



DEVELOPMENT PERMIT NO. DP001126

THIRD STREET NANAIMO HOLDINGS

Name of Owner(s) of Land (Permittee)

560 THIRD STREET

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:

**SECTION 33, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 630,
EXCEPT PART IN PLAN EPP32701**

PID No. 008-745-854

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 Plans
Schedule C Building Elevations
Schedule D Landscape Plans

- 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.

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

1. *Section 6.10.5 Fence Height* – to increase the maximum allowable height for retaining walls located outside of the required yard setback area from 3m to 4.1m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 14m to 15m.

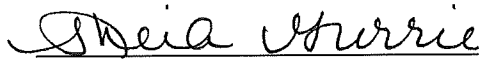
City of Nanaimo "OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266" is varied as follows:

1. *Section 7.3.i.(e) Reduced Parking Conditions* – to increase the maximum percentage of gross floor area dedicated to multi-family residential use from 75% to 96% in order to be eligible for a shared parking reduction.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plans prepared by Wensley Architecture Ltd., dated 2019-JUN-25, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Wensley Architecture Ltd., received 2019-JUN-25, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray, dated 2019-JUN-25, as shown on Schedule D.
4. A statutory right-of-way is registered on the subject property prior to building occupancy to secure public access within a walkway between Third Street and the existing public walkway connecting to Armishaw Road (generally as shown on Schedule B).

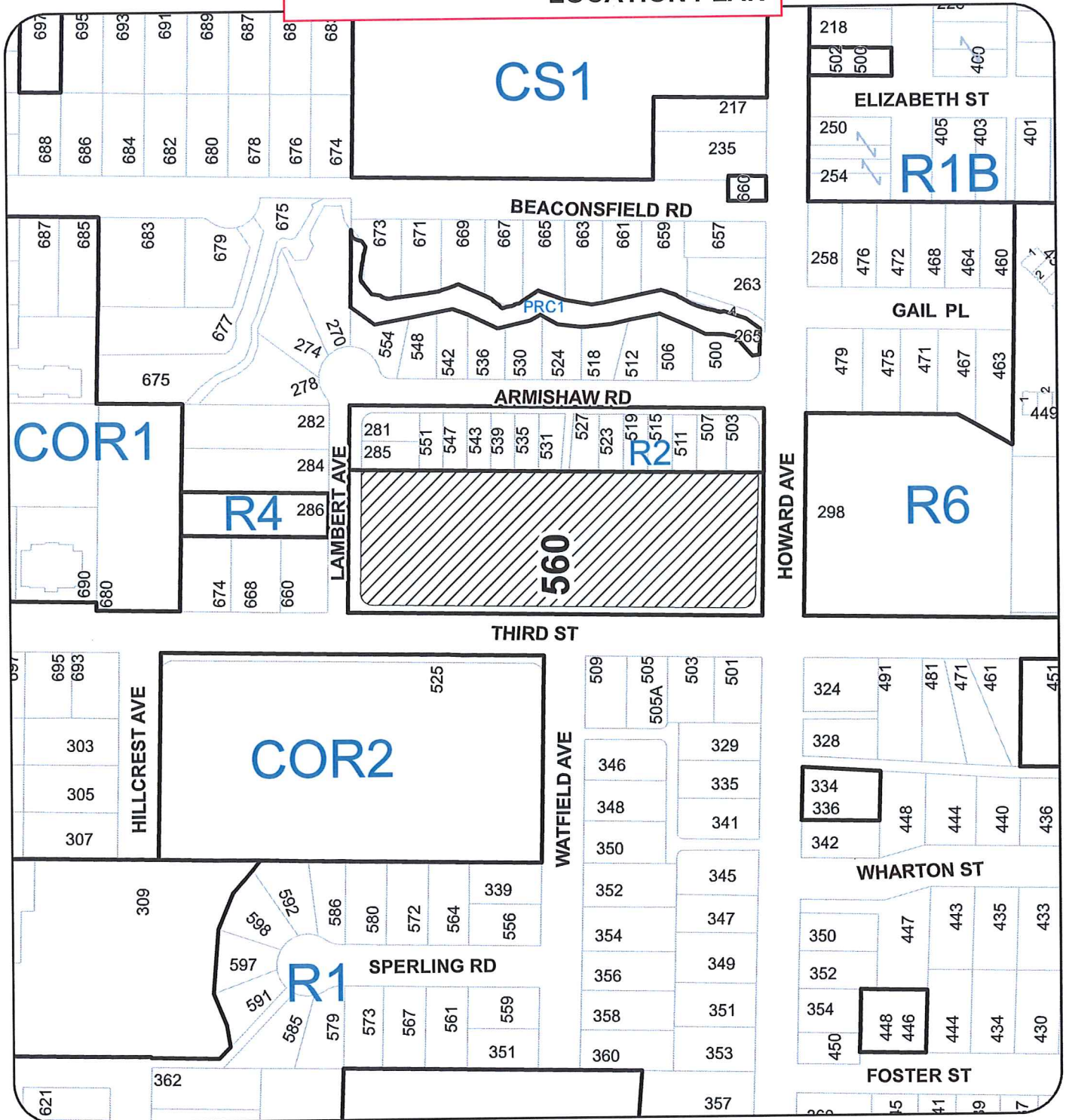
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 8TH DAY OF JULY, 2019.


