



DEVELOPMENT PERMIT NO. DP001004

AQUA RESIDENCES LTD.

Name of Owner(s) of Land (Permittee)

4717 LAGUNA 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 A, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN VIP85766,
EXCEPT PART IN STRATA PLAN VIS6672 (PHASE 1 TO 3)**

PID No. 027-666-441

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 - Block 1 (Units 1 and 2)
Schedule D	Building Elevations - Block 2 (Units 3 and 4)
Schedule E	Building Elevations - Block 3 (Units 5 and 6)
Schedule F	Building Elevations - Block 4 (Units 7 and 8)
Schedule G	Perimeter Wall Height Variances
Schedule H	Retaining Wall System
Schedule I	Landscape Plan
Schedule J	Landscape Grading

- 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.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:


1. *Section 7.6.1 – Size of Buildings* –to increase the perimeter wall height as demonstrated in the following table.

Perimeter Wall Location	Allowed Perimeter Wall Height (m)	Proposed Perimeter Wall Height (m)	Proposed Variance (m)
Block 1, Wall 1	7.32	7.477	0.157
Block 1, Wall 2	7.32	7.425	0.105
Block 2, Wall 1	7.32	8.003	0.683
Block 2, Wall 2	7.32	7.93	0.610
Block 3, Wall 1	7.32	7.37	0.05
Block 3, Wall 2	7.32	7.982	0.662
Block 4, Wall 2	7.32	7.925	0.605

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by 4 Site Design Limited, received 2017-FEB-01.
2. The development is in general compliance with the elevations prepared by 4 Site Design Limited, received 2017-FEB-01.
3. The subject property is in general compliance with the landscape plan and landscape grading plan prepared by JPH Consultants Inc., received 2016-OCT-07.
4. The subject property is in general compliance with the cross sections for the retaining walls prepared by 4 Site Design Limited, received 2017-FEB-08.

REVIEWED AND APPROVED ON

 2017-mar-30

Date

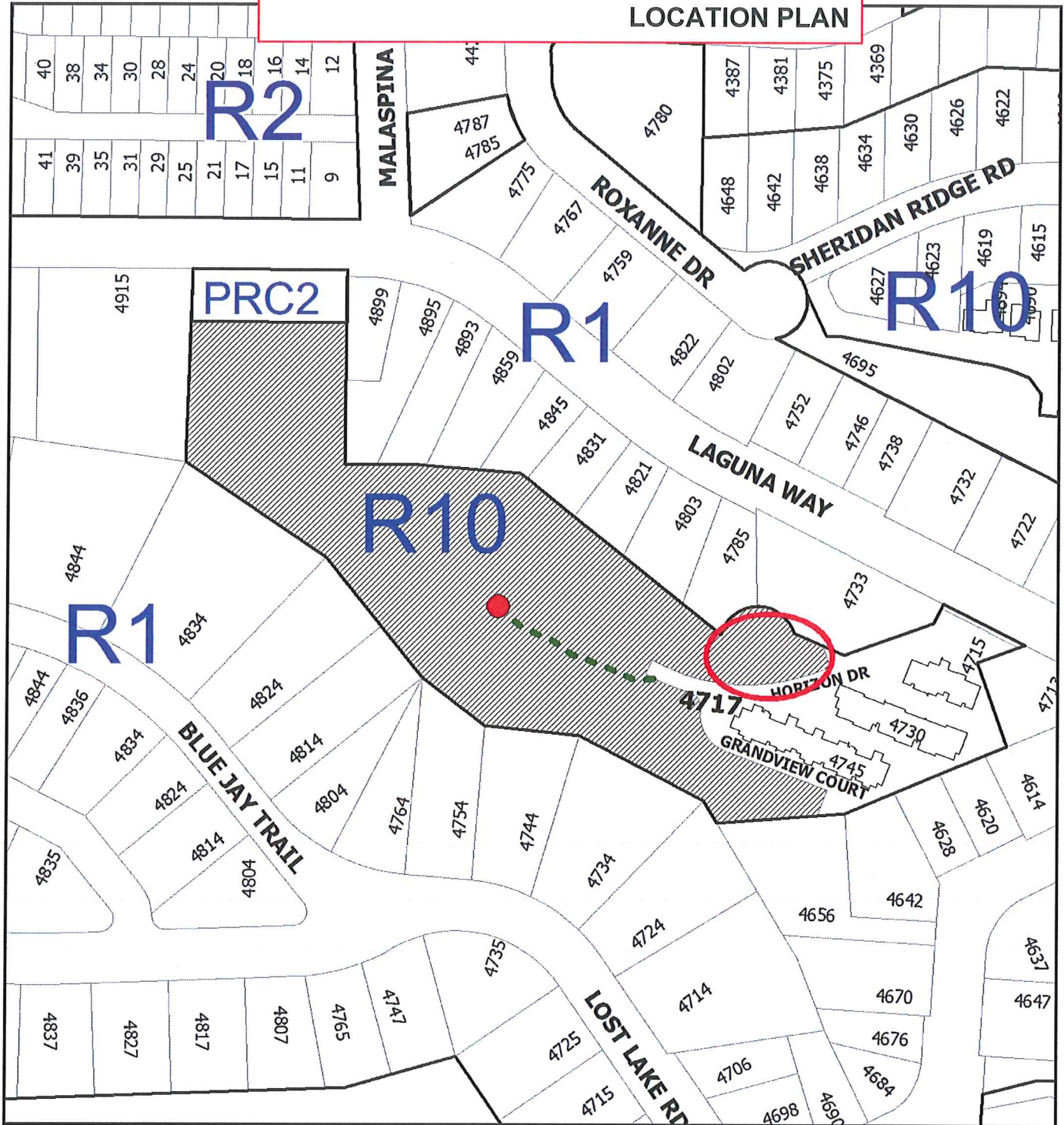

D. Lindsay
Director
Community Development

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

Development Permit DP001004
4717 Laguna Way

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001004

LOCATION PLAN

Civic: 4717 Laguna Way
Lot A, District Lot 55, Wellington District,
Plan VIP85766, Except that part in
Strata Plan VIS6672 (Phase 1 to 3)



