



**DEVELOPMENT PERMIT NO. DP001173**

**ROCHE LOOKOUT HOLDINGS INC**  
Name of Owner(s) of Land (Permittee)

**1421 PRINCESS ROYAL AVENUE**  
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 2, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT PLAN 1972**

**PID NO. 004-598-890**

**LOT 3, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT PLAN 1972**

**PID NO. 004-598-954**

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 and Parking Plans**  
**Schedule C Building and Retaining Wall Elevations**  
**Schedule D Landscape Plan and Details**  
**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 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback for an underground parking structure from 1.8m to 1.5m.
2. *Section 6.10.2 Fence Height* – to increase the maximum combined height of a fence and retaining wall within a side and rear yard from 2.4m to 3.3m.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.0m to 1.5m.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum north side yard setback from 3.00m to 0.45m for the parking level of the building.
5. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 10.50m to 7.35m.

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 permitted percentage of small car parking spaces from 40% to 50%.

#### **CONDITIONS OF PERMIT**

1. The subject property shall be developed generally in accordance with the proposed Site and Parking Plans prepared by Raymond de Beeld Architect Inc., dated 2020-NOV-16 and 2021-JAN-15, as shown on Schedule B.
2. The development is in substantial compliance with the proposed Building and Retaining Wall Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-OCT-23 and 2021-JAN-15, as shown on Schedule C.

3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Kate Stefiuk Studio, dated 2020-JUL-10, as shown on Schedule D.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Raymond de Beeld Architect Inc, received 2020-JUL-17, as shown in Schedule E, and is 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.
5. The subject site is to be consolidated into a single property prior to Building Permit issuance.
6. A Statutory Right-of-Way for public vehicle access is to be registered over the portion of the property identified on Schedule B prior to building occupancy.
7. Frontage works & services to the south of the property as identified on Schedule B are completed prior to building occupancy, to the satisfaction of the Director of Development Approvals.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 1ST DAY OF FEBRUARY, 2021.

