



**DEVELOPMENT PERMIT NO. DP001170**

**SHELLEY CANTELON AND RONALD CANTELON**  
Name of Owner(s) of Land (Permittee)

**1615 NORTHFIELD 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 8, MOUNTAIN DISTRICT, PLAN VIP57545  
EXCEPT PART IN PLAN VIP82531**

**PID No. 018-462-081**

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 Building Finishes**  
**Schedule E Landscape Plan 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

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 3.5m to 1.2m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 3m to 1.5m.
3. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 6m.
4. *Section 17.2.1 Required Landscaping* – to reduce the minimum required landscape buffer width from 1.8m to 1.5m along the west property line, and from 1.8m to 0m along the east property line.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Finn & Associates Design., received 2020-JUN-17, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Finn & Associates Design., received 2020-JUN-17, as shown on Schedule C.
3. The development is in substantial compliance with the Building Finishes prepared by Finn & Associates Design., received 2020-JUN-17, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lanarc 2015 Consultants Ltd., dated 2020-MAY-20, as shown on Schedule E.

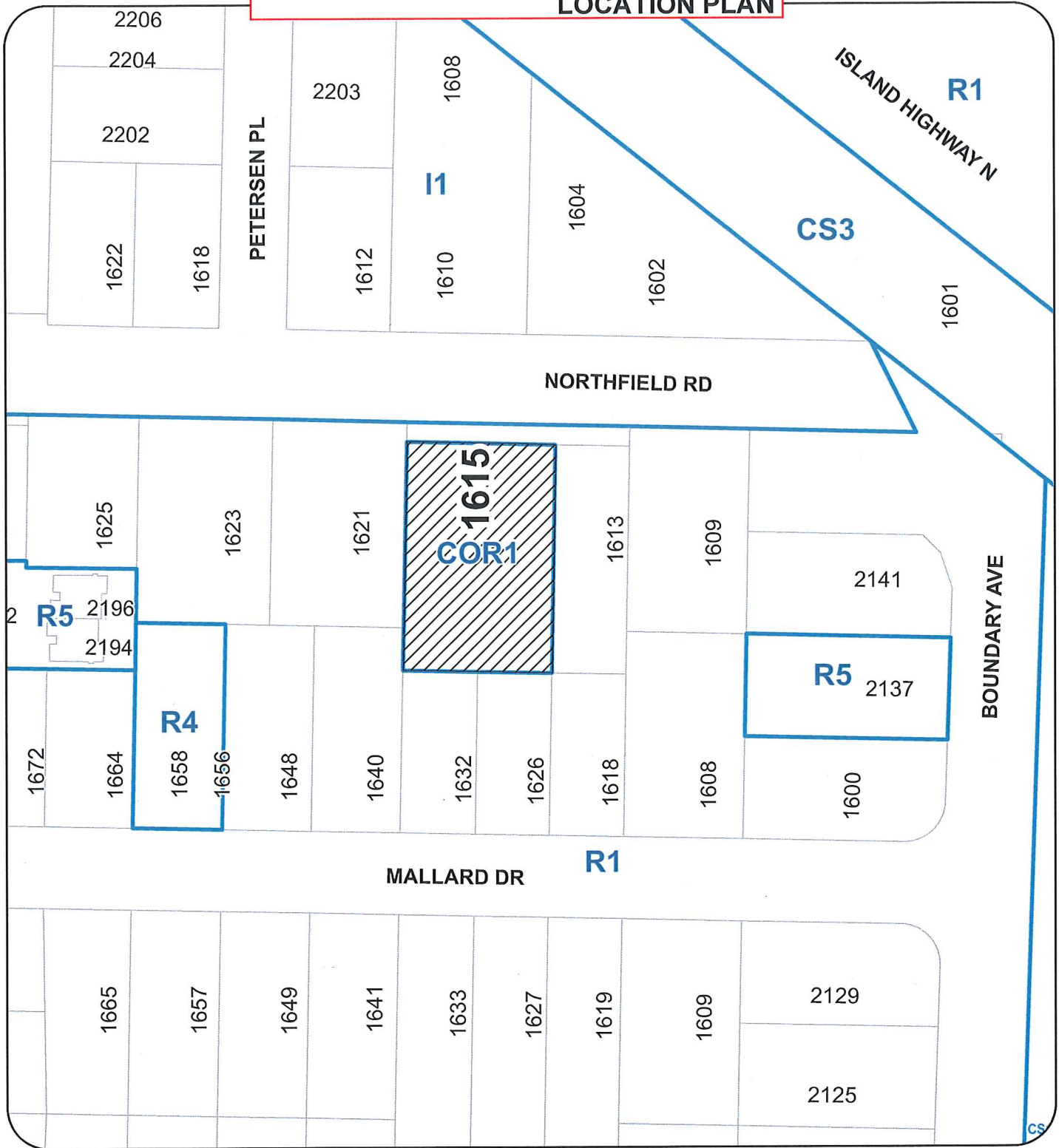
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 6TH DAY OF JULY, 2020.

