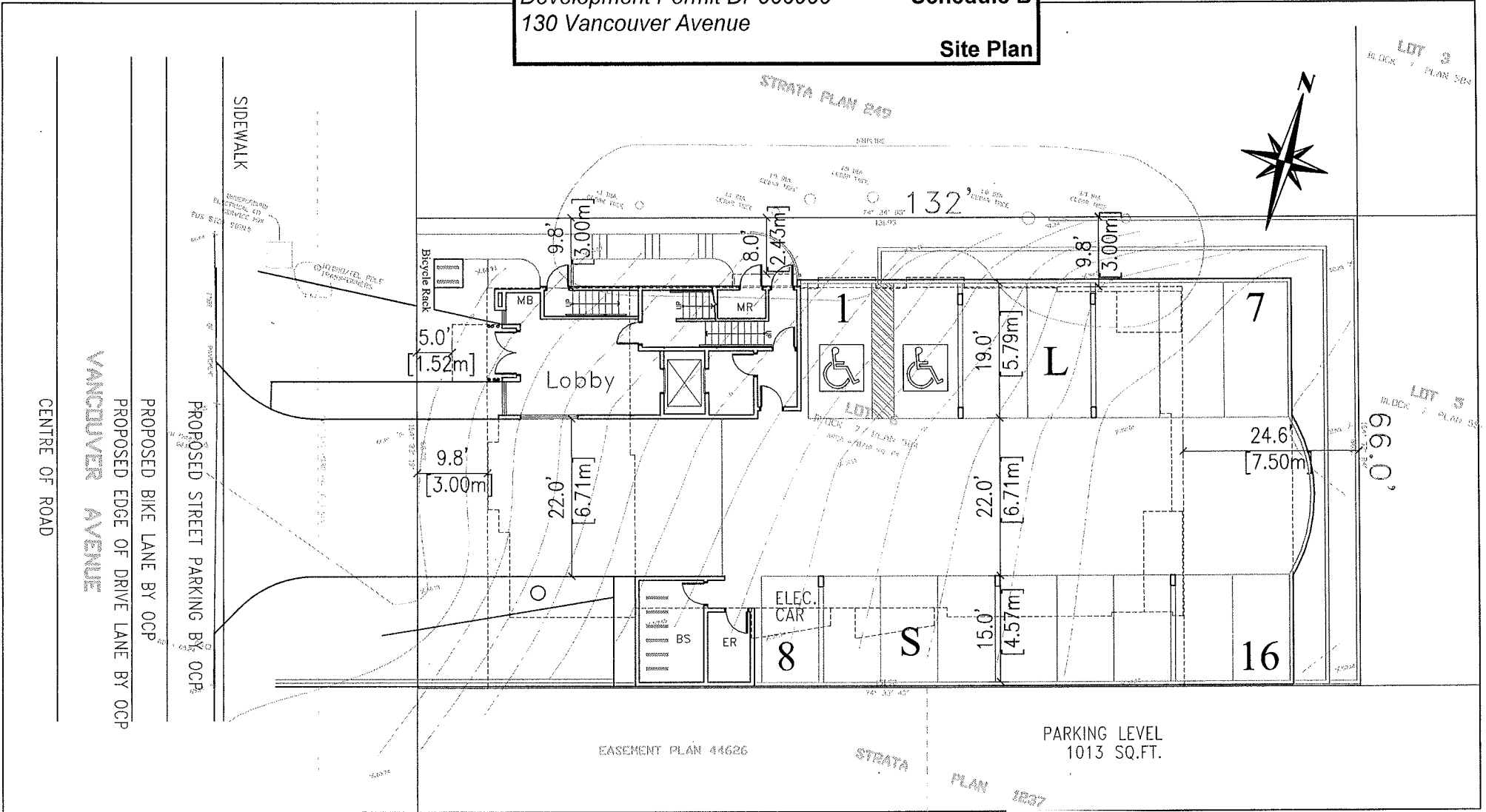


Subject
Property

Civic: 130 Vancouver Avenue
Lot 6, Block 7, Newcastle Townsite, Section 1,
Nanaimo District, Plan 584

Development Permit DP000900
130 Vancouver Avenue

Schedule B
Site Plan



PARKING LEVEL
1013 SQ.FT.

