



**DEVELOPMENT PERMIT NO. DP001128**

**ANAYK HOME BUILDERS LTD**  
**Name of Owner(s) of Land (Permittee)**

**576/580 ROSEHILL 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:

LOTS 7 AND 8, SUBURBAN LOT 32, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 1505

**PID No. 007-345-861**

**PID No. 007-345-917**

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 Building Cross-Section**

**Schedule E Landscape Plan**

**Schedule F Schedule D – Amenity Requirements for Additional Density**

- 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 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 4.58m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum lot coverage from 40% to 47%.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 14.31m.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle from any lot line adjoining a property zoned for residential use from 3m to 0m.

City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking* – to reduce the minimum number of required off-street parking spaces from 17 to 16 spaces.

### **CONDITIONS OF PERMIT**

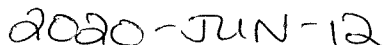
1. The subject property is developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-APR-28, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-MAY-11, as shown on Schedule C.
3. The development is developed in substantial compliance with the Building Cross Section prepared by Raymond de Beeld Architect Inc., dated 2019-SEP-06, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan prepared by Lanarc 2015 Consultants Ltd., dated 2019-SEP-06, as shown on Schedule E.
5. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Raymond de Beeld Architect Inc., dated 2018-NOV-23, as shown in Schedule F.

To meet Schedule D requirements, an application for a building permit must include:

- a. a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
  - b. evidence that plumbing features will use 35% less water than the BC Building Code standard;
  - c. a letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all required points have been achieved.
6. The provision of public art is in general accordance with the site location and Detail 3 shown on the Landscape Plan in Schedule E. The public art must be installed prior to building occupancy.
  7. The subject properties are consolidated into a single lot prior to application for a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 1ST DAY OF JUNE, 2020.

