



**DEVELOPMENT PERMIT NO. DP001072**

**DANETTO HOLDINGS INC. (Lot 1) / 1133612 BC LTD. (Lot 2)**  
Name of Owner(s) of Land (Permittee)

**4950 UPLANDS DRIVE / 4900 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:

**4950 Uplands Drive:**

**LOT 1, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP69239  
PID 030-273-927**

**4900 Uplands Drive:**

**LOT 2, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN EPP69239  
PID 030-273-935**

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 Exterior Finishes**  
**Schedule E Landscape Plan and Details**


- 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.

### CONDITIONS OF PERMIT

1. The subject properties are developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects received 2018-JAN-15 as shown on Schedule B.
2. The development is in general compliance with the Building Elevations and Exterior Finishes prepared by de Hoog & Kierulf Architects dated 2017-SEP-15, as shown on Schedules C and D.
3. The development is in general compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect received 2018-JAN-15, as shown on Schedule E.
4. A joint access easement agreement is required to be registered on the property titles of 4950 and 4900 Uplands Drive prior to the issuance of a building permit on either property.

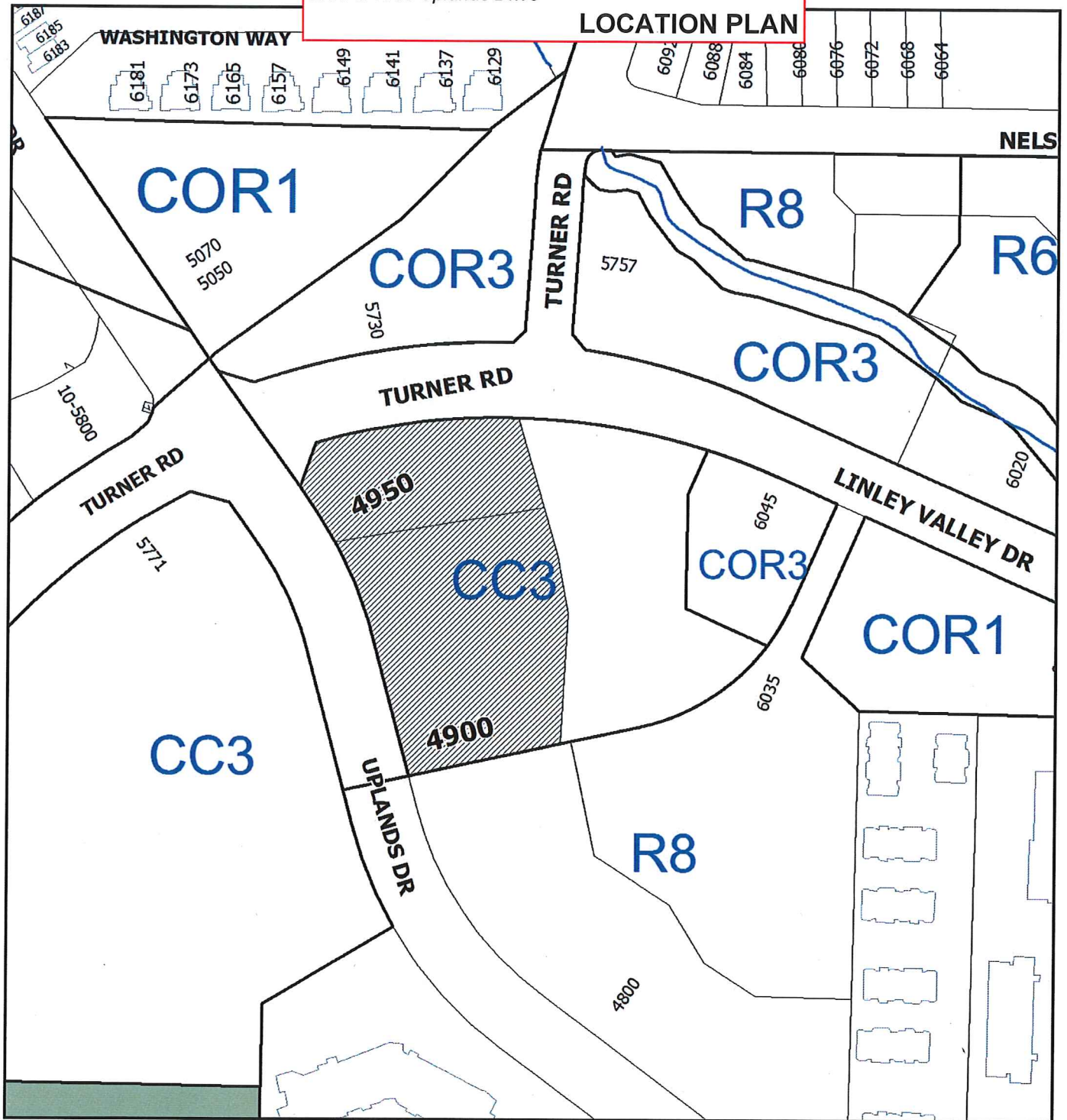
REVIEWED AND APPROVED ON

Date 2018-JAN-24

  
D. Lindsay, Director  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in  
Prospero attachment: DP001072

Development Permit DP001072 Schedule A  
4950 & 4900 Uplands Drive



DEVELOPMENT PERMIT NO. DP001072

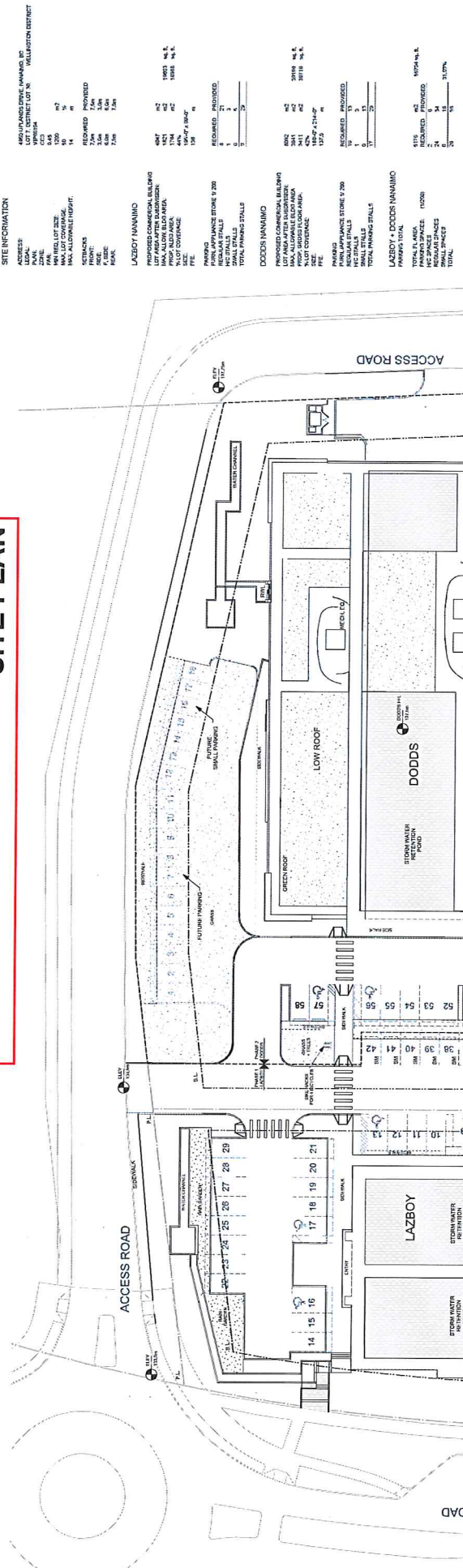


## LOCATION PLAN

 **Subject Properties**

Civic: 4900 and 4950 Uplands Drive  
Lot 2 District Lots 14 and 30, Wellington District,  
Plan EPP69239 and Lot 1, District Lot 30,  
Wellington District, Plan EPP69239

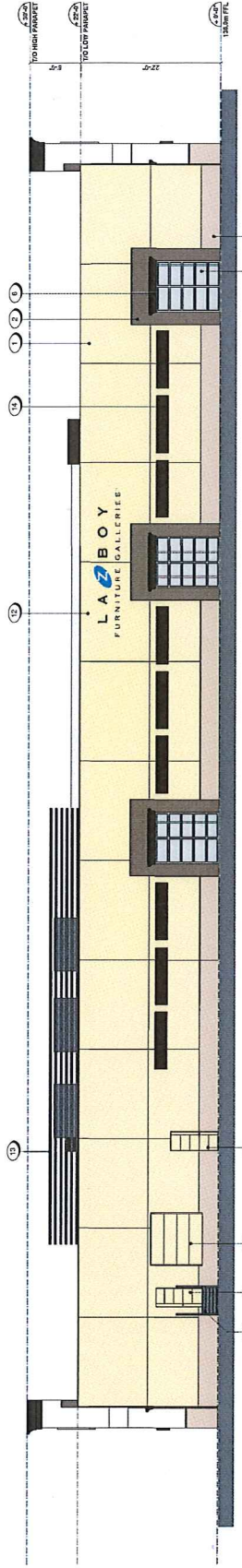
**Development Permit DP001072 Schedule B**  
**4950 & 4900 Uplands Drive**  
**SITE PLAN**