  
Corporate Officer

2020-JUL-17  
Date

Development Permit DP001170 Schedule A  
 1615 Northfield Road

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001170**

**LOCATION PLAN**

Civic: 1615 NORTHFIELD ROAD  
 Legal: LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT  
 PLAN VIP57545 EXCEPT PART IN PLAN VIP82531



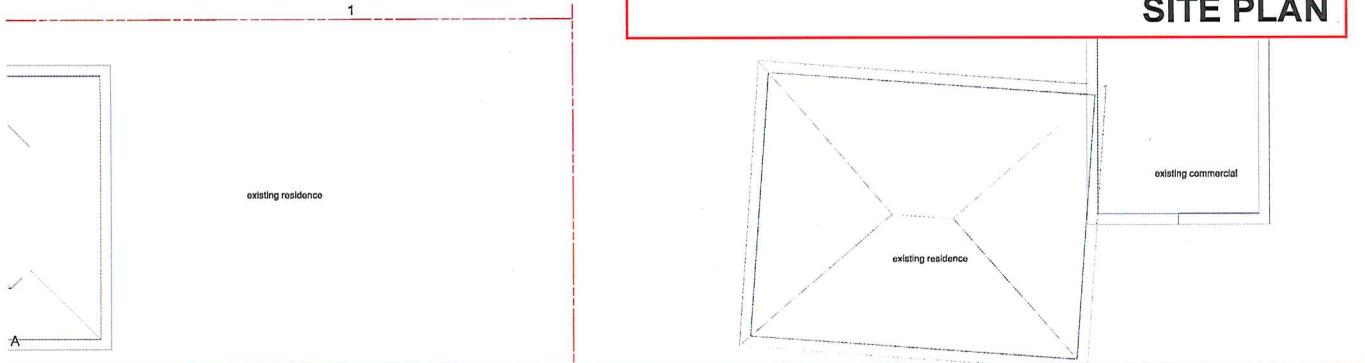