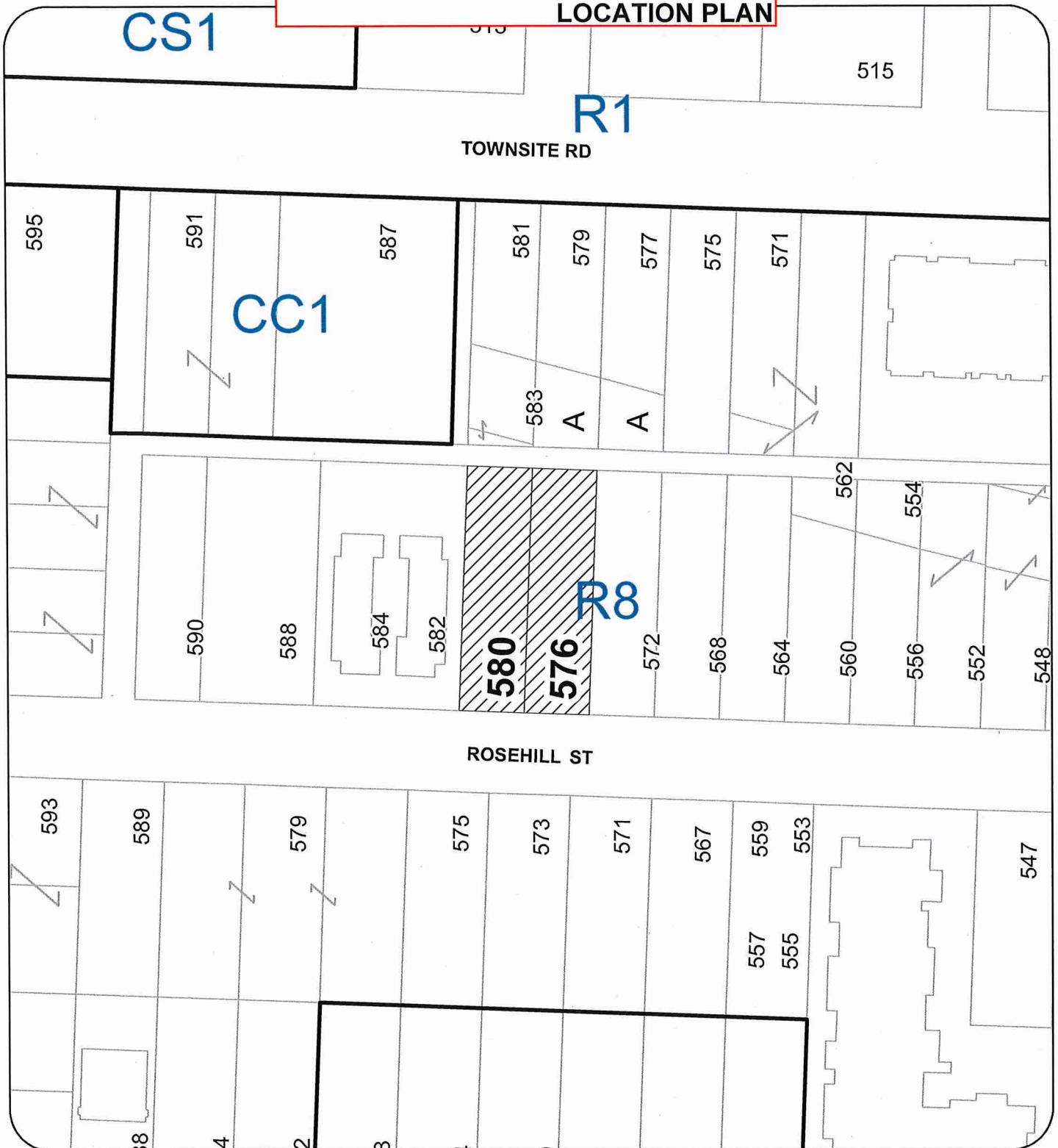
  
Corporate Officer

  
Date

GS/ln

Prospero attachment: DP001128

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001128**

**LOCATION PLAN**

Civic: 576 & 580 ROSEHILL STREET  
Legal: LOT 7 & 8, SUBURBAN LOT 32  
NEWCASTLE TOWNSITE, SECTION 1,  
NANAIMO DISTRICT, PLAN 1505



