



DEVELOPMENT PERMIT NO. DP001158

BRIAN L MCCULLOUGH and JOHANNA C G MCCULLOUGH
Name of Owner(s) of Land (Permittee)

2126 MEREDITH ROAD
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 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 33984

PID No. 000-268-771

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

Schedule E 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 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 3.5m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.25m.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car spaces from 40% to 48%.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-MAY-07, as shown on Schedule B.
2. The subject property is developed generally in accordance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2019-OCT-31, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect., dated 2019-NOV-04, as shown on Schedule D.
4. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-25, as shown in Schedule E.

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. evidence that the development will meet at least Step Two of the BC Energy Step Code and exceed the requirement specified in the Building Bylaw by one step;
- d. all necessary plans, drawings, and documents to demonstrate compliance with Schedule D.

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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF JULY, 2020.

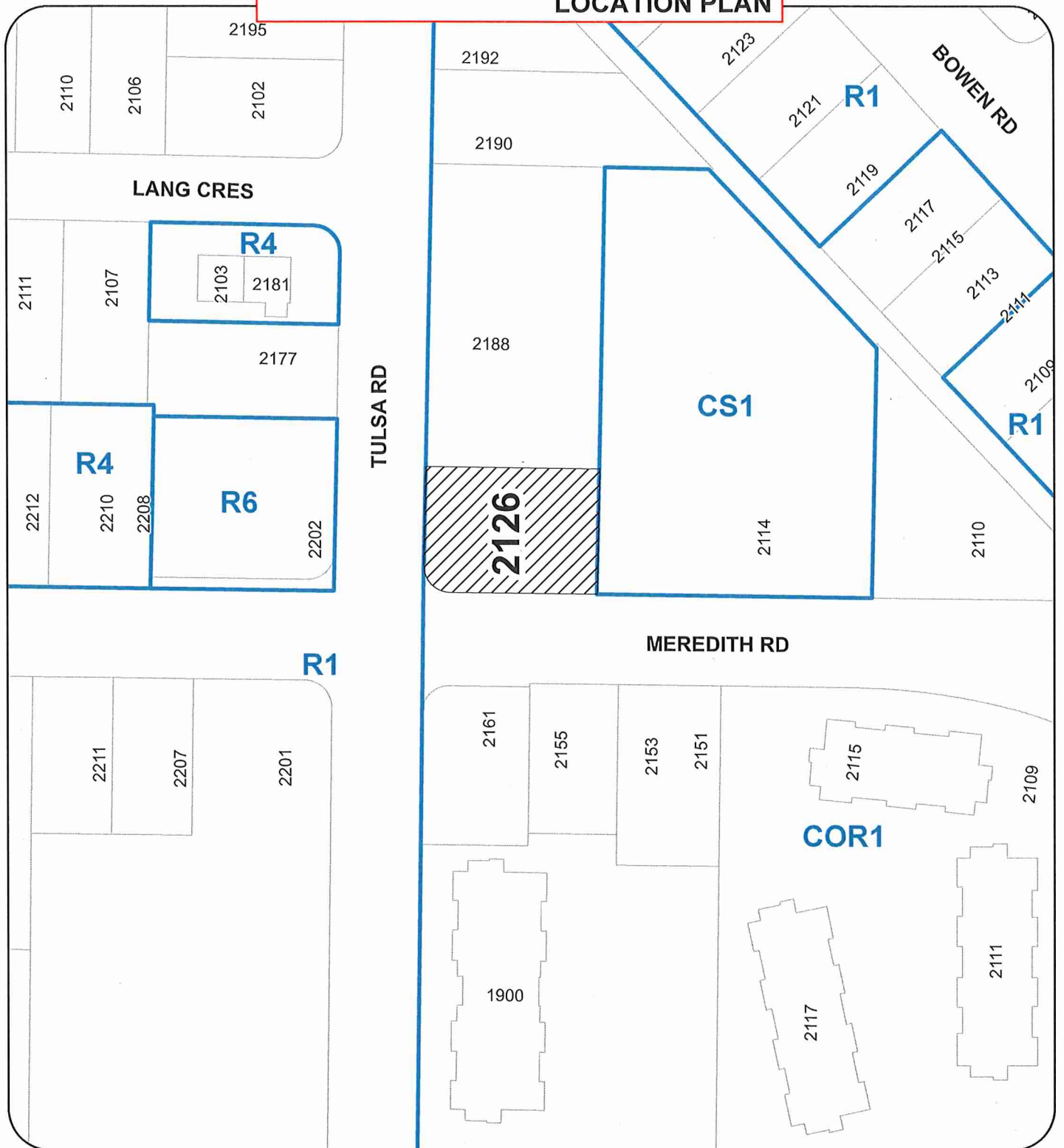


Corporate Officer



Date

