



DEVELOPMENT PERMIT NO. DP001013

593749 BC LTD

Name of Owner(s) of Land (Permittee)

4931 WELLINGTON 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 5, WELLINGTON DISTRICT, PLAN 34365, EXCEPT PART IN PLAN VIP65613

PID No. 000-048-135

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 Site Data
Schedule D Building Elevations
Schedule E Landscape Plan

- 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 9.5.1 – Siting of Buildings* to increase the maximum front yard setback from 6m to 8.77m.
2. *Section 9.5.5* – to increase the percentage of principal building facade from 50% to 100% that may be set back further than the maximum front yard setback.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture, received 2016-DEC-14, as shown on Schedule B.
2. The development is in general compliance with the elevations prepared by D-Architecture, received 2017-JAN-03, as shown on Scheduled D.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, received 2016-DEC-14, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 9TH DAY OF JANUARY, 2017.

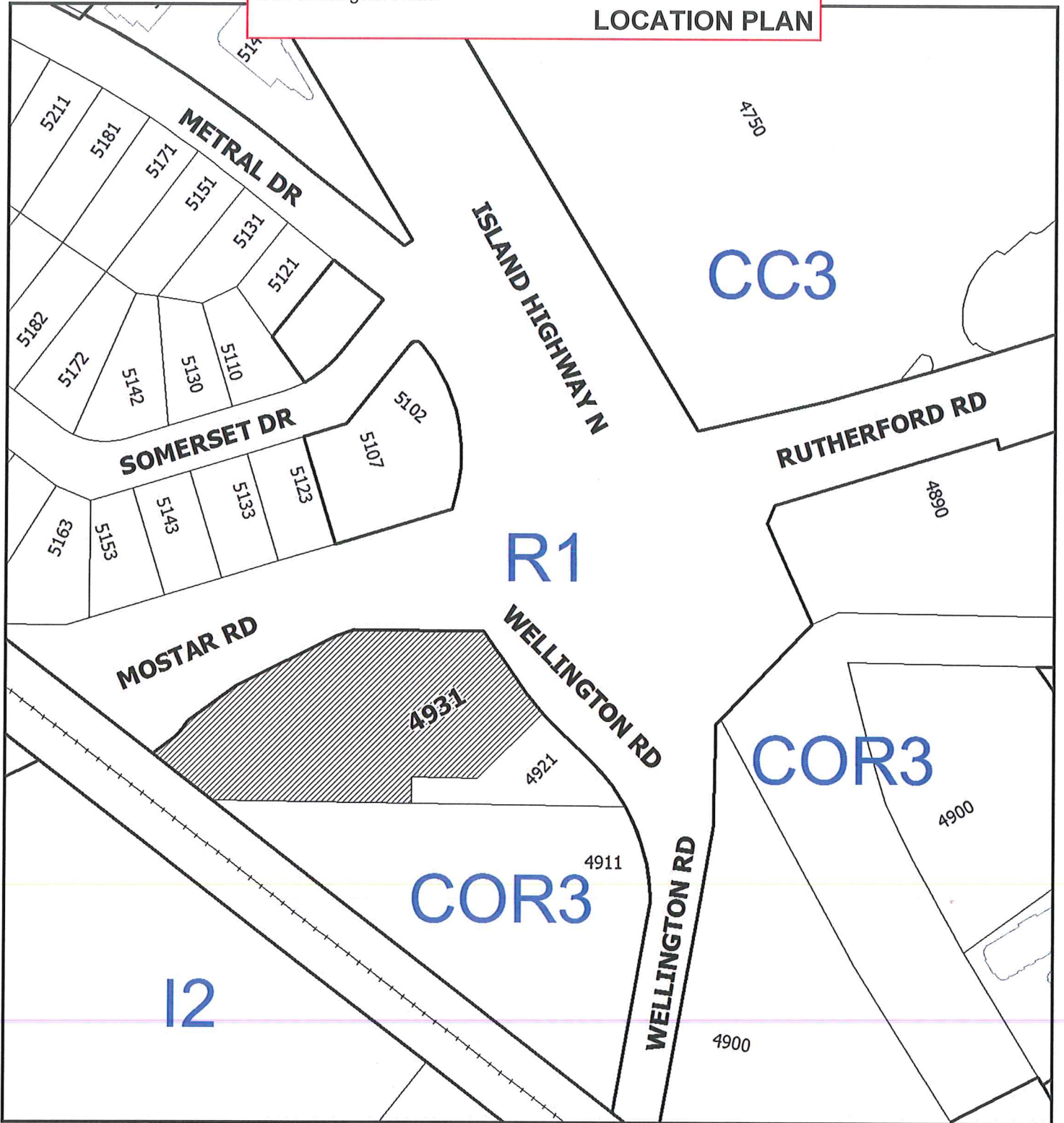
Sky Snelgrove
Corporate Officer

January 13, 2017
Date

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

GN/in
Prospero attachment: DP001013

LOCATION PLAN



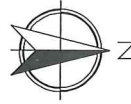
DEVELOPMENT PERMIT NO. DP001013

LOCATION PLAN

Civic: 4931 Wellington Road
Lot 1, Section 5, Wellington District,
Plan 34365, Except Part in Plan VIP65613



Subject
Property



NOTE: The information contained herein is for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. The information is not intended to be relied upon in making any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

| NO. | DATE | REVISIONS |
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DARCHITECTURE@GMAIL.COM
DARCHITECTURE ARCHITECTURE INC.



WEIS
Weis & Associates Inc.
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WWW.WEIS-ARCHITECTURE.COM

