



DEVELOPMENT PERMIT NO. DP000977

PATRICK INVESTMENTS
Name of Owner(s) of Land (Permittee)

1847 DUFFERIN CRESCENT
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 A, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP27001

PID No. 029-225-744

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 Landscape Plan
Schedule E Retaining Wall Detail
Schedule F 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 "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 6.10.2 – Maximum Retaining Wall Height

The maximum retaining wall height is 1.8m. The proposed retaining wall height is 3.96m, a variance of 2.16m.

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

Section 15.1 – Maximum Small Car Parking Ratio

The maximum small car parking ratio is 33%. The proposed small car parking ratio is 44%, a variance of 11%.

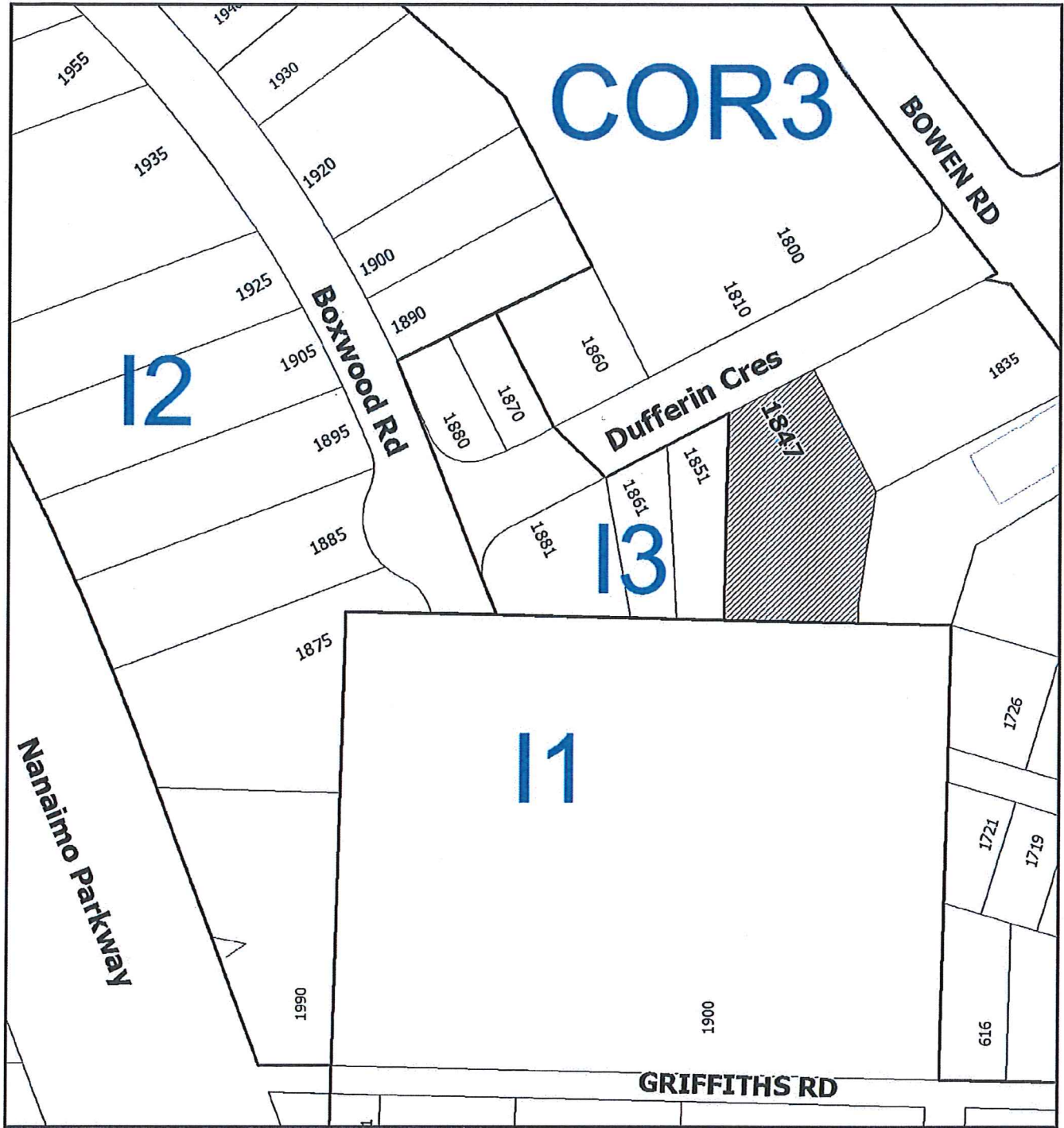
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 4th DAY OF APRIL, 2016.



