



**DEVELOPMENT PERMIT NO. DP001082**

**RELENTLESS HOLDING COMPANY INC.**

**Name of Owner(s) of Land (Permittee)**

**6543 PORTSMOUTH ROAD**

**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 B, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN EPP14697,  
EXCEPT PART IN PLAN EPS1455**

**PID No. 028-710-967**

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**  
**Schedule E Exterior Finishes**

- 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 16.6.9 Building Height* – to increase the maximum building height for Building B from 12.2m to 13.2m.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects dated 2018-MAY-29, as shown on Schedule B.
2. The subject property is in general compliance with the Building Elevations prepared by de Hoog & Kierulf Architects dated 2018-MAR-22, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect dated 2017-OCT-29, as shown on Schedule D.
4. The subject property is in general compliance with the Exterior Finishes prepared by de Hoog & Kierulf Architects dated 2017-OCT-31, as shown on Schedule E.

REVIEWED AND APPROVED ON

2018 JUN - 18  
Date

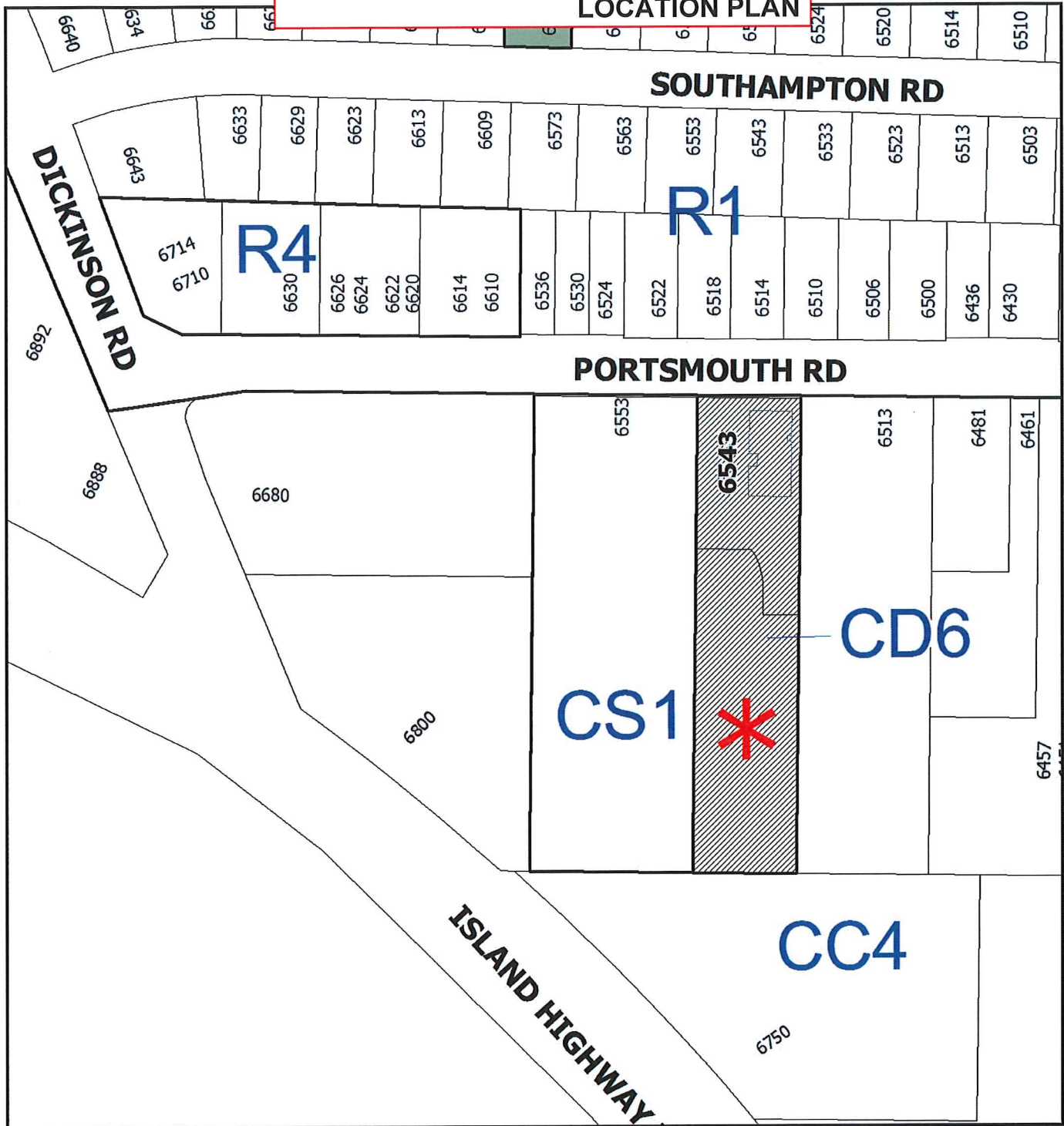
  
D. Lindsay, Director  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

LW/ch

Prospero ATT: DP001082

Development Permit DP001082 Schedule A  
6543 Portsmouth Road

**LOCATION PLAN**



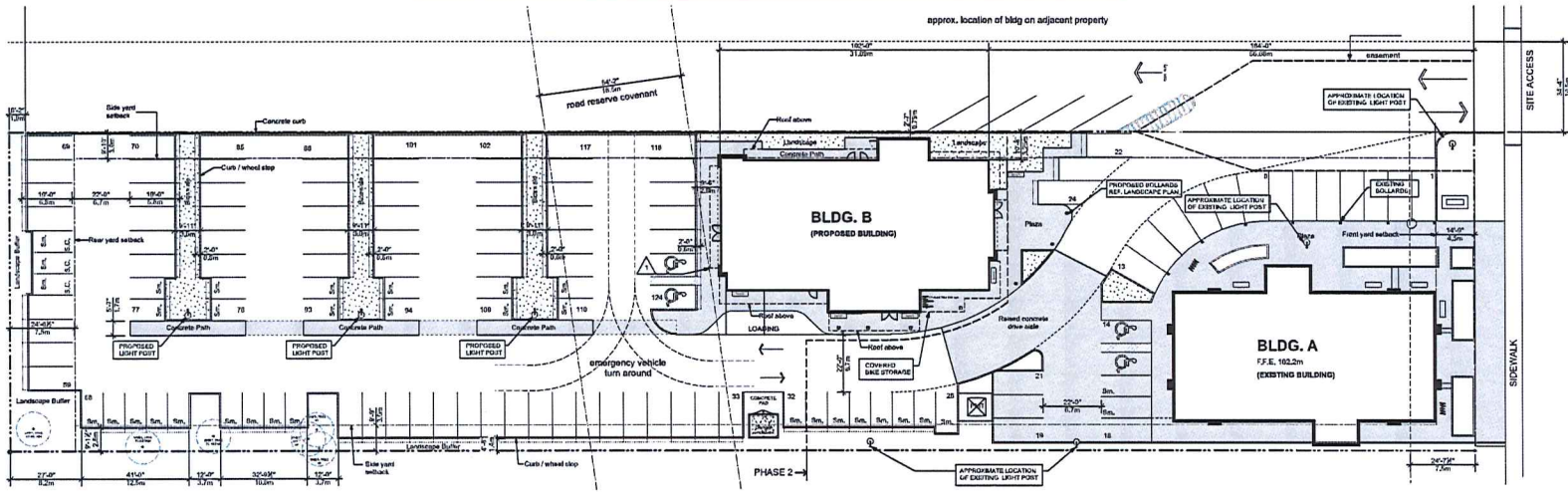
DEVELOPMENT PERMIT NO. DP001082



**LOCATION PLAN**

Civic: 6543 Portsmouth Road  
Lot B, District Lot 28, Wellington District,  
Plan EPP14697, Except part in  
Plan EPS1455

-  **Subject Property**
-  **Subject Location**



1 SITE PLAN  
Scale: 1:250

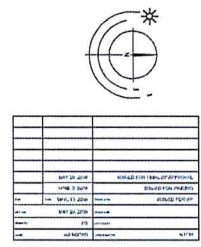
PORTSMOUTH ROAD  
SIDEWALK

- REVISIONS:**
- 25 Jun, 2018: Adjust roof overhang back from road reserve covenant.
  - 20 Mar, 2018: Confirm CFA of non-residential conforms with CDS Zone.

