



DEVELOPMENT PERMIT NO. DP001141

GURDIAL SINGH PARMAR
Name of Owner(s) of Land (Permittee)

215 SABISTON 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 C, OF LOT 1, BLOCK B, SECTION 1, NANAIMO DISTRICT,
PLAN 584**

PID No. 000-349-755

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 Finishes
Schedule E Landscape Plan
Schedule F Site Lighting 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 7.5.1 Siting of Buildings* – to reduce the required front yard setback for the principal building from 6m to 3.96m, with a 1.4m front porch projection.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted building height for the principal building from 9m to 9.72m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., dated 2019-DEC-06, as shown in Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Ellins Architect Inc., dated 2019-JUL-25, as shown in Schedule C.
3. The development is generally in compliance with the Exterior Finishes list received 2019-MAY-01, as shown in Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and details prepared by Victoria Drakeford, Landscape Architect, dated 2020-JAN-14, as shown in Schedule E.
5. The subject property is developed in substantial compliance with the Site Lighting Plan prepared by Ellins Architect Inc., dated 2019-DEC-06, as shown in Schedule F.
6. The subject property is developed in accordance with the Schedule 'D' Amenity Requirements for Additional Density table, as shown in Schedule G and 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.

REVIEWED AND APPROVED ON

2020-July-30

Date



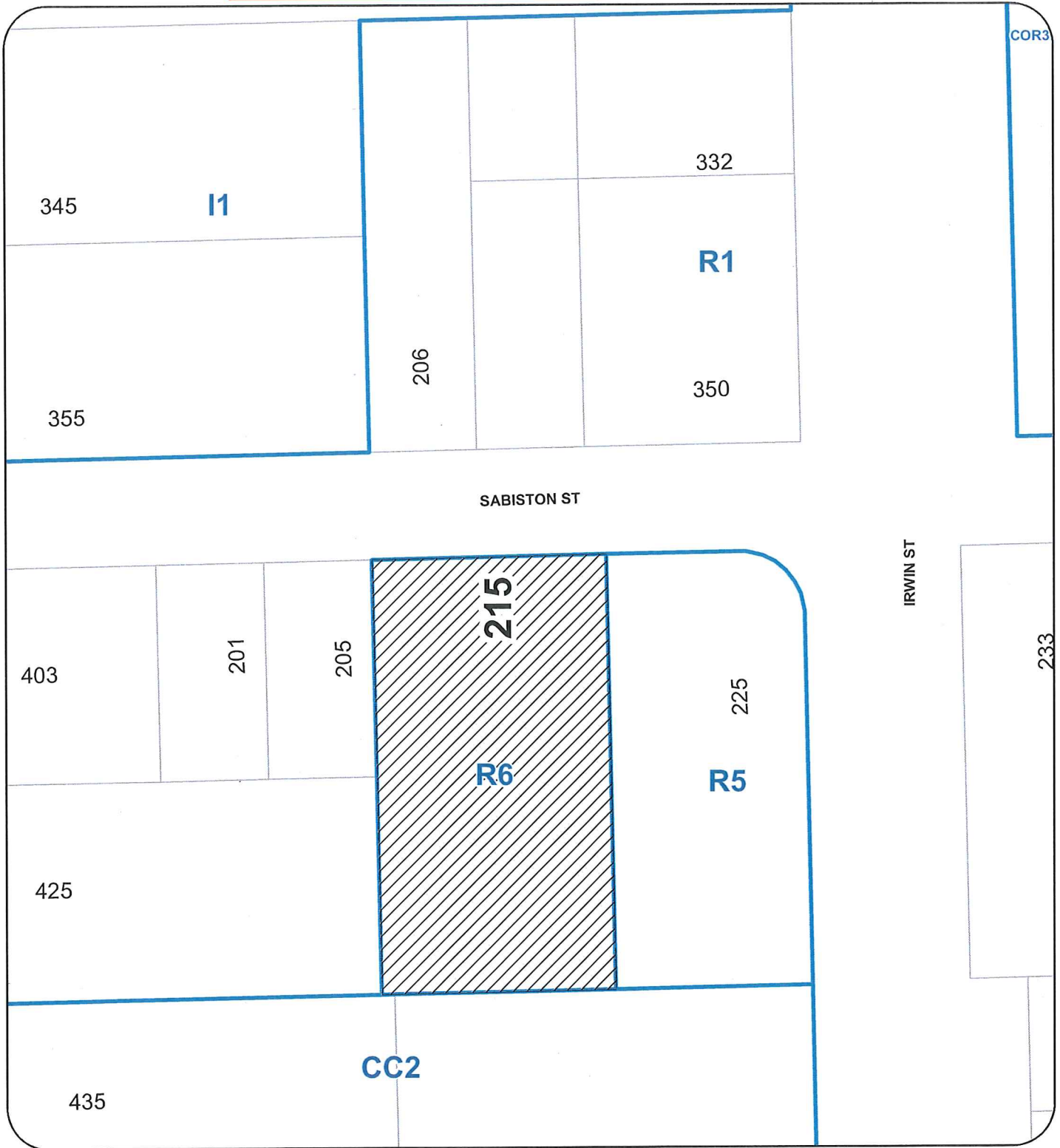
D. Lindsay, General Manager
Development Services

