



DEVELOPMENT PERMIT NO. DP000904

0834824 BC LTD

Name of Owner(s) of Land (Permittee)

5200 / 5240 DUBLIN WAY

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 4, RANGE 4, WELLINGTON DISTRICT, PLAN EPP17170
PID No. 028-876-806**

**LOT 3, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN EPP17170
PID No. 028-876-814**

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 & Concepts
Schedule D	Metral Drive & internal road Streetscape
Schedule E	Multi-Family Elevations – Block A
Schedule F	Multi-Family Elevations – Block B
Schedule G	Multi-Family Elevations – Block C
Schedule H	1-Storey Commercial Elevations – Building A
Schedule I	2-Storey Elevations & Materials – Building B
Schedule J	Rendering of Commercial Building A
Schedule K	Rendering of Building 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.
5. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

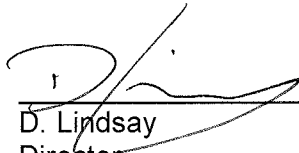
The required on-street parking for office use for Building A is 19.7 parking stalls.

- Building A – required parking is 19.7 parking stalls
- Building B – required parking is 66 parking stalls
- Total parking requirement - 85 stalls.

25 "under the building" parking spaces have been provided, and 52 at-grade parking spaces, for a total parking count of 77 parking spaces, a variance of 8 parking spaces

REVIEWED AND APPROVED ON

2014-NOV-17
Date


D. Lindsay
Director

Community Development

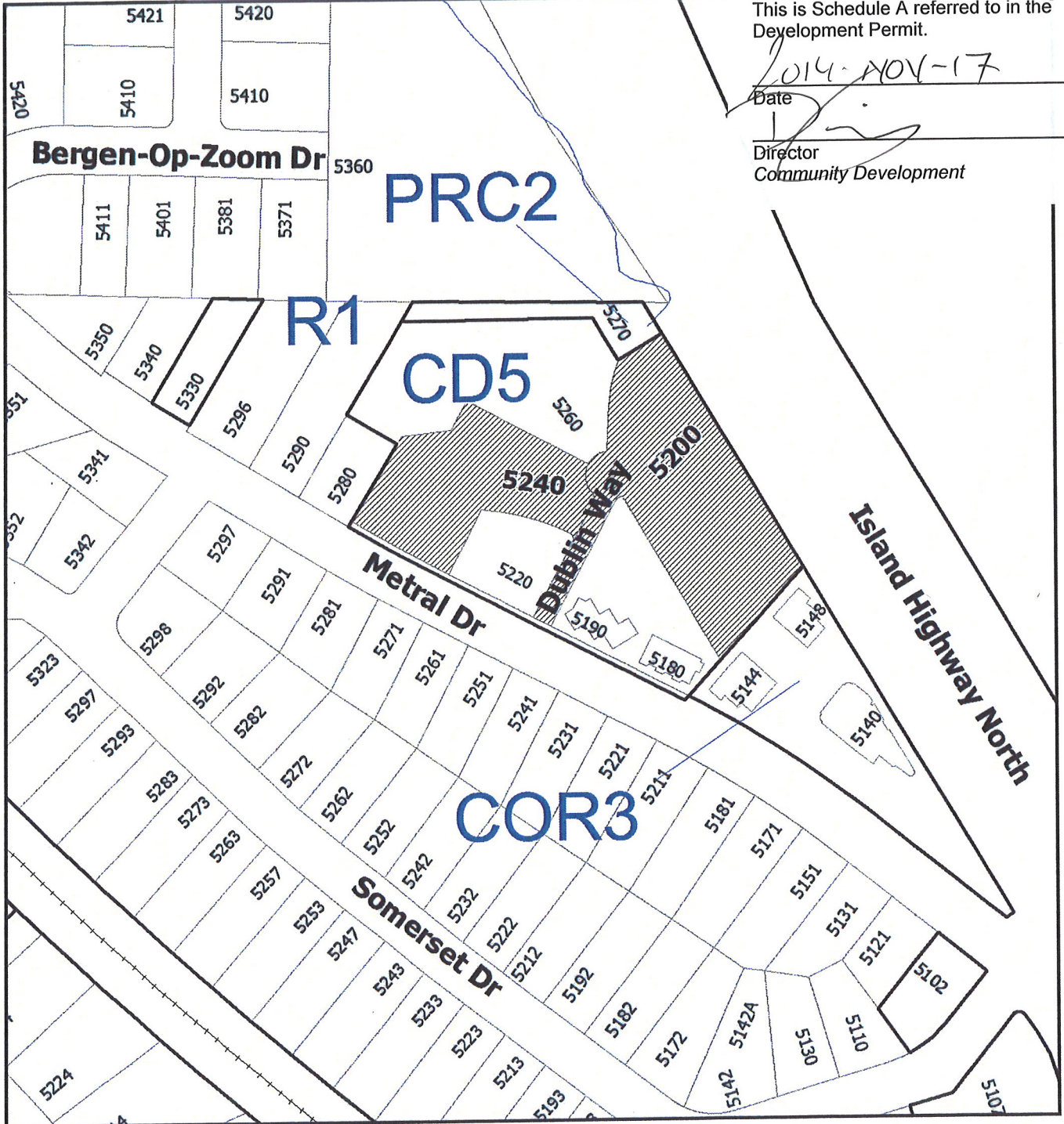
Pursuant to Section 154 (1)(b) of the Community Charter

This is Schedule A referred to in the
Development Permit.

