



**DEVELOPMENT PERMIT NO. DP001118**

**6010 HAMMOND BAY HOLDINGS LTD.**  
Name of Owner(s) of Land (Permittee)

**6010 HAMMOND BAY 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 7, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632  
PID No. 004-965-264**

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 Parking Plan**  
**Schedule D Building Elevations**  
**Schedule E Landscape 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.
    - 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.

### TERMS OF PERMIT

The "City of Nanaimo ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to increase the maximum allowable front yard setback for a principal building from 6m to:
  - a) 22.05m on the north property line fronting Clayburn Place; and,
  - b) 10.06m on the south property line fronting Hammond Bay Road.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-MAY-28 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Parking Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-JUN-03 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Building Elevations prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-MAY-30 as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan prepared by Murdoch + Company Architecture + Planning Ltd., dated 2019-APR-25 as shown on Schedule E.
5. Prior to issuance of a building permit, the applicant must register a plan of road dedication as shown on the Site Plan (Schedule B) which includes 2.44m from Hammond Bay Road and 8.25m from Clayburn Place.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 17th DAY OF JUNE, 2019.

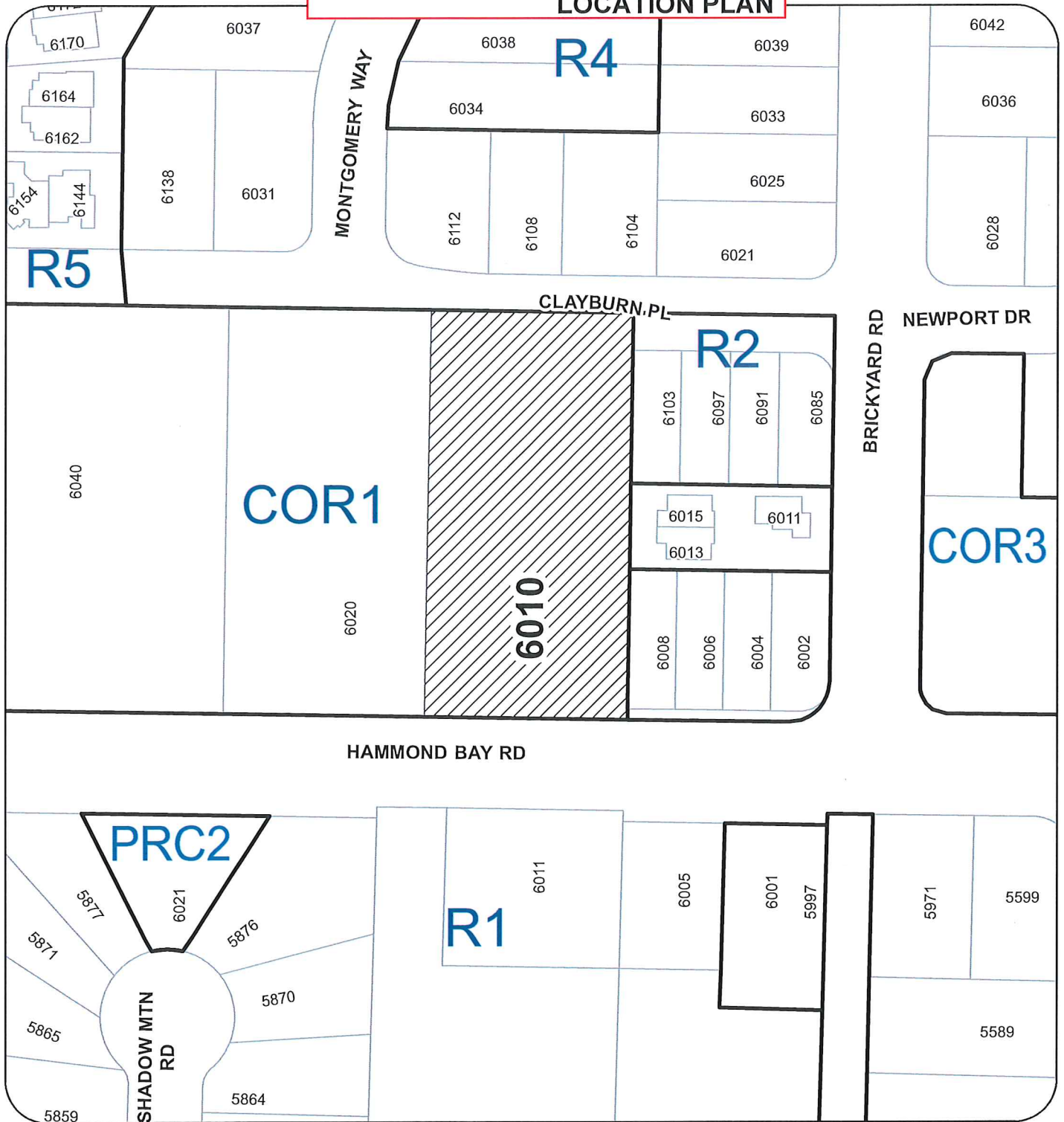
  
Corporate Officer

  
Date

LN/mw  
Prospero attachment: DP001118

Development Permit DP001118 Schedule A  
6010 Hammond Bay Road

### LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001118**

### LOCATION PLAN

Civic: 6010 HAMMOND BAY ROAD

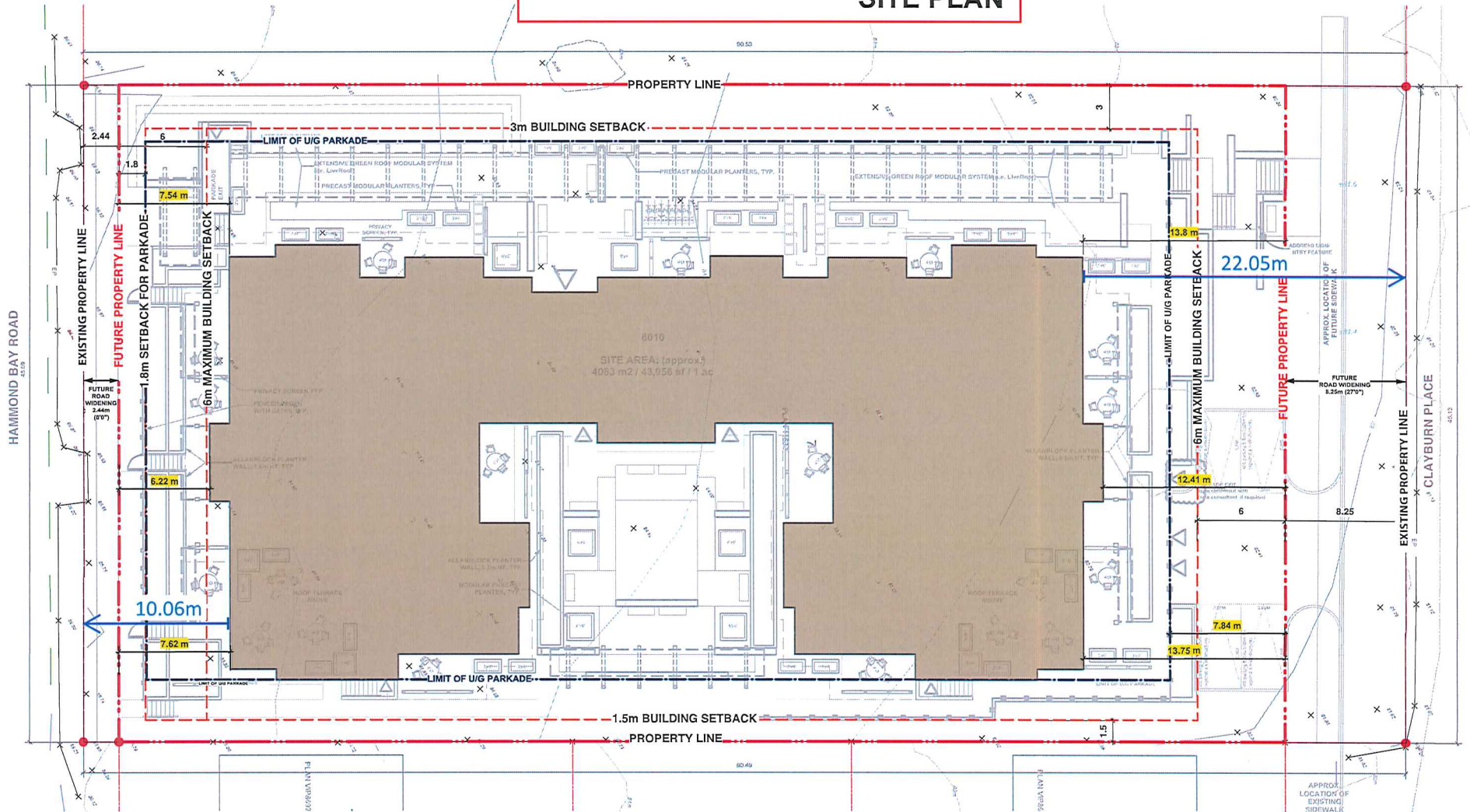
Legal: LOT 7, DISTRICT LOT 25G

WELLINGTON DISTRICT, PLAN 11632



Subject Property

Development Permit DP001118 Schedule B  
 6010 Hammond Bay Road  
**SITE PLAN**



NOTE: ELEVATIONS ARE IN METRES

**SK- 1B: SETBACKS**

DP Application No. DP001118  
 MAY 28, 2019 - REVISED

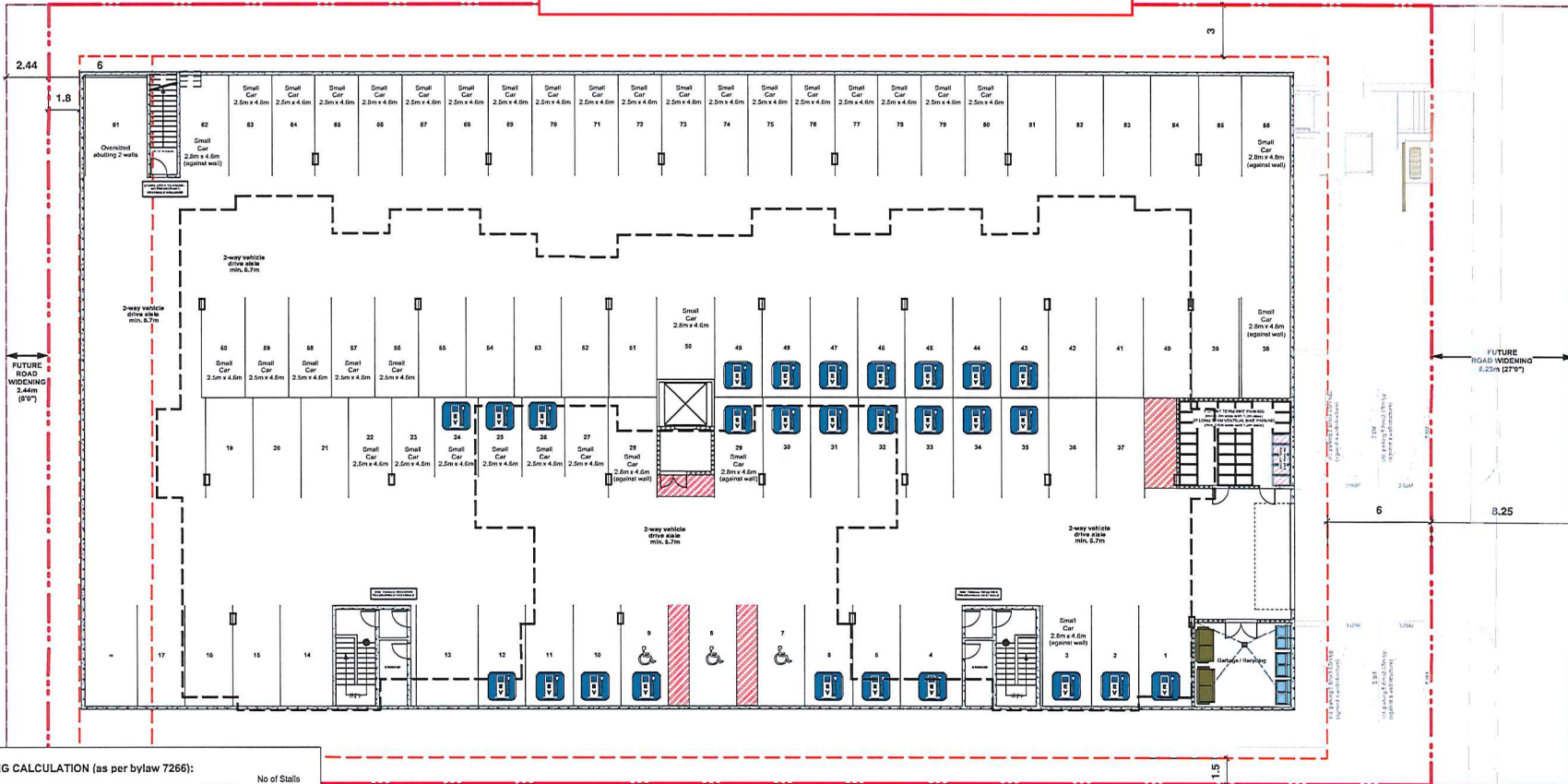
Hammond Bay Residences  
 6010 Hammond Bay Road, Nanaimo, BC



