



DEVELOPMENT PERMIT NO. DP001061

WINDLEY INVESTMENTS LTD
Name of Owner(s) of Land (Permittee)

1851 DUFFERIN CRESCENT
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 2, SECTION 15, RANGES 8, MOUNTAIN DISTRICT, PLAN EPP15172

PID No. 028-727-428

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.

TERMS OF PERMIT

The City of Nanaimo "Zoning Bylaw 2011 No. 4500" is varied as follows:

Section 17.11 – Minimum Landscape Treatment Levels – to reduce the Minimum Landscape Treatment Level 2d buffer width from 1.8m to 0m along the east property line.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture., dated 2017-JUL-17, as shown on Schedule B.
2. The subject property is in general compliance with the Building Elevations prepared by D-Architecture, dated 2017-JUL-15, as shown on Schedule C.
3. The development is in general compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect, received 2017-JUL-19 as shown on Schedule D.

REVIEWED AND APPROVED ON

2018-FEB-2

Date



D. Lindsay
Director

Community Development

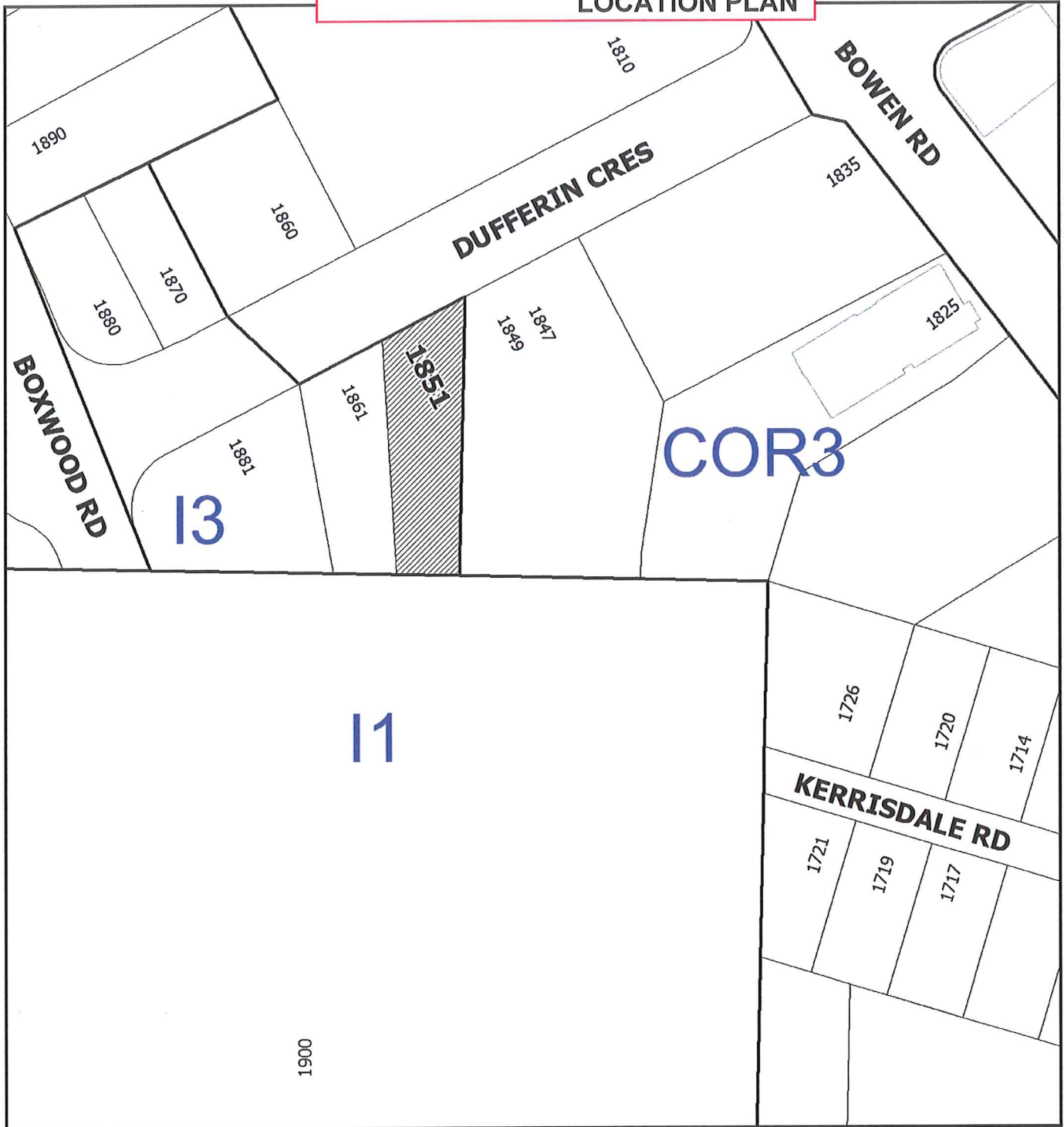
Pursuant to Section 154 (1)(b) of the Community Charter

