



DEVELOPMENT PERMIT NO. DP000959

CENTURY GROUP LANDS CORPORATION
Name of Owner(s) of Land (Permittee)

250 TIMBERCREST 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 42, BLOCK B OF DISTRICT LOT 56, WELLINGTON DISTRICT,
PLAN EPP20312**

PID No. 028-883-420

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 Site Sections
Schedule E Building(s) Renderings
Schedule F Landscape Plan
Schedule G Landscape Planting and Detail
Schedule H Building Spatial Separation

- 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 7.5.1 – Siting of Buildings

The required front yard setback is 4.5m.

- Cluster 3 - Unit 9 is sited at 4.32m, a variance of 0.18m
- Cluster 4 - Unit 10 is sited at 3.96m, a variance of 0.54m
- Cluster 4 - Unit 11 is sited at 3.12m, a variance of 1.38m
- Cluster 5 - Unit 12 is sited at 4.4m, a variance of .04m
- Cluster 6 - Unit 18 is sited at 3.76m, a variance of 0.75m

REVIEWED AND APPROVED ON

2016 - FEB - 9

Date



D. Lindsay
Director

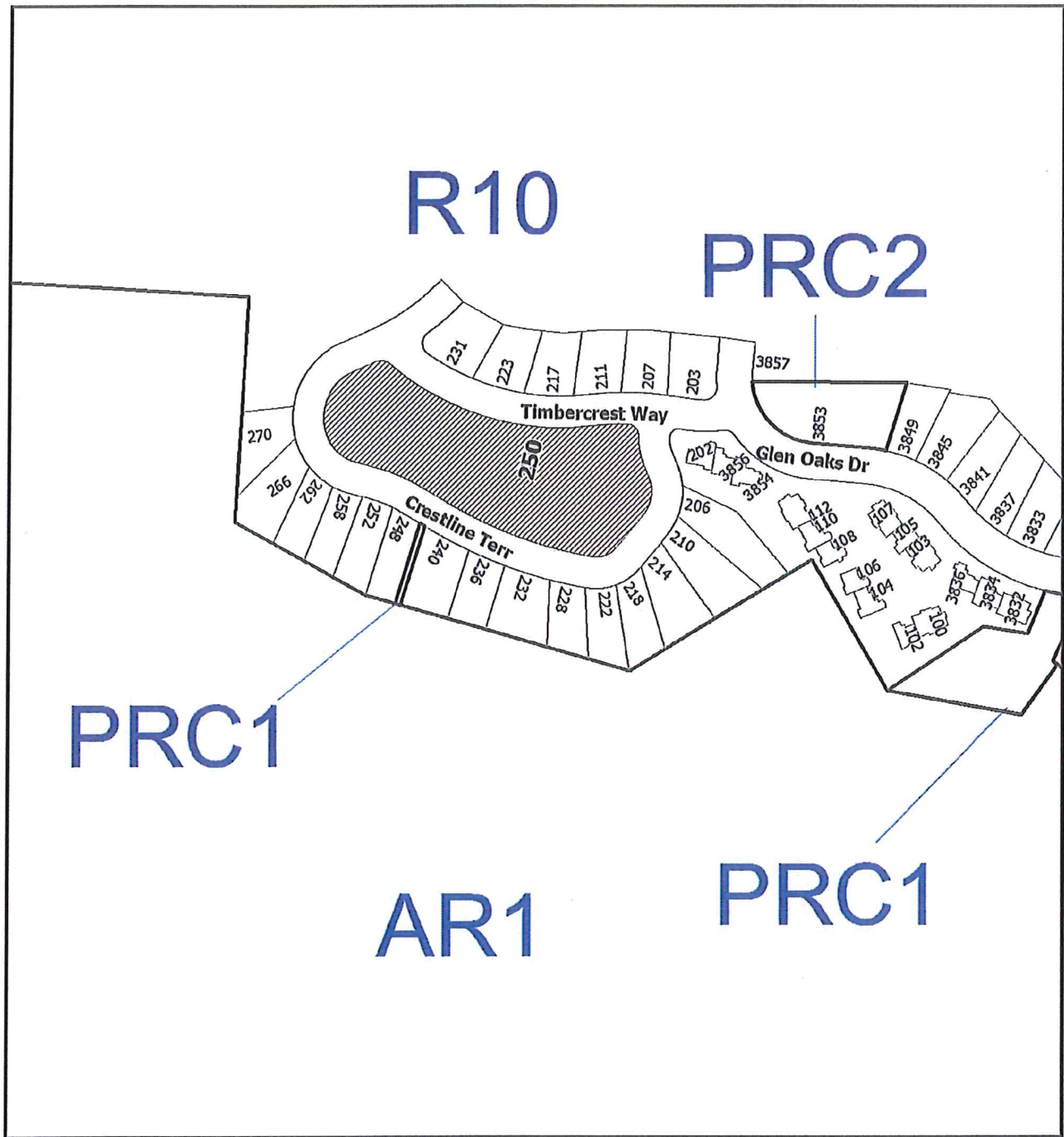
Community Development

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

GN/ln

Prospero attachment: DP000959

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000959

LOCATION PLAN

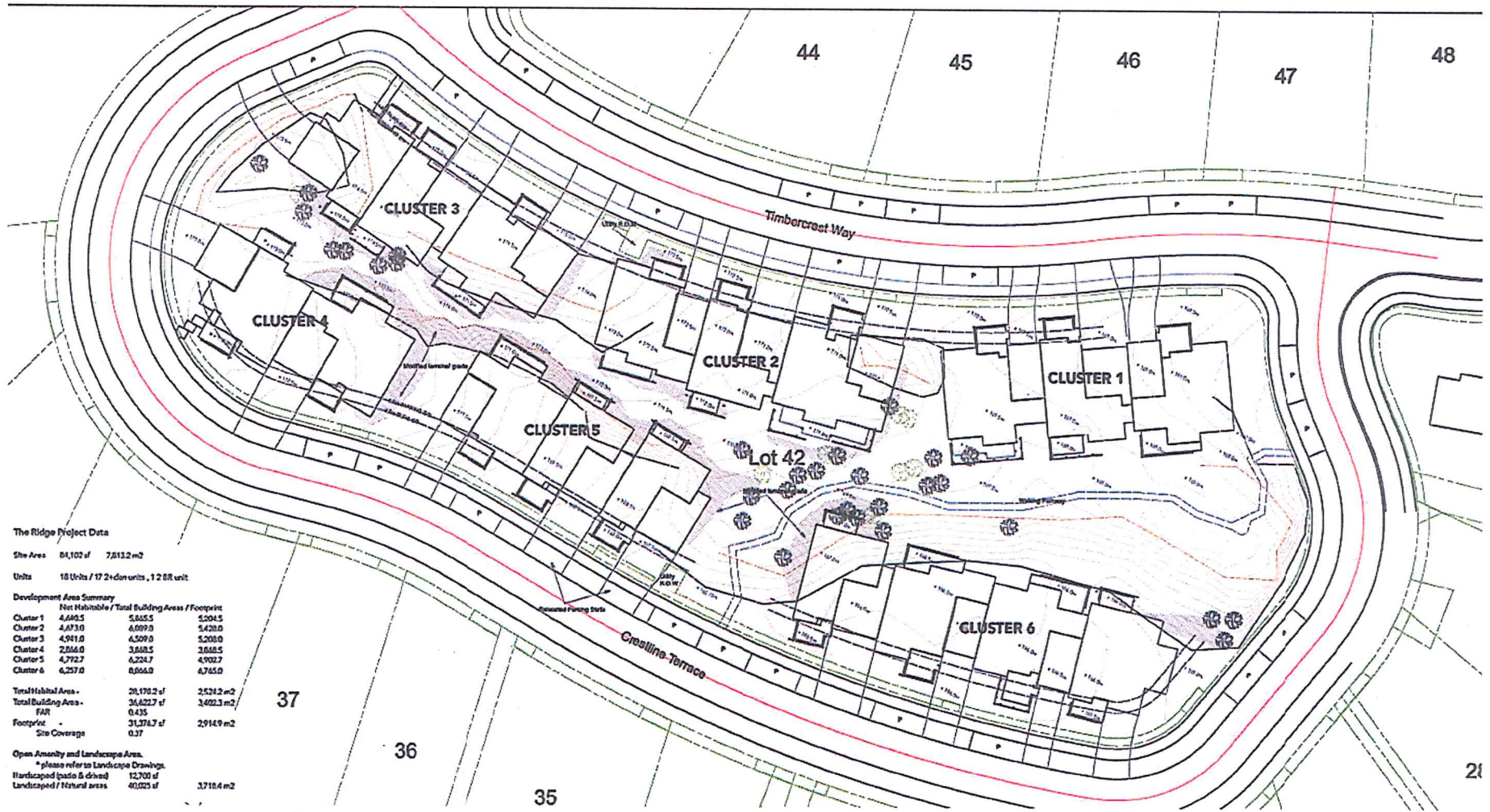
Civic: 250 Timbercrest Way
Lot 42, District Lot 56,
Wellington District, Plan EPP20312