Pursuant to Section 154 (1)(b) of the Community Charter

LB/ln

Prospero attachment: DP001141

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001141

LOCATION PLAN

Civic: 215 SABISTON STREET
Legal: SECTION C, OF LOT 1, BLOCK B, SECTION 1
NANAIMO DISTRICT, PLAN 584



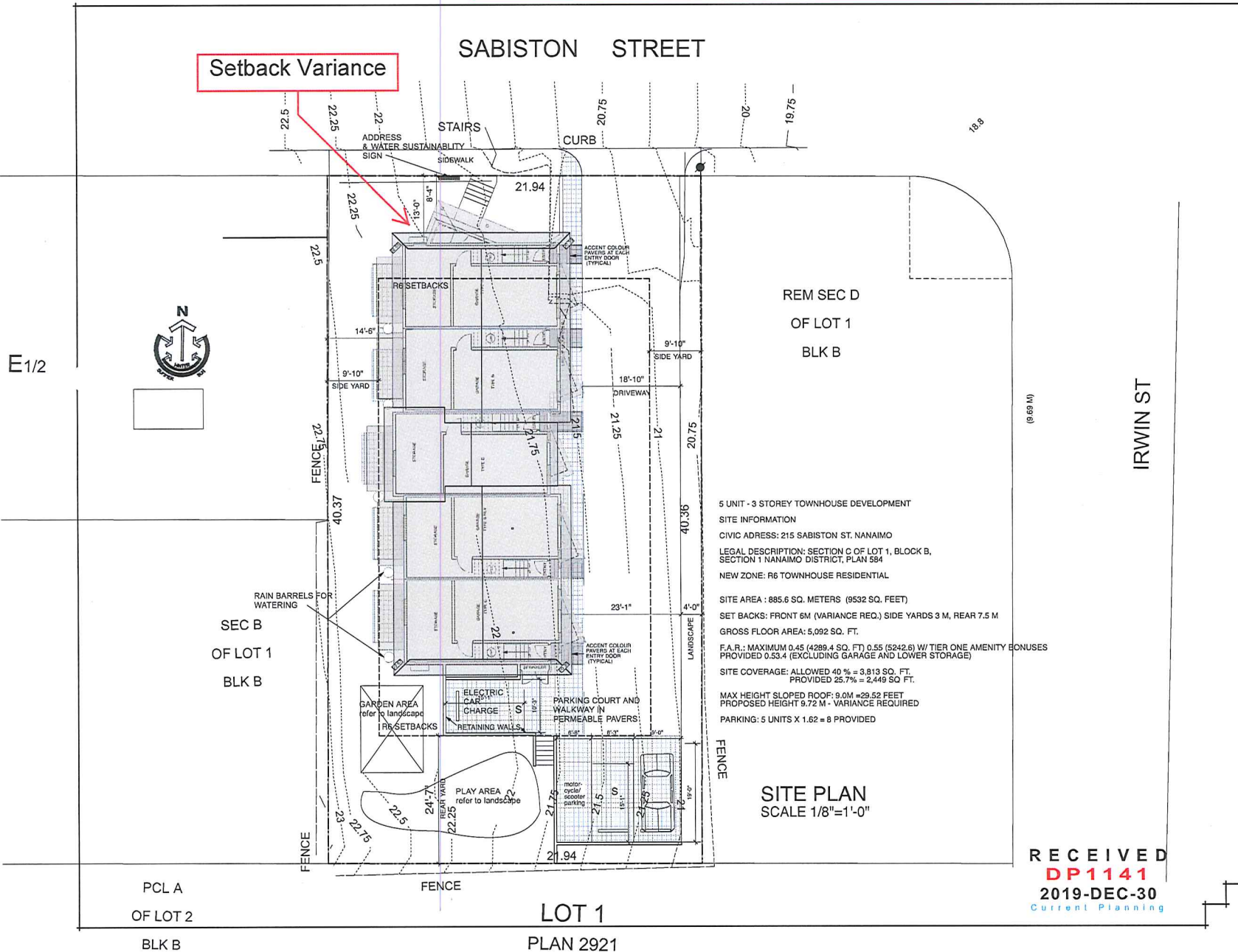
Subject Property

Development Permit DP001141
215 Sabiston Street

Schedule B
SITE PLAN

SABISTON STREET

Setback Variance



REM SEC D
OF LOT 1
BLK B

5 UNIT - 3 STOREY TOWNHOUSE DEVELOPMENT
SITE INFORMATION
CIVIC ADDRESS: 215 SABISTON ST. NANAIMO
LEGAL DESCRIPTION: SECTION C OF LOT 1, BLOCK B,
SECTION 1 NANAIMO DISTRICT PLAN 594
NEW ZONE: R6 TOWNHOUSE RESIDENTIAL
SITE AREA : 885.6 SQ. METERS (9532 SQ. FEET)
SET BACKS: FRONT 6M (VARIANCE REQ.) SIDE YARDS 3 M, REAR 7.5 M
GROSS FLOOR AREA: 5,092 SQ. FT.
F.A.R.: MAXIMUM 0.45 (4289.4 SQ. FT) 0.55 (5242.6) W/ TIER ONE AMENITY BONUSES
PROVIDED 0.53.4 (EXCLUDING GARAGE AND LOWER STORAGE)
SITE COVERAGE: ALLOWED 40% = 3,813 SQ. FT.
PROVIDED 25.7% = 2,449 SQ FT.
MAX HEIGHT SLOPED ROOF: 9.0M = 29.52 FEET
PROPOSED HEIGHT 9.72 M - VARIANCE REQUIRED
