



**DEVELOPMENT PERMIT NO. DP001000**

**TWYMAR HOLDINGS LTD**  
Name of Owner(s) of Land (Permittee)

**508 EIGHTH 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:

**SECTION 13, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630, EXCEPT THAT PART IN PLAN 12363 AND EXCEPT THAT PART LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 181.5 FEET FROM THE NORTHERLY BOUNDARY OF SAID SECTION**

**PID No. 008-735-841**

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 Elevations**  
**Schedule E 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:

Siting of Buildings – Section 10.5.1

- *Front Yard Setback (Eighth Street)*  
The minimum required front yard setback is 4.5m. The front yard setback is 0.74m, a variance of 3.76m.
- *Flanking Side Yard Setback (Bruce Avenue)*  
The required flanking side yard setback is 4m. The flanking side yard is 2.33m, a variance of 1.67m.

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

Required Number of Off-Street Parking Spaces – Schedule A

The required number of off-street parking spaces is 87 parking spaces. 77 parking spaces are required for the commercial uses. The available onsite parking is 82 parking spaces, a variance of 5 parking spaces.

Small Car Parking Ratio – Section 15.1

The maximum small car parking ratio is 33%. The small car parking ratio is 51%, a variance of 18%.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 17<sup>TH</sup> DAY OF OCTOBER, 2016.

  
Corporate Officer

  
Date

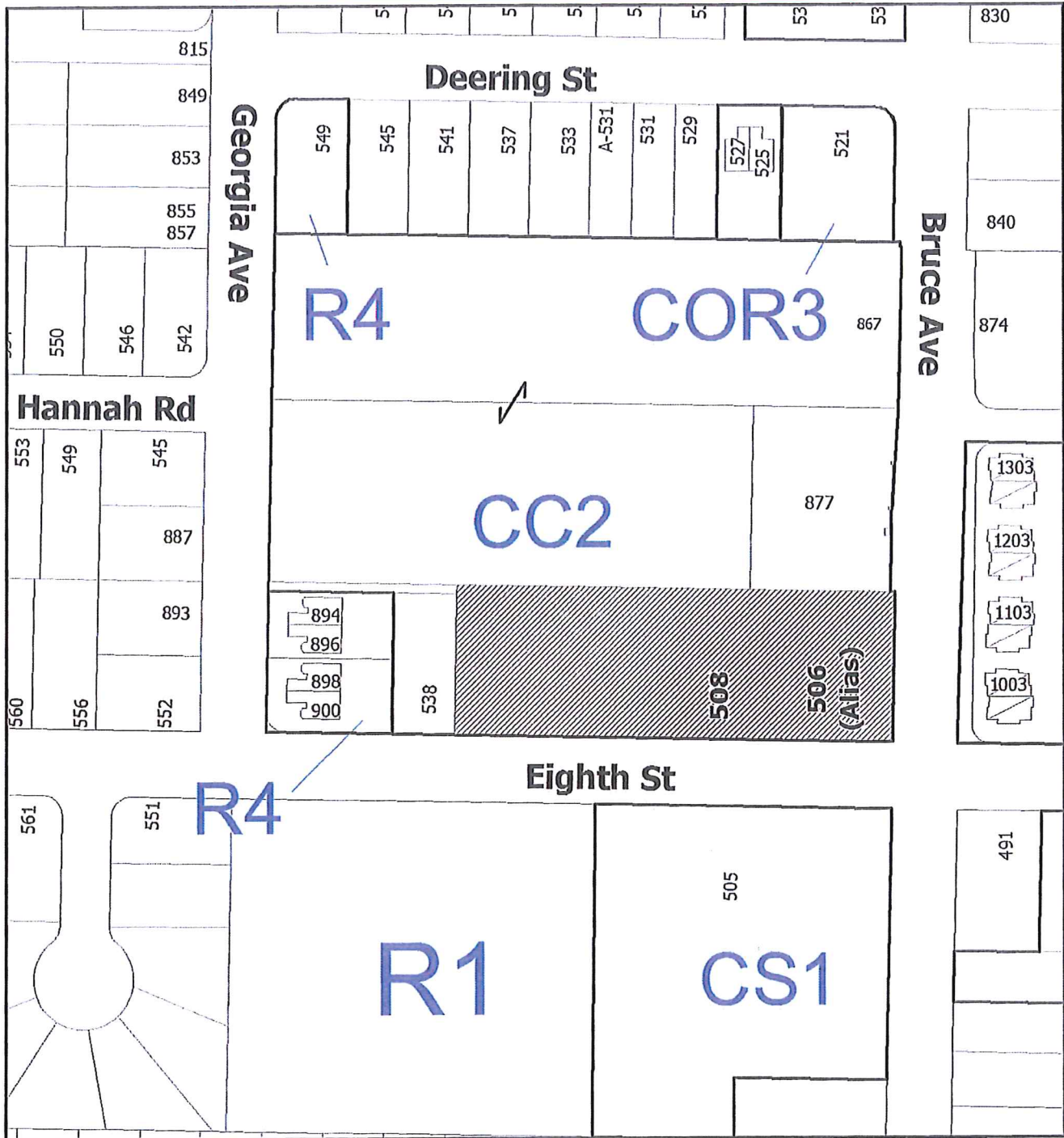
GN/tr/jc/ln  
Prospero attachment.

