



DEVELOPMENT PERMIT NO. DP001138

WESTPROP DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

600 NINTH 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:

LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22207
PID No. 028-927-451

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 Height Survey

Schedule F Landscape Plan

Schedule G 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.

PERMIT TERMS

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 9m to 11.07m, as shown on Schedule E.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable perimeter wall height from 7.32m to 8.23m.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the proposed Site Plan prepared by Straight Street Design, dated 2020-JUN-30, as shown on Schedule B.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Straight Street Design, received 2019-APR-15, as shown on Schedule C.
3. The development is in substantial compliance with the proposed Exterior Materials prepared by Straight Street Design, received 2019-APR-15, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the proposed Height Survey prepared by Turner Land Surveying, received 2019-APR-15, as shown on Schedule E.
5. The subject property is developed in substantial compliance with the proposed Landscape Plan prepared by Straight Street Design, dated 2020-AUG-10, as shown on Schedule F.
6. The subject property is developed in accordance with the Schedule D 'Amenity Requirements for Additional Density', as shown in Schedule G, and is to include the following items:
 - A letter from the coordinating professional submitted prior to Building Permit issuance, outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
7. A 3m-wide statutory right-of-way for a public walkway between Ninth Street and Lotus Pinnatus Park constructed to the City of Nanaimo's Urban Soft Surface Trail standard, generally as shown on Schedule B, is to be registered on the subject property prior to building permit issuance.

8. Completion of off-site improvements to construct a public walkway to connect with the Parkway Trail across the City-owned property at 100 Lotus Pinnatus Way, prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 19TH DAY OF OCTOBER, 2020.