SUBJECT PROPERTY

Development Permit DP001170  
1615 Northfield Road

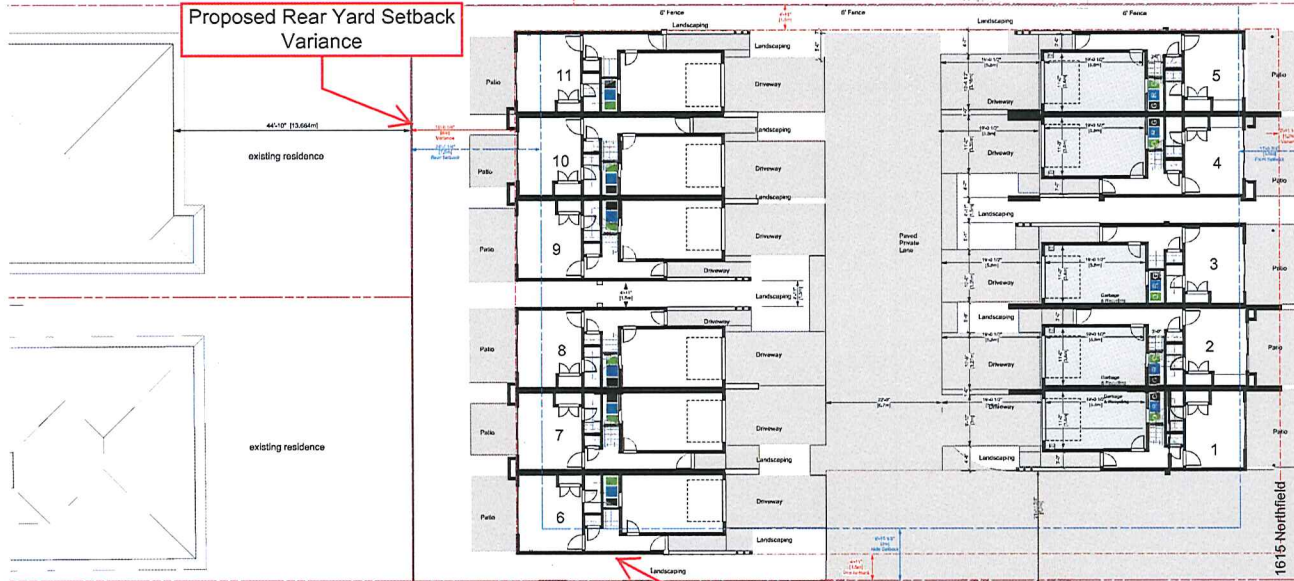
Schedule B  
SITE PLAN



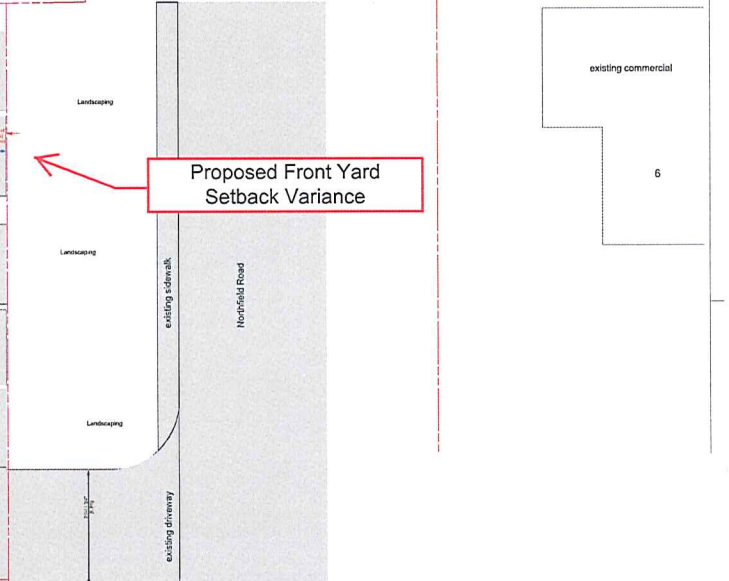
NORTHFIELD RESIDENCES  
1615 Northfield Road



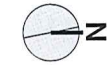
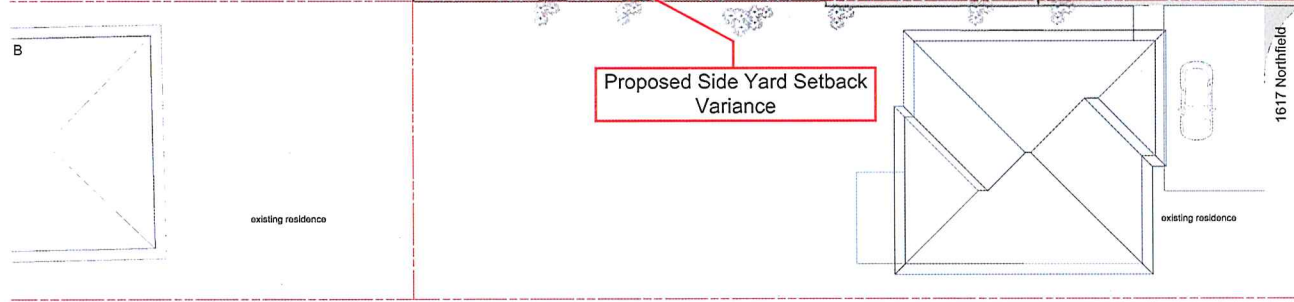
Proposed Rear Yard Setback Variance