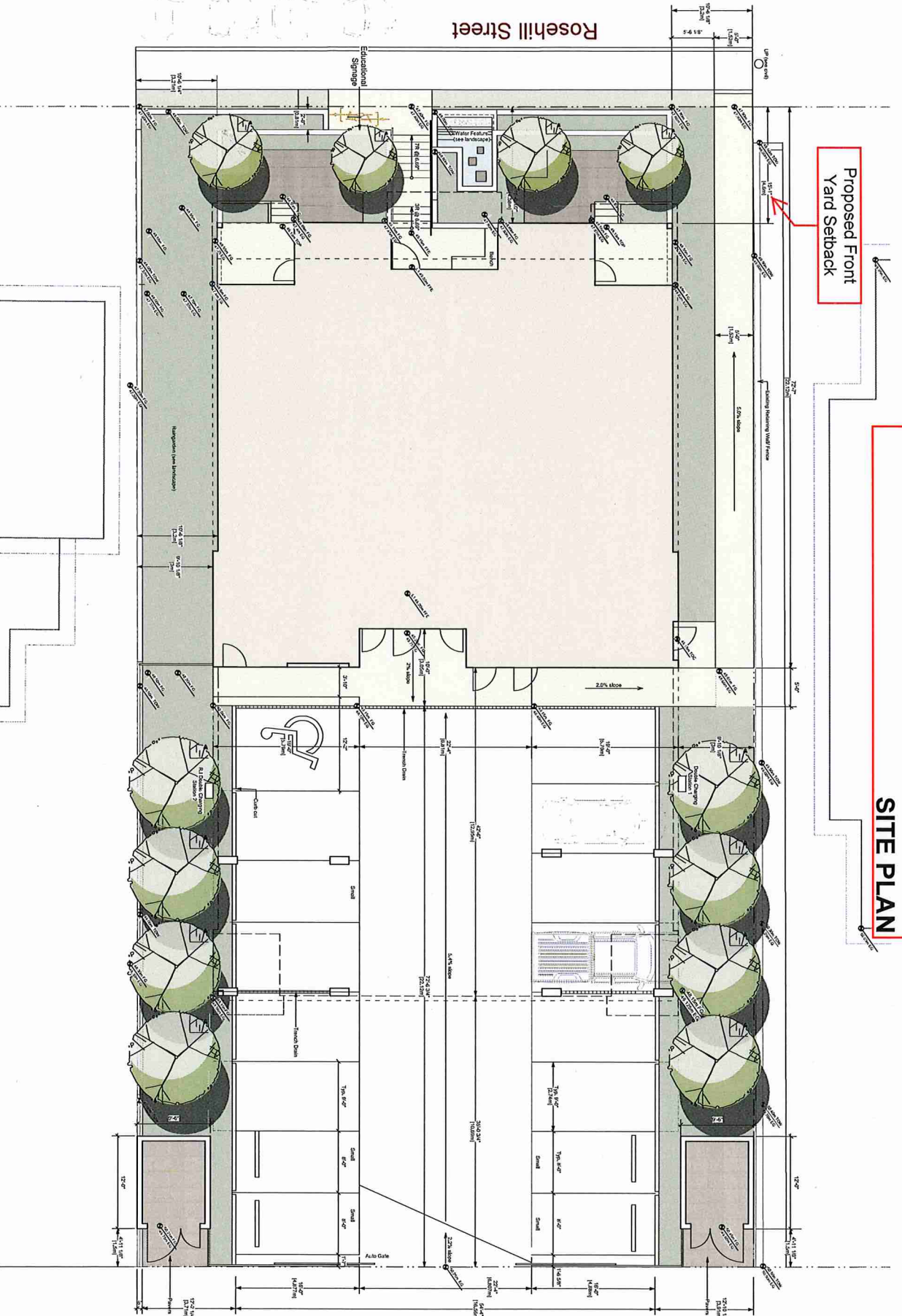
**Subject Property**

Development Permit DP001128  
576 Rosehill Street

Schedule B

SITE PLAN

Proposed Front  
Yard Setback



ROSEHILL CONDOS

576 Rosehill St, Nanaimo

Site Plan



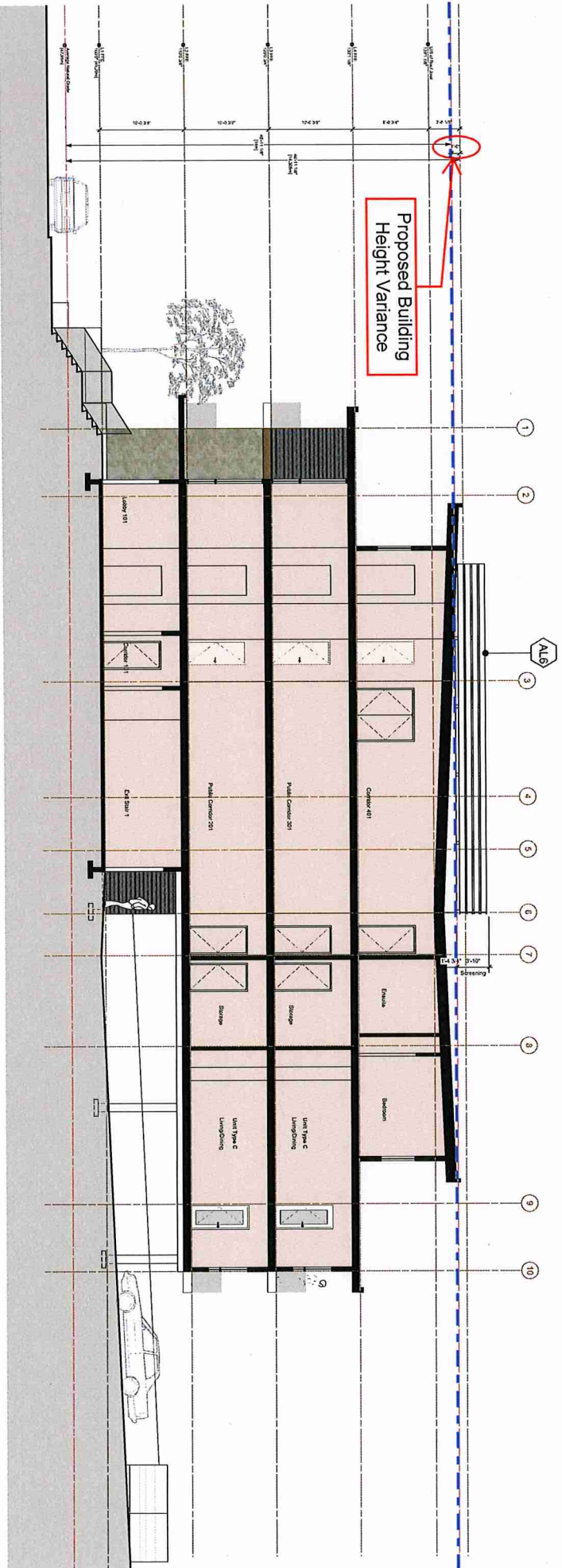
April 28, 2020  
Rev. 3 - Unit Types & Parking



