



DEVELOPMENT PERMIT NO. DP001049

HAI YANG ESTATE DEVELOPMENTS LIMITED

Name of Owner(s) of Land (Permittee)

525 THIRD 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:

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP70217

PID No. 030-112-125

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.

PERMIT TERMS

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

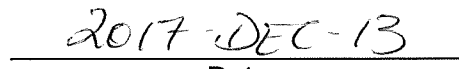
1. *Schedule 'A'* – to reduce the required number of off-street parking spaces from 392 to 235 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture received 2017-NOV-16, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by D-Architecture received 2017-NOV-16 and 2017-NOV-21, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan prepared by JPH Consultants Inc., dated 2017-OCT-01, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 4TH DAY OF **DECEMBER, 2017.**


Corporate Officer


Date

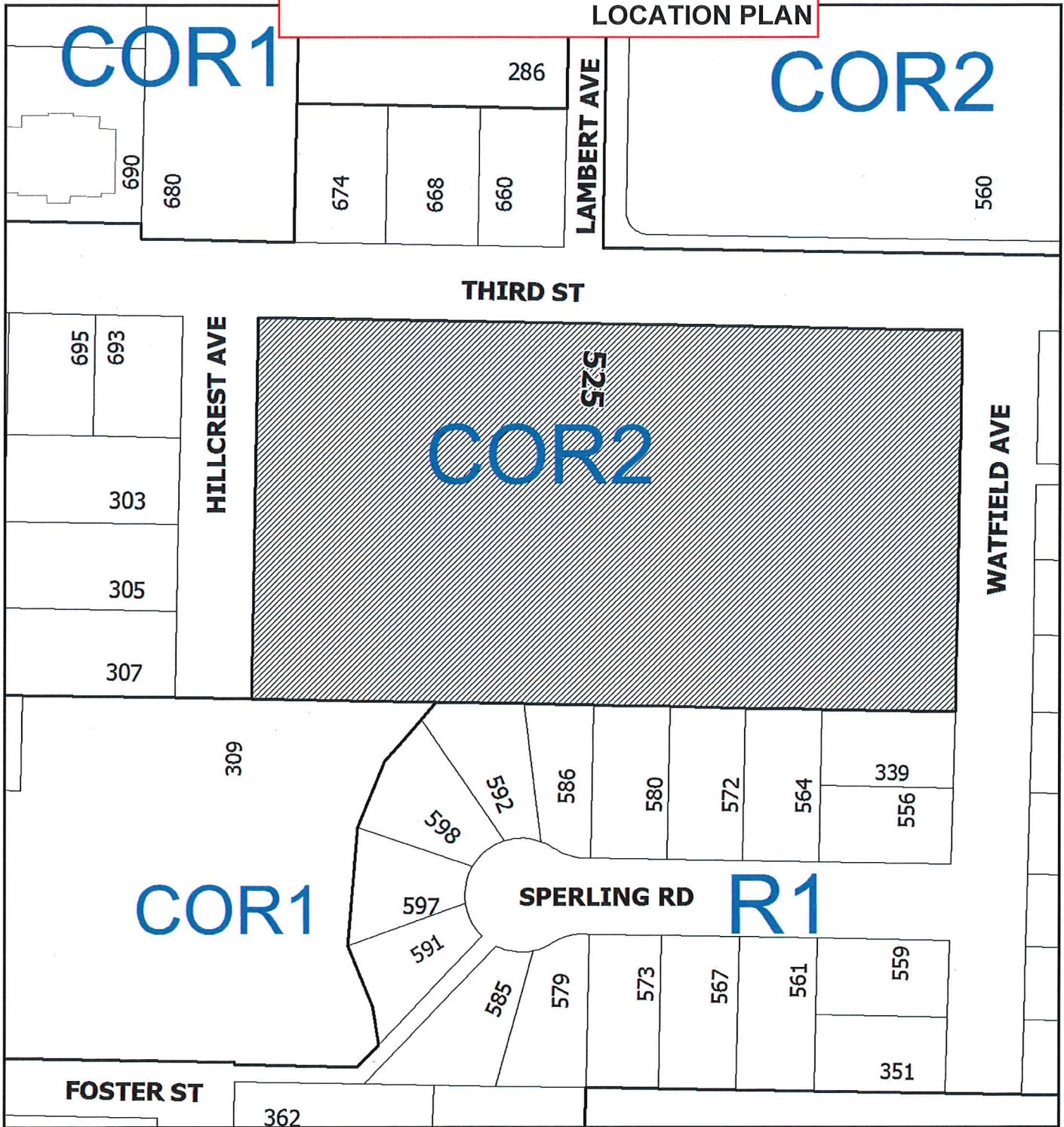
GN/In

Prospero attachment: DP1049

Development Permit DP001049
525 Third Street

Schedule A

LOCATION PLAN



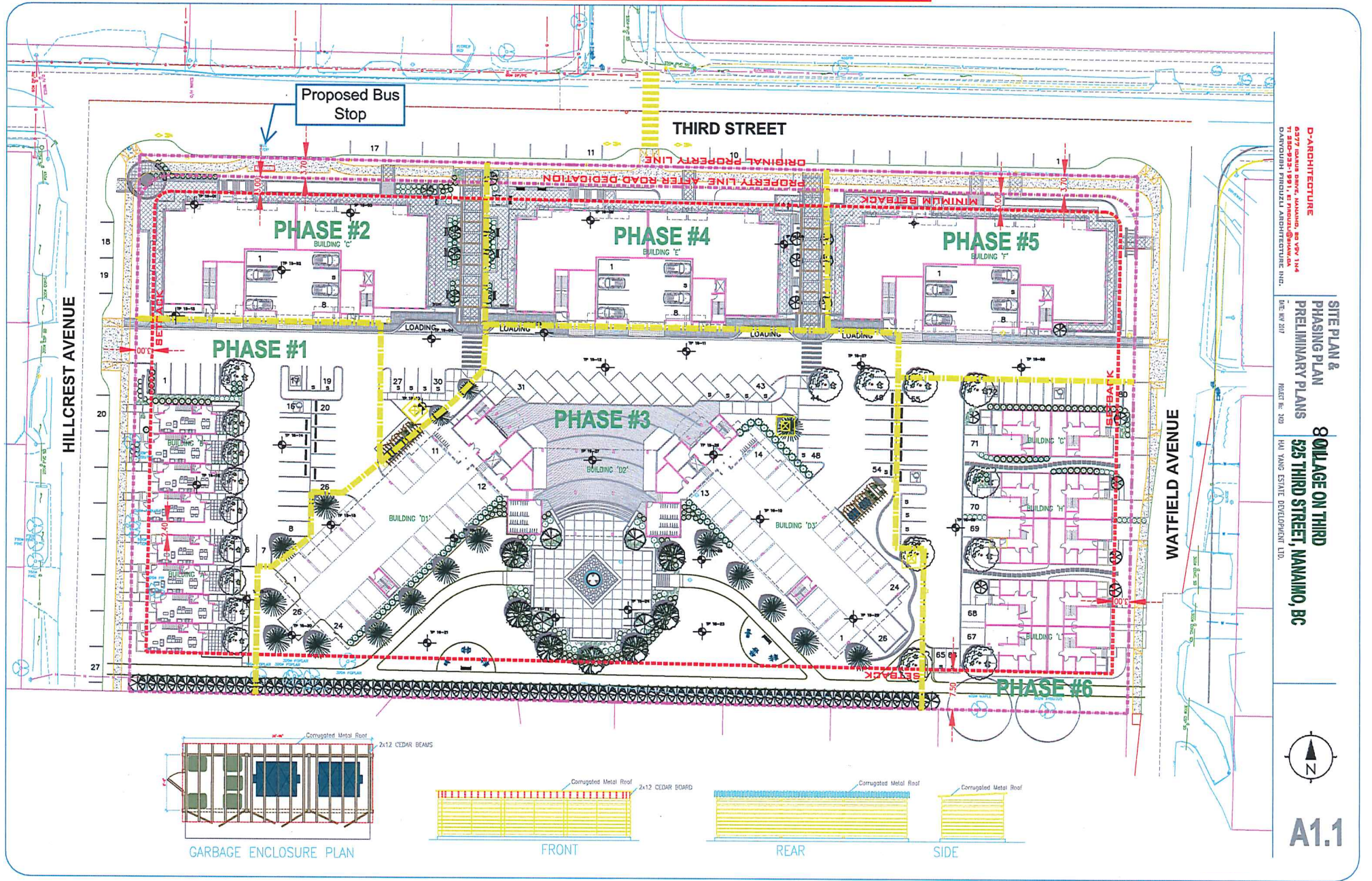
DEVELOPMENT PERMIT NO. DP001049



LOCATION PLAN

Civic: 525 Third Street