Proposed Front Yard Setback Variance



Proposed Side Yard Setback Variance



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2020-JUN-17

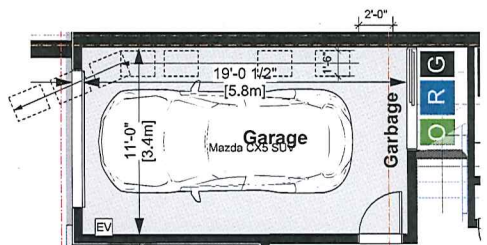
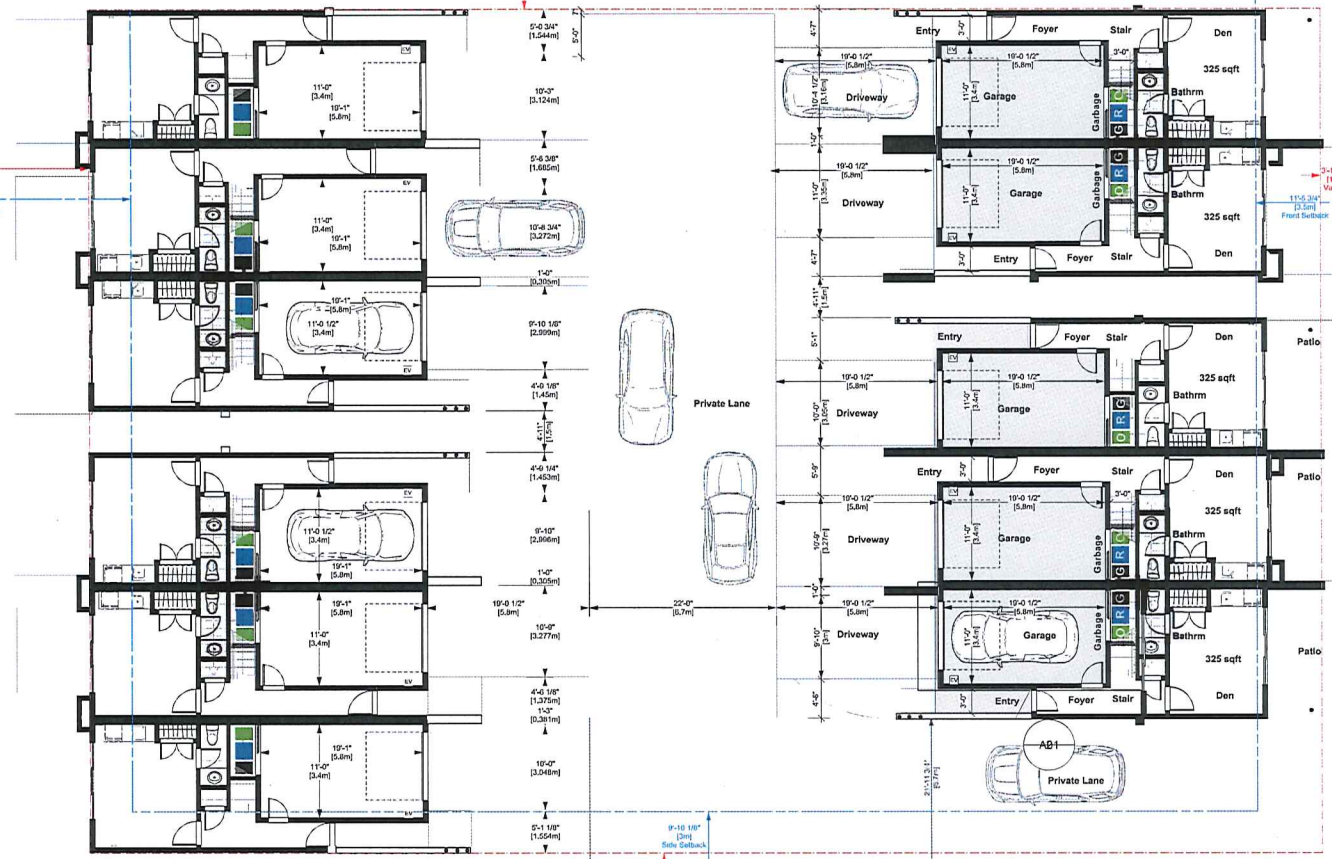