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 e-mail murdoch@telus.net

Development Permit DP001118 Schedule C  
6010 Hammond Bay Road

**PARKING PLAN**



**PARKING CALCULATION (as per bylaw 7266):**

REQUIRED:	53 UNITS	No of Stalls
1.45 spaces per one-bedroom dwelling unit	(15 units)	21.75
1.8 spaces per two-bedroom dwelling unit	(38 units)	68.40
		90.15
Total number of parking stalls required (round down from 0.5)		90.00
1 of every 22 required spaces required for visitors (round down)		4.09
accessible stalls required		3
Std. Parking Stall: 2.75m x 5.6m (90°)		
Small car: 2.5m x 4.6m		
Accessible stall: 3.7m x 5.6m OR 2.75m x 5.6m WITH 1.2m strip for access		
Stall abuts wall add 0.3m, stall abuts door add 0.8m		
<b>PARKING PROVIDED</b>	<b>90 SPACES TOTAL</b>	
	<b>86 SPACES UNDERGROUND, 4 SPACES SURFACE</b>	

- 4 visitor parking (surface, see site plan)
- 3 accessible parking spaces
- 9 EV parking spaces with shared access to Level 2 charging receptacles
- 18 spaces wired for future Level charge receptacles (total 27)
- 86 spaces underground, 4 spaces TOTAL PARKING PROVIDED 90 CARS

**SK- 1D: Parking**  
DP Application No. DP001118  
JUNE 3, 2019

Hammond Bay Residences  
6010 Hammond Bay Road, Nanaimo, BC

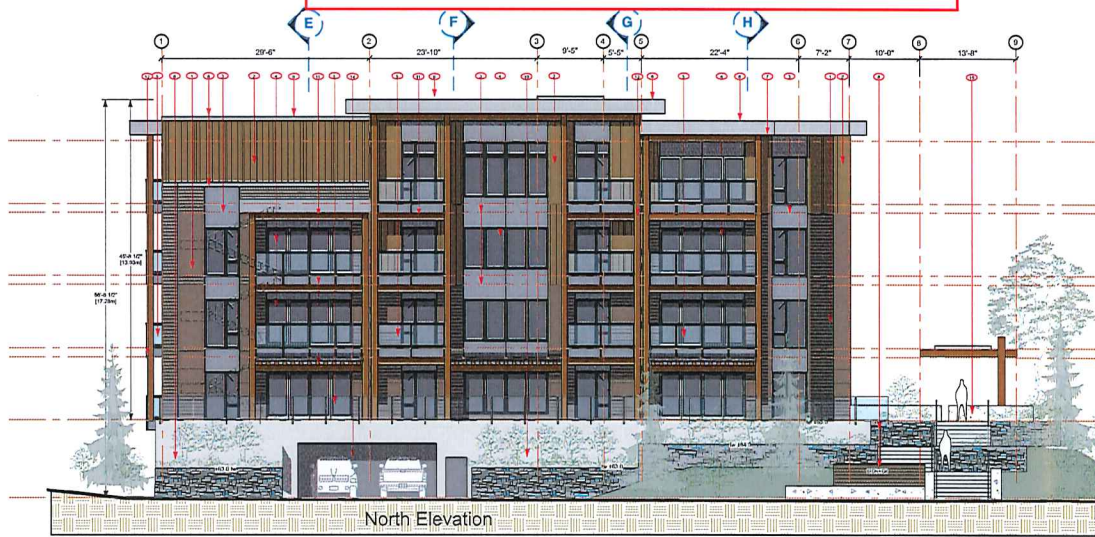
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**DP1118**  
2019-JUN-03  
Current Planning