**Jane Armstrong**  
**Corporate Officer**  
**City of Nanaimo**

Development Permit DP001000  
508 Eighth Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001000

LOCATION PLAN

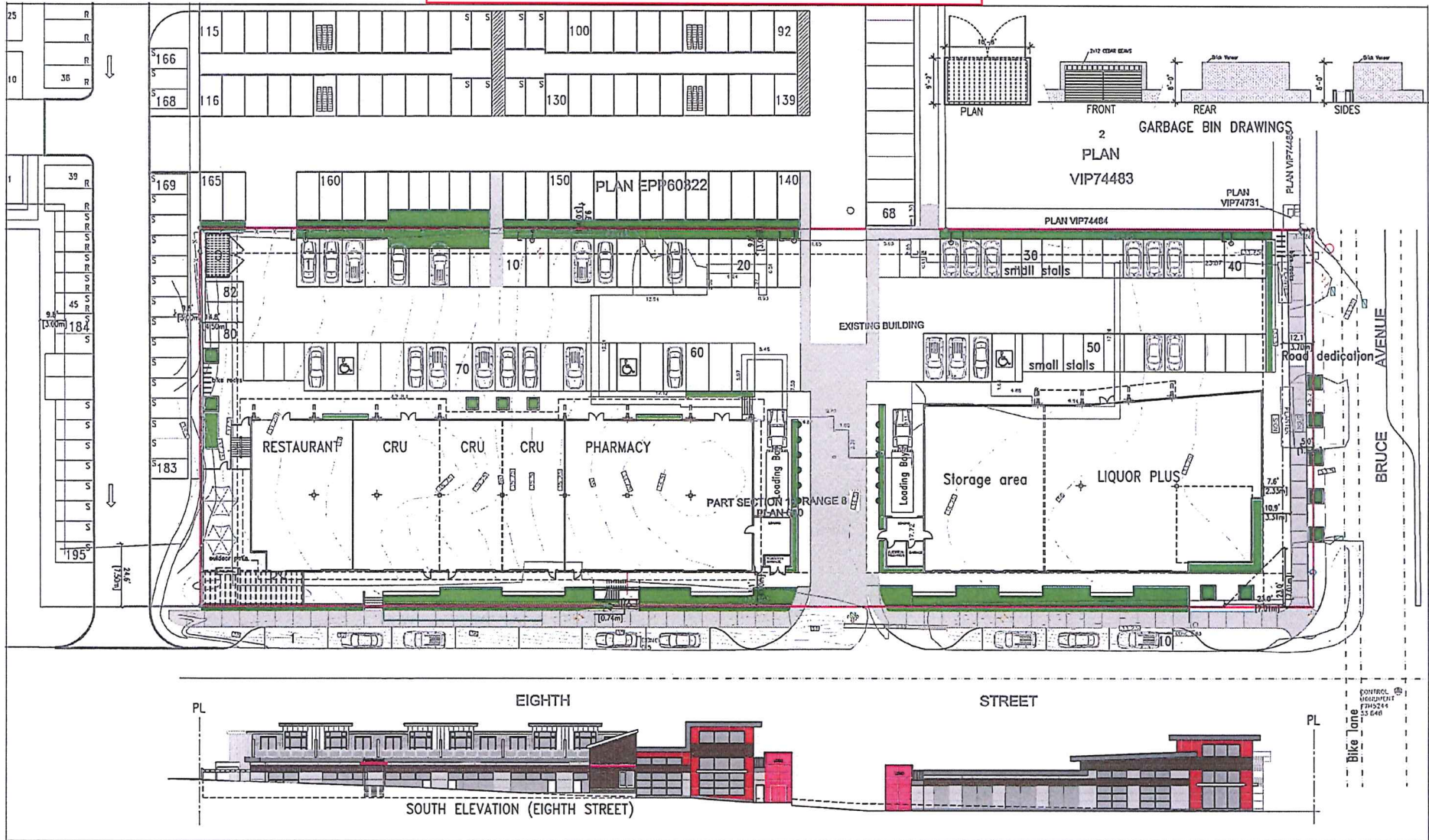
 Subject Property



Civic: 506 and 508 Eighth Street  
Section 13, Range 8, Section 1, Nanaimo District, Plan 630,  
Except that part in Plan 12363 and Except that part lying to the North of a  
Boundary Parallel to and Perpendicularly Distant 181.5 feet  
from the Northerly Boundary of Said Section

Development Permit DP001000  
508 Eighth Street

Schedule B  
SITE PLAN



NOTES  
1. The owner shall be responsible for obtaining all necessary permits from the appropriate authorities.  
2. The owner shall be responsible for providing all necessary information to the appropriate authorities.  
3. The owner shall be responsible for providing all necessary information to the appropriate authorities.  
4. The owner shall be responsible for providing all necessary information to the appropriate authorities.  
5. The owner shall be responsible for providing all necessary information to the appropriate authorities.