PARKING: 5 UNITS X 1.62 = 8 PROVIDED

SITE PLAN
SCALE 1/8"=1'-0"



Copyright reserved. These plans and designs are at all times the property of the architect to be used for the project shown. No other permit is required from the architect for any reproduction. Contractor to verify all levels, bearings, dimensions, specifications, location of building, and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building bylaws.

NO.	DATE
REVISIONS:	
TUE 23 2019 REZONING APP	
MAX 18 2019 D.P. REV. WINDOWS / STAIRS	
MAX 26 2019 PRELIM B.P.	
JUL 7 25 2019 REV. PER DES. PANEL	
NOV 5 2019 PRELIM B.P.	
DEC 6 2019 SHEET PARKING REF. WALL	

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.



ellins architect inc.
architecture • planning • interior design

DRAWING:
SITE PLAN

DRAWN BY:
DATE: NOVEMBER 2017
SCALE: NOTED

PROJECT NO. 2017-15
DRAWING NO. A1

RECEIVED
DP1141
2019-DEC-30
Current Planning

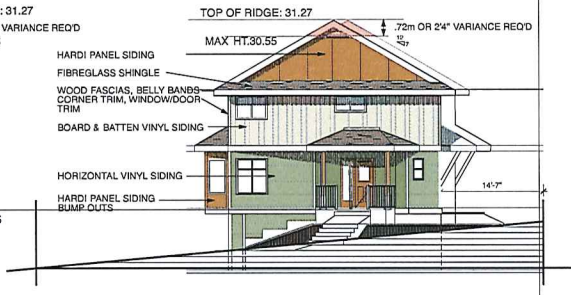
LOT 1
PLAN 2921

PCL A
OF LOT 2
BLK B

Development Permit DP001141 Schedule C
 215 Sabiston Street
BUILDING ELEVATIONS



SIDE ELEVATION FROM DRIVEWAY (SIDE)
 scale 1/8"=1'-0"

