



**DEVELOPMENT PERMIT NO. DP001088**

**NANAIMO ASSOCIATION FOR COMMUNITY LIVING**  
Name of Owner(s) of Land (Permittee)

**3425 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 51, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP13120**

**PID No. 000-107-221**

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 Materials**  
**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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
  - a) *Section 7.6.1 Building Height* – to increase the maximum building heights as follows:

<i>Building</i>	<i>Maximum Permitted Building Height</i>	<i>Proposed Building Height</i>
A	9m	10.21m
B	9m	9.88m
C	9m	10.87m

- b) *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection for eaves into the east side yard setback from 0.75m to 1.12m.
    - c) *Sections 17.2.1 and 17.11 Minimum Landscape Treatment Levels* – to reduce the Minimum Landscape Treatment Level 2d landscape width along the west property line from 1.8m to 1m.
6. The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 7013" is varied as follows:
  - a) *Schedule 'A'* – to reduce the number of required off-street parking spaces from 46 to 17.

#### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by DYS Architecture dated 2018-JUN-14, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared DYS Architecture dated 2018-MAY-11, as shown on Schedule C.
3. The subject property is developed in general compliance with the Exterior Materials prepared by DYS Architecture received 2018-JAN-31, as shown on Schedule D.

4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2018-MAY-04, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 9TH DAY OF JULY, 2018.