Corporate Officer

Chris Jackson
Corporate Officer *2016-APR-07*

Date



DEVELOPMENT PERMIT NO. DP000977



LOCATION PLAN

Civic: 1847 Dufferin Crescent
Lot A, Section 15, Range 8,
Mountain District, Plan EPP27001

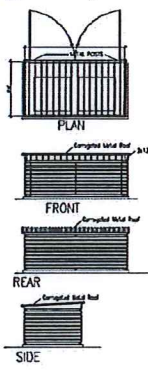
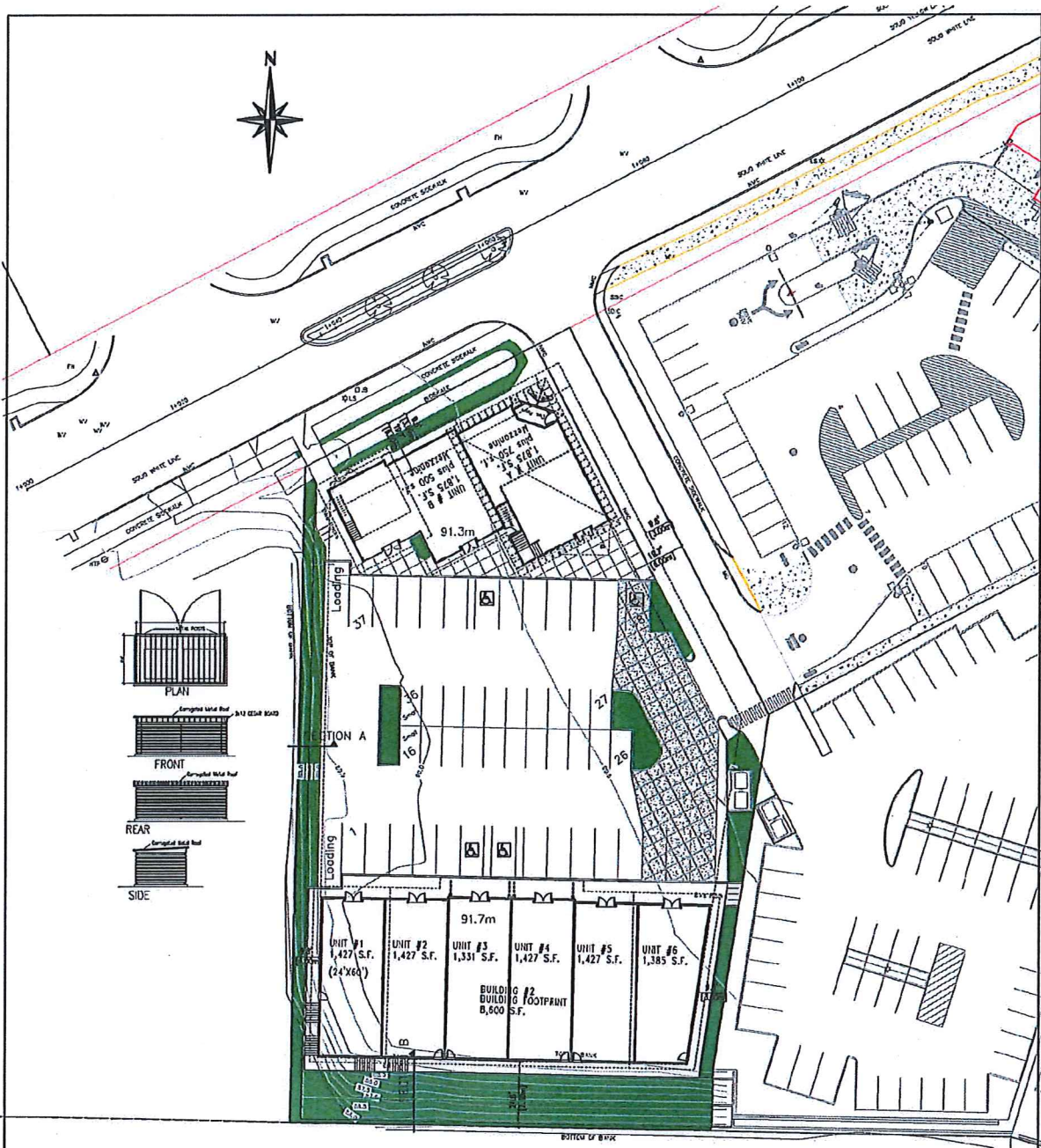