NOTES
1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE DEVELOPMENT PERMIT DP000900 FOR THE PROPOSED 130 VANCOUVER AVENUE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF VANCOUVER.

NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

PROJECT NO.	CONTRACT NO.	APPROVAL SEAL	SCALE 1/16" = 1'-0" DATE 30 SEPT 14	PROJECT 130 Var Nanaimo
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This is Schedule B referred to in the Development Permit.

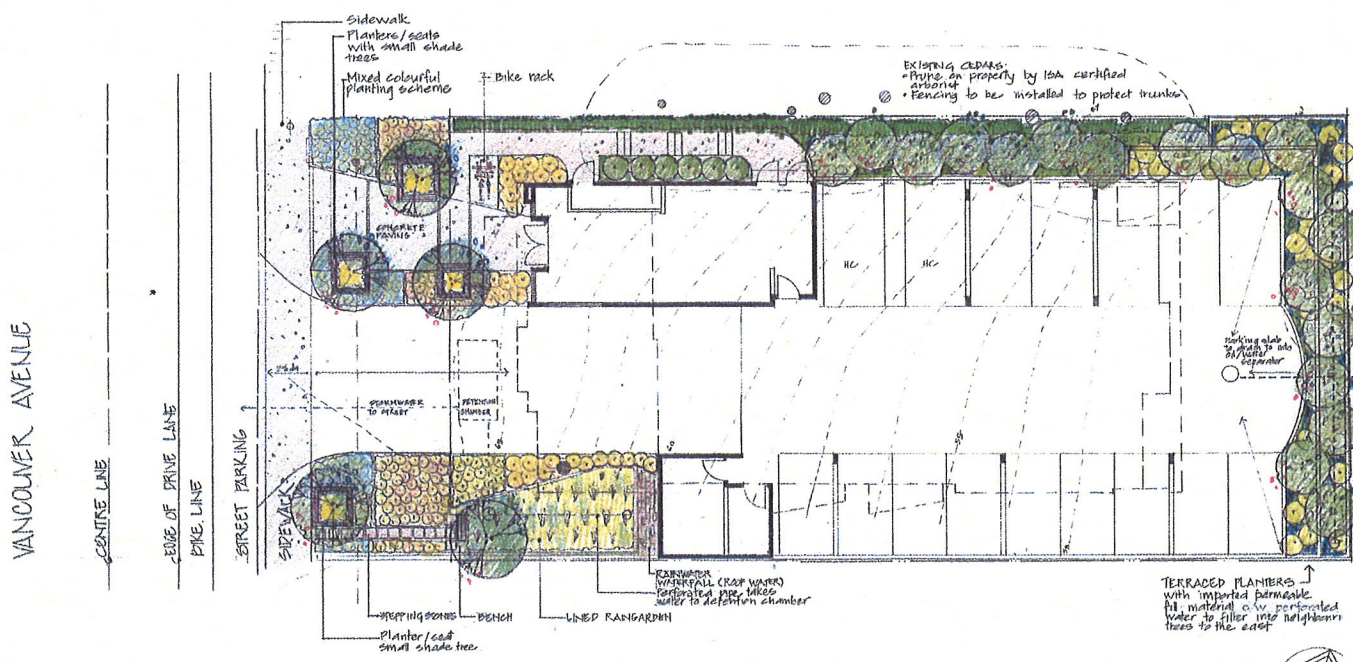
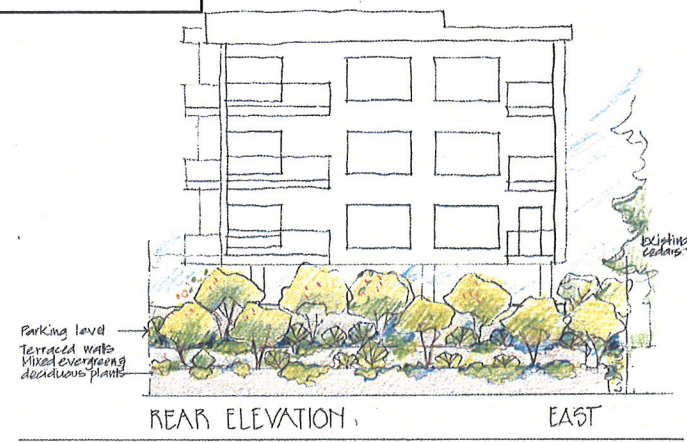
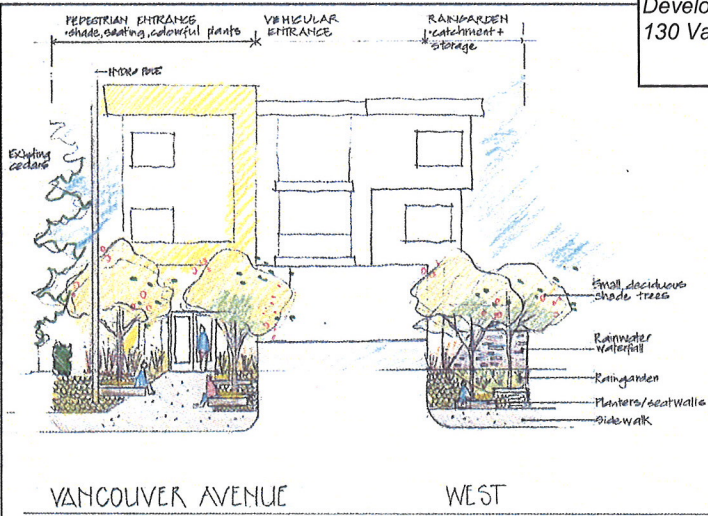
Date 2014. Nov. 26

