



DEVELOPMENT PERMIT NO. DP001156

THE CORPORATION OF THE CITY OF NANAIMO
Name of Owner(s) of Land (Permittee)

666 FITZWILLIAM 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 A, SECTION 1, NANAIMO DISTRICT, PLAN EPP95349

031-027-954

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 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.

PERMIT TERMS

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 11.5.4 Siting of Buildings* – to reduce the additional minimum required front yard setback from 2.5m to 0m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 12m to 15m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by S2 Architecture, dated 2020-JAN-22, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations, prepared by S2 Architecture, dated 2020-JAN-15, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by Murdoch de Greef, dated 2020-JAN-23, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSEDBY COUNCIL
THE 3RD DAY OF FEBRUARY, 2020.

Aly Shelyne
C/Corporate Officer

February 21, 2020
Date

CH/In
Prospero attachment: DP001156

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001156

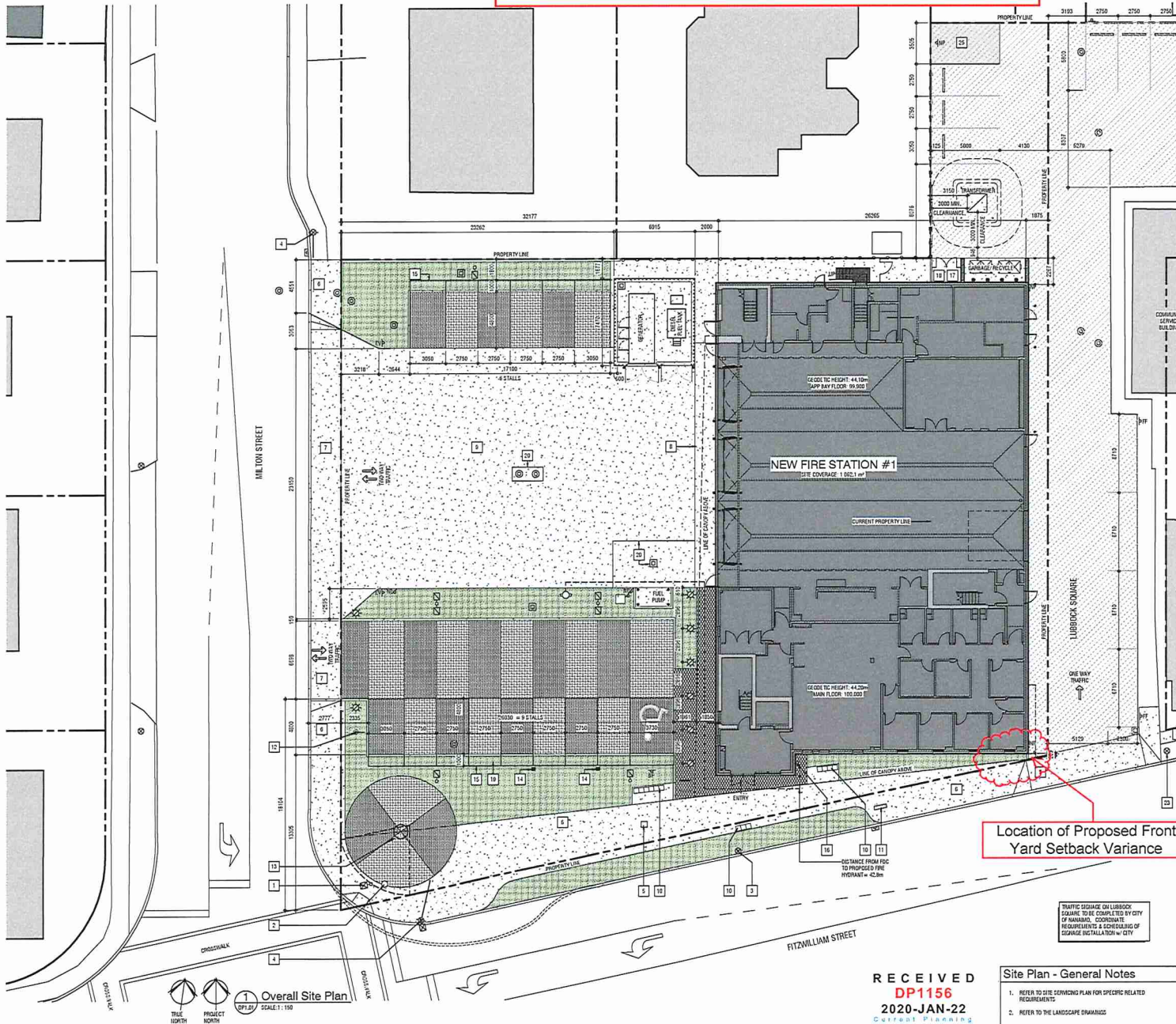
LOCATION PLAN

Civic: 666 FITZWILLIAM STREET

Legal: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP95349



Subject Property



Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF EXISTING BUILDINGS
- INDICATES EXTENT AND LOCATION OF CONCRETE SIDEWALK, TAMMACK, REFER TO CIVIL DWG
- INDICATES EXTENT AND LOCATION OF ASPHALT PAVING SURFACE, REFER TO CIVIL DWG
- INDICATES EXTENT AND LOCATION OF SOFT LANDSCAPING, REFER TO LANDSCAPE DWG
- INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 1), REFER TO LANDSCAPE DWG
- INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 2), REFER TO LANDSCAPE DWG
- INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 3), REFER TO LANDSCAPE DWG
- INDICATES EXTENT AND LOCATION OF GRAVEL, REFER TO LANDSCAPE DWG
- INDICATES PROPERTY LINE SCALED DOWN FOR CLARITY
- INDICATES LINE OF CHAIN LINK FENCE
- INDICATES LOCATION OF PROPOSED CATCH BASIN
