



DEVELOPMENT PERMIT NO. DP001161

DGC HOLDINGS CORP.
Name of Owner(s) of Land (Permittee)

4157 VERTE PLACE
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 5, WELLINGTON DISTRICT, PLAN EPP74158

PID No. 030-378-036

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 and Details
Schedule D Landscape Plans and Details

- 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

"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 rear yard setback from 7.5m to 3.75m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 9m to 9.67m.
3. *Section 17.2.1 Required Landscaping* – to vary the minimum required landscape buffer width of 1.8m to allow for the encroachment of two parking spaces within the landscape buffer.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by ATA Architectural Design Ltd., dated 2020-JUN-09 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations and Details prepared by ATA Architectural Design Ltd., dated 2020-JUN-09 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plans and Details prepared by M2 Landscape Architecture, dated 2020-JUN-05 and 2020-JUN-23, as shown on Schedule D.


A 3-year maintenance period scheduled for every 3 months, with supplemental watering, is required to ensure the plantings in the covenant area (CA6637243) are successfully established.

4. Prior to any site disturbance or land clearing install a temporary fence along the covenant boundary (CA6637243) to protect the wetland and riparian area during site clearing, site development and construction. Install signs on the temporary fence to notify all workers on the site that the covenant area is a 'protected area – no trespassing'.
5. Prior to issuance of a building permit, the applicant must register a statutory Right-of-Way for the public walkway from Jingle Pot Road to Verte Place, and the public pathway from Verte Place through the subject property to 4066 Old Slope Place.

6. Prior to issuance of a building permit, the applicant must register an easement to allow shared driveway access for the property at 4110 Jingle Pot Road.

REVIEWED AND APPROVED ON

2020-July-16.
Date,



D. Lindsay, General Manager of Development Services

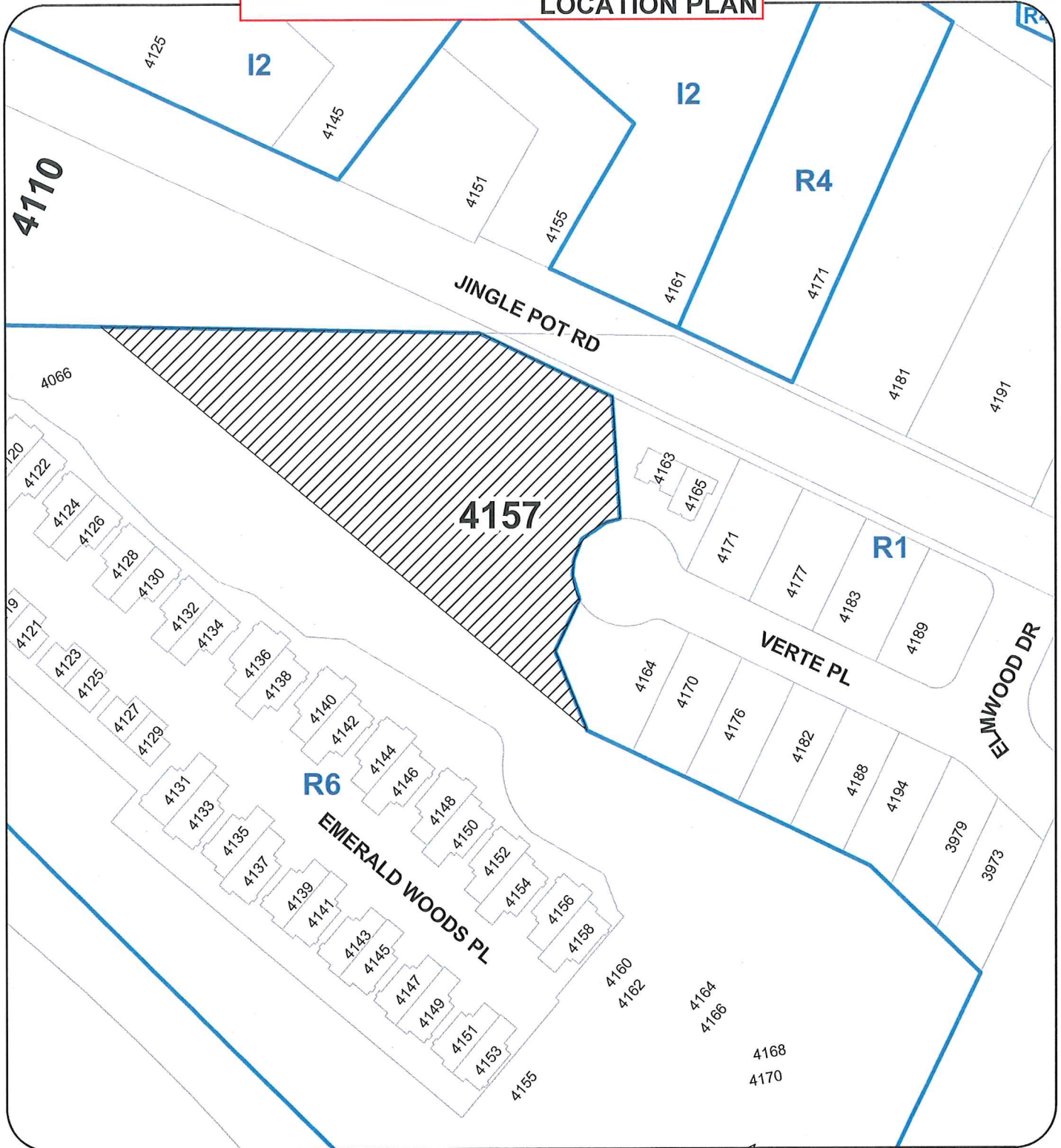
Development Services

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

LB/ln

Prospero attachment: DP001161

LOCATION PLAN

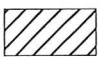


DEVELOPMENT PERMIT NO. DP001161

LOCATION PLAN

Civic: 4157 VERTE PLACE

Legal: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN EPP74158



Subject Property

Development Permit DP001161 Schedule B
 4157 Verte Place
SITE PLAN

CONSULTANTS CONTACTS:

ARCHITECT:
 ANDREW FERRETT
 ARCHITECT, ABC
 AAA, MRAC, LEED AP
 ATA ARCHITECTURAL DESIGN LTD
 STE 108 - 101 WEST PENDER STREET
 VANCOUVER, BC, V6E 2V2
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 ANDREW@ATAARCHITECT.CA
 OR MAIN CONTACT: CRYSTAL@ARCHITECT.CA

CIVIL:
 GREG BIEDERMEDEN
 NEWCASTLE ENGINEERING
 250-756-6503
 GREG@BIEDERMEDENNEWCASTLEENGINEERING.COM

LANDSCAPE ARCHITECT:
 ALL LANDSCAPE ARCHITECTURE AND ARBORICULTURE
 1220, 26 LORNE MEWS, NEW WESTMINSTER, B.C.
 TEL: 604-623-0044
 MERENTH.MITCHELL@MPLA.COM

STRUCTURAL:
 JOHN MILLER, P. ENG., P.E.
 STRUCTURAL ENGINEER
 MICEL HANNEY CONSULTING SERVICES LTD.
 HYPERLINK: HTTP://WWW.MICELHANNY.COM WWW.MICELHANNY.COM
 1111 RYAN ROAD, COURTENAY BC V1N 3N6
 T: 250 338 5462
 J.MILLER@MICELHANNY.COM

MECHANICAL ENGINEER:
 GLENN GAZDAR
 G&S DESIGN LTD.
 40 STEWART AVENUE
 NANAIMO, B.C.
 250-740-6201
 DESIGN@G&SDESIGN.CA

ELECTRICAL ENGINEER:
 CLAYTON SKINNER
 RB ENGINEERING
 250-740-4444
 CCKINNER@RBENGINEERING.CA



708-1201 WEST PENDER
 VANCOUVER, B.C. V6E2V2
 TEL: (604) 736-5730

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REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.	JAN 08/20	DP AMENDMENT
7.	MAR 14/20	CONSULTANT COORDINATION
8.	APR 08/20	DP AMENDMENT
9.	MAY 11/20	DP AMENDMENT
10.	MAY 20/20	CONSULTANT COORDINATION (SP)
11.	JUN 09/20	DP AMENDMENT

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED.
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 ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ARE TO BE USED AS SHOWN UNLESS OTHERWISE SPECIFIED BY THE ARCHITECTURAL DESIGNER.

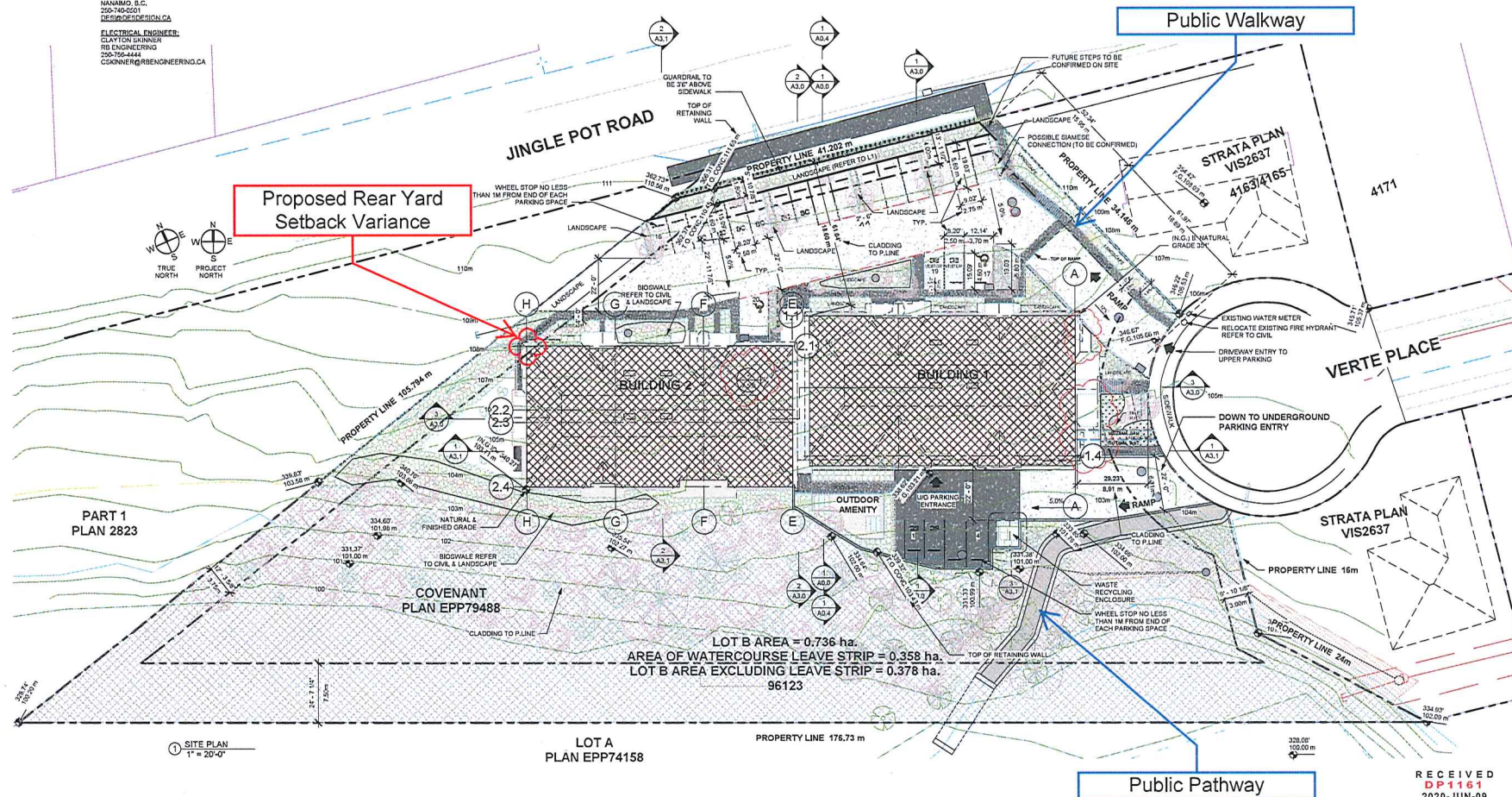
CONSULTANT:

PROJECT:
**4157 VERTE PLACE,
 NANAIMO BC**

SHEET TITLE:
SITE PLAN

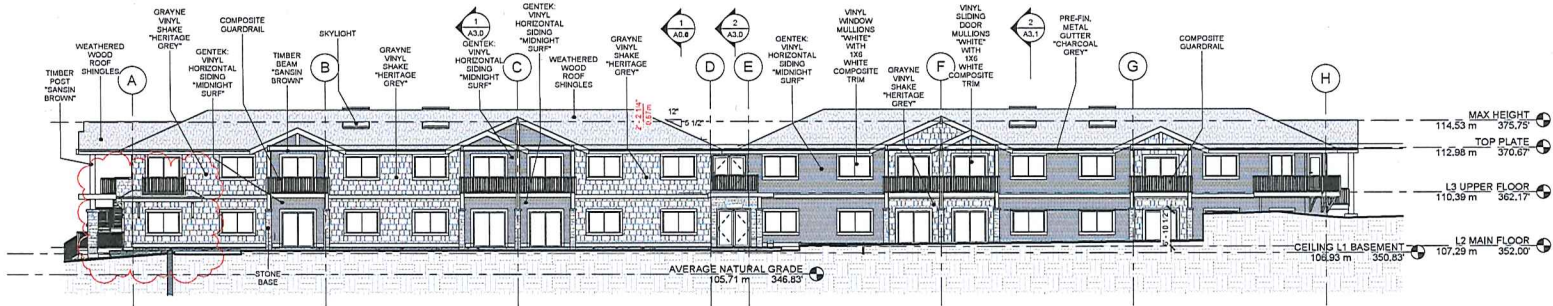
CHECKED BY: ATA
 DRAWN BY: Author
 START DATE: Issue Date
 SCALE: 1" = 20'-0"