Date


2014-NOV-17

Director
Community Development



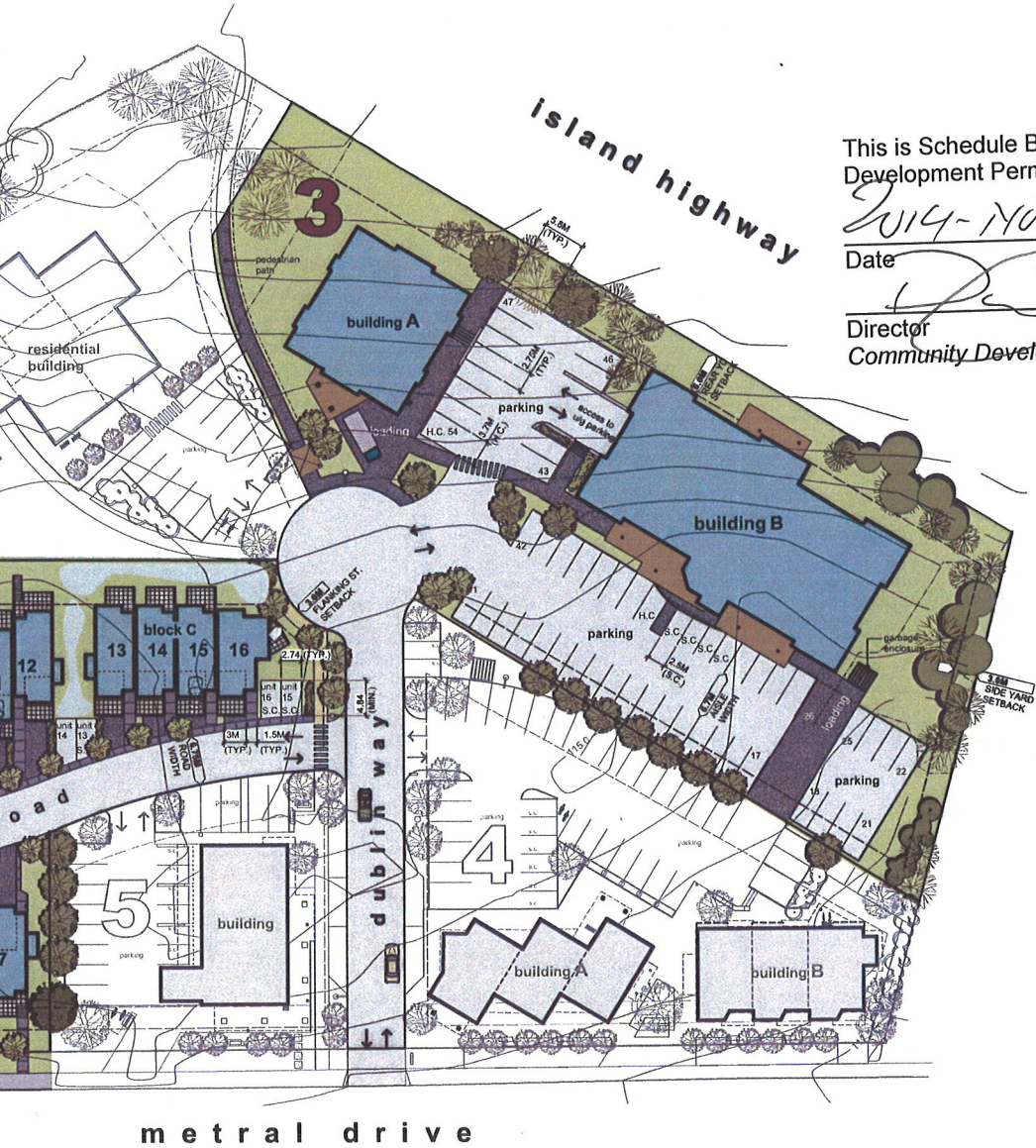
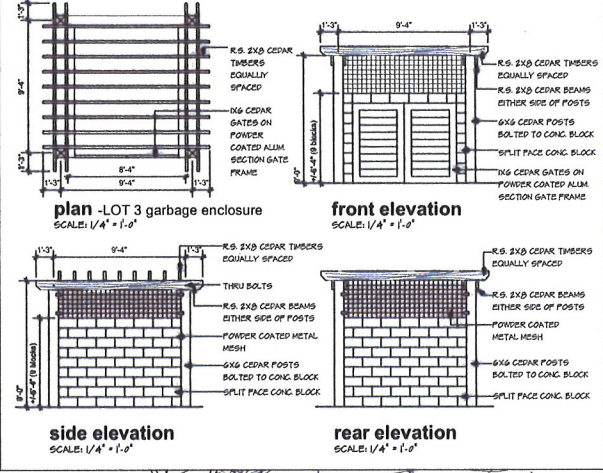
DEVELOPMENT PERMIT NO. DP000904

LOCATION PLAN

 **Subject
Property**

Civic: 5200 and 5240 Dublin Way
Lot 1 and Lot 3, Section 4, Range 4,
Wellington District, Plan EPP17170

NOTE: This drawing is not a contract. It is the property of the Planning & Design firm and may be used for other projects. All dimensions and materials are shown on this drawing. All dimensions and materials are shown on this drawing. All dimensions and materials are shown on this drawing. All dimensions and materials are shown on this drawing.



