



DEVELOPMENT PERMIT NO. DP001007

TOWNSITE APARTMENTS 1690 LTD
Name of Owner(s) of Land (Permittee)

1680 TOWNSITE ROAD / 1690 TOWNSITE ROAD
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 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP65414

PID No. 029-974-569

LOT 2, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP65414

PID No. 029-974-577

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 and Details
Schedule D Building Elevations

- 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 7.6.1

- *Building Height – Building 2 (Lot B – 1690 Townsite)*

The maximum permitted building height is 14.0m. The building height is 17.02m, a variance of 3.02m.

Section 9.5.4

- *Siting of Buildings*

The siting of buildings on Lot A and Lot B is varied to allow greater than 50% for the front face of the building façade to be set back further than the maximum front yard setback of 6.0m.

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

- *Required Parking – Schedule A*

Building 1 (Lot A – 1680 Townsite Road)

The combined, required onsite parking for both commercial/residential uses is 48 parking spaces. 38 parking spaces are provided, a variance of 10 parking spaces.

Building 2 (Lot B – 1690 Townsite Road)

The combined, required onsite parking for both commercial/residential uses is 52 parking spaces. 36 parking spaces are provided, a variance of 16 parking spaces.

- *Loading Spaces - Section 14.9*

1 loading space is required for each of the subject properties. No loading space is provided, a variance of 1 loading space per property.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 3RD DAY OF OCTOBER, 2016.

