



DEVELOPMENT PERMIT NO. DP000909

CAMARGUE INVESTMENTS INC
Name of Owner(s) of Land (Permittee)

6330 MCROBB 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 3, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN VIP78452

PID No. 026-221-250

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 Elevations
Schedule D Building Materials & Colours
Schedule E Landscape Plan
Schedule F Site Data
Schedule G Building Renderings

- 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:

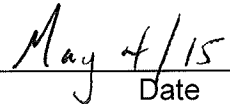
Schedule A – Required Number of Off-street Parking Spaces

The required onsite parking ratio is 1.66 parking spaces per unit or 83 parking spaces. The onsite parking ratio is 1.46 parking spaces per unit, or 73 parking spaces, a variance of 10 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF APRIL, 2015.



Corporate Officer

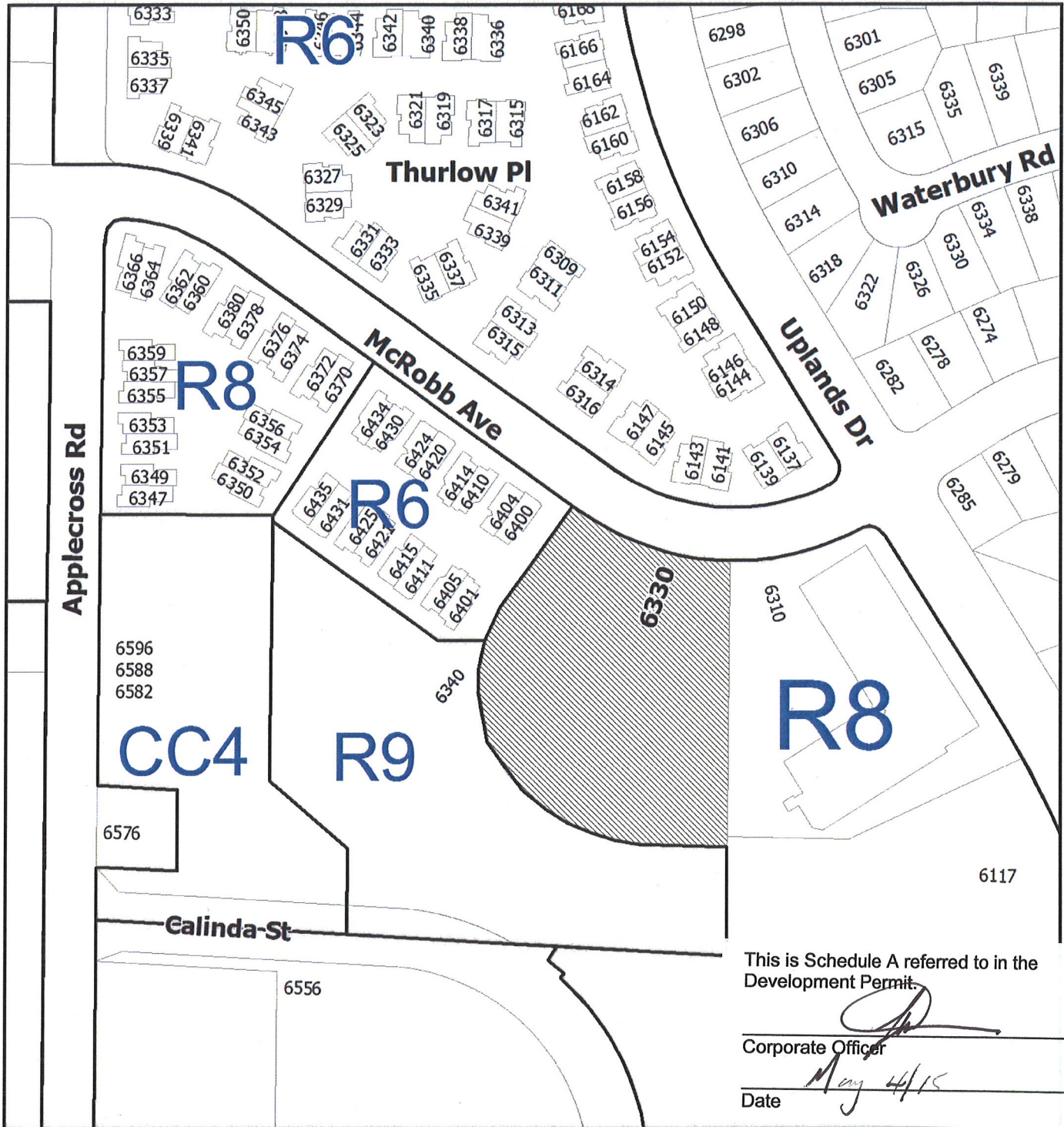


Date

GN/b

GN/b
Prospero attachment: DP000909

SCHEDULE A



This is Schedule A referred to in the Development Permit.