This is Schedule B referred to in the Development Permit.

Date: 2014-NOV-17

Director
Community Development

DARYOUSH FIROUZLI ARCHITECTURE INC.

TEL: (250) 933-1991
FAX: (250) 933-1990
Email: FIROUZLI@SHAWA.CA



PROJECT:
PACIFIC STATION
5240 METRAL DR. -LOT 1
5200 DUBLIN WAY -LOT 3
NANAIMO, BC

WESTMARK CONSTRUCTION

PROJECT NO: 2417

LOT 1 & 3
SITE PLAN

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

RECEIVED 2014-OCT-02
PLANNING & DESIGN
DP000904

SCALE	SHEET NO.
DRAWN	DATE
CHK'D	REVISED
DATE	
16 SEPT 14	



Metrol streetscape



Design Rationale
Lots 1 and 3

Introduction:
Lots 1 and 3 are a further phase in the Pacific Station development. Lot 4 was completed in the area of 2012 and Lot 5 has just been installed. The landscape scheme will follow the same design principles as the first two phases. These consisted of creating streetscapes and pedestrian areas, and of softening parking areas. The concept for the landscape design was inspired by the native vegetation of the area and the west coast contemporary architecture. It also took into account the more suburban nature of the neighbourhood and the fact that this is an area in transition.

The landscape design of Lot 1 and 3 will continue to focus on the pedestrian scale and, in addition, the developing extensive rainwater management features.

METROL STREETSCAPE:

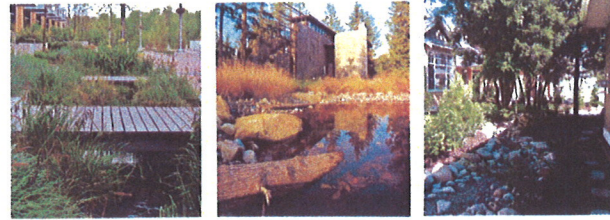
- Each townhouse has individual pedestrian paths from Metrol to their front doors
- A grass boulevard lies between the sidewalk and the edge planting as a transition from the suburban character across the street.
- The existing streetscape of Acer trees, low hedging and ornamental grasses and perennials will continue in front of the town houses.
- A bio-swale takes the roof water between the streetscape plantings and the houses.

INTERNAL STREET AND SMALL PLAZAS

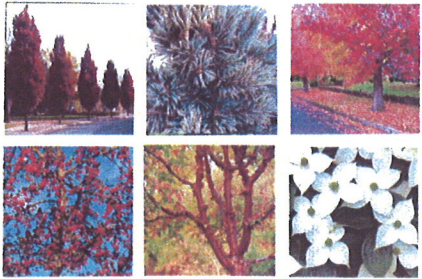
- Take the internal streets and the parking lot edges, incorporating recessed areas for benches and decorative paving.
- Small pedestrian spaces include benches and specimen trees as focal points.
- Rain gardens and bio-swales form much of the larger areas of open space to collect and filter the run-off from the roofs and the parking lots.

BUFFER PLANTINGS

- The buffers consist of mixed evergreen and deciduous internal plantings of mostly native plants.
- A large bio-swale forms the north eastern edge of the property which faces the old school highway. The edge is highly visible and has large boulders and clusters of colourful plants. These plants are grouped to frame views of the building while allowing highway traffic to see into the site.