Corporate Officer


Date

Development Permit DP001126 Schedule A
560 Third Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001126

LOCATION PLAN

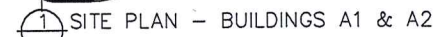
Civic: 560 THIRD STREET
Legal: SECTION 33, RANGE 6, SECTION 1
NANAIMO DISTRICT, PLAN 630
EXCEPT PART IN PLAN EPP32701



Subject Property



Proposed Retaining Wall Height Variance



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02	RE-ISSUED FOR DEVELOPMENT PERMIT	06/26/19
04	RE-ISSUED FOR DEVELOPMENT PERMIT	06/18/19
03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/19
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/30/19
01	ISSUED FOR DEVELOPMENT PERMIT	10/30/18
NO.	REVISION	DATE

560 THIRD
ST
MIXED USE

PROJECT ADDRESS:
550 THIRD ST
NANAIMO, BC

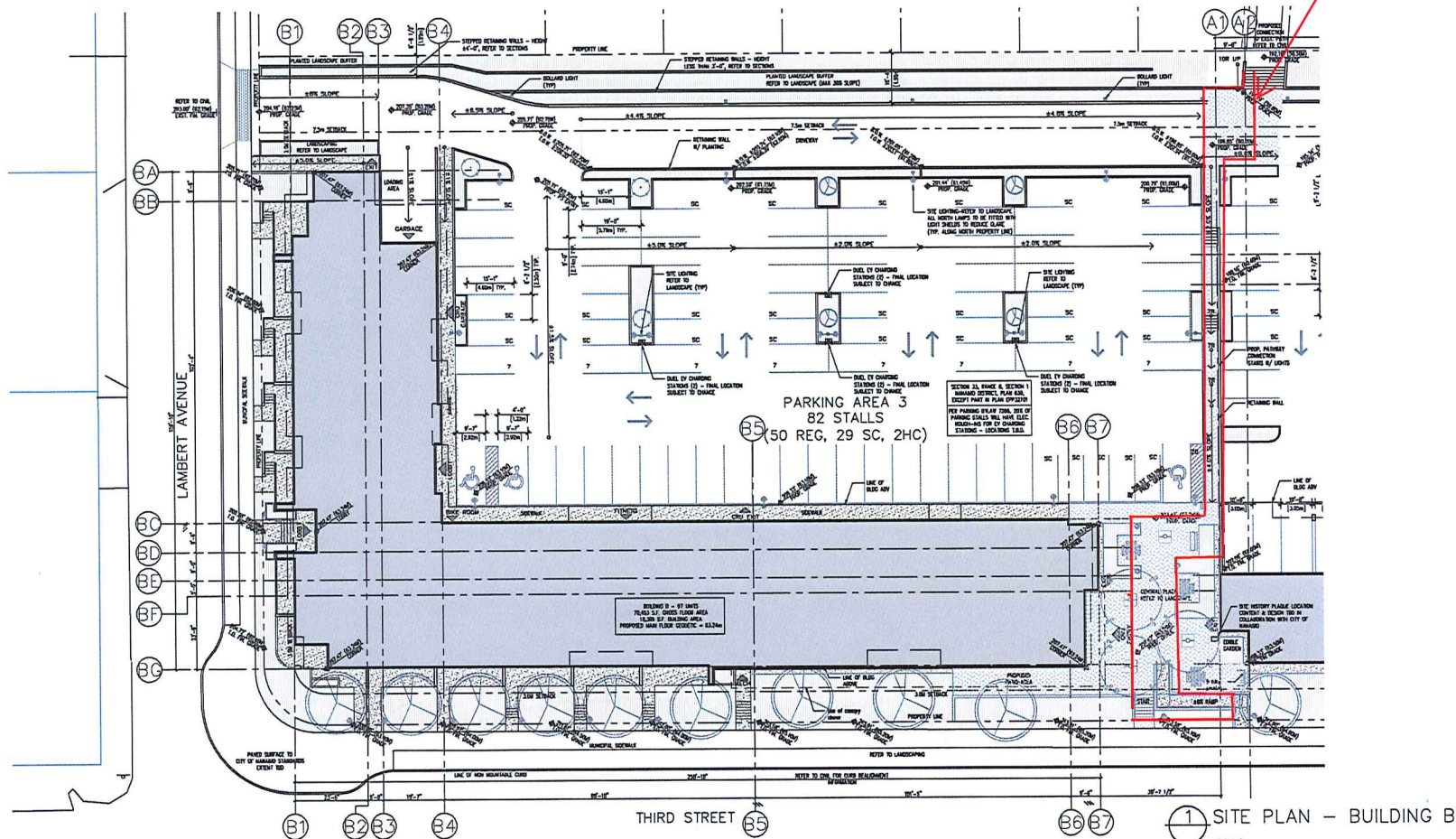


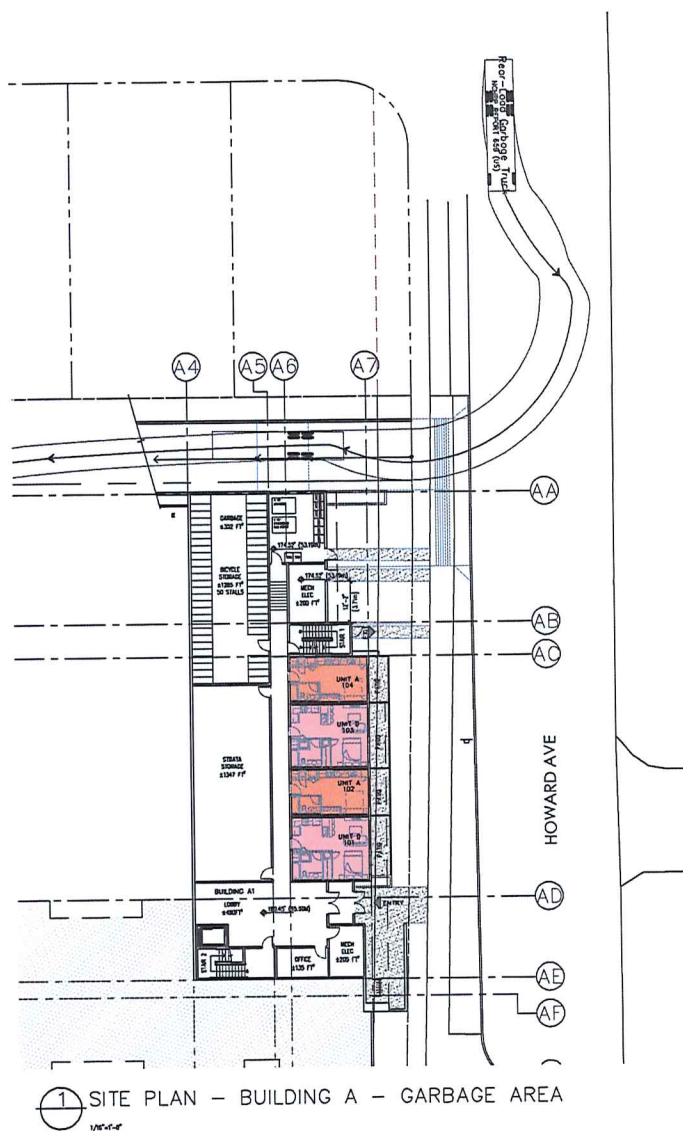
CONSULTANTS:
STRUCTURAL: TBM