Corporate Officer

Date

May 4/15

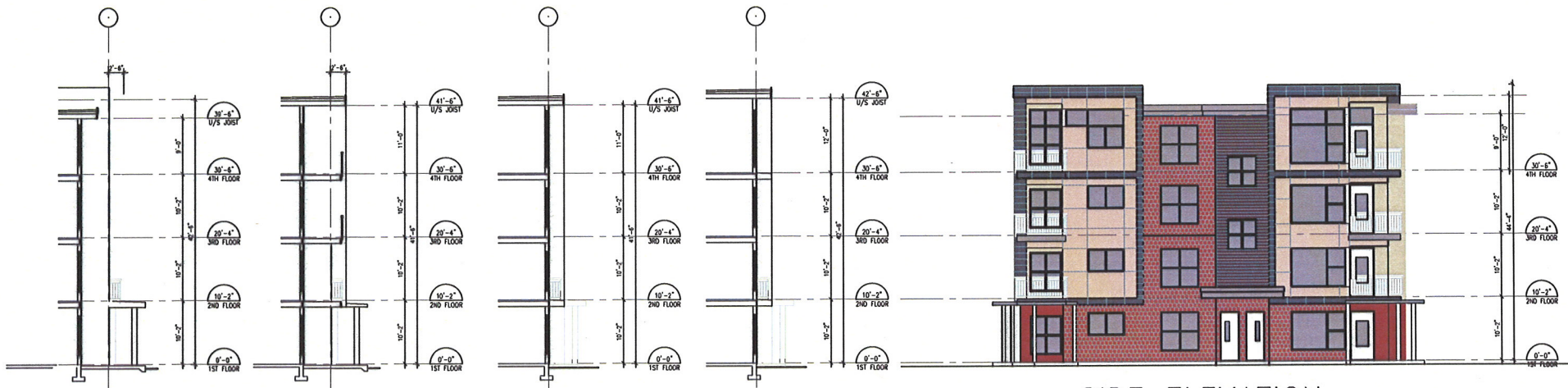
DEVELOPMENT PERMIT NO. DP000909

LOCATION PLAN

Civic: 6330 McRobb Avenue
Lot 3, District Lot 48, Wellington District,
Plan VIP78452

 **Subject Property**





SIDE ELEVATION



INTERIOR ELEVATION

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		CEMENT COMPOSITE SIDING RECTANGULAR STRIP 3X8"X12" (RED P 313)
②		CEMENT COMPOSITE SIDING CLEAR 3/8" X 12" (GREY N 211)
③		8" HARDIE PLANK SIDING (COBBLE STONE) (JH40-10)
④		HARDIE PANELS (COBBLE STONE) (JH40-10)
⑤		8" HARDIE PLANK SIDING (MONTEREY TAUPE JH40-20)
⑥		8" HARDIE PLANK SIDING (TIMBER BARK JH40-30)
⑦		WHITE ALUMINUM RAILING

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF D-ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF D-ARCHITECTURE.
 2. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF D-ARCHITECTURE.
 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF D-ARCHITECTURE.
 4. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF D-ARCHITECTURE.
 5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF D-ARCHITECTURE.

NO.	DATE	REVISIONS



D-ARCHITECTURE
 6377 KILPATRICK DRIVE, NANAIMO, BC V9Y 1A4
 P: 250-252-1991, L: PROJECTIONS@D-A.COM
 P.O. BOX 1000, NANAIMO, BC V9Y 1A4

PROJECT NO.

CONTRACT NO.

CONTRACT NO.

SCALE
 1/8" = 1'-0"
 DATE
 29 OCT 14

PROJECT
 MCROBB AVENUE
 NANAIMO, BC

CLIENT
 ROBIN KELLEY
 PROJECT NO.
 1424

SHEET TITLE
 ELEVATIONS
 PRELIMINARY

SHEET NO.
A3.2
 REVISION


EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		CEMENT COMPOSITE SIDING RECTANGULAR STRIP 3X8"X12" (RED P 313) (Swiss Pearl)
2		CEMENT COMPOSITE SIDING CLENAR 36" X 12" (GREY N 211) (Swiss Pearl)
3		8" HARDIE PLANK SIDING (COBBLE STONE) (JH40-10)
4		HARDIE PANELS (COBBLE STONE) (JH40-10)
5		8" HARDIE PLANK SIDING (MONTEREY TAUPE JH40-20)
6		8" HARDIE PLANK SIDING (TIMBER BARK JH40-30)
7		WHITE ALUMINUM RAILING

This is Schedule D referred to in the
Development Permit.