Biowall designs



TREES

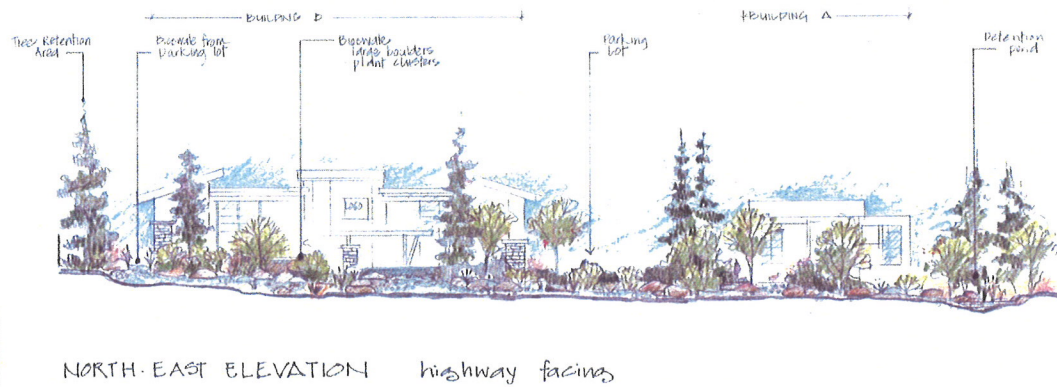


SHRUBS

PERENNIALS & GRASSES



BIOWALL PLANTS



DATE	2012.01.15
BY	W. TOU A. DEARFORD
APP	PROJECT MANAGER
DATE	2012.01.15
REV	DESCRIPTION
CONSULTANT	
W. TOU A. DEARFORD	
LANDSCAPE ARCHITECT	
218 First St. Vancouver	
B.C. V6A 2B6	
360-784-4335	
wtooua@earthlink.net	
PROJECT	
PACIFIC STATION	
LOTS 1 + 3	
WESTMARK CONSTRUCT	
SHEET TITLE	
LANDSCAPE	
CONCEPTS	
DRAFT.	
SCALE	DATE
DRAWN	CHECKED
PROJECT NUMBER	
DRAWING NUMBER	

Development Permit DP000904
5200/5240 Dublin Way

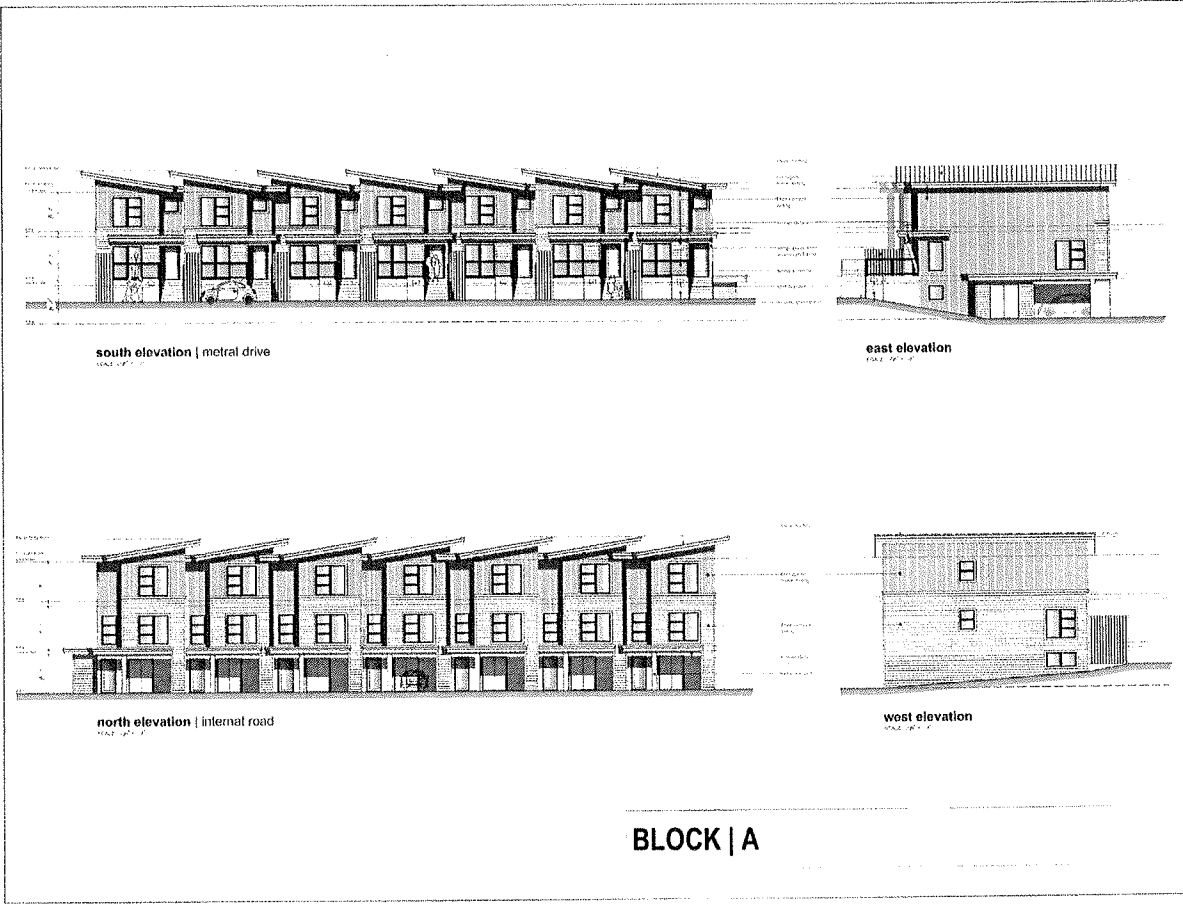
Schedule E

**Multi-Family Elevations
- Block A**

This is Schedule E referred to in the
Development Permit.

