



DEVELOPMENT PERMIT NO. DP001046

0897837 BC LTD

Name of Owner(s) of Land (Permittee)

253 VICTORIA 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 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-120-995

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

- 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:
- a) *Section 11.5.1 Siting of Buildings* - to reduce the minimum front yard setback from 3.5m to 2.2m.
 - b) *Section 11.5.1 Siting of Buildings* - to reduce the minimum flanking side yard from 3.5m to 0.96m.

CONDITIONS OF PERMIT

- 1. The subject property is developed in accordance with the Site Plan prepared by Russcher & Evans Architects, dated 2017-MAY-09.
- 2. The development is in general compliance with the Building Elevations prepared by Russcher & Evans Architects, dated 2017-MAY-09.
- 3. The subject property is in general compliance with the Landscape Plan and Specifications prepared by M2 Landscape Architecture, dated 2017-MAY-29.

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE 12TH DAY OF JUNE, 2017.


Corporate Officer


Date

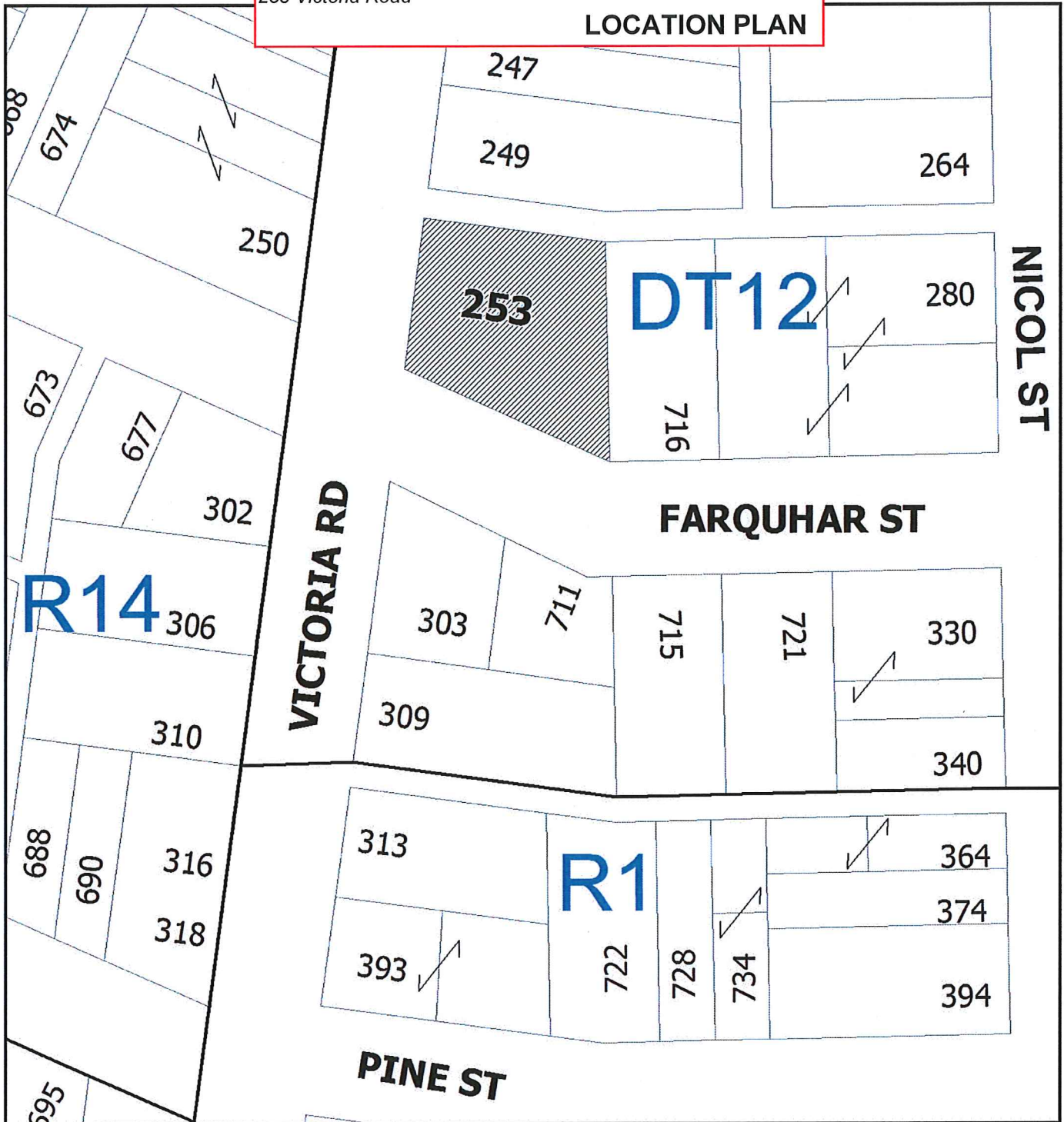
GN/in

Prospero attachment: DP001046

Development Permit DP001046
253 Victoria Road

Schedule A

LOCATION PLAN

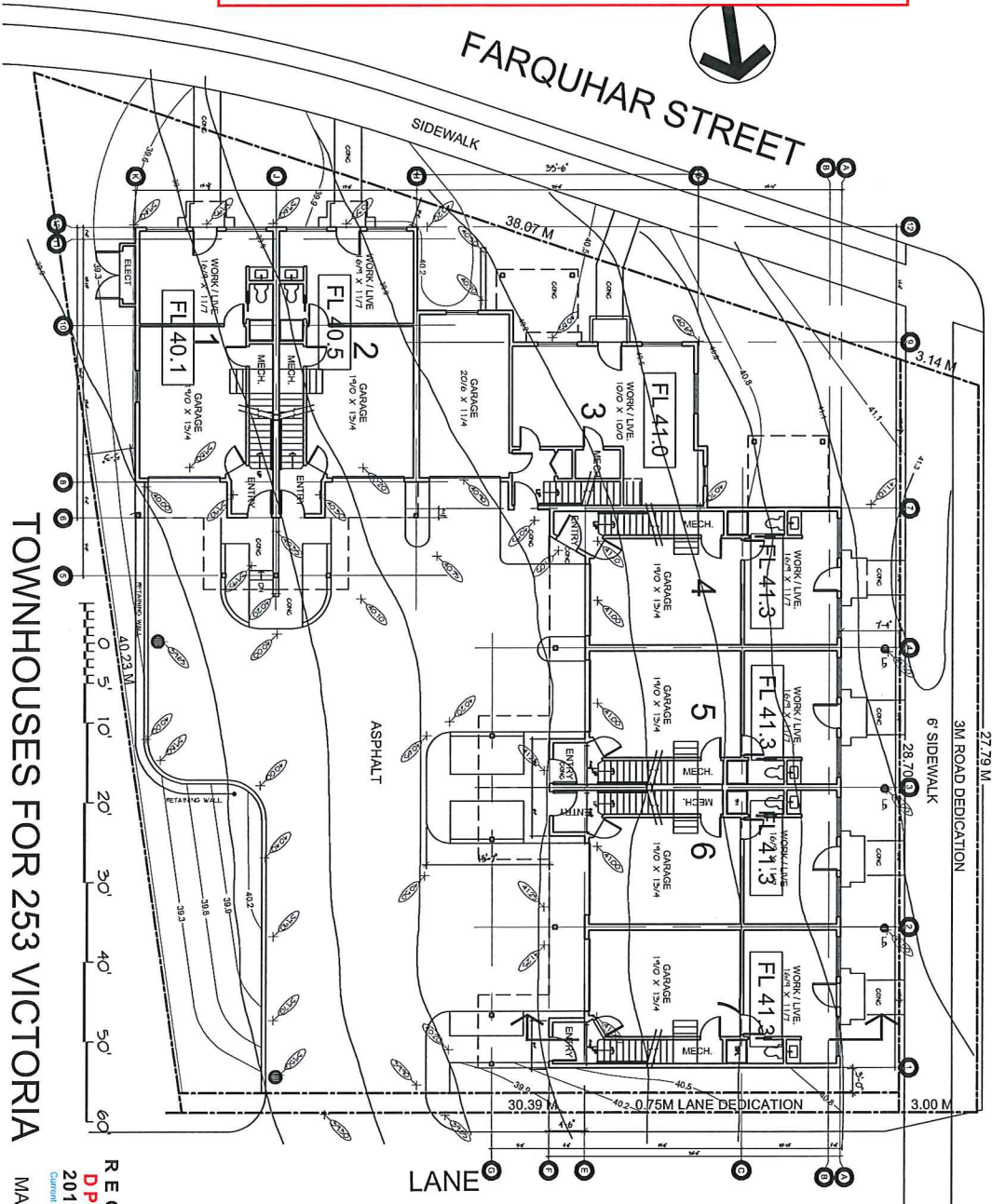


DEVELOPMENT PERMIT NO. DP001046

LOCATION PLAN

Civic: 253 Victoria Road
Lot 5, Block Jackson, Section 1,
Nanaimo District, Plan 584

 **Subject Properties**



TOWNHOUSES FOR 253 VICTORIA

VICTORIA ROAD

SK1

CIVIC ADDRESS = 253 VICTORIA ROAD, NANAIMO
CURRENT ZONING = DOWNTOWN-12

SITE AREA = 1106.9 M²
ROAD DEDICATIONS = 105.4 M²
NEW SITE AREA = 1001.5 M²

BUILDING AREA = 396.8 M² (4,271.5 SF)
SITE COVERAGE: PERMITTED = 0.35