Finn & Assoc. Design  
755 Terminal Ave. N.  
www.FinnAssoc.com

20191025	Project Manager J.J. Marbles
1615 DP-20191022	Designed by RF
1615	Checked by JM
519-16-25	Drawn by RF

Project Title	Site Plan	Scale	1/8"
Project No.	Northfield Residences 1615 Northfield Road, Nanaimo	Sheet No.	C01 of 7





2 Typical Garage Route  
Scale: 1/4" = 1'-0"



6

A

B

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**finn + associates design limited**  
 Design Firm: **Finn & Assoc. Design**  
 755 Terminal Ave. N.  
 www.FinnAssoc.com

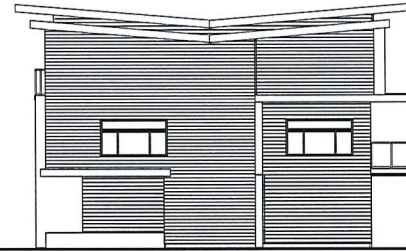
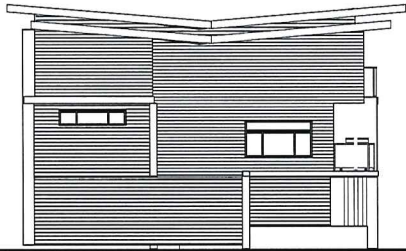
Proj. No. 20191025	Project Manager J.Menhas	Sheet Title 1st Floorplan	Scale 1/8"
CAD File Name 1615 DP 20191022	Submitted By JFM	Project Name Northfield Residences	Sheet No. A01
Printed By 1615	Checked By JFM	1615 Northfield Road, Nanaimo	of 7
Date 2020-05-28	Drawn By JFM		

Development Permit DP001170  
1615 Northfield Road

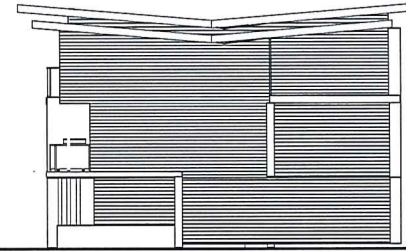
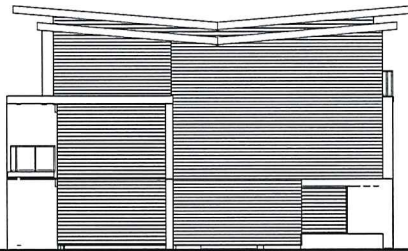
Schedule C

**BUILDING ELEVATIONS**

NORTHFIELD RESIDENCES  
1615 Northfield Road



1 EAST Elevation  
Scale: 1/8" = 1'-0"



2 WEST Elevation  
Scale: 1/8" = 1'-0"



3 Units 1-S NORTH Elevation  
Scale: 1/8" = 1'-0"

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2020-JUN-17



Finn & Assoc. Design  
755 Terminal Ave. N.  
www.FinnAssoc.com

File Name 20191025	Project Manager J.Manhas	Sheet Title Elevations	Scale 1/4"
City/Region 1615 DP 20191022	Drawn By KJM	Project Name Northfield Residences	Sheet No. A109
Project ID 1615	Checked By KJM	Address 1615 Northfield Road, Nanaimo	of 7
Date 2019-10-28	Client RF		