LR/In
Prospero attachment: DP001158



DEVELOPMENT PERMIT NO. DP001158

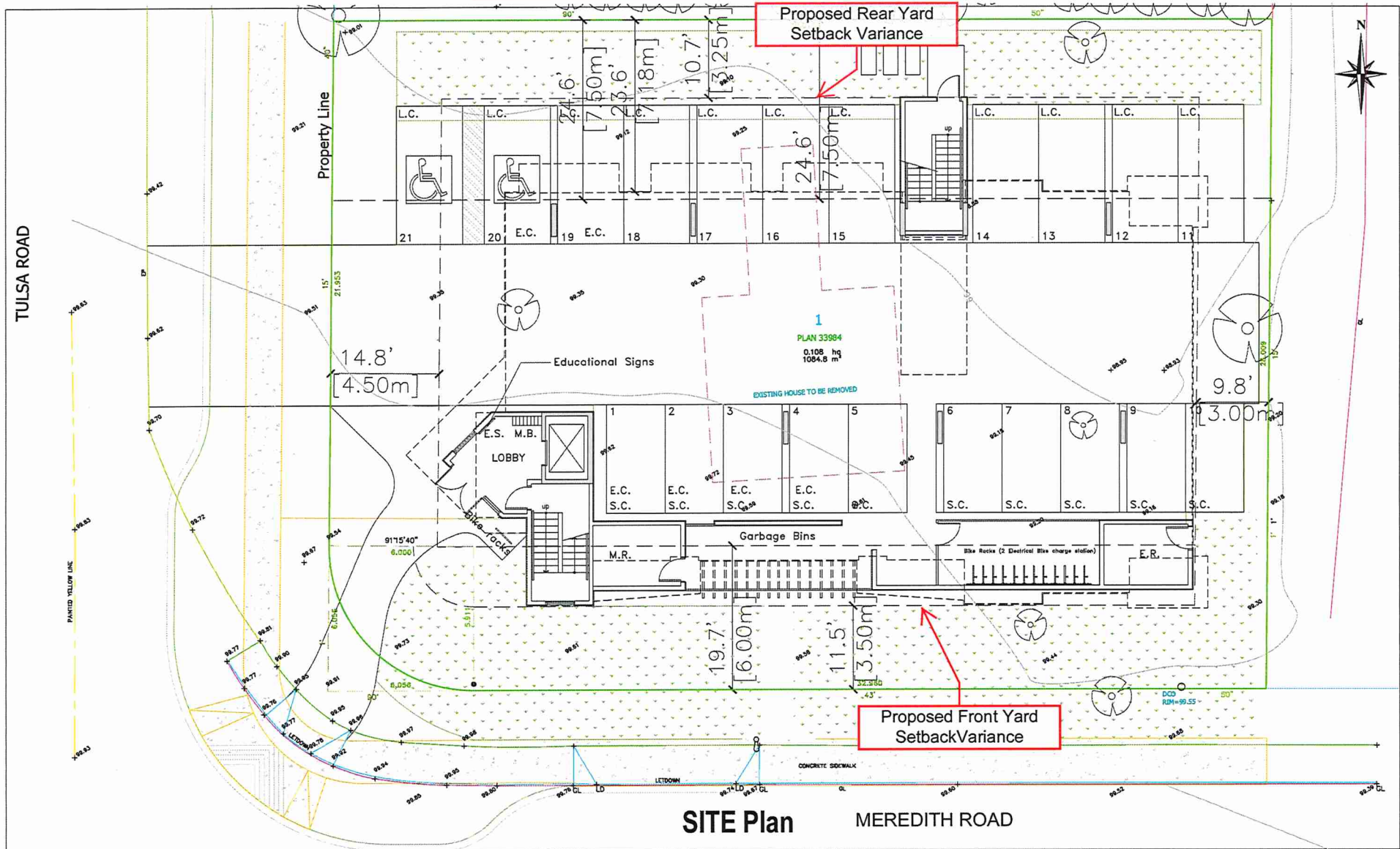
LOCATION PLAN

Civic: 2126 MEREDITH ROAD
 Legal: LOT 1, SECTION 17, RANGE 7
 MOUNTAIN DISTRICT, PLAN 33984

N

 Subject Property

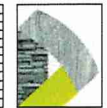
SITE PLAN



SITE Plan MEREDITH ROAD

NOTES:
1. The applicant is responsible for obtaining all necessary permits from the appropriate authorities.
2. The applicant is responsible for ensuring that the proposed development complies with all applicable zoning and development regulations.
3. The applicant is responsible for ensuring that the proposed development is consistent with the official community plan and other relevant planning documents.
4. The applicant is responsible for ensuring that the proposed development is designed to be aesthetically pleasing and compatible with the surrounding neighborhood.
5. The applicant is responsible for ensuring that the proposed development is designed to be safe and secure for all users.

NO.	DATE	REVISIONS



PRELIMINARY
D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4
T: 250-933-1891, C: PRODUCTIONS@D-A.COM

DATE: 7 May 20

CONSULTANT LOG

SCALE: 3/16"=1'-0"
DRAWN:
CHECKED:
DATE: 7 May 20

PROJECT: 2126 Meredith Road NANAIMO, BC

CLIENT: Brian McCullough
PROJECT NO: 2859

RECEIVED DP1158 2024-MAY-11
SITE PLAN

SHEET NO: A1.1

Development Permit DP001158 Schedule C
 2126 Meredith Road
BUILDING ELEVATIONS



EAST ELEVATIONS

