



DEVELOPMENT PERMIT NO. DP001065

WESTURBAN HOLDINGS GROUP LTD.
Name of Owner(s) of Land (Permittee)

5085 UPLANDS DRIVE
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 6, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VIP79506

PID No. 026-410-443

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 "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – increase the maximum height for a principal building from 14m to 16.38m.
2. *Section 7.5.1 Siting of Buildings* – reduce the rear yard setback from 10.5m to 4.95m at the Southwest corner of the building.

The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 2013" is varied as follows:

1. *Schedule 'A'* – to reduce the required number of off-street parking spaces from 97 to 68 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by KPL James Architecture, received 2017-DEC-19, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by KPL James Architecture, received 2017-DEC-19, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan prepared by Lazzarin Svisdahl Landscape Architects, received 2017-DEC-15, as shown on Schedule D.

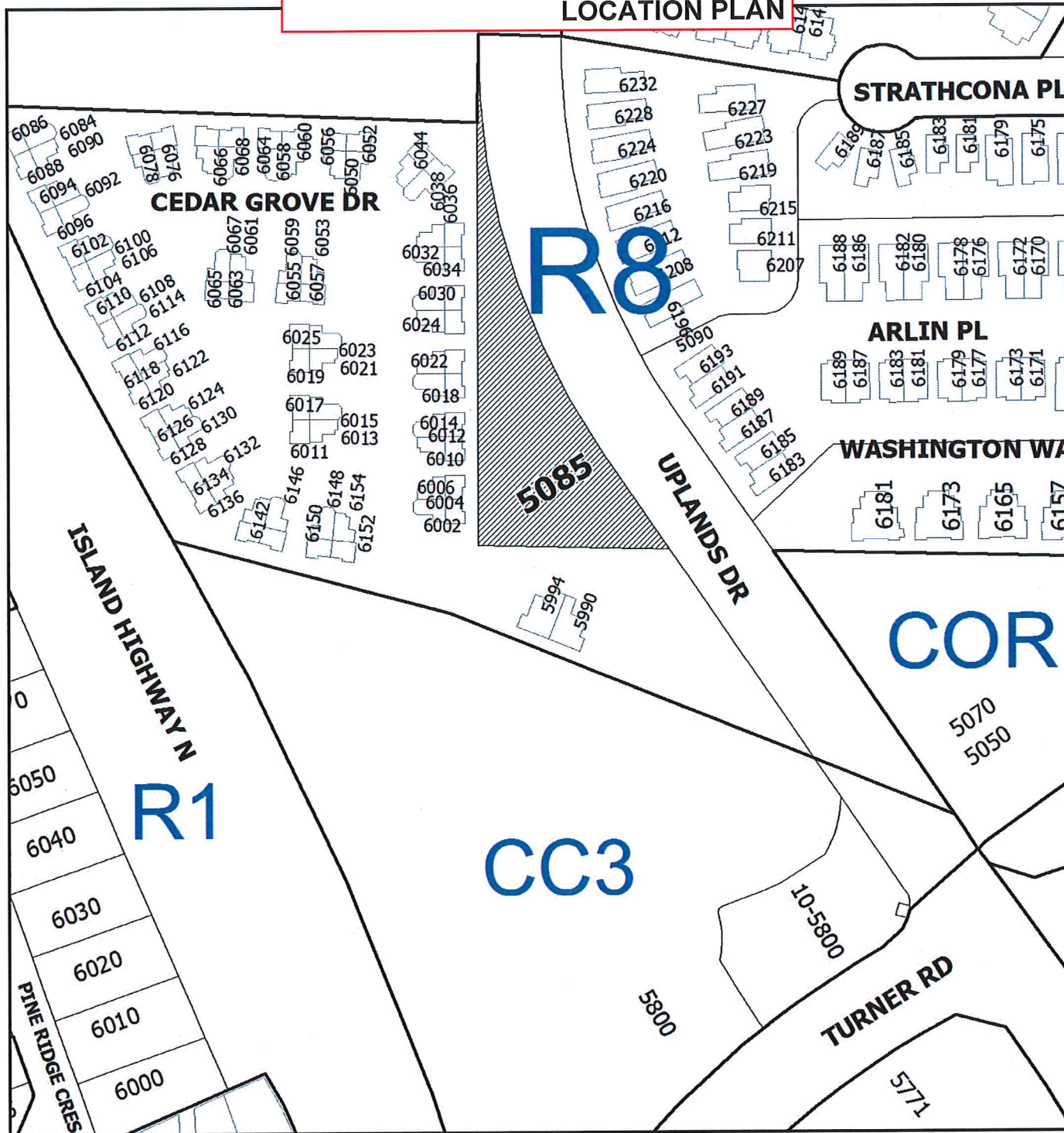
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 15TH DAY OF JANUARY, 2018.