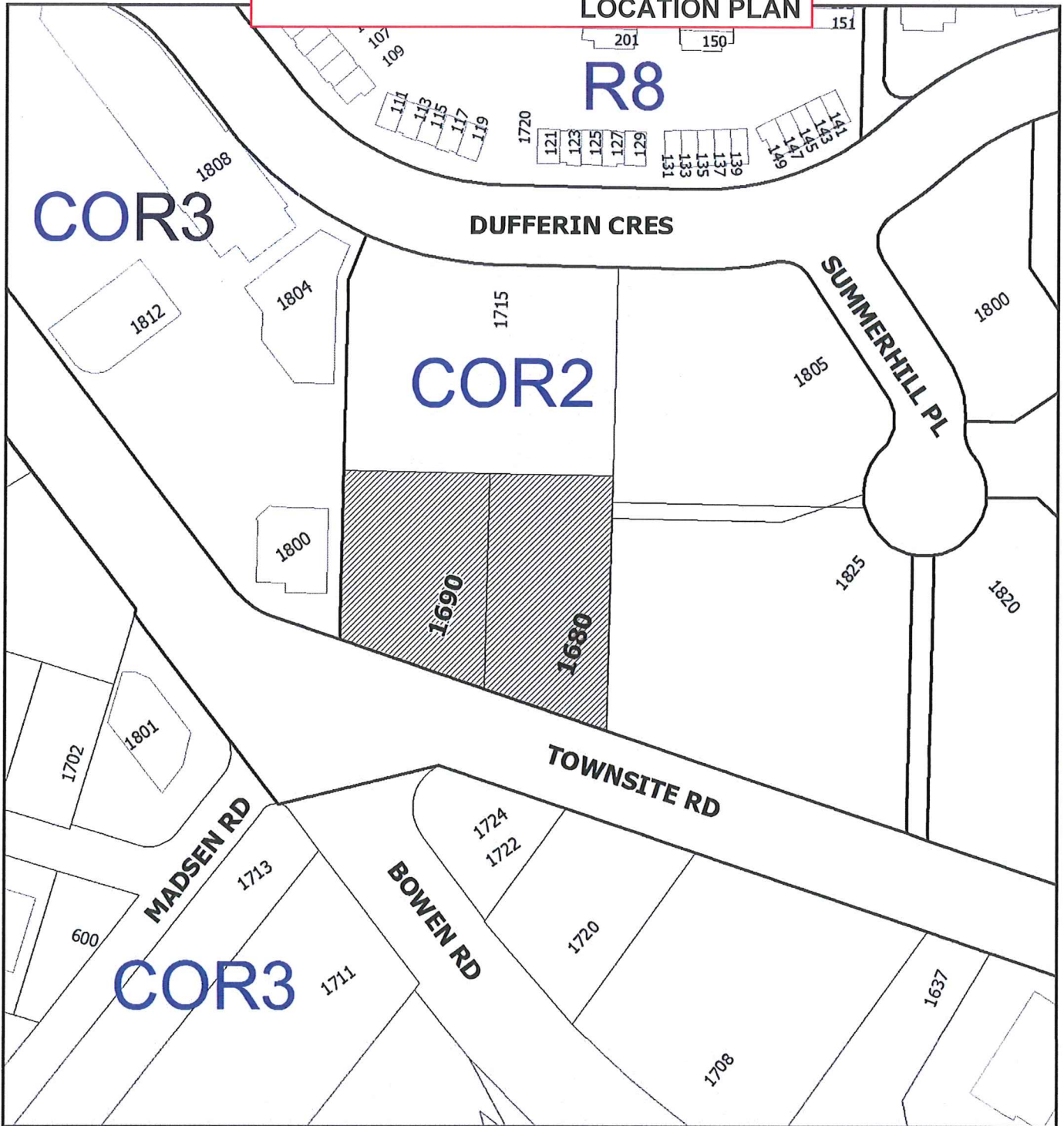

Corporate Officer


Date

Development Permit DP001007
1680/1690 Townsite Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001007



LOCATION PLAN

Civic: 1680 and 1690 Townsite Road,
Lots A and B, Section 15, Ranged 8,
Mountain District, Plan EPP41230



Subject
Property



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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Nanaimo, BC V1Y 4K2
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www.outlanddesign.ca



PROJECT TITLE
TOWNSITE APARTMENTS
NANAIMO, BC

DESIGNER
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1. TYPING	Approval	
2. 16-01-21	Review	
3. 16-01-21	Review	
4. 16-01-21	Review	
5.		
6.		

DESIGNED BY	FB
CHECKED BY	FB
DATE	02.23.2016
SCALE	1:200

SEA: _____



DRAWING NUMBER

L1/1

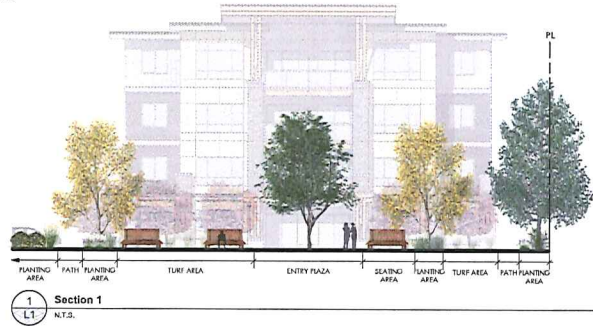
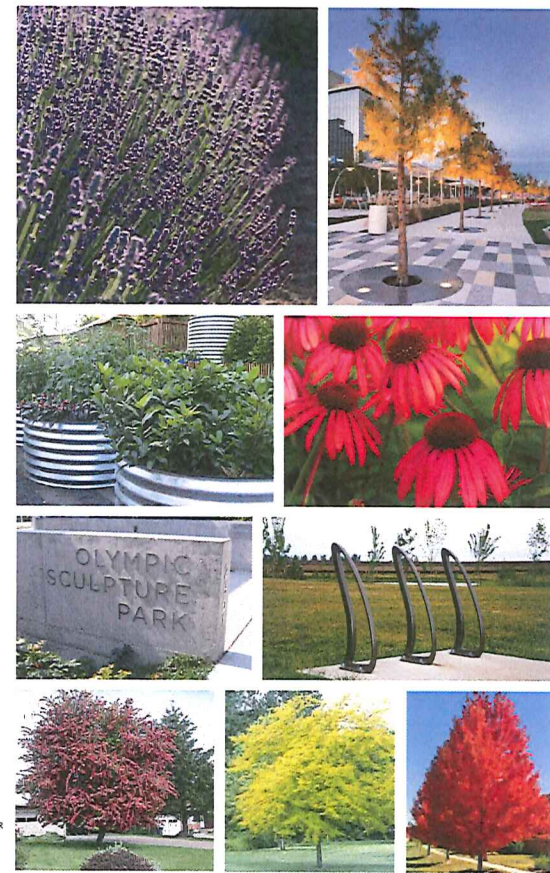
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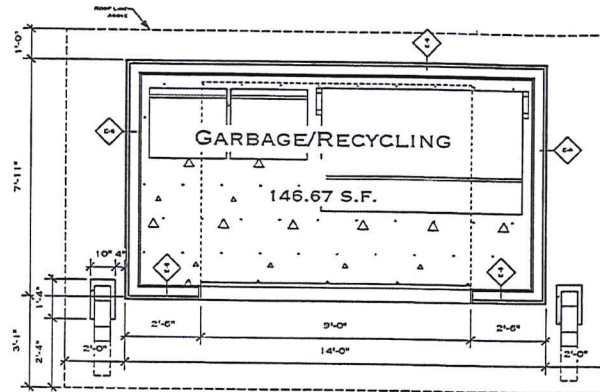


KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES				
AFR	2	ACER x FREEMANII 'JEFFERSKED'	AUTUMN BLAZE MAPLE	6cm CAL
CMD	20	CRATAEGUS MORDENIENSIS 'TODIA'	TORII HAWTHORN	6cm CAL
COG	10	CELTIS OCCIDENTALIS	HACKBERRY	6cm CAL
GTR	10	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	6cm CAL
CDI	6	Q'WINDGLADUS BICOLOR	KENTUCKY COFFEE TREE	6cm CAL
PTB	12	PONILUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	6cm CAL
SHRUBS, PERENNIALS & GRASSES				
CEN	72	CORNUS SERICEA	RED OSIER DOGWOOD	#01 CONT. / 1.2M O.C. SPACING
EBI	152	ECHINACEA BIG SKY 'TWILIGHT'	TWILIGHT CONE FLOWER	#01 CONT. / 0.6M O.C. SPACING
FAR	429	FESTUCA ARIZONICA	ARIZONA FESCUE	#01 CONT. / 0.6M O.C. SPACING
MAK	106	MOLINA ARUNDINACEA	MOOR GRASS	#01 CONT. / 1.5M O.C. SPACING
LAN	244	LAMNARIA ANGLICORIBENSIS 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	#01 CONT. / 0.6M O.C. SPACING
PAL	173	PENNISTELM ALPICOLA/ROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#01 CONT. / 0.6M O.C. SPACING
RNU	54	ROSA NUTKANA	NOOTKA ROSE	#01 CONT. / 1.0M O.C. SPACING
RTR	71	RUBROEGEA TRIBOSA	BLACK EYED SUSAN	#01 CONT. / 0.9M O.C. SPACING
SME	41	SYRINGA MEYERI 'PAULINI'	DWARF KOREAN LILAC	#01 CONT. / 1.2M O.C. SPACING

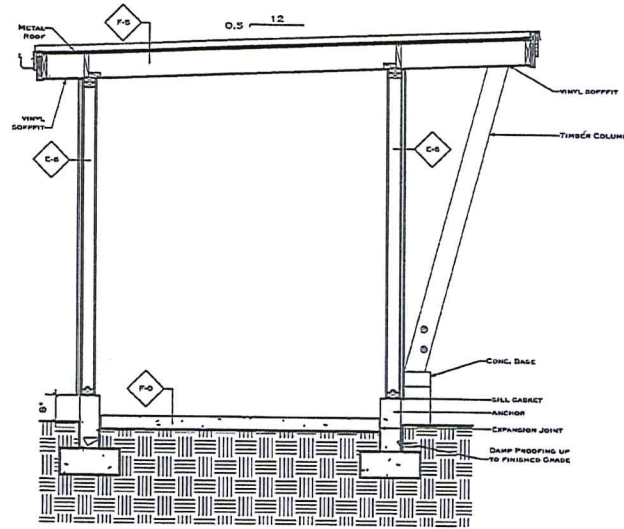
LEGEND

- WOOD MULCH PLANTING AREA
- TURF AREA
- CRUSHED ROCK
- BROOM FINISHED CONCRETE
- DECORATIVE PAVERS
- TENAL 2 SPACE BIKE RACK FROM WISHBONE
- VEGETABLE GARDENS IN CIRCULAR CORRUGATED METAL PLANTERS
- DECORATIVE CIRCULAR TREE CRATE
- C.I.P. ENTRY SIGN