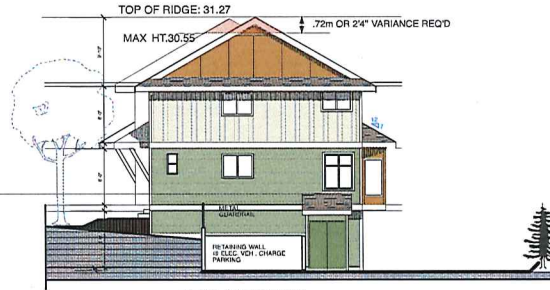


FRONT ELEVATION FROM SABISTON STREET
 scale 1/8"=1'-0"

AVERAGE HEIGHT OF 4 CORNERS: 21.55m
 RIDGE HEIGHT: 31.27m
 MAXIMUM HEIGHT 9.0m, PROPOSED 9.72m (24")
 VARIANCE REQUIRED



SIDE ELEVATION FROM NEIGHBOUR (SIDE)
 scale 1/8"=1'-0"



REAR ELEVATION
 scale 1/8"=1'-0"

Copyright reserved. These plans and designs are the property of the architect to be used for the project shown. Written consent is required from the architect before any reproduction. Contractor to verify all lines, levels, areas, dimensions, specifications, location of buildings, etc., and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building bylaws.

NO.	DATE	REVISION
FEB 22, 2018	P	PERFORMING APP
MAR 18, 2018	D.P.	REV. WINDOWS / STAIRS
MAR 25, 2018	P	PRELIM D.P.
JUL 23, 2019	REV.	PER DES. PANEL

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
 NANAIMO, B. C.

ellins architect inc.
 architecture • planning • interior design

DRAWING:
 ELEVATIONS

DRAWN BY:
 DATE: NOVEMBER 2017
 SCALE: NOTED

PROJECT NO. 2017-15 DRAWING NO. A5.0

RECEIVED
 DP1141
 2019-DEC-31
 COLLECT PLANNING

Development Permit DP001141
215 Sabiston Street

Schedule D

EXTERIOR FINISHES

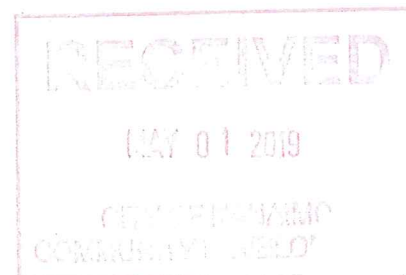
SABISTON 5 UNIT TOWNHOUSE - NANAIMO B.C.