MECHANICAL: WILSON MECHANICAL CONSULTANTS
ELECTRICAL: PG ENGINEERING
CIVIL: JEANDREON LAFORTIERE
LANDSCAPE: WATSON LORRY

SITE PLAN
BLDG B

PROJECT NO.	17021	DRAWN BY	DU
SCALE	1/8"=1'-0"	REVIEW BY	CH
DATE	10/10/14	APPROVED BY	A10

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2019-JUN-26
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3



1000

WDC: NAWARD DEVELOPMENTS LTD.
808 - 1109 WEST PENDER STREET
VANCOUVER, BC
TEL: 604-681-1108

[illegible]

NO.	
PROJECT NAME	

560 THIRD
ST
MIXED USE

PROJECT ADDRESS

560 THIRD ST
NANAIMO, BC

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: SPH
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PG ENGINEERING
CIVIL: JEANFERSON & LATTICANT
LANDSCAPE: (MACDONALD ORN)

**SITE PLAN
GARBAGE TRUCK PATH**

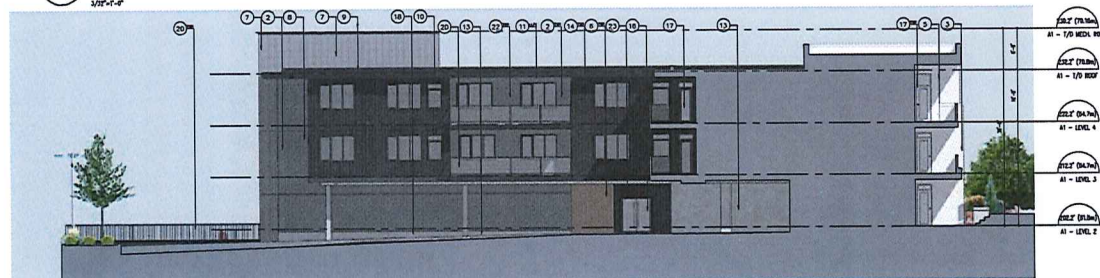
PROJECTED	TRUST	DRAWN BY	DL
SCALE	1"=10'x10'	REVIEW BY	DL
DATE	JULY 22, 2018	DATE/REVISED	A100