CLIENT
Harbourview
Autohous Ltd.
Project No. 1323

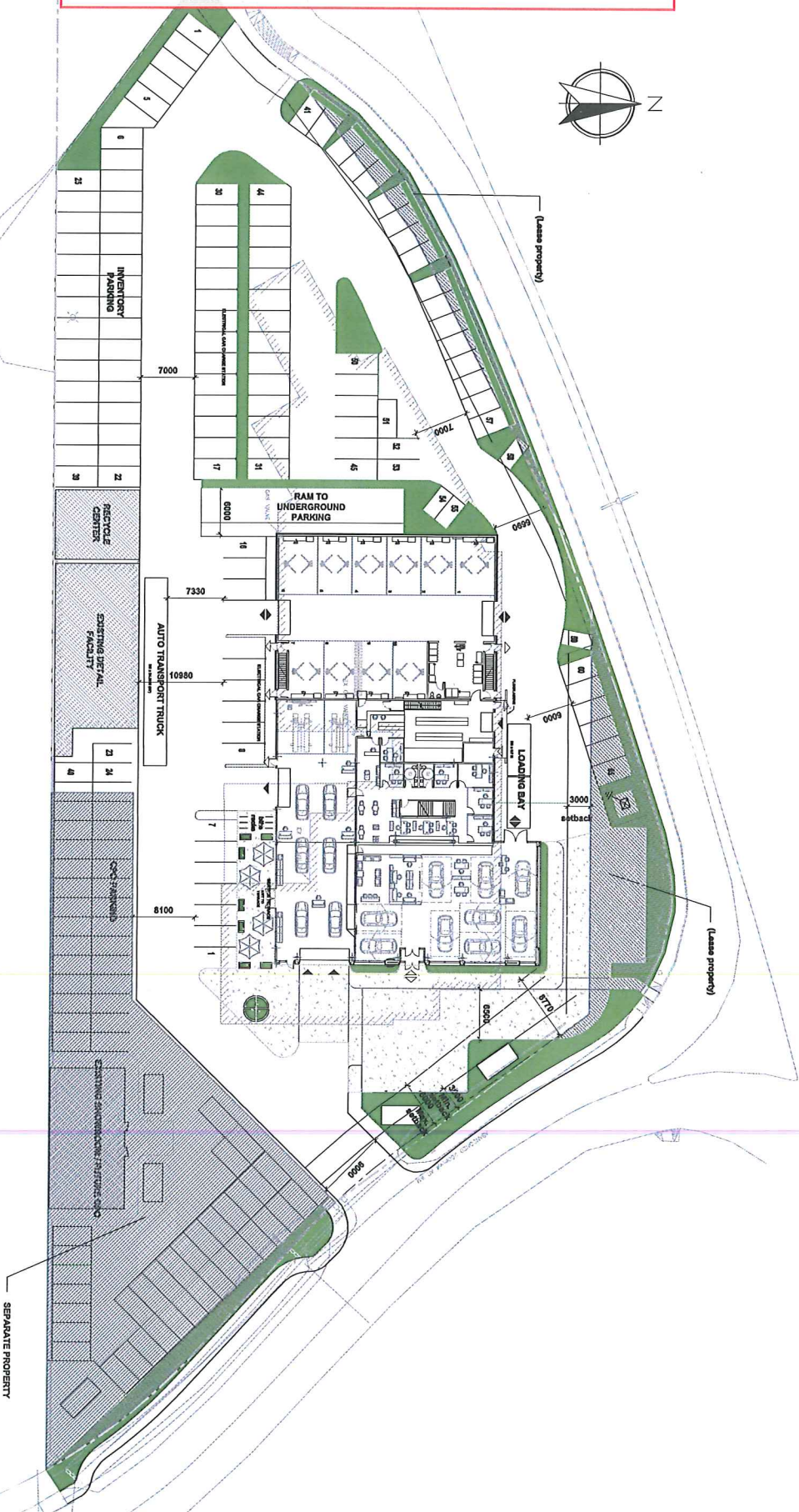
SHEET TITLE
SITE PLAN

PROJECT
Harbourview Autohous
4931 Wellington Road
NANAIMO, BC

SCALE
1:250
DATE
02 DEC 16

SHEET NO.
A0.1

RECEIVED
By Current Planning at 3:28 pm, Dec 14, 2016



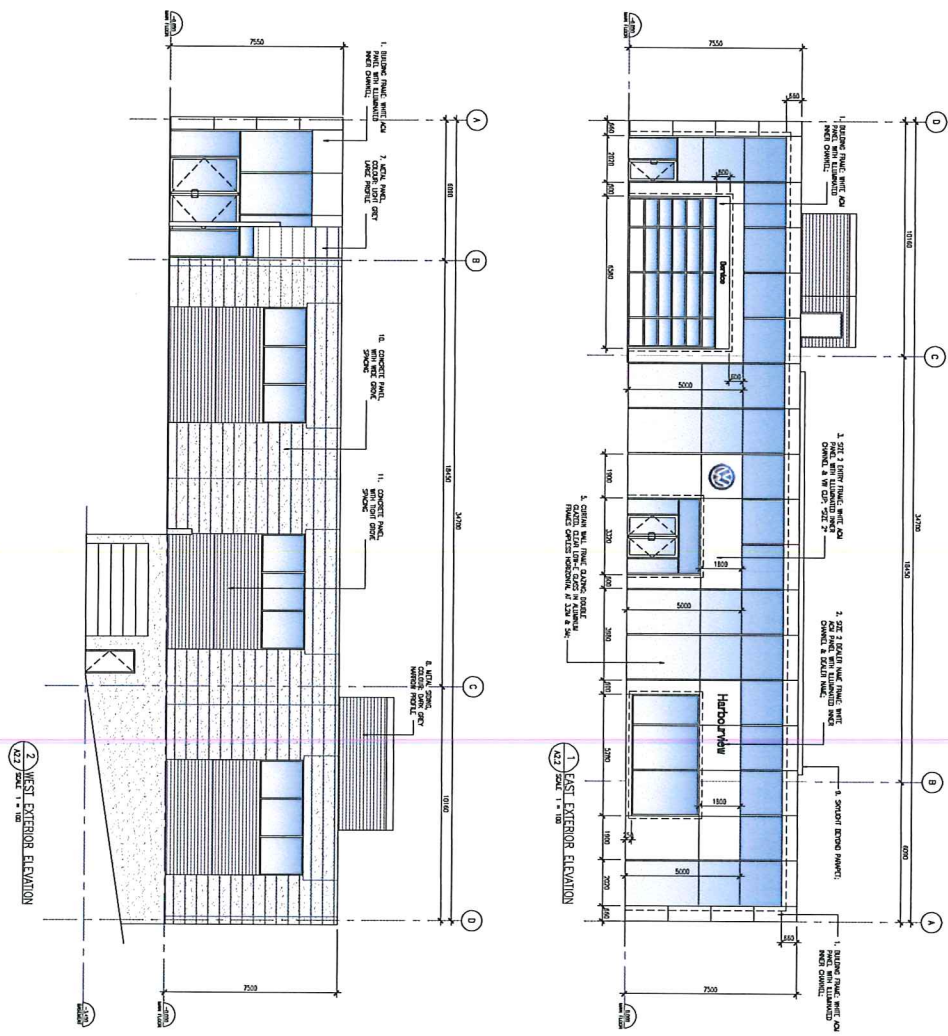
SITE PARTICULARS

| | |
|-----------------------|---|
| CIVIC ADDRESS: | 4931 Wellington Road, Nanaimo, BC |
| LEGAL ADDRESS: | LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 34365, EXCEPT PART IN PLAN VIP65613 |
| SITE AREA: | 2.35 Acres 102,257 sq.ft. (9,500 m ²) |
| ZONING: | COR3 (Community Corridor) |

PROJECT DATA

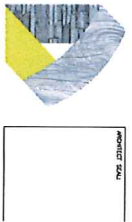
| DESCRIPTION | ALLOWED / REQUIRED (COR3) | PROPOSED |
|---------------------------|--|---|
| USE | Automobile Sales, Service and Rental | Automobile Sales, Service and Rental |