Corporate Officer


Date

Development Permit DP001065 Schedule A
5085 Uplands Drive

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001065

LOCATION PLAN

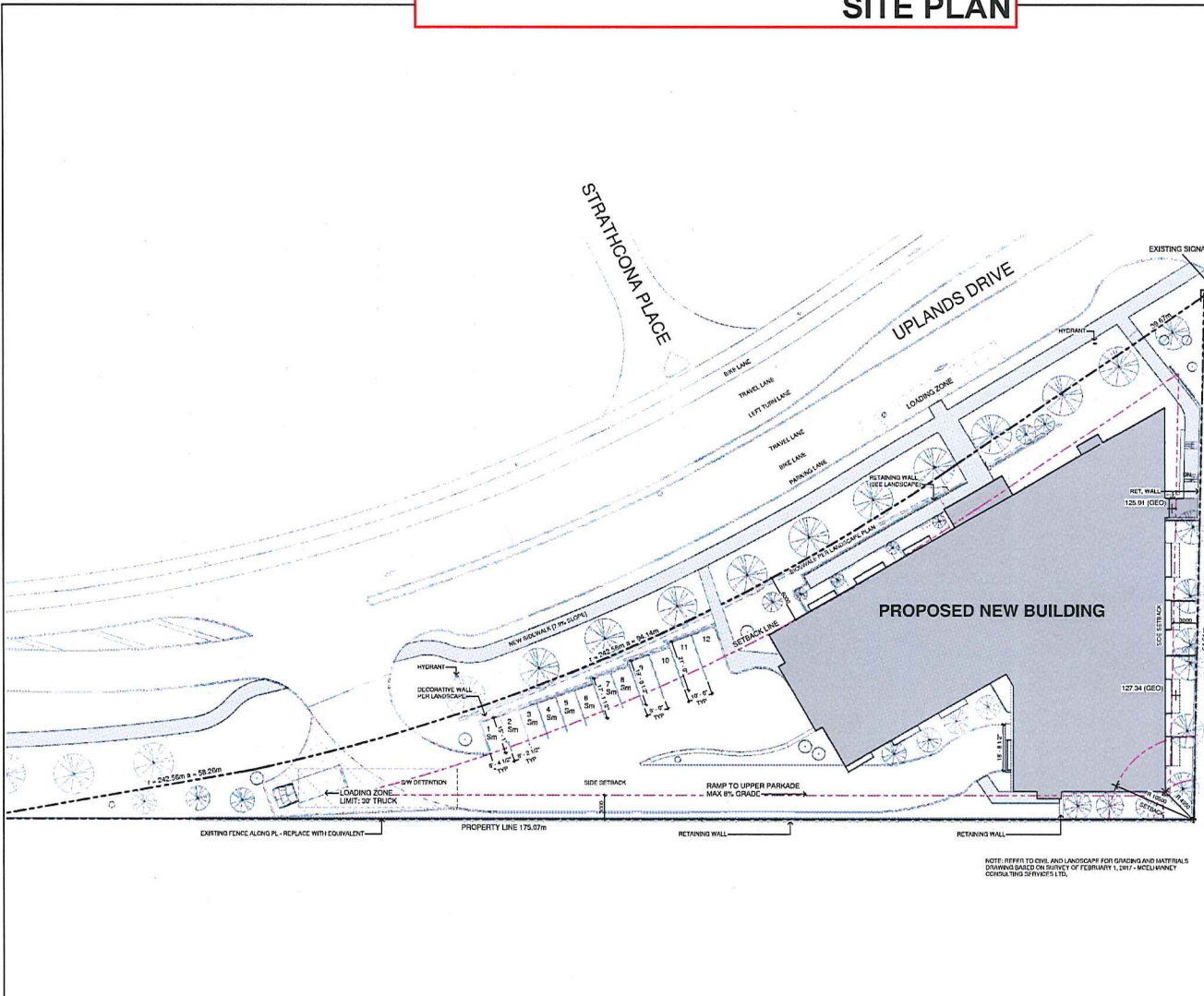
Civic: 5085 Uplands Drive
Lot 6, District Lot 20,
Wellington District, Plan VIP79506