*Heidi Gurrie*  
Corporate Officer

2018-JUL-12  
Date

LW/nt

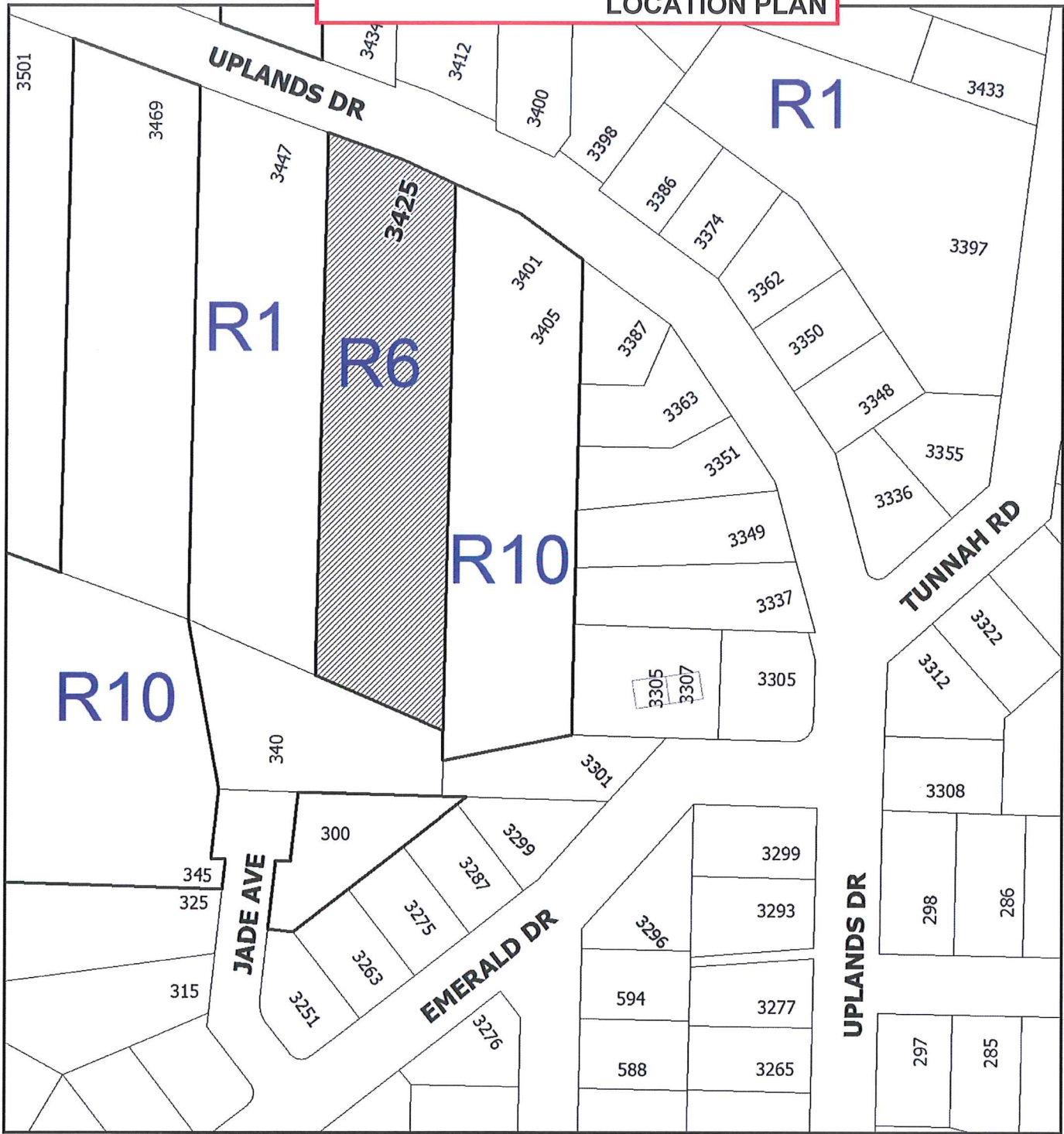
Prospero attachment: DP001088

Development Permit DP001088

Schedule A

3425 Uplands Drive

**LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001088



**LOCATION PLAN**

Civic: 3425 Uplands Drive  
Lot 51, District Lot 18,  
Wellington District, Plan 13120

 **Subject Property**



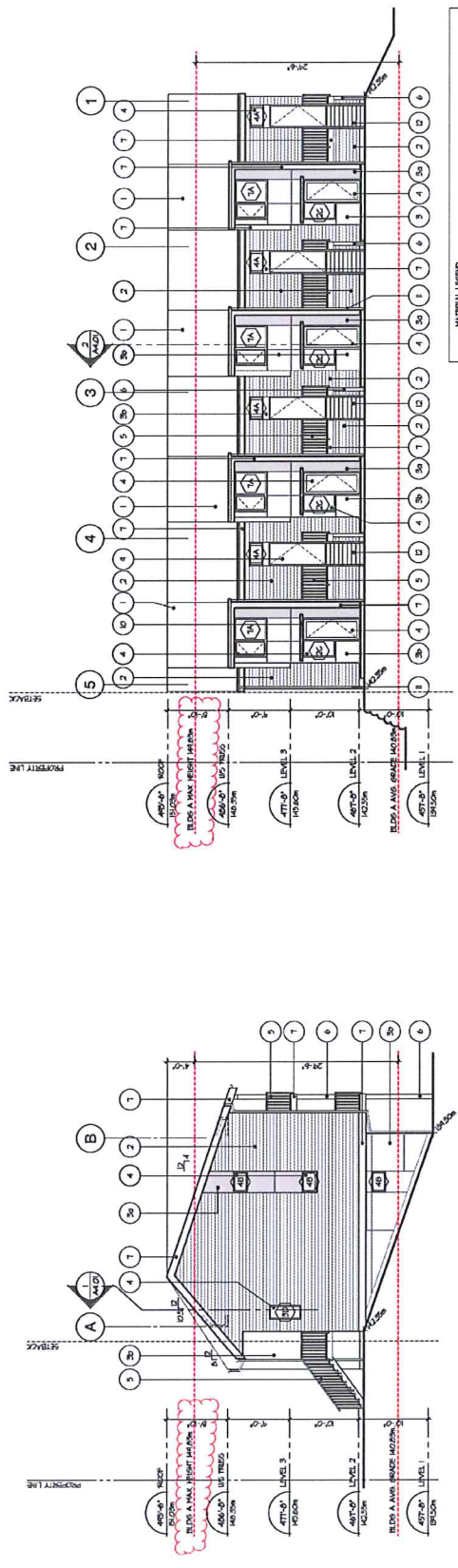
Development Permit DP001088 Schedule C  
 3425 Uplands Drive  
**BUILDING ELEVATIONS**

**dys architecture**  
 250-1770 Burrard Street Vancouver BC V6J 3C7  
 Tel: (604) 683-7710 www.dysarchitecture.com

CLIENT

- NO. | DATE | ISSUE
- 1 | 18-05-07 | ISSUED FOR DP
  - 2 | 18-05-17 | RE-ISSUED FOR DP
  - 3 | 18-05-09 | RE-ISSUED FOR DP
  - 4 | 18-05-11 | RE-ISSUED FOR DP