Lot A, Section 1, Nanaimo District,
Plan EPP70217

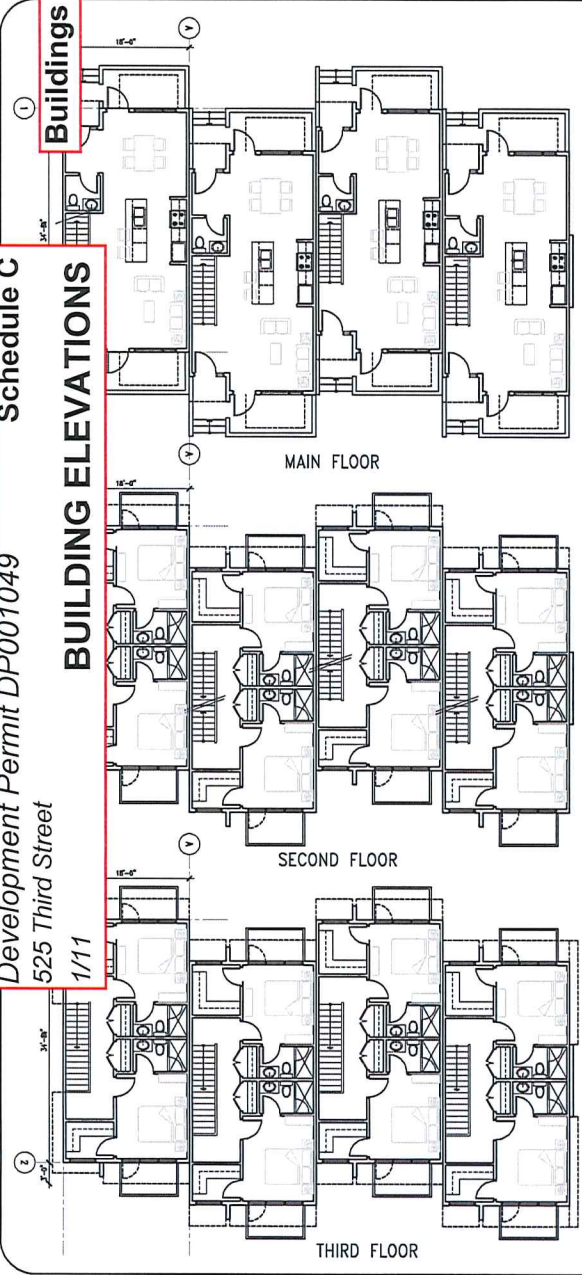
 Subject Property



Development Permit DP001049
525 Third Street
1/11

Schedule C
BUILDING ELEVATIONS

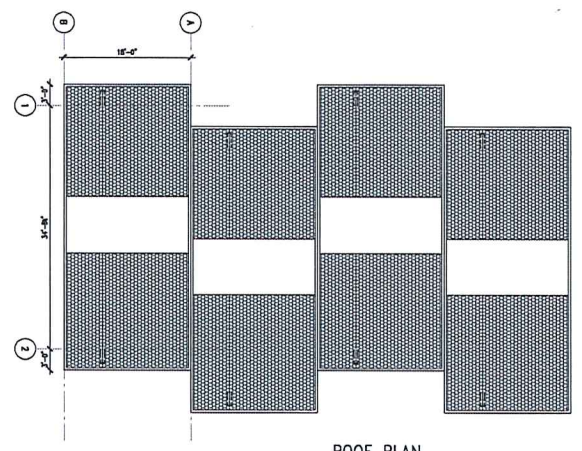
Buildings A & B



MAIN FLOOR

SECOND FLOOR

THIRD FLOOR



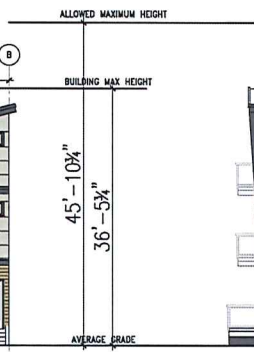
ROOF PLAN



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION #1



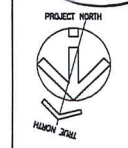
SIDE ELEVATION #2



D-ARCHITECTURE
6377 WAHINE DRIVE, HAWAII, HI 96714
T: 800-928-1991, E: INFO@DARCH.COM
DANFOUR PRODUCTIONS ARCHITECTURE INC.