| LOT AREA | 1,000 m ² | 9,500 m ² |
| LOT COVERAGE | 60% = 5,700 m ² | 18% (1,697m ²) |
| DENSITY | 0.75 = 7,125 m ² | 0.39 = 3,685 M ² |
| BUILDING GROSS FLOOR AREA | | BASEMENT FLOOR: 1,140 m ² GROUND FLOOR: 1,700 m ² SECOND & THIRD FLOOR: 500 m ² EXISTING BUILDINGS AREA: 345 m ² TOTAL AREA: 3,685 m ² |
| SETBACKS | FRONT Min. : 9.84' (3.0 m) Min. FRONT Max. : 19.7' (6.0 m) Max. REAR : 24.60' (7.5 m) Min. SIDE 1 : 0' (0.0 m) SIDE 2 : 9.84' (3.0 m) Min. | FRONT : 28.77' (8.77 m) Min. REAR : required Variance 9.66' (2.77m) SIDE 1 : SIDE 2 : |
| HEIGHT OF BUILDINGS | 45.93 s.f (14m) | 32.48 s.f (9.9m) |
| AMENITY AREAS | | |
| OFF-STREET PARKING | 1 space per 10m ² of sales area 1 space per Service bay Plus 5 additional space Total parking required 54 stalls | 39 stalls 10 stalls 5 stalls Provided 55 stalls for customer & staff 117 stalls for inventory including underground parking |