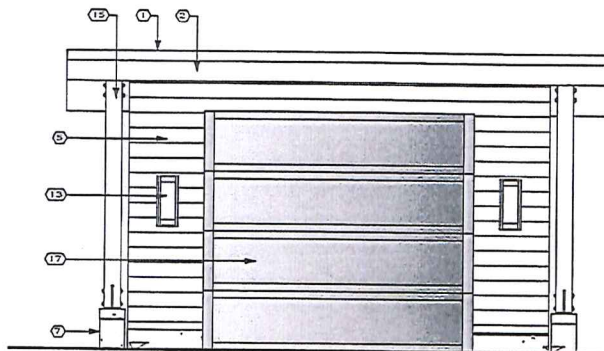




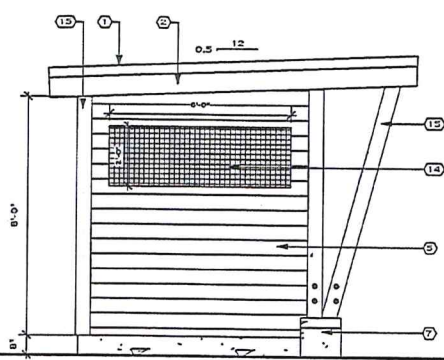
7 GARBAGE ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



8 GARBAGE ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



9 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



10 GARBAGE ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

MATERIAL LEGEND			
1	TORCH ON ROOF - BLACK	11	METAL RAILING - ANODIZED
2	HARDIE FASCIA BOARD - SIRKEN STAIN 078 NATURAL	12	GLASS DOOR - CLEAR
3	HARDIE PANEL - BM HAYSTACK	13	OUTSIDE LIGHTS
4	VERTICAL HARDIE SIDING	14	METAL GRIDS FOR GARAGE - CAPRICON
5	HORIZONTAL HARDIE SIDING - BM - EBBY SLATE	15	HEAVY TIMBER - SIRKEN STAIN 078 NATURAL
6	GLAZING - CLEAR	16	STORE FRONT - ANODIZED
7	CONCRETE - BM - CAPRICON	17	GARAGE GATE - BM - CAPRICON
8	UMBER - CREEK - PRO-FIT ALPINE LEDGESTONE	18	PAINTED CONC. - BM-HAY STACK
9	TRIM BOARD - BM - CAPRICON	19	METAL DOOR - BM CAPRICON
10	VINYL WINDOWS - ALMOND	20	HORIZONTAL HARDIE SIDING - BM - CAPRICON
		21	FRESH AIR INTAKE - PAINT TO MATCH SIDING

BUILDING ELEVATIONS



BLDG #1 - REVISED WEST ELEVATION

UNPROTECTED OPENING AT THIS COMPARTMENT IS 18.0% (C04 GDF/10775GFT = 18.0%)

UNPROTECTED OPENING AT THIS COMPARTMENT IS 20.2% (C03 GDF/10775GFT = 20.2%)



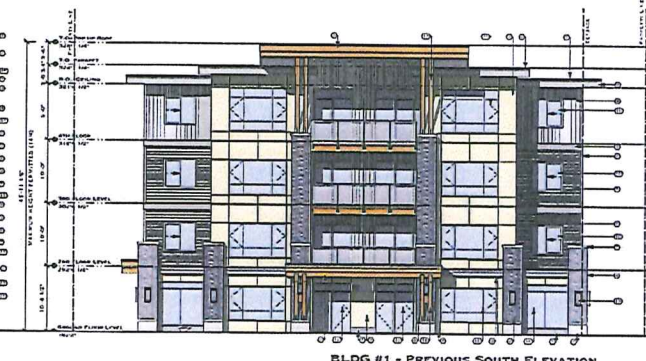
BLDG #1 - REVISED SOUTH ELEVATION

REVISED MATERIAL LEGEND	
1	TORCH ON ROOF SLATE
2	HARDIE PANEL BOARD - SERRAN STAIN 078 NATURAL
3	HARDIE PANEL MONUMENT SAND MARBLE CREAM
4	VERTICAL HARDIE SIDING - CORNELL STONE
5	HORIZONTAL HARDIE SIDING - SERRAN GREY
6	GLAZING - CLEAR
7	CONCRETE - BM - CAPRICORN
8	WARRIOR-CHERRY-PHONYX ALPINE-LENGESTONE ALPINE-LENGESTONE
9	TRIM BOARD - BM - CAPRICORN
10	VINYL WINDOWS - ALMOND
11	METAL HAILING - ANODIZED
12	GLASS DOOR - CLEAR
13	OUTSIDE LIGHTS
14	METAL GRIDS FOR GARAGE - CAPRICORN
15	HEAVY THRESH - SERRAN STAIN 078 NATURAL
16	STORC FRONT - ANODIZED
17	GARAGE GATE - BM - CAPRICORN
18	PAINTED CONC - DRINKY STAGE
19	METAL DOOR - BM - CAPRICORN
20	HORIZONTAL HARDIE SIDING - CORNELL STONE