D-ARCHITECTURE  
6872 BRUCE AVENUE, SUITE 104  
R. 3RD FLOOR, ST. JOHN'S, NL  
DANIEL@D-ARCHITECTURE.COM

SCALE  
1/16" = 1'-0"  
DATE  
21 SEP 16

PROJECT  
HAREWOOD MALL

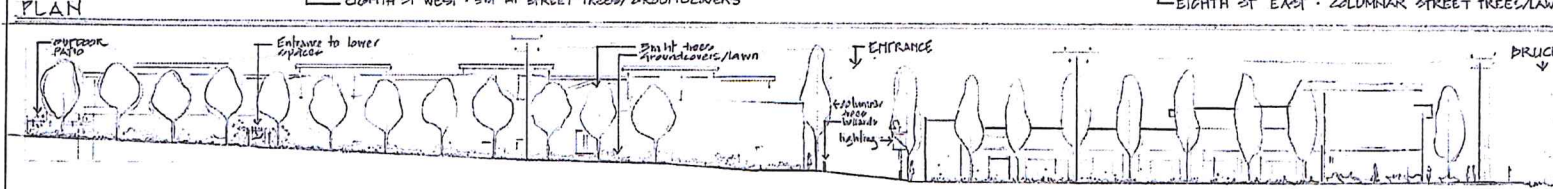
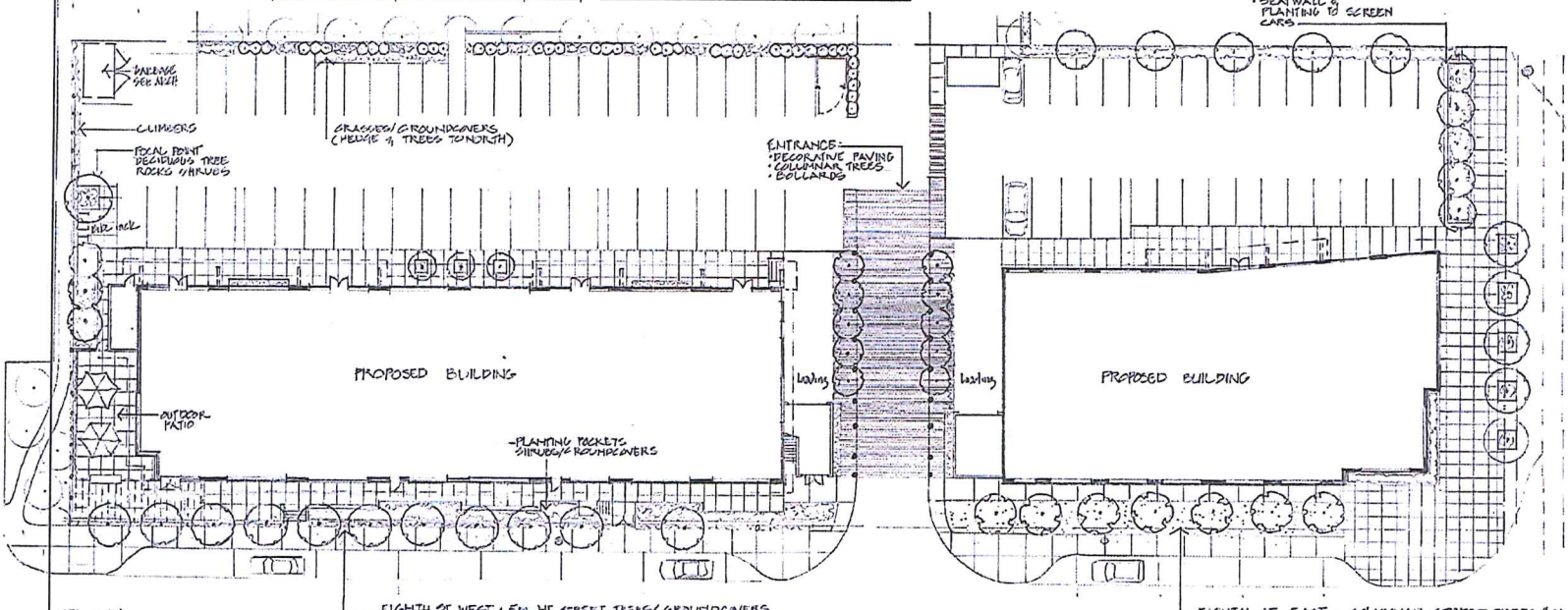
CLIENT  
HAREWOOD HOLDING LTD  
PROJECT NO. 2535

DATE  
SITE PLAN  
RECEIVED  
By Current Planning at 12:44 pm, Sep 21, 2016

DATE  
A1.1  
REVISION

PLANT palette

Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>		
Acer glabrum	Japanese Maple	6 cm cal
Aquilegia	Japanese Uggie	5 cm cal
Cornus nudiflora	White Winter Dogwood	6 cm cal
Quercus laevis	Live Oak	6 cm cal
<b>Evergreen Shrubs</b>		
Amelanchier canadensis	Snowberry	2 gal
Juniperus horizontalis	Creeping Juniper	1 gal
Podocarpus	Juniper	2 gal
Nerandera	Green Man	1 gal
Yucca filifera	Red Firecracker	1 gal
Ulex europaeus	Red Buckhorn	1 gal
Lonicera japonica	English Honeysuckle	1 gal
Lonicera japonica	Red Honeysuckle	1 gal
Urtica dioica	Common Nettle	1 gal
<b>Grasses/perennials</b>		
Lupinus albus	White Broad Bean	1 gal
Phlox paniculata	Blue Oak Grass	1 gal
Festuca ovina	Sheep Grass	1 gal
Phlox paniculata	Blue Shear	1 gal
Phlox paniculata	Blue Shear	1 gal
Phlox paniculata	Blue Shear	1 gal
Phlox paniculata	Blue Shear	1 gal
Phlox paniculata	Blue Shear	1 gal
Phlox paniculata	Blue Shear	1 gal