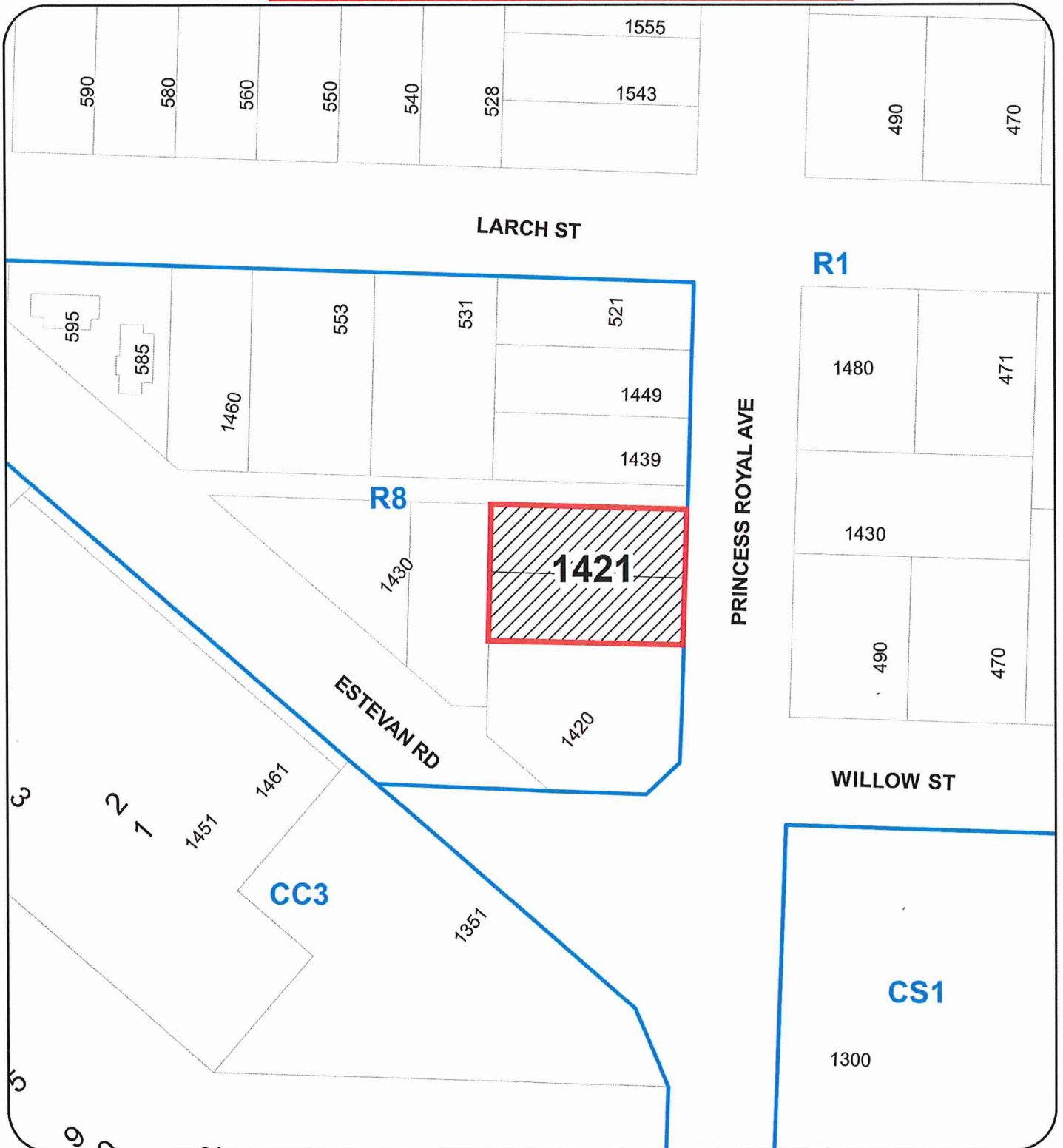
  
Corporate Officer

  
Date

CH/kab

Prospero attachment: DP001173

**LOCATION PLAN**



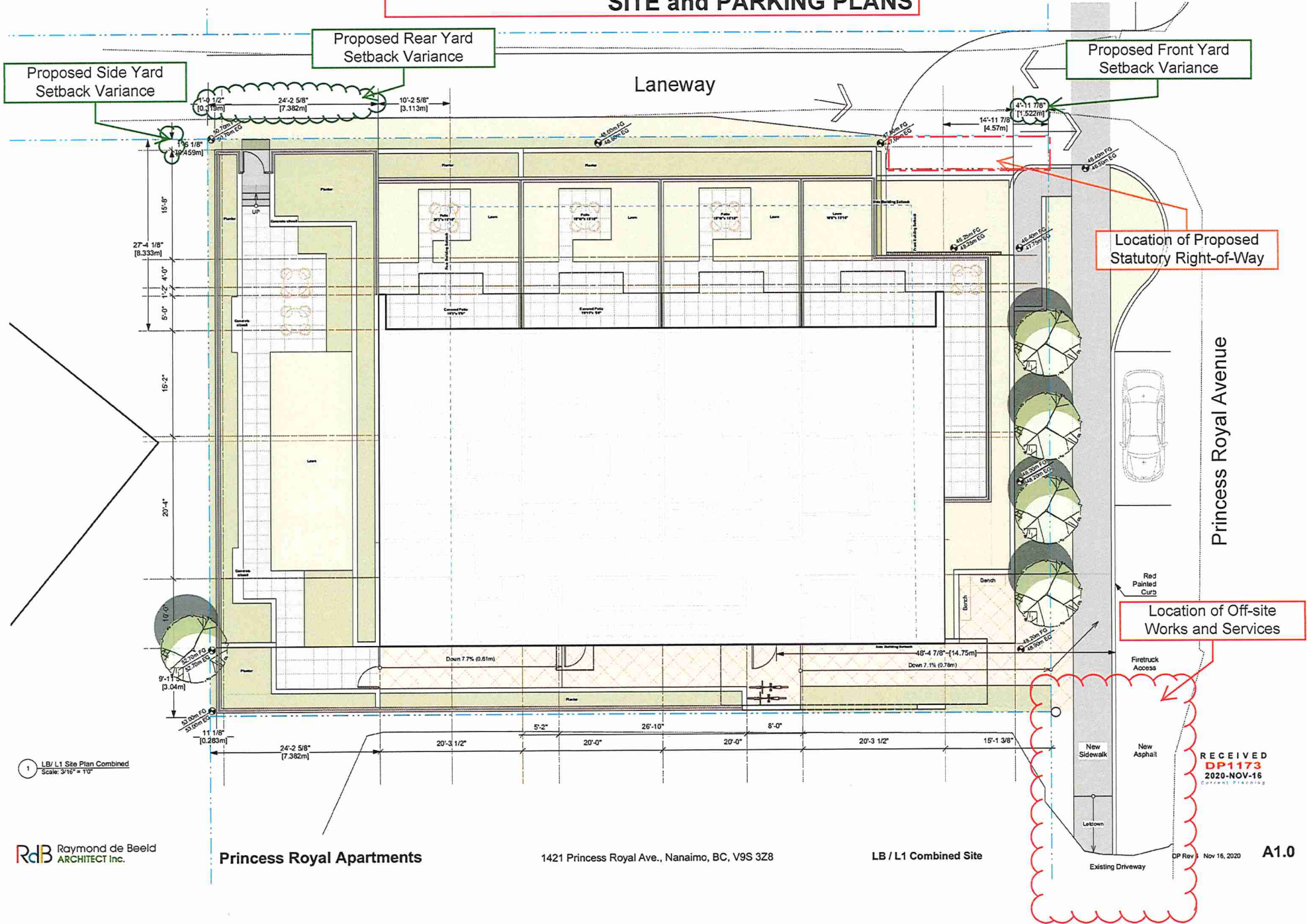
**DEVELOPMENT PERMIT APPLICATION NO. DP001173  
LOCATION PLAN**

Civic: 1421 PRINCESS ROYAL AVENUE  
Legal: LOT 2, BLOCK 8, NEWCASTLE RESERVE, SECTION 1  
NANAIMO DISTRICT, PLAN 1972 (P.I.D. 004-598-890) LOT 3  
BLOCK 8, NEWCASTLE RESERVE, SECTION 1  
NANAIMO DISTRICT, PLAN 1972 (P.I.D. 004-598-954)



SUBJECT PROPERTY

# SITE and PARKING PLANS



1 LB / L1 Site Plan Combined  
Scale: 3/16" = 1'-0"

Location of Off-site Works and Services

Location of Proposed Statutory Right-of-Way

Proposed Front Yard Setback Variance

Proposed Rear Yard Setback Variance

Proposed Side Yard Setback Variance

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DP1173  
2020-NOV-16  
CORRENT PLANNING