NOTE: ELEVATIONS ARE IN METRES



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Development Permit DP001118 Schedule D  
6010 Hammond Bay Road  
**BUILDING ELEVATIONS**



North Elevation  
Clayburn Place Frontage



South Elevation  
Hammond Bay Road Frontage

**EXTERIOR FINISHES LEGEND**  
TO BE READ IN CONJUNCTION WITH DETAILS

- ① HORIZONTAL HARDIE LAP SIDING, DARK COLOUR
- ② VERTICAL HARDIEBOARD & CEDAR BATTEN SIDING
- ③ HARDIE PANEL - GREY COLOUR
- ④ VINYL NAIL ON PLANGE, DOUBLE GLAZED WINDOWS INSULATED FIBREGLASS & METAL EXTERIOR DOORS
- ⑤ CLEAR GLASS GUARD RAIL
- ⑥ 22 GAUGE PRE-FINISHED METAL FASCIA
- ⑦ HARDIE SOFFITTING
- ⑧ BASALT STONE, ROUGH EDGE, c/v CONCRETE CAP
- ⑨ SBS TORCH-ON ROOFING MEMBRANE
- ⑩ PAPER FACE CONCRETE FINISH
- ⑪ GULLAM BEAMS STAINED
- ⑫ POSTS - STAINED TO MATCH GULLAMS
- ⑬ PRE-STAINED & PRE-DRILLED 2% VERTICAL CEDAR
- ⑭ SCREEN AT STARWELLS WITH 2" GAP, STAINED TO MATCH GULLAMS
- ⑮ METAL GARAGE ROLLER DOOR

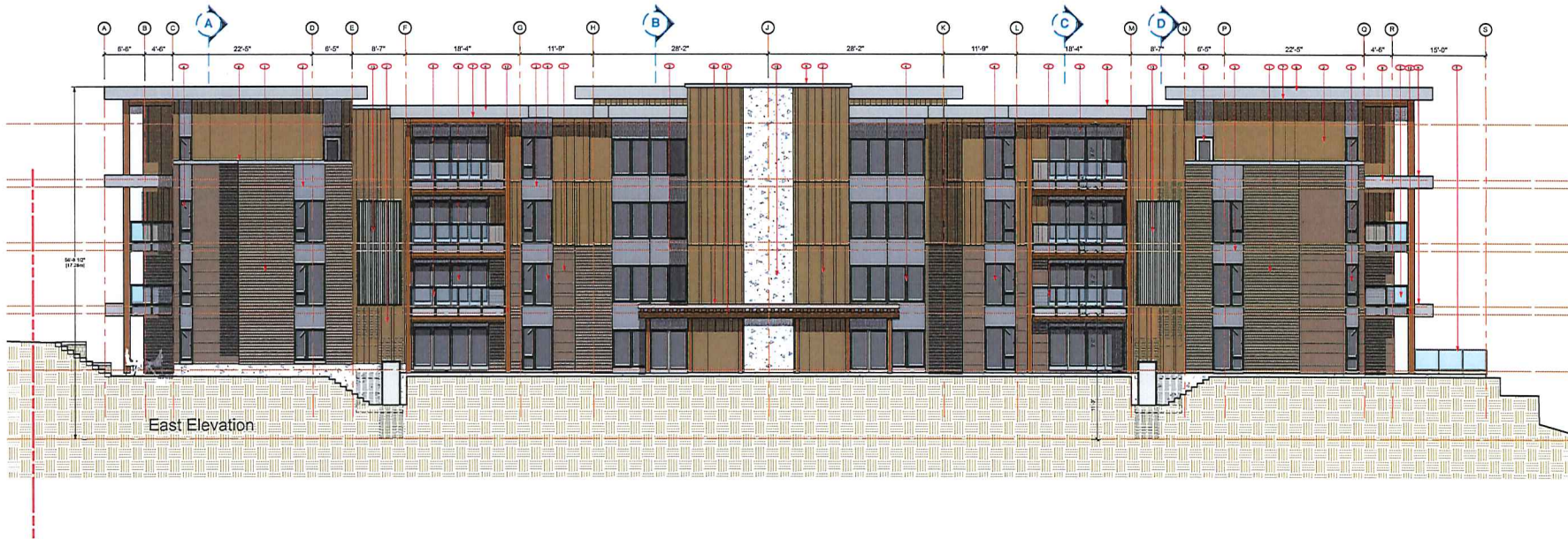
No:	Revision:	Date:	No:	Revision:	Date:
	DEVELOPMENT PERMIT	21 SEPT 2018			
	DESIGN PANEL	22 NOV 2018			
	PROGRESS SET	31 JAN 2019			
	PROGRESS SET	31 MAY 2019			