BUILDING CODE SUMMARY		BRITISH COLUMBIA BUILDING CODE 2012					
MAJOR OCCUPANCY CLASSIFICATION:	DIVISION B, PART 9, TABLE 9.10.2.1, GROUP D						
BUILDING AREA (FOOTPRINT):	827.69 SQ.M.						
NUMBER OF STOREYS:	3						
REQUIREMENT FOR SPRINKLERS:	NOT REQUIRED BY CODE, BUT PROVIDED AS PER NANAIMO BY-LAW.						
REQUIRED BUILDING FIRE RATINGS:	FLOORS: TABLE 9.10.8.1, 45 MIN. F.R.R. ROOF: TABLE 9.10.8.1, NO REQUIREMENT. SUPPORTING STRUCTURE: TABLE 9.10.8.1, 45 MIN. F.R.R. (SAME AS THE REQUIRED FLOOR OR ROOF ASSEMBLY). SEPARATION FOR EXITS (STAIRS): 9.10.8.2, 45 MIN. F.R.R. (SAME AS REQUIRED FOR FLOOR ABOVE). SEPARATION OF SUITES: 9.10.8.12, 45 MIN. F.R.R. (FOR OFFICES). SEPARATION OF PUBLIC CORRIDORS: 9.10.8.15, NO REQUIREMENT FOR SPRINKLERED BUILDING. SEPARATION OF SERVICE ROOMS: 9.10.18.4, 1 HR. F.R.R. SEPARATION OF STORAGE ROOMS: 9.10.18.5, 45 MIN. F.R.R. FOR SPRINKLERED BUILDING.						
NUMBER AND SPACING OF EGRESS DOORS:	MAX. AREA OF SUITE FOR 1 EXIT: TABLE 9.9.7.4, GROUP D: 260 SQ.M. (152 FT <sup>2</sup> ) MAX. DIST. TO EGRESS DOOR FOR 1 EXIT: TABLE 9.9.7.4, GROUP D: 25 M. (82 FT)						
FIRE PROTECTION FOR EXITS:	FIRE SEPARATIONS FOR EXITS: 9.9.4.2, 1) 45 MIN. F.R.R. FROM ADJACENT FLOOR AREA.						
SPATIAL SEPARATION BETWEEN BUILDINGS:	9.10.14.4.						
OPENINGS IN EXPOSING BUILDING FACE:	9.10.14.4, TABLE 9.10.14.4.A & SENTENCE 7						
CONSTRUCTION OF EXPOSING BUILDING FACE:	9.10.14.5, TABLE 9.10.14.5.A						
		UNPROTECTED OPENINGS IN EXPOSING BUILDING FACE	CONSTRUCTION OF EXTERIOR WALLS				
WALL	AREA OF BRK (SQ.M.)	L&L DIST. (M)	PERMITTED MAX. % UNPROTECT. OPENINGS	PROPOSED % UNPROTECT. OPENINGS	F.R.R. REQD. (HRL) MIN.	TYPE OF CONIT. REQ. (NON-COMB. CLAS.)	TYPE OF CLADDING REQD
NORTH	WALL AREA: 220.5 SQ.M.	21.2 M (69.56 FT)	100%	25%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED
EAST	WALL AREA: 382.8 SQ.M.	15.97 M	92%	54%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED
SOUTH	WALL AREA: 228.5 SQ.M.	82.31 M	100%	23%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED
WEST	WALL AREA MAIN FL: 61.5 SQ.M.	3.25 M	35% (45 BRK. SPRINKLERED)	20%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED
	WALL AREA 2ND FL: 61.5 SQ.M.	3.25 M	35% (45 BRK. SPRINKLERED)	17%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED
	WALL AREA 3RD FL: 61.5 SQ.M.	3.25 M	35% (45 BRK. SPRINKLERED)	17%	45 MIN.	COMB. PERMITTED	COMB. PERMITTED