**BUILDING and RETAINING WALL ELEVATIONS**



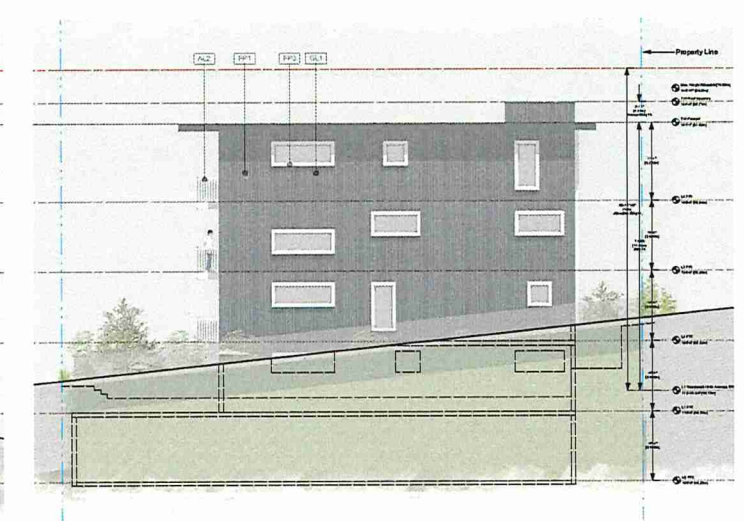
North



East



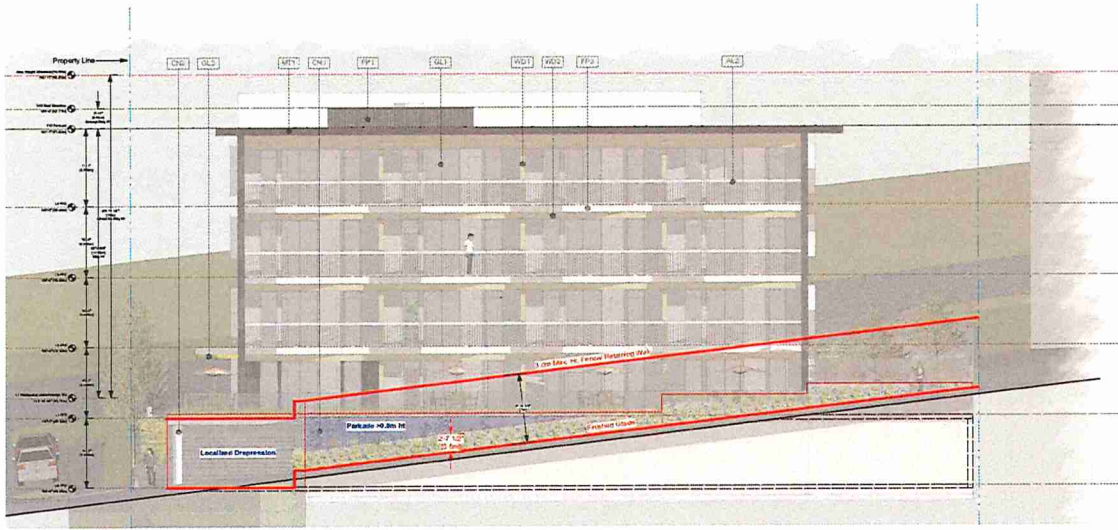
South



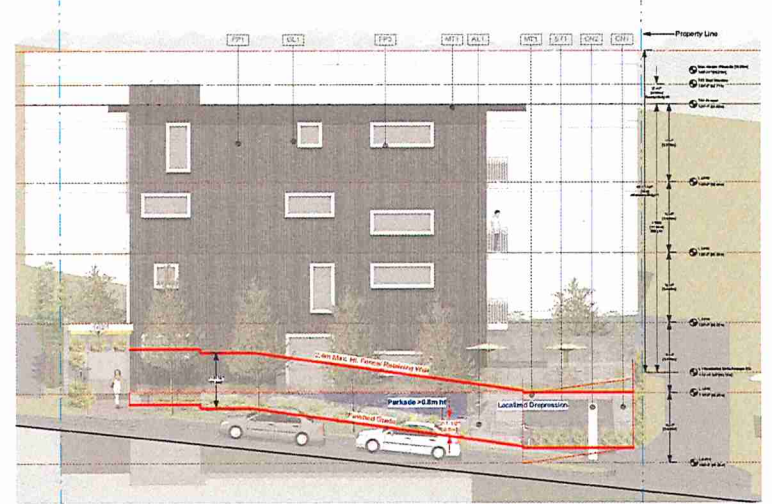
West

- MATERIAL LEGEND:**
- AL1 - Aluminum Door System - Wood Clad
  - AL2 - Aluminum Pocket Railing - White
  - C1 - Concrete Wall - Natural Stone
  - C2 - Concrete Column - Natural Stone
  - FP1 - Fibre Cement Panel - Dark Grey (Vertical)
  - FP2 - Fibre Cement Panel - Black