PROPOSED = 396.8 / 1001.5 = 0.40

UNIT FLOOR AREAS

UNIT #3 # 1, 2, 4, 5, 6, 7	26.6 M ²	286 SF
1ST FLOOR	60.2 M ²	648 SF
2ND FLOOR	57.3 M ²	617 SF
3RD FLOOR	144.1 M ²	1551 SF
TOTAL		
UNIT #3	70.4 M ²	758 SF
1ST FLOOR	69.7 M ²	750 SF
2ND FLOOR	66.1 M ²	711 SF
3RD FLOOR	206.2 M ²	2219 SF
TOTAL	206.2 M ²	2219 SF
TOTAL FLOOR AREA = 1070.8 M ² (NOTE: GARAGES ARE EXCLUDED)		
FLOOR AREA RATIO = 1070.8/1001.5 = 1.07		
BUILDING HEIGHT: 9.37M (30'-9")		
PARKING REQUIRED: 1 SPACE PER UNIT.		

BUILDING SETBACKS
FARQUHAR: 0.96M (3'-2")
VICTORIA: 2.2M (7'-2")
SIDE YARD: 1.55M (5'-1")
LANE: 0.90M (3'-0")

SITE PLAN
SCALE: N.T.S.

Russcher & Evans
Architects

RECEIVED
DP001046
2017-MAY-12
Current Planning & Subdivision
MAY 11, 2017

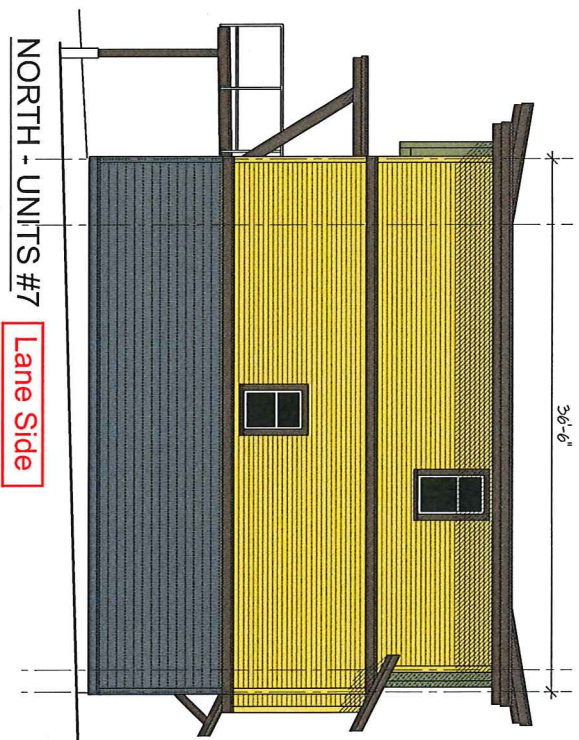
20633 46A Ave., Langley, B.C. V3A 3K1
Fax: (604) 530-9611 Tel: (604) 530-9030

