



DEVELOPMENT PERMIT NO. DP001176

IRVINE VENTURES LTD.

Name of Owner(s) of Land (Permittee)

611 KENNEDY 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:

SECTION B, LOT 9, BLOCK U, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-200-573

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 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.

PERMIT TERMS

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

1. *Section 4.3 'Small Car Spaces'* – to increase the maximum allowable percentage of small car parking spaces from 40% to 100%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by Open Interiors Inc., dated 2020-OCT-26, as shown on Schedule B.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Open Interiors Inc., dated 2020-JUL-16, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Bradford Greenhouses Garden Gallery, received 2020-OCT-27, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF NOVEMBER, 2020.



Corporate Officer



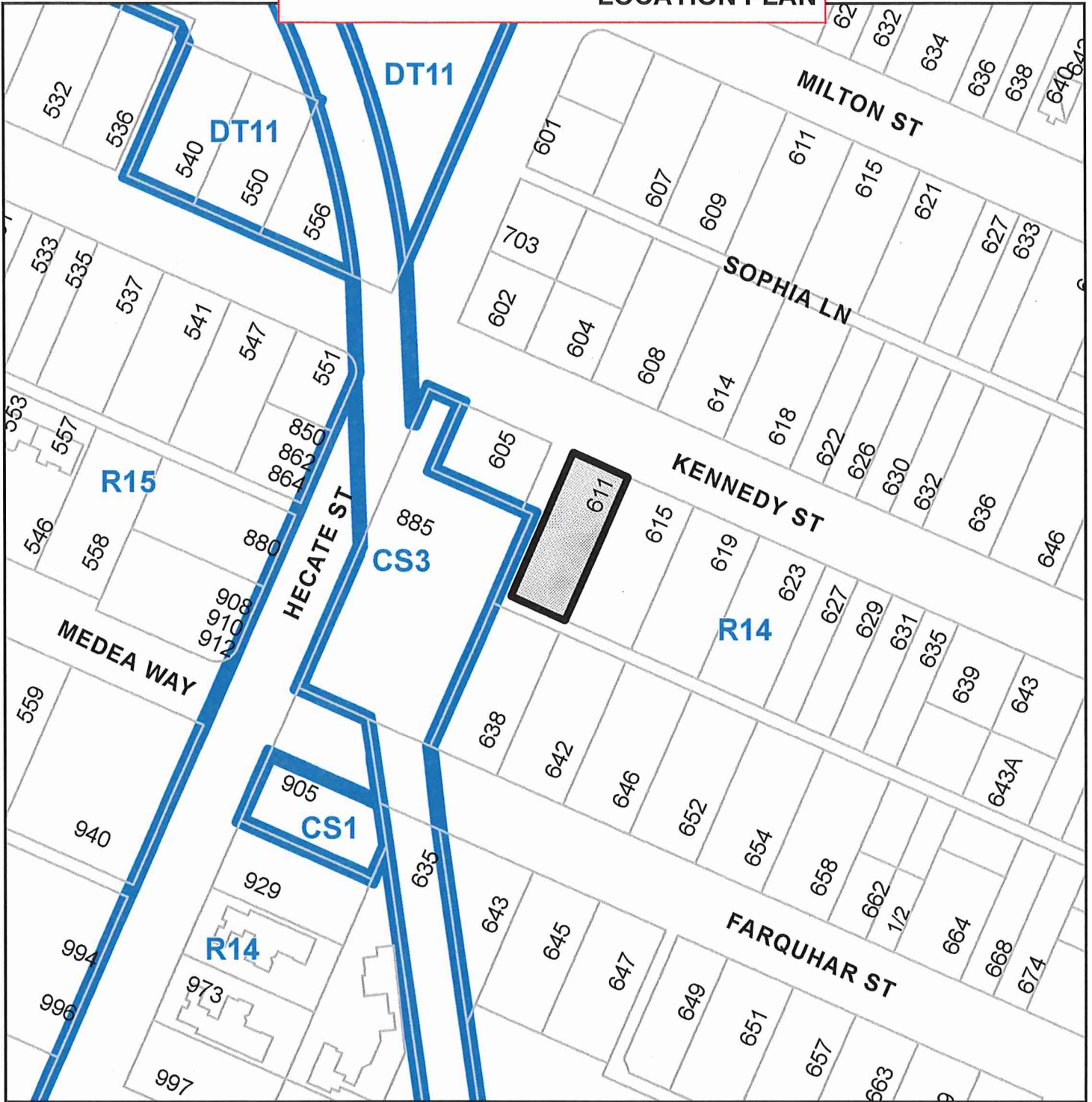
Date

LS/kab

Prospero attachment: DP001176

Development Permit No. DP001176 Schedule A
611 Kennedy Street

LOCATION PLAN



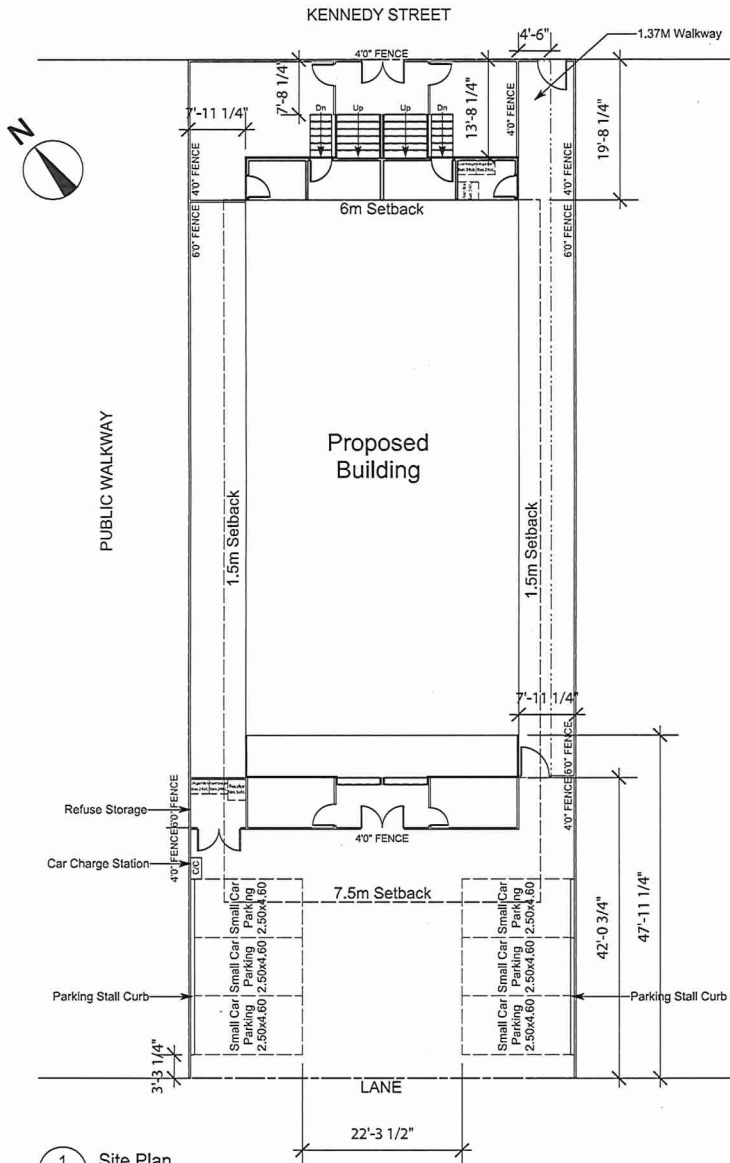
DEVELOPMENT PERMIT NO. DP001176



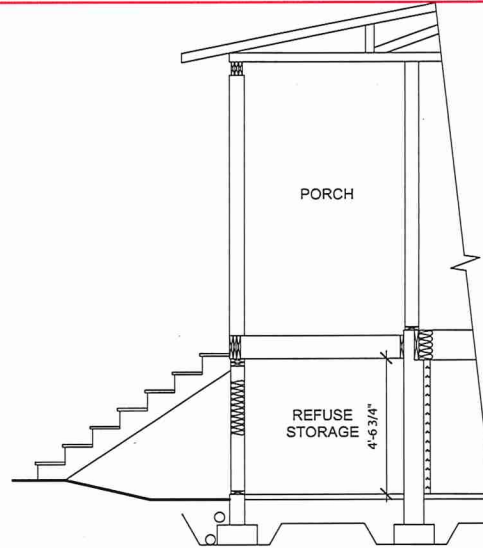
Subject Property

CIVIC: 611 KENNEDY STREET

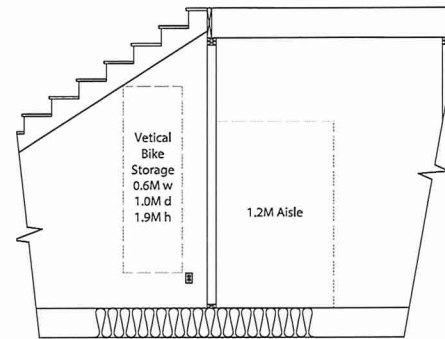
LEGAL: SECTION B, LOT 9, BLOCK U, SECTION 1, NANAIMO DISTRICT, PLAN 584



