



DEVELOPMENT PERMIT NO. DP001186

1223131 BC LTD

Name of Owner(s) of Land (Permittee)

5320 TANYA DRIVE

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 buildings, structures and other developments thereon:

Legal Description:

**LOT 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120
PID No. 011-769-122**

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 Elevations and Details

Schedule D Site and Building Sections

Schedule E Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7.0m to 9.6m.

CONDITIONS OF PERMIT

1. The subject property is developed substantially in compliance with the Site and Parking Plans prepared by BJK Architecture Inc., dated 2022-JAN-31 and 2022-FEB-03, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by BJK Architecture Inc., dated 2021-AUG-27, as shown on Schedule C.
3. The development is in substantial compliance with the Site and Building Sections prepared by BJK Architecture Inc., dated 2022-FEB-08 and 2021-AUG-27, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, received 2021-SEP-15, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **28TH DAY OF FEBRUARY, 2022.**

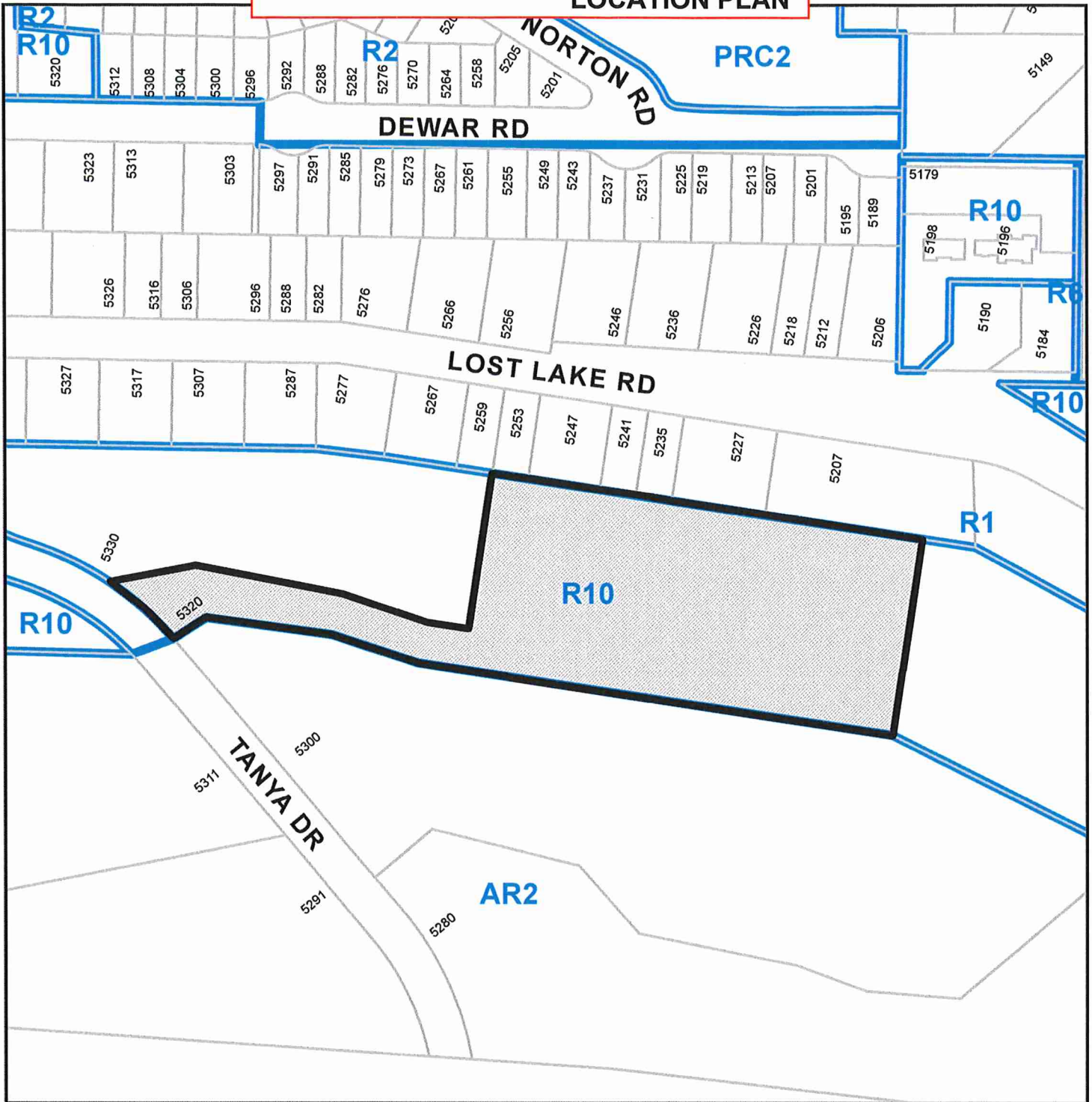
Dj Corporate Officer

March 9, 2022
Date

LB/In
Prospero attachment: DP001186

Development Permit No. DP001186 Schedule A
5320 Tanya Drive

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001186

CIVIC: 5320 TANYA DRIVE

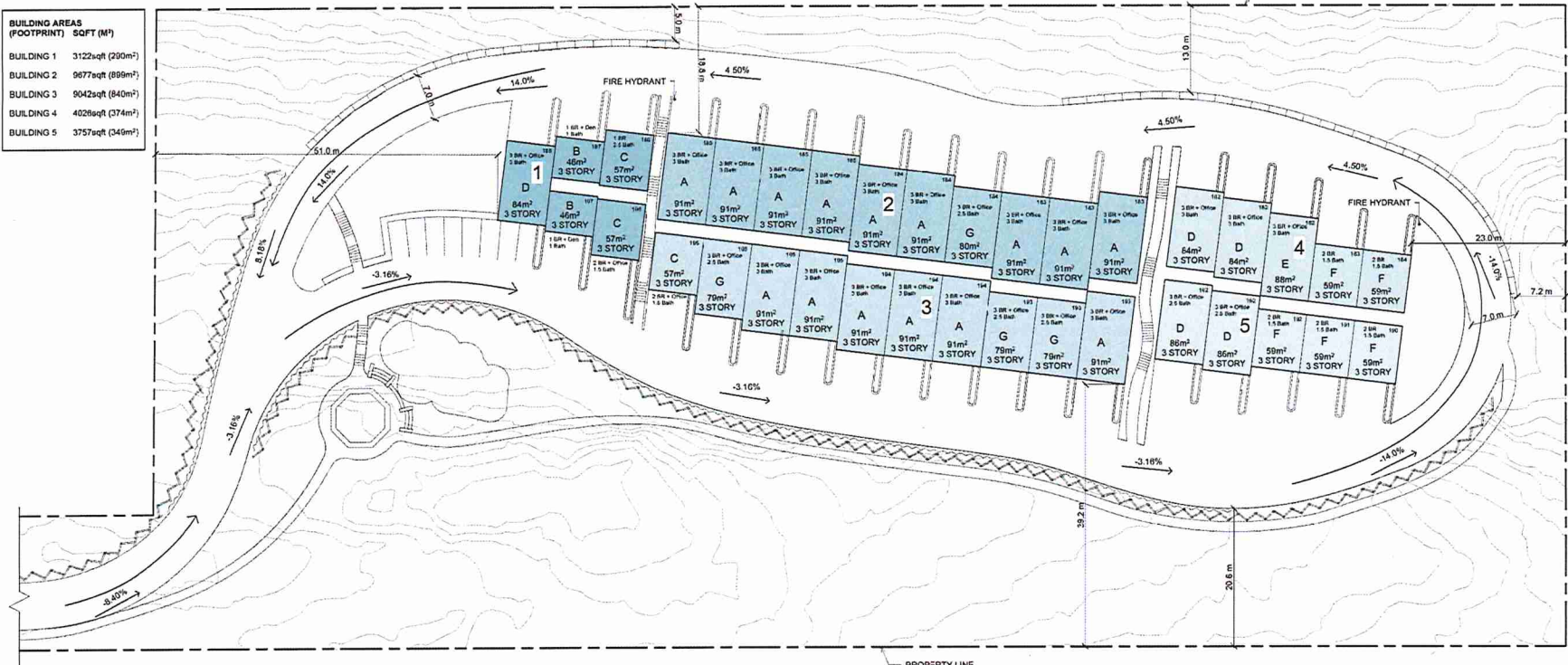


Subject Property

LEGAL: LOT 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120

Development Permit No. DP001186 Schedule B
 5320 Tanya Drive
SITE AND PARKING PLANS

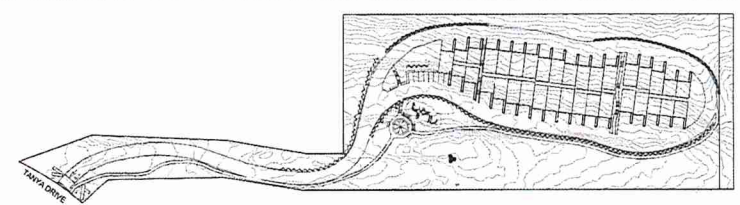
BUILDING AREAS (FOOTPRINT) SQFT (M ²)
BUILDING 1 3122sqft (289m ²)
BUILDING 2 9677sqft (899m ²)
BUILDING 3 9042sqft (840m ²)
BUILDING 4 4028sqft (374m ²)
BUILDING 5 3757sqft (349m ²)