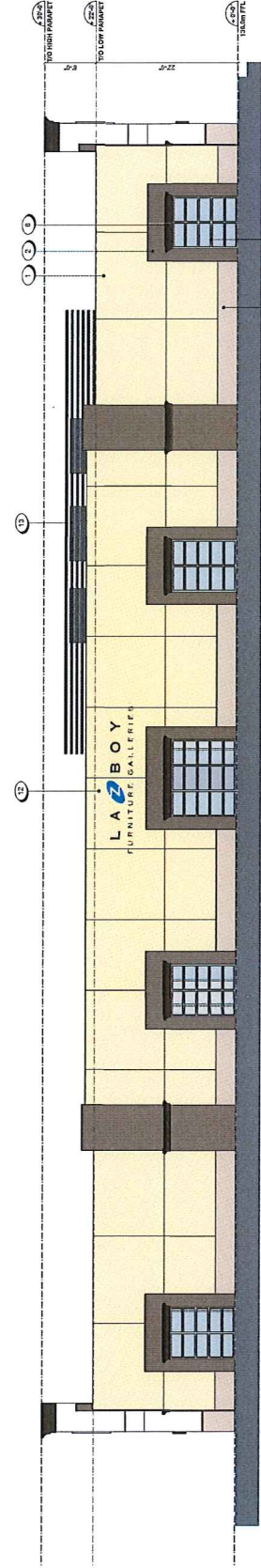
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Development Permit DP001072 Schedule C  
 4950 & 4900 Uplands Drive  
 BUILDING ELEVATIONS  
 1/4

MATERIAL PALETTE LEGEND	
1	STUCCO (MEDIUM CREAM)
2	STUCCO (MEDIUM BROWN)
3	STUCCO (LIGHT BROWN)
4	STUCCO (LIGHT BROWN)
5	STUCCO (BLUE)
6	STUCCO MOLDING (DARK BROWN)
7	STONEFRONT ENTRY (ANODIZED ALUMINIUM)
8	STONEFRONT ENTRY (ANODIZED ALUMINIUM)
9	OVERHEAD DOOR (LIGHT CREAM)
10	ACCESS DOOR (LIGHT CREAM)
11	STAIR (GALVANIZED METAL)
12	SIGNAGE
13	PERFORATED MECH. ENCLOSURE (SOLID ZINC GREY)
14	AWNING



1 SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"



2 NORTH ELEVATION  
 Scale: 1/8" = 1'-0"

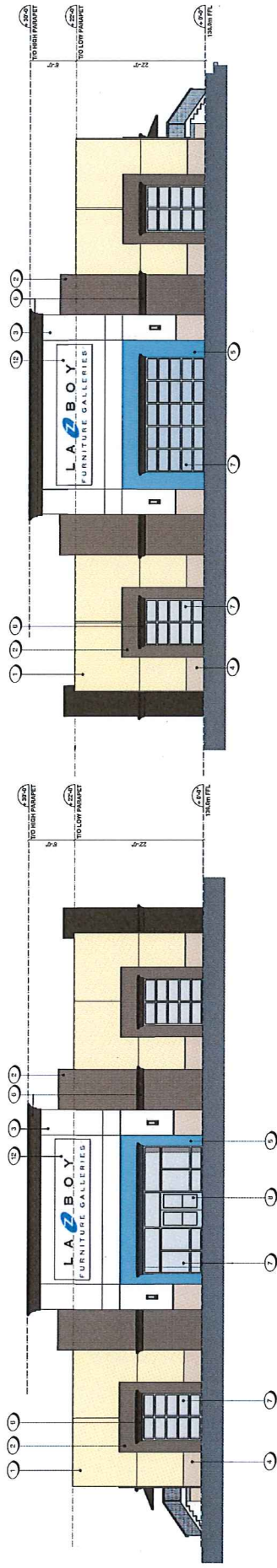
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LAZBOY + DODDS Nanaimo  
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 2017-SEP-20  
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 de Hoog & Kieruff architects dHKA  
 LAZBOY Elevations

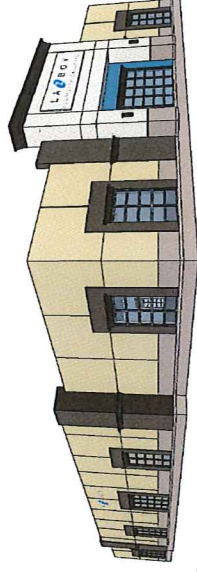
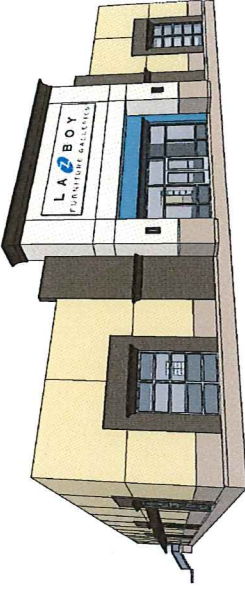
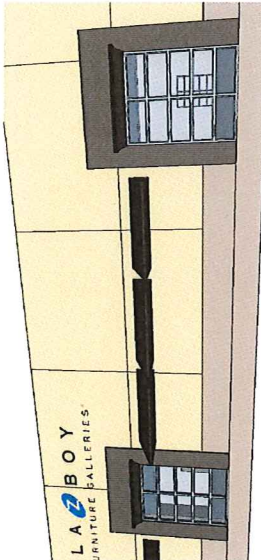
**MATERIAL PALETTE LEGEND**