 Subject Property



Development Permit DP001065 Schedule B
5085 Uplands Drive

SITE PLAN



ZONING DATA

SITE DATA		
MUNICIPAL ADDRESS:	5085 Uplands Drive, Nanaimo, BC	
LEGAL DESCRIPTION:	LOT 6, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN V979500	
SITE AREA:	3093m ²	
ZONING DATA		
CLASSIFICATION:	R8	
AVERAGE GRADE:	125.1m	
	ALLOWABLE	PROPOSED
SITE COVERAGE:	1472m ² (47%)	1417m ² (45.4%)
FLOOR SPACE RATIO:	11.44 (SFG = 78%)	11.27
BUILDING HEIGHT:	14m	16.28m
SETBACKS		
	REQUIRED	PROVIDED
FRONT YARD:	6.0m	6.0m
SIDE YARD:	2.0m	2.5m
REAR YARD:	10.5m	4.35m
PARKING		
	REQUIRED	PROVIDED
STANDARD PARKING:	98 (59x1.60)	68
HC PARKING:	3	3
BICYCLE PARKING:	N/A	8 x 4 LEVELS = 32
LOADING:	1 30' TRUCK	1 30' TRUCK
SMALL CAR:	22 ALLOWED	22
EYE CHARGING:	4	4
MOTORCYCLES:	N/A	4

BUILDING CODE DATA

Description	Value
Total Floor Area:	5045m ²
Building Type:	Apartment
Group:	C
Occupancy Classification:	3.2.2.20 - 9 storey
Max Area:	1440m ²
Floor & Supporting Structure Rating:	1 hour
Construction Type:	Combustible OR Noncombustible
Occupancy Separations:	1 hour Floors/1 hour Walls
Sprinklers:	Yes
Building Area:	1417m ²
Max Travel Distance:	50m
BCDC Part:	3
Areas:	
Main floor area	495m ²
Second-Fourth floor area	1270m ²
Fifth floor area	793m ²
Total Floor Area	5072m ²
Net Areas:	
Main floor area	375m ²
Second-Fourth floor area	1016m ²
Fifth floor area	624m ²
Total Net Area	4095m ²
Occupant Load:	
Residents (2 sleeping rooms/bedding unit)	165 people (1 per microsuite)
Total Occupant Load	165 people

1 SITE PLAN
1:250

KPL James architecture
519 FANOURA AVENUE, VICTORIA, B.C. V8W 1H6
750-386-0261



WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

SITE PLAN

KPL JOB #: 1714
SCALE: As indicated
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

A-1.2

RECEIVED
DP1065
2017-DEC-19
Lanark County & District

BUILDING ELEVATIONS



1 EXTERIOR ELEVATION - NORTH
1:100

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
AL	ALUMINUM SOFFIT - COLOUR MATCH CHARCOAL
ET	EASYTRIM REVEAL - CLEAR ANNOXIDIZED
FA	PAINTED FASCIA - COLOUR MATCH CHARCOAL
GR	ALUM. GUARDRAIL - BLACK ANNOXIDIZED
GR2	ALUMINUM GUARDRAIL PER LANDSCAPE PLAN
H1	HARDIE PANEL "SMOOTH" - PEARL GREY
H2	HARDIE PANEL "SMOOTH" - AGED PEWTER
H3	HARDIE PLANK - LIGHT MIST
H4	HARDIE PLANK - COUNTRY LANE
MC	METAL CLADDING - CHARCOAL
SGD	VINYL SLIDING GLASS DOOR - BLACK
SSR	STAINING SEAM METAL ROOF - CHARCOAL
SV	PACIFIC ART STONE "SHADOW VALLEY LEDGE"
TF	TIMBER FRAMING - SOLID STAIN "DARK CHERRY"
WI	VINYL WINDOWS - BLACK



2 EXTERIOR ELEVATION - EAST
1:100

KPL James
architecture

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1H6
250-388-4251



WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

ELEVATIONS

KPLJ JOB #: 1714
SCALE: 1:100
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