## BUILDING ELEVATIONS



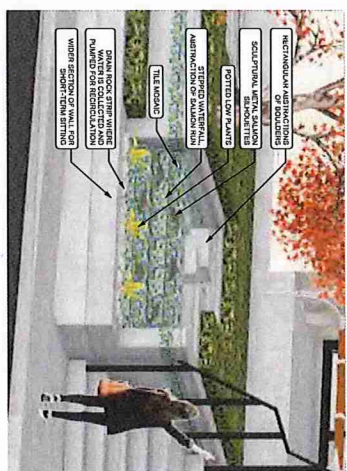
Development Permit DP001128      Schedule D  
 576 Rosehill Street  
**BUILDING CROSS SECTION**


























































## LANDSCAPE PLAN

- Proposed Side Setback Variance for Refuse Receptacle,
- Refuse Receptacles to be set back 1.5m from rear lot line as per Site Plan



**IRRIGATION - SCHEDULE D AMENITY**  
The plant species selected are drought tolerant and will be watered by a low-flow drip irrigation system. The green roof plantings will be irrigated by a low-flow matched precipitation spray system.

CANDIDATE PLANT SPECIES - EXCLUDING EXTENSIVE GREEN ROOF					
SYMBOL	REF	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
					
ACE		<i>Stephania indica</i> 'Tangerine'	Red Japanese Maple	6cm Cd.	250 x 250 x 100
					
ACE		<i>Stephania indica</i> 'Tangerine'	Red Japanese Maple	6cm Cd.	250 x 250 x 100
PERENNIAL TREES					
ACE		<i>Stephania indica</i> 'Tangerine'	Red Japanese Maple	6cm Cd.	250 x 250 x 100
PERENNIAL TREES					
					
ACE		<i>Stephania indica</i>	Red Japanese Maple	2m Ht.	1000m O.C.
PERENNIAL TREES					
					
ACE		<i>Stephania indica</i> 'Violet'	Red Japanese Maple	60 cm	1000m O.C.
					
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**SCHEDULE D-AMENITY REQUIREMENTS  
FOR ADDITIONAL DENSITY**

1744 ROSEHILL CONDOS, NANAIMO, BC

SCHEDULE D

02-Nov-18

AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY TIER 1

**Category 1: Site Selection (10 points required, 20 points allowed)**

Amenity	Points allowed	Points Proposed
B The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks. <i>Yes.</i>	3	3
C The proposed development is located within 200m of a park or trail network. <i>Yes the trail leading to Millstone River.</i>	1	1
D The proposed development is located within 400m of any of the following: • retail store; <i>Townsite</i> • daycare facility; <i>Katie's Corner Daycare</i> • Nanaimo Regional District transit bus stop; <i>Along Townsite</i> • any PRC (Parks, Recreation and Culture) Zoned property; and / or <i>Bowen Park</i> • a CS-1 (Community Service One) zoned property. <i>School and Church</i>	1 point each	5
E The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. <i>Fountain as Public Art</i>	1 point each	1
Total		10

**Category 5: Energy Management (6 points required, 16 points allowed)**

Amenity	Points allowed	Points Proposed
A The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate. <i>The letter to be provided.</i>	5	5
B The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. <i>The signage to be installed.</i>	1	1
Total		6