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BUILDING ELEVATIONS



1 BLDG A1 - HOWARD AVE. ELEVATION (EAST)
3/27/78



2 BLDG A1 - PARKING ELEVATION 1 (WEST)



3 BLDG A1 - PARKING ELEVATION (NORTH)



4 BLDG A1 - THIRD STREET ELEVATION 1 (SOUTH)

Proposed Retaining Wall Height Variance

LEGEND OF FINISHES

- ① HARPING, VENTRAL GROWTH, SELECT DIRECTION, MORE GRAY
- ② STAGE, SKEIN GROWTH, GRAY DYE
- ③ STAGE, SKEIN LACING SPIN, SKEIN DYE
- ④ STAGE, SKEIN LACING SPIN, SKEIN DYE, MORE GRAY
- ⑤ STAGE, SKEIN LACING SPIN, SKEIN, ACTIVE WHITE
- ⑥ SKEIN SPINNING, SKEIN, 1-COLOR, PEOPLE, HAZEL, DYE
- ⑦ CONVERGED WHITE, CLARING, ANKLED
- ⑧ PRE-FINISHED WITH, PLACING, ANKLED
- ⑨ PRE-FINISHED WITH, PLACING, ANKLED
- ⑩ HARPING, 1-COLOR, SKEIN, DIRECTION, TO BATH ANKLED
- ⑪ SKEIN WHITE SPIN, HAZEL, DYE
- ⑫ -- -- -- REFINED -- -- --
- ⑬ CONCRETE MATERIAL, SKEIN PULLED
- ⑭ ALUMINUM CLAY PIGMENT, BLACK FRAMES BY CLEAR GLAZING
- ⑮ ALUMINUM CLAY PIGMENT, WHITE FRAMES BY CLEAR GLAZING
- ⑯ ALUMINUM CLAY PIGMENT, BLACK FRAMES BY CLEAR GLAZING
- ⑰ ALUMINUM CLAY PIGMENT, BLACK FRAMES BY CLEAR GLAZING
- ⑱ SECOND, DIRECTION, DYE, PRE-FINISHED TO BATH
- ⑲ SECOND, DIRECTION, DYE, PRE-FINISHED TO BATH
- ⑳ PIGMENT DYE, BLACK, PRE-FINISHED BLACK
- ㉑ PIGMENT DYE, BLACK, PRE-FINISHED BLACK, THICKENED
- ㉒ PIGMENT DYE, BLACK, PRE-FINISHED BLACK, THICKENED
- ㉓ SQUARE -- WHITE LETTERS ON THE SHIMMERS -- LOSTING TO
- ㉔ SQUARE -- WHITE LETTERS ON THE SHIMMERS -- LOSTING TO, CLAY

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SEAL

CONFIDENTIAL

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03	RE-ISSUED FOR DEVELOPMENT PERMIT	06/10/18
02	RE-ISSUED FOR DEVELOPMENT PERMIT	05/10/18
01	ISSUED FOR DEVELOPMENT PERMIT	10/30/18
NO.	REVENUE	WCH

DLX ON
THIRD

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC



CONSULTANTS:
STRUCTURAL: TPAH
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PG ENGINEERING
CIVIL: JEAN-PIERRE LAFORTES
LANDSCAPE: MACDONALD DRY