A-3.1

RECEIVED
DP1065
2017-DEC-19



① EXTERIOR ELEVATION - SOUTH
1:100

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
AL	ALUMINUM SOFFIT - COLOUR MATCH CHARCOAL
ET	EASYTRIM REVEAL - CLEAR ANNOXIDIZED
FA	PAINTED FASCIA - COLOUR MATCH CHARCOAL
GR	ALUM. GUARDRAIL - BLACK ANNOXIDIZED
GR2	ALUMINUM GUARDRAIL PER LANDSCAPE PLAN
H1	HARDIE PANEL "SMOOTH" - PEARL GREY
H2	HARDIE PANEL "SMOOTH" - AGED PEWTER
H3	HARDIE PLANK - LIGHT MIST
H4	HARDIE PLANK - COUNTRY LANE
MC	METAL CLADDING - CHARCOAL
SGD	VINYL SLIDING GLASS DOOR - BLACK
SSR	STANDING SEAM METAL ROOF - CHARCOAL
SV	PACIFIC ART STONE "SHADOW VALLEY LEDGE"
TF	TIMBER FRAMING - SOLID STAIN "DARK CHERRY"
WI	VINYL WINDOWS - BLACK



② EXTERIOR ELEVATION - WEST
1:100

KPL James
architecture

519 PANDORA AVENUE, VICTORIA, B.C. V8Y 1W9
250-388-4201



WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

ELEVATIONS

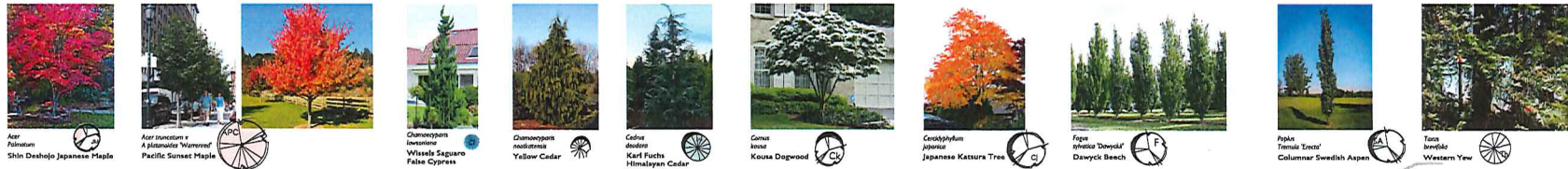
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SCALE: 1:100
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