NO. | DATE | REVISION



1 WEST ELEVATION

2 NORTH ELEVATION

3 EAST ELEVATION

4 SOUTH ELEVATION

**MATERIAL LEGEND**

1	APRINT SHINGLES	7	FIRE EXIST TERRY FASCIA
2	6" FIRE EXIST LAF STENO	8	ARCHITECTURAL FINISHED CONCRETE
3R	FIRE EXIST PANELS CARTRIDGES (ORANGE COLOR)	4	FIREGLASS DOORS AND FRAME
3B	FIRE EXIST PANELS CARTRIDGES (GREY COLOR)	5	PRE-FINISHED METAL CANOPY
4	VINT. WINDOWS AND DOORS	6	RAIN WATER LEADER
5	PAINTED ALUMINUM FLUZZE GROUNDWALL	7	WOOD STAIRS
6	WOOD ROOFS		

PROJECT  
**IMCL UPLANDS HOUSING**

3425 UPLANDS DRIVE  
 VANANCO, B.C.

**BUILDING A  
 ELEVATIONS**

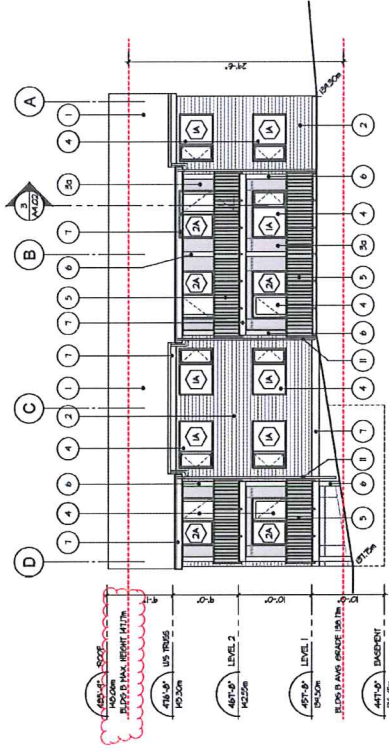
PROJECT ACT/ISSUED  
 DRAWN BY  
 CHECKED BY  
 SCALE 1/8" = 1'-0"  
 DATE 06/25/2017

RECEIVED  
 DP1088  
 2018-JUN-12

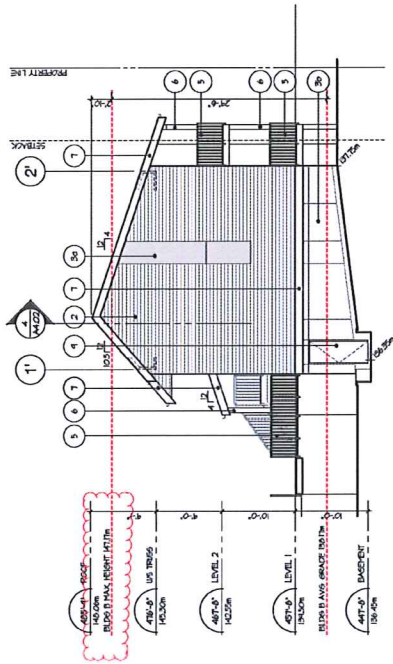
CLIENT

NO.	DATE	ISSUE
1	17-05-11	ISSUED FOR IP
2	18-01-17	RE-ISSUED FOR DP
3	18-02-09	RE-ISSUED FOR DP
4	18-05-11	RE-ISSUED FOR DP