BUILDING A & B
TOWNHOUSES
AT HILLCREST AVE.
PRELIMINARY PLANS
SCALE: 1/8" = 1'-0"
DATE: MAR 2017
PROJECT No. 200
VILLAGE ON THIRD
525 THIRD STREET, NAWAII, BC
141 1406 ESTATE DEVELOPMENT LTD.

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DP1049
2017-SEP-28



A2.1

Building C



D-ARCHITECTURE
6377 OAKDALE DRIVE, SUITE 100, NANAIMO, BC V9X 1K4
DANIELA B. FRECHETTI, ARCHITECTURE INC.

**MIXED USE BUILDING
BUILDING "C"
PRELIMINARY ELEV.**
PROJECT NO. 100
DATE: 07/11/2017

**110
525 THIRD STREET, NANAIMO, BC**
HUI YANG ESTATE DEVELOPMENT LTD.

A3.2



THIRD STREET ELEVATION

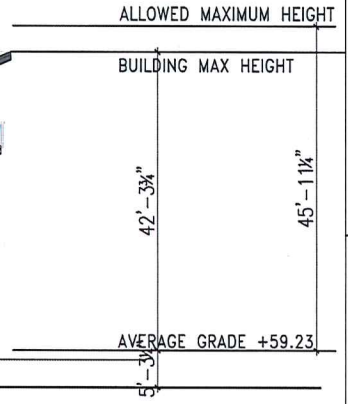
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DP 1043
2017-NOV-16
General Planning & Development



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



D-ARCHITECTURE
 8377 KAHUNA DRIVE, HAWAII, HI 96714
 DANIELSON FRIEDL ARCHITECTURE, INC.

MIXED USE BUILDING
 BUILDING "C"
 PRELIMINARY ELEV.
 DATE: 01/11/17
 PROJECT NO. 410

123 THIRD STREET, HAWAII, HI
 HUI YANG ESTATE DEVELOPMENT, LTD.

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 DP1049
 2017-NOV-16
 Council Planning & Information

A3.3

Building D

BUILDING MAX HEIGHT

48' - 7 1/2"

1' - 7 1/2"

AVERAGE GRADE

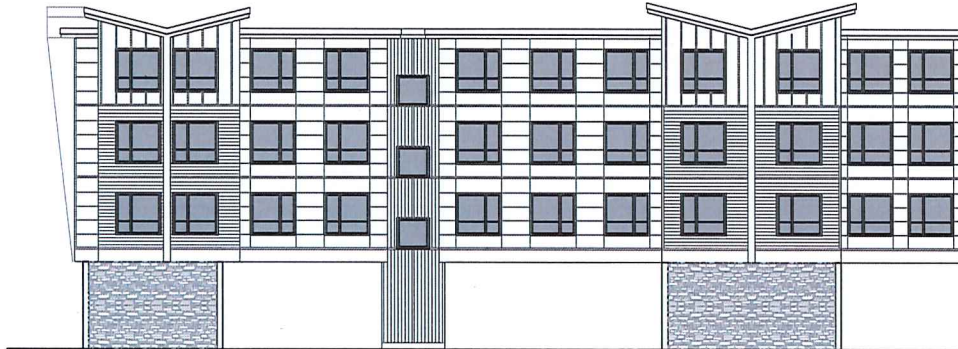


ELEVATION #1

WEST WING ELEVATIONS (BUILDING D1)