- INDICATES LOCATION OF EXISTING CATCH BASIN
- INDICATES LOCATION OF PROPOSED MANHOLE
- INDICATES LOCATION OF EXISTING MANHOLE
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF BUILDING CHANGE CONNECTION (PCC)
- INDICATES LOCATION OF PROPOSED TRANSFORMER / ELECTRICAL
- INDICATES LOCATION OF PROPOSED LIGHT STANDARD
- INDICATES LOCATION OF EXISTING LIGHT STANDARD
- INDICATES LOCATION OF EXISTING POWER POLE
- INDICATES LOCATION OF EXISTING POWER POLE ANCHOR
- INDICATES LOCATION OF PROPOSED LIGHT BOLLARD
- INDICATES LOCATION OF PROPOSED CAR FLAG POST
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
- INDICATES HANDICAP PARKING SPACES PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT / CONCRETE
- INDICATES LOCATION OF PROPOSED DIAMOND BOLLARD
- INDICATES LOCATION OF BIKE RACK
- INDICATES LOCATION OF PROPOSED FLAG POLE
- INDICATES "EMERGENCY VEHICLE NO PARKING" POST MOUNTED SIGNAGE
- INDICATES "HARBOR-FREE PARKING SPACES" LOW POLE MOUNTED SIGNAGE
- INDICATES "NO PARKING" POST MOUNTED SIGNAGE
- INDICATES "STOP" POST MOUNTED SIGNAGE
- INDICATES "NO ENTRY" POST MOUNTED SIGNAGE
- INDICATES "NO PARKING FIRE FIGHTERS ONLY" POST MOUNTED SIGNAGE

Site Plan - Code Legend

1	EXISTING TRAFFIC LIGHT w/ STREET LIGHT
2	EXISTING JUNCTION BOX
3	EXISTING UTILITY POLE
4	EXISTING UTILITY POLE w/ ANCHOR
5	EXISTING UTILITY BOX
6	CONCRETE WALKWAY
7	CONCRETE WALKWAY LETDOWN
8	CONCRETE APPROX
9	CONCRETE TAMMACK
10	BENCH TYP.
11	BUS STOP BENCH
12	FLAG POLE
13	PUBLIC ART DISPLAY
14	ELECTRIC VEHICLE CHARGER RECEPTACLE
15	INDICATES EXTENT OF CAR OVERHANG INTO LANDSCAPED AREA
16	FIRE DEPARTMENT CONNECTION (PCC)
17	PROPOSED GAS METER LOCATION, C/W SECURE FENCING
18	PROPOSED SEWAGE GAS VALVE, C/W SECURE FENCING
19	LOW SOFT LANDSCAPING IN VEHICLE SWAYER OVERHANG AREA, REFER TO LANDSCAPE DRAWINGS
20	GRASS AREA FOR SPOILED TIRE, CATCH-BASIN & SLOPED CONCRETE
21	GAS METER CHAINLINK ENCLOSURE
22	EXTERIOR STAR OR GUARD & HANDRAILS, PAINTED DARK GREY
23	RELOCATED POLE, REFER TO CIVIL DRAWINGS
24	PAINTED LINES TO DENOTE NO PARKING AREA, AS PER CITY OF NANAIMO STANDARDS