 Director
 Community Development

SHEET NO.
A1.1
 REVISION

Development Permit DP000900
130 Vancouver Avenue

Schedule C
Landscape Plan



Plant Palette

Botanical Name	Common Name	Pot Size	Remarks/spacing
Deciduous Trees			
<i>Acer palmatum</i>	Japanese Maple	60cm cell	Branching M 2m
<i>Acer palmatum</i>	Japanese Maple	2m H	Multi-stemmed
<i>Syringa japonica</i>	Snowball	60cm cell	Branching M 2m
Evergreen Shrubs			
<i>Abutilon grandiflorum</i>	Abutilon	1 pot	1.2m o.c.
<i>Claytonia sibirica</i>	Claytonia	1 pot	2m o.c.
<i>Leucodermis japonica</i>	Leucodermis	1 pot	2m o.c.
<i>Ficus 2 media edulis</i>	Yew	1 pot	2m o.c.
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 pot	1m o.c.
<i>Viburnum linearis</i>	Spirea Bouquet Viburnum	1 pot	1m o.c.
Deciduous Shrubs			
<i>Hydrangea serrata</i>	Hydrangea	1 pot	1.2m o.c.
<i>Sedum verticillatum</i>	Scrub Red Sedum	1 pot	1.2m o.c.
Ornamental Grasses			
<i>Chlorostachya aciculata</i>	Karl Foerster	1 pot	2m o.c.
<i>Panicum plumosum</i>	Blow Grass	1 pot	2m o.c.
<i>Holcus lanatus</i>	Blue Fescue Grass	1 pot	2m o.c.
<i>Miscanthus sinensis</i>	Flame Grass	1 pot	1m o.c.
<i>Panicum virgatum</i>	Switch Grass	1 pot	1m o.c.
Perennials			
<i>Azalea mollis</i>	Yellow Azalea	1 pot	2m o.c.
<i>Andropogon scoparius</i>	Andropogon	1 pot	2m o.c.
<i>Hemerocallis</i>	Day Lily	1 pot	2m o.c.
<i>Psychotria terminalis</i>	Japanese Spurge	1 pot	2m o.c.
<i>Sedum spectabile</i>	Brick Top	1 pot	2m o.c.
Rain garden plants			
<i>Carex acutata</i>	Sedge	1 pot	2m o.c.
<i>Sedum microcarpa</i>	Little leaved Sedum	1 pot	2m o.c.

LANDSCAPE PLAN



DATE	BY	DESCRIPTION

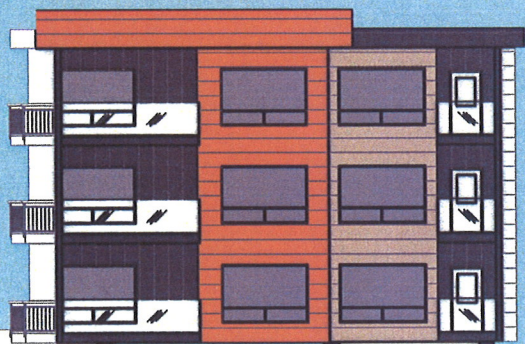
PROJECT: 130 VANCOUVER AVE NANAIMO BC
CLIENT: JEFF WIMPEY
SHEET TITLE: CONCEPTUAL

This is Schedule C referred to in the Development Permit.