ELEVATIONS

PROJECT NO:	17601	DRAWN BY:	DW
SCALE:	1/32"=1'-0"	PROJECT BY:	DW
DATE:	JULY 10, 2018	DRAWING NO:	A401

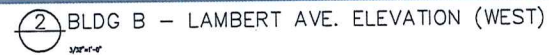
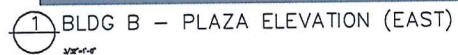
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- ① NATIONAL, METAL, SHOWN, SELECT, CHAMPION, NON HEAT
- ② STUCK, SWISS, AUSTRIAN, GERMANY, GUY
- ③ STUCK, SWISS, AUSTRIAN, GERMANY, GUY
- ④ HUNGARY, SWISS, PAPER, GUY / HUNGARY, SWISS, PAPER, GUY
- ⑤ HUNGARY, SWISS, PAPER, GUY / HUNGARY, SWISS, PAPER, GUY
- ⑥ SUGGEST, VERTICAL, SING, 5-DIGIT, PEOPLE, HALL, GAY
- ⑦ PRE-FINISHED METAL, PLATING, MATH, WHITE
- ⑧ PRE-FINISHED METAL, PLATING, MATH, WHITE
- ⑨ HUNGARY, 5-DIGIT, SWISS, CLEAR, TO MATCH, AUSTRIAN
- ⑩ HUNGARY, 5-DIGIT, SWISS, CLEAR, TO MATCH, AUSTRIAN
- ⑪ -----
- ⑫ CONJECT, NATIONAL, SING, SLOVAK
- ⑬ ALUMINUM CLIP, PIP, INCHES, BLANK, FRAMES / CLIP, CLEAR, GLASSING
- ⑭ ALUMINUM CLIP, PIP, INCHES, BLANK, FRAMES / CLIP, CLEAR, GLASSING
- ⑮ ALUMINUM CLIP, PIP, INCHES, BLANK, FRAMES / CLIP, CLEAR, GLASSING
- ⑯ METAL, ROLL, ON FALL, LIVE, THAMES, CLEAR
- ⑰ METAL, ROLL, SING, PAPER, TO MATCH
- ⑱ NATIONAL, OVERHEAD, SING, PRE-FINISHED TO MATCH
- ⑲ KNOT, DASH, SING, PRE-FINISHED BLANK
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DLX ON
THIRD

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC



CONSULTANTS:
STRUCTURAL: BWH
MECHANICAL: AULICK MECHANICAL CONSULTANTS
ELECTRICAL: PE ENGINEERING
CIVIL: JEANDEPOM L'ARTISAN
LANDSCAPE: MACDONALD ORNY

ELEVATIONS

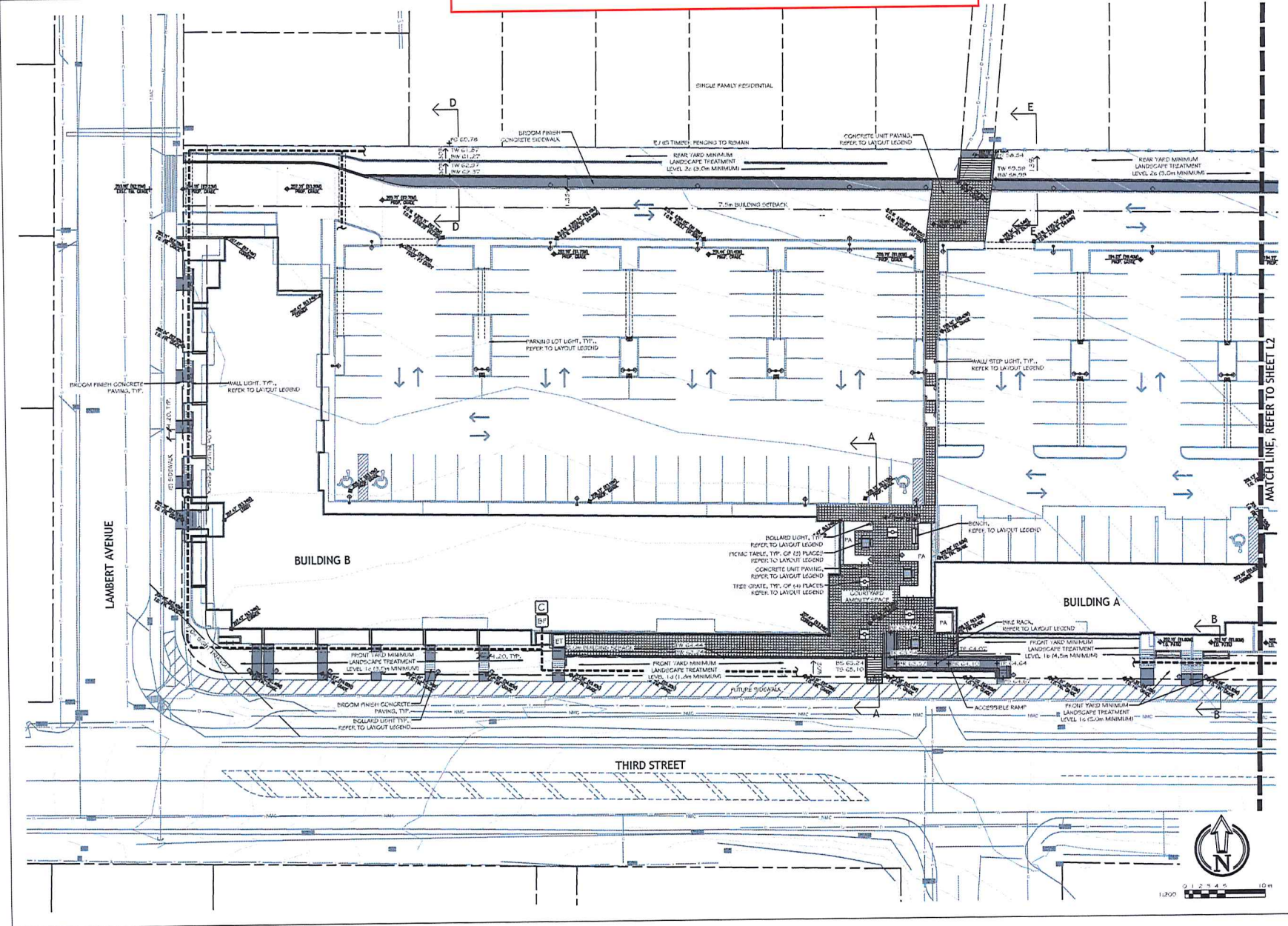
PROJECT NO.	17621	DRAWN BY	CU
SCALE	3/32"=1'-0"	REVIEW BY	CU
DATE	JULY 25, 2018	DESIGNED BY	A404

