



**DEVELOPMENT PERMIT NO. DP001070**

**GRASTEVE ENTERPRISES LTD.  
LANDVIEW CONSTRUCTION CO. LTD.  
Name of Owner(s) of Land (Permittee)**

**591 BRADLEY 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 2, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT,  
PLAN VIP60189**

**PID No. 023-004-169**

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.

<b>Schedule A</b>	<b>Location Plan</b>
<b>Schedule B</b>	<b>Site Plans</b>
<b>Schedule C</b>	<b>Building Elevations</b>
<b>Schedule D</b>	<b>Landscape Plan and Details</b>

- 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:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 17.92m.
2. *Section 6.5.1 Projections into Yards* – to reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0m.
3. *Section 6.3.1.4 Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse setback as measured from the top of bank of the Millstone River from 30m to 0m.

The "City of Nanaimo OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266" is varied as follows:

1. *Section 4.3 Small Car Spaces* – to increase the permitted percentage of small car parking spaces from 40% to 41%.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plans prepared by Raymond de Beeld Architect Inc., dated 2019-APR-16, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2019-MAR-26, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, as received 2019-MAY-08, as shown on Schedule D.
4. Permanent fencing and signage built to City of Nanaimo aquatic setback fence standards is installed at the new watercourse setback line, as shown on Schedule B, prior to the commencement of any construction.
5. A statutory right-of-way is registered on the subject property prior to building occupancy to secure public access within an existing trail from Millstone Avenue to Bowen Park (generally as shown on Schedule B).
6. The subject property is developed in accordance with the recommendations contained in the QEP's environmental report prepared by Toth & Associates and dated 2018-FEB-21 including the following recommendations:
  - a) A detailed Sediment and Erosion Control Plan will be required prior to issuance of a building permit to ensure that overland flows are not directed to ravine side slopes, both during and post construction.

- b) A Vegetation Restoration Plan will be required prior to issuance of a building permit. A landscape bond is required for 100% of the landscape estimate to be provided with the Vegetation Restoration Plan.
- c) A post-development report will be required to be submitted to the Province within 6 months of project completion to ensure that no encroachment has occurred within the Streamside Protection and Enhancement Area setback.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 27<sup>th</sup> DAY OF **MAY 2019**.