Subject
Property



Proposed
Project Site

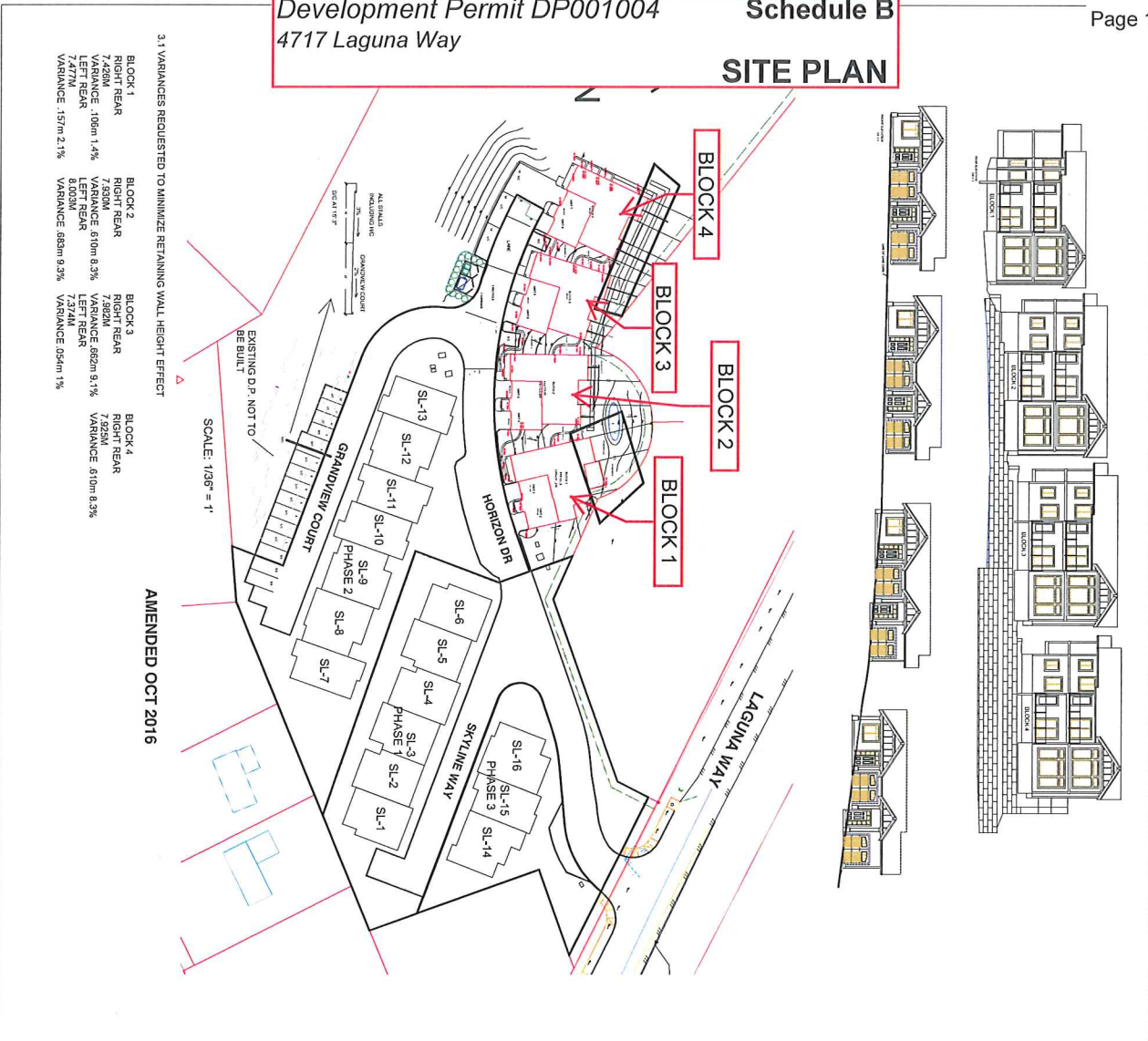


Pergola
Location

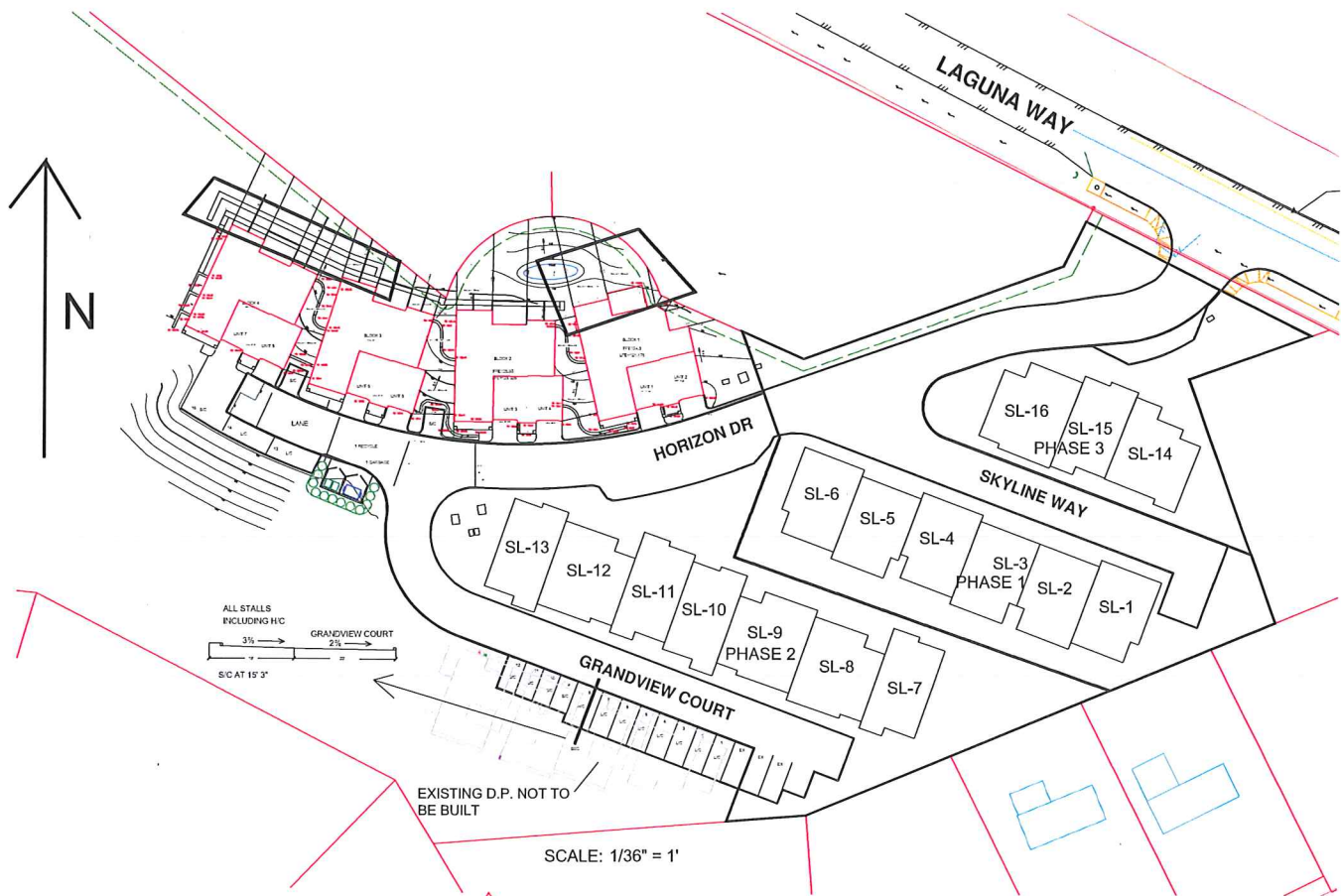


Trail

Development Permit DP001004
4717 Laguna Way
Schedule B
SITE PLAN



<p>4717 LAGUNA WAY, NANAIMO, BC Folio: 089324.003 Plan: V1985766 Legal Description: LOT A, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN V1985766, EXCEPT PART IN PLAN V1985767 PHASE 1, 2 & 3 Zone: R10 STEEP SLOPE RESIDENTIAL DENSITY ALLOWABLE: 16 PER HA, 2,960 HA X 16 = 47,360 UNITS LESS 16 EXISTING UNITS = 22 UNITS PROPOSED 8 UNITS FOR TOTAL OF 24 UNITS THIS IS AN AMENDMENT TO AN EXISTING STRATA PLAN DENSITY HAS BEEN ADJUSTED FROM APPROVED PLANS FROM 9 UNITS TO PROPOSED 8 UNITS</p> <p>1.1 DENSITY BLOCK 1 UNIT 1 - 1,511 UNIT 2 - 1,753 TOTAL BLOCK - 3,264 SQ. BLOCK 2 UNIT 3 - 1,485 TOTAL BLOCK - 1,752 BLOCK 3 UNIT 4 - 1,752 TOTAL BLOCK - 3,267 SQ. BLOCK 4 UNIT 5 - 1,485 TOTAL BLOCK - 3,237 SQ. BLOCK 4 UNIT 7 - 1,485 TOTAL BLOCK - 3,237 SQ. UNIT 8 - 1,752 TOTAL BLOCK - 3,237 SQ. EXISTING STRATA @ 16 UNITS @ 27,060 SQ. / 2,514 M SQ ADDITIONAL PROPOSED 8 UNITS @ 12,975 SQ. / 1,205 M SQ TOTAL DENSITY IS 3,279 M SQ. / 115.3 % 1.2 LOT COVERAGE EXISTING STRATA @ 18,175 SQ. / 1,688 M SQ ADDITIONAL PROPOSED 8 UNITS @ 10,571 SQ. / 1,157 M SQ TOTAL COVERAGE TOTAL IS 2,539 M SQ. / 10.6 %</p> <p>2.1 PARKING REQUIREMENTS ARE 1.66 X 8 UNITS = 13 ADDITIONAL PARKING PROVIDED FOR THE STRATA 12 7 S/C 8 L/C OUTSIDE 1 H/C IN SIDE STRAIL 8 TOTAL PARKING 24</p> <p>PARK - 5% TOTAL LOT 2,539.3 m² EXISTING BUILDING 2,539.3 m² NEW PHASE 4 REMAINDER 18,233.2 m² LAGUNA WAY