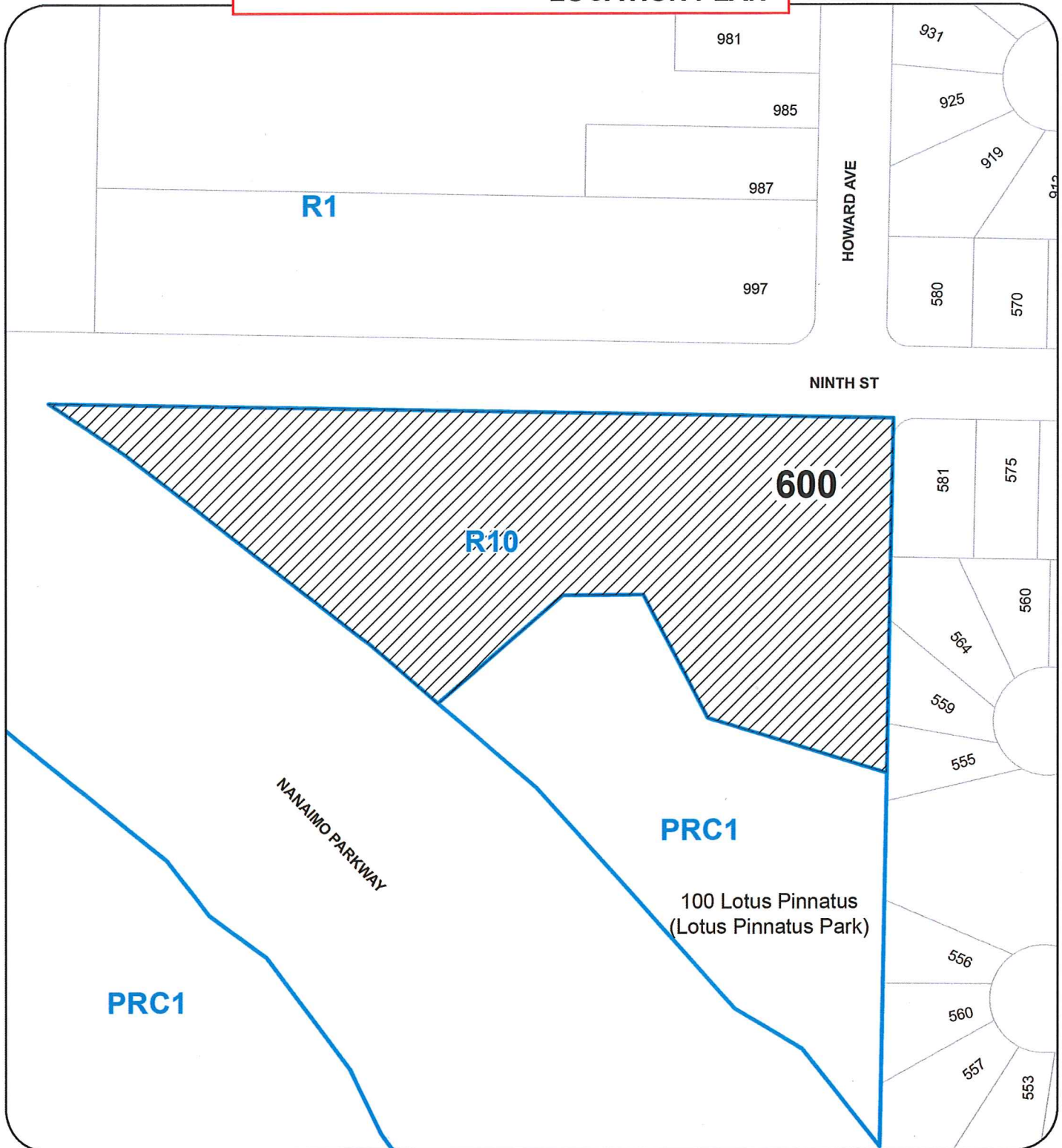

Corporate Officer

2020-OCT-27
Date

CH/n

Prospero attachment: DP001138

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001138

LOCATION PLAN

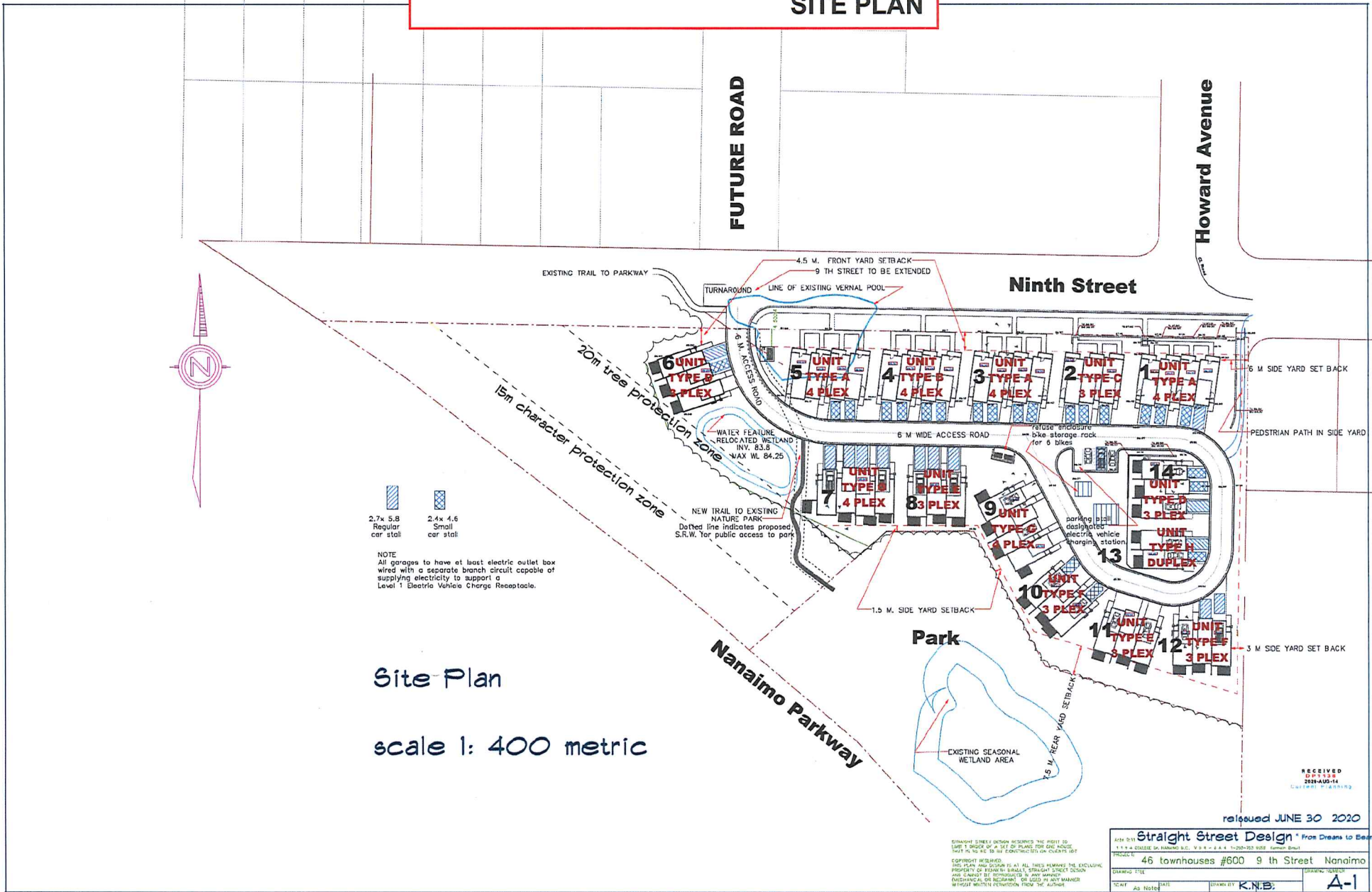
Civic: 600 NINTH STREET

Legal: LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP22207



Subject Property

Development Permit No. DP001138 Schedule B
 600 Ninth Street
SITE PLAN



Site Plan
 scale 1: 400 metric

2.7x 5.8 Regular car stall
 2.4x 4.6 Small car stall
 NOTE
 All garages to have at least electric outlet box wired with a separate branch circuit capable of supplying electricity to support a Level 1 Electric Vehicle Charge Receptacle.

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 2020-06-14

relouped JUNE 30 2020

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Straight Street Design From Dreams to Plans