Date: 2014 Nov. 26
Director: [Signature]
Community Development

Development Permit DP000900
 130 Vancouver Avenue
 (P 1/2)

Schedule D
Building Elevations



EAST ELEVATION



SOUTH ELEVATION

43.7'
 [13.31m]

8.9'
 [2.71m]

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①	[Orange]	18" WIDTH NICHHA PANEL ILLUMINATION SERIES CUSTOM COLOR ED880-CUS
②	[Dark Brown]	18" WIDTH NICHHA PANEL VINTAGEWOOD BANK EP7E3
③	[Dark Gray]	18" WIDTH NICHHA PANEL SANDSTONE II GENTLE GRAY ED644
④	[Light Brown]	18" WIDTH NICHHA PANEL ARCHITECTURAL BLOCK GRAY ED621
⑤	[Black]	2"x2" WOOD TRIMS
⑥	[White]	VINYL WINDOWS
⑦	[White]	ALUMINUM RAILING
⑧	[Gray]	CONCRETE COLUMNS

NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

ARCHITECT SEAL: [] CONSULTANT SEAL: [] CONTRACT SEAL: []

SCALE: 1/16" = 1'-0"

DATE: 30 SEPT 14

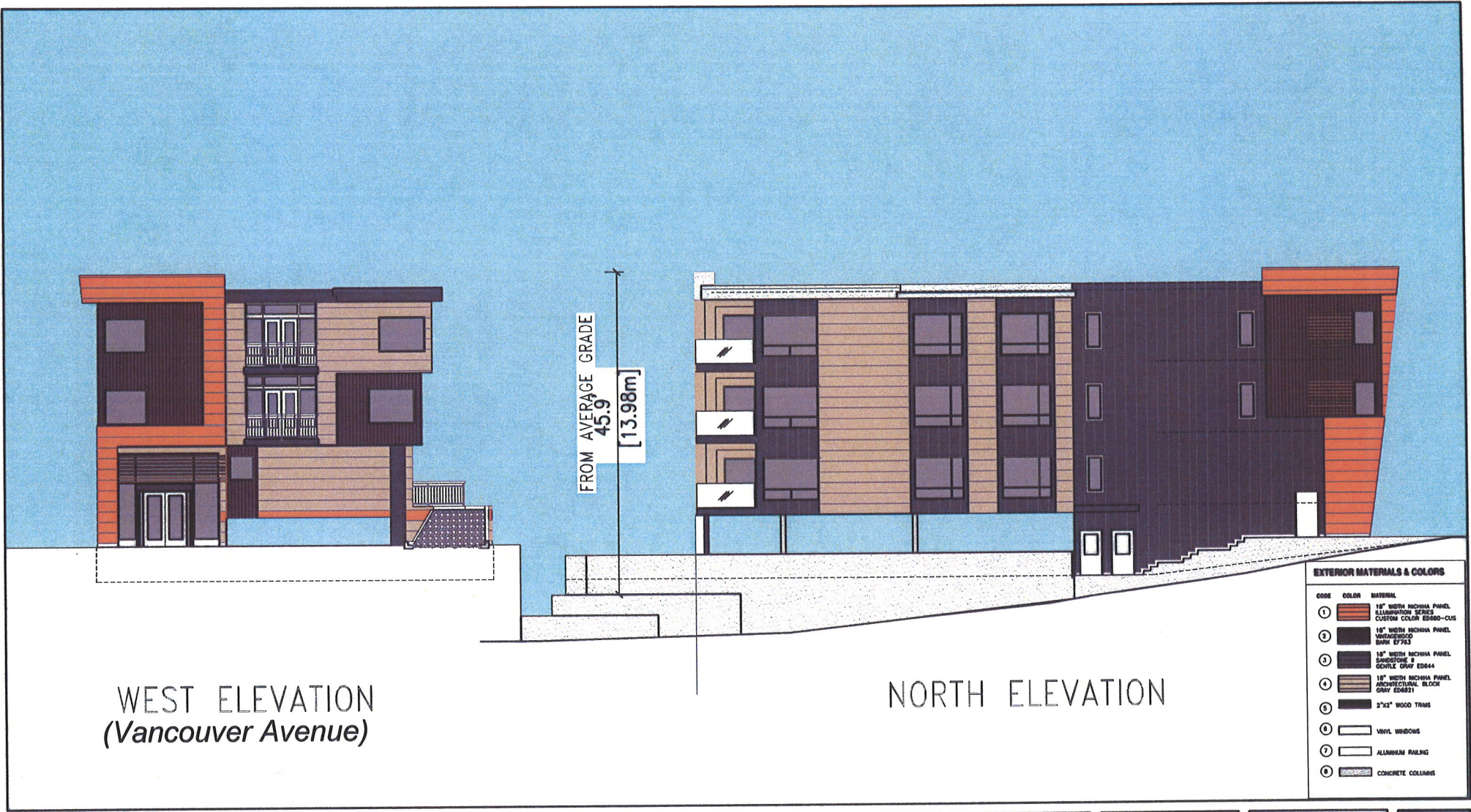
PROJECT: 130 Var Nanaimo

This is Schedule D referred to in the Development Permit.

Date: 2014-Nov-26

Director: [Signature]
 Community Development

SHEET NO. **A4.1**



EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①	[Red-Orange]	18" WIDTH MICHAHA PANEL ILLUMINATION SERIES CUSTOM COLOR ED880-CUS
②	[Dark Wood]	18" WIDTH MICHAHA PANEL MELANOSWOOD SFWW E7763
③	[Dark Wood]	18" WIDTH MICHAHA PANEL SANDSTONE II SEVILLE GRAY EDB44