TR/nt

Prospero attachment: DP001061

Development Permit DP001061 Schedule A
1851 Dufferin Crescent

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001061

LOCATION PLAN

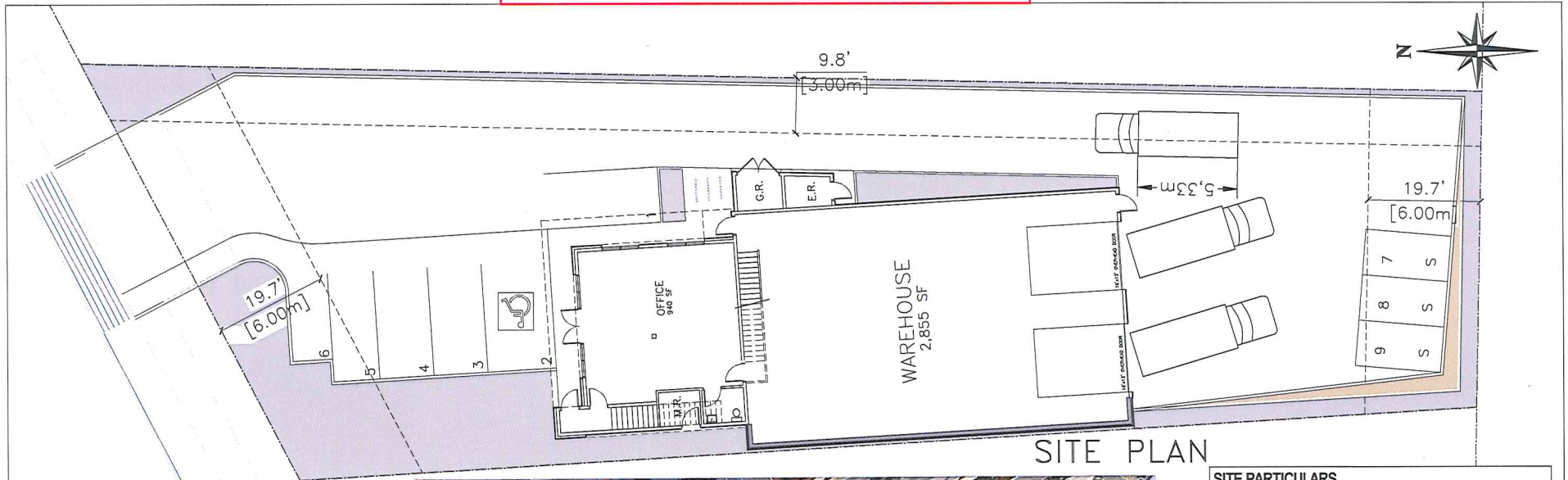
 Subject Property



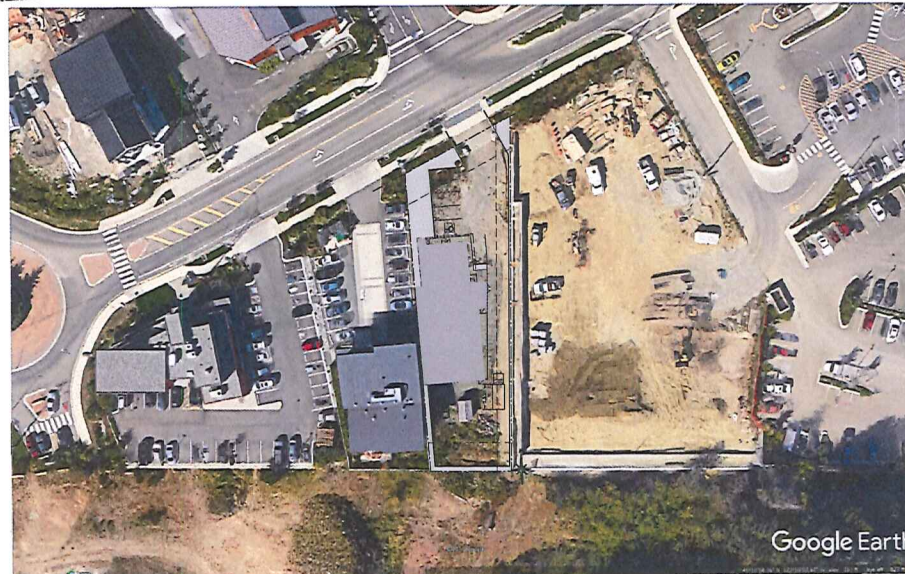
Civic: 1851 Dufferin Crescent
Lot 2, Section 15, Ranges 7 and 8,
Mountain District, Plan EPP15172

Development Permit DP001061 Schedule B
1851 Dufferin Crescent

SITE PLAN



SITE PLAN



SITE PARTICULARS		
CIVIC ADDRESS:	1851 DUFFERIN CRESCENT NANAIMO, BC	
LEGAL ADDRESS:	LOT2, SECTION15, RANGES 7&8, MOUNTAIN DISTRICT, PLAN EPP15172	
SITE AREA:	14,711 SQ.FT. (1,368.7 M2)	
ZONING:	I3 INDUSTRIAL	
PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	HIGH-TECH INDUSTRIAL USE	HIGH-TECH INDUSTRIAL USE
LOT AREA	9,657 sq.ft. (890 m2) Minimum	14,711 sq.ft. (1,368.7 m2)
LOT COVERAGE	50% = 7,265 sq.ft. (669 m2)	27% = 4,011 sq.ft. (372.8 m2)
BUILDING GROSS FLOOR AREA		WAREHOUSE 2,855 SF Main Floor Office 940 SF Second Floor Office 855 SF Total = 4,700 SF.
DENSITY		0.326 = 4,725 ± (439 m2)
SETBACKS	FRONT: 19.67' (6.0 m) Min. REAR: 19.67' (6.0 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 0.07' (0.0 m) Min.	FRONT: 19.67' (6.0 m) Min. REAR: 19.67' (6.0 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 0.07' (0.0 m) Min.
HEIGHT OF BUILDINGS	45.53' (14 m) Max.	22.57' (6.97m)
OFF-STREET PARKING	- 1 Stall per 22 m2 office space - 1 Stall per 200 m2 Warehouse space - 8.04 stalls for Office space required - 1.54 stalls for Warehouse space required Total required parking 9 stalls	Large stalls 5 Small stalls 3 H/O stalls 1 Total 9 Provided 9 stalls Plus 2 loading Bays

NOTES:
This drawing shall not be considered as a contract. It is the responsibility of the client to verify all information and dimensions shown on this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction methods or materials used in the construction of the project. The architect is not responsible for any environmental or social impacts of the project. The architect is not responsible for any legal or regulatory requirements of the project. The architect is not responsible for any safety or health hazards of the project. The architect is not responsible for any insurance or liability issues of the project. The architect is not responsible for any other matters not explicitly stated in this drawing.