BUILDING ELEVATIONS

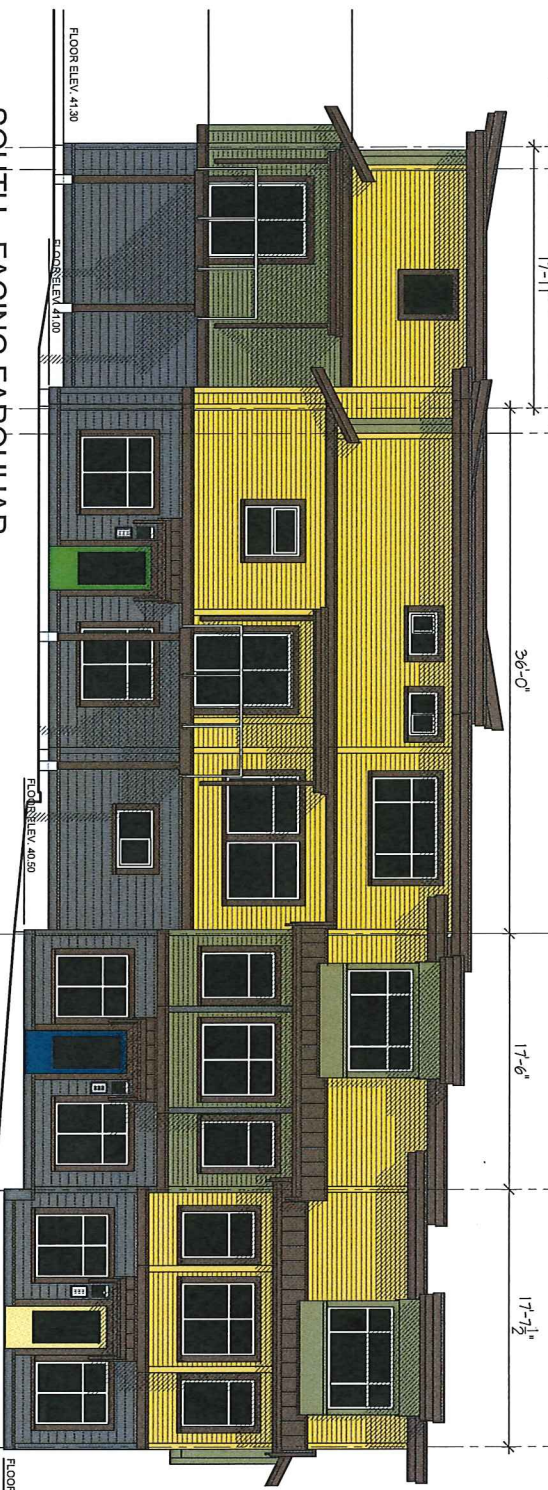




NORTH - UNITS #1, 2, 3.



NORTH - UNITS #7 Lane Side



SOUTH - FACING FACIAR

TOWNHOUSES FOR 253 VICTORIA

MAY 9 2017

20633 46A Ave., Langley, B.C. V3A 3K1
Fax: (604) 530-9611 Tel: (604) 530-9030

Russcher & Evans
Architects

ELEVATIONS
SCALE: 1/8" = 1'-0"

RECEIVED
DP001046
2017-MAY-10
Current Planning & Submission

SK5

PLANT SCHEDULE

M2 JOB NUMBER: 19-062

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	TREE		
4	ACER GREEN	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B4B
12	CORNUS NUTTALLI	PACIFIC DOGWOOD	2M HT; B4B
4	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATA BEECH	6CM CAL; 1.8M STD; B4B
6	PINUS CONTORTA	SHORE PINE	2M HT; B4B; B LIST
	SHRUB		
24	CORNUS SERICEA	REDTILE DOGWOOD	#2 POT; 50CM
L	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#2 POT; 30CM
E	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM
P	PRUNUS LAIBROCEAGUS 'REYNOLDS'	RUSSIAN LAUREL	#3 POT; 60CM (MAINTAINING 3' HT)
RI	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 50CM; B4B
R	ROSA RUBROSA	SHRUB ROSE	#2 POT; 40CM
T	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B4B
V	VACCINIUM OVATUM	EVERGREEN HICKLEBERRY	#2 POT; 50CM
6C	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	#1 POT; 20CM
64	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.