  - FP3 - Fibre Cement Panel - White
  - GL1 - Vinyl Window System
  - GL2 - Vinyl Window System - Coloured Glass
  - GL3 - Glass Fin - Coloured
  - MT1 - Metal Flashing - Black
  - ST1 - Stone Cladding - Brown
  - WD1 - Cedar Natural Column
  - WD2 - Cedar Natural Beam

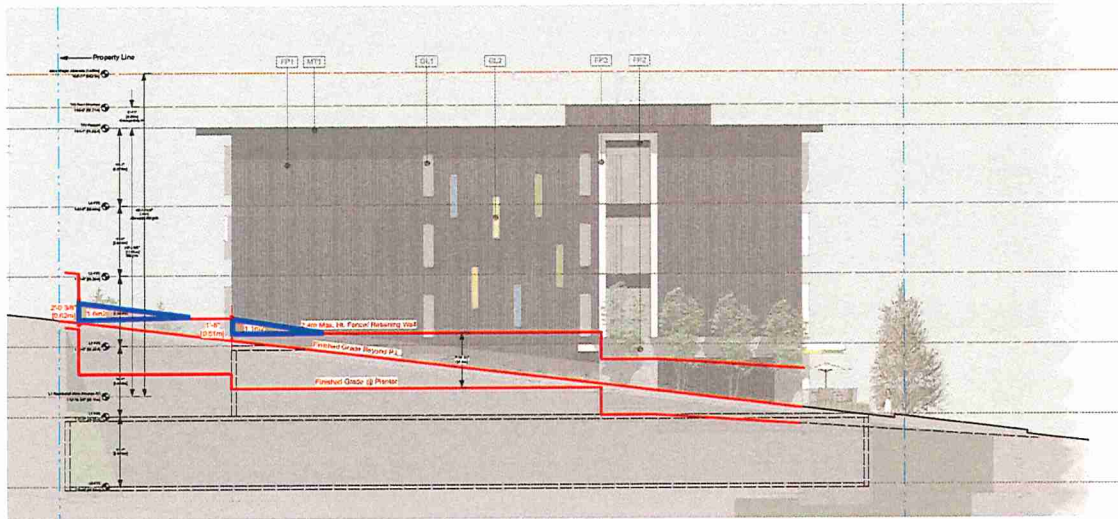
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2021-JAN-15



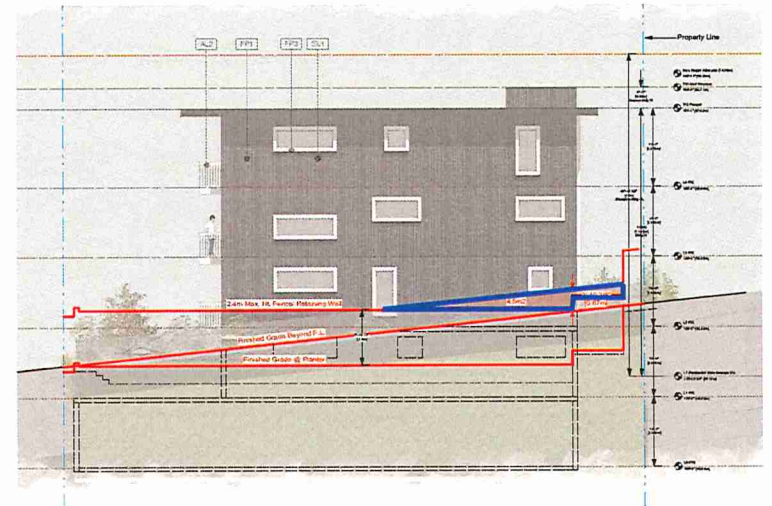
1 NORTH  
Scale: 1/8" = 1'-0"



