



**DEVELOPMENT PERMIT NO. DP000964**

**WESTPROP DEVELOPMENTS LTD.**  
Name of Owner(s) of Land (Permittee)

**600 NINTH STREET**  
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 B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22207**  
**PID No. 028-927-451**

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 Clusters 1, 3 & 5**  
**Unit Type A, Elevations**  
**Schedule E Building Cluster 4**  
**Unit Type B, Elevations**  
**Schedule F Building Cluster 4**  
**Unit Type C, Elevations**  
**Schedule G Building Clusters 6 & 14**  
**Unit Type D, Elevations**  
**Schedule H Building Clusters 8 & 11**  
**Unit Type E, Elevations**  
**Schedule I Building Clusters 10 & 12**  
**Unit Type F, Elevations**  
**Schedule J Building Clusters 7 & 9**  
**Unit Type G, Elevations**

**Schedule K Building Cluster 13  
Unit Type H, Elevations  
Schedule L Building Cluster Site Plan  
Schedule M Landscape Amenity Requirements**

- 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:
- **Size of Buildings:**  
Part 7.6.1 allows for a maximum height of a principal building to be 9m. The table below illustrates the height variances approved for each of the fourteen building clusters.

Building Cluster Number	Allowable Height (m)	Proposed Building Height (m)	Proposed Height Variance (m)	Building Cluster Number	Allowable Height (m)	Proposed Building Height (m)	Proposed Height Variance (m)
1	9	11.07	2.07	8	9	11.66	2.66
2	9	10.70	1.70	9	9	11.17	2.17
3	9	10.80	1.80	10	9	11.03	2.03
4	9	11.24	2.24	11	9	10.90	1.90
5	9	12.30	3.30	12	9	11.06	2.06
6	9	10.90	1.90	13	9	10.90	1.90
7	9	12.22	3.22	14	9	10.90	1.90

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 18TH DAY OF JANUARY, 2016.