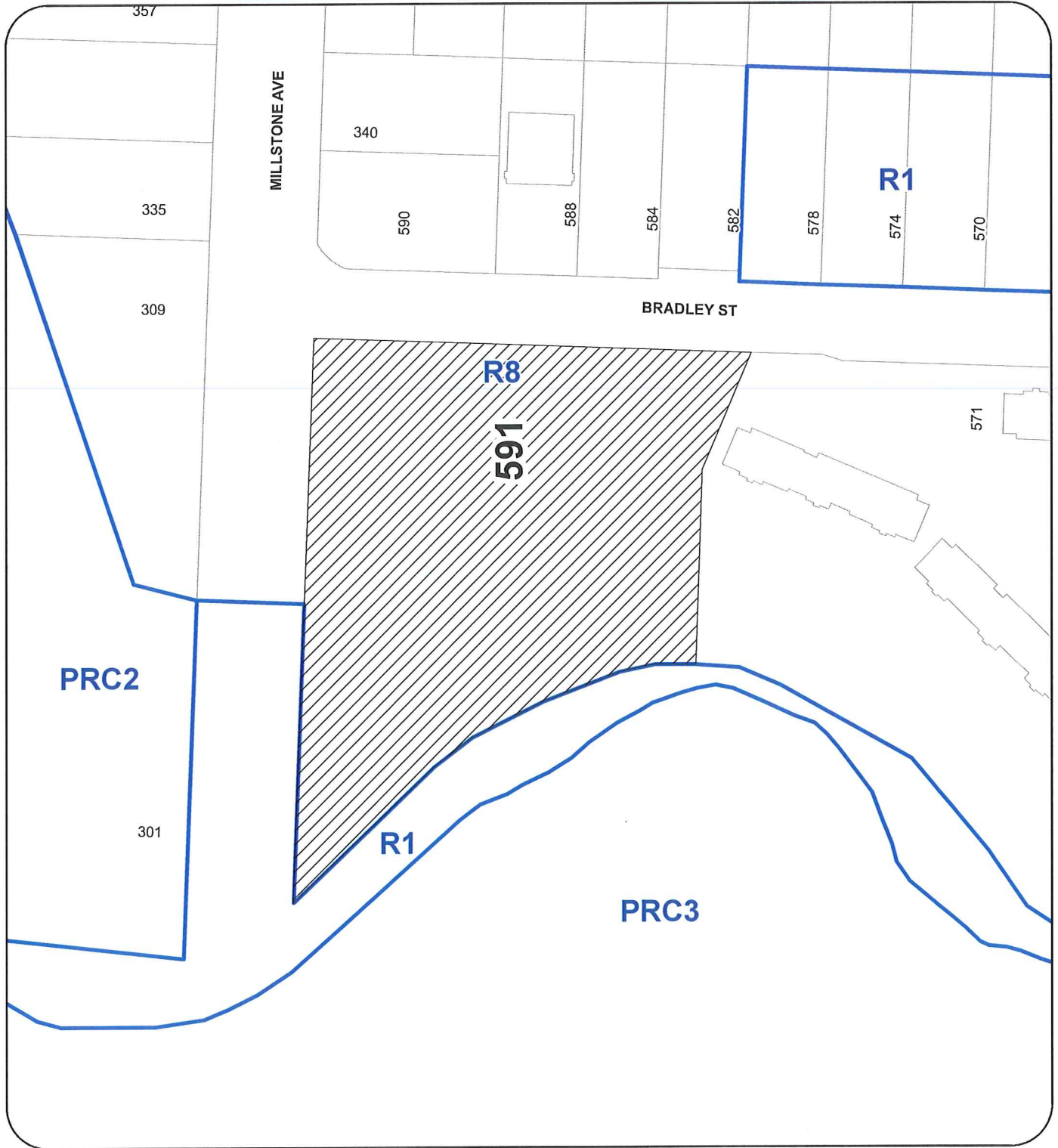
Sheila Morris  
Corporate Officer

2019-JUN-12  
Date

LR/mw

Prospero Attachment: DP001070

LOCATION PLAN



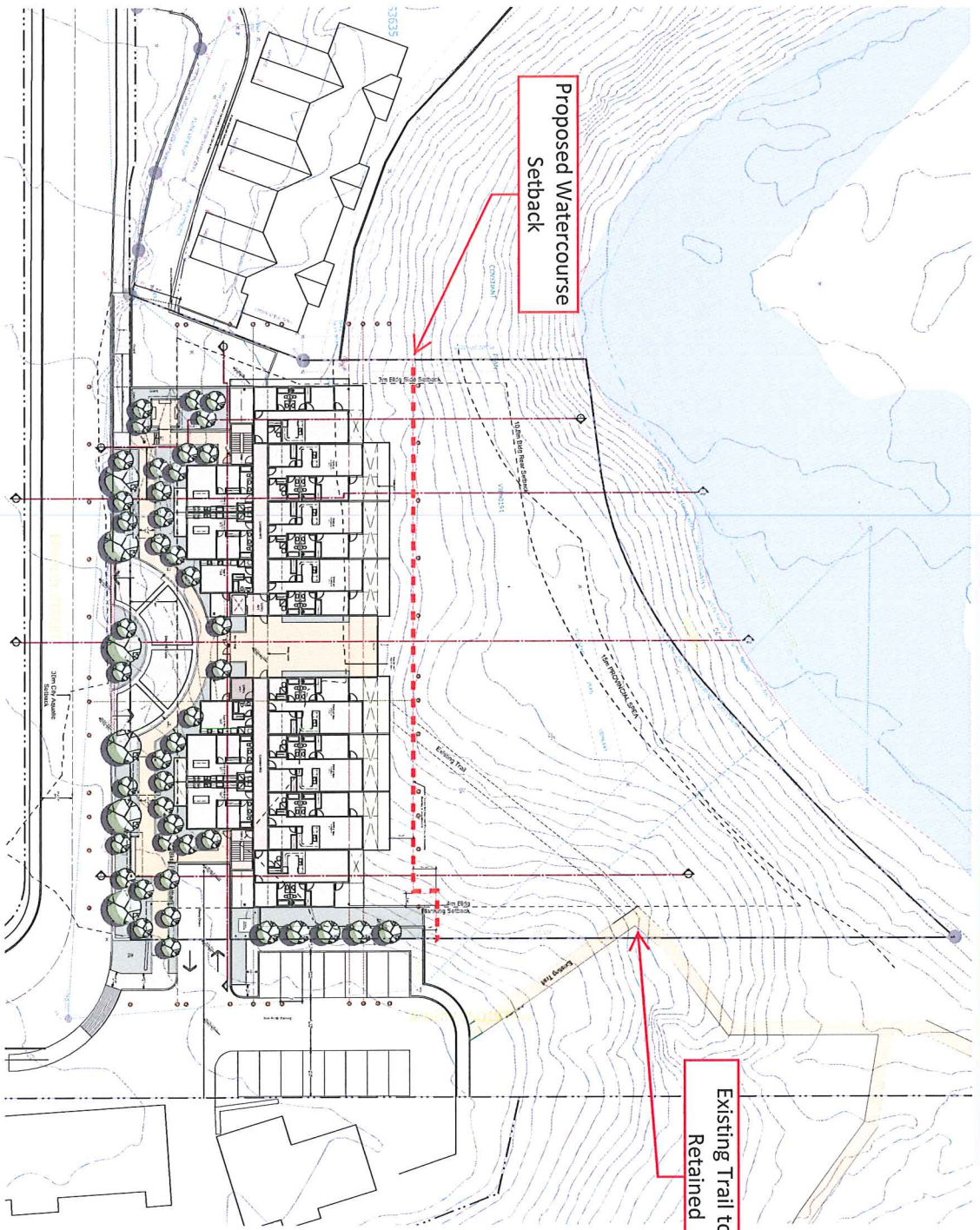
DEVELOPMENT PERMIT NO. DP001070