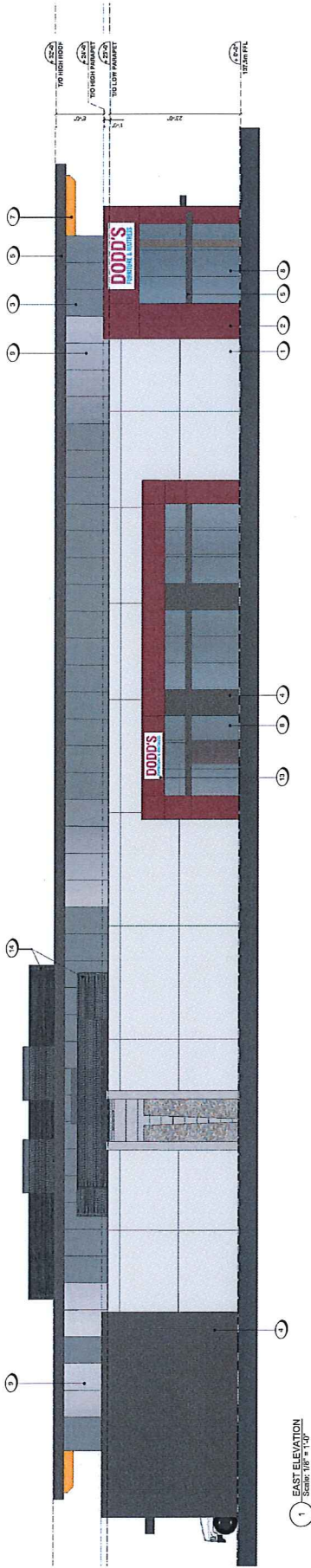
- 1 STUCCO (MEDIUM CREAM)
- 2 STUCCO (DARK BROWN)
- 3 STUCCO (LIGHT CREAM)
- 4 STUCCO (LIGHT BROWN)
- 5 STUCCO (BLUE)
- 6 STUCCO (DARK BROWN)
- 7 STOREFRONT WINDOWS (ANODIZED ALUMINIUM)
- 8 STOREFRONT ENTRY (ANODIZED ALUMINIUM)
- 9 OVERHEAD DOOR (LIGHT CREAM)
- 10 ACCESS DOOR (LIGHT CREAM)
- 11 STAIR (GALVANIZED METAL)
- 12 SIGNAGE (STEEL, OLD ZINC GREY)
- 13 SIGNAGE MESH ENCLOSURE (STEEL, OLD ZINC GREY)
- 14 AWNING



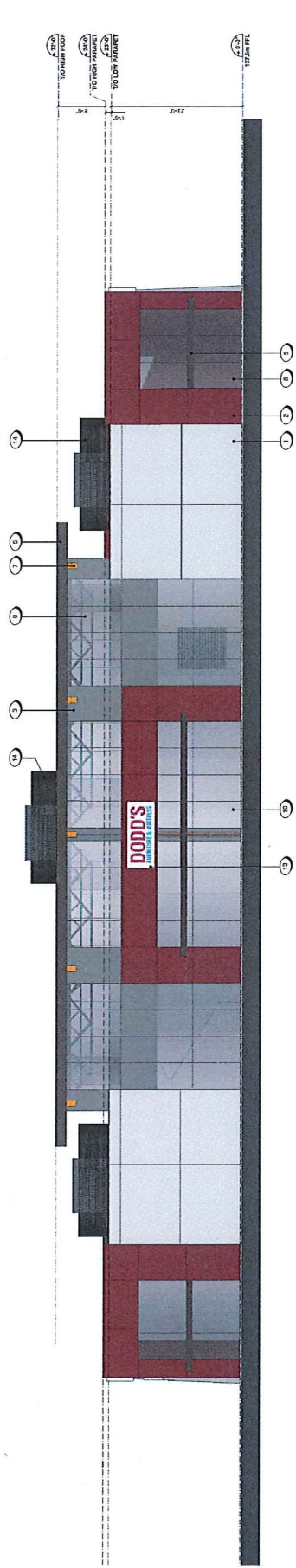
1 EAST ELEVATION  
Scale: 1/8" = 1'-0"