 4114 COLLEGE ST. NANAIMO B.C. V9S 4A4 1-250-765-8056
 PROJECT: 46 townhouses #600 9th Street Nanaimo
 DRAWING TITLE: **46 townhouses #600 9th Street Nanaimo**
 DRAWING NO: **46-01** DATE: **2020-06-14**
 TEAM: As Noted DRAWN BY: **K.N.B.** CHECKED BY: **A-1**

Development Permit No. DP001138
600 Ninth Street

Schedule C

UNIT TYPE A - FOURPLEX
(Buildings 1, 3 and 5)

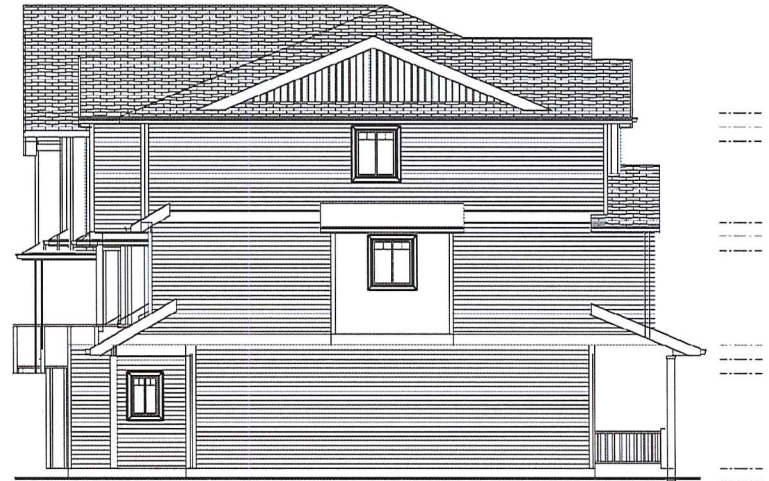
BUILDING ELEVATIONS



FRONT ELEVATION UNIT TYPE A 4-PLEX
FACING ALONG 9 TH STREET



REAR ELEVATION UNIT TYPE A 4-PLEX
FACING INTERNAL ACCESS ROAD



RE- ISSUED OCT 10TH 2013

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1194 COLLEGE DR. NANAIMO B.C. V 9 R 6 A 4 1250-753 9350 Kenneth Gray	
PROJECT: 41 UNIT TOWNHOUSE 600 9 TH STREET	
DRAWING TITLE:	DRAWING NUMBER:
SCALE:	DATE:
APPROVED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
A-4	