PREVIOUS MATERIAL LEGEND	
1	TORCH ON ROOF SLATE
2	WOOD PANEL - SERRAN STAIN 078 NATURAL
3	HARDIE PANEL - BM HAYSTACK
4	METAL PANEL - GALVALUME
5	VINYL SIDING - BR - CORNY BLAZE
6	GLAZING - CLEAR
7	CONCRETE - BM - CAPRICORN
8	ICE STONE - BLACK PEARL
9	TRIM BOARD - BM - CAPRICORN
10	VINYL WINDOWS - ALMOND
11	METAL HAILING - ANODIZED
12	GLASS DOOR - CLEAR
13	OUTSIDE LIGHTS
14	METAL GRIDS FOR GARAGE - CAPRICORN
15	HEAVY THRESH - SERRAN STAIN 078 NATURAL
16	STORC FRONT - ANODIZED
17	GARAGE GATE - BM - CAPRICORN
18	PAINTED CONC - DRINKY STAGE
19	METAL DOOR - BM - CAPRICORN
20	VINYL SIDING - BM - CAPRICORN



BLDG #1 - PREVIOUS WEST ELEVATION



BLDG #1 - PREVIOUS SOUTH ELEVATION

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NO.	DATE	DESCRIPTION
1	2018.06.22	ISSUE FOR PERMIT
2	2018.06.22	ISSUE FOR DP REVIEW
3	2018.06.22	ISSUE FOR DP APPROVAL

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TOWNSITE APARTMENTS

DATE	BY	DESCRIPTION
JUNE 22, 2018	C.C.	ISSUED
16/1680	J.N.	PROJECT NO.
As Noted	As Noted	PROJECT NO.
BLDG #1		PROJECT NO.
PREVIOUS & REVISED ELEVATIONS		PROJECT NO.

1 A-1.2



BLDG #1 - REVISED NORTH ELEVATION



BLDG #1 - REVISED EAST ELEVATION

REVISED MATERIAL LEGEND

1	TIMBER ON ROOF - BLACK	11	METAL RAILING - ANODIZED
2	HARDIE PANEL BOARD - STAINED STAIN 078 NATURAL	12	GLASS DOOR - CLEAR
3	HARDIE PANEL - MOUNTAIN SAND/HARVEST CREAM	13	OUTSIDE LIGHTS
4	VERTICAL HARDIE SIDING - CORRAL STONE	14	METAL GRIDS FOR GARAGE - CAPRISON
5	HORIZONTAL HARDIE SIDING - IRON GREY	15	HEAVY TIMBER - STAINED STAIN 078 NATURAL
6	GLAZING - CLEAR	16	STONE FRONT - ANODIZED
7	CONCRETE - BM - CAPRISON	17	GARAGE GATE - BM - CAPRISON
8	UNPAINTED BRICK - ALUMINUM-LEADSTONE ALUMINUM-LEADSTONE	18	PAINTED CONG - BIRNEY STAGE
9	TRIM BOARD - BM - CAPRISON	19	METAL DOOR - BM - CAPRISON
10	VINYL WINDOWS - ALUMINUM	20	HORIZONTAL HARDIE SIDING - CORRAL STONE

PREVIOUS MATERIAL LEGEND

1	TIMBER ON ROOF - BLACK	11	METAL RAILING - ANODIZED
2	WOOD PANEL - BIRNEY STAIN 078 NATURAL	12	GLASS DOOR - CLEAR
3	HARDIE PANEL - MOUNTAIN SAND/HARVEST CREAM	13	OUTSIDE LIGHTS
4	METAL GRIDS FOR GARAGE - CAPRISON	14	METAL GRIDS FOR GARAGE - CAPRISON
5	VINYL SIDING - DM - CROWN SLATE	15	HEAVY TIMBER - STAINED STAIN 078 NATURAL
6	GLAZING - CLEAR	16	STONE FRONT - ANODIZED
7	CONCRETE - BM - CAPRISON	17	GARAGE GATE - BM - CAPRISON
8	ICE STONE - BLACK PEARL	18	PAINTED CONG - BIRNEY STAGE
9	TRIM BOARD - BM - CAPRISON	19	METAL DOOR - BM - CAPRISON
10	VINYL WINDOWS - ALUMINUM	20	VINYL SIDING - BM - CAPRISON