④	[Light Wood]	18" WIDTH MICHAHA PANEL ARCHITECTURAL BLOCK ONYX ED8621
⑤	[Dark Wood]	2"x2" WOOD TRIMS
⑥	[White]	VINYL WINDOWS
⑦	[White]	ALUMINUM RAILING
⑧	[Grey]	CONCRETE COLLARS

WEST ELEVATION
(Vancouver Avenue)

NORTH ELEVATION

FROM AVERAGE GRADE
45.9
[13.98m]

<p>NOTES</p> <p>1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.</p> <p>2. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.</p> <p>3. ALL MATERIALS TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.</p> <p>4. ALL MATERIALS TO BE MAINTAINED AND REPAIRED AS NECESSARY.</p>	<p>NO. DATE REVISION</p> <table border="1"> <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>													<p>DARYOUSH FIROUZLI ARCHITECTURE INC.</p>	<p>PROJECT NO.</p>	<p>CONTRACT NO.</p>	<p>CONTRACT NO.</p>	<p>SCALE</p> <p>1/16" = 1'-0"</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE</p> <p>30 SEPT 14</p>	<p>PROJECT</p> <p>130 Vancouver Ave. Nanaimo, BC</p>	<p>CLIENT</p> <p>WINDELY CONTRACTING</p> <p>PROJECT NO.</p> <p>2415</p>	<p>SHEET TITLE</p> <p>ELEVATIONS</p>	<p>SHEET NO.</p> <p>A4.2</p> <p>REGION</p>

SITE PARTICULARS

CIVIC ADDRESS: 130 Vancouver Avenue, Nanaimo, BC
LEGAL ADDRESS: Lot 6, Block 7, Newcastle Townsite, Section 1, Nanaimo District, Plan 584
SITE AREA: 0.2 Acres (0.0809 Hectare)
 8,712 sq.ft. (809.37 m2)
ZONING: COR2