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



3 SOUTH  
Scale: 1/8" = 1'-0"



4 WEST  
Scale: 1/8" = 1'-0"

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DP1173  
2020-OCT-23  
COURT PLANNING



Development Permit No. DP001173 Schedule D  
 1421 Princess Royal Avenue  
**LANDSCAPE PLAN and DETAILS**

**KATE STEFIUK STUDIO**  
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 Nanaimo BC V9S 2K2  
 250-753-8028  
 kate.stefiuk@gmail.com

**CLIENT**  
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 kroy@rochebc.com

NO.	DATE	ISSUE
1	12-20-19	DP SUBMISSION

NO.	DATE	REVISION
1	07-10-20	DP REVISION

**PROJECT**  
**PRINCESS ROYAL APTS**  
 1421 Princess Royal Avenue  
 Nanaimo, BC

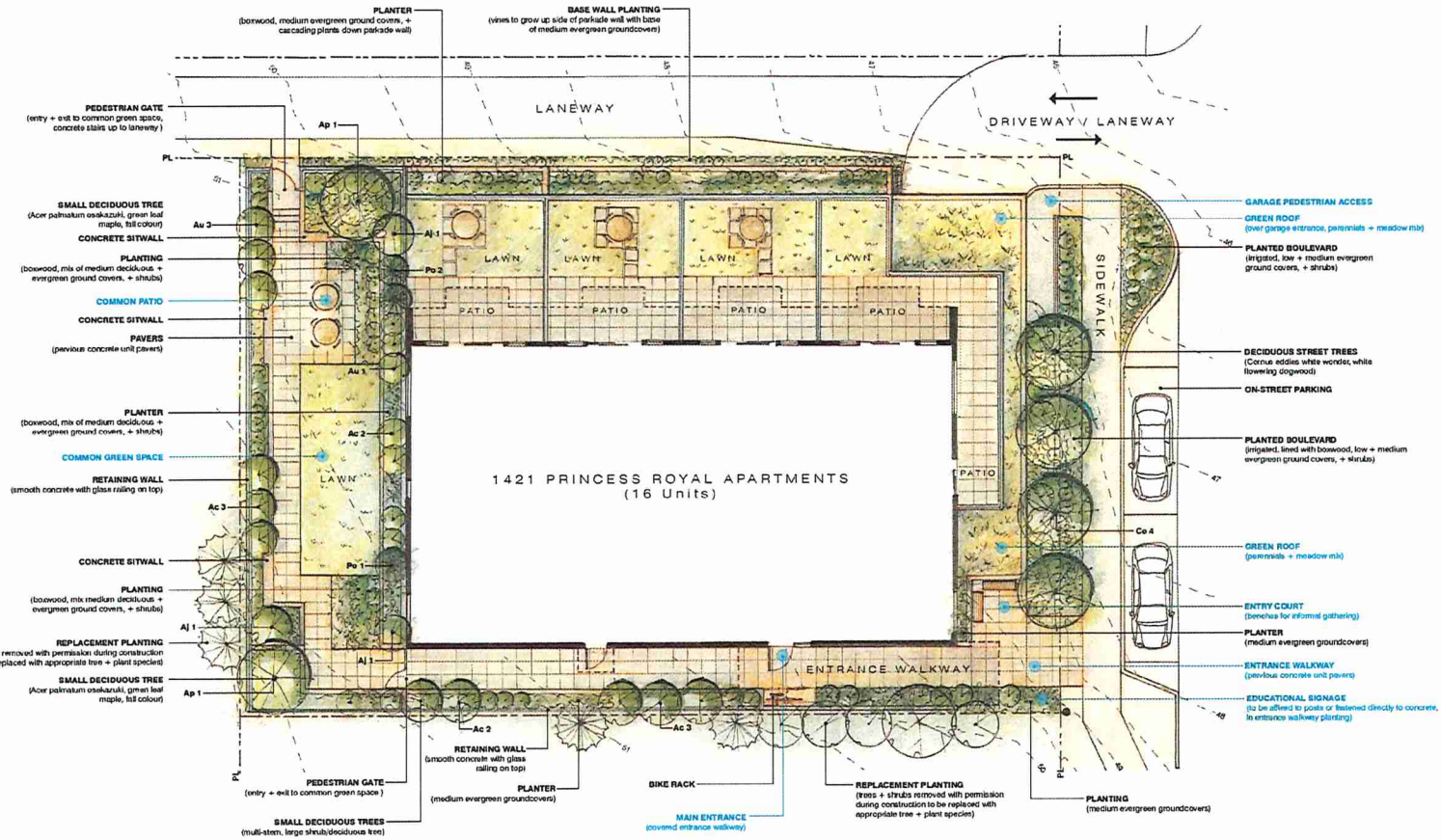
**LANDSCAPE PLAN**

All drawings and special conditions are the copyright property of the Landscape Architect. When a reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

**PROJECT** DB KS CB KS  
**SCALE** 1:100  
**DATE** December 4, 2019

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 2020-JUL-17  
 CANTON PLANNING

**L1.02**



**LANDSCAPE PLAN**  
 SCALE 1:100

## DESIGN PRECEDENTS



01 White Flowering Dogwood



02 Small Doubleleafed Tree (Japanese Maple)



03 Evergreen Groundcovers



04 Evergreen Shrub (Viburnum unshohi)



05 Boxwood with Mixed Planting



06 Green Roof



07 Entry Court Benches



08 Pathway Lighting (increased wall height) Entrance & Common Green Space



09 Entrance Walkway



10 Educational Signage

## DESIGN RATIONALE

### CONTEXT

The parcel at 1421 Princess Royal Avenue lies beyond the portion of the street intended to function as the High Street for the neighbourhood. The block is designated for higher density residential infill. The proposed development is a 16-unit residential building situated in a landscape that responds directly to the *Newcastle + Brechin Neighbourhood Plan* by strengthening the human scale, improving neighbourhood character and walkability, and enhancing the ecological function of the urban environment.