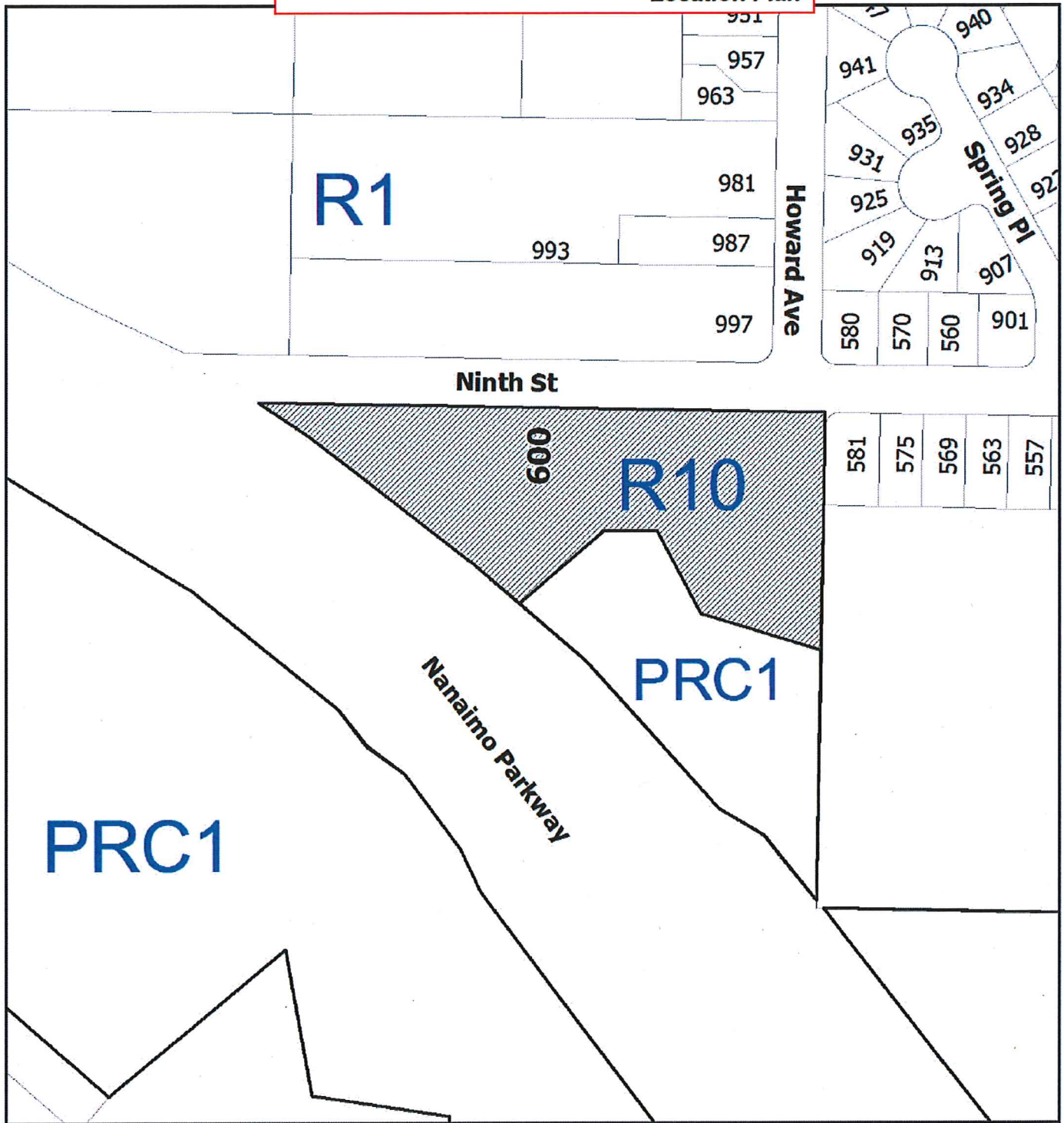
Anna Smith  
Dep. Corporate Officer

2016 Feb 02  
Date

GN/in

Prospero attachment: DP000964

Development Permit No. DP000964      Schedule A  
600 Ninth Street      Location Plan