UNIT TYPE B - FOURPLEX
(Building 4)



FRONT ELEVATION UNIT TYPE B 4-PLEX
FACING ALONG 9 TH STREET



REAR ELEVATION UNIT TYPE B 4-PLEX
FACING INTERNAL ACCESS ROAD



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1118 4 COLLEGE DR. NANAIMO B.C. V9R 6A4 250-753 9338 Kenneth Deane PREPARED BY 47 UNIT TOWNHOUSE 600 9 TH STREET		FROM DRAWING NO. 1118 4 COLLEGE DR. NANAIMO B.C. V9R 6A4 250-753 9338 Kenneth Deane
DRAWING TITLE 47 UNIT TOWNHOUSE 600 9 TH STREET	SCALE AS SHOWN	DATE 2019-APR-15
DRAWN BY K.S.B.	REVISIONS NONE	SHEET NO. A-5

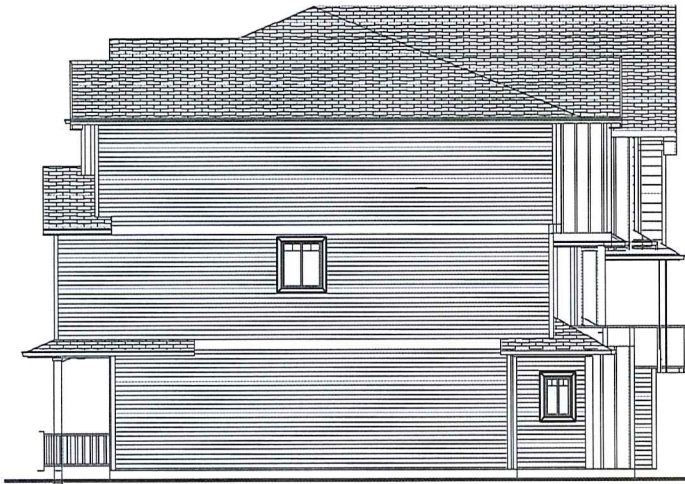
UNIT TYPE C - TRIPLEX (Building 2)



LEFT ELEVATION UNIT TYPE C 3-PLEX



FRONT ELEVATION UNIT TYPE C 3-PLEX
FACING ALONG 9 TH STREET



RIGHT ELEVATION UNIT TYPE C 3-PLEX



REAR ELEVATION UNIT TYPE C 3-PLEX FACING
INTERNAL ACCESS ROAD

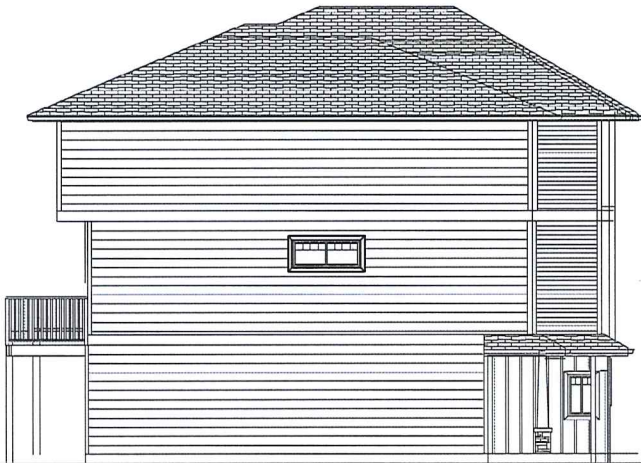
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Asst B-1 Straight Street Design From Dreams to Deeds
1118 4 COLLEGE DR. NANAIMO B.C. V9R 6A4 250-755 9356 KAREN@SSD.BC.CA
TRUCK
47 UNIT TOWNHOUSE 600 9 TH STREET
DRAWING TITLE DRAWING NUMBER
SCALE DATE DRAWN BY CHECKED BY REVISED
A-6