**NORTHFIELD RESIDENCES**  
1615 Northfield Road



1 Units 6-11 NORTH Elevation  
Scale: 1/8" = 1'-0"



3 Units 6-11 SOUTH Elevation  
Scale: 1/8" = 1'-0"



4 Units 1-5 NORTH Elevation  
Scale: 1/8" = 1'-0"



2 Units 1-5 SOUTH Elevation  
Scale: 1/8" = 1'-0"



5 WEST Elevation  
Scale: 1/8" = 1'-0"



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2020-JUN-17

Design Firm  
**Finn & Assoc. Design**  
755 Terminal Ave. N.  
www.FinnAssoc.com

File No  
20191025  
City/Province  
1615 DP 20191022  
Project No  
1615  
Date  
0119-10-22

Project Manager  
J.Manhas  
Designed By  
KJM  
Checked By  
KJM  
Drawn By  
RF

Project Name  
**Elevations**  
Northfield Residences  
1615 Northfield Road, Nanaimo

Sheet No  
A10  
of  
7



**BUILDING FINISHES**



WESTECK - VINYL LIFT SLIDE

KC Black



DC7005

F1 - DC7005 - KC BLACK



F2A - SAGIPER PVC SIDING  
"TITANIUM COALWOOD"  
V-GROOVE 4MM GROOVE  
F2B - SAGIPER PVC SIDING  
"TITANIUM COALWOOD"  
CHANNELED 1CM GROOVE



F3 - SAGIPER PVC SIDING  
"MOCHA REDWOOD"



F4- SAGIPER PVC SIDING/SOFFIT  
"WHITE OAK"

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2020-JUN-17

Design Firm  
**Finn & Assoc. Design**  
755 Terminal Ave. N.  
www.FinnAssoc.com

Plan Date  
20191025  
CAD Number  
1615 DP 20191022  
Project ID  
1615  
Date  
0116-10-22