A-3.2

RECEIVED
DIP 18.5
2017-DEC-15

LANDSCAPE PLAN

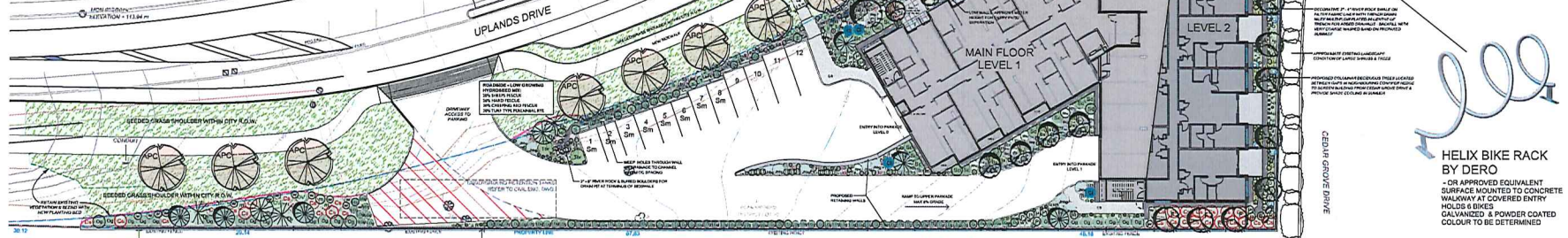
TREE PHOTO REFERENCE



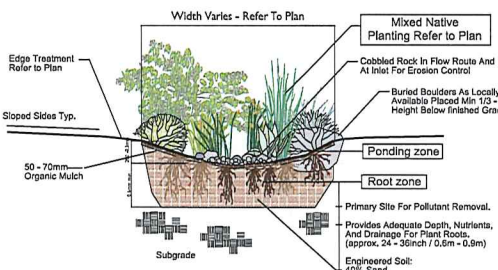
PLANT LIST

SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
JM	Acer palmatum 'Shin Denbora'	Shin Denbora Japanese Maple	4	6cm Cal.
AKC	Acer japonicum x A. platanoides 'Wilmerson'	Pacific Sunset Maple	14	6cm Cal.
CD	Cedrus deodora	Deodara Cedar	8	2.5meter
CI	Chamaecyparis lasiocarpa	Wineola Japanese Cypress	11	2.5meter
Y	Chamaecyparis nootkanensis	Yellow Cedar	3	2.5meter
CK	Cornus kousa 'Chinensis'	Chinese Kousa Dogwood	4	6cm Cal.
CC	Cardiophyllum japonicum	Japanese Katsura Tree	3	6cm Cal.
CB	Fraxinus saxatilis 'Lambertii Dawyckii'	Fraxinus Beech	3	6cm Cal.
SA	Podocarpus nana 'Cecilia'	Columnar Swedish Aspen	6	6cm Cal.
TY	Taxus canadensis	Western Yew	5	2.5meter

SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Shrubs				
m	Ampelopsis quinquefolia	Serviceberry	3	#2foot
Rb	Rubus fruticosus 'Rose Glow'	Rose Glow Rubus	16	#2foot
Rb	Rubus fruticosus 'Sunset'	Sunset Rubus	7	#2foot
EV	Cornus alba 'Ballisto'	White Dogwood	11	#2foot
CI	Cornus stolonifera	Yellow Dogwood	20	#2foot
CK	Cornus kousa	Chinese Kousa Dogwood	31	#2foot
SK	Saxifraga sp.	Saxifrage	23	#2foot
SL	Salix glauca	Blue Dog Willow	16	#2foot
TA	Taxus canadensis	Tall Oregon Cedar	20	#2foot
LOQ	Lonicera xylosteum	Low Oregon Honeysuckle	89	#2foot
PI	Prunella sp.	Mountain Blueberry	21	#2foot
RHO	Rhododendron 'Gunningham White'	Gunningham White Rhododendron	18	#2foot
RH	Rhododendron 'J.M.F.'	J.M.F. Rhododendron	24	#2foot
HM	Rhododendron 'Horton Monarch'	Horton Monarch Rhododendron	9	#2foot
RU	Rhododendron 'Ranapo'	Ranapo Rhododendron	13	#2foot
RF	Rosa rugosa 'Simon Fraser'	Simon Fraser Rose (pink)	21	#2foot
W	Rosa rugosa	Woods Rose	23	#2foot
HR	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	6	#2foot
SD	Sedum sp.	'Dragon's' Sedum	7	#2foot
SO	Solenaster x variegatus	Bridal Wreath Solenaster	4	#2foot
SC	Sarcococca confusa	Swallowtail	27	#2foot
TV	Thuja occidentalis	Emerald Green	2	#2foot



SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
From E 1/2 SECTION 12				
Ornamental Grasses				
Cv	Carex pendula	Woolgrass	20	#1foot
Dc	Deschampsia cespitosa 'Bronzechisel'	Bronzechisel Tufted Hair Grass	42	#1foot
Hs	Hesperis matronalis	Japanese Forest Grass	15	#1foot
Ob	Orthocymbus albertensis 'Nebresant'	Black Mondo Grass	22	#1foot
Pa	Pennisetum alopecuroides	Feather Grass	34	#1foot
S	Stipa tenuifolia	Meadow Feather Grass	20	#1foot
sc	Scirpus operatus	Wood Grass	87	#1foot
Ferns				
Ap	Adiantum pedatum	Maidenhair Fern	21	#1foot
Bl	Blachium angustatum	Checker Fern	9	#1foot
D	Dryopteris filix-mas	Common Fern	7	#1foot
af	Polystichum muricatum	Sawtooth Fern	22	#1foot
Groundcovers				
k	Arctostaphylos uva-ursi	Kinnikinnick	117	10cm pot
co	Cheilanthes lanuginosa	Redwood Fern	28	10cm pot
ns	Nepenthes sp.	Redwood Sarracenia	68	10cm pot
Climbers				
Q	Quercus agrifolia	Virginia Creeper	10	#1foot
Cl	Clematis 'Jackmannii'	Jackmannii Clematis	10	#1foot
Perennials				
Fa	Fuchsia purpurea	Fuchsia	22	#1foot
HR	Hosta 'Blue Angel'	Blue Angel Hosta	11	#1foot
Ls	Lewandobolus angustifolia 'Goldcrest'	English Lavender	20	#1foot
Lu	Lupinus polybotrys	Lupin	20	#1foot
Lr	Ligularia striatopetalata 'The Rocker'	Rocker	27	#1foot