PROJECT NO. 18-23
 DRAWING NO. A1.0

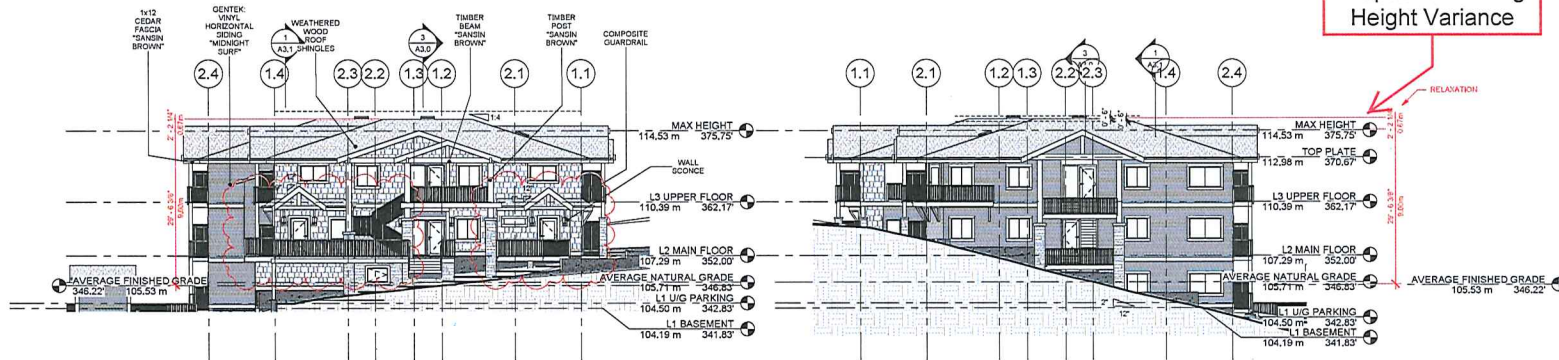


RECEIVED
 DP 001161
 2020-JUN-09
 CRYSTAL FERRETT

BUILDING ELEVATIONS AND DETAILS

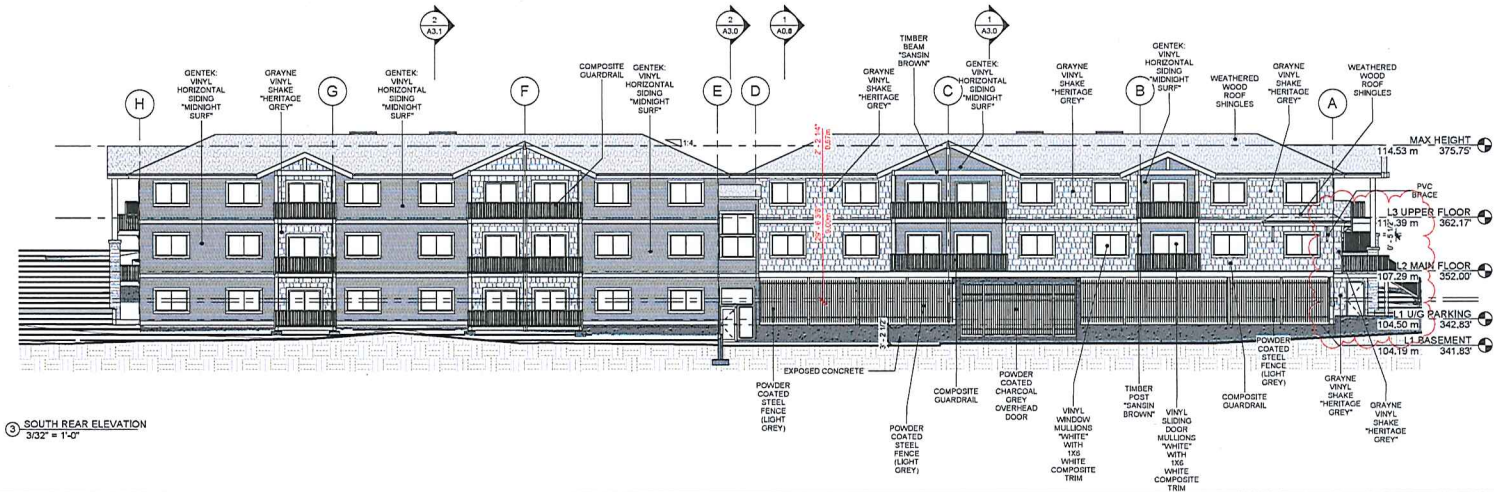


1 NORTH ELEVATION - JINGLE POT
3/32" = 1'-0"



2 EAST ELEVATION - VERTE PLACE
3/32" = 1'-0"

4 WEST SIDE ELEVATION
3/32" = 1'-0"



3 SOUTH REAR ELEVATION
3/32" = 1'-0"



708-1201 WEST PENDER
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REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
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8.	APR 08/20	DP AMENDMENT
9.	MAY 11/20	DP AMENDMENT
10.	MAY 20/20	CONSULTANT COORDINATION (BP)
11.	JUN 09/20	DP AMENDMENT

SEAL:

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CONSULTANT:

PROJECT:
**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:
ELEVATIONS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: Issue Date
SCALE: 3/32" = 1'-0"

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DP 1161
2020-JUN-09

PROJECT NO. 18-23
DRAWING NO. A4.0

SIDING



MATERIAL: VINYL SIDING
 MANUFACTURER: GENTEK
 COLOR: "MIDNIGHT SURF 652"

SHINGLES



MATERIAL: VINYL SHINGLES
 MANUFACTURER: GRAYNE BORAL BUILDING PRODUCTS
 COLOR: 455 HERITAGE GREY

ROOF



MATERIAL: WEATHERED WOOD
 ROOF SHINGLES
 COLOUR: MISSION BROWN

COLUMN BASE



MATERIAL: CULTURED STONE
 DEALER: CSI (CANADIAN STONE
 INDUSTRIES)
 TYPE: Pro-Fit® Alpine LedgeStone



REAR



MAIN BUILDING ENTRY



VIEW FROM VERTE



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REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
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8.	APR 08/20	DP AMENDMENT
9.	MAY 11/20	DP AMENDMENT
10.	MAY 20/20	CONSULTANT COORDINATION (BPH)
11.	JUN 09/20	DP AMENDMENT

SEAL:

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CONSULTANT:

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 DP 1181
 2020-JUN-16
 Chelsea Design Co.

PROJECT:

4157 VERTE PLACE,
 NANAIMO BC

SHEET TITLE:

MATERIAL
 SAMPLE
 BOARD

CHECKED BY: ATA

DRAWN BY: Author

START DATE: Issue Date

SCALE: 1/8" = 1'-0"

PROJECT NO. DRAWING NO.