2014-NOV-17
Date

Director
Community Development



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/14
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
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50	REVISION	

DARYOUSH FIROOZI ARCHITECTURE INC.
D F I A
PACIFIC STATION
5240 METRAL DR - LOT 1
5200 DUBLIN WAY - LOT 3
NANAIMO, BC
WESTMARK CONSTRUCTION
2417
LOT 1
BLOCK A
ELEVATIONS
10 SEPT 14

DP904

Development Permit DP000904
 5200/5240 Dublin Way

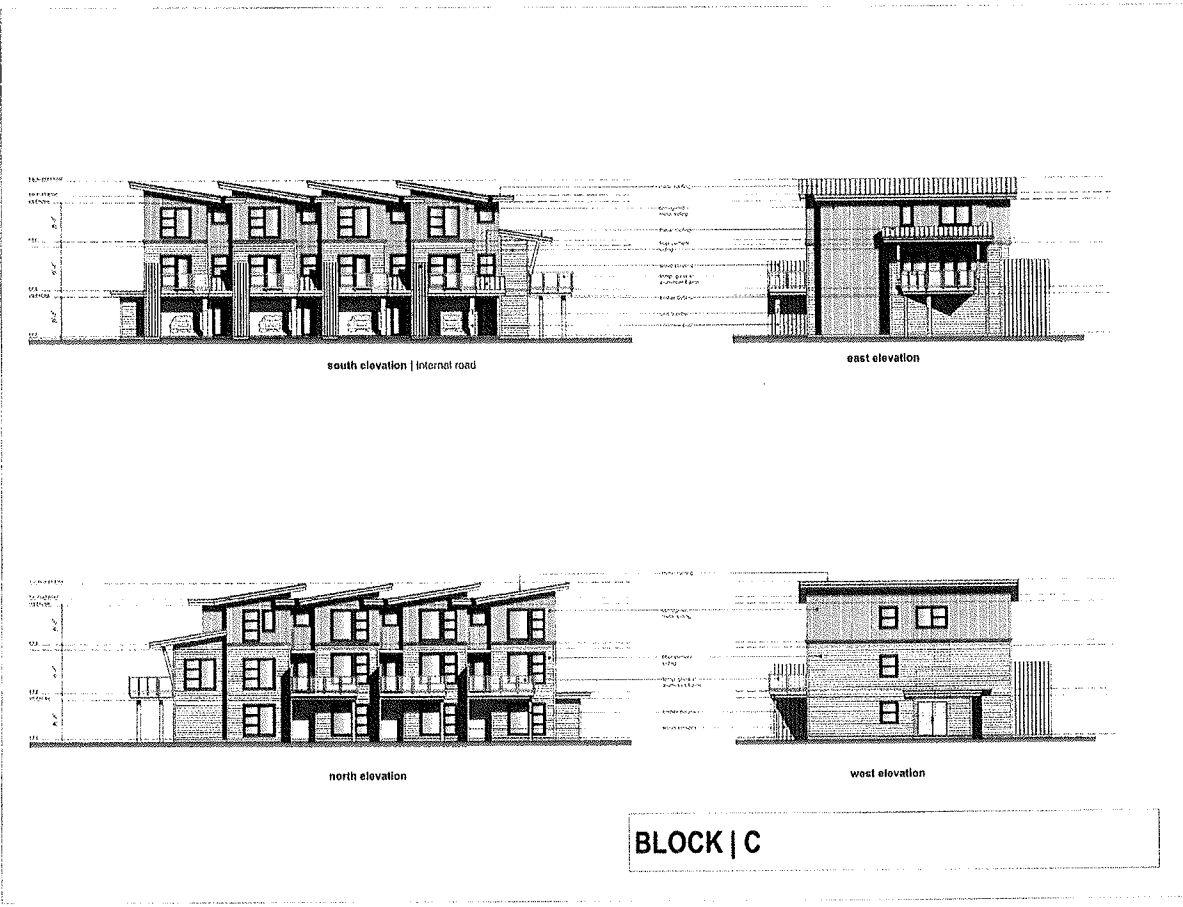
Schedule G

**Multi-Family Elevations
 - Block C**

This is Schedule G referred to in the Development Permit.

2014-10-17
 Date

[Signature]
 Director
 Community Development



NO.	REVISION

DARYOUSH FIROUZLI ARCHITECTURE INC.
 D.F.A. ARCHITECTS

Delina
 HOUSE CONSTRUCTION LTD.