**PROJECT DATA: PHASE 2 / BUILDING B**

**LEGAL DESCRIPTION:** LOT 8, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN V9P7282  
**CIVIC ADDRESS:** 6555 PORTSMOUTH ROAD  
**ZONING:** CD-6 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE  
**USE:** OFFICE  
**LOT AREA:** 6280 SQ.M. / 67597 SQ.FT.  
**DENSITY = 0.65 PAR:** 4082 SQ.M. PERMITTED 2429 SQ.M. PROPOSED.  
**LOT COVERAGE:** 30% PERMITTED 15.4% PROPOSED.  
**BUILDING AREAS:**  
**BUILDING A:** 853.3 SQ.M. (Existing Building)  
**BUILDING B:**  
**MAIN FLOOR GFA:** 586.18 SQ.M. (Exclude Main level lobby as per City of Nanaimo Zoning Bylaw 4550)  
**2ND FLOOR GFA:** 219.19 SQ.M.  
**3RD FLOOR GFA:** 219.19 SQ.M.  
**TOTAL BUILDING B:** 1024.56 SQ.M. (Non Residential Area)  
**CHORS OFFICE AREA:**  
**Building A GFA:** 883.30 SQ.M. (Non Residential Area)  
**Building B GFA:** 1024.56 SQ.M. (Non Residential Area)  
**GFA OF FCSE:** 1907.86 SQ.M. (To conform with CDS Zone requirements)  
**SETBACKS:**  
**FRONT YARD:** 4.5M (MIN) 7.5M (MAX)  
**REAR YARD:** 3.0M  
**FLANKING REAR YARD:** 6.0M  
**REAR YARD:** 6.0M  
**\*SIDE YARD SETBACK CAN BE REDUCED TO 0.9 M ALONG A MAX. OF 40% OF PROPERTY BOUNDARIES. PERMETER = 513.5 M. 40% = 205.4 M (MAX. ALLOWED TO 0.9 M LINE)  
**HEIGHT:**  
**MAX. PERMITTED PROPOSED:** 12.2M / 40 FT  
**13.2M / 43 FT 3 IN" (VARIANCE OF 1.0M)  
**PARKING:**  
**REQUIRED NON RESIDENTIAL:** 1 SPACE PER 27 BLD. G.F.A. = 118 STALLS  
**LOADING SPACES:** 1 SPACE FOR BUILDINGS A & B  
**PROVIDED:** 27 SMALL CAR STALLS  
**33 STAIRWELL/BIKE STALLS**  
**122 TOTAL STALLS PROVIDED.******