WEST ELEVATIONS

RECEIVED
 DP1158
 2019-NOV-05

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-933-1091, E: FIN@D-ARCHITECTURE.COM
 DANIEL@D-ARCHITECTURE.COM

SEA

CONSULTANT LOGO

SCALE
 1/4" = 1'-0"
 DRAWN
 CHECKED
 DATE
 21 OCT 19

PROJECT
 2126 Meredith Road
 NANAIMO, BC

CLIENT
 Brian McCullough
 PROJECT NO.
 2859

SHEET TITLE
 ELEVATIONS

SHEET NO.
A3.1
 REGION
 —



SOUTH ELEVATIONS (MEREDITH ROAD)

RECEIVED
DP1158
2019-NOV-05
CITY OF NANAIMO

NO.	DATE	REVISION

NO.	DATE	REVISION



PRELIMINARY

D-ARCHITECTURE
 5377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-938-1991, E: FIDOUZI@D-ARCHITECTURE.COM
 DAN FIDOUZI PRINCIPAL ARCHITECTURE, INC.

SCALE	1/2" = 1'-0"
DRAWN	
CHECKED	
DATE	21-06-19

PROJECT	2126 Meredith Road NANAIMO, BC
---------	-----------------------------------

CLIENT	Brian McCullough
PROJECT NO.	2859

SHEET TITLE	ELEVATIONS
-------------	------------

SHEET NO.	A3.2
REVISION	

NO.	DATE	REVISION

NO.	DATE	REVISION



EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # HC-99 Abingdon Putty
②		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
③		6" HARDIEPLANK SIDING (HORIZONTAL) COLOR TO BE SELECTED
④		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
⑤		2"x4" WOOD TRIMS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING
⑧		CONCRETE COLUMNS

NORTH ELEVATIONS

RECEIVED
DP 1158
2019-NOV-05

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-633-1991, E: FIRMUS@D-ARCHITECTURE.COM
GARVODISH-KHOUZU ARCHITECTURE INC.