PACIFIC STATION
 5240 METRAL DR - LOT 1
 5200 DUBLIN WAY - LOT 3
 NANAIMO, BC

WESTMARK CONSTRUCTION

2417

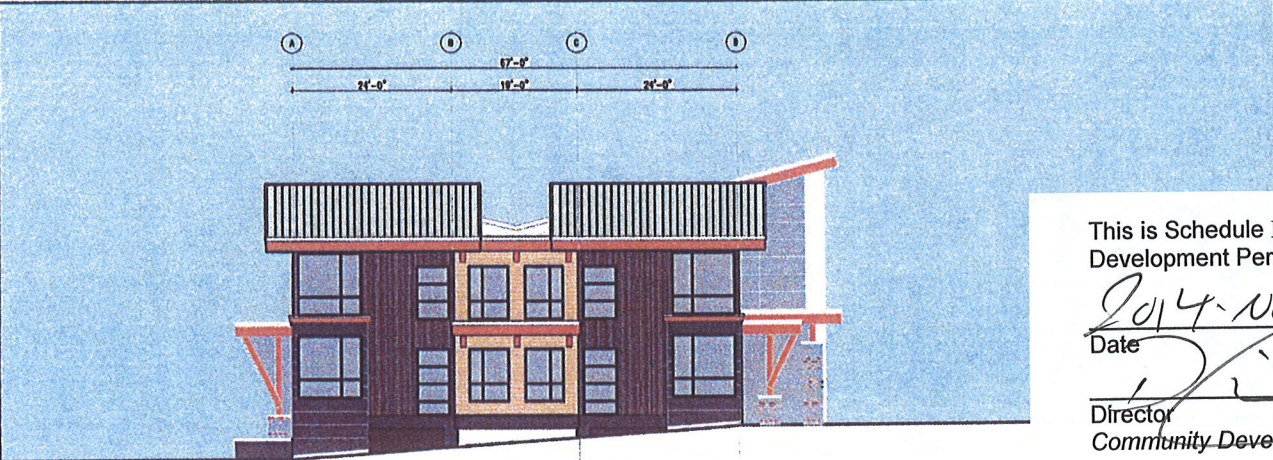
LOT 1
 D.C.C.C.
 ELEVATIONS

1/6 CERT 14

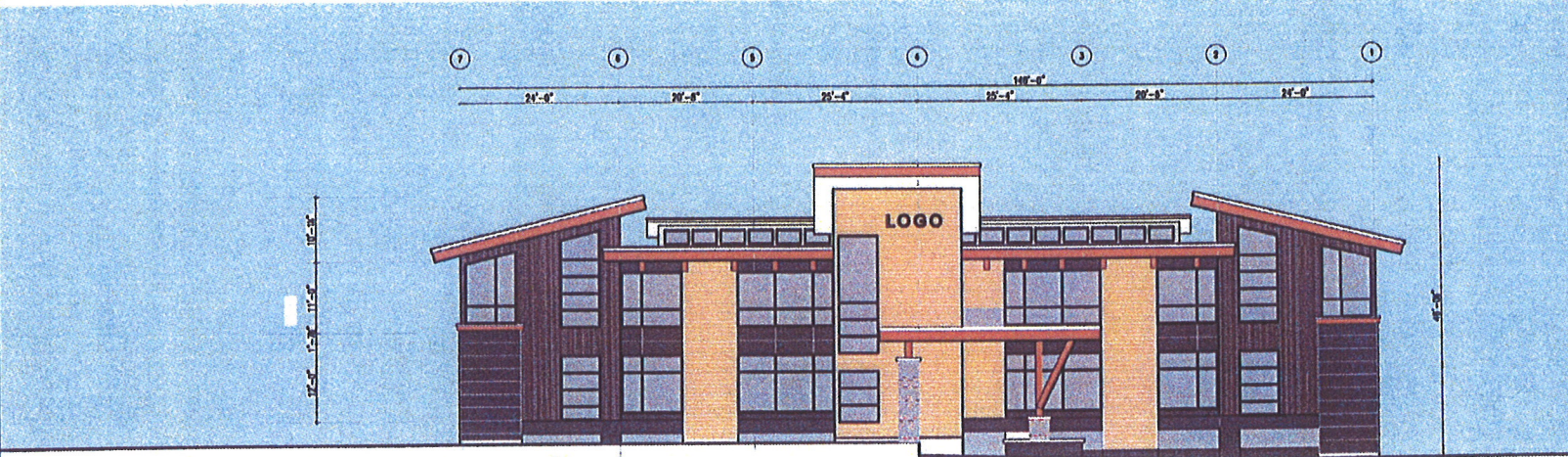
DP904

EXTERIOR MATERIALS & COLORS

- | CODE | COLOR | MATERIAL |
|------|-------|--|
| ① | | K2 OR EQUAL
NATURAL LEDGESTONE VENEER |
| ② | | CORRUGATED METAL SIDING
BROWN |
| ③ | | 2 1/2" HARDI PANEL SIDING
CHARCOAL |
| ④ | | 6" HARDBOARD SIDING
HORIZONTAL SIDING
CLOVERDALE PAINT #8464 |
| ⑤ | | VINYL WINDOWS |
| ⑥ | | ALUMINUM RAILING |
| ⑦ | | CONCRETE NATURAL COLOR |
| ⑧ | | METAL ROOFING CHARCOAL |



NORTH ELEVATION



EAST ELEVATION (Island Highway side)

This drawing is an indication of what is to be done. It is not a contract. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary approvals and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary approvals and for complying with all applicable codes and regulations.

NO.	DATE	REVISION

This is Schedule I referred to in the Development Permit.

Date 2014-NOV-17

Director
Community Development

DARYOUSH FARDUZZI ARCHITECTURE INC.

 116-1160 605-100
 116-1160 605-100
 (604) 293-1000
 VANCOUVER, BC V6V 1A9

Devin
 DESIGN CONSULTANTS LTD.