1 Site Plan
ID01 Scale: 1:200



2 Refuse Storage Section
ID01 Scale: 1/4" = 1'-0"



3 Bike Storage In Units Section
ID01 Scale: 1/4" = 1'-0"

General Notes

- These drawings are the property of Open Interiors Inc. and may not be copied or reproduced in any manner other than that defined on the drawings without express written permission.
- Do not scale the drawings. Larger scale drawings shall take precedence over small scale drawings.
- Construction procedures and materials shall conform to the current edition of the B.C. Building Code, and all addenda there to as well as all local Bylaws and Regulations.
- The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
- The Owner shall obtain the municipal building permit. The Contractor shall obtain all other required permits.
- Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated.
- The Contractor shall visit the site and ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
- Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
- All materials purchased for and delivered to the site shall remain on site.
- The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgement, be beneficial or expedite the execution of his work or that of other trades.
- Substitutions in materials or methods of construction, when necessary because of material shortages or in order to avoid serious delays, may be made only after consultation with and receipt of written approval from the designer.
- Workmanship shall be best quality and good trade practice, executed by workers experience and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- Framing lumber shall be SPF No.2 or Better unless noted otherwise

Construction Notes

- All walls to be W4 unless otherwise noted
- Suites to have the following:
 - Own water shut off
 - No connected HVAC or venting
 - Interconnected smoke/heat
- Mechanical
 - Forced Air Furnace
 - 50 gal hot water tank

RECEIVED
DP1176
2020-OCT-27
CITY OF VANCOUVER

Open Interiors
3011 Meadow Drive
Nanaimo BC V8R 7C6
info@openinteriors.ca

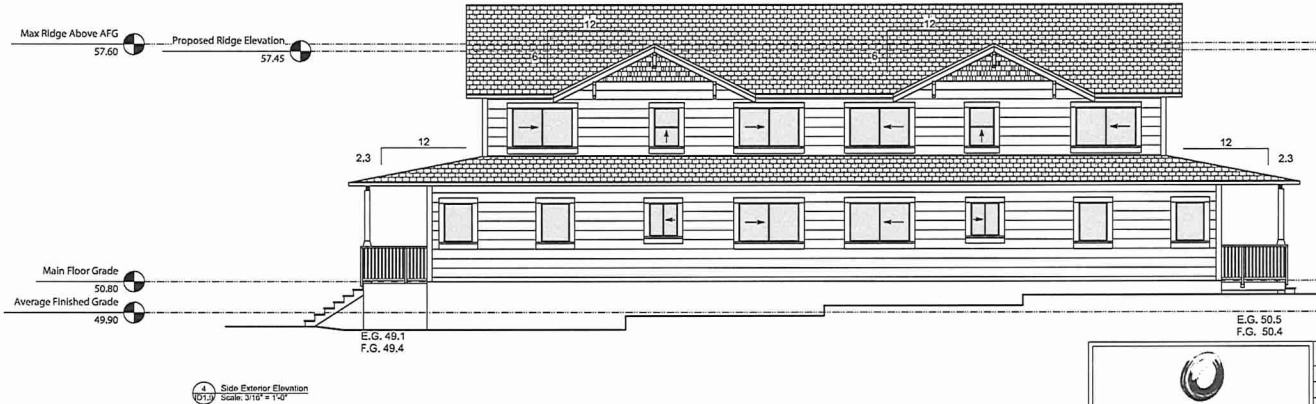
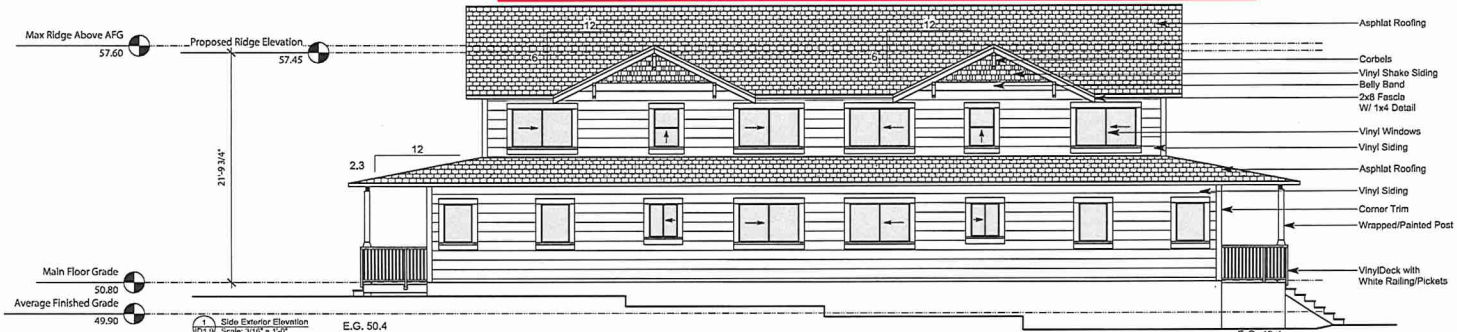
NOTICE OF PROPRIETARY INFORMATION
THESE DRAWINGS AND SPECIFICATIONS
ARE THE PROPERTY OF OPEN INTERIORS AND
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PURPOSE WITHOUT THE WRITTEN
CONSENT OF OPEN INTERIORS