SCALE	CONSULTANT LOGO

SCALE	1/4" = 1'-0"
DRAWN	
CHECKED	
DATE	21/11/19

PROJECT	2176 Meredith Road NANAIMO, BC
---------	-----------------------------------

CLIENT	Brian McCullough
PROJECT NO.	2859

SHEET TITLE	ELEVATIONS
-------------	------------

SHEET NO.	A3.3
REVISION	

LANDSCAPE PLAN

PLANT PALETTE and LEGEND

Icon	Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/ spacing
	Ap	6	Acer palmatum	Japanese Maple	2.5m ht	multi-stem
	Cn	3	Cornus edulis white wonder	Flowering Dogwood	6 cm cal	
	Ls	6	Liquidambar styraciflua	Sweetgum	6 cm cal	
	Poc	7	Pyrus calleryana charnoides	Ornamental Pear	6 cm cal	
	Prb	5	Pinus resinosa bruta	Serbian Spruce	2m ht	
	235	shrubs and groundcovers				
	Gr	Evergreen Shrubs				
		Caulophila ovalis	Sails	1 gal	1m o.c.	
		Malibea nemora	Dull Oregon Grape	1 gal	6m o.c.	
		Prunus mugo maxim	Mugo Spruce	1 gal	1m o.c.	
		Vaccinium oxycodum	Evergreen Hackberry	1 gal	1m o.c.	
		Viburnum davidii	David's viburnum	1 gal	1m o.c.	
	Deciduous Shrubs					
	Rb	Ribes sanguineum	Red Flowering Currant	1 gal	1.1m o.c.	
	Ornamental Grasses					
	Ca	Calamagrostis canadensis Karl Foerster	Feather Reed Grass	1 gal	6m o.c.	
	Hs	Holcus lanatus vernalis	Blue Owl Grass	1 gal	6m o.c.	
Mk	Miscanthus sinensis yaku jima	Maiden Grass	1 gal	1m o.c.		
Pc	Pennisetum alopecuroides	Fourtail Grass	1 gal	1m o.c.		
Perennials/Groundcovers/Erns						
Aus	Arctostaphylos uva-ursi	Kinnikinnick	1 gal	45m o.c.		
Gb	Geranium hecabea	Hardy Geranium	1 gal	6m o.c.		
Prun	Polydrum manium	Sweet Fern	1 gal			
	50	Rain garden Channel				
	Cs	Carex obovata	Slough sedge	plugs		
	Is	Isoetes	Vernem iris	1 gal		
	Sm	Scirpus microcarpin	Small leaved Hairgrass	plugs		
	Grass					
	Boulders					
	Cobble					
	Vines					
• c	Parthenocissus quinquefolia	Virginia Creeper	1 gal			
• p	Parthenocissus tricuspidata	Boston Ivy	1 gal			

