



DEVELOPMENT PERMIT NO. DP001055

**SHEA STONEY / SHARON STONEY
ROBERTO ALLEGRINI / SHARON ALLEGRINI**
Name of Owner(s) of Land (Permittee)

531 KENNEDY 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:

**SECTION B, LOT 3, BLOCK V, SECTION 1, NANAIMO DISTRICT,
PLAN 584**

PID No. 008-812-802

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:

Section 17.2.1 – to reduce the minimum landscape buffer width from 1.8m to 0.9m for both side yards.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Joyce Reid Troost Architecture dated 2018-APR-16 as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Exterior Materials prepared by Joyce Reid Troost Architecture received 2018-MAY-13 as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan prepared by Fred Brooks Landscape Architect received 2018-MAY-13 as shown on Schedule D.

REVIEWED AND APPROVED ON

2018 - Jul - 28
Date



D. Lindsay, Director

Community Development

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

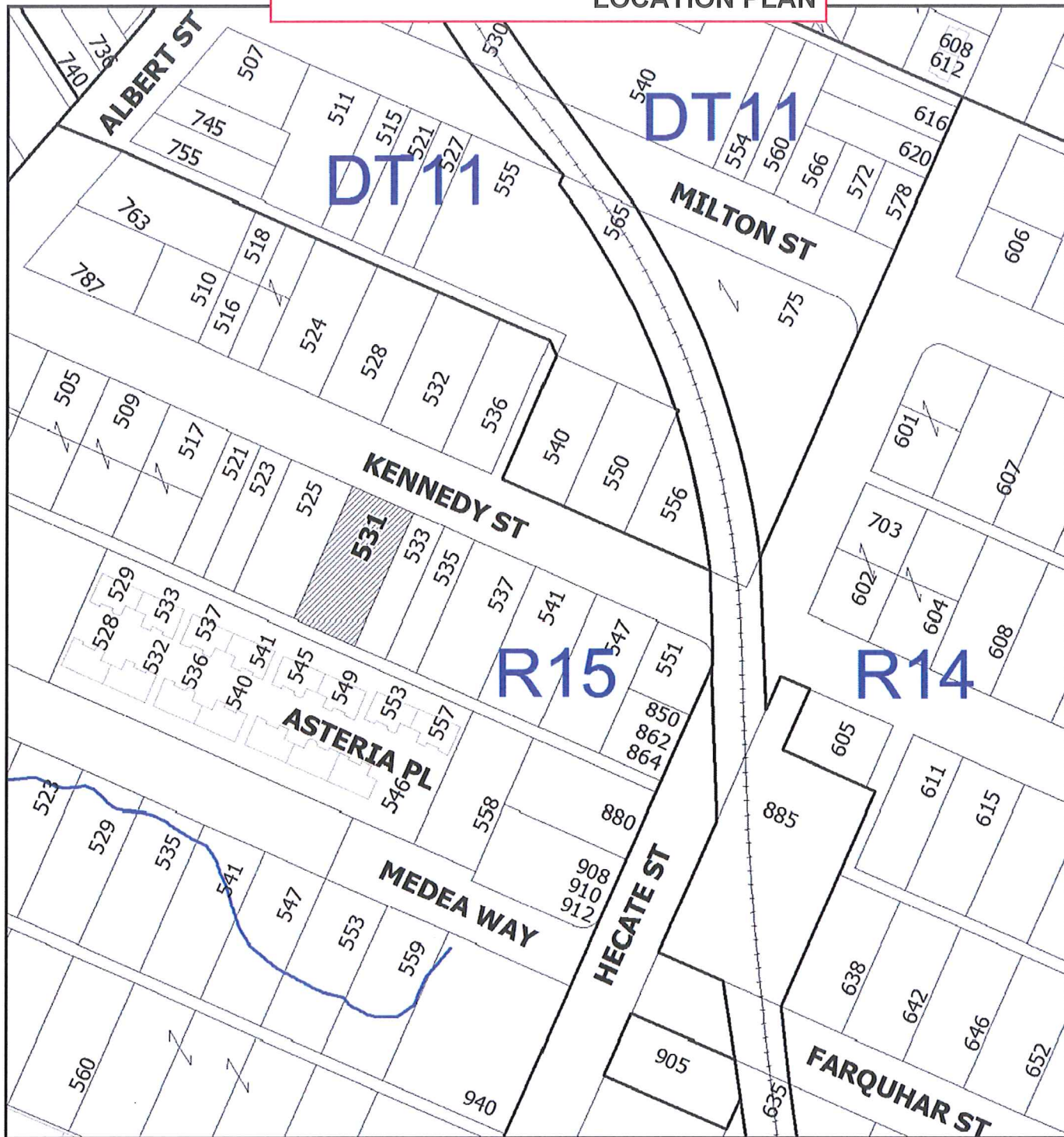
TR/In

Prospero attachment: DP001055

Development Permit DP001055
531 Kennedy Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001055