DEVELOPMENT PERMIT NO. DP000964

## LOCATION PLAN

Civic: 600 Ninth Street  
Lot B, Section 1, Nanaimo District, Plan EPP22207

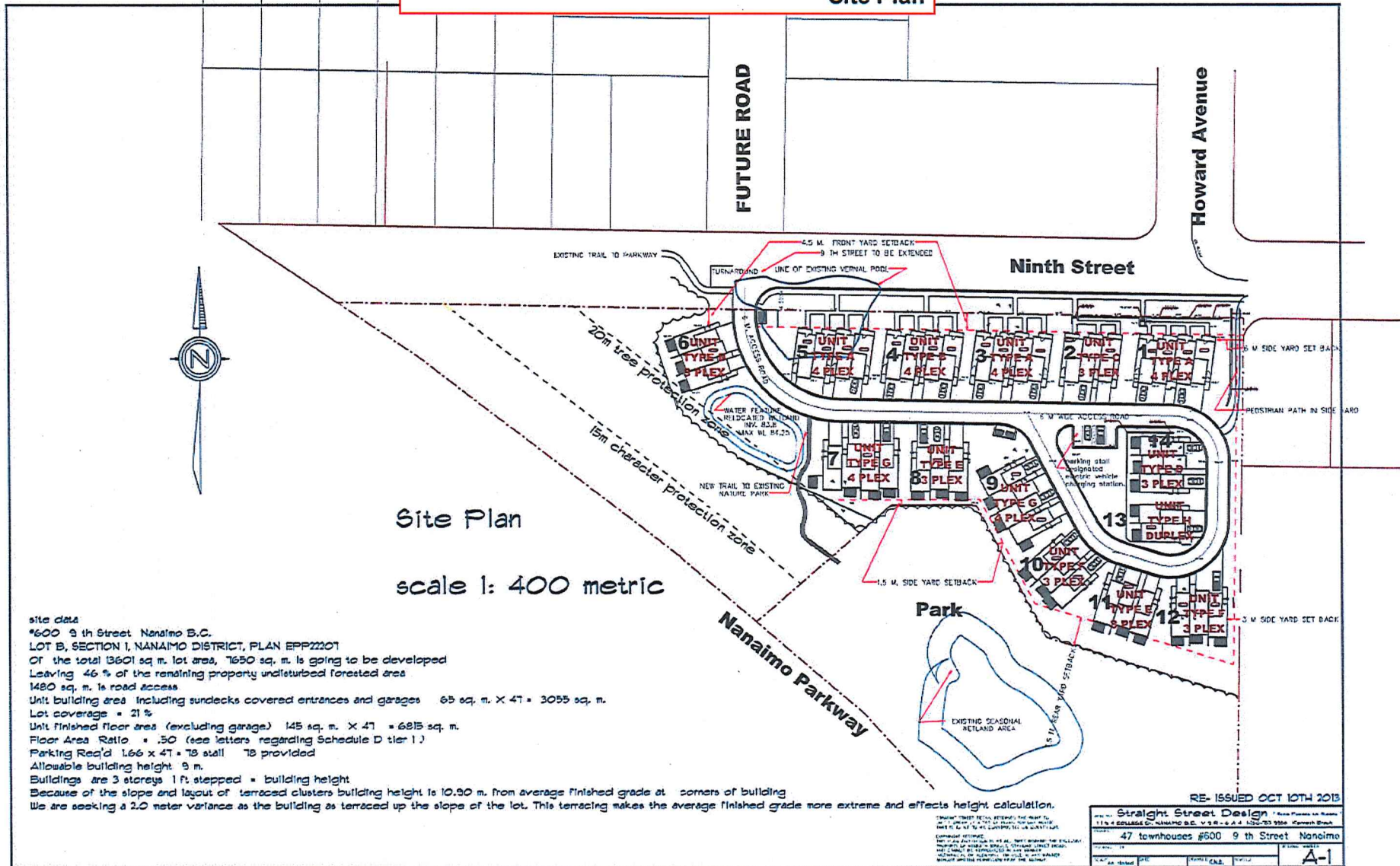


 Subject Property

Development Permit No. DP000964  
600 Ninth Street

Schedule B

Site Plan



Site Plan  
scale 1: 400 metric

site data  
 \*600 9th Street Nanaimo B.C.  
 LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22201  
 Of the total 13601 sq. m. lot area, 7650 sq. m. is going to be developed  
 Leaving 46% of the remaining property undisturbed forested area  
 1480 sq. m. is road access  
 Unit building area including sundecks covered entrances and garages 65 sq. m. X 47 = 3055 sq. m.  
 Lot coverage = 21%  
 Unit finished floor area (excluding garage) 145 sq. m. X 47 = 6815 sq. m.  
 Floor Area Ratio = .50 (see letters regarding Schedule D tier 1.)  
 Parking Req'd 1.66 x 47 = 78 stall 78 provided  
 Allowable building height 9 m.  
 Buildings are 3 storeys 1ft stepped = building height  
 Because of the slope and layout of terraced clusters building height is 10.90 m. from average finished grade at corners of building  
 We are seeking a 2.0 meter variance as the building as terraced up the slope of the lot. This terracing makes the average finished grade more extreme and affects height calculation.