BUILDING ELEVATIONS



NOTES

- The drawing is an unperfected set of plans for the proposed development. It is not to be used for any other purpose without the written consent of the architect.
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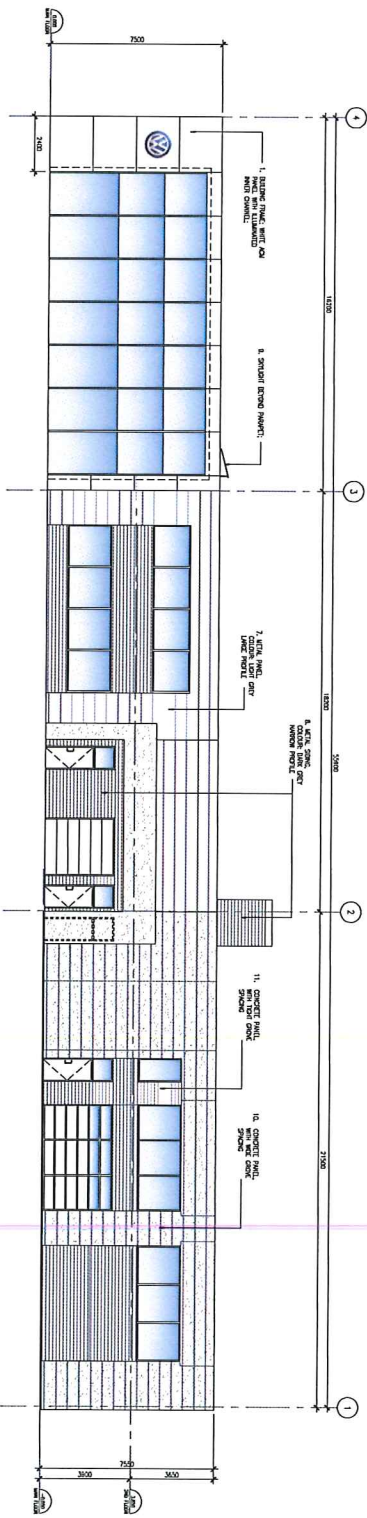


WEIS
ARCHITECTURE
4937 GARDNER DRIVE, SUITE 201, VANCOUVER, BC V6N 1Y4
T: 604-273-9911, E: info@weisarch.com
DANIEL GIBSON, PRINCIPAL ARCHITECTURE INC.

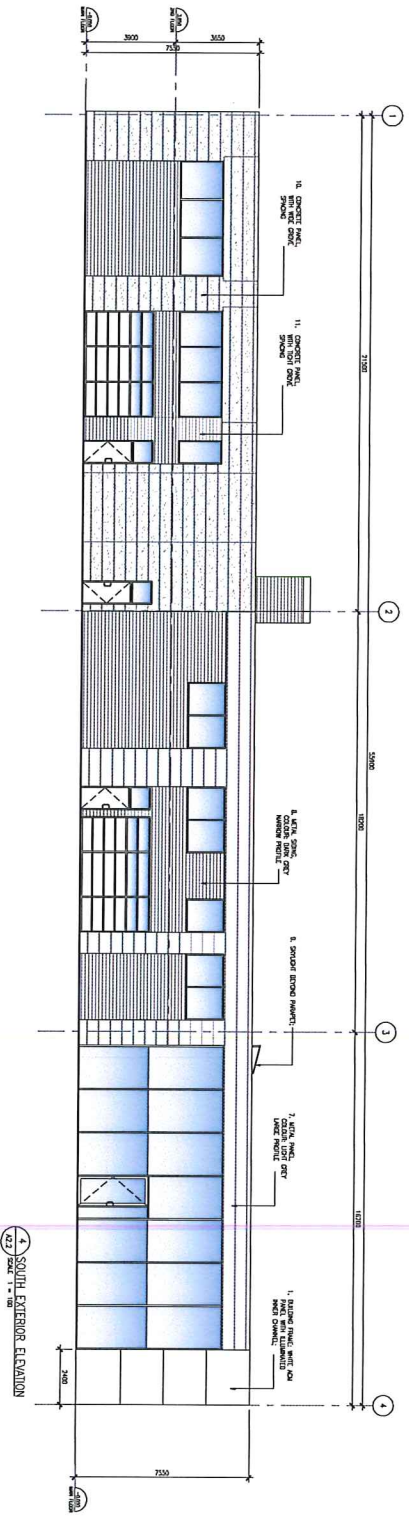
HARBOURVIEW AUTOHAUS
4931 WELLINGTON ROAD
NANAIMO, BC