**Subject
Property**

Development Permit DP000977
1847 Dufferin Crescent

Schedule B

SITE PLAN



D-ARCHITECTURE
6577 IDARUS DRIVE, NANAIMO, BC V9Y 1H4
T: 250-933-1991, E: FIRDOZLI@DHA.WA.CA
DARYOUGH FIRDOZLI ARCHITECTURE INC.

CLIENT:
Patrick Investments Ltd.

PROJECT:
1847 Dufferin Crescent,
NANAIMO, BC

DWG TITLE:
Alternative Site Plan

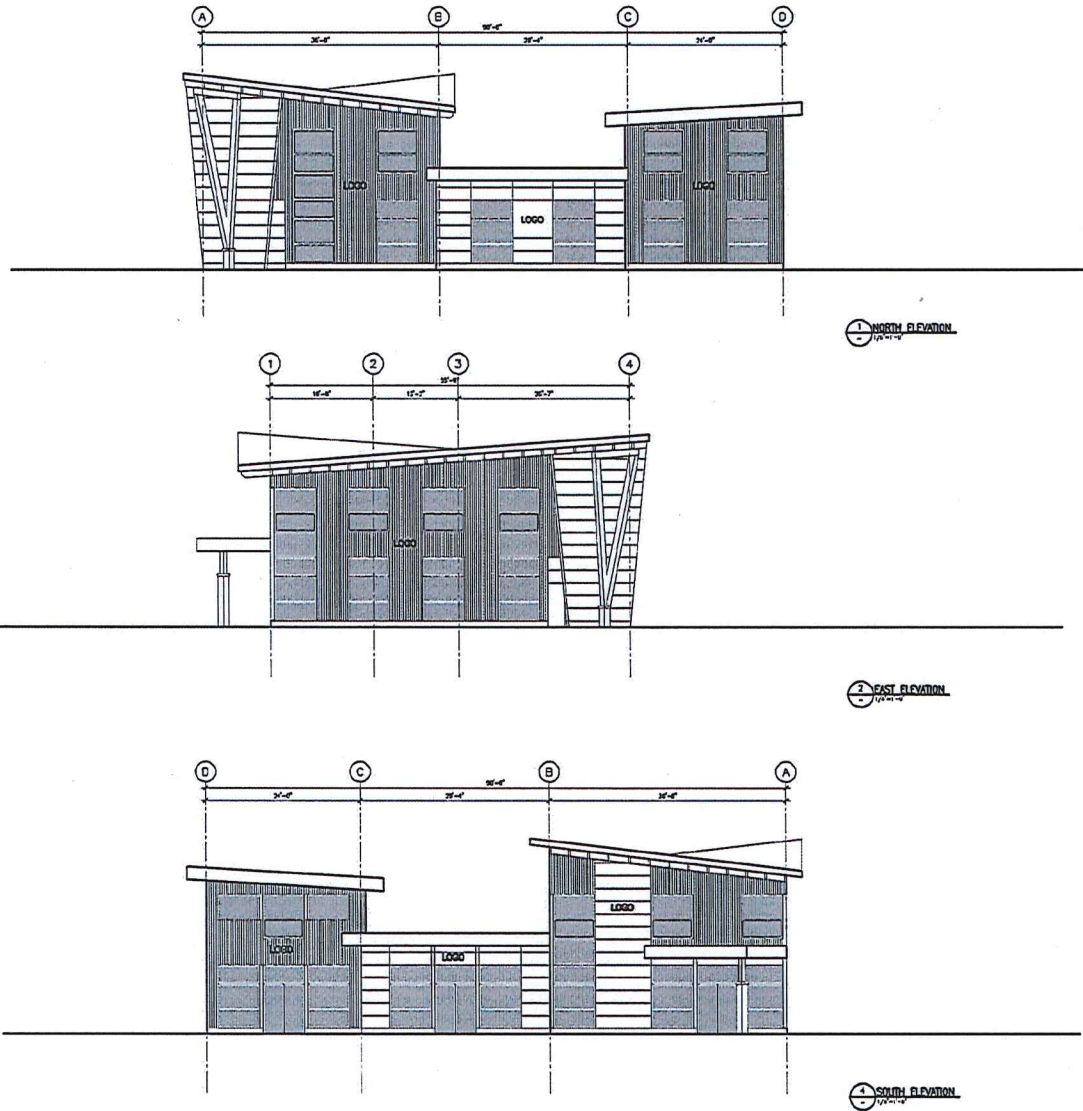
SCALE: _

DATE: 10 MAR 16

PROJ. No. 2523

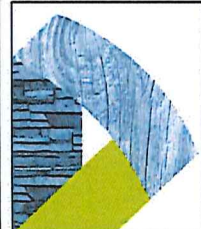
DWG No.
A1.0

BUILDING ELEVATIONS