ELEVATION #2



ELEVATION #3

EXTERIOR MATERIALS

CODE	COLOR	MATERIAL
①	[Horizontal Line Pattern]	8" HARDIE PLANK SIDING
②	[Vertical Line Pattern]	NATURAL/IMITATION WOOD SIDING
③	[Grid Pattern]	HARDIE PANELS CEMENTITIOUS PANEL SIDING
④	[Grid Pattern]	HARDIE PANELS CEMENTITIOUS PANEL SIDING (WING WALLS)
⑤	[Stone Pattern]	NATURAL/CULTURED VENEER STONE
⑥	[Grid Pattern]	ALUMINUM STOREFRONT WINDOWS/DOORS AT MAIN FLOOR
⑦	[White Box]	VINYL WINDOWS



D-ARCHITECTURE
8379 BURNING BUSH AVENUE, SUITE 114
DANFORTH BRIDLE ARCHITECTURE INC.

STUDENT HOUSING
BUILDING "D"
PRELIMINARY ELEVATIONS
225 THIRD STREET, NANAIMO, BC
PROJECT No. 210
HAI YANG ESTATE DEVELOPMENT LTD.



A4.3

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DP 1049
2017-NOV-16
City of Nanaimo



ELEVATION #1

EAST WING ELEVATIONS (BUILDING D3)

ALLOWED MAXIMUM HEIGHT
BASED ON 75% PARKING PROVIDED UNDER BUILDING

BUILDING MAX HEIGHT

45'-1 1/4"

59'-0"

AVERAGE GRADE



D-ARCHITECTURE
 8770 Northway
 #120-2281 9811 1/2 Street, Delta BC V4C 2L4
 DANVOUSE FROSTLUI ARCHITECTURE INC.
 DATE: NOV 2017

STUDENT HOUSING
 BUILDING "D"
 PRELIMINARY ELEVATIONS
 6125 THIRD STREET, NANAIMO, BC
 IBI YANG ESATE DEVELOPMENT LTD.
 PROJECT # 129



ELEVATION #3

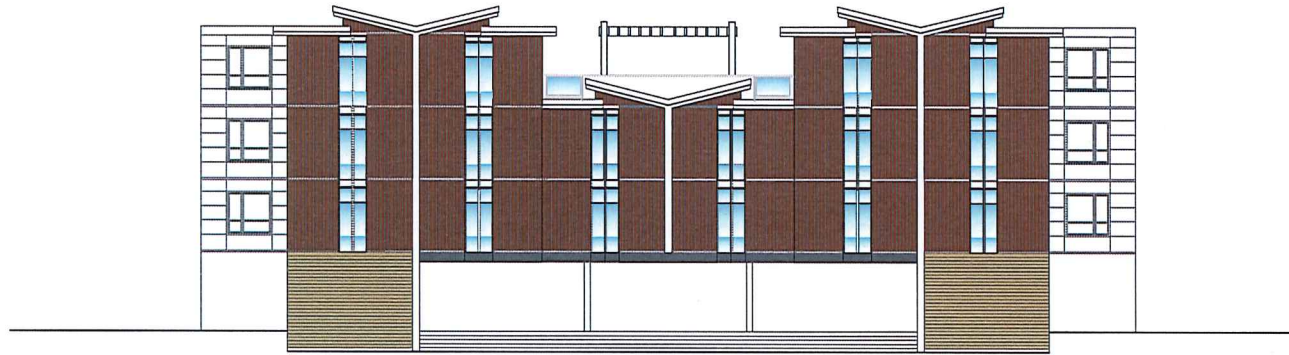


ELEVATION #2



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 DP 1049
 2017-NOV-16
 Coastal Planning & Urbanism

A4.4



COURTYARD ELEVATION

CENTER WING ELEVATIONS (BUILDING D2)