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Development Permit DP001126
560 Third Street

Schedule D

LANDSCAPE PLANS



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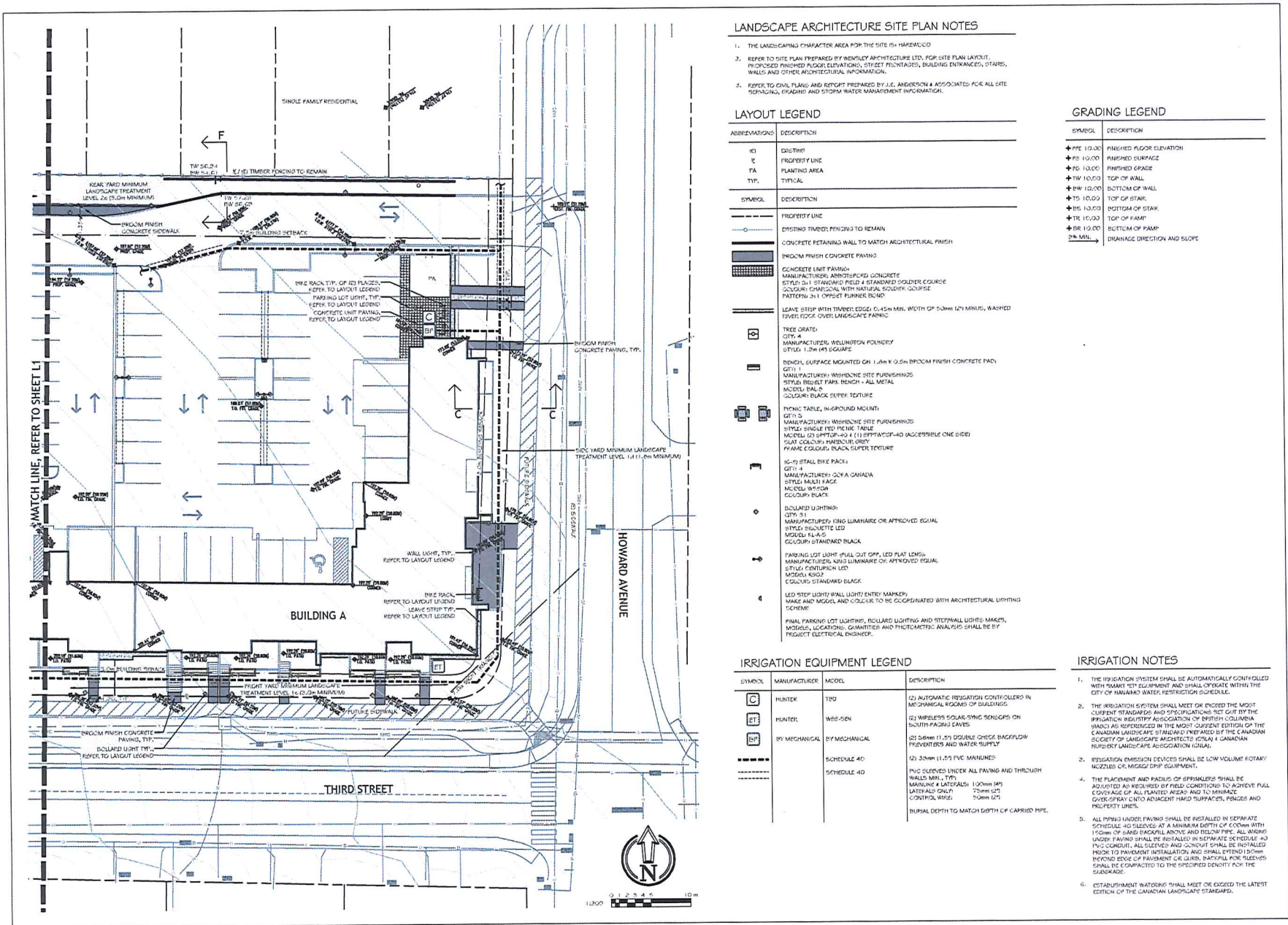
560 Third Street
Wertman Development Corporation
Nanaimo, BC