EXTERIOR FINISHES

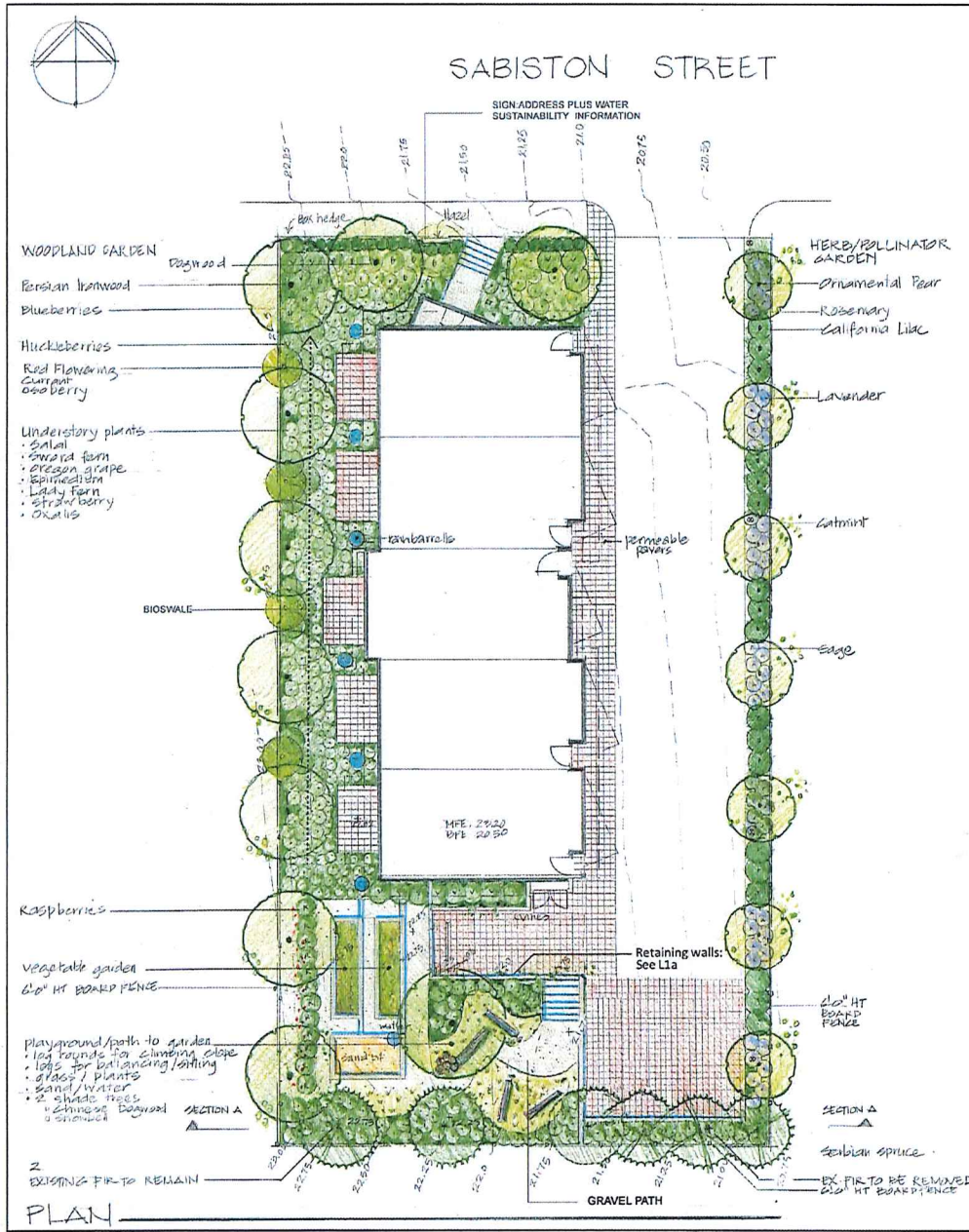
AUGUST 21, 2018

REFER ALSO TO COLOURED ELEVATIONS & SAMPLE BOARD

FIBREGLASS SHINGLES	MALARKY COLOUR NATURAL WOOD
CAP FLASHINGS/GUTTERS	KAYCAN COLOUR LINEN
VINYL SOFFITS	KAYCAN COLOUR LINEN
VINYL SIDING HORIZONTAL TRIPLE 3	KAYCAN COLOUR 52 WILLOW GREEN
VINYL SIDING BOARD & BATTEN	KAYCAN COLOUR 05 SANDALWOOD
HARDI CEMENT BOARD SMOOTH PANEL SIDING CENTER BUMP OUTS & END GABLES	SHERWIN WILLIAMS PAINT FINISH SW 7702 SPICED CIDER (RUST)
FASCIA / BARGE BOARDS GABLE & CORNER TRIM DOOR / WINDOW TRIM	SHERWIN WILLIAMS PAINT FINISH SW 7008 ALABASTER (WHITE)
VINYL WINDOWS	WHITE
WOODEN BRACKETS & POSTS	STAIN OR PAINT TO MATCH RUST
GARAGE DOORS - 4 OUTER UNITS	SHERWIN WILLIAMS PAINT FINISH SW 7748 GREEN EARTH
GARAGE DOORS - CENTRE UNITS	SHERWIN WILLIAMS PAINT FINISH SW 7547 SANDBAR