PACIFIC STATION
 5240 METRAL DR. LOT1
 5200 DUBLIN WAY LOTS
 NANAIMO, BC

WESTMARK CONSTRUCTION

PROJECT NO. **2417**

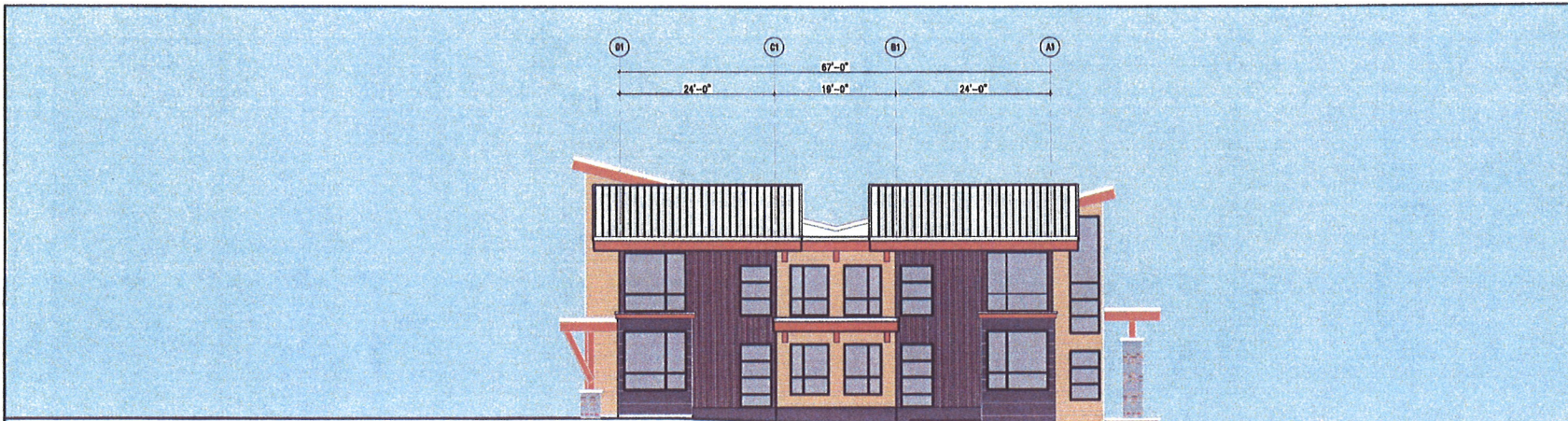
BUILDING ELEVATIONS
 20904

SCALE: **1/8" = 1'-0"**
 DATE: **18 SEPT 14**
A3.0

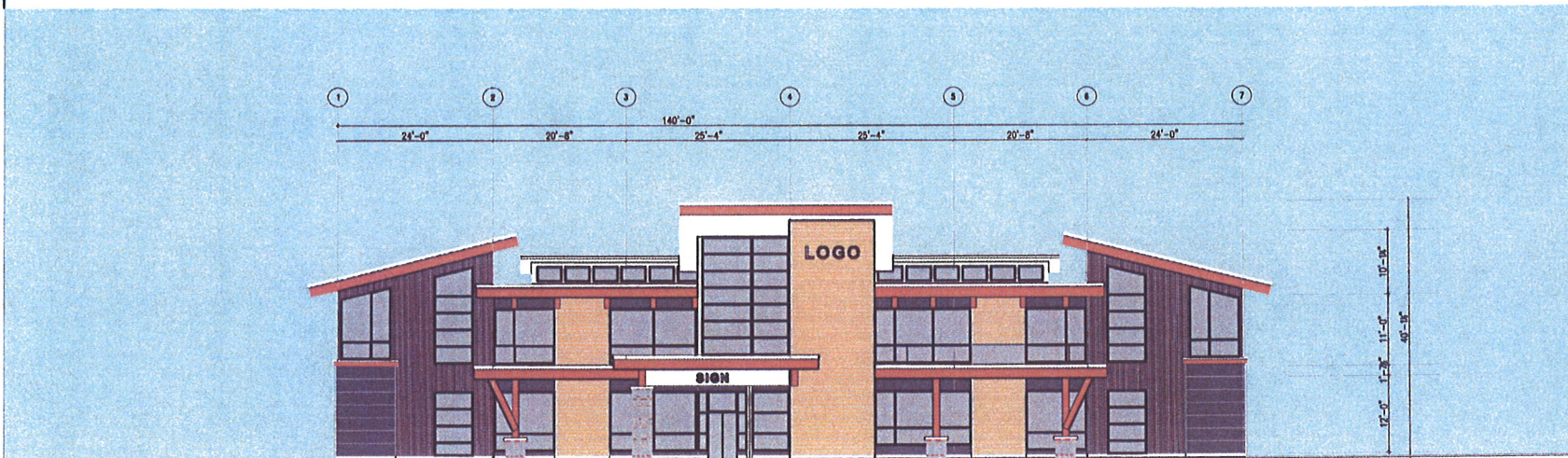
Development Permit DP000904 Schedule I
 5200/5240 Dublin Way
**2-Storey Elevations
 & Materials - Building B**

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NO.	DATE	REVISIONS



SOUTH ELEVATION



WEST ELEVATION

DARYOUSH FIROUZLI ARCHITECTURE INC.