SOUTH ELEVATION / EIGHTH STREET

NOTES:  
1. ALL PLANNING AREAS  
TO BE INDICATED

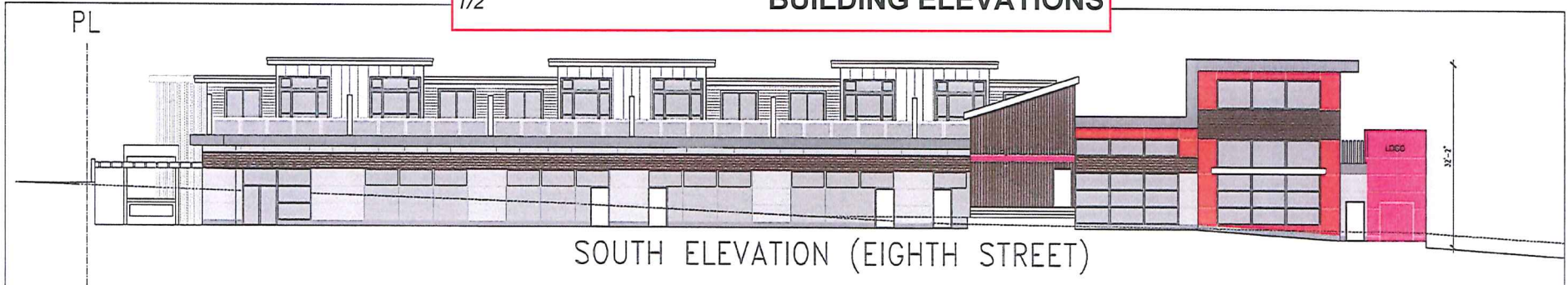
DATE	REV	DESCRIPTION
CONSULTANT		
HARVEY & HARRISON LANDSCAPE ARCHITECT 234 Pine St. Toronto, ON M5H 1R7 416-924-4329 info@hhlandsc.com		
PROJECT		
BRUCE & EIGHTH PROPOSED DEVELOPMENT		
HARVEY HOLDINGS LTD		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE	1" = 1'	DATE
DRAWN	2/12	CHECKED
PROJECT NUMBER	DP001000	DATE
DRAWING NUMBER	01	DATE

RECEIVED  
By Current Planning at 12:45 pm, Sep 21, 2018

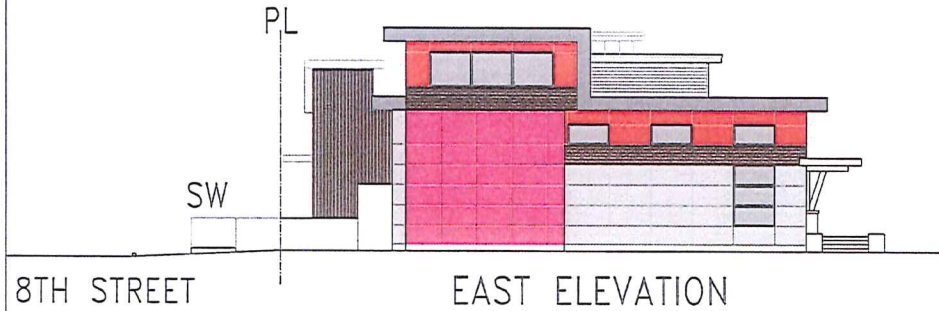
Development Permit DP001000  
 508 Eighth Street  
 1/2

