



DEVELOPMENT PERMIT NO. DP001116

BARRINGTON TOWNHOMES LTD.
Name of Owner(s) of Land (Permittee)

3401 BARRINGTON 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 2, DISTRICT LOT 56, WELLINGTON DISTRICT, PLAN EPP47501

PID No. 029-659-167

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 Concept 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.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., dated 2019-FEB-20 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Ellins Architect Inc., dated 2018-AUG-01 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Fred Brooks Landscape Architect., dated 2018-AUG-30 as shown on Schedule E.

REVIEWED AND APPROVED ON

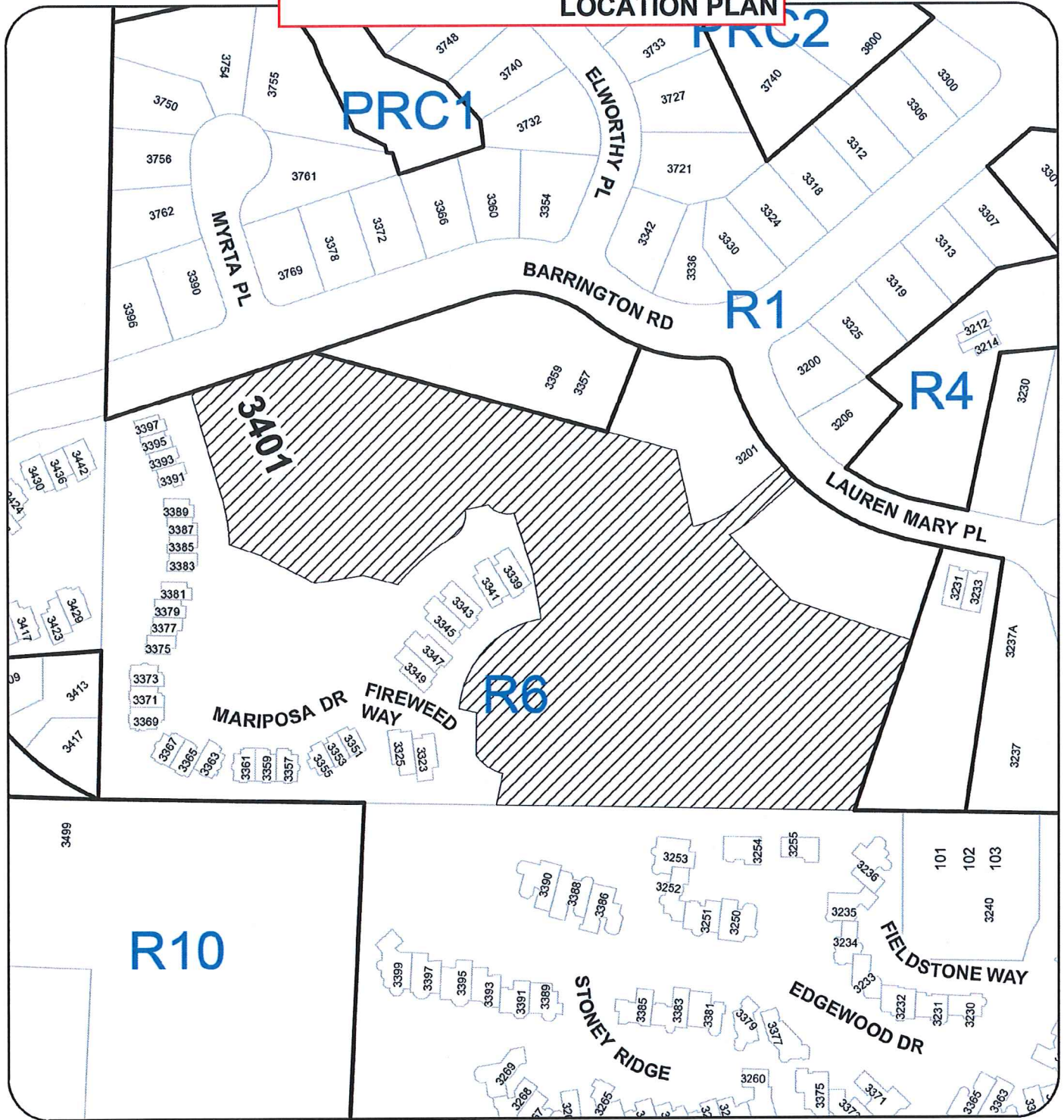
March 20, 2019
Date


J. Holm A/Director.
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

LR/ln
Prospero attachment: DP001116

Development Permit DP001116 Schedule A
3401 Barrington Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001116