 Subject Property

Development Permit DP000959
250 Timbercrest Way

Schedule B
SITE PLAN



The Ridge Project Data

Site Area 04,102 of 7,812.2 m²
Units 10 Units / 17 2+den units, 1 2 BR unit

Development Area Summary

Cluster	Net Habitable / Total Building Area / Footprint		
Cluster 1	4,640.5	5,615.5	5,204.5
Cluster 2	4,673.0	4,999.0	5,420.0
Cluster 3	4,941.0	4,509.0	5,200.0
Cluster 4	2,846.0	3,608.5	3,688.5
Cluster 5	4,792.7	4,234.7	4,902.7
Cluster 6	6,257.0	8,656.0	4,745.0

Total Habitable Area -	20,170.2 sf	25,242 m ²
Total Building Area -	34,622.7 sf	3,402.3 m ²
FAR	0.435	
Footprint	31,374.7 sf	2,914.9 m ²
Site Coverage	0.37	

Open Amenity and Landscape Area.

* please refer to Landscape Drawings.

Hardscaped (paved & stone)	12,700 sf	
Landscape / Natural areas	40,023 sf	3,718.4 m ²



THE RIDGE West Coast Modern Living
January 19, 2016

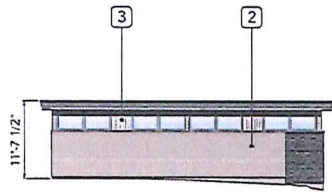
Site Plan A0
1:100m January 19, 2016

Dandyk + Wollin
architects inc.

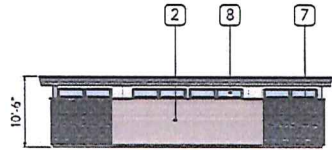
205 1205 56 Street
Delta BC V4M 1X5
604 943 1213

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By Planning & Design Section at 9:37 am, Jan 20, 2016