PROPOSED BUILDING</p>		<p>4717 LAGUNA WAY, NANAIMO, BC Folio: 089324.003 Plan: V1985766 Size: 4.44 ACRES Legal Description: LOT A, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN V1985766, EXCEPT PART IN PLAN V1985767 PHASE 1, 2 & 3 Zone R10 STEEP SLOPE RESIDENTIAL</p> <p>NOTES: DATE:</p>					
<p>3.1 VARIANCES REQUESTED TO MINIMIZE RETAINING WALL HEIGHT EFFECT</p> <table><tr><td>BLOCK 1 RIGHT REAR 7.477M VARIANCE: 157m 2.1%</td><td>BLOCK 2 RIGHT REAR 7.477M VARIANCE: 157m 2.1%</td><td>BLOCK 3 RIGHT REAR 7.477M VARIANCE: 157m 2.1%</td><td>BLOCK 4 RIGHT REAR 7.477M VARIANCE: 157m 2.1%</td></tr></table> <p>SCALE: 1/32" = 1'</p> <p>AMENDED OCT 2016</p> <p>EXISTING D.P. NOT TO BE BUILT</p> <p>GRANDVIEW COURT</p> <p>SKYLINE WAY</p> <p>HORIZON DR</p> <p>LAGUNA WAY</p> <p>Garage Enclosure 1/4" = 1'</p>		BLOCK 1 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 2 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 3 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 4 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	<p>DP-1 SITE PLAN DP-2 UNIT 1 @ 2 BLOCK 1 DP-3 UNITS @ 4 BLOCK 2 DP-4 UNITS @ 6 BLOCK 3 DP-5 UNIT @ 8 BLOCK 4 DP-6 REAR RETAINING WALL</p> <p>4 SITE DESIGN LTD. Mark Garrett 7160 Lancrest Terr. Box 24 Lantzville B.C. V0R 2H0 Skype: nanaimonmk (250) 802-1027 May-Oct email: garrettdesign@yahoo.com</p>	
BLOCK 1 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 2 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 3 RIGHT REAR 7.477M VARIANCE: 157m 2.1%	BLOCK 4 RIGHT REAR 7.477M VARIANCE: 157m 2.1%				
<p>RECEIVED 2017 FEB 01 DP-1</p>							