LOCATION PLAN

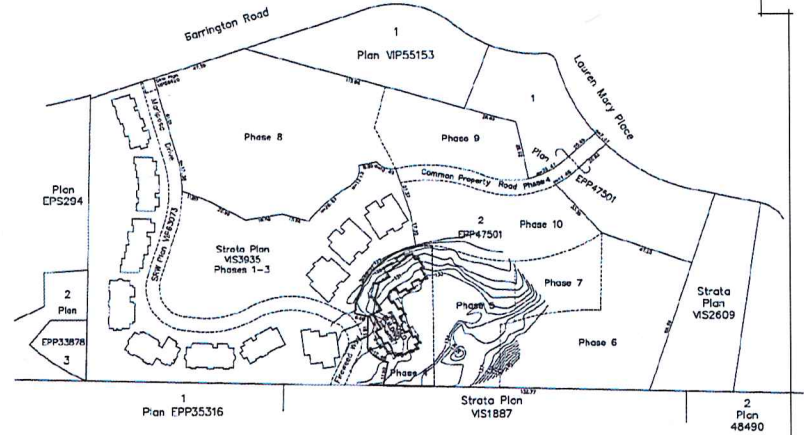
Civic: 3401 Barrington Road
Legal Description: LOT 2 DISTRICT LOT 56
WELLINGTON DISTRICT PLAN EPP47501



Subject Property

Development Permit DP001116 Schedule B
3401 Barrington Road
SITE PLAN

1 LOCATION REFERENCE PLAN PHASE 4 N.T.S.



3 OVERALL SITE PLAN
 INFORMATION FROM TURNER ASSOCIATED LAND SURVEYING, NOV. 27, 2018

4 SITE STATISTICS

LEGAL DESCRIPTION:
 Lot 2, District Lot 56, Wellington District, Plan EPP47501

CHWD ADDRESS: 3401 BARRINGTON ROAD, NANAIMO B.C.

ZONING: R15 TOWNHOUSE RESIDENTIAL

LOT SIZE: 44,303.9 m²

CURRENT PROPOSED STRATA LOT: 2051 m²

BUILDING SIZE: 1. main floor 7488.9 SF (695.7 m²)
 lower floor 4222.5 SF (390 m²)

TOTAL GROSS FLOOR AREA: 11751.4 SQ. FT. (1,091.7 m²)

DENSITY:
 ALLOWABLE FLOOR AREA RATIO: 45% (COMPLIES)

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE: 40% (MAX) (COMPLIES)

MAX HEIGHT:
 ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (141M GEODETIC)
 AVERAGE NATURAL GRADE: 12.6M (COMPLIES)
 VARIANCE REQUIRED: N/A