### DESIGN CONCEPT

The design concept for 1421 Process Royal Avenue is to elevate the relationships between people, place and planting into a formal, functional urban ecosystem.

- The planting plan is structured around a base of indigenous species.
- Complementary drought-tolerant ornamentals add character and integrate ecosystem function and urban form.
- Plantings utilize vertical layering to create a lush landscape with visual interest, structural diversity and year round function.

### Other key landscape features include:

- Sidewalks to provide space for pedestrians and contribute to neighbourhood walkability;
- Street trees to provide screening and shading for the building, strengthen the pedestrian experience and contribute to rainwater management and habitat value.
- An accessible entry court to provide a semi-private seating area between the building and the sidewalk, creating a more welcoming, human-scaled environment.
- Curb bulges and permeable hardscaping to allow for rainwater infiltration.
- A green roof feature over the parking entry to further unify the architecture with the local ecology.
- A common green space at the rear of the building to offer a garden refuge and gathering space for residents.
- Educational signage to highlight key features of the development + landscape.

### EDUCATIONAL SIGNAGE

#### Sustainable Transportation

The educational signage for sustainable transportation will show a 40m radius circle centred on the Princess Royal Apartments to illustrate the amenities, active transportation linkages and transit routes within a 5-minute walk.

Graphics and text will highlight the importance of transportation options in a sustainable city, the walkability of the Brechin-Newcastle Neighbourhood, and its connections to the larger City, as well as the inclusion of charging stations for electric vehicles, ebikes and scooters in the development.

#### Sustainable Water Management

The educational signage for sustainable water management will feature the landscape plan for 1421 Princess Royal Ave., identifying key elements that capture and slow rainwater and reduce landscape water demand.