Site Plan - General Notes

- REFER TO SITE SETTING PLAN FOR SPECIFIC RELATED REQUIREMENTS
- REFER TO THE LANDSCAPE DRAWINGS

RECEIVED
DP1156
2020-JAN-22
Current Planning



SITE PLAN
Nannaimo Fire Station #1 Replacement
618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo

NOT FOR CONSTRUCTION

This drawing is for informational purposes only. It is not a contract document.

Verity of dimensions, elevations and datum, and content of this drawing is the responsibility of the client. The client is responsible for ensuring that the information provided is accurate and complete. The client is responsible for ensuring that the information provided is accurate and complete.

All drawings remain the property of the architect. These drawings are prepared under contract with the client. These drawings may not be reproduced without the permission of the architect.

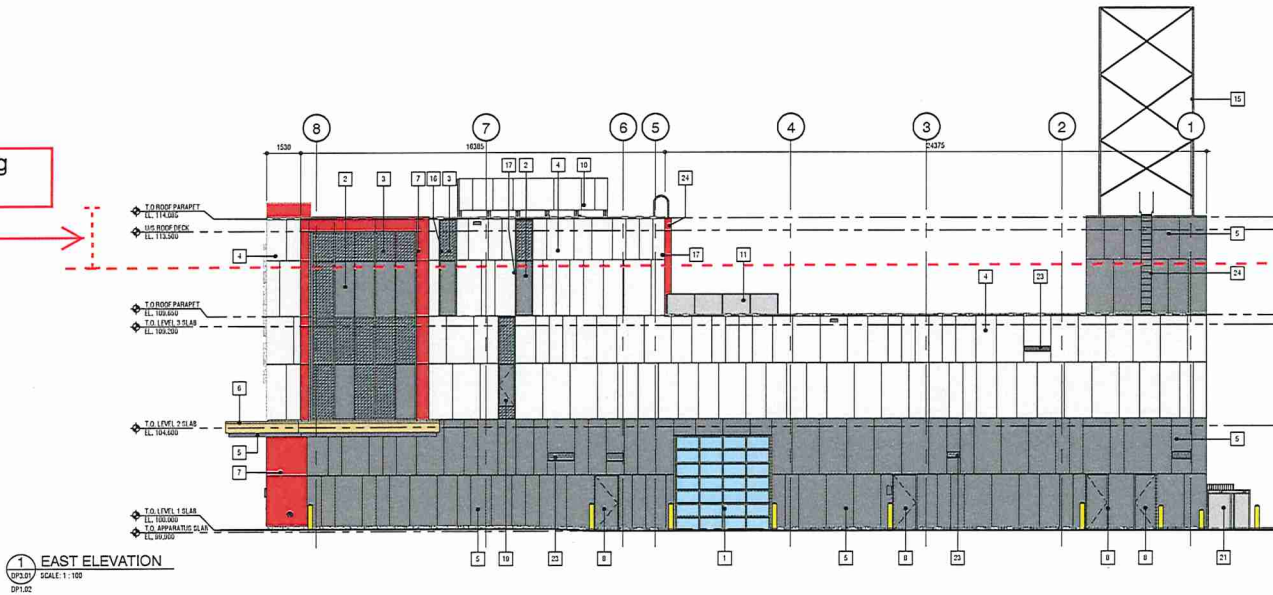
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1 DEVELOPMENT PERMIT	16.08.2019
2 D.P. REVISION	14.01.2020