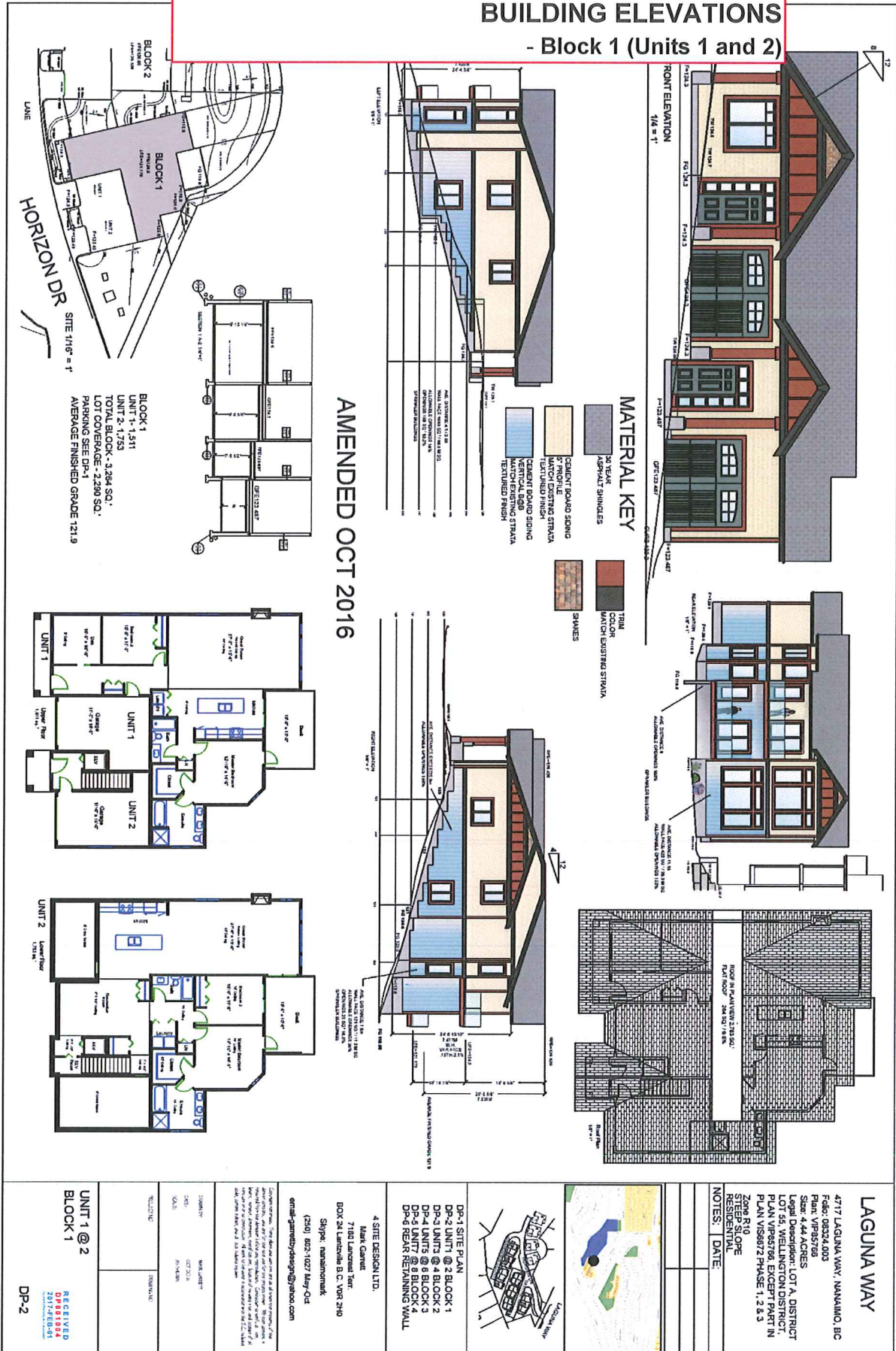


3.1 VARIANCES REQUESTED TO MINIMIZE RETAINING WALL HEIGHT EFFECT

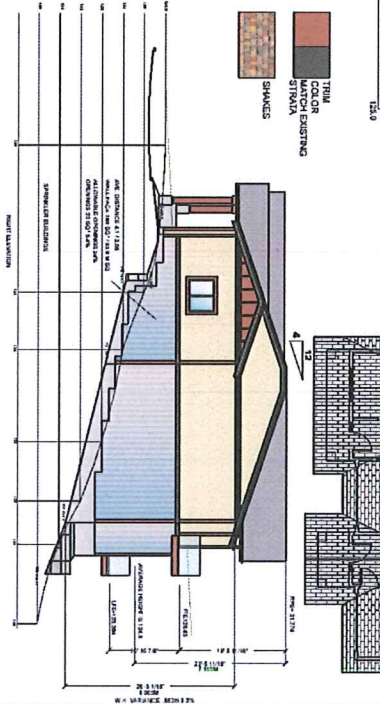
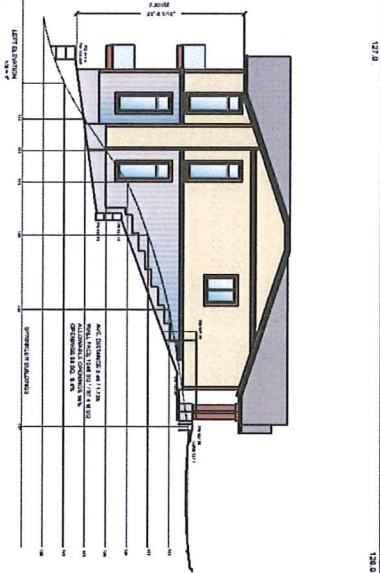
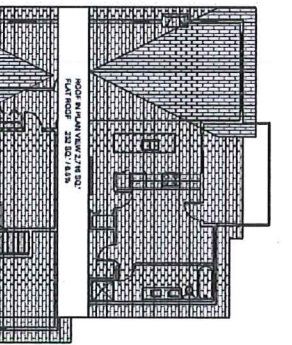
AMENDED OCT 2016

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
RIGHT REAR	RIGHT REAR	RIGHT REAR	RIGHT REAR
7.426M	7.930M	7.982M	7.925M
VARIANCE .106m 1.4%	VARIANCE .610m 8.3%	VARIANCE .662m 9.1%	VARIANCE .610m 8.3%
LEFT REAR	LEFT REAR	LEFT REAR	
7.477M	8.003M	7.374M	
VARIANCE .157m 2.1%	VARIANCE .683m 9.3%	VARIANCE .054m 1%	

BUILDING ELEVATIONS
- Block 1 (Units 1 and 2)



BUILDING ELEVATIONS
- Block 2 (Units 3 and 4)

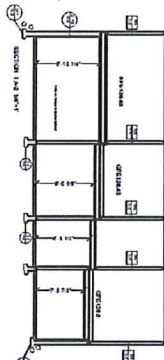
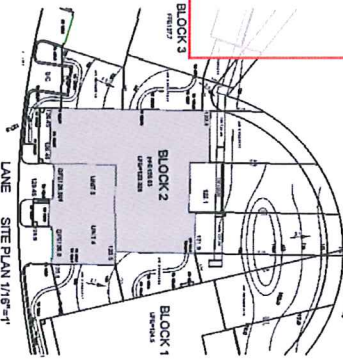