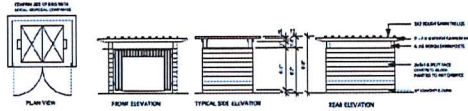
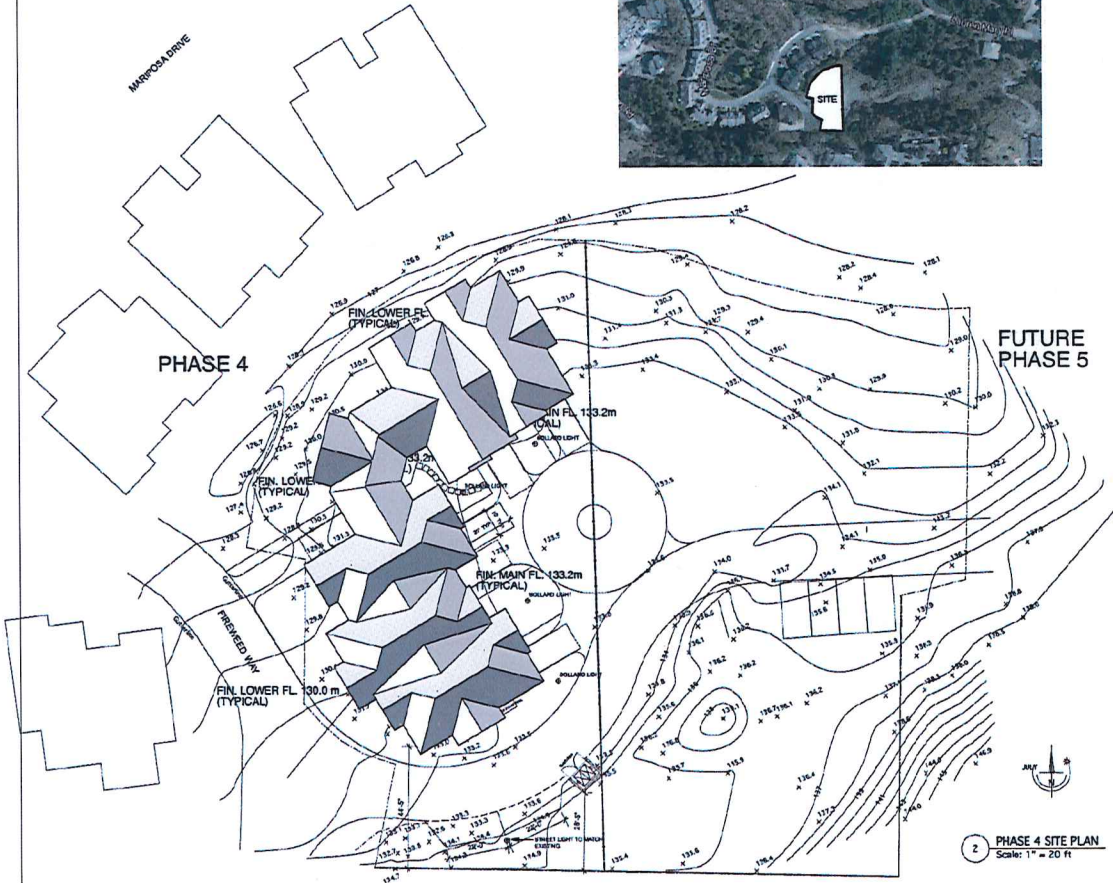
FRONT YARD SETBACK: REQ. 6.0M (19.7') COMPLIES

REAR YARD: REQ. 7.5 M (24.6') COMPLIES

SIDE YARD: 5.0 M (16.4')
 13.56 M MAX'S PROVIDED

PARKING: REQUIRED PARKING: 1.66 STALLS PER 6 DWELLING UNIT = 10
 ACTUAL PARKING: 12 + 2 VISITORS = TOTAL 14

2 PHASE 4 SITE PLAN
 Scale: 1" = 20 ft



5 GARBAGE ENCLOSURE
 Scale: 1/8" = 1'-0"

DATE:	REVISION:
3/9/2014	DP SUBMISSION
2/19/2015	DP REVISION
AUG 5, 2016	DP RE-SUBMISSION
FEB 20, 2019	UPDATED OVERALL SITE PLAN