LANDSCAPE ELEMENTS

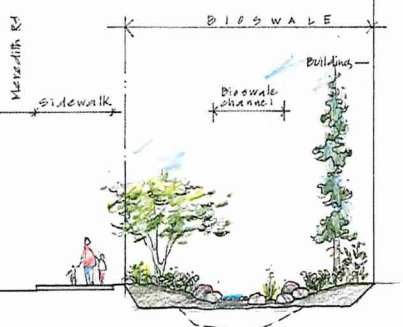
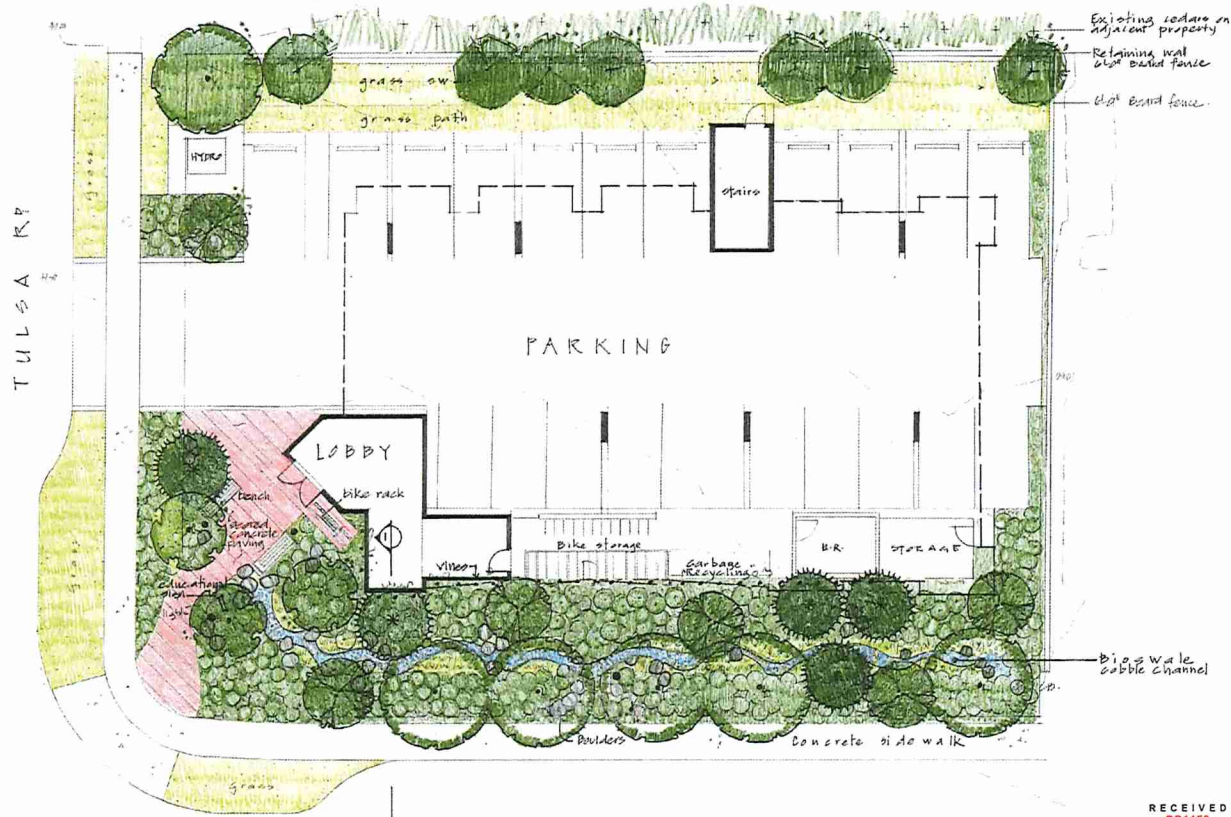


TREES - Seasonal colour/bird habitat

BIOSWALES - boulders/cobble/indigenous plantings

BENCHES

LIGHTING



BIOSWALE SECTION 1:20m



RECEIVED
DP1158
2010-NOV-05

Scale: 0 1 2 3 4 5 10m

DATE	DRAWN	DATE	DATE
11/12/10	11/12/10	11/12/10	11/12/10
DATE	DATE	DATE	DATE
11/12/10	11/12/10	11/12/10	11/12/10
CONSULTANT			
VICTORIA D'ARAGLIO			
LANDSCAPE ARCHITECT			
238 Prou St. Nanaimo B.C. V9R 5G6 250-794-4235 victoriad@stud.net			
PROJECT			
2126 MEREDITH RD NANAIMO BC			
SHEET TITLE			
CONCEPTUAL LANDSCAPE PLAN			
SCALE	DATE	DATE	DATE
1:100m	10.6.10		
DRAWN	CHECKED		
vjp			
PROJECT NUMBER			
	Meredith 19		
DRAWING NUMBER			
	14		

Date:

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

	Category 2: Retention and Restoration of Natural Features Amenities (8 points required)	Achievable Points	Proposed Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	
C	The proposed development includes at least 50% retention of natural soils.	1	
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	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.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	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.	1	1
Total Points		16	8

Date:

	Category 5: Energy Management Amenities (11 points required)	Achievable Points	Proposed 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	10
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15	
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
Total Points		56	11

* Points will be awarded for only one of A, B, or C

Date:

Category 6: Water Management Amenities (8 points required)		Achievable Points	Proposed Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total		16	8

June 25, 2020

[Signature]

D-Architecture