2 WEST ELEVATION  
Scale: 1/8" = 1'-0"





1 EAST ELEVATION  
Scale: 1/8" = 1'-0"

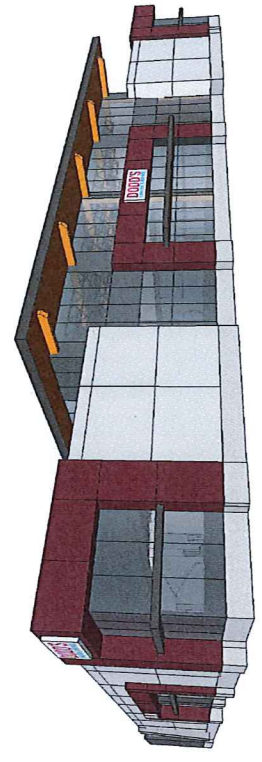


2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

**MATERIAL PALETTE LEGEND**

- 1 FIBER CEMENT PANEL (LIGHT GREY)
- 2 FIBER CEMENT PANEL (BURGANDY)
- 3 FIBER CEMENT PANEL (MEDIUM GREY)
- 4 FIBER CEMENT PANEL (CHARCOAL)
- 5 FIBER CEMENT PANEL (BURGANDY)
- 6 CORRUGATED METAL (SILVER)
- 7 GLULAM BEAMS (CLEAR STAIN)
- 8 PAINT WINDOWS (ALUMINIUM, ANODIZED)
- 9 SPANDREL PANELS (ALUMINIUM, ANODIZED)
- 10 ANODIZED ALUMINIUM ENTRY (ALUMINIUM, ANODIZED)
- 11 OVERHEAD DOOR (LIGHT GREY)
- 12 ACCESS DOOR (LIGHT GREY)
- 13 PERFORATED MECH ENCLOSURE (STEEL, CHARCOAL POWDER COATING)
- 14 DOWN PIPE (CONCRETE AND STONE)

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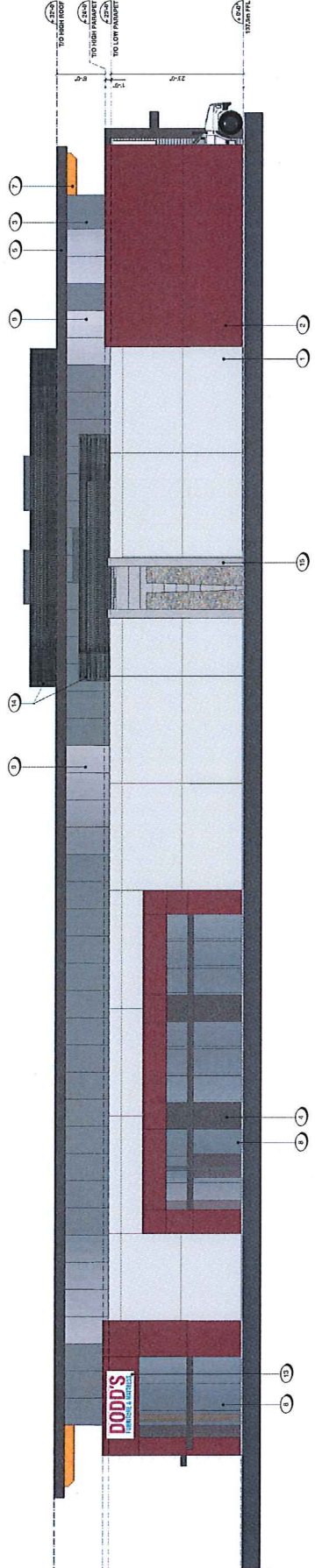
LAZBOY + DODDS Nanaimo

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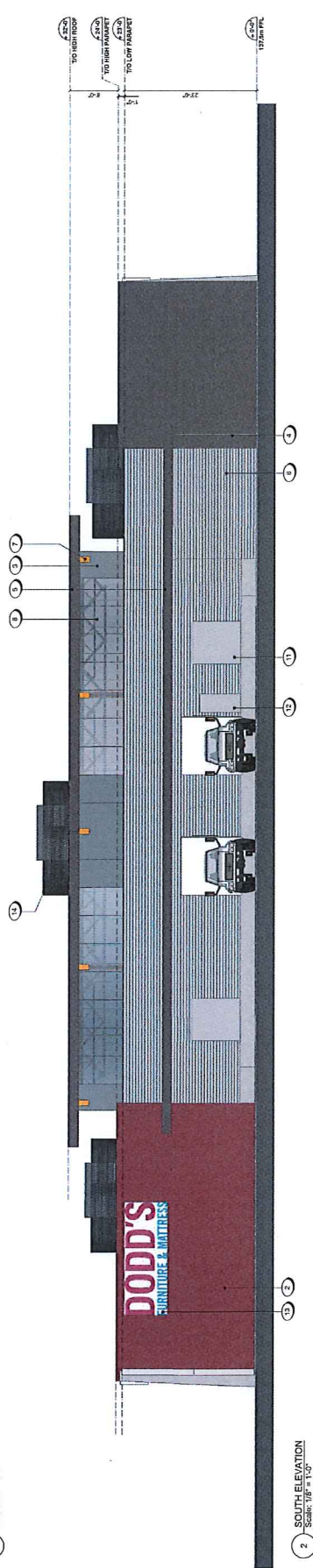
DODDS Elevations

de Hoog & Kieruff architects

LAZBOY + DODDS  
Nanaimo, BC  
15 SEP 17



1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



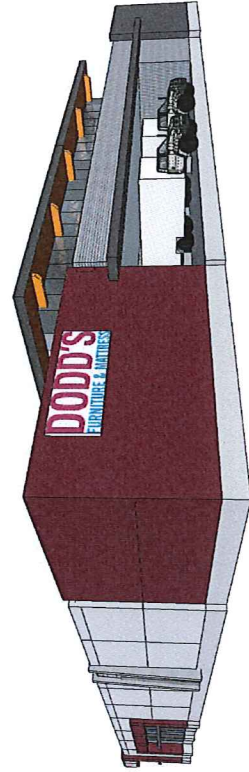
2 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**MATERIAL PALETTE LEGEND**