Corporate Officer

Date


May 4/15

Development Permit DP000909
6330 McRobb Avenue

Schedule D


Building Materials & Colours

This is Schedule F referred to in the Development Permit.

Development Permit DP000909
6330 McRobb Avenue

Schedule F

Site Data


Corporate Officer

Date May 4/15

SITE PARTICULARS

CIVIC ADDRESS: 6330 McRobb Avenue, Nanaimo, BC
 LEGAL ADDRESS: Lot 3, District Lot 48, Wellington District, Plan VIP78452
 SITE AREA: 2.33 Acres
 101,494.80 sq.ft. (9,429.18 m²)
 ZONING: R8 Medium Density Residential

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED	PROPOSED (PHASE #1)
USE	R8 Medium Density Residential	R8 Medium Density Residential	R8 Medium Density Residential
LOT AREA	19,375 sq.ft. (1,800 m ²) Minimum	101,494.80 sq.ft. (9,429.18 m ²)	43,045 sq.ft. (3,999.01 m ²)
LOT COVERAGE	40% = 40,597 sq.ft. (3,771.64 m ²)	26% = 26,230 sq.ft. (2,437 m ²)	27% = 11,696 sq.ft. (1,086.6 m ²)
BUILDING GROSS FLOOR AREA		- - - - Total	- Main Floor Plan: 11,696 sq.ft. - Second Floor Plan: 11,564 sq.ft. - Third Floor Plan: 11,564 sq.ft. - Fourth Floor Plan: 11,564 sq.ft. - Total 46,388 sq.ft.
DENSITY	1.25 = 126,867 sq.ft. (11,786 m ²)	1.03 = 104,920 sq.ft. (9,747 m ²)	1.08 = 46,388 sq.ft. (4,309.6 m ²)
SETBACKS	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: - SIDE: - REAR: - SIDE (flanking street): -	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking st.): 13.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.		44.33' (13.51 m) Max.
AMENITY AREAS			
OFF-STREET PARKING	- Residential 1.66 spaces for each unit 1.66 X 50 = 83 stalls TOTAL REQUIRED: 83 stalls	Large stalls - Small stalls - H/C stalls - Total: -	Large stalls 44 Small stalls 20 H/C stalls 2 Total: 66 provided 1.32 per units (one or two bedroom)

This is Schedule G referred to in the Development Permit.

Corporate Officer

Date

[Signature]
May 4/15

Development Permit DP000909
6330 McRobb Avenue

Schedule G

Building Renderings

1/3



3D RENDERING AT MCROBB AVENUE



Camargue Properties Inc.
6330 McRobb Ave.
project # 1424

13 NOV 14

Daryoush Firoozi
ARCHITECT, B.A., B.A., B.A., B.A.
phone: 250-933-1991
mobile: 250-751-9479
daryoush@d-architecture.ca

DARYOUSH FIROOZI ARCHITECTURE INC. | d-arch.ca

RECEIVED
By L. Boehm at 5:09 pm, Jan 22, 2015



3D RENDERING AT SENTINAL DRIVE



Camargue Properties Inc.
6330 McRobb Ave.
project # 1424

13 NOV 14

Daryoush Firouzli
Architectural Designer, M.A.S., P.E., W.P.S.
phone: 250-933-1991
mobile: 250-751-9479
daryoush@d-architecture.ca

DARYOUSH FIROUZLI ARCHITECTURE INC.

© 2014 DARYOUSH FIROUZLI ARCHITECTURE INC.

RECEIVED
By L. Boehm at 5:10 pm, Jan 22, 2015



3D RENDERING AT INTERIOR ELEVATION



Camargue Properties Inc.
6330 McRobb Ave.
project # 1424

13 NOV 14

Daryoush Eirooh
Architectural Designer
phone: 250-933-1991
mobile: 250-751-9479
daryoush@d-architecture.ca

Camargue Properties Inc. | d-architecture.ca

RECEIVED
By L. Boehm at 8:19 pm, Jan 22, 2015