LOCATION PLAN

Civic: 531 Kennedy Street
Section B, Lot 3, Block V, Section 1
Nanaimo District, Plan 584

 Subject Property




EAST ELEVATION (KENNEDY STREET)

MATERIALS LEGEND	
	BOARD & BATTEN IRON GRAY
	WOOD CEDAR
	HARDE LAP SIDING AGED PEWTER
	WINDOWS & TRIM WHITE
	FRONT DOORS NAVY BLUE



SOUTH ELEVATION



PROJECT: 400 HODGSON AVE. #101
 531 KENNEDY ST. VANCOUVER, BC V6M 1K6

PROJECT NAME:
8-PLEX

ADDRESS:
 531 KENNEDY
 VANCOUVER, BC

CLIENT:
 BIRCH HILL GROUP
 SHEA STONEY

DATE:
 APRIL 16, 2016

DESIGNED BY:
 JOYCE TROOST

DRAWN BY:
 MUE EDWARDS

DRAWING TITLE:
 EXTERIOR ELEVATIONS

SCALE:
A4

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 DP 1055
 2016-MAY-13



WEST ELEVATION (LANE)



NORTH ELEVATION

JR ARCH

JOYCE HOOD ARCHITECTURE
 1214 S. PARK DRIVE, SUITE 100
 FORT WORTH, TEXAS 76104
 TEL: 817.336.1111 | WWW.JRARCH.COM

PROJECT NAME:
8-PLEX

ADDRESS:
 531 KENNEDY
 NALAND, DC

CLIENT:
 RICH ALLEGRI
 DEKA STONEY

DATE:
 APRIL 16, 2018

DRAWN BY:
 JOYCE HOOD

SCALE:
 SEE DRAWING

DRAWING TITLE:
 EXTERIOR ELEVATIONS

WEST

A5

RECEIVED
 DP 1055
 2018-MAY-12
City Planning & Services

LANDSCAPE PLAN

LANDSCAPE
CONCEPT
PLAN

Scale: 1" = 8' 6 March 2018

An 8 Unit
RESIDENTIAL PROJECT

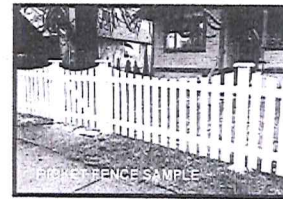
531 Kennedy Street
Nanaimo, B.C.

Architect: Joyce Reid Troost, Nanaimo

GENERAL NOTES

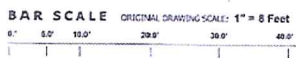
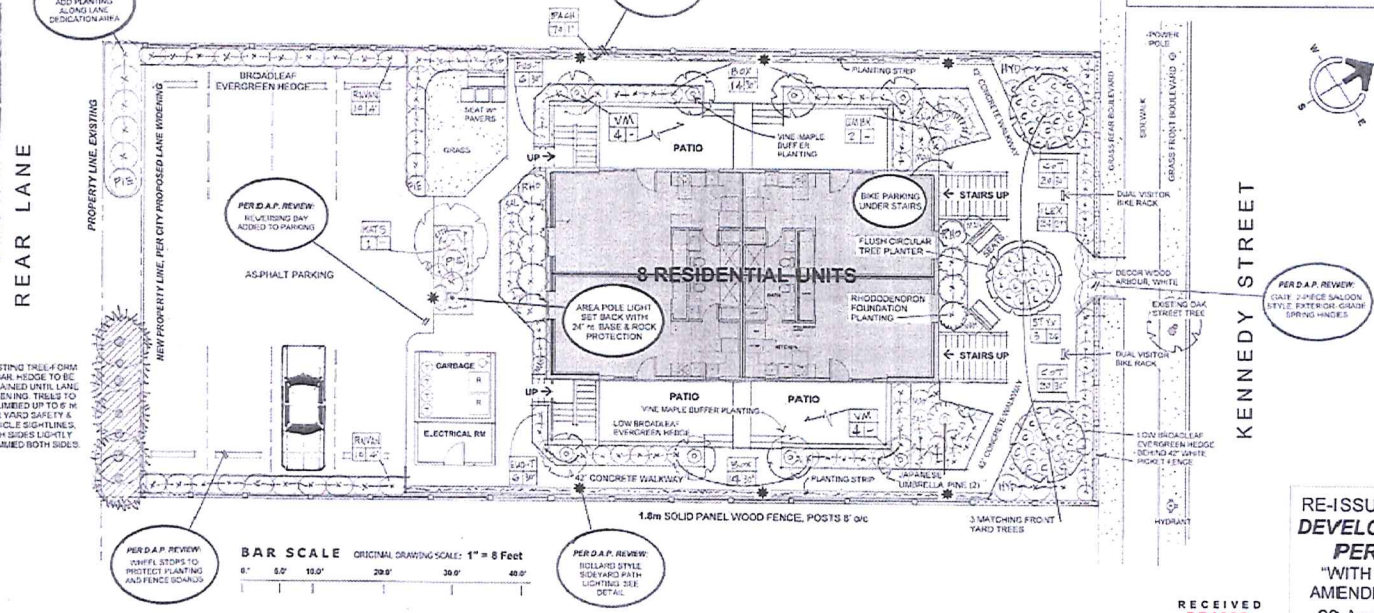
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, INCLUDING DRAWINGS, SPECIFICATIONS AND REPORTS OF OTHER DISCIPLINES.
- ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT VERIFY THIS INFORMATION.
- THE GENERAL CONTRACTOR IS TO COORDINATE THE PREPARATION OF THE SITE SUB-GRADES SO THAT GROWING MEDIUM FOR PLANTING AREAS CAN BE PLACED AT ACCEPTABLE DEPTHS.
- ALL PLANTING IS TO BE IRRIGATED.
- LANDSCAPE MATERIAL SUPPLY AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
- THE WORK INCLUDES THE BC LANDSCAPE STANDARD 60 DAY ESTABLISHMENT MAINTENANCE, AND A ONE YEAR WARRANTY PERIOD.