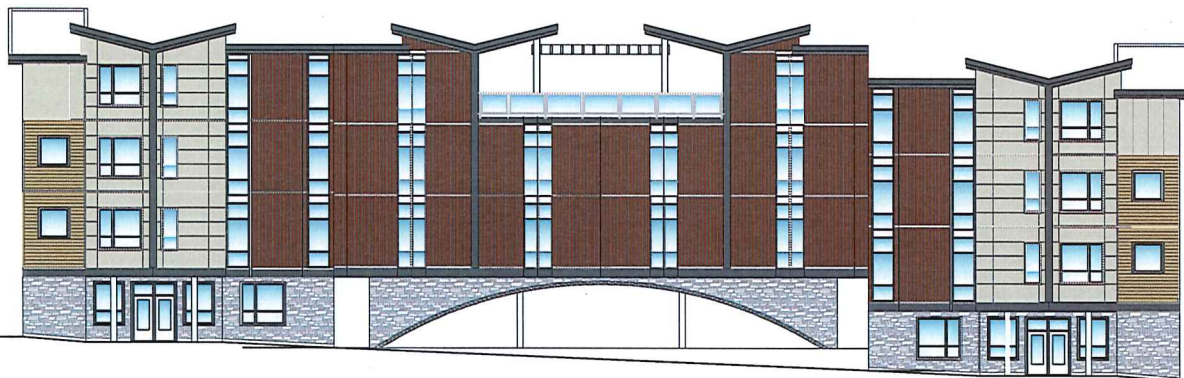
ALLOWED MAXIMUM HEIGHT
BASED ON 75% PARKING PROVIDED UNDER BUILDING

BUILDING MAX HEIGHT

49'-4 1/2"

59'-0"

AVERAGE GRADE



ENTRY ELEVATION



D-ARCHITECTURE
 6377 IKAHA DRIVE, HAWAII, HI 96714
 (808) 431-1111
 DANFORD@D-ARCHITECTURE.COM

STUDENT HOUSING
 BUILDING "D"
 PRELIMINARY ELEVATIONS
 SHEET NO. 109
 423 THIRD STREET, HAWAII, HI
 IHI YANG ESTATE DEVELOPMENT LTD.



A4.5

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 DP 1049
 2017-NOV-16

Building E



D-ARCHITECTURE
4577 W. 11th Avenue, Suite 201, 114
Vancouver, BC V6V 2K6
Tel: 604.271.8811
www.d-architecture.com
D-ARCHITECTURE INC.

**MIXED USE BUILDING
BUILDING "E"
PRELIMINARY ELEV.**
SCALE: 1/8" = 1'-0"
DATE: 11/11/17

**115
525 THIRD STREET, NANAIMO, BC**
HAI YANG ESTATE DEVELOPMENT LTD.

ALLOWED MAXIMUM HEIGHT
BUILDING MAX HEIGHT
42'-2 3/4"
45'-1 1/4"
AVERAGE GRADE +59.23

A6.2



THIRD STREET ELEVATION

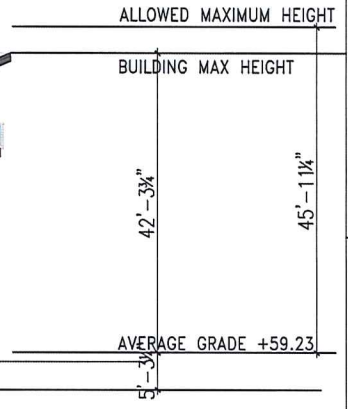
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DP-1049
2017-NOV-16
City of Nanaimo



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

SIDEWALK



D-ARCHITECTURE
 6377 GARDIA DRIVE, VANUOVO, BC V9V 1K4
 VANCOUVER, BRITISH COLUMBIA, CANADA
 TEL: 604.271.1121

MIXED USE BUILDING
 BUILDING "E"
 PRELIMINARY ELEV.
 REF: 16. 109

9423 THIRD STREET, NANAIMO, BC
 HUI YANG ESTATE DEVELOPMENT LTD.

RECEIVED
 DP1049
 2017-NOV-16

A6.3

Building F



D-ARCHITECTURE
8771 SOUTH ROAD #100
SUITE 200
DANFORTH, BRITISH COLUMBIA V2A 4K4
DANFORTH@D-ARCHITECTURE.COM

MIXED USE BUILDING
BUILDING "F"
PRELIMINARY ELEV.
DATE: 10/24/16
PROJECT NO. 111

111
525 THIRD STREET, NANAIMO, BC
HAI YANG ESTATE DEVELOPMENT LTD.