NO.	DATE	REVISION



PRELIMINARY
D-ARCHITECTURE
6377 IDARUS DRIVE, NANAIMO, BC V9Y 1K4
T: 250-923-1991, E: PROJEZ@D-HAW.CA
DARYOUSH PROJEZLI ARCHITECTURE INC.

SCALE	1/8" = 1'-0"
DRAWN	
CHECKED	
DATE	20 JULY 17

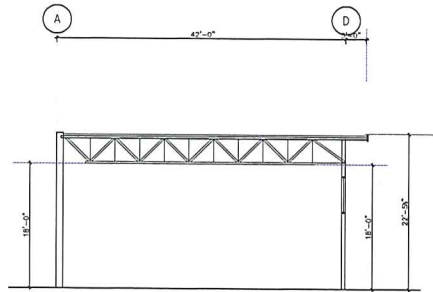
PROJECT	1851 DUFFERIN CRES. NANAIMO, BC
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CLIENT	WINDLEY CONTRACTING
PROJECT NO.	2752

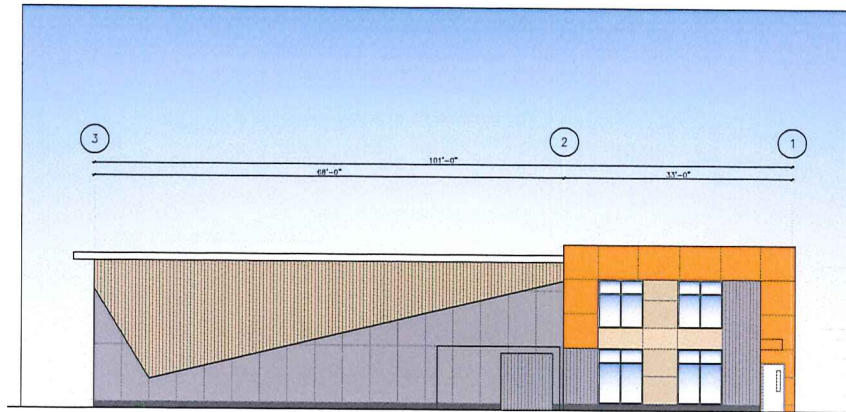
SHEET TITLE	SITE PLAN
RECEIVED	SEP 1 2017-SEP-23

SHEET NO.	A1.1r
REVISION	

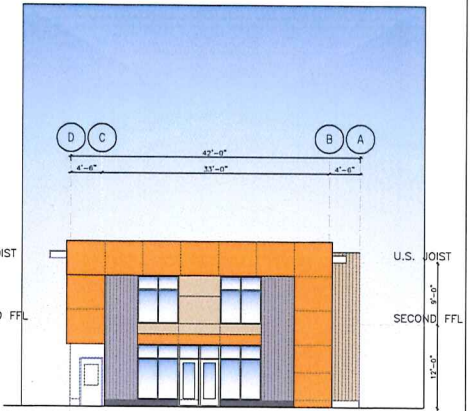
Development Permit DP001061 Schedule C
 1851 Dufferin Crescent
BUILDING ELEVATIONS