- 1 FIBER CEMENT PANEL (LIGHT GREY)
- 2 FIBER CEMENT PANEL (BURGANDY)
- 3 FIBER CEMENT PANEL (MEDIUM GREY)
- 4 FIBER CEMENT PANEL (DARK GREY)
- 5 CANOPY, FIBER CEMENT PANEL (CHARCOAL)
- 6 CORRUGATED METAL (SILVER)
- 7 CORRUGATED METAL (DARK GREY)
- 8 STOREFRONT WINDOWS (ALUMINIUM, ANODIZED)
- 9 SPANDREL PANELS (ALUMINIUM, ANODIZED)
- 10 STOREFRONT ENTRY (ALUMINIUM, ANODIZED)
- 11 OVERHEAD DOOR (LIGHT GREY)
- 12 ACCESS DOOR (LIGHT GREY)
- 13 PERFORATED MECH. ENCLOSURE (STEEL, CHARCOAL POWDER COATING)
- 14 DOWN PIPE (CONCRETE AND STONE)
- 15

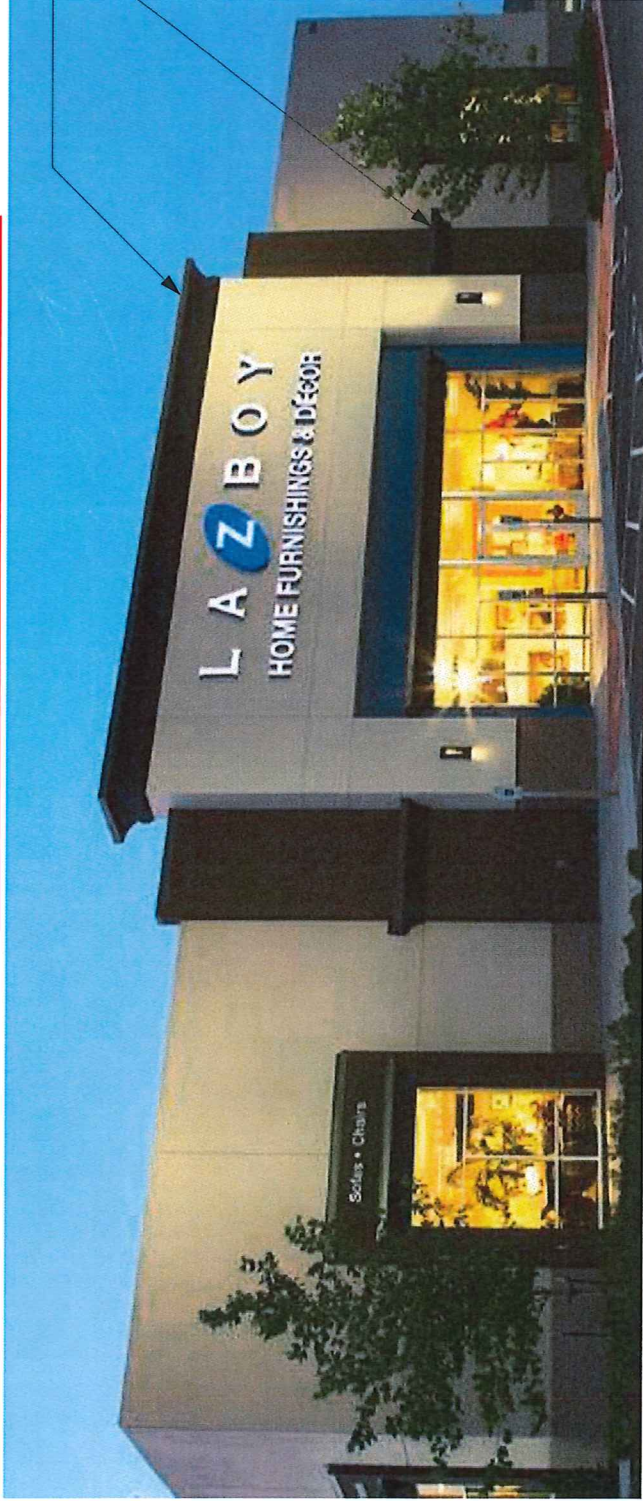
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Development Permit DP001072 Schedule D  
 4950 & 4900 Uplands Drive  
 1/2  
**EXTERIOR FINISHES**



COLOR SWATCH	NAME	DRYVIT #
	LIGHT CREAM	LAZB-23-1022 DRYVIT SANDPEBBLE FINE TEXTURE FINISH
	MEDIUM CREAM	LAZB-19-1022 DRYVIT SANDPEBBLE FINE TEXTURE FINISH
	LIGHT BROWN	LAZB-20-1022 DRYVIT SANDPEBBLE FINE TEXTURE FINISH
	MEDIUM BROWN	LAZB-24-1022 DRYVIT SANDPEBBLE FINE TEXTURE FINISH
	DARK BROWN	LAZB-22-1022S DRYVIT SANDPEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
	BLUE	LAZB-21-1022S DRYVIT SANDPEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT

- 3
- 1
- 4
- 2
- 6
- 5



EIFS WITH V-GROOVE



ANODIZED ALUMINUM STOREFRONT

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FIBER CEMENT PANEL  
"COBBLE STONE" GREY



FIBER CEMENT PANEL  
"CRUSHED VELVET"



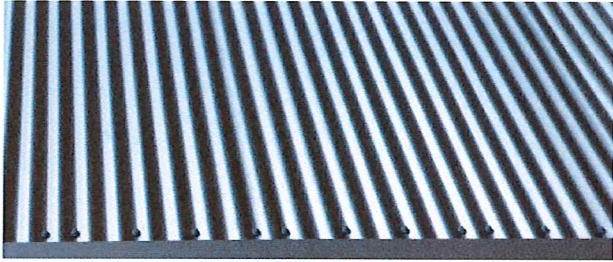
FIBER CEMENT PANEL  
"CINDER"



FIBER CEMENT PANEL  
"IRON GREY"



FIBER CEMENT  
PANEL CLADDING



CORRUGATED METAL  
SILVER



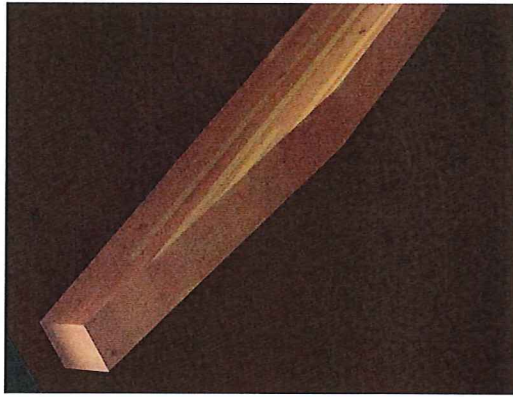
ALUMINUM STOREFRONT WINDOWS  
ANODIZED ALUMINUM



ALUMINUM SOFFITS AND FASCIAS  
OLD ZINC GREY



STEEL  
CHARCOAL POWDER COATING



GLULAM BEAM + COLUMNS  
CLEAR STAIN

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LAZBOY + DODDS  
NANAIMO BC  
15 SEP 17

LAZBOY + DODDS Nanaimo

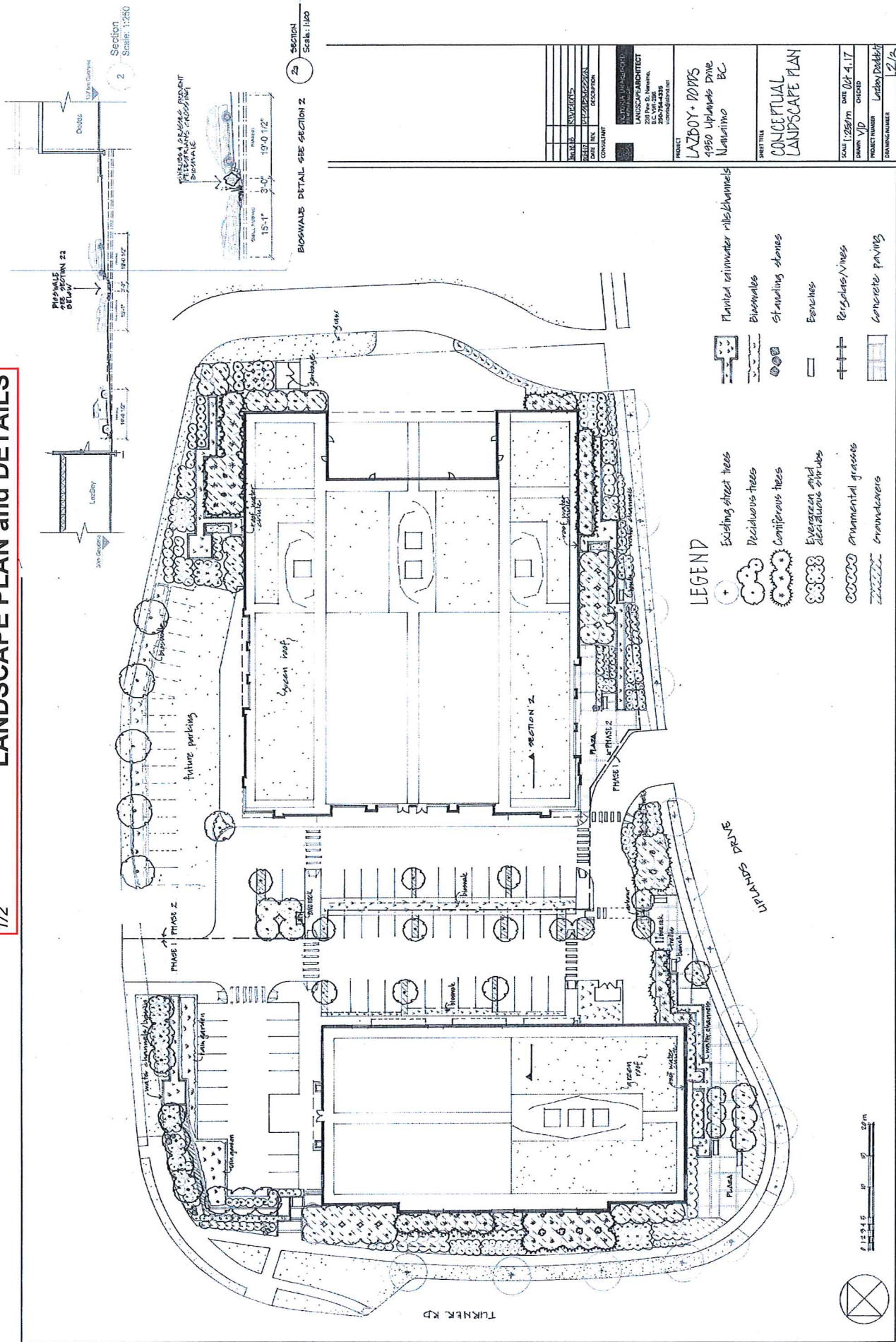
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DODDS Materials