HARBOURVIEW AUTOHAUS LTD.
1323
EXTERIOR ELEVATIONS
2017-JAN-03

RECEIVED
096618152
2017-JAN-03
A3.1
JAN 03/17



3 NORTH EXTERIOR ELEVATION
SCALE: 1" = 16'



7 SOUTH EXTERIOR ELEVATION
SCALE: 1" = 16'

NOTES:
1. The drawings are the intellectual property of Weis & Associates Inc. and shall remain the property of Weis & Associates Inc. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Weis & Associates Inc. All rights reserved.
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WEIS & ASSOCIATES INC.
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T: 250-933-1971, E: info@weis.com
WEIS & ASSOCIATES INC.

PROJECT: HARBOURVIEW AUTOHAUS
4931 WELINGTON ROAD
NANAIMO, BC
CLIENT: HARBOURVIEW AUTOHAUS LTD.
PROJECT NO.: 1323

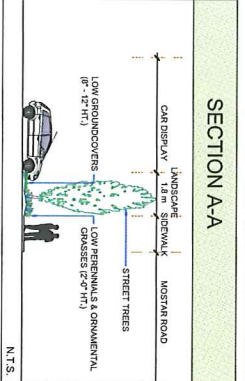
SHEET TITLE: EXTERIOR ELEVATIONS
RECEIVED: 2017-JAN-02
2017-JAN-02