RE- ISSUED OCT 10TH 2013

Straight Street Design  
 1154 COLLEGE C. NANAIMO B.C. V 9R 6 A 1 250-753 9584 KENNETH BROWN  
 47 townhouses #600 9th Street Nanaimo  
 A-1



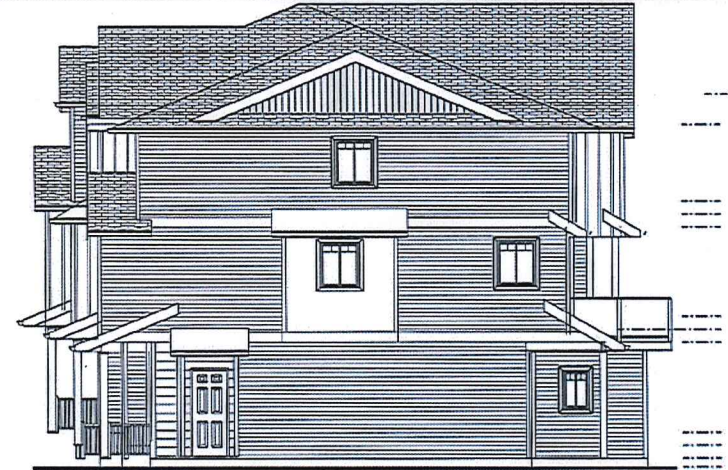
Development Permit No. DP000964  
600 Ninth Street

Schedule D

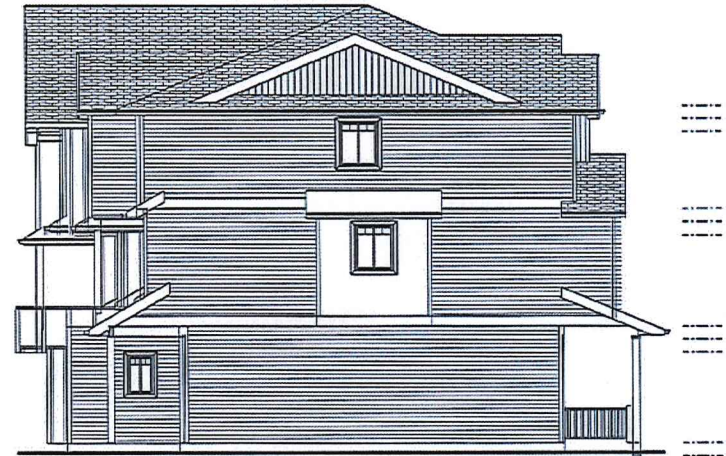
Building Clusters 1, 3 & 5  
Unit Type A, Elevations



FRONT ELEVATION UNIT TYPE A 4-PLEX  
FACING ALONG 9 TH STREET



REAR ELEVATION UNIT TYPE A 4-PLEX  
FACING INTERNAL ACCESS ROAD



RE ISSUED OCT 10TH 2018

STRAIGHT STREET DESIGN ARCHITECTS INC. DESIGNER  
1115 COLLEGE ST. VANCOUVER, B.C. V6E 4A4  
PH: 604-275-8888 FAX: 604-275-8889  
WWW.STRAIGHTSTREETDESIGN.COM

Straight Street Design		Project No. 18-001
47 UNIT TOWNHOUSE 600 9 TH STREET		Scale: 1/8" = 1'-0"
Date: 10/10/18	Drawn by: [Signature]	Sheet: A-4