Schedule D

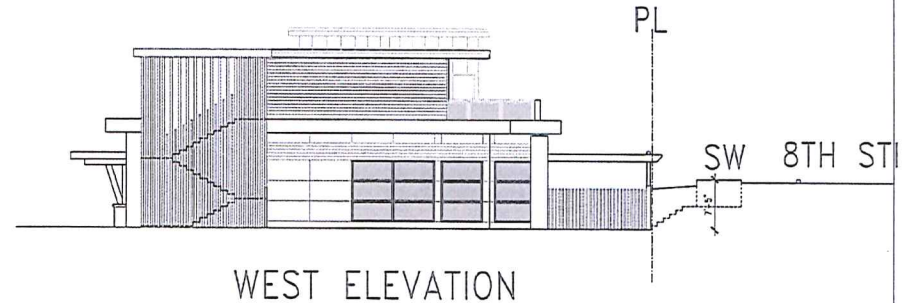
**BUILDING ELEVATIONS**



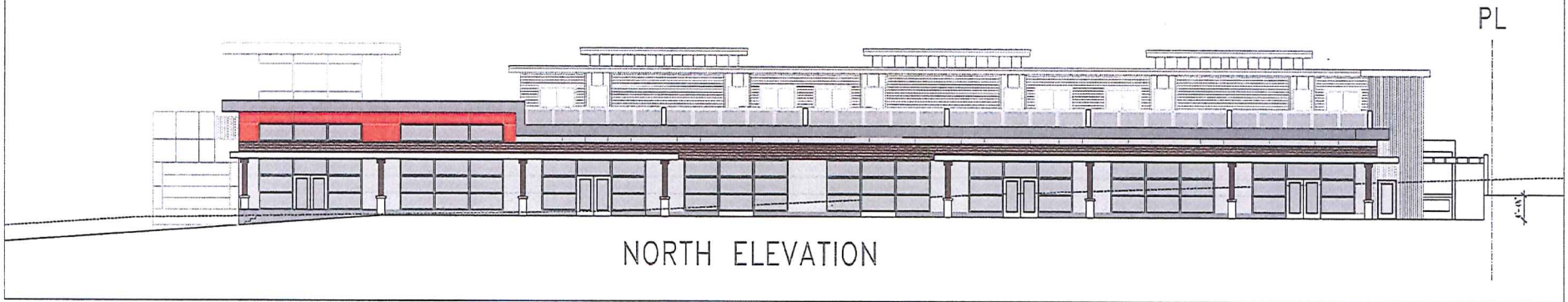
SOUTH ELEVATION (EIGHTH STREET)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.  
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.  
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE LOCAL AUTHORITY.  
 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE LOCAL AUTHORITY.



**D-ARCHITECTURE**  
 2577 HURON STREET, NANAIMO, BC V9Y 1A6  
 TEL: 250-922-1091, FAX: 250-922-1092  
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CONSULTING SEAL