SCALE: As Indicated
DATE: 1/22/2020 12:39:27 PM
DRAWN BY: HLE/MT
CHECKED BY: GUG

DRAWING NO. **DP1.01**

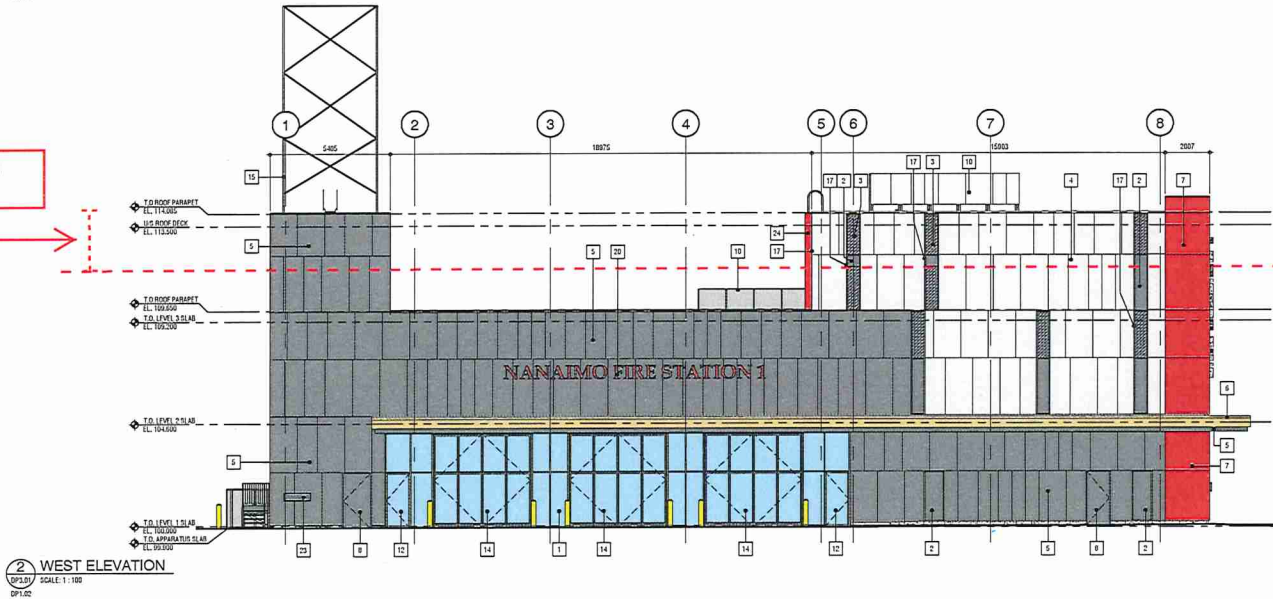
Development Permit DP001156 Schedule C
 666 Fitzwilliam Street
BUILDING ELEVATIONS

Proposed Building Height Variance



1 EAST ELEVATION
 SCALE: 1:100
 DP1.02

Proposed Building Height Variance



2 WEST ELEVATION
 SCALE: 1:100
 DP1.02

Elevation - General Notes

- ALL ALUMINUM SOFFIT, EAVES & PARAPET LEADERS TO BE DARK GREY
- ALL PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

1	CLEAR VISION GLASS
2	TINTED GLASS
3	SPANDREL PANELS
4	WHITE FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED
5	DARK GREY FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED
6	BRASS CANOPY FASCIA
7	RED PHEOLIC PANEL CLADDING, PANEL SIZES TO BE CONFIRMED
8	PAINTED METAL DOORS, DARK GREY ACCENT PAINT
9	ALUMINUM WINDOW LOW TINTED GLASS
10	WHITE FIBRE CEMENT PANEL CLADDING MECHANICAL ROOF SCREEN SYSTEM
11	100% HIGH STEEL ROOF TERRACE GUARDRAIL, PAINTED DARK GREY
12	GLASS DOORS IN ALUMINUM FRAME
13	PREFINISHED CLAD OVERHEAD DOOR
14	PREFINISHED BI-FOLD DOORS
15	NEW COMMUNICATION TOWER, 10m HIGH
16	BLACK ALUMINUM WINDOW FRAMING SYSTEM
17	RED ALUMINUM ACCENT WINDOW FRAME SID
18	INSULATED ALUMINUM DOOR
19	OPERABLE CASERMENT WINDOW IN CURTAIN WALL
20	BUILDING SIGNAGE
21	GAS METER CHARBOLIK ENCLOSURE
22	EXTERIOR STAIR LOW GUARD & HAND RAILS, PAINTED DARK GREY
23	PREFINISHED LOUVER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH
24	ROOF LADDER, PAINTED TO MATCH ADJACENT EXTERIOR FINISH