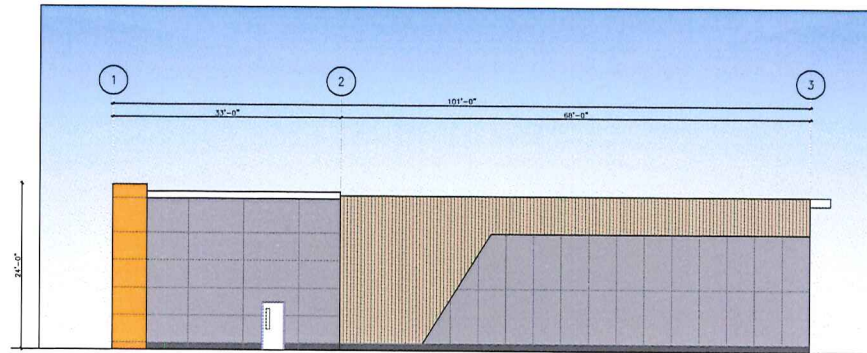
BUILDING SECTION



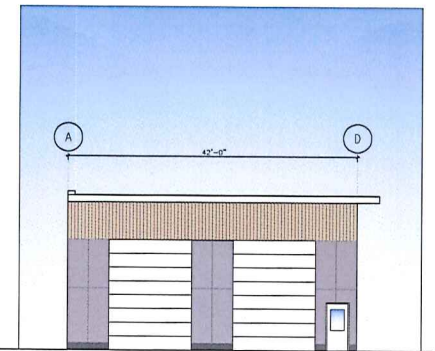
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①	[Orange swatch]	HARDIE PANEL SIDING CUSTOM COLOR
②	[Dark Gray swatch]	4" CEDAR SIDING
③	[Light Gray swatch]	HARDIE PANEL SIDING GENTLE GRAY ED644
④	[Brown swatch]	CORRUGATED METAL CLADDING
⑤	[Red/White swatch]	-
⑥	[White swatch]	-
⑦	[White swatch]	-
⑧	[Patterned swatch]	-

NOTES

1. The building shall be constructed of masonry or concrete.
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6. The building shall be constructed of masonry or concrete.
7. The building shall be constructed of masonry or concrete.
8. The building shall be constructed of masonry or concrete.

NO.	DATE	REVISIONS



D-ARCHITECTURE
 6377 IDARUS DRIVE, NANAIMO, BC V9Y 1N4
 TEL: 250-933-1991, E: PIRQUELU@D-ARCH.COM
 DARTMOUTH FIDUCIARY ARCHITECTURE INC.

PRELIMINARY

SCALE

CONSULTANT LOG

SCALE
 1/8" = 1'-0"
 DRAWN
 CHECKED
 DATE
 15 JULY 17

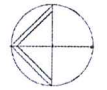
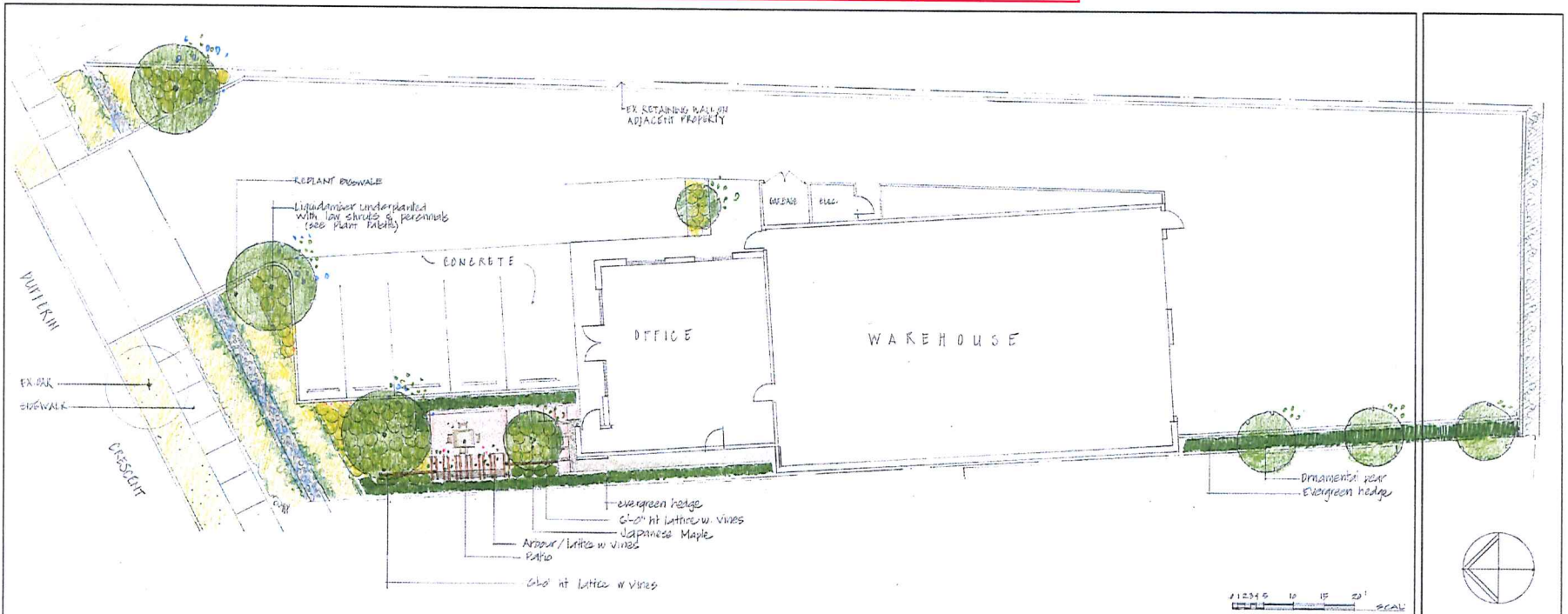
PROJECT
 1851 DUFFERIN CRES.
 NANAIMO, BC