MATERIAL KEY

NO. 10	TRIM
CEMENT BOARD SIDING	TRIM
5" PROFILE	TRIM
MATCH EXISTING STYMA	TRIM
CEMENT BOARD SIDING	TRIM
5" PROFILE	TRIM
MATCH EXISTING STYMA	TRIM
CEMENT BOARD SIDING	TRIM
5" PROFILE	TRIM
MATCH EXISTING STYMA	TRIM
CEMENT BOARD SIDING	TRIM
5" PROFILE	TRIM
MATCH EXISTING STYMA	TRIM

AMENDED OCT 2016

BLOCK 2
UNIT 3 - 1,485
UNIT 4 - 1,732
TOTAL BLOCK - 3,217 SQ.
LOT COVERAGE - 2,280 SQ.
PARKING SEE DP-1
AVERAGE FINISHED GRADE 124.6



LAGUNA WAY

4717 LAGUNA WAY, NANNIMO, BC
Folio: 00324.003
Plan: VPS8706
Size: 4.44 ACRES
Legal Description: LOT A, DISTRICT
LOT 35, WELLINGTON DISTRICT,
PLAN VPS8706, EXCEPT PART IN
PLAN VPS8702 PHASE 1, 2 & 3
Some R10 ARE
RESIDENTIAL

NOTES: DATE:



DP-1 SITE PLAN
DP-2 UNIT @ 2 BLOCK 1
DP-3 UNIT @ 4 BLOCK 2
DP-4 UNIT @ 6 BLOCK 2
DP-5 UNIT @ 8 BLOCK 2
DP-6 NEAR RETAINING WALL

4 SITE DESIGN LTD.

Mark Gurnett
7180 Lantzville B.C. V8R 2H0
Seymour, nanaimo
(250) 862-0207 Mark-G@4

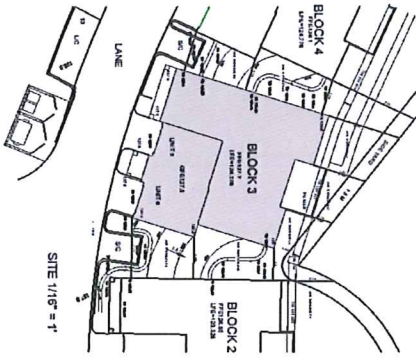
email: gurnett@4.com

Unit 3 and 4 are shown on the site plan. The site plan shows the location of the units within the block. The units are shown in blue. The site plan also shows the location of the parking area. The parking area is shown in green. The site plan also shows the location of the retaining wall. The retaining wall is shown in red.

Unit 3 and 4 are shown on the site plan. The site plan shows the location of the units within the block. The units are shown in blue. The site plan also shows the location of the parking area. The parking area is shown in green. The site plan also shows the location of the retaining wall. The retaining wall is shown in red.

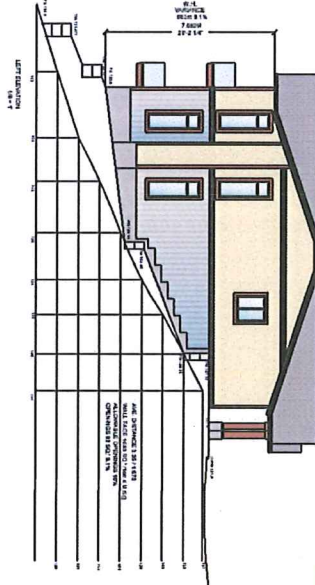
UNIT 3 @ 4
BLOCK 2
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DP-3

BUILDING ELEVATIONS
- Block 3 (Units 5 and 6)



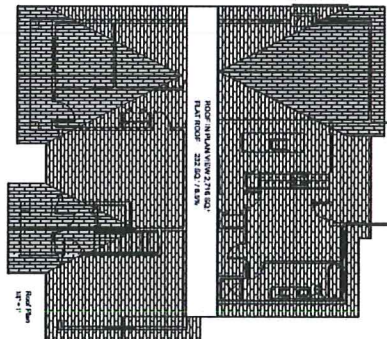
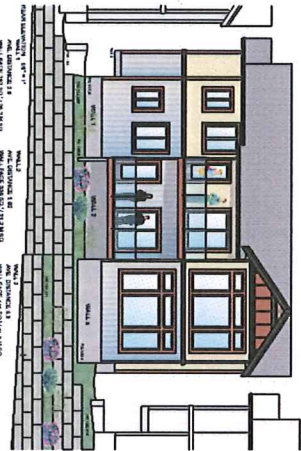
BLOCK 3
UNIT 5- 1,485
UNIT 6- 1,752
TOTAL BLOCK - 3,237 SQ.
LOT COVERAGE - 2,290 SQ.
PARKING SEE DP-1
AVERAGE FINISHED GRADE 125.6

AMENDED OCT 2016

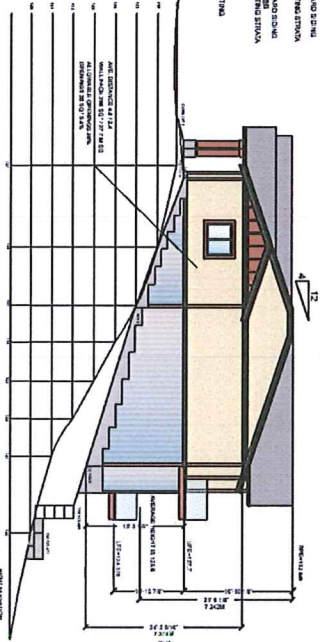


MATERIAL KEY

- BRICK
- CONCRETE
- WOOD
- GLASS
- ROOFING
- LANDSCAPING
- PAVING
- FINISHES
- DETAILS
- NOTES



UNIT 5 @ 6
BLOCK 3
RECEIVED
DP001004
2017.FEB.24
DP-4



DP-1 SITE PLAN
DP-2 UNIT @ 2 BLOCK 1
DP-3 UNIT @ 4 BLOCK 2
DP-4 UNIT @ 8 BLOCK 3
DP-5 UNIT @ 8 BLOCK 4
DP-6 REAR RETAINING WALL
4 SITE DESIGN LTD.
Mark Garner
7100 Lantz Road, Unit 100
Box 24, Langley B.C. V0R 2H0
Surrey, nanaimo.ca
(250) 880-1027 May-Oct
email: garner@siteplan.com