A7.2



THIRD STREET ELEVATION

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DP1049
2017-NOV-16
Central Planning & Subdivision



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



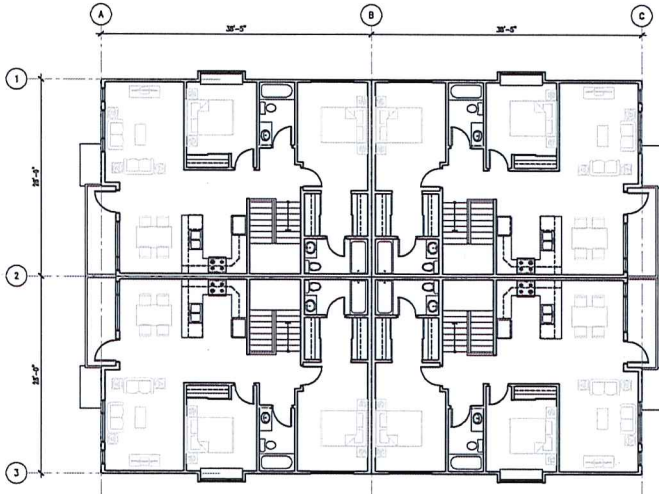
D-ARCHITECTURE
 6377 Kaula Street, Honolulu, HI 96814
 DANQUAN FENGZHU ARCHITECTURE INC.

MIXED USE BUILDING
 BUILDING #1
 PRELIMINARY ELEV.
 DATE: 11/16/17
 PAGE: 10

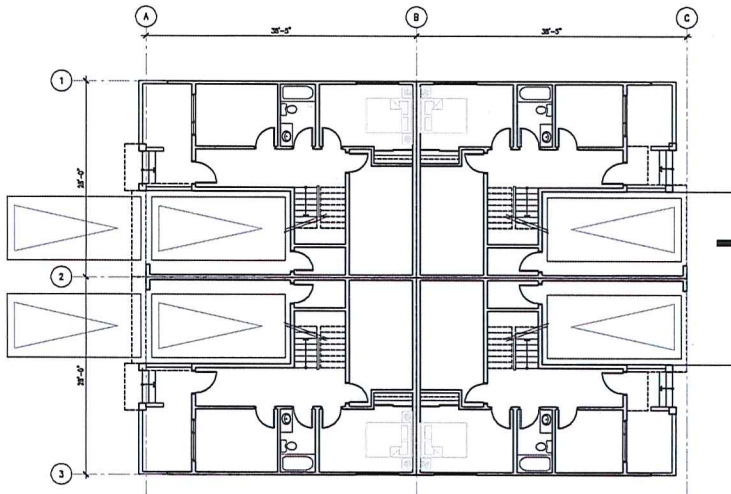
812 1/2 THIRD STREET, HAWAII, HI
 HUI YANG ESTATE DEVELOPMENT, LTD.

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 DP1049
 2017-NOV-16

A7.3



Town Houses Second Floor



Town Houses Main Floor



Town Houses Side Elevation



Town Houses Elevation

EXTERIOR MATERIALS		
CODE	COLOR	MATERIAL
①		8" HARDIE PLANK SIDING
②		NATURAL/IMITATION WOOD SIDING
⑦		VINYL WINDOWS
⑧		ALUMINUM RAILING