Revision	Date	By
1. Client Review	Nov 06.18	JL
2. Issued for Preliminary Pricing	Nov 20.18	JL
3. Client Review	Feb 11.19	JL
4. Client Review	Apr 12.19	JL
5. Issued for Preliminary Pricing	Sept 17.19	JL
6. Issued to Consultants	Dec 04.19	JL
7. Issued for Permit	Jan 31.20	JL
8. Issued for Revisions	Jul 13.20	JL

Project Name
Irvine Ventures
611 Kennedy, Nanaimo, BC

Drawing Name Site Plan, Bike/Refuse Sections	
Drawn By JL	
Date 26.10.2020	Revision No. 8
Scale As Noted	Sheet Number ID01

BUILDING ELEVATIONS



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- Workmanship shall be best quality and good trade practice, executed by workers experience and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- Framing lumber shall be SPF No.2 or Better unless noted otherwise.
- Lintels over openings shall be 2x2/10 minimum unless noted otherwise.
- Built up joints shall have limitations equal in number to the limitations of the supported beams.
- Footings shall bear on solid undisturbed natural soil or engineered granular fill below the frost depth.
- Engineered manufactured joists and beams shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered manufactured joists and beams shall be signed and sealed by a professional engineer licensed to practice in British Columbia.
- Engineered wood roof trusses shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered wood roof trusses shall be signed and sealed by a professional engineer licensed to practice in British Columbia.

Construction Notes

- All walls to be W4 unless otherwise noted
- Soil to have the following:
 - Damp water shut off
 - No connected HVAC or venting
 - Interconnected smoke/heat
- Mechanical
 - Forced Air Furnace
 - 50 psi hot water tank

Construction Facilitator

Construction and project to be managed by Shining Knight Construction

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NOTICE
2018-04-01
CLARENCE WRIGHT

Open Interiors
3011 Meadow Drive
Nanaimo BC V9R 7C8
info@openinteriors.ca

NOTICE OF PROPRIETARY INFORMATION
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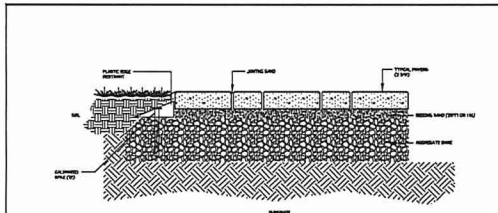
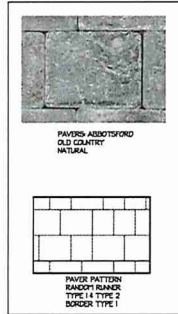
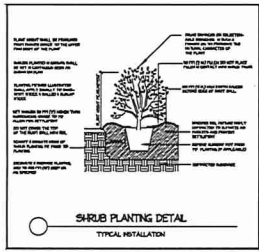
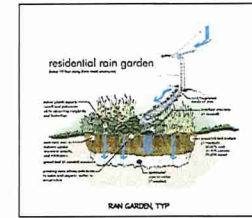
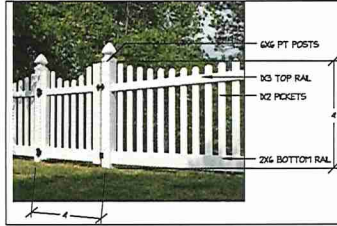
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Project Name & Address
Iniva Ventures
611 Kennedy, Nanaimo, BC