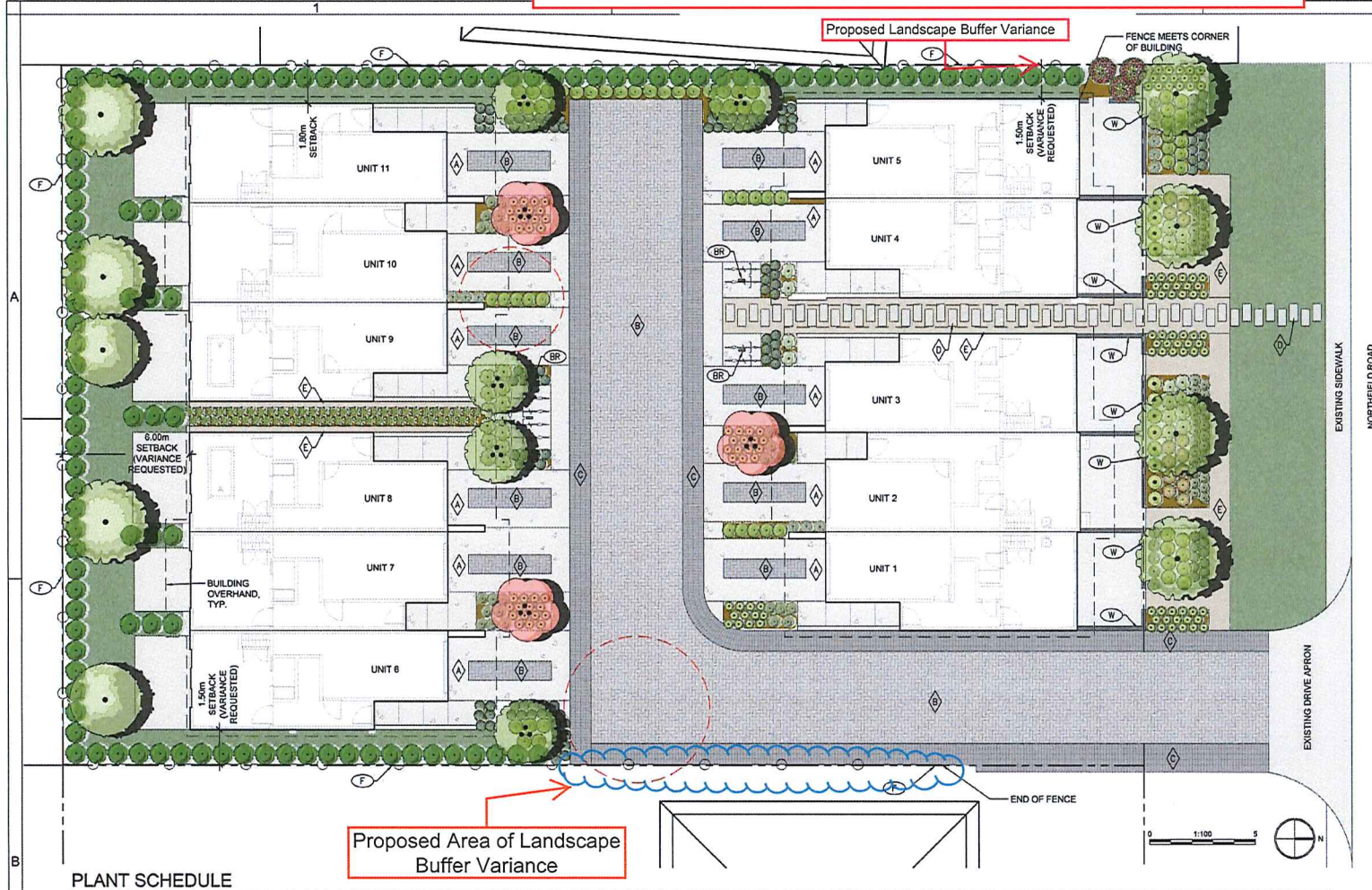
Project Manager  
J. Manhas  
Designer  
KJM  
Checked By  
KJM  
Drawn By  
RF

Project Name  
**FINISHES**  
Northfield Residences  
1615 Northfield Road, Nanaimo

Sheet  
A12  
of  
7



LANDSCAPE PLAN AND DETAILS



LEGEND

- PROPERTY LINE
- SEEDED GRASS LAWN
- EXISTING TREE TO BE REMOVED

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
(A)	CIP CONCRETE PAVING	LIGHT BROOM FINISH, SAW CUT SCORE JOINTS
(B)	VEHICULAR CONCRETE UNIT PAVERS	PRECAST CONCRETE PAVERS, GREY/DARK GREY BLEND COLOUR
(C)	PEDESTRIAN CONCRETE UNIT PAVERS	PRECAST CONCRETE PAVERS, CHARCOAL COLOUR
(D)	CONCRETE UNIT STEPPING STONES	PRECAST CONCRETE STEPPING STONES, GREY COLOUR
(E)	CRUSHED GRANITE PATH	STABILIZED CRUSHED GRANITE

SITE FURNISHINGS/WALL SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
(BR)	BIKE RACK	INVERTED U STEEL BIKE RACK, BLACK POWDER COAT FINISH
(F)	FENCE	1.8M TALL WOOD PRIVACY FENCE
(W)	CONCRETE WALL	1M TALL CIP CONCRETE PRIVACY WALL

DESIGN NARRATIVE

**NORTHFIELD ROAD:**  
The Northfield Road landscape design is organized to frame the view of the building from the street while creating a low, all season garden for residents. Plantings and pathways are arranged and located to provide a gradual transition from the street to the dwelling units, creating a comfortable sense of entry to each unit. The planting palette features a selection of hardy, native and adapted shrubs, ornamental grasses, and trees, selected to provide colour and texture throughout the year.