LOCATION PLAN

Civic: 591 BRADLEY STREET  
Legal: LOT 2, NEWCASTLE TOWNSITE, SECTION 1  
NANAIMO DISTRICT, PLAN VIP60189



Subject Property



Grastevye Enterprises Ltd. / Landview Construction Co. Ltd.  
 Development Permit Application  
 591 BRADLEY MULTI-FAMILY  
 Site Plan



RECEIVED  
 DP 076  
 2019-APR-16

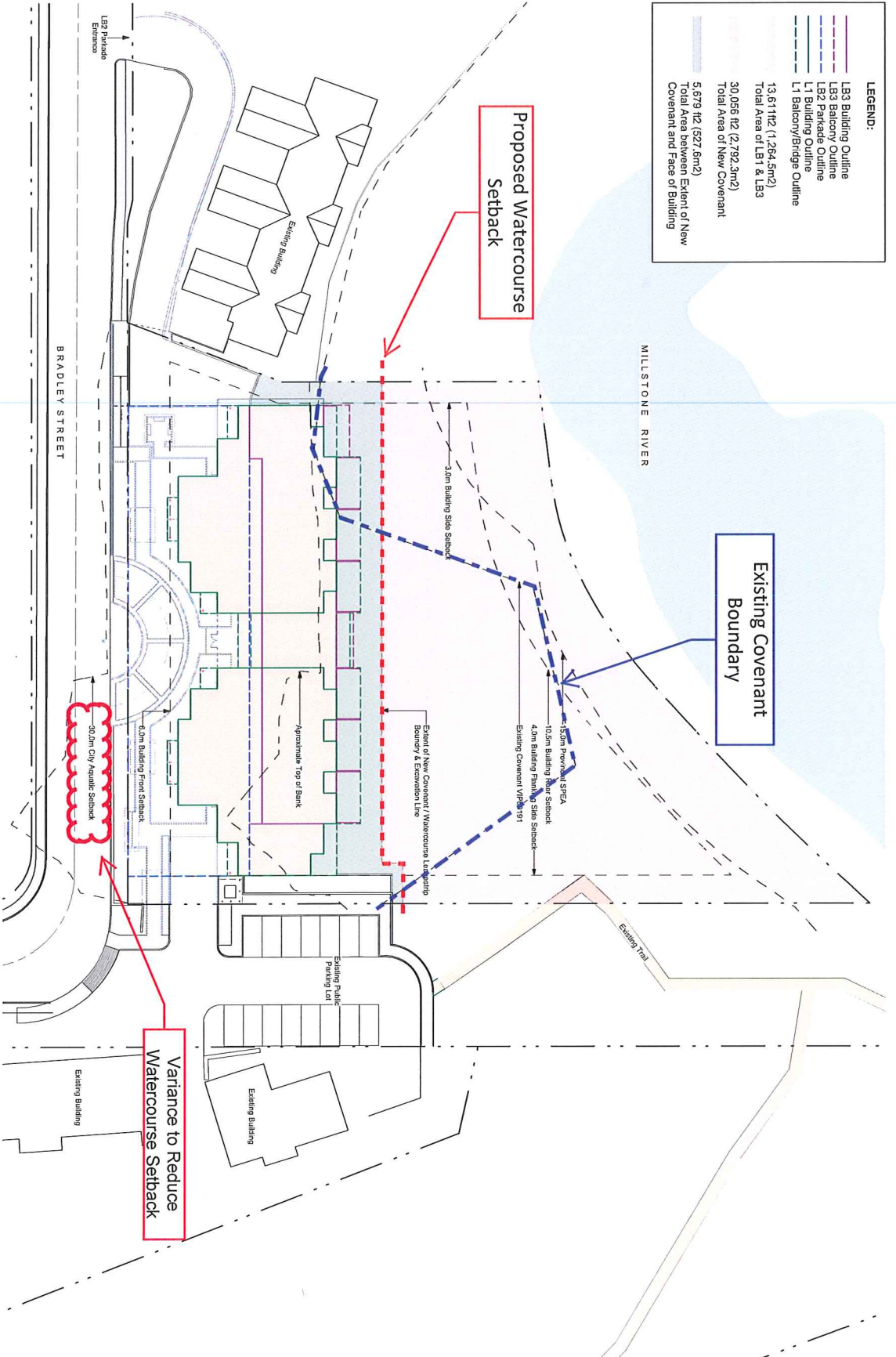
March 26, 2019  
 DP Rev 5, April 16, 2019