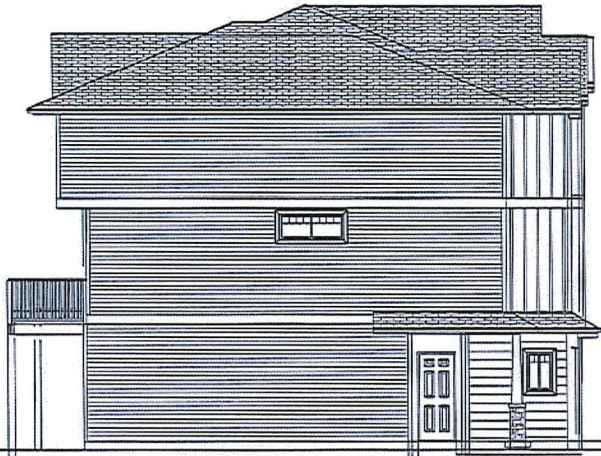




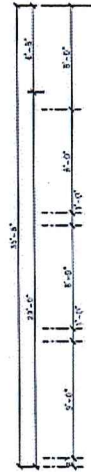




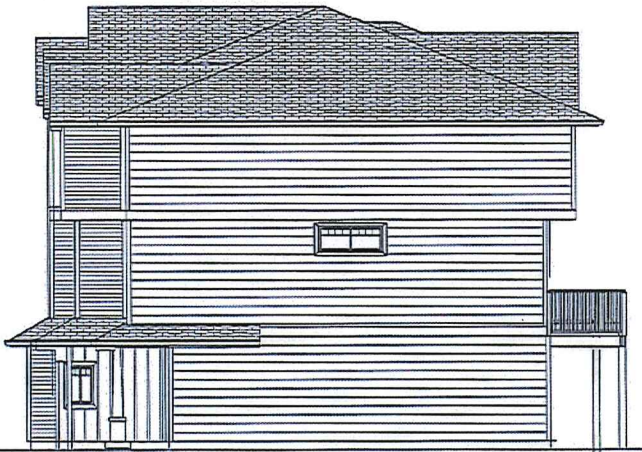
Building Clusters 8 & 11  
Unit Type E, Elevations



SIDE ELEVATION UNIT TYPE E 3-PLEX  
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE E 3-PLEX  
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE E 3-PLEX  
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE E 3-PLEX  
FACING PARK & TREE PROTECTION AREA

RE- ISSUED OCT 25TH 2013

**Straight Street Design**  
117 W. COLLEGE ST. NANAIMO B.C. V9R 5G4 (250) 753-9556 CANADA  
47 UNIT TOWNHOUSE 600 9 TH STREET

DESIGNED BY: [Signature]  
DATE: [Date]  
SCALE: [Scale]

**A-8**

STRAIGHT STREET DESIGN ASSUMES THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE PERMITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE BUILDING.