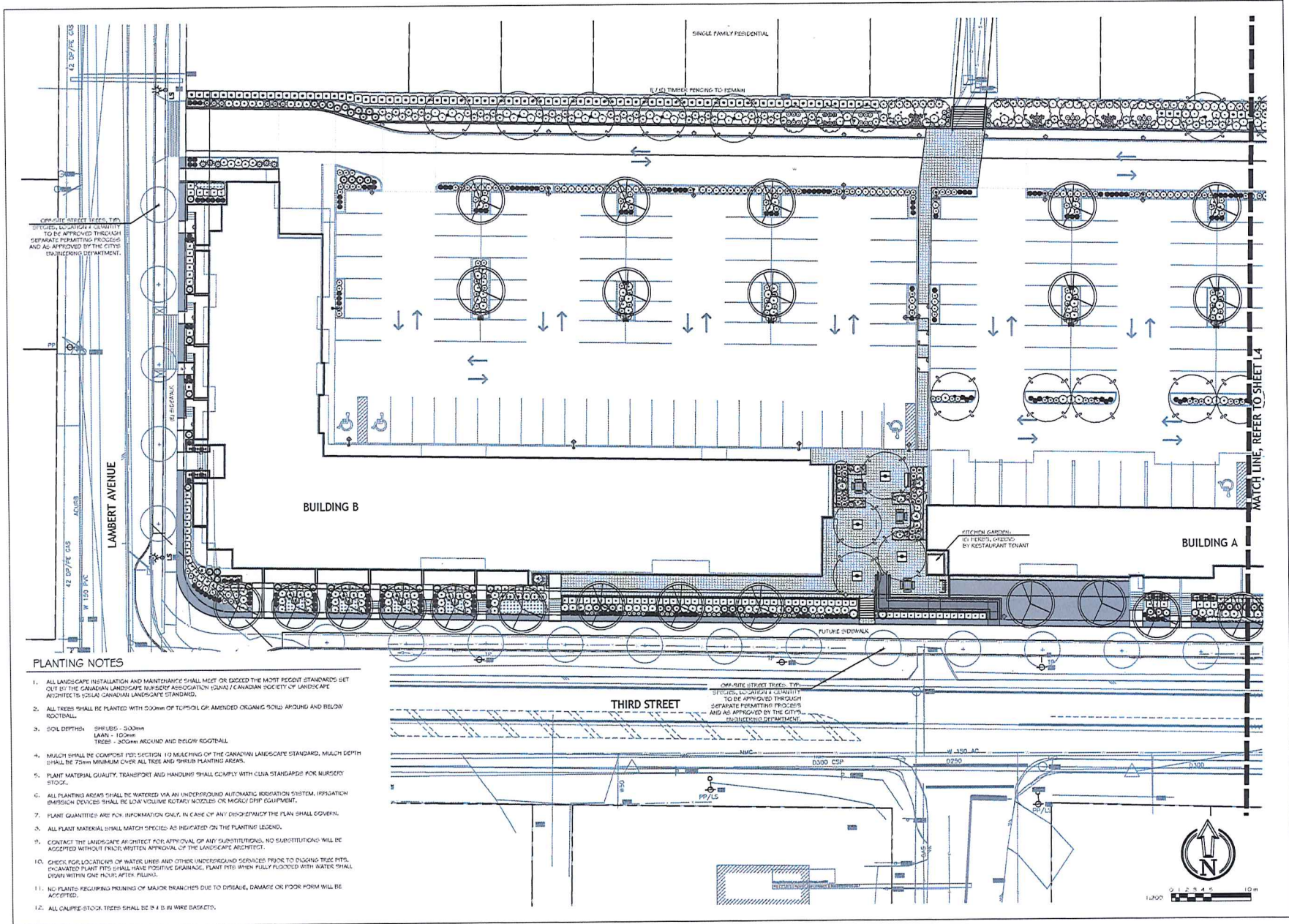
LANDSCAPE ARCHITECTURE SITE PLAN

Date: June 25, 2019
Drawn: CAG
Checked: HG
Scale: 1:200 metric
Project Number: 18-0008
Drawing Number: L1 of 5

#	Date	Notes
0	13/01/2018	Coordination Review
1	28/02/2018	Preliminary Review
2	29/03/2018	Issued for Pricing
3	19/05/2018	Issued for DP
4	19/07/2018	Issued for DP
5	20/07/2018	Issued for DP
6	20/07/2018	Issued for DP
7	22/08/2019	Issued for DP

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560 Third Street
Wertman Development Corporation
Nanaimo, BC

PLANTING PLAN	
Date:	June 28, 2019
Drawn:	CA
Checked:	NG
Scale:	1:200 metric
Project Number:	18-008
DRAWING NUMBER:	L3 of 5