LAGUNA WAY

4717 LAGUNA WAY, NANAIMO, BC
File: 00324.003
Plan: V1956766
Site: 4.44 ACRES
Legal Description: LOT 4, DISTRICT
LOT 55, WELLINGTON DISTRICT,
PLAN V1956766, EXCEPT PART IN
PLAN V195672 PHASE 1, 2 & 3
Zone R10
50% RESIDENTIAL
NOTES: [DATE:]

PERIMETER WALL HEIGHT VARIANCES

Block 1



BLOCK 1

WALL 1

WALL HEIGHT ALLOWED 7.32 METERS
WALL HEIGHT PROPOSED 7.477 METERS
VARIANCE REQUESTED .157 METER 2.1%

WALL 2

WALL HEIGHT ALLOWED 7.32 METERS
WALL HEIGHT PROPOSED 7.426 METERS
VARIANCE REQUESTED .106 METER 1.4%

Block 3



BLOCK 3

WALL 1

WALL HEIGHT ALLOWED 7.32 METERS
WALL HEIGHT PROPOSED 7.37 METERS
VARIANCE REQUESTED .054 METER 1%

WALL 2

WALL HEIGHT ALLOWED 7.32 METERS
WALL HEIGHT PROPOSED 7.982 METERS
VARIANCE REQUESTED .662 METER 9.1%

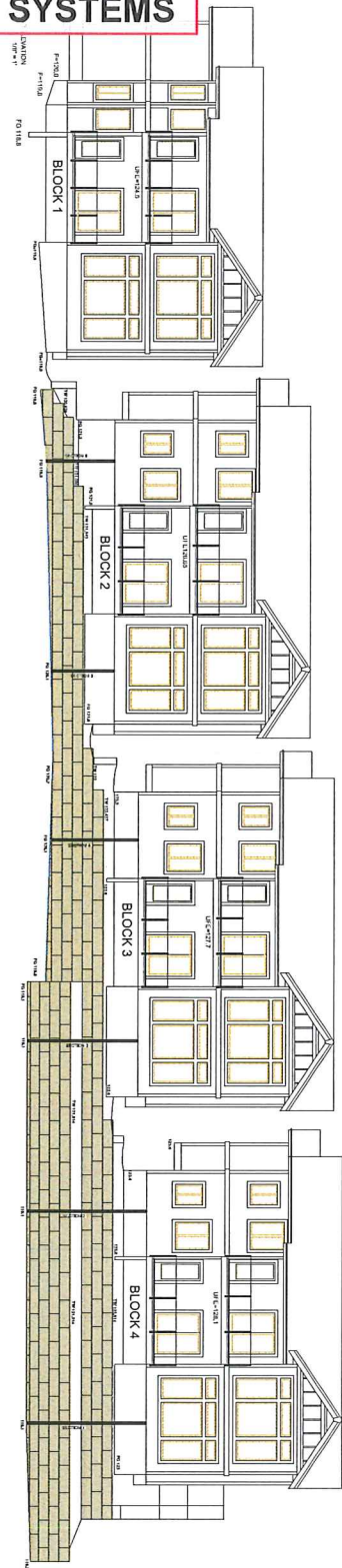
Block 2



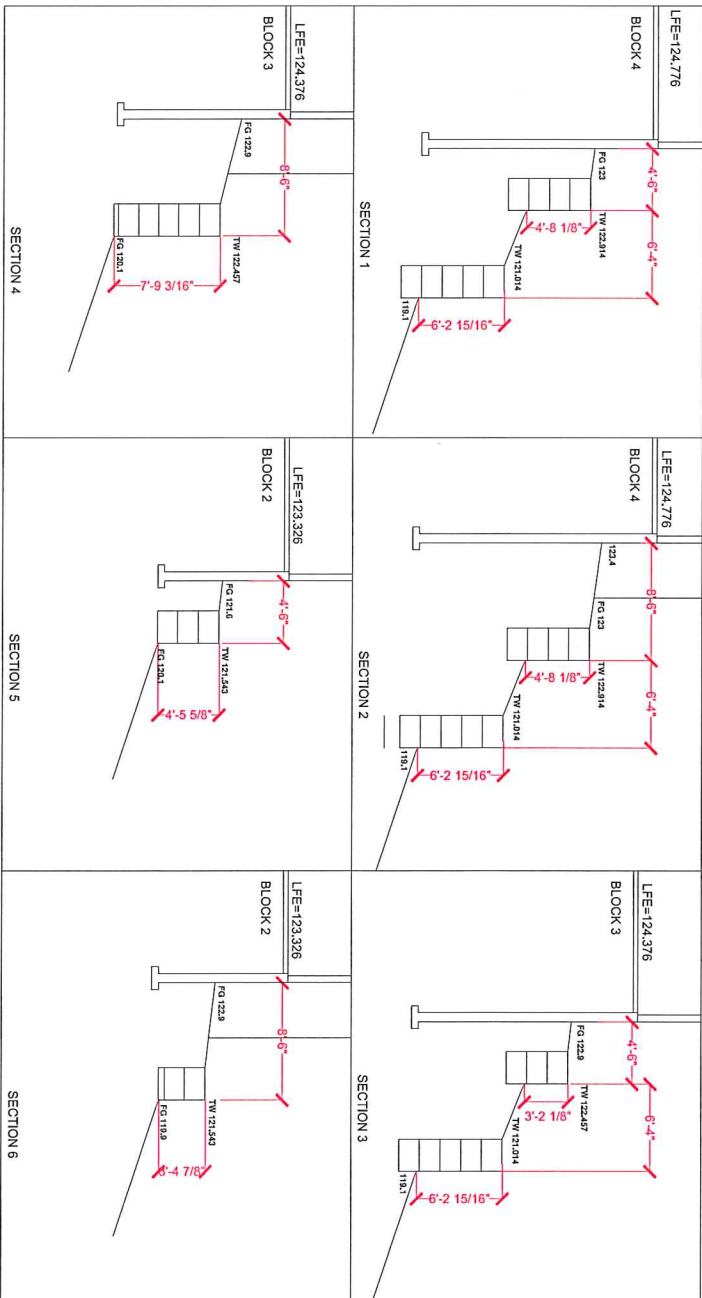
Block 4



RETAINING WALL SYSTEMS



AMENDED OCT 2016

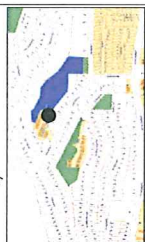


LAGUNA WAY

4777 LAGUNA WAY, NANAIMO, BC
 Folio: 08324.003
 Plan: V1P5766
 Size: 4.44 ACRES
 Legal Description: LOT 4, DISTRICT
 LOT 55, WELLINGTON DISTRICT,
 PLAN V1P5766, EXCEPT PART IN
 PLAN V1S6672 PHASE 1, 2 & 3
 Zone R10
 STEEP SLOPE
 RESIDENTIAL