TEL: (250) 833-1011
 FAX: (250) 833-1000
 EMAIL: DF@DFIARCH.COM
 6377 EDWARDS DRIVE
 NANAIMO, B.C. V9Y 1M4



PROJECT:
PACIFIC STATION
 5240 METRAL DR. LOT3
 5200 DUBLIN WAY LOT3
 NANAIMO, BC

CLIENT:
WESTMARK CONSTRUCTION

PROJECT NO.: **2417**

SHEET TITLE:
BUILDING ELEVATIONS
DP204

SCALE: 1/8" = 1'-0"	SHEET NO.:
DATE: 16 SEPT 14	A3.1

Development Permit DP000904
5200/5240 Dublin Way

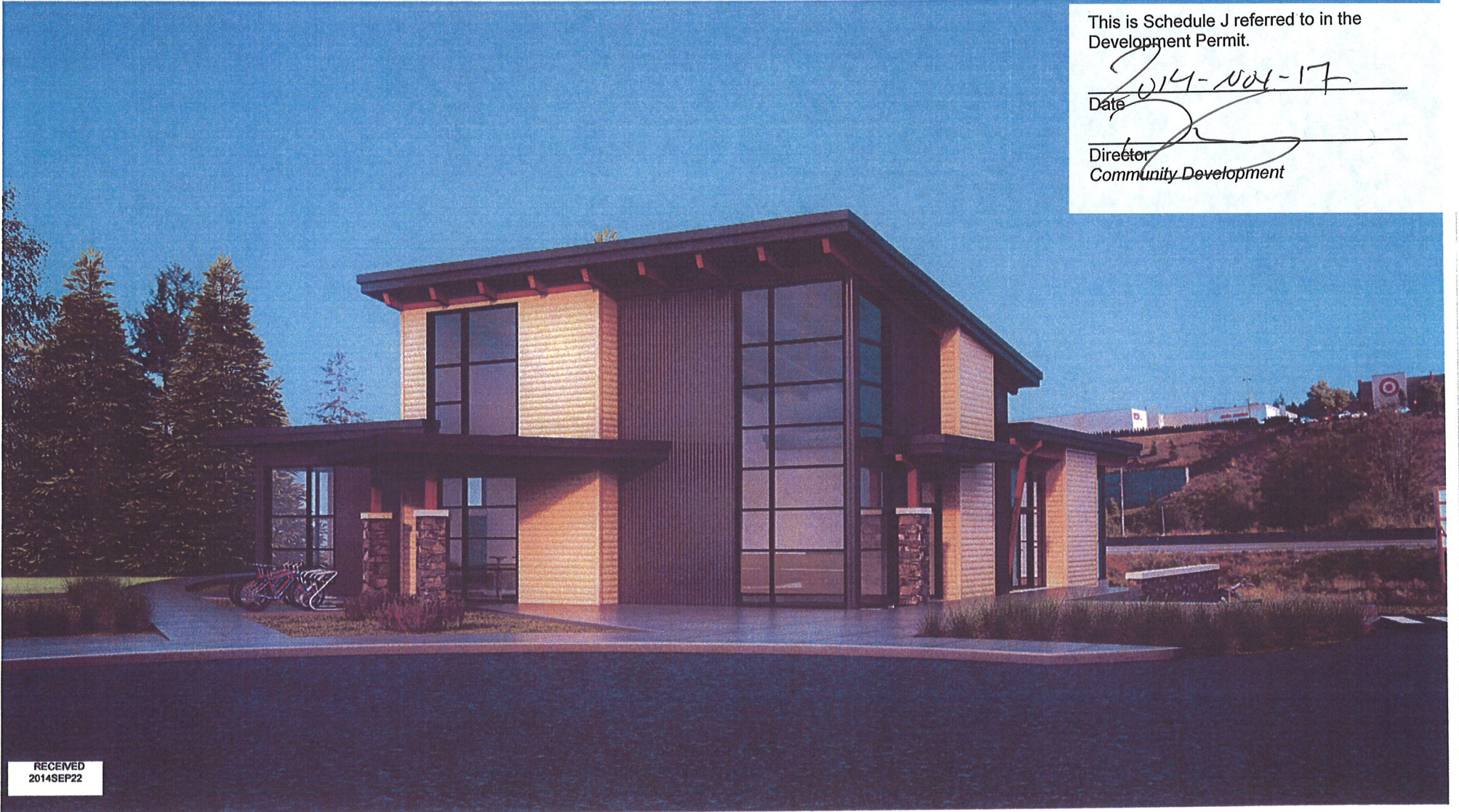
Schedule J

Rendering of
Commercial Building A

This is Schedule J referred to in the
Development Permit.

Date 2014-09-17

Director
[Signature]
Community Development



RECEIVED
2014SEP22

Development Permit DP000904
5200/5240 Dublin Way

Schedule K

Rendering of Building B

This is Schedule K referred to in the
Development Permit.

2014-NOV-17
Date

[Signature]
Director
Community Development