BARRINGTON RIDGE

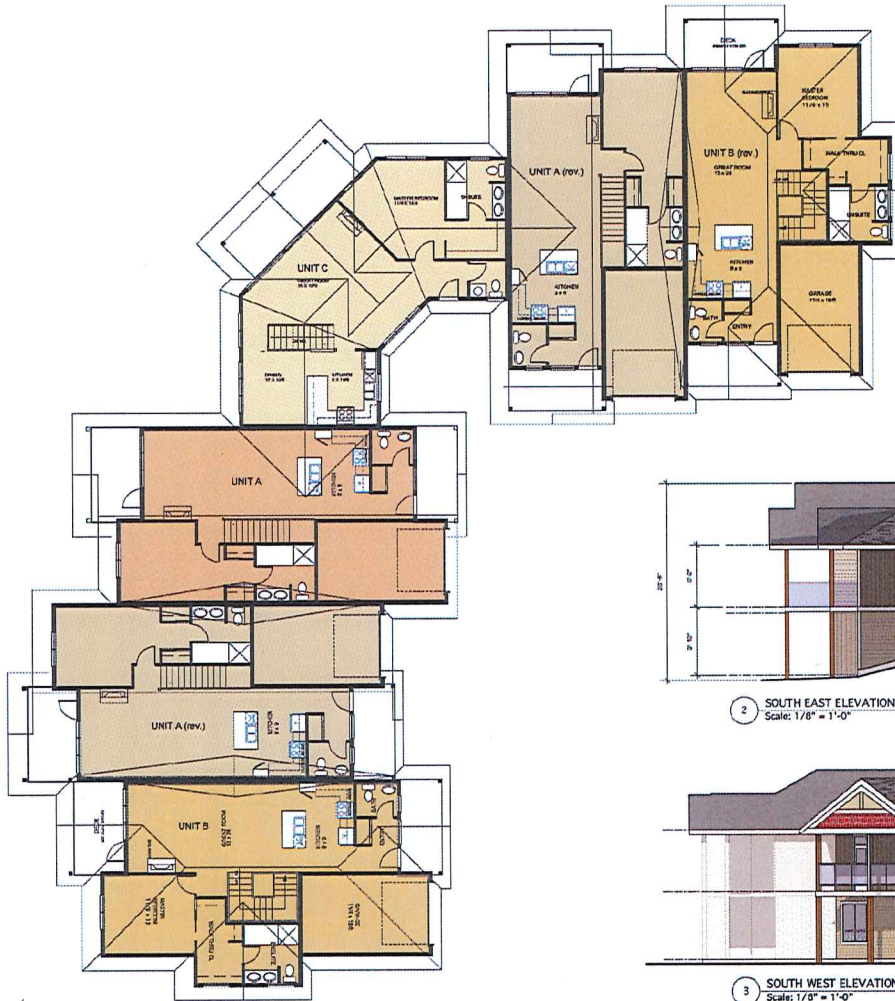


DRAWING:
SITE PLAN & SITE STATISTICS

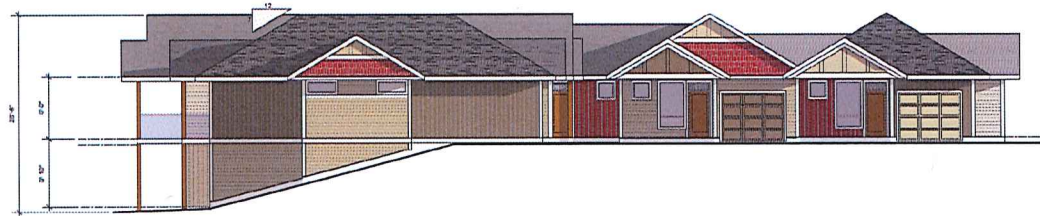
DRAWN BY: ASK, EJE
 DATE: Dec 2014
 SCALE: AS NOTED
 PROJECT NO. 2014-09
 DRAWING NO. A1

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BUILDING ELEVATIONS



1 MAIN FLOOR & ROOF PLAN, 6 UNIT BLDG
Scale: 1/8" = 1'-0"



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



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



RECEIVED
DP 1-1-16
2016-SEP-12

DATE	REVISION
3/8/2014	DP SUBMISSION
2/19/2015	DP REVISION
AUG 1, 2016	D.P. RE-SUBMISSION

BARRINGTON RIDGE


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 Telephone: (604) 274-8235
 Fax: (604) 274-8113
 email: jerry@elinsarchitect.com