A1.1



**SITE PLAN NOTES:**  
 1. Drawing based on Survey from STEWARTSON & ASSOCIATES, dated Jan 16, 2018, (see # 10004).  
 2. Check of area covered & agreement by...

**PROPOSED WATERCOURSE SETBACK**



Grastevye Enterprises Ltd. / Landview Construction Co. Ltd.  
Development Permit Application

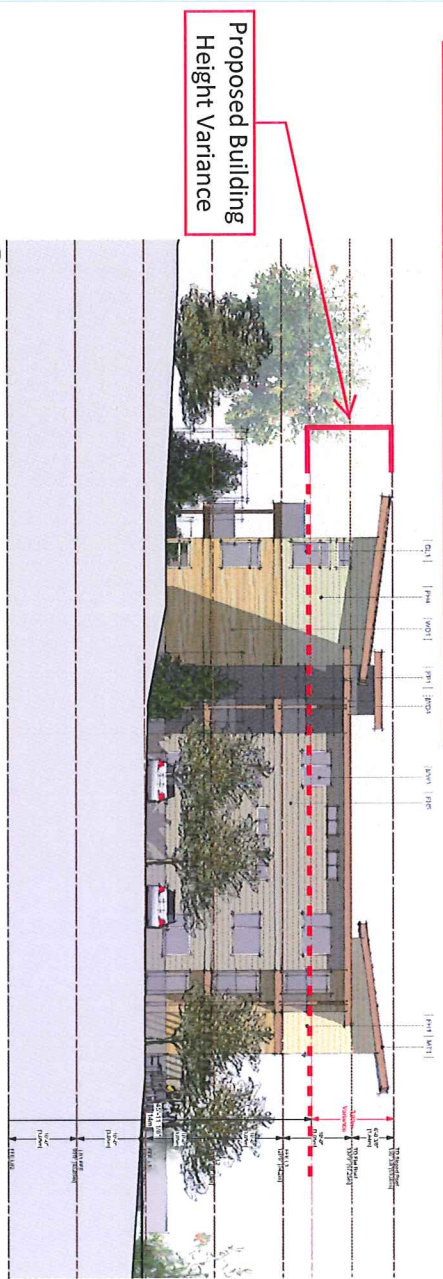
591 BRADLEY MULTI-FAMILY

Bldg Area (Bldg Code)  
Modified for 8x11

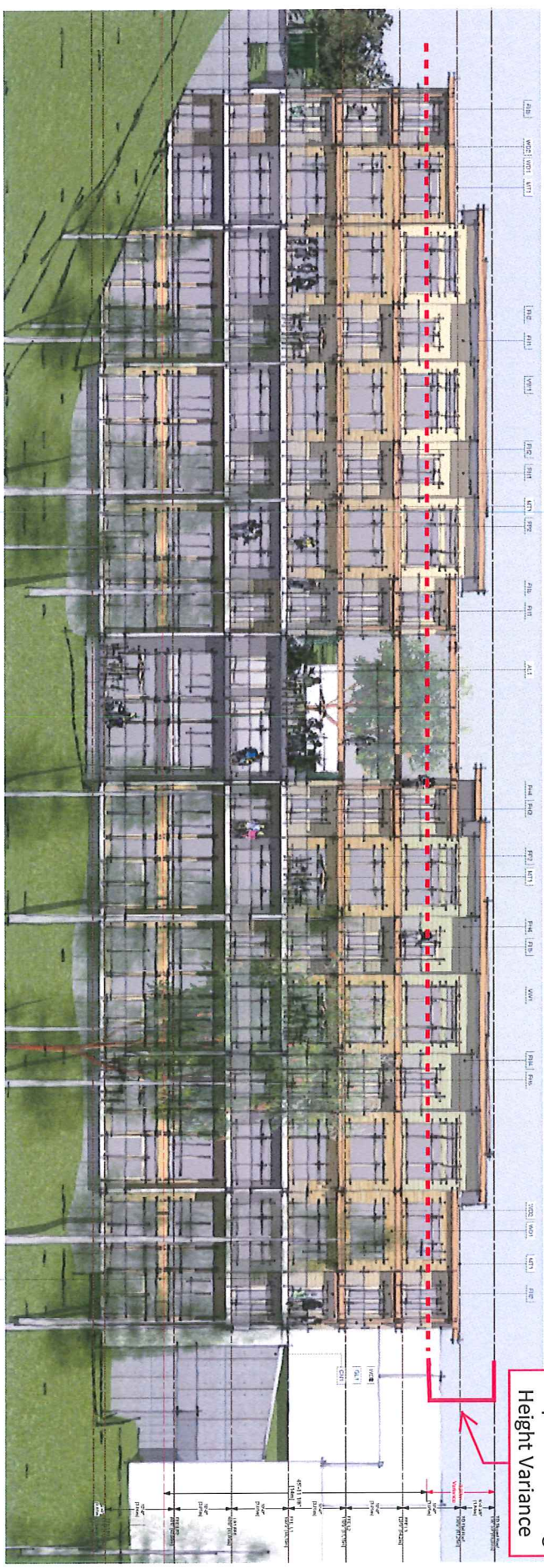
RECEIVED  
DP 1170  
2013-MAY-07  
MAY 07 2013

Development Permit DP001070 Schedule C  
 591 Bradley Street  
**BUILDING ELEVATIONS**

- MATERIALS LEGEND:**
- AL1 Aluminum Siderails - Clear Anodized
  - AL2 Aluminum Window Grills - Clear Anodized
  - AL3 Aluminum Overhead Door - Clear Anodized
  - CN1 Concrete - Natural
  - FR1 Fiber Cement Horizontal Siding - Light Yellow
  - FR2 Fiber Cement Horizontal Siding - Medium Yellow
  - FR3 Fiber Cement Horizontal Siding - Brown
  - FR4 Fiber Cement Horizontal Siding - Light Green
  - FR5 Fiber Cement Horizontal Siding - Dark Green
  - FR6 Fiber Cement Horizontal Siding - Dark Green
  - FR7 Fiber Cement Panels - White
  - FR8 Fiber Cement Panels - Grey
  - FR9 Fiber Cement Panels - White
  - FR10 Fiber Cement Panels - White
  - FR11 Fiber Cement Panels - White
  - FR12 Fiber Cement Panels - White
  - FR13 Fiber Cement Panels - White
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  - FR99 Fiber Cement Panels - White
  - FR100 Fiber Cement Panels - White



1 WEST ELEVATION



2 SOUTH ELEVATION



Ramond Architects Inc.  
 Development Permit Application  
 Grasteyr Enterprises Ltd. / Landview Construction Co. Ltd.