CLIENT
 WINDLEY CONTRACTING
 PROJECT NO.
 2752

SHEET TITLE
 BUILDING ELEVATIONS
 RECEIVED
 DP1061
 2017-JUL-19

SHEET NO.
A3.1
 REVISION

Development Permit DP001061 Schedule D
 1851 Dufferin Crescent
LANDSCAPE PLAN



PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
Deciduous Trees					
Ap		Acer palmatum	Japanese Maple	2m ht	
Ls		Liquidambar styraciflua	Sweetgum	6cm cal	
Poc		Pyrus chlorisolevar red spire	Ornamental Pear	6 cm cal	
Evergreen Shrubs					
Ca		Claytonia arvensis	Sailor	1 gal	1m o.c.
La		Lavandula angustifolia	Lavender	1 gal	6m o.c.
Pmug		Pinus mugo mugo	Mugo Pine	1 gal	1m o.c.
Vo		Vaccinium ovatum	Evergreen Huckleberry	1 gal	1m o.c.
Vd		Viburnum davidii	David's viburnum	1 gal	1m o.c.
Deciduous Shrubs					
Rc		Ribes sanguineum	Red Flowering Currant	1 gal	1.5m o.c.
Ornamental Grasses					
Ca		Calamagrostis acutiflora Karl Foerster	Feather Reed Grass	1 gal	6m o.c.
Hs		Helictotrichon sempervirens	Blue Owl Grass	1 gal	8m o.c.
Ms		Miscanthus sinensis yaku jima	Maiden Grass	1 gal	1m o.c.
Perennials/Groundcovers					
Az		Aspidistra filix	Kinnickinnick	1 gal	45m o.c.
Hs		Hemerocallis Silda D'Orta	Dwarf Daylily	1 gal	5m o.c.
Nf		Nepeta droopmore	Catmint	1 gal	6m o.c.
Pm		Polystichum munitum	Sword Fern	1 gal	
Sr		Salvia East Friesland	Blue Sage	1 gal	6m o.c.
Vines					
Rnd		Rosa new dawn	Climbing Rose	2 gal	
Wa		Wisteria sinensis	Wisteria	6 gal	



Planting scheme



Arbour/Lattice with vines



Browsale

DATE	REV	DESCRIPTION
CONTRACTOR		
LANDSCAPE ARCHITECT		
238 Pine St. Nanaimo, B.C. V9R 2W9		
250-754-4235		
wcd@wcd.ca		
PROJECT		
1851 DUFFERIN CRESCENT NANAIMO BC		
WINDLEY CONTRACTING		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE	DATE	CHECKED
1/2" = 1'-0"	12.7.17	
DRAWN	CHECKED	
VP		
PROJECT NUMBER		
1851 DUFFERIN A7		
DRAWING NUMBER		
L-1		

RECEIVED
 DP1061
 2017-JUL-10