UNIT TYPE D - FOURPLEX
(Buildings 6 and 14)



SIDE ELEVATION UNIT TYPE D 3-PLEX
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE D 3-PLEX
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE D
3-PLEX
EXPOSED TO INTERNAL ROAD



REAR ELEVATION UNIT TYPE D 3-PLEX
FACING PARK & TREE PROTECTION AREA

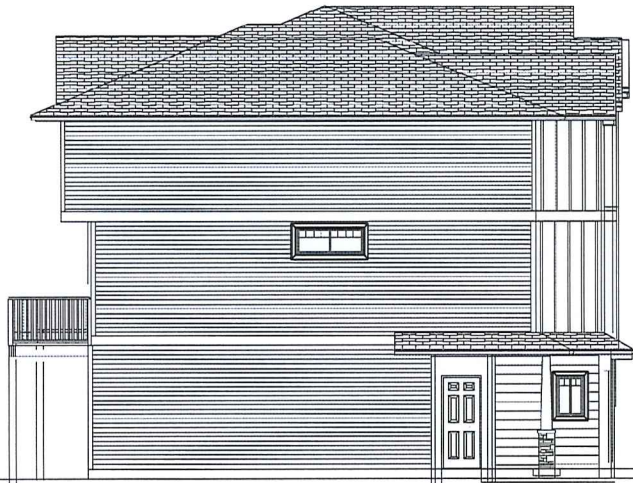
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ASB 0-11
1115 4 COLLEGE DR. NANAIMO B.C. V9S 6A4 250-763 9336 Kenneth Brant
47 UNIT TOWNHOUSE 600 9 TH STREET
DRAWING TITLE
SCALE DATE DRAWN BY CHECKED BY
DRAWING NUMBER
A-7

UNIT TYPE E - TRIPLEX
(Buildings 8 and 11)



SIDE ELEVATION UNIT TYPE E 3-PLEX
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE E 3-PLEX
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE E 3-PLEX
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE E 3-PLEX
FACING PARK & TREE PROTECTION AREA

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41 UNIT TOWNHOUSE 600 9 TH STREET PROJECT:		Straight Street Design "From Dreams to Deeds" 1194 COLLEGE DR, NANAIMO B.C. V 9 R - 6 A 4 250-753 3338 Kenneth Brail	
DRAWING TITLE SCALE:	DATE:	DRAWN BY:	CHECKED:
			DRAWING NUMBER A-8

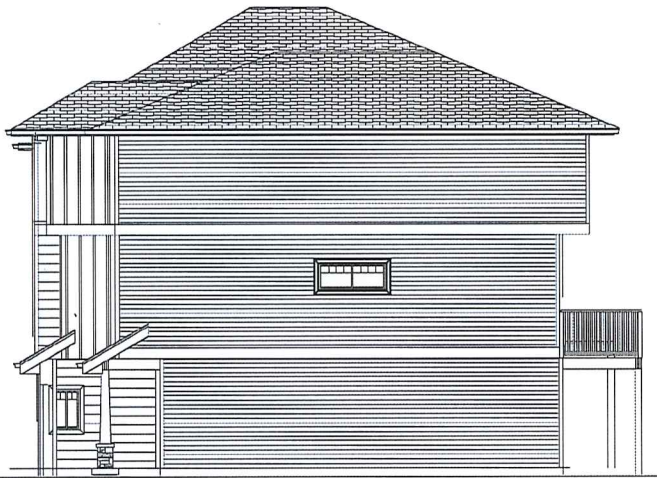
UNIT TYPE F - TRIPLEX
(Buildings 10 and 12)



SIDE ELEVATION UNIT TYPE F 3-PLEX
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE F 3-PLEX
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE F 3-PLEX
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE F 3-PLEX
FACING PARK & TREE PROTECTION AREA