LANDSCAPE PLAN

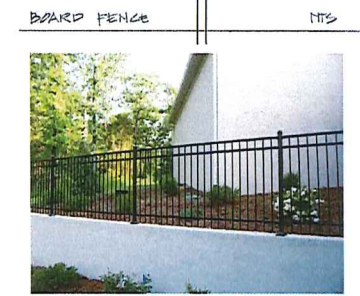
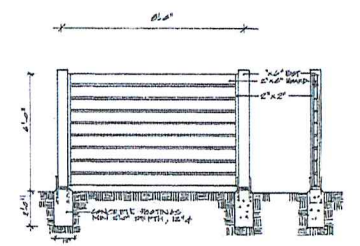
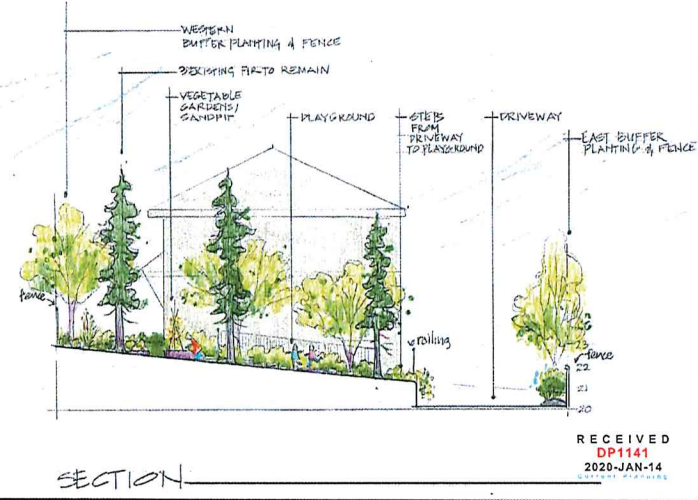


Plant Palette

Qty	Botanical Name	Common Name	Pot Size	Spacing
Evergreen Trees				
3	<i>Picea emmonsi</i> bruns	Sarban Spruce	1.5m	
Deciduous Trees				
2	<i>Cornus edulis</i> white wonder	White Flowering Dogwood	6 cm cal	
1	<i>Cornus kousa</i>	Chinese Dogwood	2.5m ht	
7	<i>Panola persica</i>	Parish Ironwood	6 cm cal	
7	<i>Pyrus calleryana</i> chanticleer	Ornamental Pear	6 cm cal	
1	<i>Syrax japonica</i>	Snowbell Tree	6 cm cal	
Shrubs/Berry plants				
22	<i>Buxus sempervirens</i>	Boxwood	#2	60 cm o.c.
1	<i>Corylus avellana</i>	Hazelnut	#10	60 cm o.c.
18	<i>Osmanthus victoria</i>	California Lilac	#1	1.2m o.c.
4	<i>Ribes sanguineum</i>	Red Flowering Currant	#1	90 cm o.c.
27	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	60 cm o.c.
10	Blaeberry bushes			
12	Raspberry canes			
Understory plants				
315	<i>Richtium spicant</i>	Deer Fern	#1	60 cm o.c.
	<i>Dryopteris expansa</i>	Spiny Wood Fern	#1	60 cm o.c.
	<i>Prigeria vesca</i>	Wild Strawberry	10 cm	45 cm o.c.
	<i>Gaultheria shallon</i>	Salt	#1	60 cm o.c.
	<i>Oxalis oregano</i>	Redwood Sorrell	#1	60 cm o.c.
	<i>Polypodium alchymiza</i>	Lizard Fern	#1	60 cm o.c.
	<i>Polystichum munium</i>	Sword Fern	#1	60 cm o.c.
Cascading Plants/vines				
14	<i>Aristolaphys vine-ursi</i>	Kinnikinnick	10 cm	45 cm o.c.
	<i>Clematis amaris</i>	Evergreen clematis	#1	
	<i>Clematis lanquica</i>	Oriental clematis	#1	
	<i>Lonicera henryi</i>	Evergreen Honeysuckle	#1	
Herbs				
39	<i>Artemisia 'Huntingdon'</i>	Wormwood	#1	60 cm o.c.
	<i>Lavandula Hidote</i>	Lavender	#1	60 cm o.c.
	<i>Nepeta drogmora</i> blue	Catmint	#1	60 cm o.c.
	<i>Rosmarinus officinale</i>	Rosemary	#1	60 cm o.c.