PROJECT DATA COR2

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Residential	Residential
LOT AREA	12,917 sq.ft. (1,200 m2) Minimum	8,712 sq.ft. (809.37 m2)
LOT COVERAGE	60% = 5,227 sq.ft. (485.62 m2)	49% = 4,239 sq.ft. (393.8 m2)
DENSITY	1.25 = 10,890 sq.ft. (1,011.7 m2) - Additional .25 for Tier 1 1.50 = 13,068 sq.ft. (1,214.06 m2)	1.48 = 12,925 sq.ft. (1,200.77 m2) PARKING LEVEL 1013 SQ.FT. SECOND FLOOR 3,474 SQ.FT. THIRD FLOOR 4,199 SQ.FT. FOURTH FLOOR 4,239 SQ.FT. TOTAL: 12,925 SQ.FT.
SETBACKS	FRONT: 3.0 m Min. & 6.0 m Max. REAR: 24.60' (7.5 m) Min. SIDE 1: 0.00' (0.0 m) Min. SIDE 2: 9.84' (3.0m) Min.	FRONT: 5.00' (1.52 m) Min. REAR: 24.60' (7.5 m) Min. SIDE 1: 0.00' (0.0 m) Min. SIDE 2: 8.0' (2.43 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max. - Additional 13.12 ft. (4 m) for 75% of parking beneath building Total = 59.05sf. (18m)	45.90' (14.7m) Max. from average grade around building
OFF-STREET PARKING	- Residential 1.66 spaces for each unit 1.66 X 17= 28 STALLS - 7 units are below 29 m2	If we consider the units above 29m2 required 1.66 stalls we do need 17 stalls provided 16 stalls

Category 3 - Parking and Pedestrian Amenities (6 points required)	
Amenity	Points
Covered and secure bicycle storage is provided to accommodate the following number of spaces: a) multiple family residential developments: 1 bicycle space per 2 dwelling units; and b) non-residential uses: 1 bicycle space per 250m ² of Gross Floor Area for the first 5000m ² , plus one bicycle space per 500m ² of additional Gross Floor Area.	4
At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	2
The parking area within the proposed development includes at least one electric vehicle charging station.	2 +1 point for each additional electric vehicle charge station
Where the proposed development includes a place of employment, up to 5% of the parking spaces required by the City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" are designated as a carpool parking space and are not located more than 50m from a building entrance.	2
A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
The proposed development includes covered and designated parking spaces for a motorized scooter to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter space per 600m ² of Gross Floor Area for the first 5000m ² , plus one space per 1500m ² of additional Gross Floor Area.	2

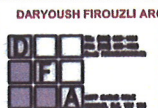
Category 7 - Social Sustainability (2 points minimum)	
Amenity	Points
At least 10% of the residential dwelling units within a building are no greater than 30m ² in area.	3
At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2006 (BCBC) or any subsequent Act or Acts which may be enacted in substitution thereafter.	2
The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 25% of all residential units shall not be subdivided under the Strata Property Act or sold for at least ten years after the building receives final occupancy.	3
The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	5
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 30m ² in area.	5
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of all rental units are rented at a rate of at least 10% less than the most recently published Canadian Mortgage and Housing Corporation "average rents in privately initiated rental apartment structures of three units and over" by unit type for a period for at least five years.	3
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of all rental units are rented at a rate of at least 20% less than the most recently published Canadian Mortgage and Housing Corporation "average rents in privately initiated rental apartment structures of three units and over" by unit type for a period for at least five years.	5
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2

Category 4 - Building Materials (6 points required)	
Amenity	Points
Wood is the primary building material.	2
The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 5% of the total value of materials on the project.	3
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	4
The proposed development uses materials with recycled content such that the sum of the post-consumer recycled material constitutes at least 20%, based on costs, of the total value of the materials in the project.	3
The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on site or commingled.	1
At least 75% of the materials used in construction are renewable resources.	2

UNIT TYPE	UNIT AREA	TOTAL	TOTAL UNITS NET AREA
BACHELOR UNIT (B)	312 SQ.FT.	7	2,184 SQ.FT.
ONE BEDROOM (A)	560 SQ.FT.	2	1,120 SQ.FT.
ONE BEDROOM (A1)	571 SQ.FT.	2	1,142 SQ.FT.
TWO BEDROOM (C)	813 SQ.FT.	3	2,439 SQ.FT.
TWO BEDROOM (C1)	865 SQ.FT.	3	2,595 SQ.FT.
TOTAL UNITS		17	9,480 SQ.FT.

RECEIVED 2014SEP30
PLANNING & DESIGN

NO.	DATE	REVISIONS



Development Permit DP000900
130 Vancouver Avenue

Schedule E

Project Data and Schedule D - Amenity Calculations

This is Schedule E referred to in the Development Permit.

Date 2014. NOV. 26.

Director 
Community Development