18-23 A0.2



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REVISIONS:		
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9.	MAY 11/20	DP AMENDMENT
10.	MAY 20/20	CONSULTANT COORDINATION (SP)
11.	JUN 09/20	DP AMENDMENT

SEAL:

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CONSULTANT:

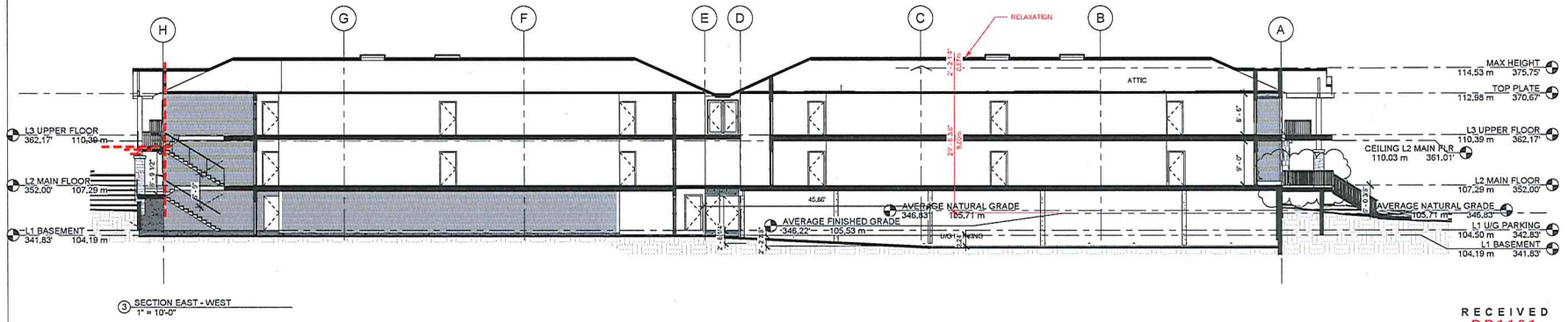
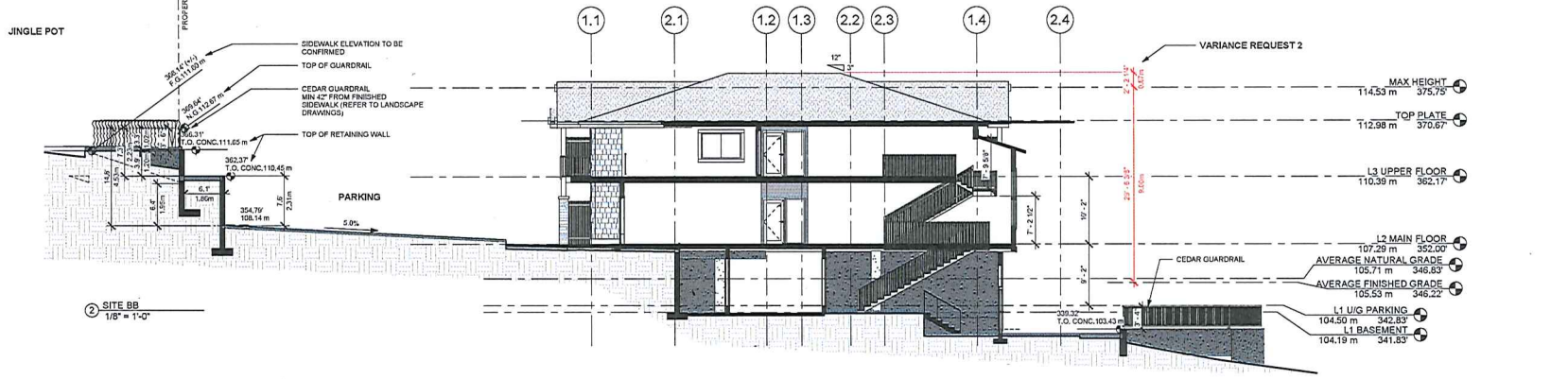
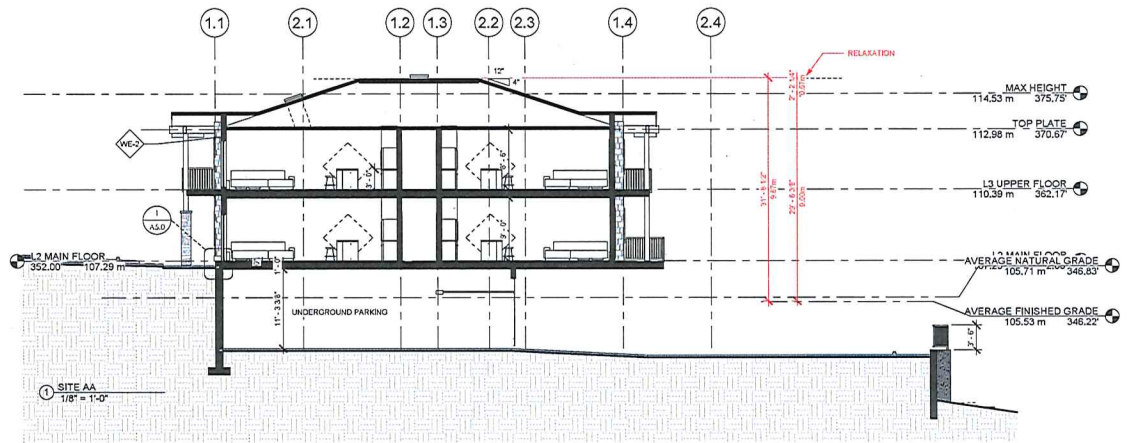
PROJECT:
**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:
SECTIONS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: Issue Date
SCALE: As indicated

PROJECT NO. 18-23
DRAWING NO. A3.0

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DP 1161
2020-JUN-09
Gulfstream Properties



SECTION EAST - WEST
1" = 10'-0"

CONTRACTOR NOTIFIED AND PART OF WORKING DRAWINGS. THIS IS A LEGAL MATTER OF ARCHITECTURE. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE ARCHITECTURAL DESIGN AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
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9.	MAY 11/20	DP AMENDMENT
10.	MAY 20/20	CONSULTANT COORDINATION (DP)
11.	JUN 09/20	DP AMENDMENT

SEAL:

NOTES:
 1. THE DRAWINGS ARE PRELIMINARY TO BE CHECKED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS OF DETAILS AND SPECIFICATIONS ARE TO BE OBTAINED FROM THE MANUFACTURER'S LITERATURE OR ARCHITECTURAL CODES.