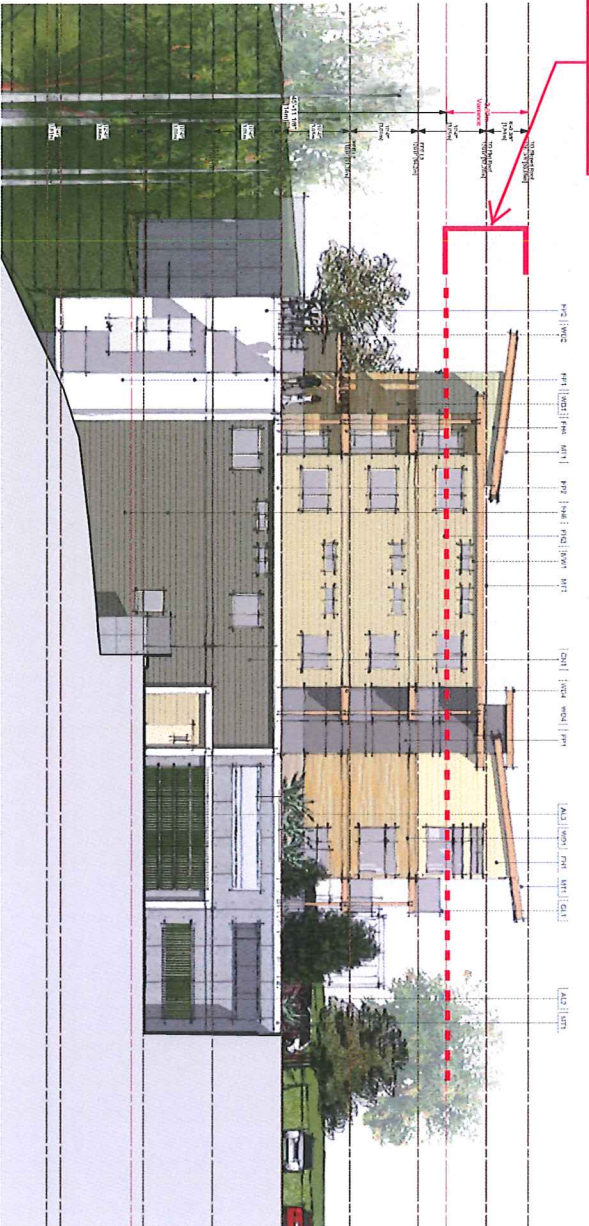
591 BRADLEY MULTI-FAMILY

ELEVATION 1

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 DP 1070  
 2019-MAR-27  
 March 26, 2018  
 DP Rev. 5, March 26, 2019

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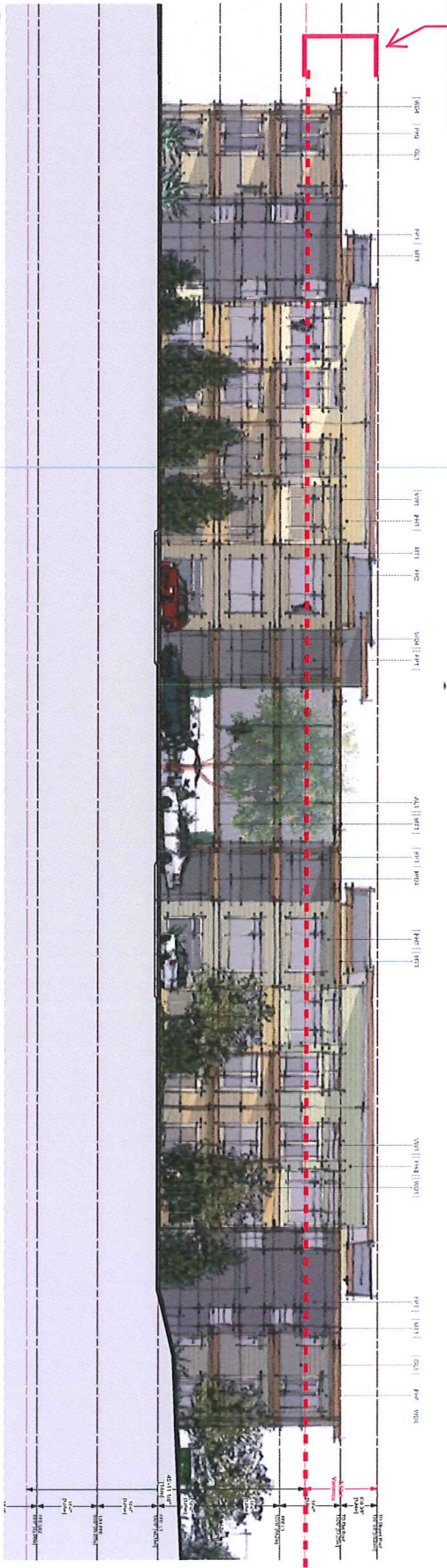
Proposed Building Height Variance