NO. | DATE | REVISION



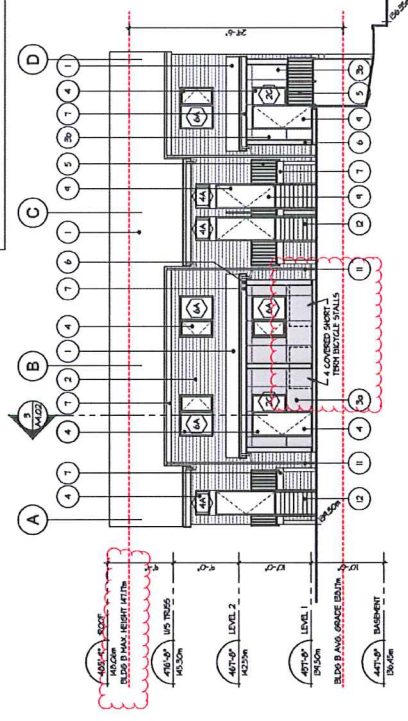
2 EAST ELEVATION



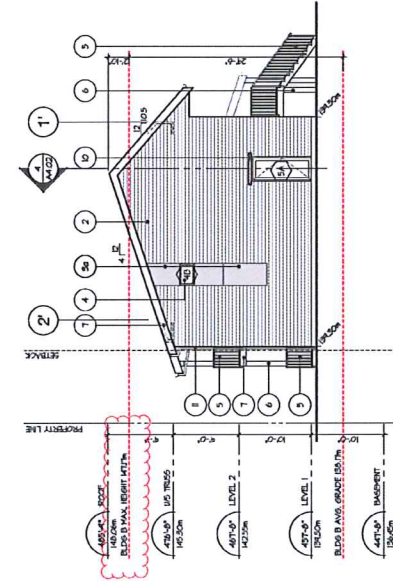
1 SOUTH ELEVATION

MATERIAL LEGEND

1	ASPHALT SHINGLES	1	FIBRE CEMENT TRIM/FACIA
2	6" FIBRE CEMENT LAP SIDING	2	ARCHITECTURAL FINISHED CONCRETE
3	FIBRE CEMENT PANELS GARRENVALS (ORANGE COLOR)	3	FIBREGLASS DOORS AND FRAME
4	FIBRE CEMENT PANELS GARRENVALS (GREY COLOR)	4	PRE-FINISHED METAL CANOPY (GREY COLOR)
5	VINYL SIDING AND DOORS	5	RAIN WATER LEADER
6	PAINTED ALUMINUM FINISH GARAGEVAL	6	WOOD STAIRS
7	WOOD ROOFS		



4 WEST ELEVATION



3 NORTH ELEVATION

PROJECT  
**NACL UPLANDS HOUSING**

2325 USR AGENS DRIVE  
 NANAIMO, B.C.

**BUILDING B  
 ELEVATIONS**

These drawings are the property of the Architect and shall remain confidential. They are to be used only for the project and site specified herein. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Architect assumes no responsibility for errors or omissions in these drawings. The Contractor shall be responsible for verifying all dimensions and conditions of the site before construction. The Architect shall not be held responsible for any delays or cost overruns caused by the Contractor's failure to follow the drawings or specifications. The Architect's liability is limited to the professional services provided. The Architect's office is located at 250-1770 Baines Street, Vancouver, BC V6J 3G7. Tel: (604) 682-7710. www.dysarchitecture.com

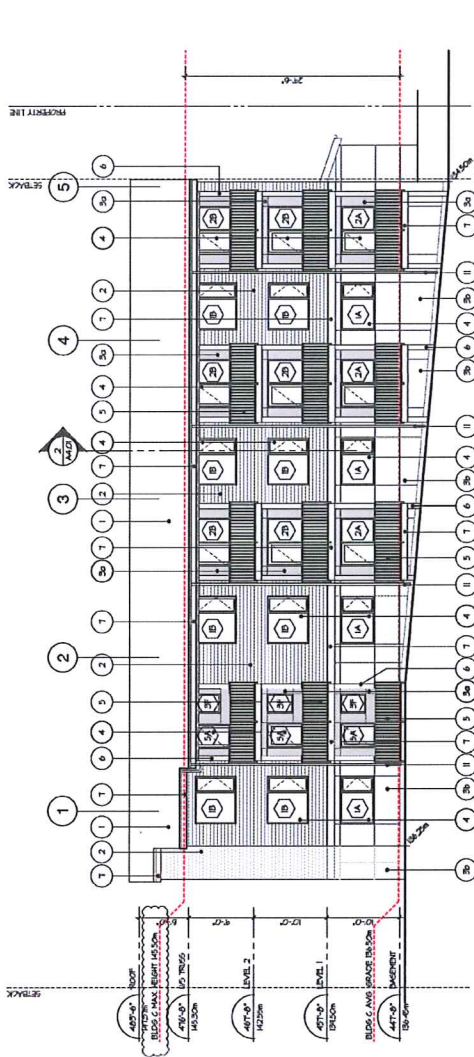
PROJECT ARCHITECT  
 DRAWN BY  
 CHECKED BY  
 SCALE 1/8" = 1'-0"  
 DATE OCT 25, 2017

RECEIVED  
 DP 1088  
 2018-JUN-12

CLIENT

NO.	DATE	ISSUE
1	17-12-11	ISSUED FOR DP
2	18-01-17	PRE-ISSUED FOR DP
3	18-02-09	PRE-ISSUED FOR DP
4	18-05-11	PRE-ISSUED FOR UP