RECEIVED
 031849
 2017-NOV-21
City of Nanaimo



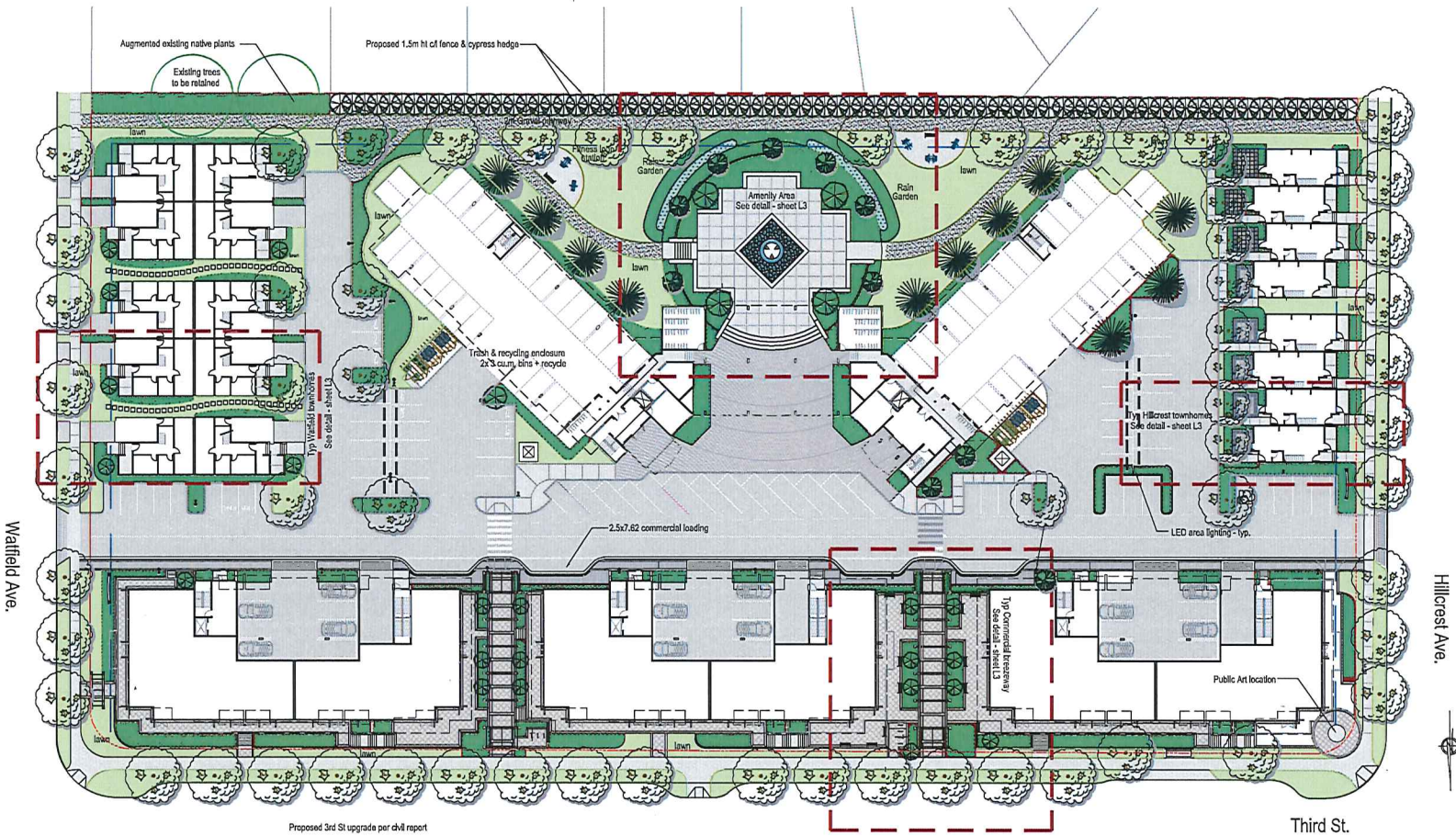
D-ARCHITECTURE
 6377 MAUNA DRIVE, NANAIMO, BC V9Y 1A4
 TEL: 250-253-1991, E: PROJECTS@D-AV.COM
 DANQUEN PRODUCTIONS ARCHITECTURE INC.

BUILDING "G", "H" & "L"
TOWNHOUSES
AT WATERFIELD AVE.
PRELIMINARY PLANS
 SCALE: 1/8" = 1'-0"
 DATE: MAR 2017
 SHEET NO. 209
6 VILLAGE ON THIRD
525 THIRD STREET, NANAIMO, BC
 DAN YANG ESTATE DEVELOPMENT CO.



A5.1

Development Permit DP001049 Schedule D
525 Third Street
LANDSCAPE PLAN



Walfield Ave.

Hillcrest Ave.

Third St.



Revisions		
Date	Details	Init.
11/12/17	Angle parking area adjust	JPH
06/10/17	Street R.O.W. update	JPH
01/09/17	Adjusted to Comp. Letter	JPH
10/05/17	Response to Design Panel	JPH
23/03/17	DPA pre-submission review	JPH
16/03/17	DPA - client review	JPH

Third Street Village Landscape Plan - General Arrangement



JPH Consultants Inc.
434 Milon Street, Nanaimo BC V9R 2L1
Phone: 250-754-0822 Cell: 250-714-0555

Project: 16-3rd St Village
Date: 10/01/17
Drawn: JPH Checked: DF
Scale: 1:300
Sheet: L2 of 4