BUILDING ELEVATIONS
Nanaimo Fire Station #1 Replacement
 618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
 City of Nanaimo
 2/16/16

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REVISION	DATE
1 DEVELOPMENT PERMIT	16.08.2019
2 D.P. REVISION	14.01.2020

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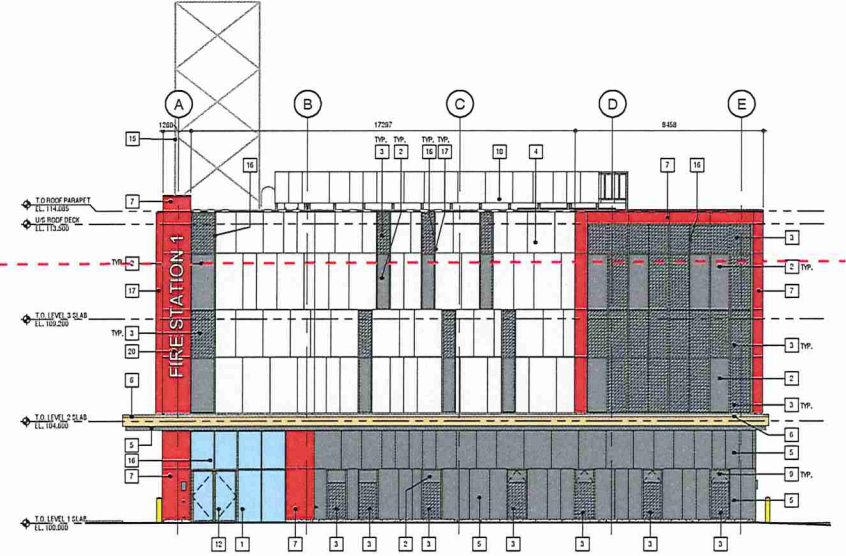
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 2020-JAN-17
 Central Planning