Bio-Swale Typical Detail
NOTE: DESIGN & DETAILS TO BE COORDINATED WITH CIVIL ENG. DRAINAGE PLANS NTS

LEGEND

- Concrete Walkways / Patios
- Planting Bed cw 60 mm Bark Mulch
- Mowed Lawn (Sod)
- Proposed Boulevards Lawn Area (Seeded) - City ROW
- Proposed Bioswale / Retention Pond (Refer to Civil)
- Drain Rock cw Pressure Treated Wood Edge
- Aluminum Edge (Lawn / Planter Separation)
- Buried Boulders (As Locally Available)
- Bike Rack - Space for 8 Bikes (1 Total)
- Bench (2 Total)
- Existing Neighbouring Trees & Shrubs (Cedar Grove Landscape)

ALL WORK SHALL BE TO BCSLA, CNLA STANDARDS

Date	Revisions	By
JULY 15, 2017	LANDSCAPE PLAN FOR REVIEW	LS
JULY 21, 2017	DP SUBMISSION	LS
SEPT 12, 2017	DIAL OF BIODIVERSITY FEATURES	LS
Dec 15, 2017	ISSUE FOR DP REVISIONS	LS

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
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250-563-6158
www.la-landarch.com

Project
Uplands Drive
West Urban Development

Sheet Title
Conceptual Landscape Plan

Date
May 24, 2017

Scale
1:250m

Drawn By
LS

Project No.

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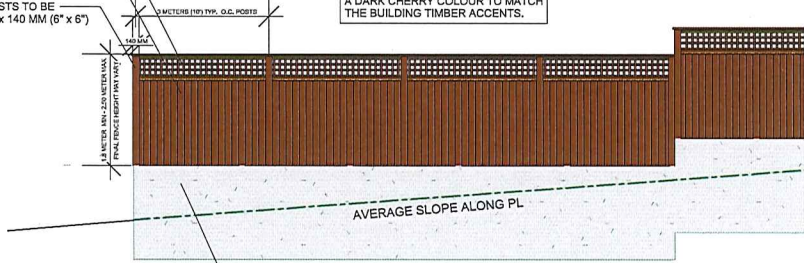
Drawing No.





LATTICE FENCE TOPPER
WITH 4" GRID OPENING SIZE
FENCE CONSTRUCTION
38 MM x 140 MM (2" x 6")
PRESSURE TREATED BOARDS
END POSTS TO BE
140 MM x 140 MM (6" x 6")

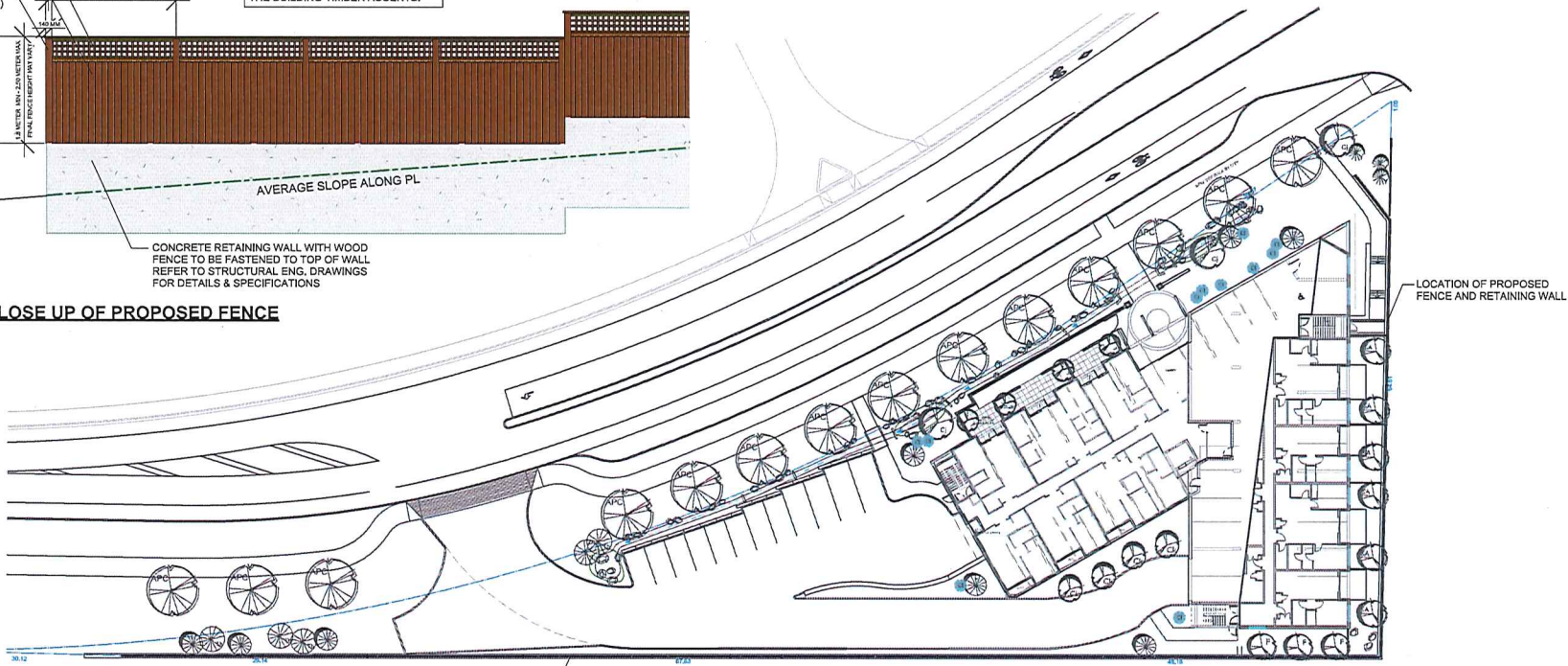
FENCE AND LATTICE TO BE STAINED
A DARK CHERRY COLOUR TO MATCH
THE BUILDING TIMBER ACCENTS.