shall be submitted to this office for approval before proceeding with construction.

NO.	DATE	BY	REVISION



D-ARCHITECTURE
 4577 HANCOCK DRIVE, NANAIMO, BC V9Y 1K6
 TEL: 250-752-1901, OR FRANK@DARCHITECTURE.COM
 DARYL@DARCHITECTURE.COM

PROJECT
**1847 DUFFERIN CRES.
 NANAIMO, BC**

CLIENT
PATRICK INVESTMENTS LTD.

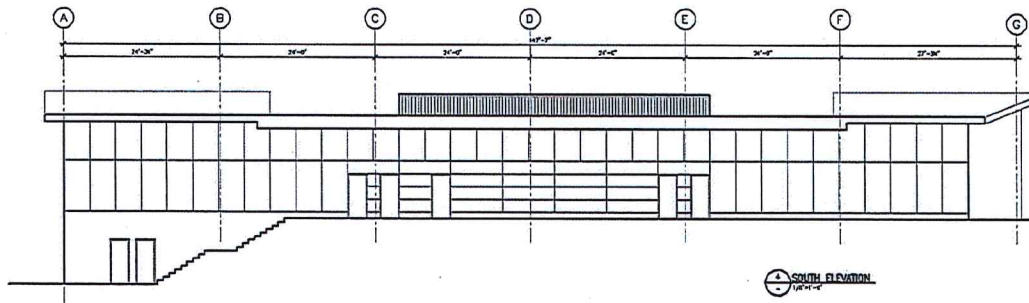
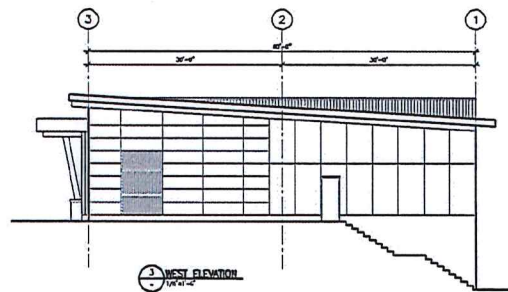
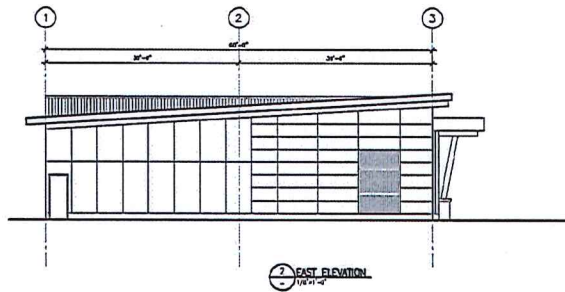
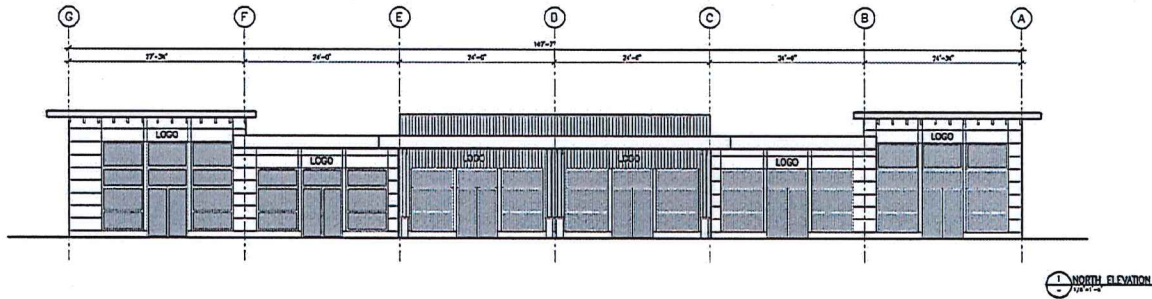
PROJECT NO.
 2523