SCALE  
 1/8"=1'-0"  
 DRAWN  
 CHECKED  
 DATE  
 17 JUNE 16

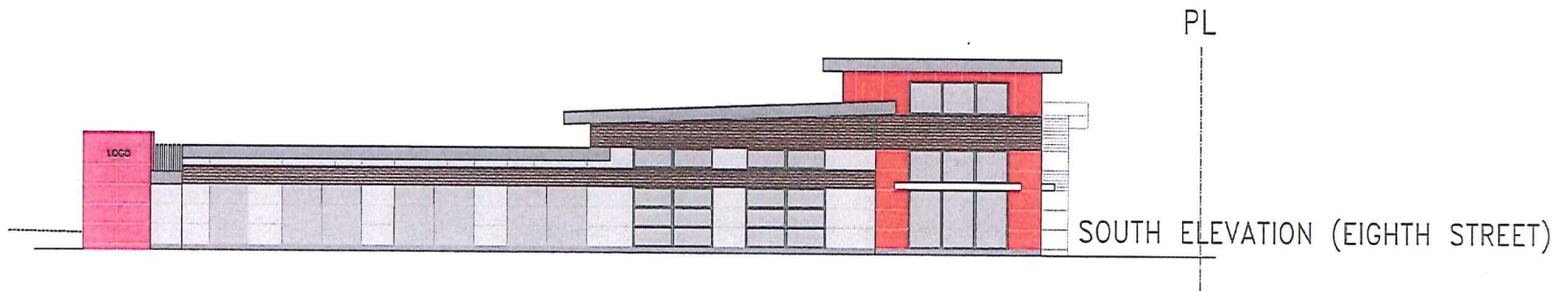
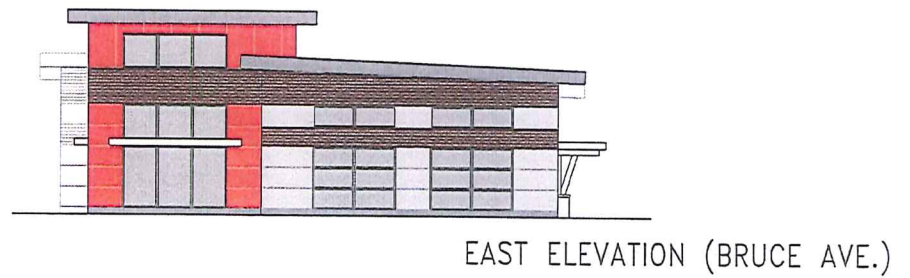
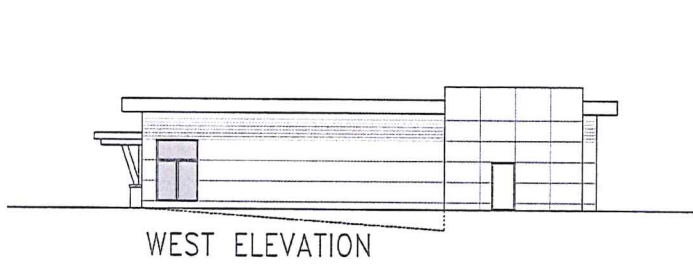
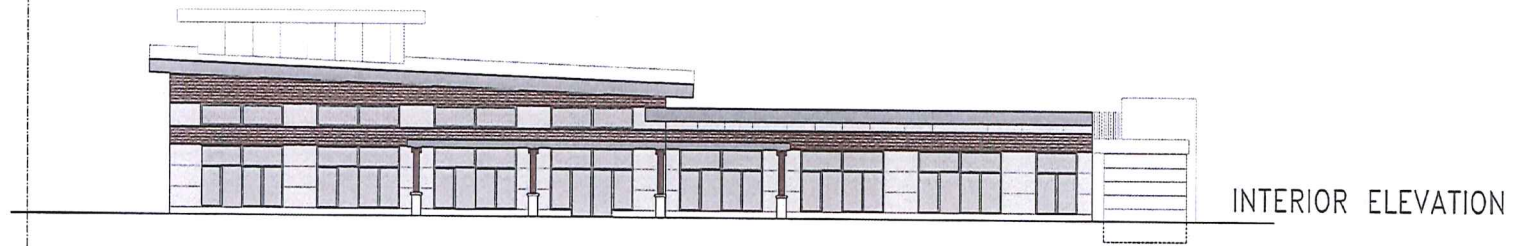
PROJECT  
 HAREWOOD MALL  
 NANAIMO, BC  
 RECEIVED  
 By Planning & Design Section at 9:37 am, Jun 17, 2016

CLIENT  
 HAREWOOD  
 HOLDING LTD  
 PROJECT NO.  
 2535

SHEET TITLE  
 BUILDING #2  
 PLANS  
 PRELIMINARY

SHEET NO.  
**A3.2**  
 REGION

PL



**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING ACT AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND HEATING CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL GAS CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SAFETY CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ACCESSIBILITY CODE AND THE BRITISH COLUMBIA BUILDING REGULATIONS.