- MATERIALS & LEGEND:**
- AL1 Aluminum Slat/Facet - Clear Anodized
  - AL2 Aluminum Window Sill - Clear Anodized
  - AL3 Aluminum Overhead Door - Clear Anodized
  - CN1 Concrete - Natural
  - FN1 Fiber Cement Horizontal Siding - Light Yellow
  - FN2 Fiber Cement Horizontal Siding - Yellow
  - FN3 Fiber Cement Horizontal Siding - Brown
  - FN4 Fiber Cement Horizontal Siding - Light Green
  - FN5 Fiber Cement Horizontal Siding - Medium Green
  - FN6 Fiber Cement Panels - Clear
  - FN7 Fiber Cement Panels - White
  - WD1 Wood textured slip siding
  - WD2 Fir Cedar on Metal Frame
  - WD3 Fir Cedar on Metal Frame
  - WD4 Fir Post and Fascia
  - MT1 Metal Flashing - Brown to match wood
  - MT2 Metal Flashing - White
  - CL1 Glass railing/Class
  - LT1 Lights
  - SN1 Sycamore
  - WN1 Vinyl Windows - Beige

1 EAST ELEVATION

Proposed Building Height Variance



2 NORTH ELEVATION

Grastevye Enterprises Ltd. / Landview Construction Co. Ltd.  
Development Permit Application