CONCRETE RETAINING WALL WITH WOOD
FENCE TO BE FASTENED TO TOP OF WALL
REFER TO STRUCTURAL ENG. DRAWINGS
FOR DETAILS & SPECIFICATIONS

INSET CLOSE UP OF PROPOSED FENCE

SCALE 1:50



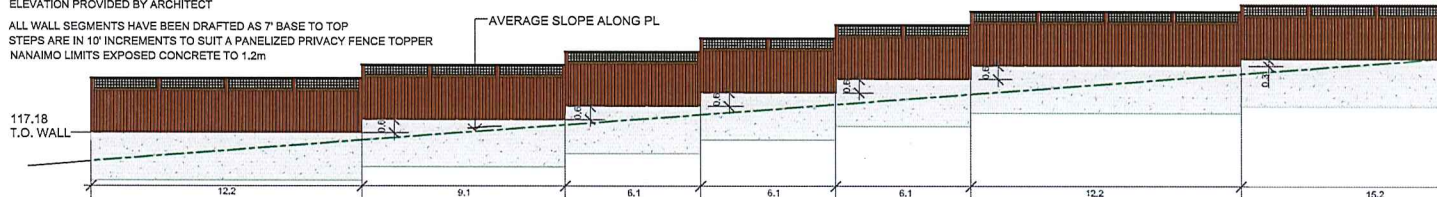
PLAN VIEW

SCALE 1:250

LOCATION OF PROPOSED FENCE
AND RETAINING WALL - SEE INSET

ELEVATION PROVIDED BY ARCHITECT

ALL WALL SEGMENTS HAVE BEEN DRAFTED AS 7" BASE TO TOP
STEPS ARE IN 10" INCREMENTS TO SUIT A PANELIZED PRIVACY FENCE TOPPER
NANAIMO LIMITS EXPOSED CONCRETE TO 1.2m



INSET CLOSE UP OF PROPOSED FENCE & CONCRETE WALL - WALL STEPS WITH GRADE

SCALE 1:100

ALL WORK SHALL BE TO
BCSLA, CNLA STANDARDS

LEGEND

- Property Line
- Proposed Wood Privacy Fence
- Existing Fence Location - To Be Replaced
- Proposed Site Trees
- Existing Neighbouring Trees & Shrubs (Cedar Grove Landscape)

Date	Revisions	By
JULY 6, 2017	LANDSCAPE PLAN FOR REVIEW	LS
JULY 27, 2017	DP SUBMISSION	LS
SEPT 12, 2017	DETAIL OF SIDEWALK PLANTING	LS
Dec 15, 2017	ISSUE FOR DP SUBMISSION	LS

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Project
Uplands Drive
West Urban Development
Uplands Drive
Nanaimo, BC

Sheet Title
Conceptual
Privacy Fence

Date
May 24, 2017
Scale
AS NOTED
Drawn By
LS
Project No.

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Drawing No.

L 3