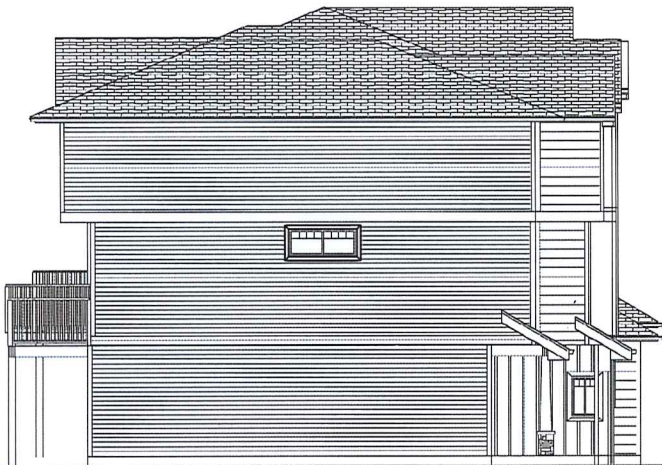
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Straight Street Design "From Dreams to Deeds"
1119 4 COLLEGE DR. NANAIMO B.C. V9S 6A4 250-783 8556 Kenneth Brault
47 UNIT TOWNHOUSE 600 9 TH STREET
DRAWING TITLE
SCALE: As Shown DATE: DRAWN BY: REVISED: DRAWING NUMBER: **A-9**

UNIT TYPE G - FOURPLEX
(Buildings 7 and 9)



SIDE ELEVATION UNIT TYPE G 4-PLEX
EXPOSED TO ANOTHER BUILDING



FRONT ELEVATION UNIT TYPE G 4-PLEX
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE G 4-PLEX
EXPOSED TO ACCESS ROAD & WALKWAYS



REAR ELEVATION UNIT TYPE G 4-PLEX
FACING PARK & TREE PROTECTION AREA

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1194 COLLEGE DR, NANAIMO B.C. V 9 R - 6 A 4 120-193 3058 Kenneth Brail	
PROJECT: 47 UNIT TOWNHOUSE 600 9 TH STREET	
DRAWING TITLE	DRAWN BY
SCALE	DATE
DATE	REVISION
DRAWING NUMBER: A-10	

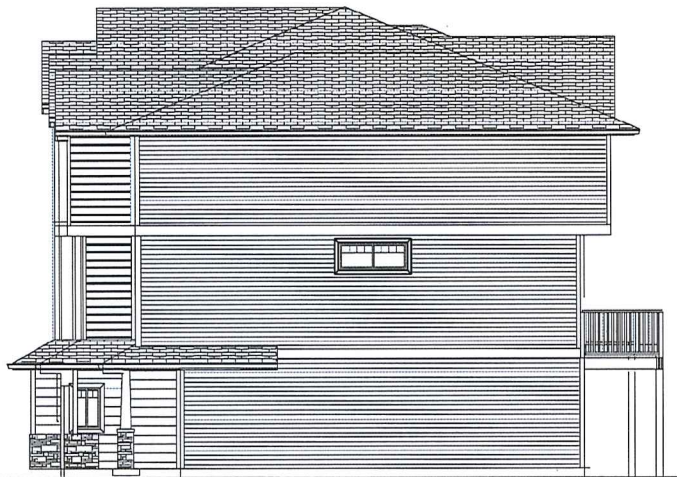
UNIT TYPE H - DUPLEX
(Building 13)



SIDE ELEVATION UNIT TYPE H DUPLEX
EXPOSED TO INTERNAL ROAD



FRONT ELEVATION UNIT TYPE H DU-PLEX
FACING INTERNAL ACCESS ROAD



SIDE ELEVATION UNIT TYPE H
DUPLEX
EXPOSED TO ANOTHER BUILDING



REAR ELEVATION UNIT TYPE H DUPLEX

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41th St Straight Street Design * From Dreams to Deeds * 1194 COLLEGE DR, NANAIMO B.C. V9R 6A4 250-753 8888 Karush Drawl	
PROJECT 41 UNIT TOWNHOUSE 600 9 TH STREET	
DRAWING TITLE	DRAWING NUMBER
SCALE	DATE
DRAWN BY	CHECKED
A-11	