CONSULTANT:

PROJECT:

4157 VERTE PLACE,
NANAIMO BC

SHEET TITLE:

SECTIONS &
WASTE ENCLOSURE

CHECKED BY:

ATA

DRAWN BY:

Author

START DATE:

Issue Date

SCALE:

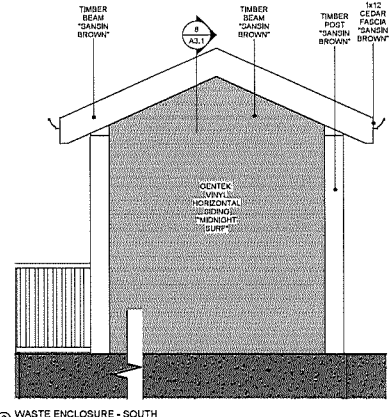
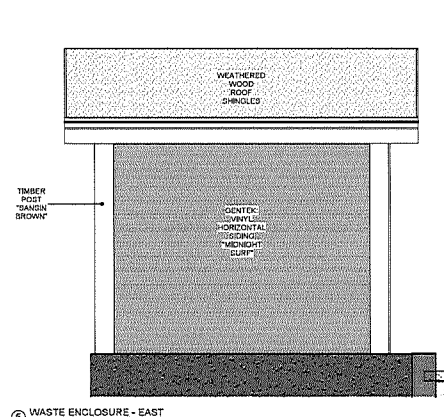
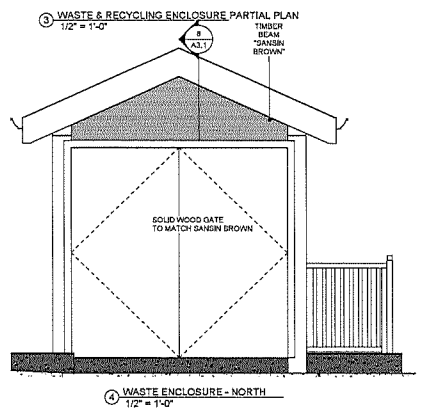
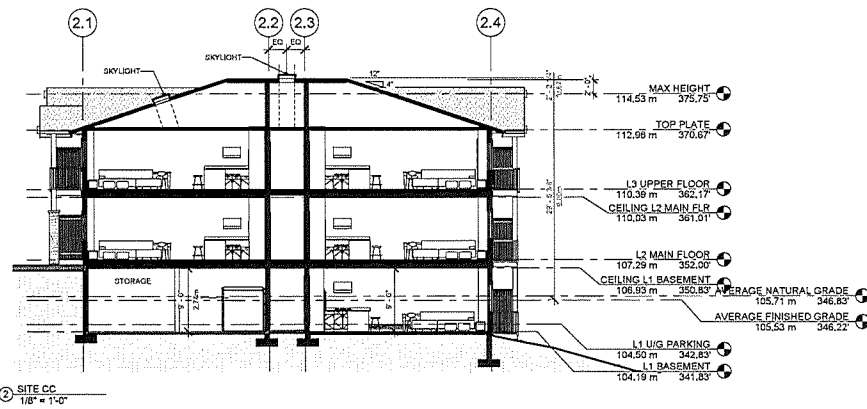
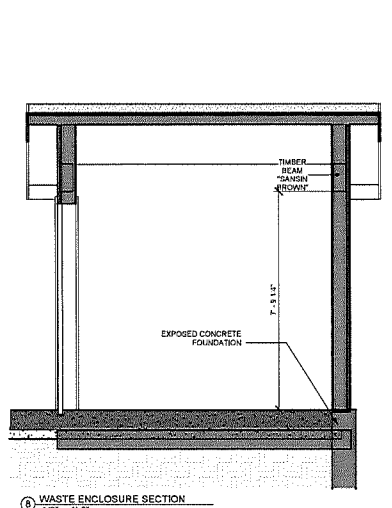
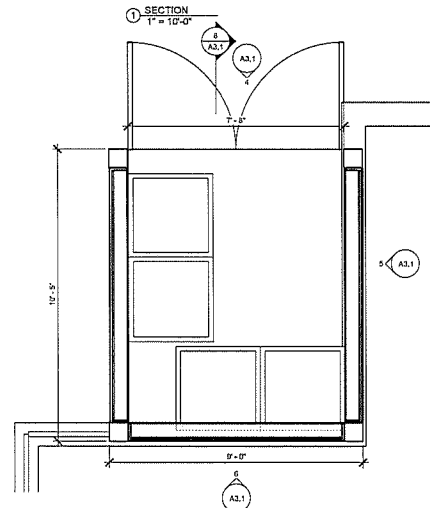
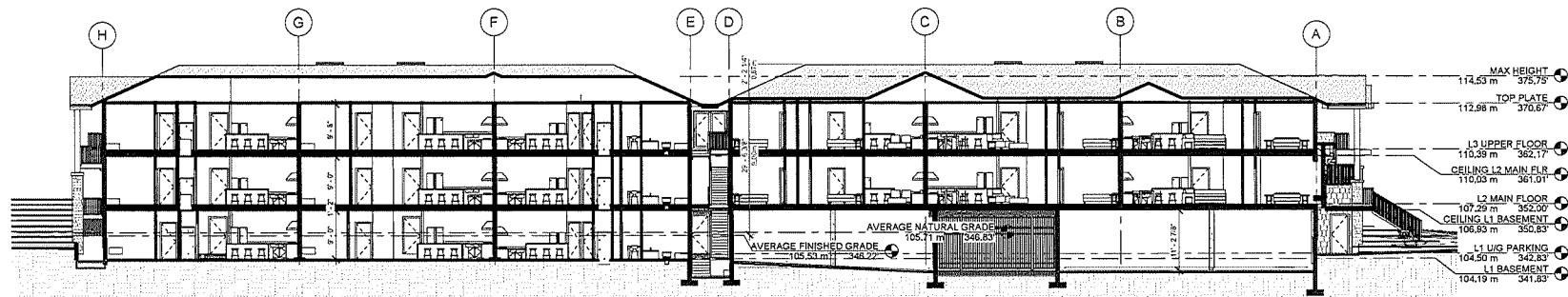
As Indicated