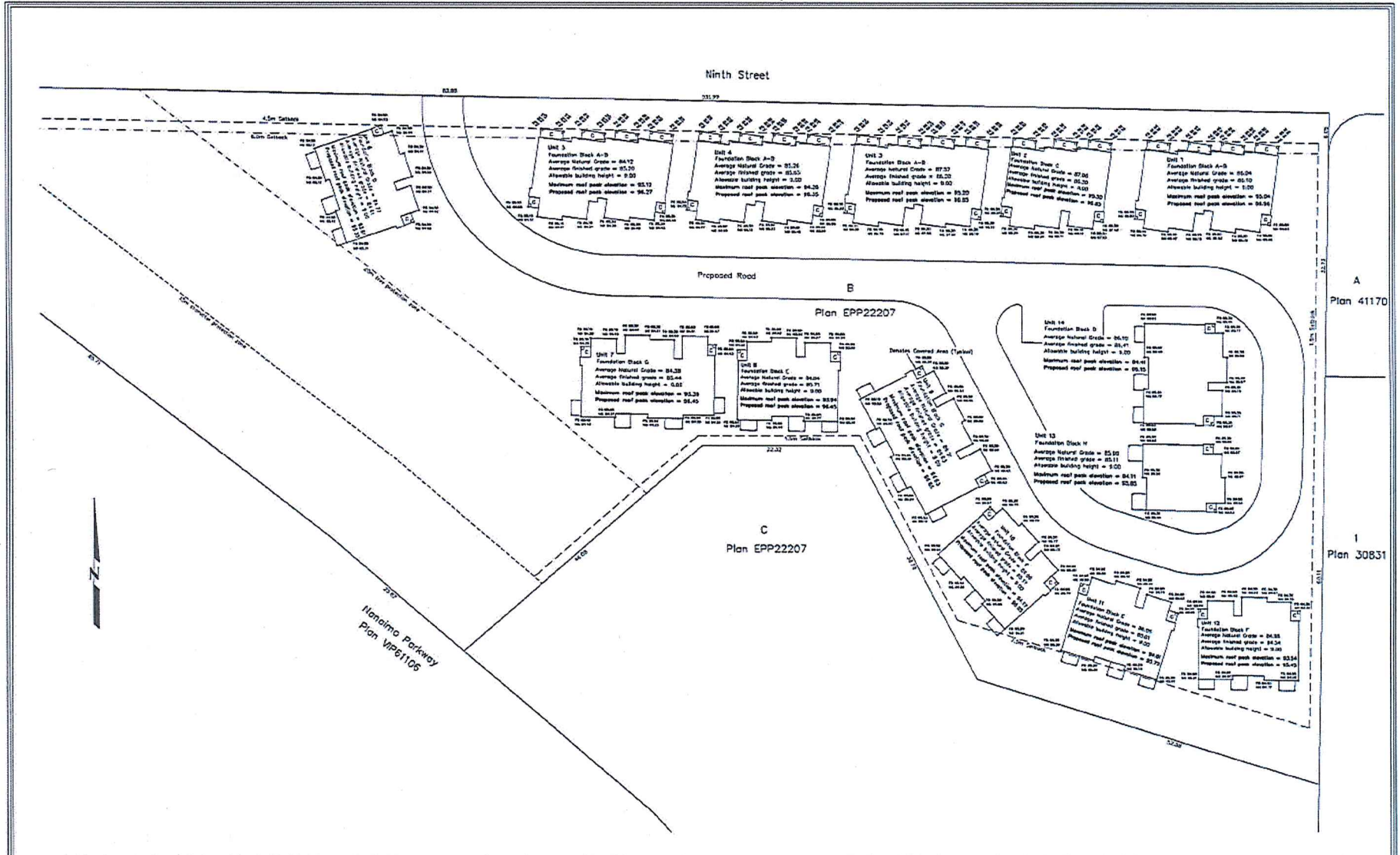






Development Permit No. DP000964  
600 Ninth Street

Schedule L  
Building Cluster  
Site Plan



Development Permit No. DP000964  
600 Ninth Street

Schedule M

**Landscape Amenity  
Requirements**



JPH Consultants Inc

434 Milton Street, Nanaimo BC V9R 2L1

**Date:** November 18, 2013

**To:** City of Nanaimo  
Development Services Dept.  
[gary.noble@nanaimo.ca](mailto:gary.noble@nanaimo.ca)

**c.c.** Straight Street Design  
[straightstreetdesignltd@gmail.com](mailto:straightstreetdesignltd@gmail.com)

**Attn:** Gary Noble, Development Planner

**Re:** 600 Ninth St (DP000849) – Schedule "D" Landscape Amenity Requirements

Following are our remarks regarding the identified "category 2" amenity requirements to be incorporated into the Building Permit drawings for the above-noted project.

**ESA** – the project site includes an existing forested wetland (vernal pool), with 40% of this feature located within the 9th St R.O.W. The proposed relocated pool (to be wholly located on-site) will provide the same ecological function, will be planted at its verges with native riparian species and will have a minimum 15m natural area setback.

**Contiguous vegetation (forest) retention** – a 4000sq.m. contiguous area of Douglas fir forest representing 29.6% of the (1.35 hectare) site will be retained without modification. This area is exclusive of watercourse and/or ESA buffers required.

**50% native soil retention** – the developable portion of the site has very thin soils over bedrock. The retention area (forested) has more developed soils - especially to the SW of the existing ESA. All native soil in the forested area will be retained undisturbed. ESA area soils will be stockpiled for re-use in the proposed replacement pool verges.

**Caliper Trees** - All trees planted along internal streets and 69th street (37 in total) are to be 6cm caliper. Approximately 40 native trees will be removed within the proposed development area.

JPH Consultants Inc

J Patrick Harrison, MBCSLA, Principal

JPH Consultants Inc  
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[pat@jphconsultants.ca](mailto:pat@jphconsultants.ca)