591 BRADLEY MULTI-FAMILY

ELEVATION 2

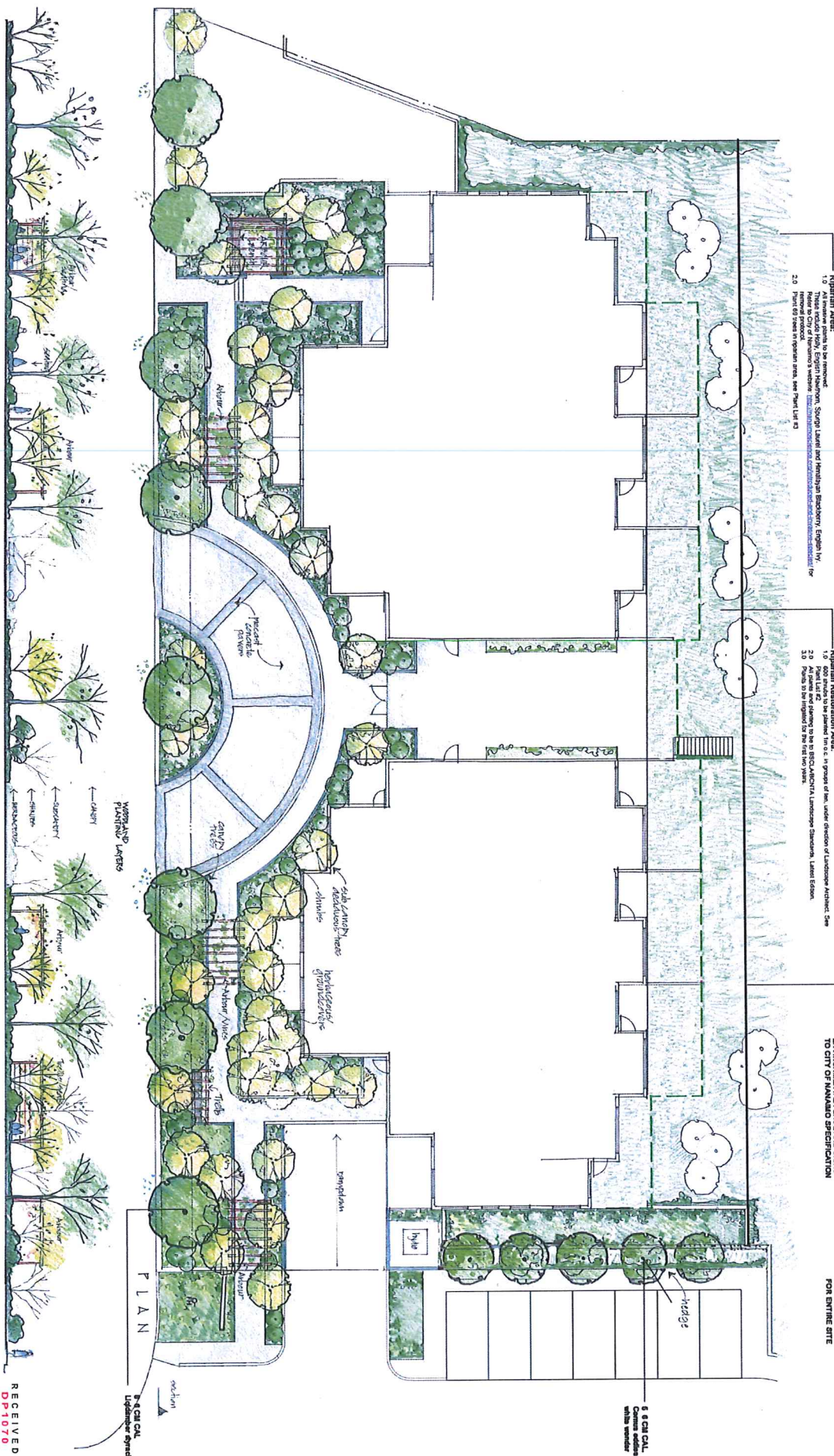


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DP 1070  
2019-MAR-27  
March 26, 2018  
DP Rev 5, March 26, 2019

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Development Permit DP001070 Schedule D  
 591 Bradley Street  
**LANDSCAPE PLAN and DETAILS**



**Riparian Area:**  
 1.0 These plants shall be planted  
 1.5 Refer to City of Vancouver's website: <http://www.vancouver.ca/content/content.aspx?id=28262> for  
 2.0 Plant list of trees in riparian area. See Plant List 23

**Riparian Restoration Area:**  
 1.0 Plant List 22  
 1.5 Refer to City of Vancouver's website: <http://www.vancouver.ca/content/content.aspx?id=28262> for  
 2.0 Plant list of trees in riparian area. See Plant List 23

**RECOMMEND, ERG AND SPEC TO CITY OF VANCOUVER SPECIFICATION**

**NOTE: SEE ARCHITECT'S SITE PLAN FOR ENTIRE SITE**

591 BRADLEY MULTI-FAMILY

RECEIVED  
 DP 1070  
 2019-MAY-109

SECTION  
 Scale: 1/8" = 1'-0"  
 Date: 4.8.17  
 Rev/Issd: 19.2.18  
 Rev/Issd: 21.9.18  
 Revised: 08.05.19

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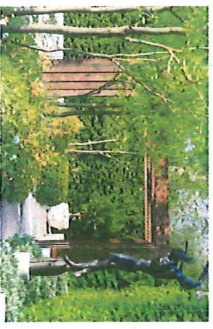
### DESIGN RATIONALE

The site is located in the south bank of the Hudson River. The project is a multi-family residential development. The design concept for the exterior part of the site will be to create a "corridor" for multi-family housing that will be a mix of multi-family housing and multi-family housing. The design concept for the exterior part of the site will be to create a "corridor" for multi-family housing that will be a mix of multi-family housing and multi-family housing.

### DESIGN ELEMENTS



Woodland plantings



Arbours and Trellises

### DESIGN DETAILS



GARDEN GATE



VINE COVERED WALKS



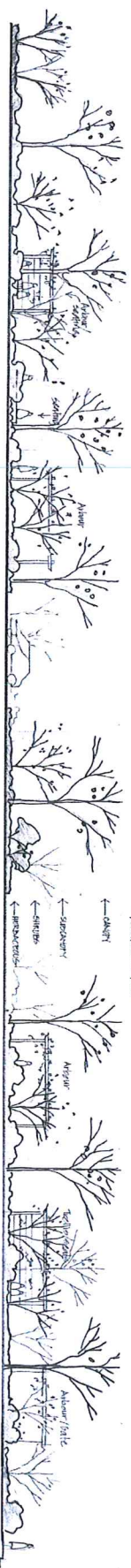
SHeltered SEATS



SEATS IN THE SUN



SEATWALLS: LOW LEVEL LIGHTING



LANDSCAPE ARCHITECT  
2017 West 21st Avenue  
3001 94th Street  
Westchester, NY 10598

591 BRADLEY MULTI-FAMILY

### PLANT LIST

**PLANT LIST #1: General landscape design**

Plant list for the site. The plants are to be installed in the following quantities:

Plant Name	Quantity	Notes
...	...	...

**PLANT LIST #2: General landscape design**

Plant list for the site. The plants are to be installed in the following quantities:

Plant Name	Quantity	Notes
...	...	...

**PLANT LIST #3**

Plant list for the site. The plants are to be installed in the following quantities:

Plant Name	Quantity	Notes
...	...	...

Total plant list items: 12  
Total plant list items: 12

### SECTION

Scale: 1/8" = 1'-0"  
Date: 4.8.17  
Revised: 08.05.19

L2