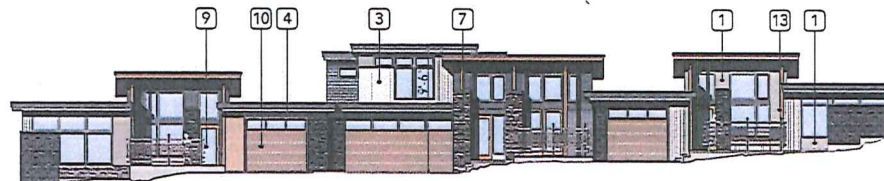
BUILDING ELEVATIONS



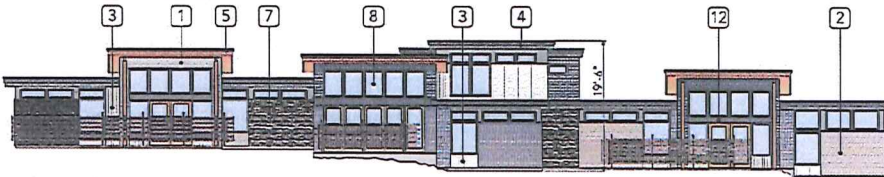
East End Elevation



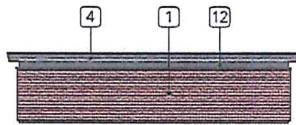
West End Elevation



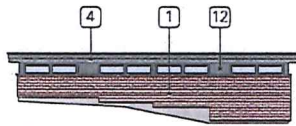
Cluster 1 North Elevation



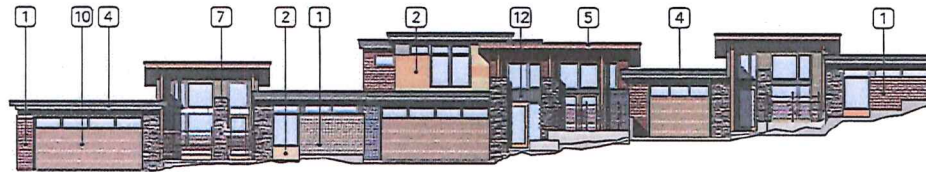
Cluster 1 South Elevation



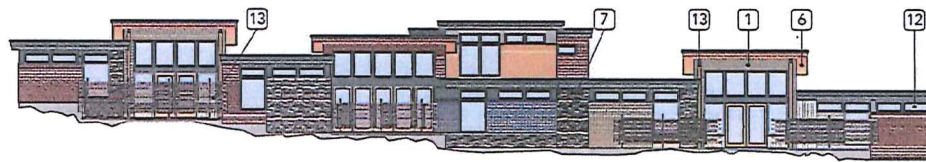
East Elevation



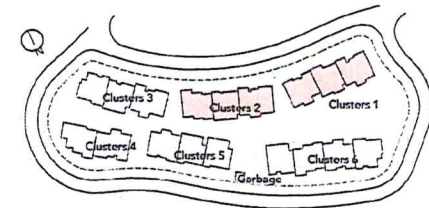
West Elevation



Cluster 2 North Elevation



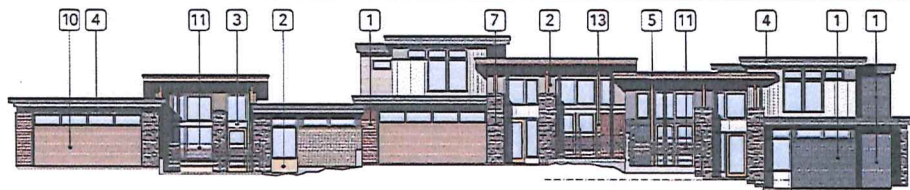
Cluster 2 - South Elevation



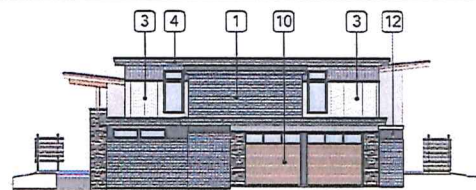
Keyplan

Colour / Material Schedule : The Ridge

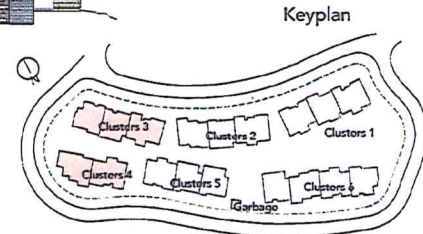
- 1 Clapboard Siding
- colours as per schedule
- 2 Woodgrain Siding
- 3 Corrugated Metal Panel - silver
- 4 Painted Trim
- 5 Fir Stained Trim
- 6 Fir Soffit
- 7 Natural Stone
- 8 Windows in Vinyl Trim
- 9 Wood Finish French Doors
- 10 Metal Door Panels
- 11 Fir Stained Screen on Steel Frames
- 12 Flat Painted Trim Panel
- 13 Fir Stained Timber