BLDG #1 - PREVIOUS NORTH ELEVATION

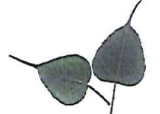


BLDG #1 - PREVIOUS EAST ELEVATION

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3	MAY 20, 2016	ISSUE FOR PERMIT REVIEW

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TOWNSITE APARTMENTS

DATE	DATE
C.C.	JUNE 22, 2016
J.N.	C.C.
As Noted	16-1100
BLDG #1 PREVIOUS & REVISED ELEVATIONS	

1 A-1.3



BLDG #2 - REVISED WEST ELEVATION



BLDG #2 - REVISED SOUTH ELEVATION

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AUG 01, 2016	ISSUE FOR PERMIT REVIEW

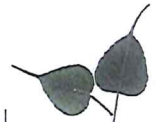
REVISED MATERIAL LEGEND

1	TUICK OR ROOF - BLACK
2	HARDIE PANEL BOARD - BIRKEN STAIN 078 NATURAL
3	HARDIE PANEL - MOUNTAIN BREEZE MARBLE CREAM
4	VERTICAL HARDIE SIDING - CORALIE STONE
5	HORIZONTAL HARDIE SIDING - IRON GREY
6	GLAZING - CLEAR
7	CONCRETE - BM - CAPRICH
8	GLAZING - CLEAR
9	TRIM BOARD - BM - CAPRICH
10	VINYL WINDOWS - ALNED
11	METAL RAILING - ANODIZED
12	GLASS DOOR - CLEAR
13	OUTSIDE LIGHTS
14	METAL GRIDS FOR GARAGE - CAPRICH
15	HEAVY TIMBER - BIRKEN STAIN 078 NATURAL
16	STONE FRONT - ANODIZED
17	GARAGE GATE - BM - CAPRICH
18	PAINTED CONC. BRIMRAY STAGE
19	METAL DOOR - BM - CAPRICH
20	HORIZONTAL HARDIE SIDING - CORALIE STONE

PREVIOUS MATERIAL LEGEND

1	TUICK OR ROOF - BLACK
2	WOOD FASCIA - BIRKEN STAIN 078 NATURAL
3	HARDIE PANEL - BM - HAYSTACK
4	METAL PANEL - GALVALUME
5	VINYL SIDING - BM - EGGY SLATE
6	GLAZING - CLEAR
7	CONCRETE - BM - CAPRICH
8	INS STONE - BLACK PEARL
9	TRIM BOARD - BM - CAPRICH
10	VINYL WINDOWS - ALNED
11	METAL RAILING - ANODIZED
12	GLASS DOOR - CLEAR
13	OUTSIDE LIGHTS
14	METAL GRIDS FOR GARAGE - CAPRICH
15	HEAVY TIMBER - BIRKEN STAIN 078 NATURAL
16	STONE FRONT - ANODIZED
17	GARAGE GATE - BM - CAPRICH
18	PAINTED CONC. BRIMRAY STAGE
19	METAL DOOR - BM - CAPRICH
20	VINYL SIDING - BM - CAPRICH

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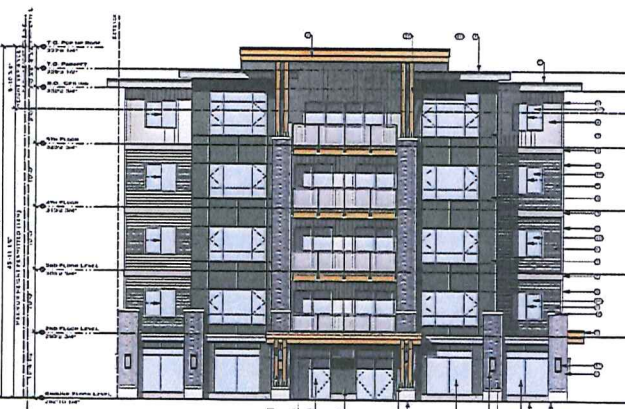
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TOWNSITE APARTMENTS