Building Elevations  
**Hammond Bay Residences**  
6010 Hammond Bay Road, Nanaimo, BC

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		Project No:	Sheet No:
		17.19	A-3.1

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2019-MAY-31



East Elevation



West Elevation

REFER TO A3.1 FOR EXTERIOR FINISHES SCHEDULE

No:	Revision:	Date:	No:	Revision:	Date:
	DEVELOPMENT PERMIT	21 SEPT 2018			
	DESIGN PERMIT	29 NOV 2018			
	PROGRESS SET	31 JAN 2019			
	PROGRESS SET	31 MAY 2019			

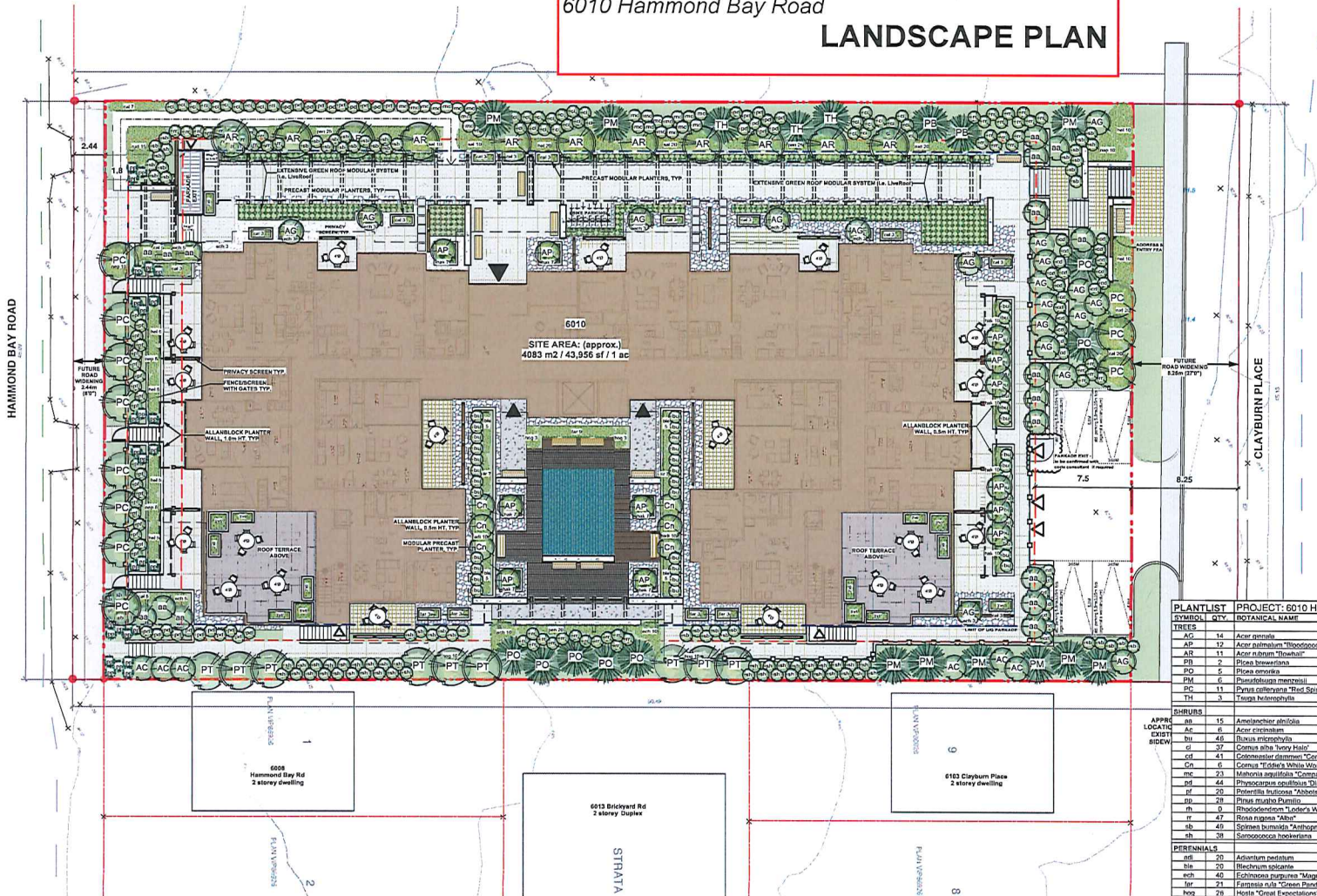


Building Elevations  
**Hammond Bay Residences**  
 6010 Hammond Bay Road, Nanaimo, BC

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Development Permit DP001118 Schedule E  
6010 Hammond Bay Road  
**LANDSCAPE PLAN**



PROJECT: 6010 Hammond Bay Road, Nanaimo, BC

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
<b>TREES</b>						
AR	14	Acer penns.	Amur Maple (fruitless)	1.0 m ht		3 trunk min
AP	12	Acer palmatum "Bloodgood"	Bloodgood Japanese Maple	1.0 m ht		3 trunk min
AR	11	Acer glabrum "Thornhill"	Bloodhill Red Maple (Columnar form)	5 cm cal		
PI	2	Picea canadensis	Weymouth Spruce	2 m ht		
PI	5	Picea canadensis	Barbican Spruce	2 m ht		
PM	6	Prunella melanocaulis	Chastity Sp.	2 m ht		"fruitless"
PC	11	Penus californiana "Red Spine"	Red Spine Ornamental Pear	5 cm cal		"fruitless"
TH	3	Taxus heterophylla	Western Hemlock	2 m ht		
<b>SHRUBS</b>						
AR	15	Amygdalochor albiloba	Senecoberry	1.0 m ht		white, "fruitless"
AR	6	Acer circinnabum	Vine Maple (fruitless)	1.0 m ht		3 trunk min, hollow