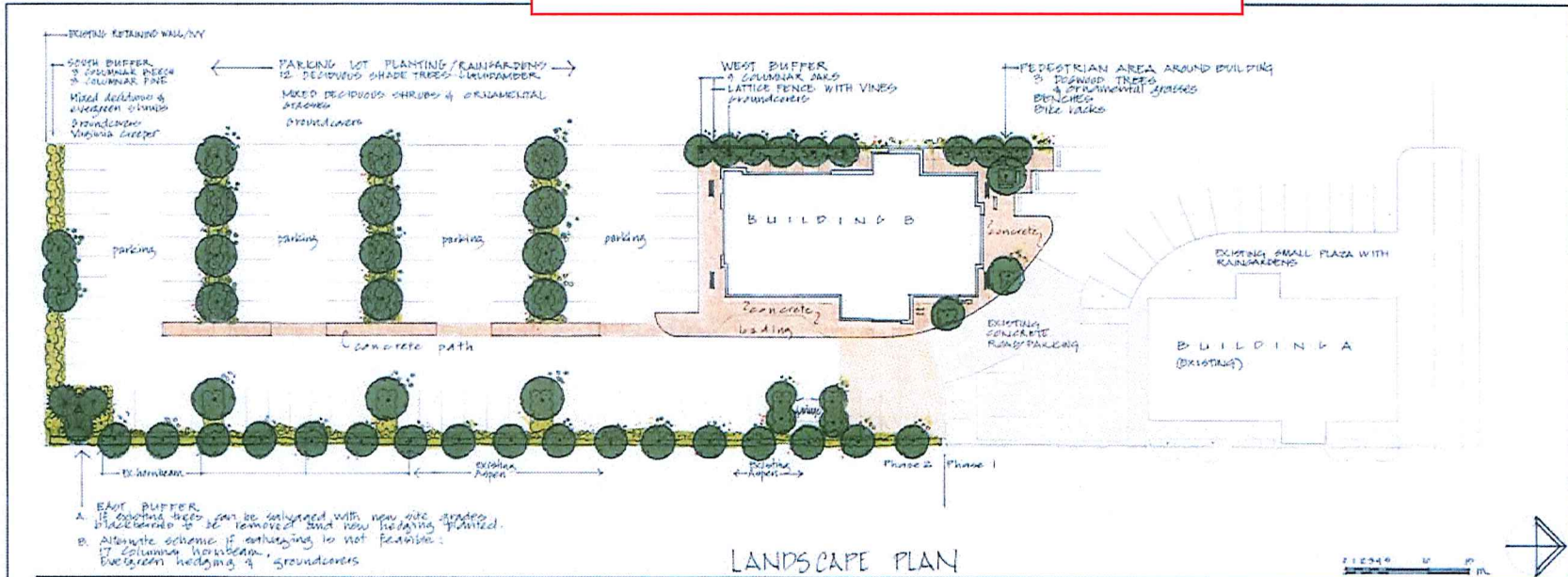


**de Hoog & Klerff architects**  
 6543 Portsmouth Road  
 Nanaimo, BC  
**Portsmouth Professional Bldg PH.2**  
 6543 Portsmouth Road  
 Nanaimo, BC  
**SITE PLAN**  
 Scale: 1:250  
 A100





LANDSCAPE PLAN



EAST BUFFER  
A. If existing trees can be salvaged with new site graded, plant material to be retained and new planting planted.  
B. Alternate scheme if salvaging is not feasible.  
3 Columnar Nordmann, Evergreen hedging & groundcovers