NOTES:	DATE:

NOTES;	DATE;
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DP-1 SITE PLAN
DP-2 UNIT1 @ 2 BLOCK 1
DP-3 UNIT3 @ 4 BLOCK 2
DP-4 UNIT5 @ 6 BLOCK 3
DP-5 UNIT7 @ 8 BLOCK 4
DP-6 REAR RETAINING WALL

4 SITE DESIGN LTD.

7160 Lancaster Terr.
BOX 24 Lantzville B.C. V0R 2H0
Skype: nanaimomark
(250) 802-1027 May-Oct

Geoffrey Hinton, the senior scientist at one of the world's leading AI research centers, says that the technology is not yet ready for the real world. "We can't even do the things that we can do in the lab," he says. "We can't even do the things that we can do in the lab."

WILLIAM GALT
OCT 20 1906

ACQUINO

TOLEDO NO.	2004
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REAR RETAINING WALL

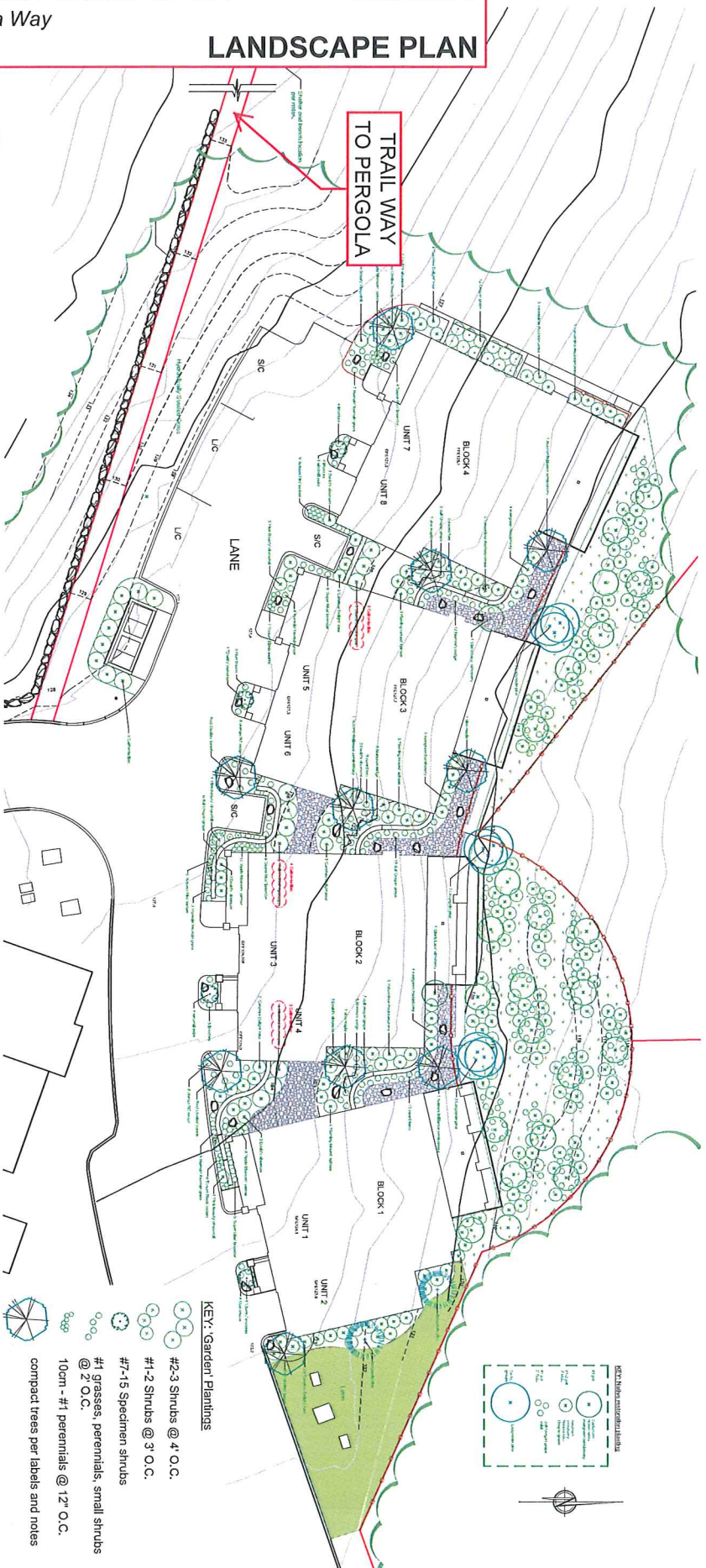
RECEIVED
DP001004
2017-FEB-01

DP-6

LANDSCAPE PLAN

Revisions		
Date	Details	IR#
16/09/16	Adjusted: comp. letter	JPH
26/07/16	Adjusted: ADP comment	JPH
24/05/16	DPA – input from staff	JPH
21/10/15	DPA	JPH
23/09/15	pre DPA meeting	JPH
17/09/15	issued for coordination	JPH

Polygon SGS 8x9



Design Rationale:

- Landscape grading led to existing roadside grasses and existing storm water catch basin. As road rises, difference in grade between front & rear increases - mandating engineered heavy block wall (Redi-Rock).
- Planting design is compact, ornamental and drought tolerant following the establishment period.
- Trees selected are either narrow/columnar group or are located between buildings at the back.
- West side yard is existing forest - to remain (extending 100-m NW); east side yard varies between 2.2, and 1.0m from building corners, has an existing mature conifer hedge row - ornamental plantings and lawn are proposed. The rear yard abutting 4753 W. is forested, to remain, and proposed Way. The rear yard abutting 4785 W. (PL) is forested, to remain, and proposed relating wall higher than 1.2m is 1.5m from PL. The rear yard abutting 4733 is curved (old cut-die-sac PL) and is bare ground - proposed to be native plants matching existing species mix. The lateral distance to the retaining wall (under 1.2m ht) to the rear PL varies from 1 - 12m.
- A mature front and 8x9 shield shelter is proposed in the forested side yard - utilizing a pre-existing sidewalk alignment.