de Hoog & Kieruff architects #HK3

**Schedule E**  
**LANDSCAPE PLAN and DETAILS**

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 4950 & 4900 Uplands Drive  
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### Design rationale

- Objectives**
1. Respond to the client's brief and working context
  2. Respond to the needs of the client
  3. Respond to the City of Nanaimo design guidelines
- Context**
- A sense of place is created by using materials and planting design specific to Vancouver Island
- Plant materials – planting design scheme systems of selected (total of 16) trees, large layers of container trees, deciduous trees, shrubs and groundcovers. These are chosen to create a sense of place and respond to the client's requirements for a landscape design.
  - Rock – standing stones of basalt rock provide sculptural elements throughout the site
  - Water – planted container elements are horizontal and provide a hard edge along the water.
  - Wood – materials along the water provide an inviting pedestrian entrance

- Local Context**
- The concrete and stone walls employed at Langwood are selected in the formal in-metastone materials and the staining concrete.
  - The plaza at the corner of Johnson and Langwood and RBC, with an extensive planting highlighting the corner windows. From this vantage, containers are visible into the site on a series of patios. A secondary podium was placed in the plaza to create a sense of place and respond to the client's requirements for a landscape design.
  - The site is furnished with landscaping stones, the materials of the entrance and facade.

### Street design

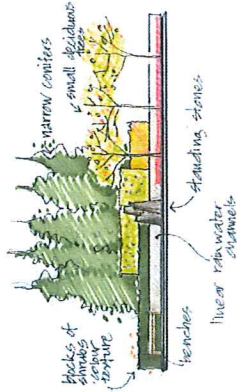
- The streetscape has been designed for both pedestrians and vehicles and for visibility into the site. The planting scheme is designed on a grid and is substantially formal and geometric with a large enough scale to reduce the building scale. The blocks of vegetation will be chosen to be permeable to the streetscape and provide a sense of place and respond to the client's requirements for a landscape design.
- The site will be visible and accessible to the street through the planting scheme. As the pedestrian travels around the building facade, the planting scheme will provide a sense of place and respond to the client's requirements for a landscape design.
- The planting scheme will be visible and accessible to the street through the planting scheme. As the pedestrian travels around the building facade, the planting scheme will provide a sense of place and respond to the client's requirements for a landscape design.

### Secondary management

All rainwater runoff will be captured into bioswales. All roof water will be collected into bioswales via the green roofs. As well as being part of the stormwater management, the Green Roofs provide additional habitat and an improved roof top view for other residential buildings to the east.

### Plant Palette

Key	Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>			
L1	Large		6 cm cal
L2	Medium		6 cm cal
L3	Small		6 cm cal
<b>Evergreen Conifers</b>			
E1	Large		10 gal
E2	Medium		10 gal
E3	Small		10 gal
<b>Shrubs</b>			
S1	Large		2 gal
S2	Medium		1 gal
S3	Small		1 gal
<b>Perennials</b>			
P1	Large		5 gal
P2	Medium		5 gal
P3	Small		1 gal
<b>Grasses</b>			
G1	Large		5 gal
G2	Medium		5 gal
G3	Small		1 gal
<b>Plants for bottom of hills</b>			
B1	Large		5 gal
B2	Medium		5 gal
B3	Small		1 gal






ROCK



WATER



WOOD









PLANT MATERIAL

DATE	REV	DESCRIPTION

CONSULTANT

**ACTIVIA DESIGN**  
 LANDSCAPE ARCHITECT  
 200 Pine St, Nanaimo  
 BC V9A 5B8  
 www.activia.net

PROJECT  
 LAZBY + DIPPES  
 NANAIMO BC

SHEET TITLE  
 CONCEPTUAL  
 LANDSCAPE  
 PLAN  
 Design Elements

SCALE N/A DATE 2/21/2017  
 DRAWN VJP CHECKED  
 PROJECT NUMBER Lazby + Dippe 17  
 DRAWING NUMBER 1/2

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Green Group & Associates