**BACKYARD PLANTING:**  
The simple landscape design along the southern perimeter of the property allows for flexible use of the space while providing privacy for both residents and the adjacent neighbours. The proposed wood fence and tall evergreen hedge visually screen the properties to the south without blocking sunlight to the lawn and patio areas. Large deciduous trees provide additional screening and dappled shade for the back patios in the summer months, and offer seasonal colour in the fall, while allowing sunlight to reach the patios in the winter. A generous lawn provides flexible space for children to play and residents to gather.

**ENTRY LANDSCAPE:**  
The entry landscape design features planting pockets, decorative pavers and site amenities to support multi-modal site circulation. The entry drive has been designed to define pedestrian vs. vehicular areas through a shift in paver colour and layout. Planting pockets with deciduous trees, low evergreen and perennial species border the drive aisle on both sides to soften the hardscape and define unit entries.

**IRRIGATION:**  
The landscape will include an automatic irrigation system that will be designed to promote plant establishment while conserving water. Important factors such as solar aspect, water requirements for specific plant species, and site microclimates will factor into the design.

Proposed Area of Landscape Buffer Variance

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AC	Acer circinatum	Vine Maple Multi-trunk		BS	Blechnum spicant	Deer Fern		PRU ENG	Prunus laurocerasus	English Laurel
	AR	Acer rubrum	Red Maple		CK	Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood		RS	Ribes sanguineum	Red Flowering Currant
	CER JAP	Cercidiphyllum japonicum	Katsura Tree		LP	Lonicera pileata	Privet Honeysuckle		SC	Sarcococca confusa	Sweetbox
	CE	Cercia canadensis	Eastern Redbud Multi-trunk		MR	Mahonia repens	Creeping Mahonia		SG	Spiraea japonica 'Goldmound'	Goldmound Spirea
					MS	Miscanthus sinensis 'Yuku Jima'	Yuku Jima Dwarf Maiden Grass		SM	Stipa tenuissima	Finestem Needlegrass
					NF	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint				
					PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass				

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LANARC  
Landscape Architecture & Consulting Inc.

File No: 2020-05-20	Project Manager: J. Martin	Sheet No: 1/100
Client: DP1170	Author: PJ	Project Name: Landscape Plan
Date: 2020-05-20	Checked: JZ	Location: Northfield Residences
	Drawn by: PJ	1615 Northfield Road, Nanaimo
		L01

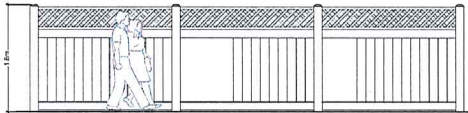
1

2

3



PLAN



ELEVATION

NOTES:

1. ALL WOOD TO BE WESTERN RED CEDAR, OR YELLOW CEDAR.
2. CEDAR POSTS:
  - 6"X6" CEDAR POSTS.
  - POSTS TO BE EMBEDDED 24" BELOW FINISHED GRADE IN CONCRETE FOOTINGS.
  - POSTS SPACING 8' MAX. ON CENTRE.
4. CEDAR SUPPORTS, TOP PLATES, VERTICAL BOARDS, & LATTICE:
  - SUPPORTS: 2"X6", TOP PLATES: 2"X6"; VERTICAL BOARDS: 1"X6"; LATTICE: 1"X2".
  - BOTTOM SUPPORT TO BE 4" ABOVE FINISHED GRADE.
  - SUPPORTS TO BE FASTENED TO POST WITH GALVANIZED OR STAINLESS STEEL HANGERS.

① 1.8m CEDAR PRIVACY FENCE W/ LATTICE

Scale: 1/4" = 1'-0"

A

A

B

B

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 2020-MAY-26  
 PORT MOODY

Design Firm  
**LANARC**  
 465-7260 (Victoria Street, Nanaimo, BC V9R 5Z5)  
 250-754-1411

Plot Date 2020-05-20	Project Manager J. Manthas
Client Name PV	Designed By PV
Project ID DP1170	Drawn By JZ
Date 2020-05-20	Checked By PV

Sheet Title Landscape Details
Project Name Northfield Residences 1615 Northfield Road, Nanaimo

Scale  
 Drawing No.  
**L02**