General Landscape Notes

1. All landscape areas, except native restoration area, to be drip-irrigated. Restoration planting to be spray irrigated for 2 growing seasons only.
2. All plants shown selected for survival to level 2 (Nanaimo) water requirements once established 18 after 2 irrigated growing seasons.
3. Forage trees (peaches) to be min 6cm cal. Internal trees to be min. 4cm cal. or 2m ht. (conifers).
4. Refer to plan for proposed plant varieties.
5. All planting beds to be mulched with fine cobble (mixed drain rock).
6. Constructed landscape to be maintained and guaranteed for 2 years from substantial completion.
7. Shelter (polygon SGS 8x9) location to be determined in the field. Bench to be 2x basal columns plus slab seat.

4717 Laguna Way Landscape Planting Plan



JPH Consultants Inc.
434 Midway Street, Norwood, BC V9A 2L1
Phone: 250-754-5037 Cell: 250-754-9229

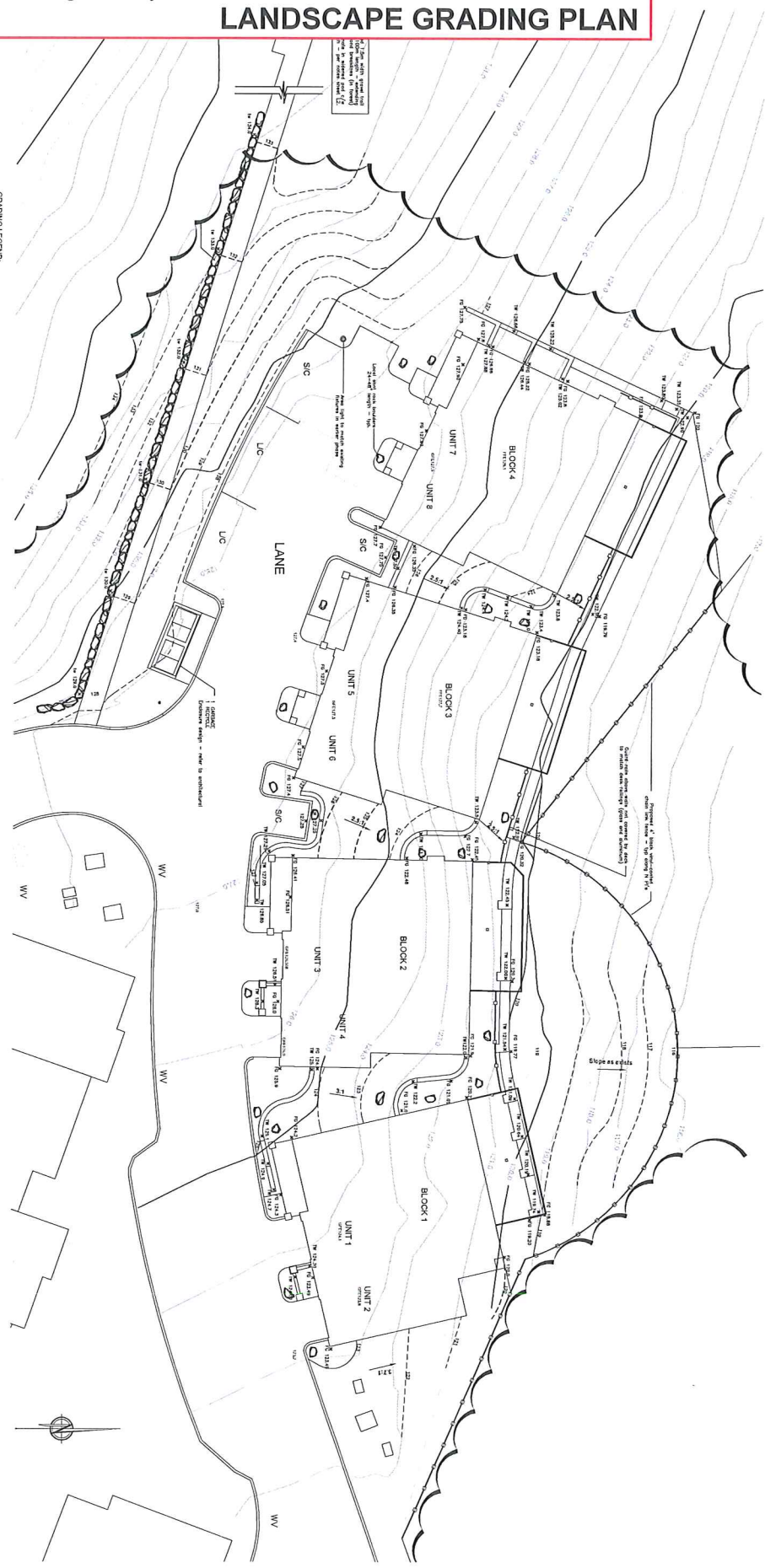
Project: 15-Laguna Way
Date: 17/09/15
Drawn: JPH Checked: MGJUN
Scale: 3/32"=1'-0"
Sheet: L2 of 2

Sheet L2 of 2

LANDSCAPE GRADING PLAN

Revisions	By	Date
1. 12/07/14 Landscape Grading Plan	JPH	12/07/14
2. 12/07/14 Landscape Grading Plan	JPH	12/07/14
3. 12/07/14 Landscape Grading Plan	JPH	12/07/14
4. 12/07/14 Landscape Grading Plan	JPH	12/07/14
5. 12/07/14 Landscape Grading Plan	JPH	12/07/14
6. 12/07/14 Landscape Grading Plan	JPH	12/07/14
7. 12/07/14 Landscape Grading Plan	JPH	12/07/14
8. 12/07/14 Landscape Grading Plan	JPH	12/07/14
9. 12/07/14 Landscape Grading Plan	JPH	12/07/14
10. 12/07/14 Landscape Grading Plan	JPH	12/07/14
11. 12/07/14 Landscape Grading Plan	JPH	12/07/14
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13. 12/07/14 Landscape Grading Plan	JPH	12/07/14
14. 12/07/14 Landscape Grading Plan	JPH	12/07/14
15. 12/07/14 Landscape Grading Plan	JPH	12/07/14
16. 12/07/14 Landscape Grading Plan	JPH	12/07/14
17. 12/07/14 Landscape Grading Plan	JPH	12/07/14

- GRADING LEGEND:**
- Proposed finish grade
 - Proposed top of wall elevation
 - Existing contour
 - Proposed slope direction and angle (horizontal/vertical)
 - Rock-Rock 28 series retaining wall
 - Subject to detailed design by P.E.
 - Each step = 30cm, Max Ht 1.22m
 - Guard rail to match balcony railings



NOT FOR CONSTRUCTION

4717 Laguna Way
Landscape Grading Plan