DATE	C.C.	JUNE 22, 2016
DATE	J.N.	C.C.
DATE	As NOTD	16-1680
BLDG #2 PREVIOUS & REVISED ELEVATIONS		



BLDG #2 - PREVIOUS WEST ELEVATION



BLDG #2 - PREVIOUS SOUTH ELEVATION

1 | A-1.4



BLDG #2 - REVISED NORTH ELEVATION



BLDG #2 - REVISED EAST ELEVATION

MATERIAL LEGEND	
1 TOUCH ON ROOF - BLACK	11 METAL RAILING - ANODIZED
2 HARDIE PANEL - MOUNTAIN EDGE/ MARINE CREAM	12 GLASS DOOR - CLEAR
3 VERTICAL HARDIE SIDING - CORNELL SLATE	13 OUTSIDE LIGHTS
4 HORIZONTAL HARDIE SIDING - IRON GREY	14 METAL GRIDS FOR GARAGE - CAPRISON
5 GLAZING - CLEAR	15 HEAVY TIMBER - SHEN STAIN 078 NATURAL
6 CONCRETE - BM - CAPRISON	16 STONE FRONT - ANODIZED
7 LINER CONCRETE FRONT - ALPINE LEXINGTON ALPINE LEXINGTON	17 GARAGE GATE - BM - CAPRISON
8 TRIM BOARD - BM - CAPRISON	18 PAINTED CONC. BRICK STACK
9 VINYL WINDOWS - ALABAMA	19 METAL DOOR - BM - CAPRISON
	20 HORIZONTAL HARDIE SIDING - CORNELL SLATE

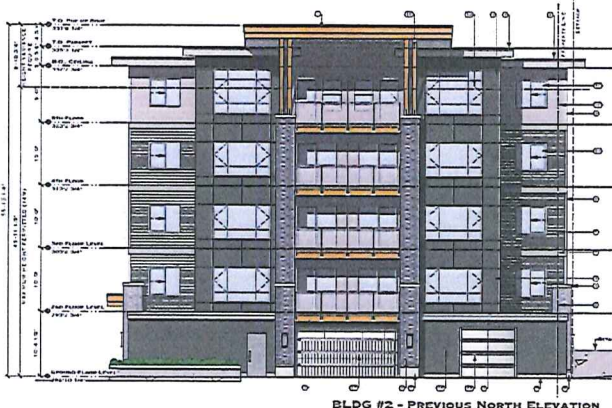
PREVIOUS MATERIAL LEGEND	
1 TOUCH ON ROOF - BLACK	11 METAL RAILING - ANODIZED
2 WOOD FABRIC - SHEN STAIN 078 NATURAL	12 GLASS DOOR - CLEAR
3 HARDIE PANEL - BM - HAYSTACK	13 OUTSIDE LIGHTS
4 METAL PANEL - GALVALUME	14 METAL GRIDS FOR GARAGE - CAPRISON
5 VINYL SIDING - BM - EMERY SLATE	15 HEAVY TIMBER - SHEN STAIN 078 NATURAL
6 GLAZING - CLEAR	16 STONE FRONT - ANODIZED
7 CONCRETE - BM - CAPRISON	17 GARAGE GATE - BM - CAPRISON
8 60 STONE - BLACK PEARL	18 PAINTED CONC. BRICK STACK
9 TRIM BOARD - BM - CAPRISON	19 METAL DOOR - BM - CAPRISON
10 VINYL WINDOWS - ALABAMA	20 VINYL SIDING - BM - CAPRISON

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NO.	DATE	DESCRIPTION
1	2016-08-01	ISSUE FOR PERMIT
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BLDG #2 - PREVIOUS NORTH ELEVATION



BLDG #2 - PREVIOUS EAST ELEVATION

TOWNSITE APARTMENTS

DATE	C.C.	DATE
2016-06-22	J.N.	2016-06-22
2016-06-22	C.C.	2016-06-22
2016-06-22	A.S.	2016-06-22

BLDG #2
PREVIOUS &
REVISED
ELEVATIONS

1 A-1.5