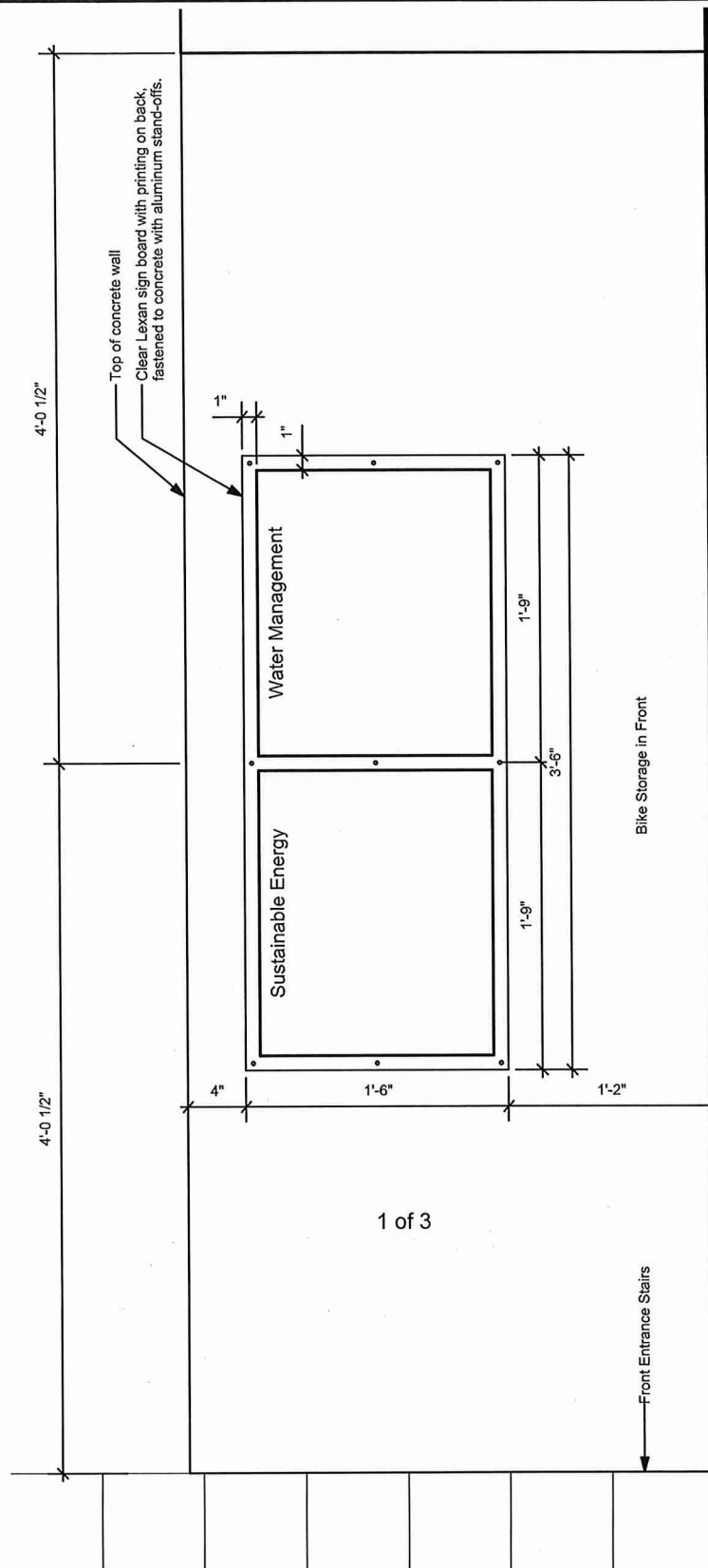
**Category 6: Water Management (8 points required, 16 points allowed)**

Amenity	Points allowed	Points Proposed
A At least 50% of the property is covered with a permeable surface area which may include a green roof. <i>Pavers for ramp/patios/ garage; landscaped parking overhangs; green roof.</i>	2	2
C A green roof is installed to a minimum 30% of the roof. <i>Yes, the green roof covers more than 30% of the roof, see A2.4</i>	3	3
F A water efficient irrigation system (such as drip) is installed. <i>Yes, drip irrigation system to be installed.</i>	1	1
G The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <i>Bioswale, storm retention and partial green roof</i>	2	2
H The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. <i>Signage to be installed.</i>	1	1
Total		9
<b>TOTAL POINTS ACHIEVED</b>		<b>25</b>

Tier 1 requirement: 3 out of 7 seven categories to score minimum points.



RECEIVED  
DP1128  
2018-NOV-26  
Current Planning



RECEIVED  
**DP1128**  
 2019-SEP-09  
 Current Planning



**RAYMOND  
 de BEELD  
 ARCHITECT Inc.**

755 Terminal Ave. North, Nanaimo, B.C. V9S 4K1  
 Tel: (250) 754-2108; Fax: (250) 754-2118  
 Email: info@rdbarchitect.ca  
 www.rdbarchitect.ca

PROJECT: **570 & 580 Rosehill Street**  
 CLIENT:

SHEET TITLE:

Signage  
 Template

JOB NO.:  
 1744

DRAWN:  
 RH

CHECKED:  
 RdB

SCALE:  
 As Noted

DATE:  
 Sep 6, 2019

SHEET No.:

**ASK-01**

576 Rosehill St, Nanaimo

## Permeability Plan

April 28, 2020  
Rev. 3 - Unit Types & Parking

## A1.2



**LEGEND:**

Permeable Area at L4 (245.1m<sup>2</sup>)

Permeable Area at Grade (242.7m<sup>2</sup>)

Total Permeable Area= 587.8m<sup>2</sup> (52.7%)

RECEIVED  
DP1128  
2020-APR-29  
Current Planning