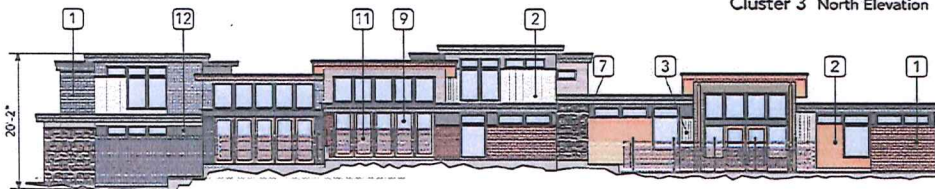
Cluster 3 North Elevation



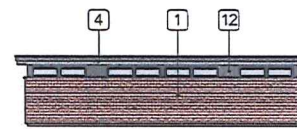
Typical B2 Unit - End Elevation



Keyplan

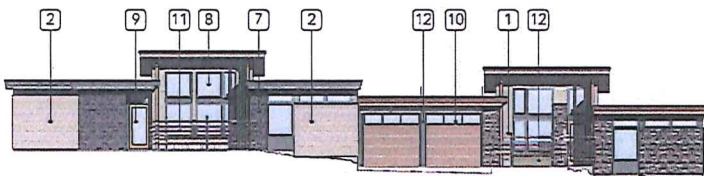


Cluster 3 South Elevation

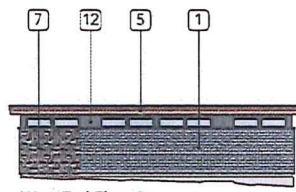


Typical A Unit - East Elevation

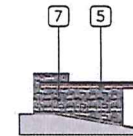
Colour / Material Schedule : The Ridge



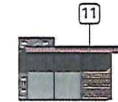
Cluster 4 South Elevation



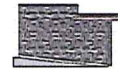
West End Elevation



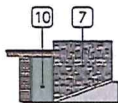
North Elev.



South Elev.

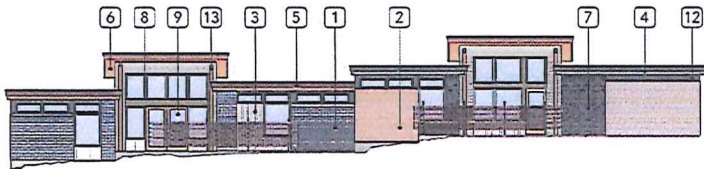


West Elev.

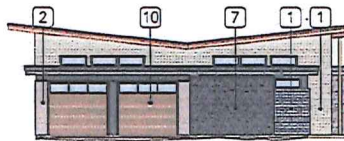


East Elev.

- 1 Clapboard Siding
- colours as per schedule
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- 4 Painted Trim
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- 6 Fir Soffit
- 7 Natural Stone
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- 11 Fir Stained Screen on Steel Frames
- 12 Flat Painted Trim Panel
- 13 Fir Stained Timber



Cluster 4 North Elevation



Typical A3 Unit - End Elevation

Garbage Bldg

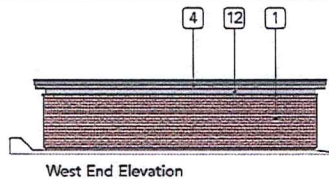


1:100m November 25, 2015
Building Elevations A5

Dandyk + Wollin
 architects inc.