SCALE: 1" = 16'
DATE: JAN 03/17
PROJECT NO.: A3.2
SHEET NO.: 1

LANDSCAPE PLAN

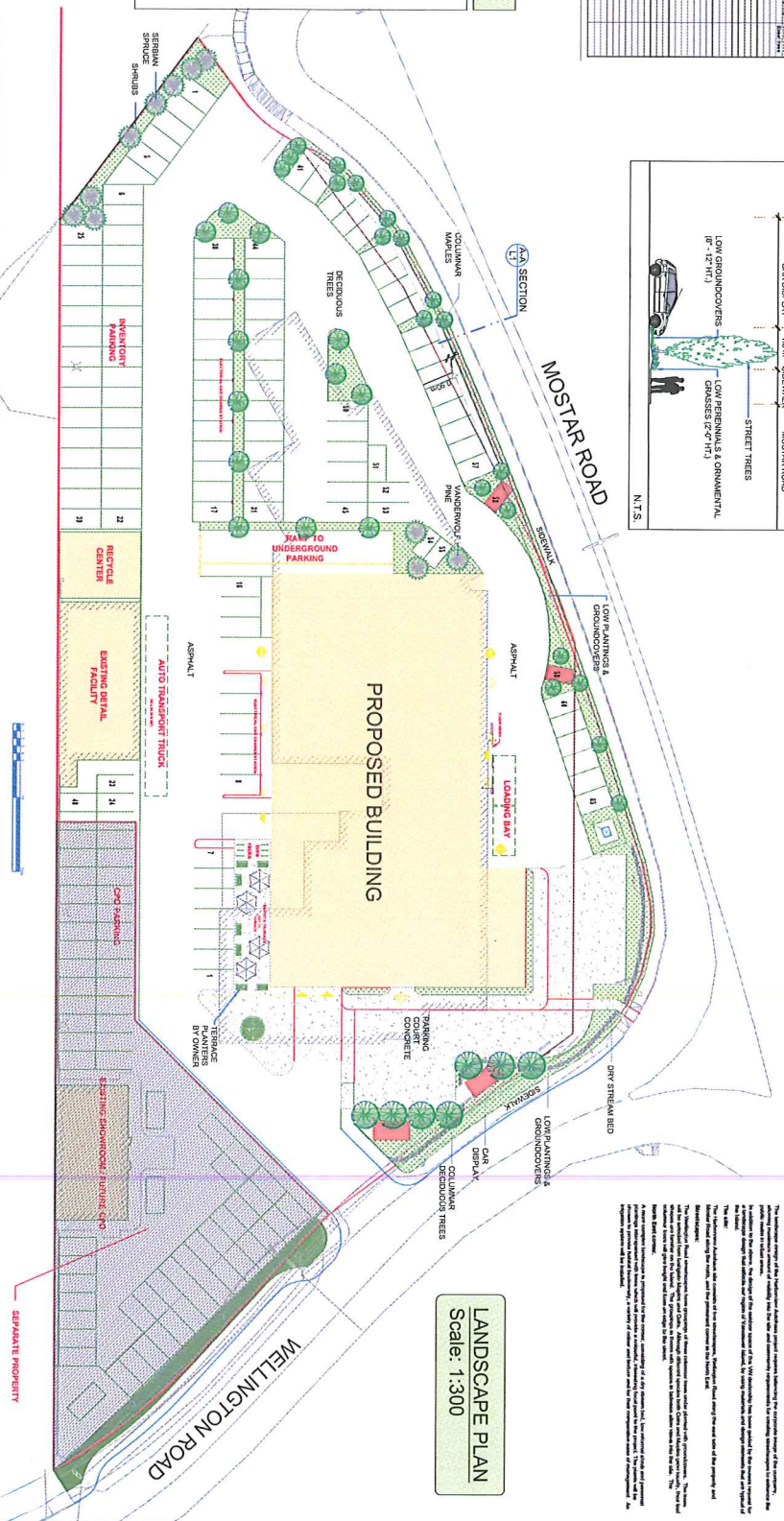
PLANT LIST

| Plant Name | Quantity | Notes |
|------------------------------|----------|-------|
| Columnar Deciduous Trees | 10 | |
| Coniferous Trees | 10 | |
| Groundcover Plants | 100 | |
| Ornamental Grasses | 100 | |
| Perennials | 100 | |
| Dry Stream Bed with Boulders | 1 | |
| Car Display | 1 | |



PLANT PALETTE

- COLUMNAR DECIDUOUS TREES
- CONIFEROUS TREES
- GROUNDCOVER PLANTS, ORNAMENTAL GRASSES, PERENNIALS
- DRY STREAM BED WITH BOULDERS
- CAR DISPLAY

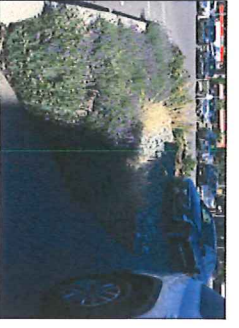


LANDSCAPE PLAN
Scale: 1:300

DESIGN RATIONALE

The design rationale for this landscape plan is based on the following principles:

- Site Context**: The plan is designed to complement the surrounding urban environment and provide a high-quality outdoor space for the proposed building.
- Plant Selection**: The plant palette is chosen for its ability to thrive in the local climate, provide year-round interest, and require minimal maintenance.
- Water Management**: The dry stream bed is designed to manage stormwater runoff and provide a naturalistic water feature.
- Accessibility**: The plan includes a sidewalk and parking areas that are accessible to all users.



- DESIGN ELEMENTS**
- boulders
 - dry stream bed
 - grouped columnar trees
 - evergreen trees
 - grasses and perennials
 - car displays

RECEIVED
By Current Planning at 2:31 pm, Dec 14, 2016

CONCEPTUAL LANDSCAPE PLAN

| | |
|----------------|--------------|
| SCALE | DATE |
| DATE | Aug 11, 2016 |
| DESIGN | DESIGN |
| PROJECT NUMBER | VAD |
| DRAWING NUMBER | WW 2016 |

L1 - DP

HARBOURVIEW AUTOHAUS

PROJECT: HARBOURVIEW AUTOHAUS

SITE LEGAL DESCRIPTION: 4931 WELLINGTON ROAD NANAIMO, BC



REVISIONS:

- Issued for DP Review - 2016Aug29
- Issued for DP - 2016Aug29
- Re-issued for DP - 2016Aug29
- Re-issued for DP - 2016Sep07
- Re-issued for DP - 2016Nov09
- Re-issued for DP - 2016Dec05



NOTES:
For grading information, see Civil drawings.