EXTERIOR MATERIALS



FRONT ELEVATION UNIT TYPE A 4-PLEX
FACING INTERNAL ACCESS ROAD



FRONT ELEVATION UNIT TYPE C 4-PLEX
FACING ALONG 9 TH STREET

FIBERGLAS SHINGLES

CEDAR SHAKES

ALUM GUTTER
2X8 CEDAR FACIA

BOARD AND BATTEN

VINYL FRAME THERMOPANE
WINDOWS
1X3 CEDAR TRIM
AROUND ALL WINDOWS

VINYL SIDING
1X3 CEDAR TRIM
AT CORNERS



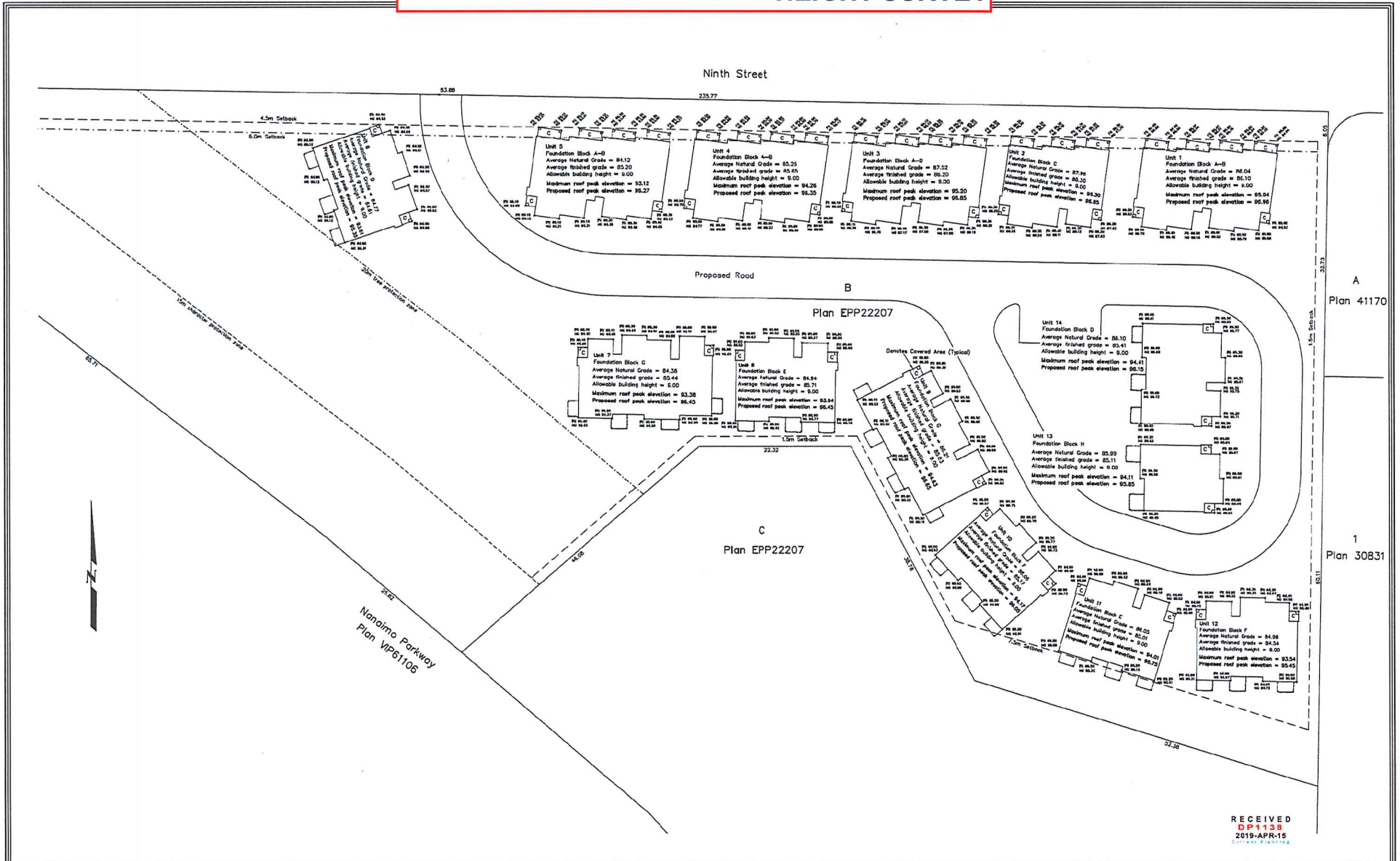
STREET VIEW LOOKING SOUTH WEST
FACING ALONG 9 TH STREET