Graphics and text will highlight how green roofs, deep soils, and drought tolerant and indigenous plants create healthy and functional urban ecosystems, temperatures and longer droughts.

## PLANT PALETTE

Key	Botanical Name	Common Name
<b>Deciduous Trees</b>		
Ap	<i>Acer palmatum</i> Osakazuki	Japanese Maple
AJ	<i>Acer japonicum</i> Shindeshojo	Japanese Maple
Ac	<i>Acer circinnatum</i>	Vine Maple
Co	<i>Cornus edulis</i> white wonder	Eccles White Wonder Dogwood
<b>Coniferous Trees</b>		
Po	<i>Picea amurika</i> bruns	
<b>Evergreen Shrubs</b>		
Au	<i>Arbutus unedo</i>	Strawberry Bush
Bs	<i>Buxus sempervirens</i>	Boxwood
Gs	<i>Gaultheria shallon</i>	Salal
Mn	<i>Mahonia nervosa</i>	Dull Oregon Grape
R	<i>Rhododendron</i> 'Glacier'	Evergreen Azalea
Vo	<i>Vaccinium ovatum</i>	Evergreen Huckleberry
<b>Deciduous Shrubs</b>		
Ra	<i>Ribes sanguineum</i>	Red Flowering Currant
V	<i>Vaccinium</i> (various)	Blueberry
<b>Ground Cover</b>		
Au	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
Ea	<i>Epimedium saphorem</i>	Epimedium
Fc	<i>Fragaria chiloensis</i>	Coastal Strawberry
Sr	<i>Sedum rupestre</i> 'Angelina'	Angelina Stonecrop
<b>Ferns</b>		
Bs	<i>Blechnum spicant</i>	Deer Fern
Pg	<i>Polypodium glycyrrhiza</i>	Licorice Fern
Pm	<i>Polystichum munium</i>	Sword Fern
<b>Grasses</b>		
Hm	<i>Hakonechloa macra</i>	Japanese Forest Grass
Sc	<i>Sesleria caerulea</i>	Blue Moor Grass
<b>Vines</b>		
Pt	<i>Parthenocissus tricuspidata</i>	Boston Ivy
<b>Green Roof</b>		
Am	<i>Artemisia maritima</i>	Sea Thrift
Ca	<i>Cerastium arvense</i>	Field Chickweed
Ei	<i>Eriophyllum lanatum</i> var. lanatum	Woolly Sunflower
Fr	<i>Festuca roemerii</i>	Roemer's Fescue
Sa	<i>Sedum rupestre</i> Angelina	Angelina Stonecrop
Th	<i>Triteleia hyacinthia</i>	Fools Onion
<b>Seeds</b>		
	Pickseed Coastal Native Sodgrass Mix or equivalent	75% Shoreline Creeping Slender Fescue 17% Camiv Canada Bluegrass 8% Schoen Slender Hairgrass

## KATE STEFIUK STUDIO

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### CLIENT

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250-668-8509  
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NO.	DATE	ISSUE
1	12-09-19	DP SUBMISSION

NO.	DATE	REVISION
1	07-10-20	DP REVISION

### PROJECT

### PRINCESS ROYAL APTS

1421 Princess Royal Avenue  
Nanaimo, BC

### LANDSCAPE PLAN

### DESIGN RATIONALE DESIGN PRECEDENTS PLANT PALETTE

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PROJECT	10205
DB KS	CB KS
SCALE	1:100
DATE	December 4, 2019

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2020-JUL-17

L1.02

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

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	①
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	④
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m <sup>2</sup> of Gross Floor Area for the first 5000m <sup>2</sup> plus one space per 1500m <sup>2</sup> of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	②
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	②
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	①
<b>Total</b>		<b>10 20</b>

## 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
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
Total		11 56

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

## 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.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	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
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
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		9 16