NO. | DATE | REVISION

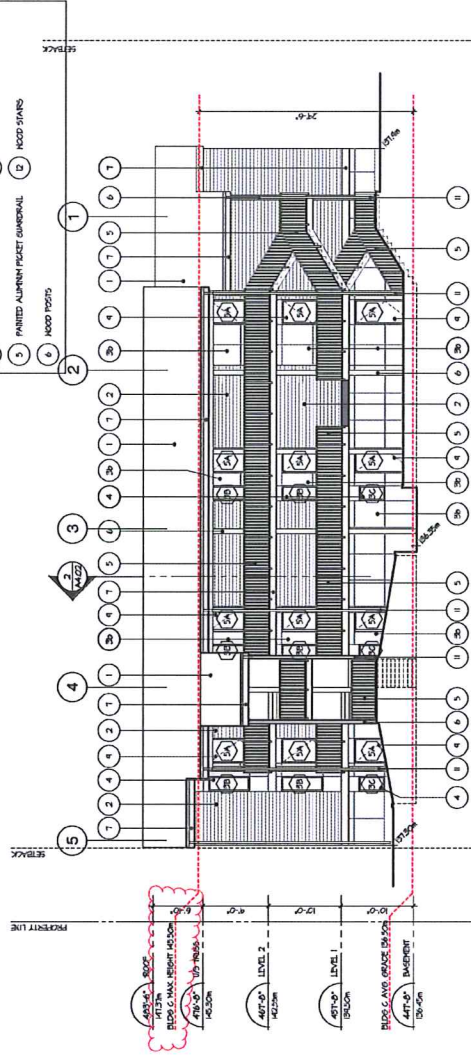


1 WEST ELEVATION

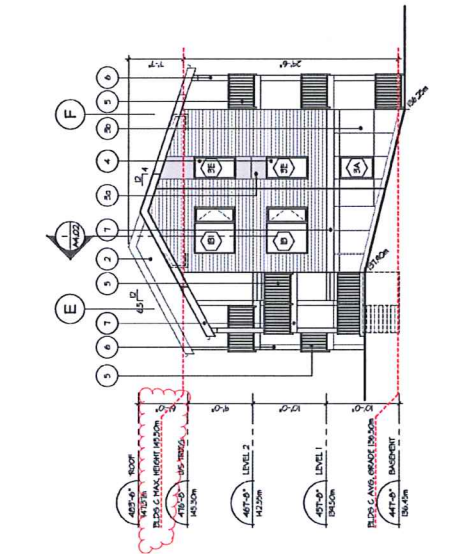
2 SOUTH ELEVATION

MATERIAL LEGEND

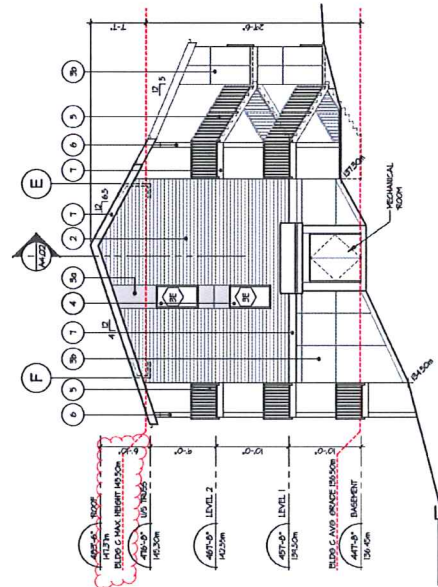
1	ASPHALT SHINGLES	7	FIBRE CEMENT TRIM FASCIA
2	4" FIBRE CEMENT LAP SIDING	8	ARCHITECTURAL FINISHED CONCRETE
3	FIBRE CEMENT PANELS GARRETTVALS (RANDOM COLOR)	9	FIBREGLASS DOORS AND FRAME
4	FIBRE CEMENT PANELS GARRETTVALS (BRIGHT COLORS)	10	PRE-FINISHED METAL CANDY
5	WHT. INTERIOR AND DOORS	11	RAIN WATER LEADER
6	PAINTED ALUMINUM PULLEY SUBMITTAL	12	WOOD STAIRS
13	WOOD POSTS		



4 NORTH ELEVATION



3 EAST ELEVATION



PROJECT  
**NACL UPLANDS HOUSING**

3425 UPR HILLS DRIVE  
 NANAIMO, B.C.

**BUILDING C  
 ELEVATIONS**

These drawings are the property of the client and are not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The client is responsible for providing accurate information and for obtaining all necessary permits. The architect is not responsible for any construction defects or delays. The architect is not responsible for any environmental or social impacts. The architect is not responsible for any legal or financial consequences. The architect is not responsible for any other matters. The architect is not responsible for any other matters.

PROJECT A210300  
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 CHECKED DS  
 SCALE 1/8" = 1'-0"  
 DATE OCT 25, 2017

RECEIVED  
 2018-JUN-12  
 2018-06-12