ISSUED SEPT 20 2013

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2019-APR-15
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Straight Street Design "From Dreams to Deeds" 1184 COLLEGE DR. NANAIMO B.C. V9R 6A4 (250) 753 9338 Kenneth Brantz	
PROJECT: 41 UNIT TOWNHOUSE 600 9 TH STREET	
DRAWING TITLE: EXTERIOR MATERIALS	DRAWING NUMBER: A-7
SCALE: As Shown	DATE: DRAWN BY: CHECKED BY: REVISED:



Map: 600 Ninth Street		Legal Description: Lot B, Section 1, Nanaimo District, Plan EPP22207		Date:	Revision:	Certified correct this 18th day of November, 2013.	Turner 4 land surveying-
Client: Westtop Developments	One address 600 Ninth Street	Scale: 1:250 Distances and elevations shown are in metres. Geoid: elevations are derived from contour map 1:2500/1:2000					250.753.3776 602 Clarke Road Nanaimo, BC V9R 3J4 Pac 12-982-9
Issued Site Plan-Proposed Building Heights	Nov November 18, 2013					B.C.L.S. (This document is not valid unless originally signed and sealed.)	

**SCHEDULE D - AMENITY REQUIREMENTS
FOR ADDITIONAL DENSITY**

600 Ninth St -

Please receive this letter to advise, our development wishes to apply TIER 1 in Schedule D of the Zoning bylaw to gain an additional 0.1 FAR. Outlined below is how the development will meet the points required in 3 categories 2, 4, & 6 to gain the added density increase of .1

Schedule D

Amenity Requirements for Additional Density

Category 2: Retention and Restoration of Natural Features (8 points required) (9 provided)

B/ The property includes the retention of natural vegetation, trees, shrubs, and under storey on the West side of property. A contiguous area that is equal to or 3 greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.
= 3 Points

E/ The proposed development includes planting street trees along extension of 9 th street. = additional 1 points

H/ 50% of the site area (excluding the building footprint) has been maintained with pervious surfaces = 3 Points .

Total 13,601 sq m. lot area, (less 3055 sq.m. Bldg footprint) = 10546 sq.m.

6030 sq. m. is going to be impervious surfaces and building area.

7577 sq. m. pervious surfaces (including 3036 sq.m Landscape) = 71%

4541 sq. m. Landscaped, restored and undisturbed forest including the Vernal Water Pond will be relocated and restored - an area of 550 Sq. M.

Included in

I/ Our development will include permanent educational signage or display(s) regarding the protected pond plants, trees, animal habitat or other natural features on and adjacent to the site. = 1 Points

Category 4: Building Materials (8 points required) (9 provided)

A/ Wood is the primary building material. = 1 Points

C/ At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. = 3 Points

D/The proposed development uses materials with recycled content such that the sum of the post consumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project. = 2 point

E/ The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.
= 2 point

H/ The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project. = 1 Points

Category 6: Water Management (8 points required) (8 provided)

A/ At least 50% of the property is covered with a permeable surface area = 2 point

B/ The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard. = 2 point

F/ A water efficient irrigation system (such as drip) is installed. = 1 point

G/ The proposed development includes the restoration of retention pond on the property = 2 point

H/ he development site will include permanent educational signage regarding sustainable water management practices used on site. = 1 point

Kenneth Brault