elins architect inc.
architecture • planning • interior design

DRAWING:
**LOWER FLOOR
PLAN
& SOUTH
ELEVATIONS**

DRAWN BY: ASG,EE,E

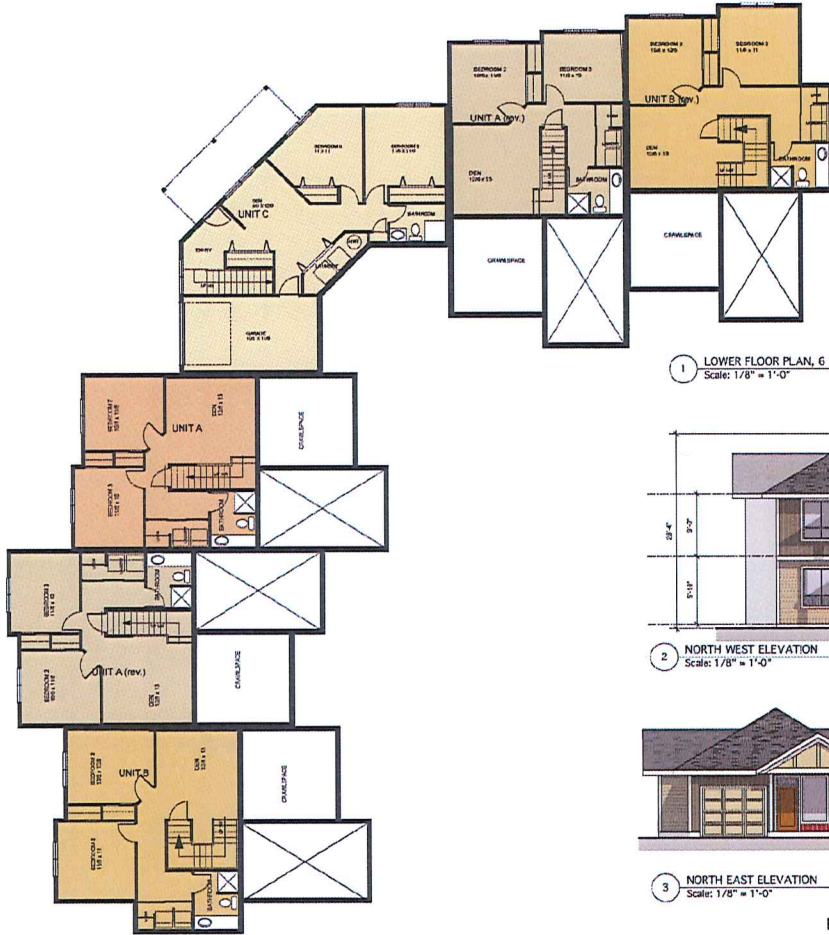
DATE: Dec 2014

SCALE: AS NOTED

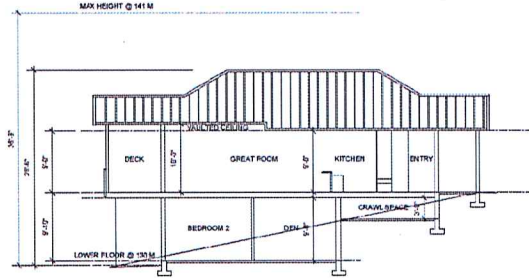
PROJECT NO.
2014-09

DRAWING NO.
A2

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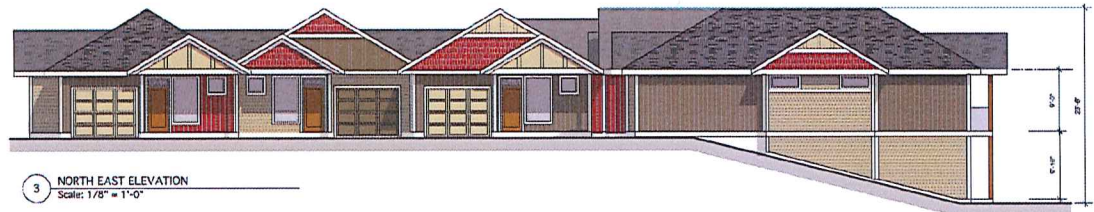
1 LOWER FLOOR PLAN, 6 UNIT BLDG
Scale: 1/8" = 1'-0"



4 SECTION OVER UNIT B
Scale: 1/8" = 1'-0"



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



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

BARRINGTON ROAD MULTI FAMILY - PHASE 4



RECEIVED
DP 1116
2018-SEP-12

DATE:	REVISION:
20122014	DP SUBMISSION
20161029	DP PRELIMINARY
2018 1 20 18	D.P. RE-SUBMISSION

BARRINGTON RIDGE

elins architect inc.
architecture • planning • interior design

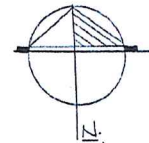
DRAWING:
LOWER FLOOR PLAN
NORTH ELEVATIONS & SECTION