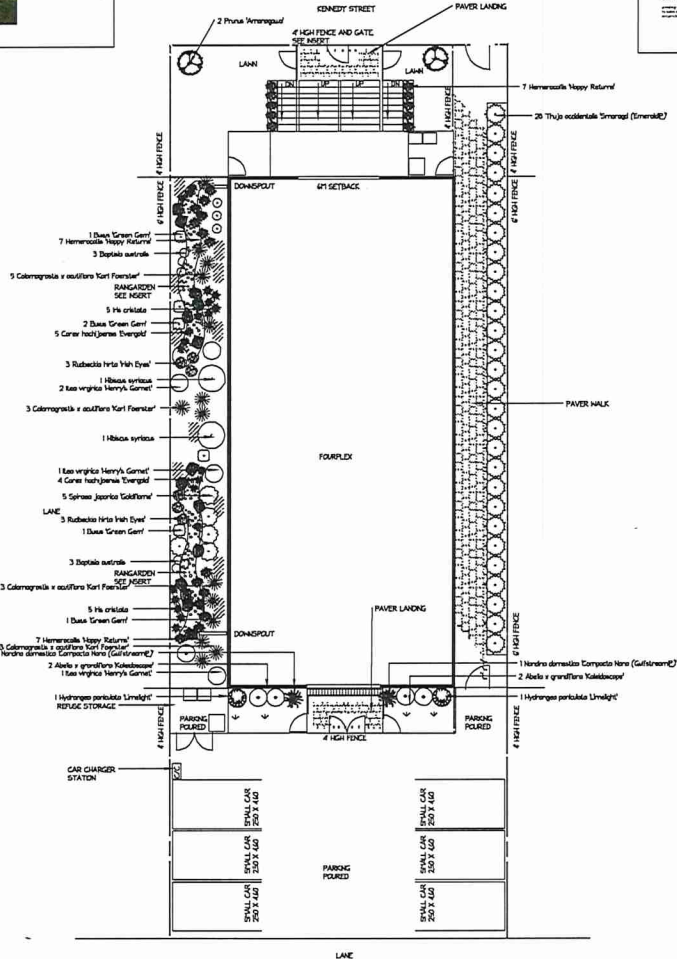
Drawing Name Exterior Elevations	
Drawn By JL	
Date 16.07.2020	Revision No. 7
Scale 1/4" = 1'-0"	Sheet Number ID1.9

Development Permit No. DP001176 Schedule D
611 Kennedy Street
LANDSCAPE PLAN and DETAILS

Qty	Botanical Name	Common Name
2	Pinus strobus	PINE
31	Thuja occidentalis 'Emerald Green'	EMERALD GREEN ARBORVITAE
4	Ableia x grandiflora 'Solemnitas'	SALEMA
5	Dava Green Gert	GREEN GERT BROOMWOOD
27	Calluna hecatalpa 'Crystal' 'pink eye' 'dark red' (Proven Hybrid)	SUGARMAE 'CRYSTAL' 'PINK EYE' 'DARK RED' HEATH
2	Hibiscus syriacus	ROSE OF SHARON
2	Hydrangea paniculata 'Limelight'	LIGHTS
4	Ilam virginica 'Henny's Return'	HENNY'S RETURN HYDRANGEA
2	Nandina domestica 'Compacta Nana' (Cultivar)	HEAVELY BARBOO
5	Spirea japonica 'Goldflame'	GOLD FLAME JAPANESE SPIREA
Groundcover Grasses		
13	Calliandra verticillata 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS
14	Carex lasiocarpa 'Emerald'	EMERALD WANDERER JAPANESE SEED
Perennials and Annuals		
6	Delphinium	DELPHINIUM
28	Hemerocallis 'Happy Return'	HAPPY RETURN DAYLILY
10	Hydrangea	DAYLILY
6	Rubus	DOGWOOD



PEDESTRIAN APPLICATION	TYPICAL PAVER DETAIL
Paving Slabs	Cross Section - NTS
	CLREDEQZWC



NOTES

1. All plant materials shall be delivered to site in good condition and ready for planting.
2. The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed project.
3. All construction shall conform to the City of Vancouver's Official Development Plan and the applicable provisions of the Building Code and the Fire Code.
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1	ADJUST PLANT SPACING
2	ADJUST PLANT SPACING
3	ADJUST PLANT SPACING
4	ADJUST PLANT SPACING
5	ADJUST PLANT SPACING
6	ADJUST PLANT SPACING

LANDSCAPE PLAN
ROBINSON
NANAIMO BC

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2020-OCT-27
CUIRANT PLANNING

DATE	BY	REVISED
JAN 2020	JAE	

LANDSCAPE PLAN