BU	48	Buxus microphylla	Bornerod	#2		roadside evergreen
CO	37	Cornus alba "heavy halo"	"Heavy Halo" Dogwood	#2		
CO	41	Cornusaster dumosa "Coral Beauty"	Cornusaster	SP3	30cm	roadside evergreen
CO	6	Cornus "Tidbit White Wonder"	White Wonder Flowering Dogwood	1.0 m ht	30cm	
CO	23	Malva parviflora "Compass"	Compass/Deer Oregan Greenwool	#2		roadside evergreen
DI	44	Physocarpus opulifolius "Diablo"	Diablo Purple Ninebark	#2		
DI	20	Potentilla fruticosa "Abrahamson"	Abrahamson Crapefruit	#2		white
PI	28	Pinus mugo Puritico	David Mugo Pine	#2		evergreen
PH	0	Rhododendron "Loder's White"	Loder's White Rhododendron	#2		white
PI	47	Rosa rugosa "Alicia"	Burgundy Rose (White)	#2		white
SP	49	Spiraea bumalda "Anthony White"	Anthony Walerer Spiraea	#2		pink
SP	38	Spiraeosacra hookeriana	Banetree	#2		white, evergreen
<b>PERENNIALS</b>						
AD	20	Adiantum pedatum	Maidenhair Fern	#1		
BE	20	Baccharis solida	Deer fern	#1		
CO	40	Fuchsia purpurea "Mangus"	Purple Candlesnuff	#1		pink
IR	21	Fanopsis nula "Green Panda"	Green Panda Bamboo	#1		
HO	26	Hosta "Ornal Expectation"	Ornal Expectation Hosta	#1		light green
IR	14	Lycopodium obscur "Aster"	Unspangled Lk. Turf	#1		
NE	40	Nepeta x flaccida	Garden Catmint	#1		blue
NU	55	Nyctaginia lugens "Goldstump"	Black-Eyed Susan	#1		yellow
NU	40	Salix x suprepia "Tale North"	May Apple Salix	#1		pink, blue
<b>GRASSES</b>						
CO	56	Callimastix x acutifolia "Kari Foester"	Faather Reed Grass	#1		
HA	82	Hakonechloa macra	Hakone Grass	#1		
HE	60	Heterostachyon saepevirens	Fountain Grass	#1		
PE	70	Pennisetum alopecuroides "Coplan"	Deer Fountain Grass	#1		