205 1205 56 Street
 Delta BC V4M1X5
 604 943 1213

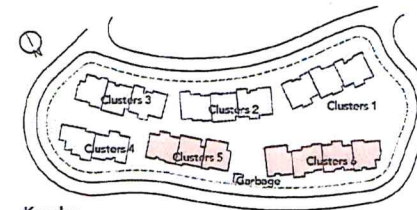




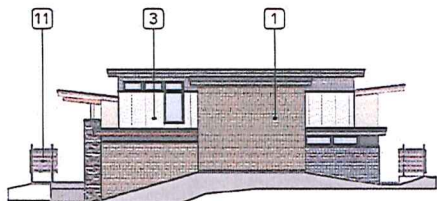
West End Elevation



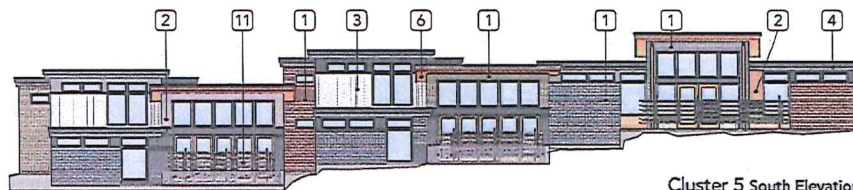
Cluster 5 South Elevation



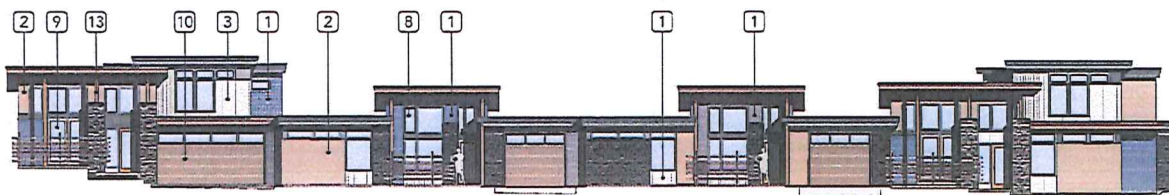
Keyplan



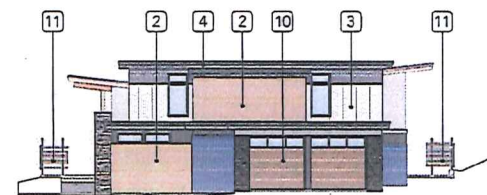
Typical B2 Unit - End Elevation



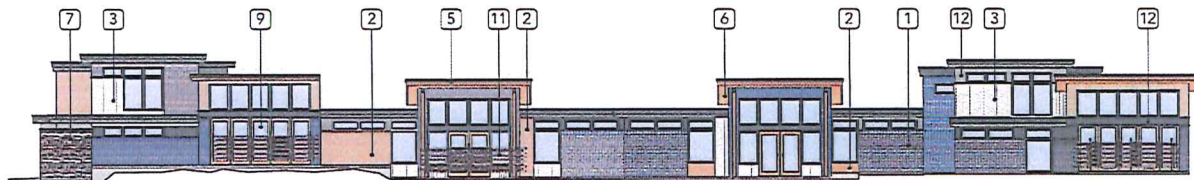
Cluster 5 South Elevation



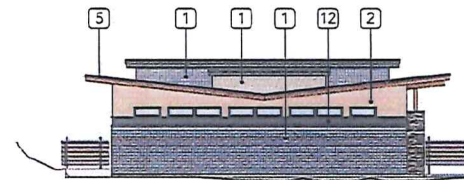
Cluster 6 South Elevation



Typical B2 Unit - End Elevation



Cluster 6 North Elevation



Typical B Unit - Living End Elevation



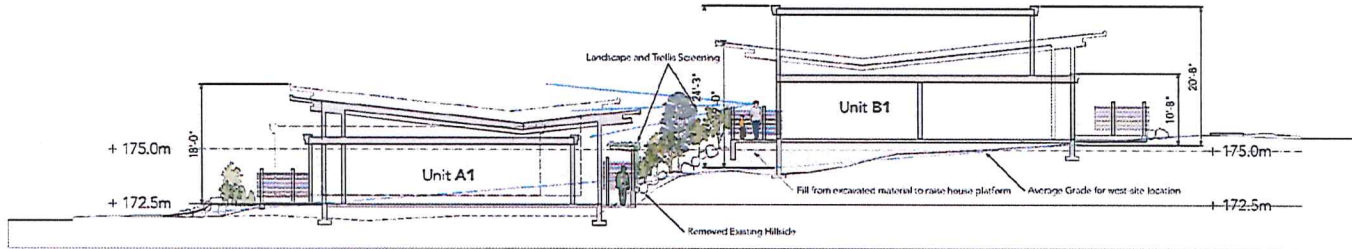
Building Elevations A6
1:100m November 29, 2015

Dandyk + Wollin
architects inc.