PROJECT NO.

DRAWING NO.

18-23 A3.1

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 2020-JUN-08



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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



PLANT SCHEDULE: WETLAND M2 JOB NUMBER: 18-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
17	1	ACER HICORIUM/LESLII	BIGLEAF MAPLE	60H CAL, 2H STD, 84D
18	1	ALNUS RUBRA	RED ALDER	30H CAL, 1.5H STD, 84D
19	1	FRAXINUS VENTRISII	DOGWOOD FR	8H HI, 84D
20	1	HEDERA HELIX	COMMON HEDGEHOLLER	10 POT, 30CM
21	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
22	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
23	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
24	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
25	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
26	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
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32	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
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34	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
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36	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
37	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
38	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
39	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
40	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
41	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
42	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
43	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
44	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
45	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
46	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
47	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
48	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
49	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM
50	1	FRAXINUS VENTRISII	DOGWOOD FR	10 POT, 60CM

FOR WETLAND/RIPARIAN AREA

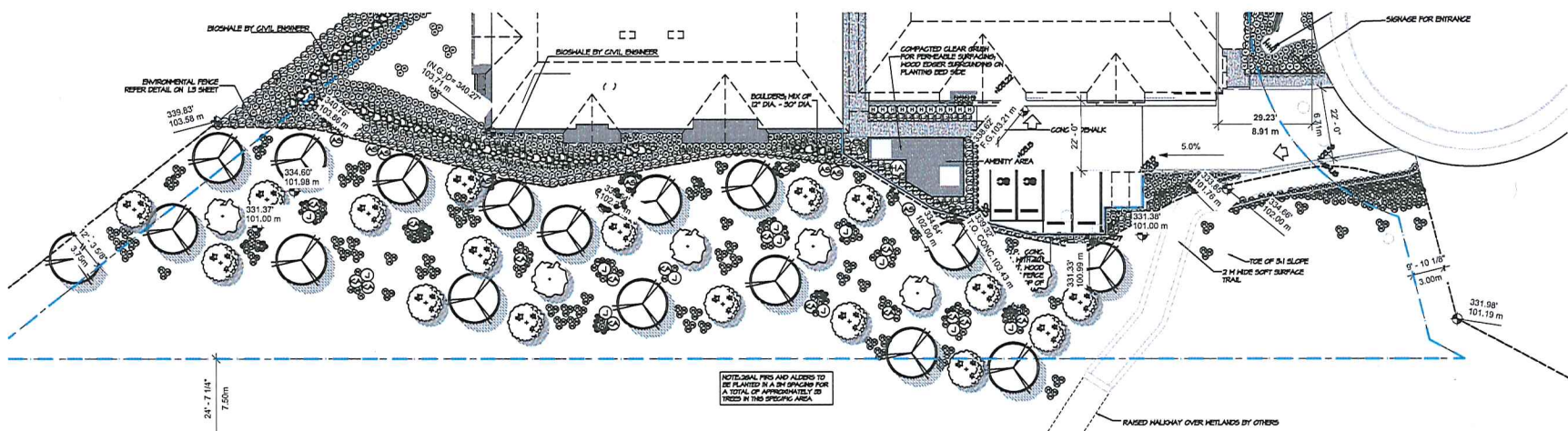
MAINTENANCE REQUIREMENTS:

- 1) 3 YRS OF MAINTENANCE
- 2) KEEPING BY HAND 4 TIMES A YEAR
- 3) IRRIGATED UNTIL SELF RELIANT
- 4) REMOVING AND REPLACING DEAD PLANTS AS REQUIRED

NOTE: 20% FIRS AND ALDERS TO BE PLANTED IN A 3M SPACING FOR A TOTAL OF APPROXIMATELY 35 TREES IN THIS SPECIFIC AREA OF WETLAND.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CORRECT CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAWKLAND AND TRADES VALLEY. * SUBSTITUTION: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TEN DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEPENDENT ON CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NOTE: 20% FIRS AND ALDERS TO BE PLANTED IN A 3M SPACING FOR A TOTAL OF APPROXIMATELY 35 TREES IN THIS SPECIFIC AREA.

NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY PLAN	TC
2		REV. PER CAMP COMMENTS	HELM
3		REV. PER CITY COMMENTS	SS
4		REV. PER CITY COMMENTS	SS
5		REVISED PER PER CITY COMMENTS	CE
6		REVISED PER PER CITY COMMENTS	CE
7		REVISED PER PER CITY COMMENTS	DIY

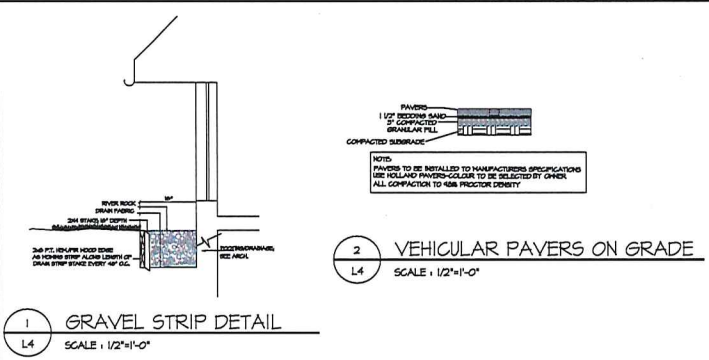
PROJECT:
**4157 VERTE PLACE,
NANAIMO, BC**

DRAWING TITLE:
**WETLAND
PLAN**

DATE: **JUN 08, 2017** DRAWING NUMBER:
SCALE: **1/8" = 1'-0"**
DRAWN: **TC** **L3**
DESIGN: **TC**
CHECKED: **HELM** **OF 8**

M2LA PROJECT NUMBER: **18-008**

RECEIVED
DP1161
2020-JUN-08
Landscape Architecture



STANPRO

Project: _____ Type: _____
 Drawn by: _____ Catalog #: _____ Date: _____

**BOH-L
ROUND BOLLARD**

The BOH-L is an LED bollard luminaire designed with high efficiency. The housing is made of die cast aluminum with a flush mounting base, vandal resistant lens, polycarbonate lens, raised top, and a powdercoat finish over a chromate conversion coating.

FEATURES AND SPECIFICATIONS

- Construction**
 - Housing: This luminaire is constructed with aluminum die cast housing to provide powder coating with anti-corrosive finish.
- Electrical**
 - The fixture utilizes light from 120-277 V and is suitable in the widest of temperatures.
 - The BOH-L is tested to maintain its operation for an ambient range of -40°C to +40°C.
 - Available in 4,000 K color temperature with a lumen per watt rate of 53 lm/w to 77 lm/w.
- Compliances**
 - UL wet location
 - IP65
 - CE/UL95
 - Meets requirements of IEC60529 for class B products.



OVERVIEW


Light source	LED
Wattage (W)	70
Lumen output (lm)	1,200-1,900
Efficiency (lm/w)	53-77
Color temperature (K)	4,000K
DR	70



Form 1/2 (08/14) • Rev. 2/10/2019 2222 Van de Sanden, Bellingham, BC V8P 1Z3 | STANPRO
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BENCHES



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MLB300-W

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.00" x 2.75" (2.5 cm x 7.0 cm) type wood slats.


FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

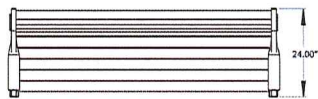
INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB300-W
 Choices:
 - Powdercoat Color

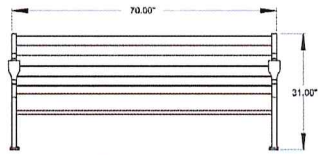
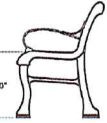
OPTIONS:
 - Center Arm
 - Plaque
 - Skate Deterrent
 - Personalization

COMPLEMENTARY PRODUCTS:
 - MLNRS50-S2
 - MTE200 Series





DIMENSIONS:
 Height: 31.00" (78.7 cm)
 Length: 70.00" (177.8 cm)
 Depth: 24.00" (60.9 cm)
 Seat: 17.00" (43.2 cm)
 Weight: 95lbs (43kg)

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JUN 08	PRELIMINARY PLAN	TK
2	APR 09	REV. PER DAP COMMENTS	MLTM
3	MAY 09	REV. PER DP COMMENTS	SS
4	APR 10	REV. AS PER CITY COMMENTS	SS
5	MAY 10	REVISED PER OF THE CITY COMMENTS	ELSS
6	MAY 10	REVISED PER OF THE CITY COMMENTS	EL
7	JUN 08	REVISED AS PER CITY COMMENTS	DP

PROJECT:
 4157 VERTE PLACE,
 NANAIMO, BC

DRAWING TITLE:
**LANDSCAPE
 DETAILS**

DATE: JUN 08, 2008	DRAWING NUMBER:
SCALE:	L5
DRAWN: TK	
DESIGN: TK	
CHECK: MLTM	

RECEIVED
 DP 1161
 2020-JUN-08
 Current Planning

M2LA PROJECT NUMBER: 19-003