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NOTE: ELEVATIONS ARE IN METRES

No.:	Revision:	Date:	No.:	Revision:	Date:
1	DEVELOPMENT PERMIT	21 SEPT 2018			
2	DESIGN PANELS	22 NOV 2018			
3	REVISED - CAN COMMENTS	16 APR 2019			
4	REVISED CON COMMENTS	25 APR 2019			



Landscape Plan  
**Hammond Bay Residences**  
6010 Hammond Bay Road, Nanaimo, BC

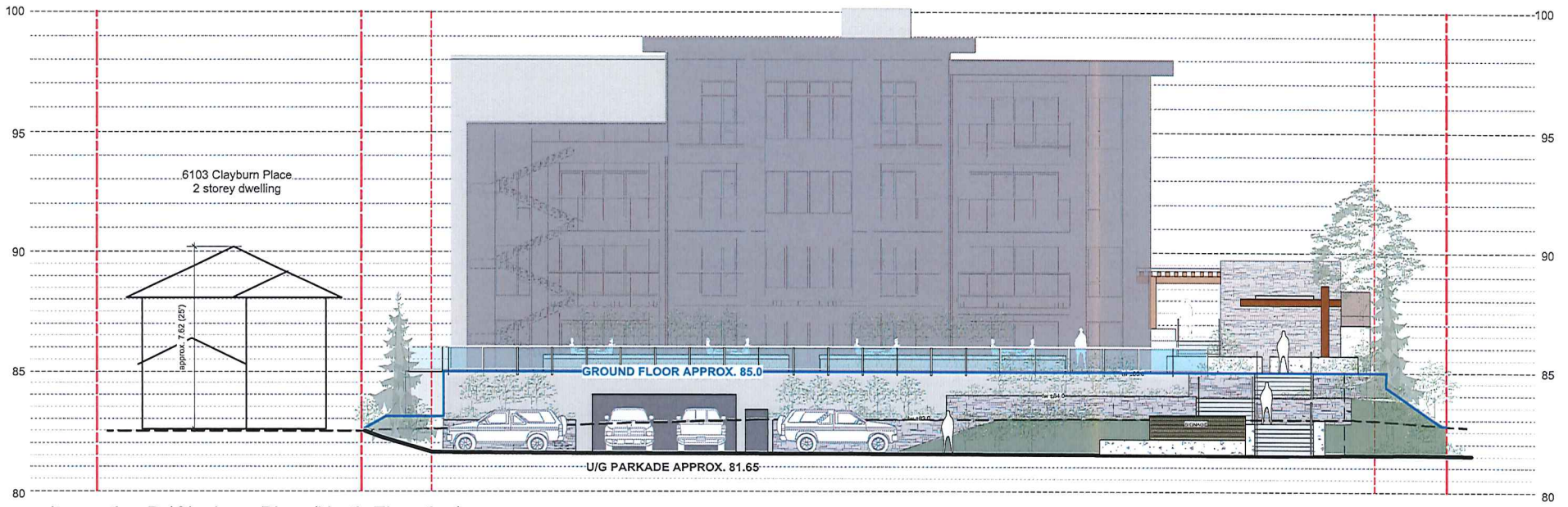
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Project No: 17.19  
Sheet No: L-2.1





site section B (Clayburn Place/North Elevation)

# SK- 1F: Clayburn Place Streetscape/ Landscape Screening (parkade)

DP Application No. DP001118  
APRIL 25, 2019

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