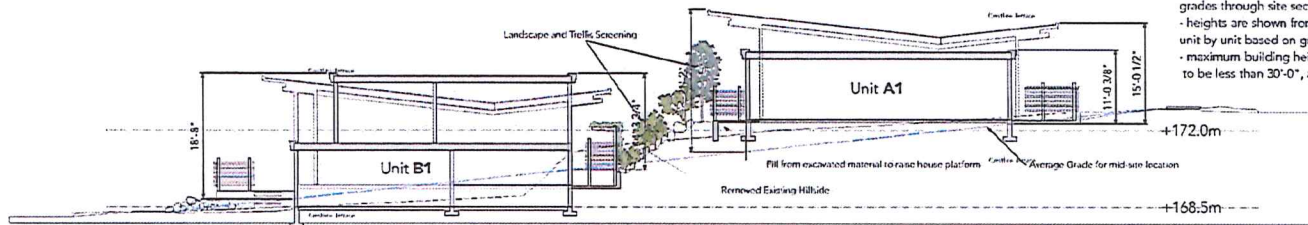
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Delta BC V4M1X5
604 943 1213

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By Planning & Design Section of 7:39 am, Nov 26, 2015

SITE SECTIONS

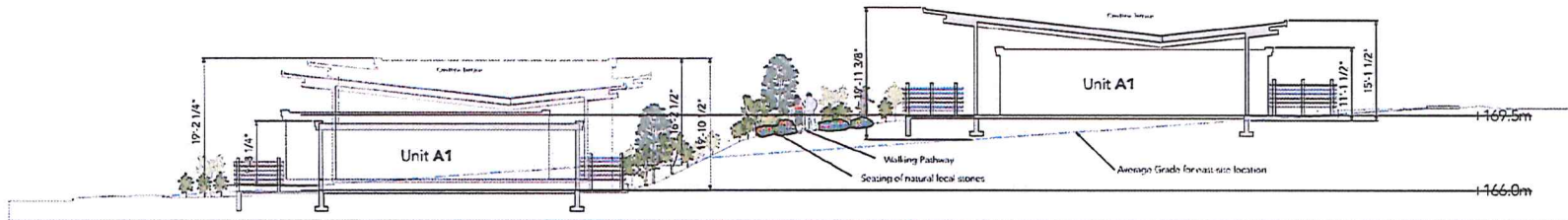


Section A



Section B

Average Grade Notes:
 - sections show average existing and proposed grades through site sections
 - heights are shown from average grades, but vary unit by unit based on grades at location
 - maximum building height to average grade to be less than 30'-0", averages much lower as noted.