SHEET TITLE
**BUILDING #2
 ELEVATIONS**

SCALE
 DRAWN
 CHECKED
 DATE
 07 MAR 16

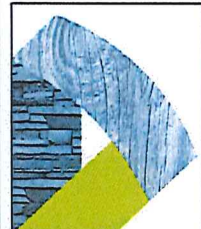
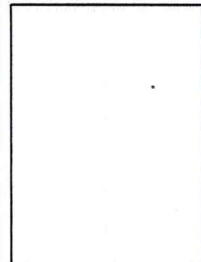
SHEET NO.
A202

REVISION
 1



not for submission to this office for approval unless preliminary plan has been submitted.

NO.	DATE	BY	REVISION



D-ARCHITECTURE
 8577 HERRING DRIVE, NANAIMO, BC V9Y 1S4
 TEL: 250-758-1997, FAX: 250-758-1997
 DURSVOUSH PROLEZLY ARCHITECTURE INC.

PROJECT:
1847 DUFFERIN CRES.
NANAIMO, BC

CLIENT:
PATRICK INVESTMENTS LTD.

PROJECT NO.:
 2523

SCALE:
BUILDING #2
ELEVATIONS

SCALE	SHEET NO.
	A302
DATE	
DATE	
07 MAR 16	1

LANDSCAPE PLAN



PLANT LIST

Key	City	Botanical Name	Common Name	Plant Size
Dt		Dactylis glomerata	Orchardgrass	4 cm tall
Ls		Liriodendron chinensis	Chinese Tulip	8 cm tall
Ph		Pinus nigra	Austrian Pine	2 m ht
Sh		Shorea robusta	Shorea	10 cm
Ca		Campanula trachelium	Common Bellflower	1.5 m
Co		Cornus ovata	Spicebush	1.5 m
Di		Diarrhea indica	Diarrhea	1.5 m
Eu		Euonymus alatus	Winged Euonymus	1.5 m
Fi		Ficus religiosa	Fig	1.5 m
Fr		Fraxinus excelsior	Common Ash	1.5 m
Ge		Geum sp.	Geum	1.5 m
He		Hebe sp.	Hebe	1.5 m
Hy		Hydrangea sp.	Hydrangea	1.5 m
Il		Illicium sp.	Illicium	1.5 m
Is		Isatis sp.	Isatis	1.5 m
Ma		Malva sp.	Malva	1.5 m
Pr		Prunella sp.	Prunella	1.5 m
Vi		Viburnum sp.	Viburnum	1.5 m
Ar		Artemisia sp.	Artemisia	1.5 m
Be		Berberis sp.	Berberis	1.5 m
Ch		Chamaecyparis sp.	Chamaecyparis	1.5 m
Co		Cornus sp.	Cornus	1.5 m
Cr		Crataegus sp.	Crataegus	1.5 m
Di		Diarrhea sp.	Diarrhea	1.5 m
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CONSULTANT