DRAWING NO.
DP3.01

Proposed Building Height Variance



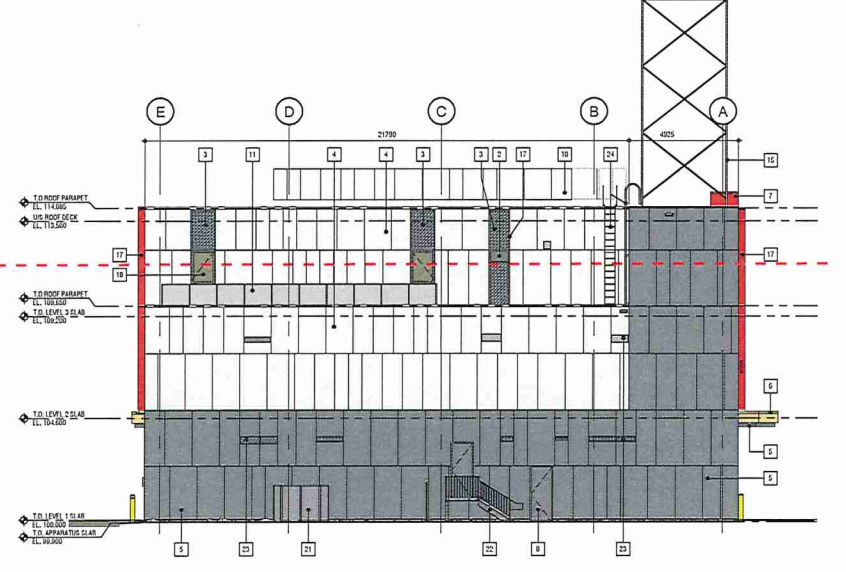
1 SOUTH ELEVATION
SCALE: 1:100
DP102



Proposed Building Height Variance



2 NORTH ELEVATION
SCALE: 1:100
DP102



Elevation - General Notes

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

- | | |
|----|--|
| 1 | CLEAR VISION GLASS |
| 2 | TINTED GLASS |
| 3 | SPANGHIEL PANELS |
| 4 | WHITE FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 5 | DARK GREY FIBRE CEMENT PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 6 | BRASS CANOPY FASCIA |
| 7 | RED PHENOLIC PANEL CLADDING, PANEL SIZES TO BE CONFIRMED |
| 8 | PAINTED METAL DOORS, DARK GREY ACCENT PAINT |
| 9 | AWNING WINDOW c/w TINTED GLASS |
| 10 | WHITE FIBRE CEMENT PANEL CLADDING MECHANICAL ROOF SCREEN SYSTEM |
| 11 | 100% HIGH STEEL ROOF TERRACE GUARDRAIL, PAINTED DARK GREY |
| 12 | GLASS DOORS IN ALUMINUM FRAME |
| 13 | PNE-FINISHED GLAZED OVERHEAD DOOR |
| 14 | PRE-FINISHED SH-FOLD DOORS |
| 15 | NEW COMMUNICATION TOWER, 15m HIGH |
| 16 | BLACK ALUMINUM WINDOW FRAMING SYSTEM |
| 17 | RED ALUMINUM ACCENT WINDOW FRAME BODY |
| 18 | INSULATED ALUMINUM DOOR |
| 19 | OPERABLE CASEMENT WINDOW IN CURTAIN WALL |
| 20 | BUILDING SIGNAGE |
| 21 | GAS METER CHAMBER ENCLOSURE |
| 22 | EXTERIOR STAIR c/w GUARD & HAND RAILS, PAINTED DARK GREY |
| 23 | PREFINISHED LOUVER, COLOUR TO MATCH ADJACENT EXTERIOR FINISH |
| 24 | ROOF LADDER, PAINTED TO MATCH ADJACENT EXTERIOR FINISH |



BUILDING ELEVATIONS
Nanaimo Fire Station #1 Replacement
 618 & 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
 City of Nanaimo
 PHOTO

NOT FOR CONSTRUCTION

This is a preliminary drawing. It is not for construction. All dimensions, materials and details are subject to change without notice. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

REVISION	DATE
1 DEVELOPMENT PERMIT	16.08.2019
2 D.P. REVISION	14.01.2020

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Jan. 23, 2020

LANDSCAPE PLAN
Nanaimo Fire Station #1 Replacement
666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
City of Nanaimo



NOT FOR CONSTRUCTION

The drawings are prepared in accordance with the standards of the International Building Code and the International Fire Code. The drawings are not to be used for any other purpose without the written consent of the architect.

REVISIONS	DATE
1. DEVELOPMENT PERMIT	11/17/19
2. REVISION 1-DWG	11/18/19
3. REVISION 2-DWG	11/17/19

SCALE AS NOTED
DATE
DRAWN BY GJ.AK
CHECKED BY P.S.D.

DRAWING NO. L1.01

LANDSCAPE PLAN

LEGEND

PROPERTY LINE
EXTENT OF ROOF OVERHEAD
EXISTING TREE TO BE REMOVED - MANAGED BY PROJECT ARCHITECT
EXISTING TREE TO BE RETAINED/ PROTECTED - MANAGED BY PROJECT ARCHITECT
PROPOSED TREES REFER TO PLANTING PLAN FOR SPECIES

LANDSCAPE MATERIALS

- PARKING STALL PAVERS - CONCRETE UNIT PAVING EXPOCORTE 155 COLLECTION 75 X 350 X 108MM, GREY COLOUR, 90 DEGREE RUNNING BOND.
- PARKING STALL PAVERS - CONCRETE UNIT PAVING EXPOCORTE 155 COLLECTION 75 X 350 X 108MM, CHARCOAL COLOUR, RUNNING BOND.
- WALKWAY PAVERS - CONCRETE UNIT PAVING ARBORESCED CONCRETE STANDARD SERIES, HALF STANDARD SIZE (115 X 112.5 X 40MM), RUNNING BOND, SHADOW COLOUR.
- PUBLIC ART PLAZA PAVING - CONCRETE UNIT PAVING
- CAST IN PLACE CONCRETE REFER TO CIVIL DRAWINGS FOR SIDEWALK AND TRUCK ACCESS PAVING DETAILS
- MAINTENANCE EDGE
- RAINGARDEN RAIL GARDEN GROWING MEDIUM, DEPTH VARIES. REFER TO LANDSCAPE SPECIFICATIONS.
- TREE AND SHRUB PLANTING 450 MM DEPTH ON GRADE SHRUB/TREE GROWING MEDIUM, REFER TO LANDSCAPE SPECIFICATIONS.