#	DATE	NOTES
1	13 JAN 2018	Coordination Review
2	26 JUL 2018	Preliminary Review
3	28 AUG 2018	Issued for Pricing
4	19 SEP 2018	Issued for BP
5	19 OCT 2018	Issued for BP
6	20 OCT 2018	Issued for BP
7	25 OCT 2018	Issued for BP

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2019-JUN-25
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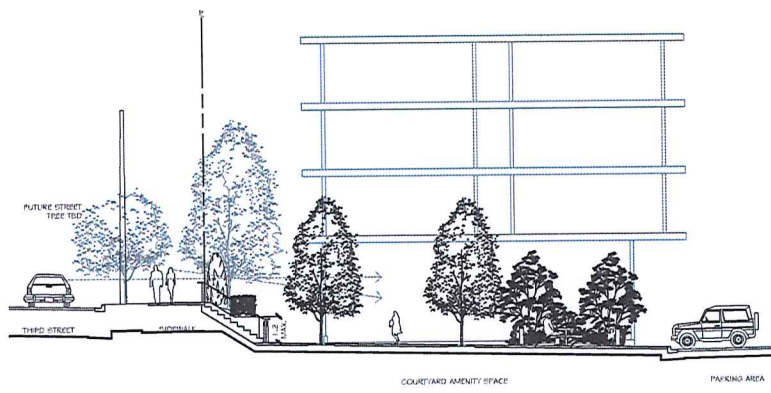
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560 Third Street Wertman Development Corporation Nanaimo, BC

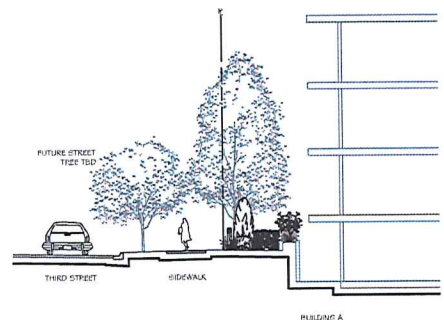
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Checked:	ING
Scale:	1:100 metric
Project Number:	18-008
DRAWING NUMBER:	L5 of 5

REVISION SCHEDULE		
#	Date	NOTES
0	13JUN18	Coordination Review
1	26JUL18	Preliminary Review
2	29AUG18	Issued for Pricing
3	19SEP18	Issued for DP
4	19OCT18	Issued for DP
5	29OCT18	Issued for DP
6	07MAY19	Returned for DP
7	30JUN19	Returned for DP

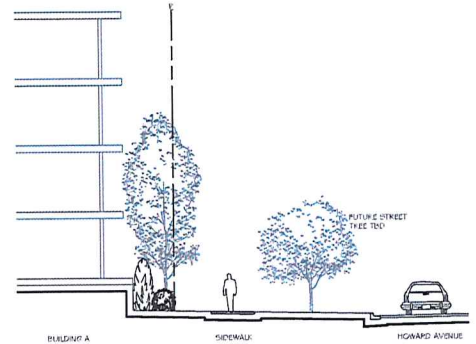
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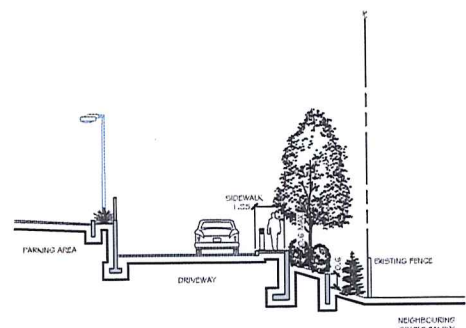
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Section/ Elevation



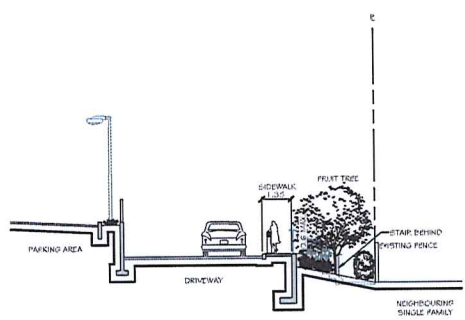
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Section/ Elevation



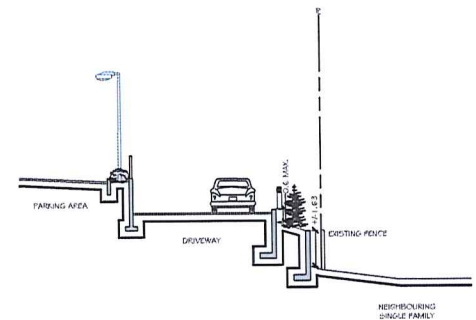
Section C-C
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Section/ Elevation



Section D-D
1:100 metric
Section/ Elevation



Section E-E
1:100 metric
Section/ Elevation



Section F-F
1:100 metric
Section/ Elevation