NOTES:

- All planting areas to be irrigated with a drip irrigation system
- Retaining walls: See also L1a
All Retaining walls to be cast in place concrete with smooth finish. These walls are conceptual only. Structural Engineer to provide details and specifications.
- Black metal picket railings
- Lighting: see architect's drawings for location: See also L1a



4.0.20	City of Nanaimo comments
4.0.21	City of Nanaimo comments
4.0.22	City of Nanaimo comments
4.0.23	City of Nanaimo comments
4.0.24	City of Nanaimo comments
4.0.25	City of Nanaimo comments
4.0.26	City of Nanaimo comments
4.0.27	City of Nanaimo comments
4.0.28	City of Nanaimo comments
4.0.29	City of Nanaimo comments
4.0.30	City of Nanaimo comments
4.0.31	City of Nanaimo comments
4.0.32	City of Nanaimo comments
4.0.33	City of Nanaimo comments
4.0.34	City of Nanaimo comments
4.0.35	City of Nanaimo comments
4.0.36	City of Nanaimo comments
4.0.37	City of Nanaimo comments
4.0.38	City of Nanaimo comments
4.0.39	City of Nanaimo comments
4.0.40	City of Nanaimo comments
4.0.41	City of Nanaimo comments
4.0.42	City of Nanaimo comments
4.0.43	City of Nanaimo comments
4.0.44	City of Nanaimo comments
4.0.45	City of Nanaimo comments
4.0.46	City of Nanaimo comments
4.0.47	City of Nanaimo comments
4.0.48	City of Nanaimo comments
4.0.49	City of Nanaimo comments
4.0.50	City of Nanaimo comments

CONSULTANT

VICTORIA DEANFORD
LANDSCAPE ARCHITECT
226 Pine St, Nanaimo, B.C. V9B 2H9
250-764-4338
victoriadeanford.net

PROJECT

RESIDENTIAL DEVELOPMENT
215 Sabiston St
Nanaimo BC

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SCALE 1/8" = 1'-0" **DATE** 09/19