LANDSCAPE STRUCTURES/ FURNISHINGS

- BIKE RACK (4 BICYCLE CAPACITY) CYCLING COLLECTION: NBR-2000-0001 BIKE RACK, 2 TOTAL, Supplier: Maglin
- STEPPING STONE FOR CHARGE STATION ACCESS 900 X 600MM HYDRAPRESSO SLAB, 2 TOTAL.
- LIGHTING BOLLARD 6 TOTAL, Refer to Electrical drawings for details and model.
- BENCH FORMS - SURFACES QUADRA SEATING SYSTEM SBQUA-17-S (432 MM X 437 MM), 13 TOTAL.
- INLET & CURB DROP

UTILITIES (refer to Civil drawings)

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	Gas
Hydro (overhead)	Hydro (overhead)

DRAWING NOTES

- DO NOT SCALE DRAWINGS. Verify all property lines and existing structures against the title block prior to commencing work.
- All plan dimensions in metric and all detail dimensions in millimetres.
- Plant quantities on plan and all detail dimensions refer to the manufacturer.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planted areas to current IABC Standards and Contract Specifications.
- Landscape installation to occur 2-3 years maximum from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or subcontractors are responsible for all costs related to production and submission to contractor of all landscape material information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



Jan. 23, 2020

PLANTING PLAN
Nanaimo Fire Station #1 Replacement
 666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA
 City of Nanaimo



NOT FOR CONSTRUCTION

The drawings represent proposed design. The user shall verify all dimensions, elevations and details and accept any responsibility for any errors or omissions. The user shall verify that all dimensions, elevations and details are correct and that the drawings are in accordance with the applicable codes and standards. The user shall verify that the drawings are in accordance with the applicable codes and standards. The user shall verify that the drawings are in accordance with the applicable codes and standards.

REVISIONS	DATE
1. CORRECTED PER COMMENTS	11/21/19
2. REVISED TO SHOWN	11/21/19
3. REVISED TO SHOWN	11/21/19
4. REVISED TO SHOWN	11/21/19

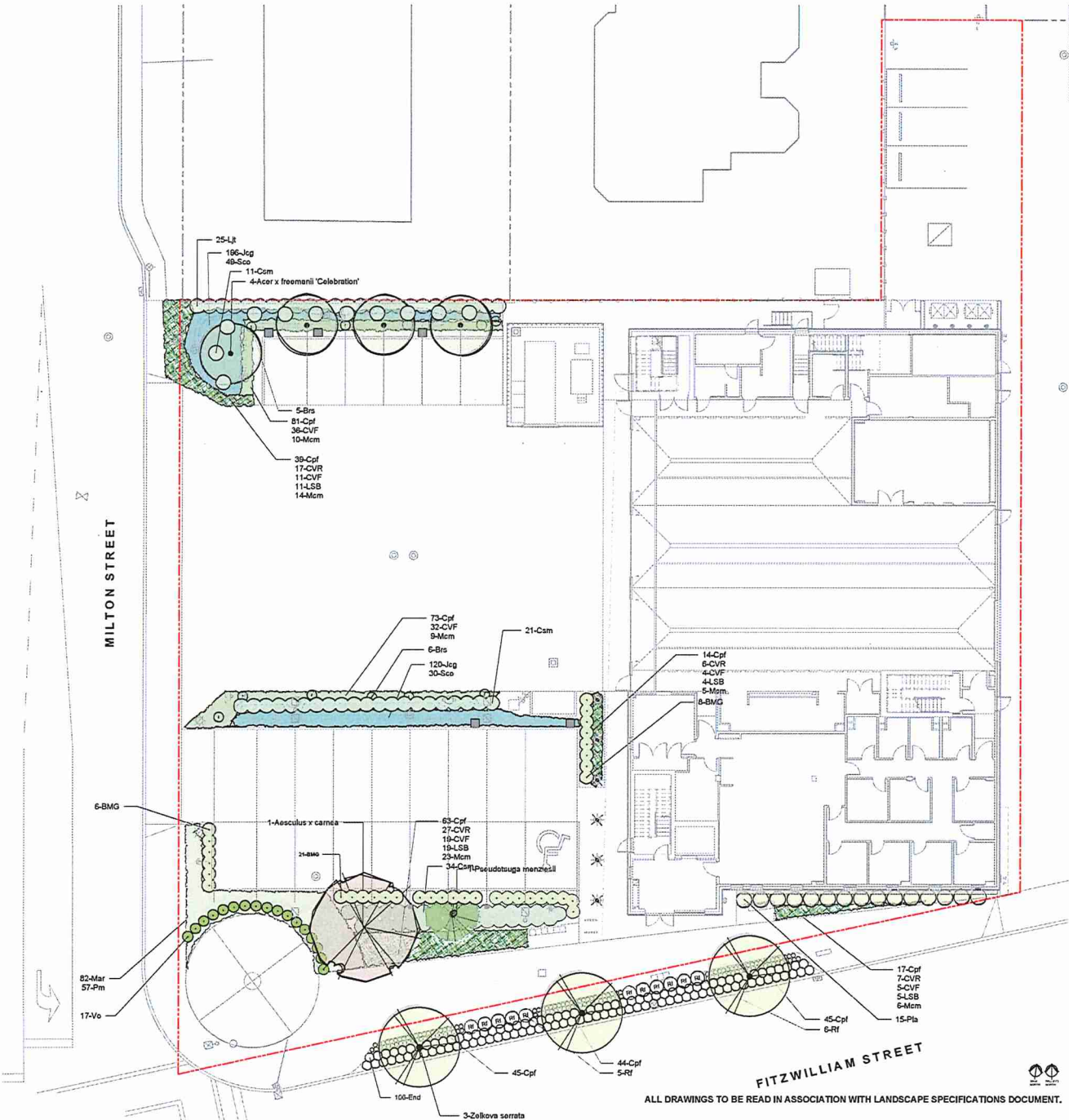
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 DATE: 01/23/20
 DRAWN BY: GJAL
 CHECKED BY: PGG