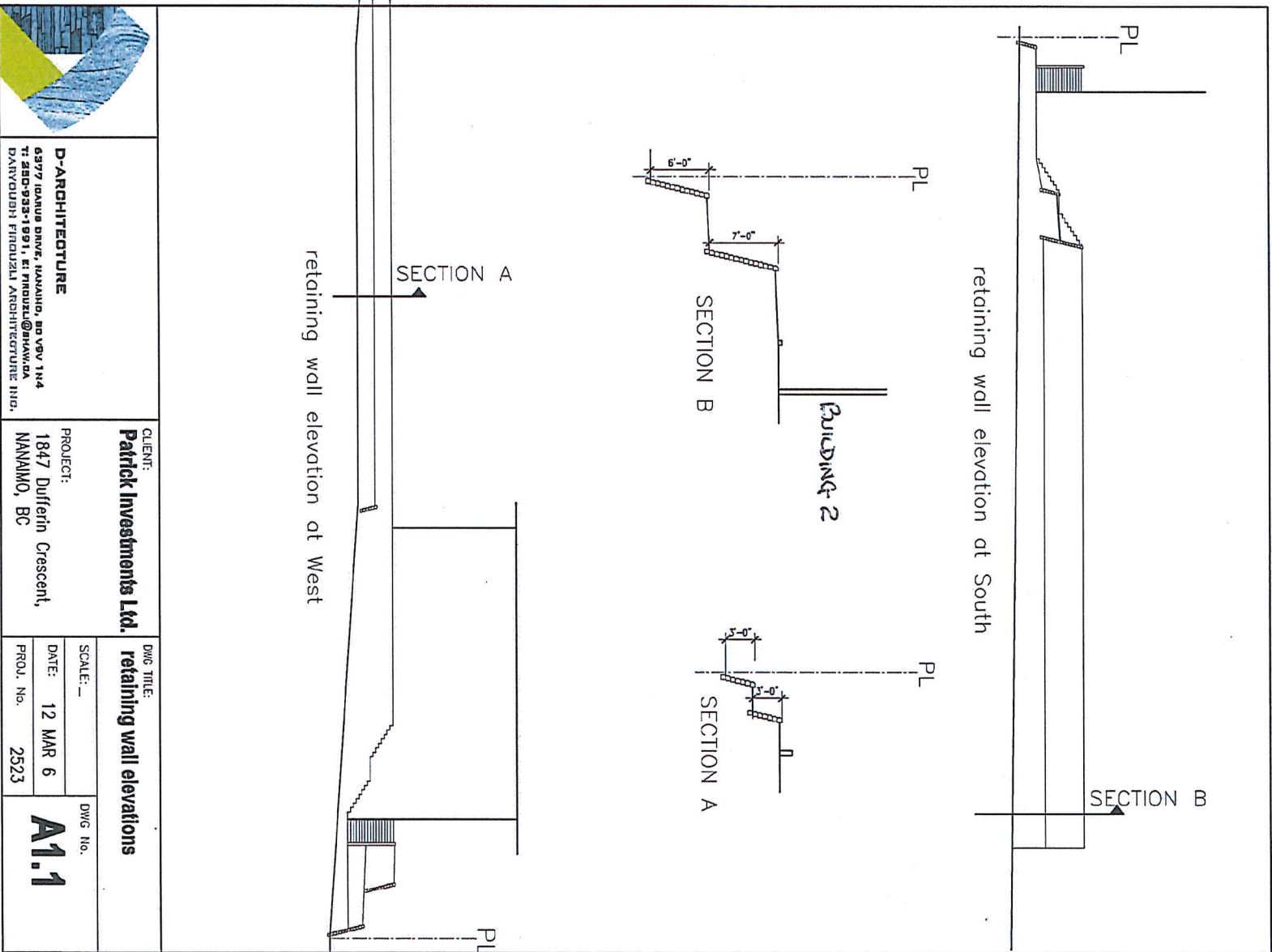
LANDSCAPE ARCHITECT
 231 Pine St. Toronto, ON M5H 2G9
 416-977-4433
 www.patrickinvestments.com

PROJECT
 PATRICK INVESTMENTS LTD
 1847 DUFFERIN CRESCENT
 TORONTO, ON

SHEET TITLE
 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 10'-0" DATE: 10/1/16
 DRAWN: VJP CHECKED: [Signature]
 PROJECT NUMBER: 1847 DCF
 DRAWING NUMBER: [Blank]

Development Permit DP000977 Schedule E
 1847 Dufferin Crescent
RETAINING WALL DETAIL



	D-ARCHITECTURE	CLIENT:	DWG TITLE:
	6377 ICANUB DRIVE, HANAHU, BC V8V 1N4 T: 250-933-1991, E: PRODUCE@DHAWA.CA DARYOUGH FINOZALI ARCHITECTURE INC.	Patrick Investments Ltd.	PROJECT: 1847 Dufferin Crescent, NANAIMO, BC
		SCALE: 1/4" = 1'-0"	DWG No.
		DATE: 12 MAR 6	A1.1
		PROJ. No. 2523	

BUILDING RENDERINGS



3D RENDERING



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY

SCALE: N/A
DATE: JAN 26 2016

A3.2 1847 DUFFERIN CRESCENT, NANAIMO, BC

PATRICK INVESTMENT LTD.



3D RENDERING



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY

SCALE: N/A
DATE: JAN 26 2016

A3.0 1847 DUFFERIN CRESCENT, NANAIMO, BC

PATRICK INVESTMENT LTD.