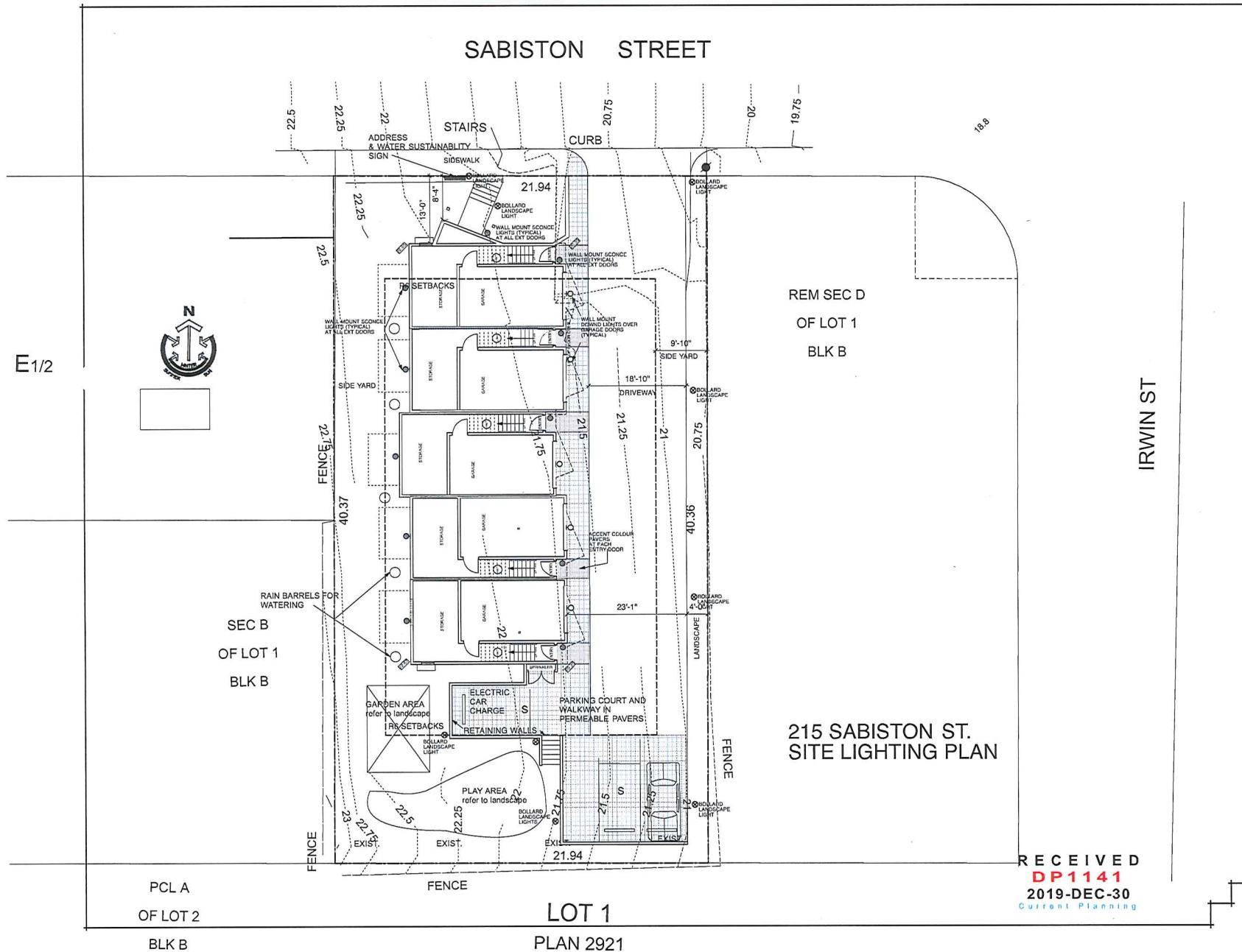
DRWYN VJD **CHECKED**

PROJECT NUMBER Sabiston 19

DRAWING NUMBER L1

RECEIVED
DP1141
2020-JAN-14

SITE LIGHTING PLAN



Copyright reserved. These plans and design are the property of the architect to be used for the project shown. No reuse or reproduction is permitted without the written consent of the architect. Contractor to verify all notes, levels, dimensions, and conditions, location of building on site, and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building bylaws.

NO.	DATE	REVISION
TEN	23 2016	REZONING APP
MAR	18 2017	REV. WINDOWS / STAIRS
MAR	26 2019	PRELIM B.P.
JUL	25 2019	REV. PER DES. PANEL
NOV	5 2019	PRELIM B.P.
DEC	6 2019	SHEET PARKING RET. WALL

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.



50 hugh road
gairloch, b.c. v0r 1x1
business (250) 247-8285
ellinsarchitect@shaw.ca

ellins architect inc.
architecture • planning • interior design

DRAWING:

DRAWN BY:
DATE: NOVEMBER 2017
SCALE: NOTED

PROJECT NO. 2017-15 DRAWING NO.

RECEIVED
DP1141
2019-DEC-30
Current Planning

Development Permit DP001141 215 Sabiston Street	Schedule G
SCHEDULE D-AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY	

215 Sabiston Street – DP001141

Schedule D – Tier 1 - Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

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

	Amenity	Total Points Achieved
E	The proposed development includes street trees. <i>1 Persian Ironwood tree and 2 Dogwood trees</i>	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. <i>1 existing fir removed, 21 new trees added, 17 trees are to be 6cm cal.</i>	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development. <i>4 existing trees onsite, 24 trees to be planted</i>	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces. <i>Property is 885.6m² in size minus the building footprint and impervious driveway is 428.9m², equals a permeable area of 456.7m², thus 51% of the site area is pervious.</i>	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site. <i>Signage shall be provided for a pollinator garden for bees and a vegetable garden.</i>	1
Total		8

Category 5: Energy Management (11 points required)

	Amenity	Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.	10
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		11

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. <i>Property is 885.6m² in size minus the building footprint and impervious driveway is 428.9m², equals a permeable area of 456.7m², thus 51% of the site area is pervious.</i>	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard. <i>A letter certifying the above will be provided by a mechanical engineer.</i>	2
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <i>A bioswale will run along the western boundary and a rain barrel will be provided for each residential unit</i>	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		8