DRAWN BY: ASK/EE/E
DATE: Dec 2014
SCALE: AS NOTED
PROJECT NO. 2014-09

DRAWING NO. A3

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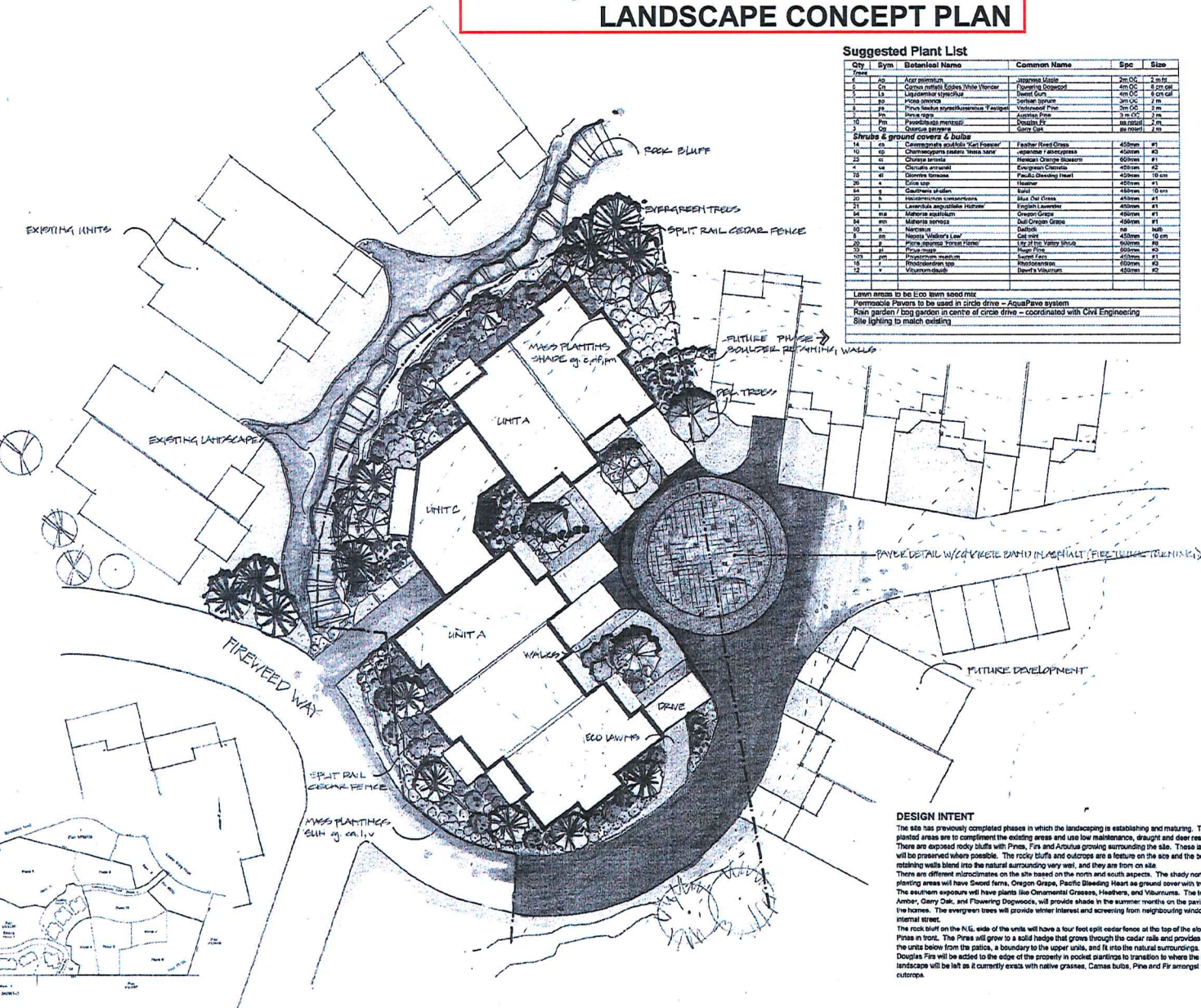
Development Permit DP001116 Schedule D
 3401 Barrington Road
LANDSCAPE CONCEPT PLAN