**D-ARCHITECTURE**  
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DESIGNER SEAL

SCALE  
 1/8" = 1'-0"  
 DRAWN  
 CHECKED  
 DATE  
 17 JUNE 16

PROJECT  
 HAREWOOD MALL  
 NANAIMO, BC

CLIENT  
 HAREWOOD  
 HOLDING LTD  
 PROJECT NO.  
 2535

SHEET TITLE  
 LIQUOR STORE PLAN  
 ELEVATIONS  
 RECEIVED  
 By Planning & Design Section at 9:23 am, Jun 17, 2016

SHEET NO.  
**A2.2**  
 REVISION

Development Permit DP001000  
508 Eighth Street  
1/5

Schedule E

**BUILDING RENDERINGS**

# 508 EIGHTH STREET



D - ARCHITECTURE







**NOTES**  
 1. This rendering is for informational purposes only. It is not a contract document. The actual construction of the building may vary from the rendering shown here. The rendering is not to be used for any other purpose without the written consent of the architect.



**D-ARCHITECTURE**  
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 D-ARCHITECTURE PRODUCE ARCHITECTURE INC.

CONTRACTOR SEAL

SCALE: N/A  
 DRAWN:  
 CHECKED:  
 DATE: 06 JULY 16

PROJECT:  
 HAREWOOD MALL  
 NANAIMO, BC

CLIENT:  
 HAREWOOD  
 HOLDING LTD  
 PROJECT NO.: 2535

SHEET TITLE:  
 BUILDING #2  
 RENDERING

SHEET NO.:  
**A3.3**  
 REGION:



**RECEIVED**  
 By Planning & Design Section at 11:54 am, May 19, 2016

**NOTE:**  
 This drawing is the property of the Architect. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of the Architect. The Architect assumes no responsibility for the accuracy of the information provided by the client or for the results of the design. The client is responsible for obtaining all necessary permits and approvals. The Architect's liability is limited to the professional services provided.



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 8877 ISSAQUE COURT, NANAIMO, BC V9V 1A4  
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 DARYUSH@D-ARCHITECTURE.COM

CONSULTANT SEAL:

SCALE: N/A  
 DRAWN:  
 CHECKED:  
 DATE: 16 MAY 16

PROJECT: HAREWOOD MALL  
 NANAIMO, BC

CLIENT: HAREWOOD  
 HOLDING LTD  
 PROJECT NO.: 2535

SHEET TITLE: LIQUOR STORE PLAN  
 RENDERING

SHEET NO.: **A2.4**  
 REGION:



**NOTES**  
 1. THIS RENDERSHIP IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



**D-ARCHITECTURE**  
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 SAFFORD/PHOENIX ARCHITECTURE INC.

CONSULTANT SEAL

SCALE: N/A  
 DRAWN:  
 CHECKED:  
 DATE: 06 JULY 16

PROJECT: HAREWOOD MALL  
 NANAIMO, BC

CLIENT: HAREWOOD HOLDING LTD  
 PROJECT NO: 2535

SHEET TITLE: BUILDING #2  
 RENDERING

SHEET NO: **A3.5**  
 REVISION:



**NOTES**  
 1. This rendering is for informational purposes only and does not constitute a contract. The actual construction may vary from the rendering shown here.  
 2. The rendering is based on the information provided by the client and is not a guarantee of the final result.  
 3. The rendering is not to be used for any other purpose without the written consent of the architect.



**D-ARCHITECTURE**  
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 GARYGOURN FRISZLE ARCHITECTURE INC.

**CONSULTANT SEAL**

**SCALE**  
 N/A  
**DATE**  
 06 JULY 16

**PROJECT**  
 HAREWOOD MALL  
 NANAIMO, BC

**CLIENT**  
 HAREWOOD  
 HOLDING LTD  
**PROJECT NO.**  
 2535

**SHEET TITLE**  
 BUILDING #2  
 RENDERING

**SHEET NO.**  
**A3.4**  
**REVISED**