Section C

Development Permit DP000959
250 Timbercrest Way

Schedule E

BUILDING(s) RENDERING



Timbercrest Way / View Westward



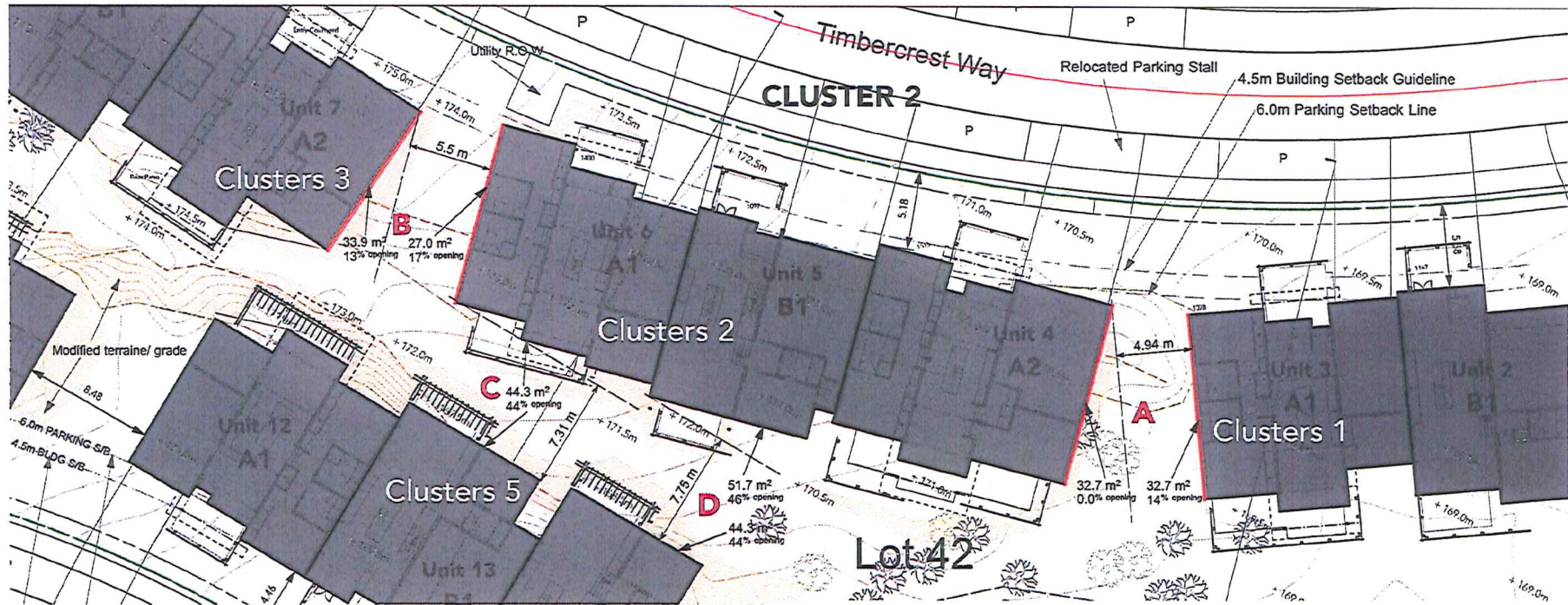
Streetscape Rendering A8
November 25 2015

Dandyk + Wollin
architects inc.

205 1205 56 Street
Delta BC V4M1X5
604 943 1213

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By Planning & Design Section at 7:29 am, Nov 26, 2015

BUILDING SPATIAL SEPARATION



The Ridge Spatial Separation Clarification

Separation A - 4.94m Limiting Distance

Cluster 1 : 32.7 m² / 14% Actual U/P wall opening / 4:1 Ratio (57% ALLOWED)

Cluster 2 : 32.7 m² / 0% Actual U/P wall opening / 4:1 Ratio (57% ALLOWED)

Separation B - 5.5m Limiting Distance

Cluster 2 : 27.0 m² / 17% Actual U/P wall opening / 4:1 Ratio (67%+ ALLOWED)

Cluster 3 : 33.9 m² / 13% Actual U/P wall opening / 4:1 Ratio (57%+ ALLOWED)

The Ridge Spatial Separation Clarification

Separation C - 7.31m Limiting Distance @ middle

Cluster 2/5 : 44.3 m² / 44% Actual U/P wall opening / 4:1 Ratio (88% ALLOWED)

Separation D - 7.75m Limiting Distance @ east suite

Cluster 5 : 44.3 m² / 44% Actual U/P wall opening / 4:1 Ratio (95% ALLOWED)

Cluster 2 : 51.7 m² / 46% Actual U/P wall opening / 4:1 Ratio (95% ALLOWED)