Suggested Plant List

Qty	Sym	Botanical Name	Common Name	Spc	Size
2	AP	Aster spicatus	Japanese Aster	2m OC	2 m ft
5	CR	Corylus rostrata, Ecoba Zebra Yewtree	Flowering Dogwood	4m OC	8 cm dia
1	LA	Liquidambar styraciflua	Basswood Tree	4m OC	8 cm dia
1	PO	Podocarpus noveboracensis	Portularia Yewtree	2m OC	2 m
5	PI	Prunus laurocerasus, Prunus Yewtree	Yewtree	2m OC	2 m
1	PN	Pinus nigra	Australian Pine	3 m OC	2 m
10	PM	Prunella montana	Double-fl. Sp. Rose	1.5m dia	2 m
2	OP	Ostrya virginica	White Oak	4m dia	2 m
Shrub & ground covers & bulbs					
14	LE	Leucophaea alba, 'Soft Flower'	Feather Reed Grass	450mm	1 ft
10	SP	Chamaecyparis nana, 'Nana nana'	Japanese Yew	400mm	45
25	CH	Chamaecyparis nana	Japanese Yew	600mm	45
4	VE	Veronica spicata	Evergreen Veronica	450mm	45
10	GA	Gaultheria procumbens	Red-flowered Gaultheria	450mm	10 cm
20	CO	Cornus rugosa	Heavenly Blueberry	450mm	45
4	CO	Cornus rugosa	Heavenly Blueberry	450mm	45
64	B	Berberis thunbergii	Berberis	450mm	10 cm
20	A	Andromeda polifolia	Blue Star Grass	450mm	45
21	L	Lonicera japonica, 'Hedge'	English Lavender	450mm	45
64	MA	Malva sylvestris	Queen Anne's Lace	450mm	45
64	EM	Empetrum nigrum	Red Raspberry	450mm	45
64	N	Narcissus	Daffodil	45	10 cm
4	ME	Meibomia 'Victoria's Law'	Calliopsis	450mm	10 cm
20	P	Panicum polystachyon	Star of the Valley Grass	600mm	45
20	P	Panicum polystachyon	Star of the Valley Grass	600mm	45
100	AN	Anemone pulsatilla	Hyacinth	450mm	45
14	J	Juncus	Hyacinth	600mm	45
12	V	Viola sibirica	Dawn's Delight	450mm	45

Lawn areas to be Eco lawn seed mix
 Permeable Pavers to be used in circle drive - AquaPave system
 Rain garden / bog garden in centre of circle drive - coordinated with Civil Engineering
 Site lighting to match existing



Issued for:
DEVELOPMENT PERMIT APPLICATION
 30 August 2018



FRED BROOK BCMA CMA
 Landscape Architect
 4845 Ingram Way
 Burnaby, B.C. V5P 3C2
 Tel/Fax: 703.781.0790
 email: fbrook@fba.ca

Project:
The Ridge at Barrington Heights ~ Phase 4 ~

Address:
**Fireweed Way
 NANAIMO, BRITISH COLUMBIA**

Architect:
Mr Jerry Ellins, Nanaimo

SCALE: **1:200 (Orig.)**

DWG DATE: **December 2014**

ISSUE DATE:
30 August 2018

Drawing title:
LANDSCAPE CONCEPT PLAN

Sheet number:
L - 1 OF 1

DESIGN INTENT
 The site has previously completed phases in which the landscaping is establishing and maturing. The new planted areas are to complement the existing areas and use low maintenance, drought and deer resistant plants. There are exposed rocky bluffs with Pines, Firs and Acacias growing surrounding the site. These landscapes will be preserved where possible. The rocky bluffs and outcrops are a feature on the site and the boulder retaining walls blend into the natural surrounding very well, and they are from on site.
 There are different microclimates on the site based on the north and south aspects. The shady north facing planting areas will have Snow ferns, Oregon Grapes, Pacific Bleeding Heart as ground cover with trees above. The southern exposures will have plants like Camassia Crocus, Heathers, and Yuccas. The trees Liquid Amber, Garry Oak, and Flowering Dogwoods, will provide shade in the summer months on the paving as well as the homes. The evergreen trees will provide winter interest and screening from neighbouring windows and the internal street.
 The rock bluff on the NE, side of the units will have a four foot split cedar fence at the top of the slope and large Pines in front. The Pines will grow to a solid hedge that grows through the cedar rails and provides screening to the units below from the public, a boundary to the upper units, and fit into the natural surroundings.
 Douglas Firs will be added to the edge of the property in pocket plantings to transition to where the natural landscape will be left as it currently exists with native grasses, Camas tubers, Pine and Fir amongst the rock outcrops.