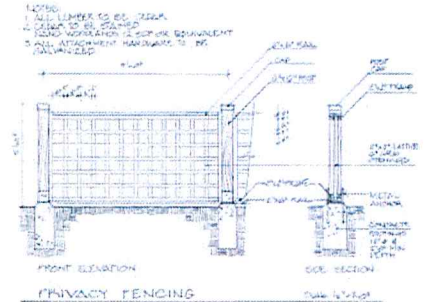
LANDSCAPE PLAN

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size
<b>Ceiferous trees</b>				
Piv		Ficus Texas vanderwolf	Vanderwolf Pine	2m
<b>Deciduous Trees</b>				
Q1		Acer glabrum	Flowering Dogwood	4.0m cal
Q2		Cornus Fodora White Wonder	Honeysuckle	6.0m cal
Q3		Carpinus betulus fastigata	Horizontal	6.0m cal
Q4		Fagus sylvatica Glawka Gold	Golden Columnar Beech	6.0m cal
Q5		Liquidambar styraciflua	Sweetgum	6.0m cal
Q6		Quercus Cinnamon Spike	Cinnamon Spike Oak	6.0m cal
<b>Shrubs</b>				
S1		Buxus sempervirens	Boxwood	#2
S2		Koeleria paniculata	Burning Bush	#1
S3		Hebe pinnatifida	Hebe	#1
S4		Lavandula angustifolia	Lavender	#1
S5		Viburnum tinifolium	Evergreen Huckleberry	#1
S6		Pinus mugo rugis	Dwarf Mugo Pine	#1
<b>Grasses</b>				
G1		Neozoastrum sempervirens	Blue Oak Grass	#1
G2		Miscanthus sinensis yaku yama	Maiden Grass	#1
G3		Pennisetum hamatum	Dwarf Fountain Grass	#1
<b>Perennials</b>				
P1		Sedum spectabile		#1
P2		Rudbeckia goldstamii		#1
<b>Groundcovers</b>				
Gc1		Anchastaphylos uva-ursi	Kinnikinnick	
Gc2		Erica carnea	Heather	#1
<b>Vines</b>				
V1		Clematis armandi	Evergreen Clematis	1 gal
V2		Pammosissus truncopeltata	Passion Vine	1 gal
V3		Vitis vulpina	Grape vine	1 gal



LANDSCAPE FEATURES



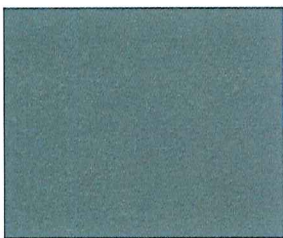
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DP1082  
2017-NOV-01

PORTSMOUTH PROFESSIONAL BUILDING Ph.2  
6543 Portsmouth Rd  
CONCEPTUAL LANDSCAPE PLAN

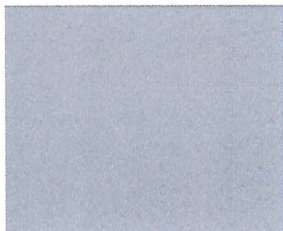
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DRAWN: VJP CHECKED: [Signature]  
PROJECT NUMBER: Portsmouth 14  
DRAWING NUMBER: L1



EXTERIOR FINISHES



2. FIBRE CEMENT PANEL, SAXON  
FLASHING TO MATCH PH.1 BUILDING



1. FIBRE CEMENT PANEL, LIGHT GREY  
FLASHING TO MATCH PH.1 BUILDING



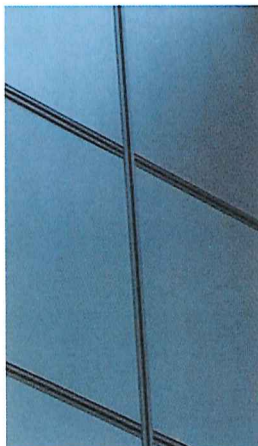
7. PERFORATED ALUMINIUM SOFFIT, CHARCOAL



6. COMBFACED WOOD FASCIA + METAL FLASHING



5. BRICK FACING WITH CONCRETE CAP  
TO MATCH PH.1 BUILDING



4. FIBRE CEMENT PANEL CLADDING, CHARCOAL  
FLASHING TO MATCH PH.1 BUILDING



8. ALUMINIUM STOREFRONT DOORS  
BLACK



9. ALUMINIUM STOREFRONT WINDOWS  
BLACK

MATERIAL PALETTE

- 1 FIBRE CEMENT PANELS, LIGHT GREY (COLOUR TO MATCH PH.1 BUILDING)
- 2 FIBRE CEMENT PANELS, MEDIUM GREEN GREY
- 3 BRICK FACING, WITH CONCRETE CAP, (COLOUR TO MATCH PH.1 BUILDING)
- 4 FIBRE CEMENT PANELS, CHARCOAL
- 5 ALUMINIUM WINDOW FRAMES, BLACK
- 6 COMBFACED WOOD FASCIA, (COLOUR TO MATCH PH.1 BUILDING)
- 7 METAL SOFFIT, ALUMINIUM, BLACK
- 8 ALUMINIUM STOREFRONT DOORS, BLACK
- 9 GLASS CANOPY, ON METAL FRAME, CHARCOAL
- 10 LOUVRES, METAL FRAME, CHARCOAL