FENCE EXAMPLES



PROPOSED SIDYARD PATH BOLLARD LIGHTS
4" x 10" x 30" HIG TUBULAR CONCRETE BASE, LED LAMP

REAR LANE



351 KENNEDY STREET, NANAIMO				
PLANT LIST: FRED BROOKS BCIA 250 751 0350				
PLANT KEY	QTY.	PLANT	BOTANICAL NAME	
TREES - DECIDUOUS				
1	VMT	8	Acer circinatum	vine maple
2	STYA	3	Shyrax japonica	Japanese snowdrop
3	MAIS	1	Corcephyum japonicum	Katsura tree
TREES & SHRUBS - CONIFEROUS				
1	UMBR	2	Scorodopyx verticillata	Japan Umbrella pine
SHRUBS - BROAD LEAF EVERGREEN				
10	RHO	9	Rhodod - standard	rhododendron
11	DOK	20	Dussia semperv	True dwarf boxwood
12	MAH	13	Malma acutifolium	Sal Oregon Grape plants
13	PIE	11	Pieris japonica	Russian laurel
14	PRUN	20	Prunus lauro	Korean laurel
15	HEX	20	Hex crenata	Hex
16	ELUG	12	Eucyrtus japonica aureo-marginata	(tall)
SHRUBS - DECIDUOUS				
17	HYD	8	Hydrangia macrophyllum	blue hydrangea
GROUND COVER				
20	COT	40	Cotoneaster saldam	cotoneaster
21	LITR	30	Litsea	blue runner
22	PACH	140	Pachyandra formularis	japanese spurge
23	SAL	24	Gaultheria shallan	sakai
24	140			
VINES				
25	CLIM	3	climatis sinensis	chrysan clim

KENNEDY STREET FRONTAGE

- CITY OF NANAIMO ZONING BY-LAW MINIMUM LANDSCAPE TREATMENT LANDSCAPE LEVEL 1C
- 3m MIN WIDTH FROM PROPERTY LINE TO EDGE OF BUFFER
- DECIDUOUS TREES SPACES AN AVERAGE OF 10m x 2 C
- IRRIGATED SHRUBS TO PLANT STOCK SIZE, SPACED 1m O.C.

NANAIMO'S OLD CITY

- MULTIPLE FAMILY RESIDENTIAL DESIGN GUIDELINES
- CHARACTER & IMPROVEMENT
- TRADITIONAL LANDSCAPE CHARACTER
- DECIDUOUS TREES A-FORMAL ROWS ARE DOMINANT
- TREES ARE PROVIDED TO COMPENSATE FOR LONG AND PROVIDE SHADE
- EVERGREEN FLOWERING HEDGES ARE EMPHASIZED IN PLANTING
- PERMANENT FOLIAGE COLOUR LANDSCAPE SCHEME PROVIDES PRIVATE EXTERIOR SPACE FOR RESIDENTS
- INCLUDES OUTDOOR AMENITIES (SEATING AND BIKE RACK)
- ENTRANCE IS ACCENTED WITH A DECORATIVE FENCE AND PLANTING TO 6' HEIGHT AT MATURITY
- OUTDOOR UTILITY AREA IS SCREENED WITH A FENCE

FRED BROOKS BCIA BCIA
Landscape Architect
4545 Laguna Way
Nanaimo, B.C. V9T 1X2
Tel: Fax: 250 751 0350
email: fbrooks@bcia.ca

8 UNIT
RESIDENTIAL
PROJECT

Address:
531 Kennedy Street, Nanaimo

Client:
Mr Shea Stoney, Vancouver, B.C.

SCALE: 1/8" = 1'

DRAW DATE:
6 March 2018

ISSUE DATE:
20 April 2018

Drawing title:
LANDSCAPE CONCEPT & PLANTING PLAN

Sheet number:
L - 1 of 1

RE-ISSUED FOR DEVELOPMENT PERMIT "WITH D.A.P. AMENDMENTS" 20 April 2018

RECEIVED DP 1055 2018-MAY-13