DRAWING NO. **L3.01**

SYMBOL	Botanical Name	Common Name	Spec. Size / Plant Spacing
TREES			
AFC	Acer x freemanii 'Celebration'	Celebration Maple	6.0m cal. 8db
ARC	Arundinaria x latipes	Red Panicle Bamboo	6.0m cal. 8db
PA	Pseudotsuga menziesii	Douglas Fir	2.0m cal. 8db
Zs	Zakura serrata	Japanese Zakura	6.0m cal. 8db
SHRUBS			
Bs	Baccharis 'variegata'	Baccharis 'variegata'	#1 pot
BSD	Burnia 'Green Beauty'	Green Beauty Ranunculus	#1 pot
CVF	Calluna vulgaris 'Pinky'	Pink Heath Ranunculus	#1 pot
CF	Calluna vulgaris 'Pinky'	Pink Heath Ranunculus	#1 pot
CVR	Calluna vulgaris 'Pinky'	Pink Heath Ranunculus	#1 pot
Cam	Campanula medium 'Pied'	Starflower	#1 pot
Ent	Erigeron annuus 'Dwarf'	Wild Chrysanthemum	#1 pot
Jug	Juncus communis 'Dwarf'	Small Garden Juniper	#1 pot
LSB	Leucanthemum x superbum 'Tacky'	Shasta Daisy	#1 pot
LJ	Ligularia japonica 'Tasman'	Headed Phlox	#1 pot
Mar	Mahonia japonica	Prickly Thorn Dragon Grape	#1 pot
Mm	Molinia caerulea ssp. canadensis 'Meadow'	Purple Moor Grass	#1 pot
Pa	Phlox paniculata	Grand Fern	#1 pot
Ph	Phlox paniculata	Cherry Laurel	#1 pot
PI	Podocarpus nigrifolia	Black Zed Green	#1 pot
Ssa	Schubertia coccinea 'Oregon Dwarf'	Common Flax	#1 pot
Va	Vaccinium ssp. 'Thunbergii'	Evergreen Huckleberry	#1 pot

GENERAL PLANTING NOTE
 1. Plant specimens and location may change between issuance of drawings and construction due to plant availability.

- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing conditions on site prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list.
 - Contractor to confirm location and direction of all existing services and utilities prior to start of construction.
 - Provide kind of all work to be approved by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planted areas in current IABC Drawings and Contract Specifications.
 - Landscape installation to occur within 2 year warranty from date of installation.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or subcontractors are responsible for all costs related to production and submission to consultant of all landscape detail information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.