BC BUILDING CODE SUMMARY	
BC BUILDING CODE SUMMARY (2018)	
BUILDING AREA - BLD 2	899m ² (9677 sq.ft.)
MAJOR OCCUPANCY	C - RESIDENTIAL
BUILDING HEIGHT	3 Story
NO. OF STREETS FACING	1
FIRE PROTECTION (Automatic Sprinklers)	Sprinklered
OCCUPANT LOAD	
35 TOWNHOUSES	
3 BEDROOM UNITS	6 PEOPLE PER UNIT
OCCUPANCY CLASSIFICATION	
3.2.2.54	GROUP C - UP TO 3 STORIES - SPRINKLERED
MAX ALLOWABLE BUILDING AREA	1800m ²
FLOORS	0 FRR
ROOF	0 FRR
LOADBEARING ELEMENTS	0 FRR
COMBUSTIBLE CONSTRUCTION ALLOWED	
SEPARATION OF OCCUPANCIES	1HR FRR BETWEEN UNITS
FIRE ALARM	REQUIRED
EXITS	2 PROVIDED PER UNIT
	FRONT DOOR AT GRADE
	3RD FLOOR BALCONY

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 2022-JAN-31
COURTNEY FRANKS

OVERALL SITE PLAN



bjk
 architecture inc.
 2122 Brandon Road, Shawangum Lake, BC
 250-277-2266

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HAYAT RESIDENCES

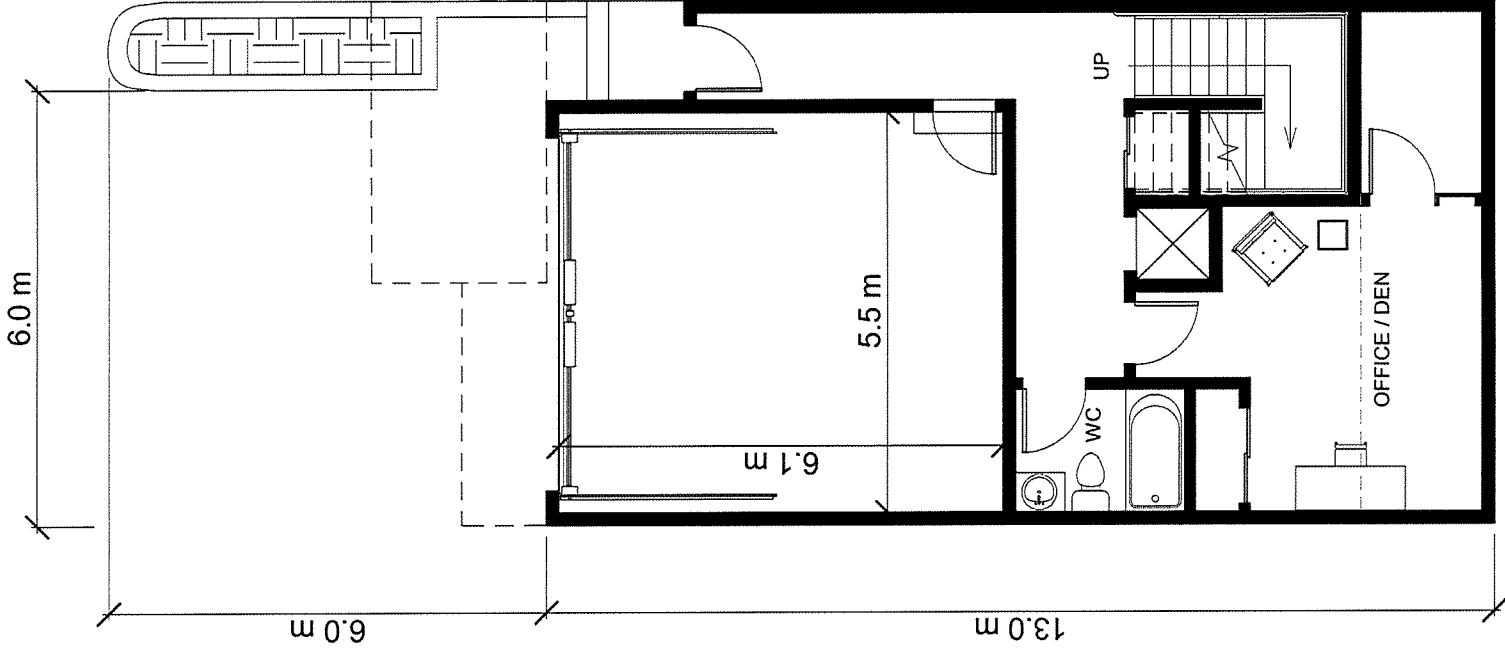
TANYA DRIVE, NANAIMO, BC

Site Plan

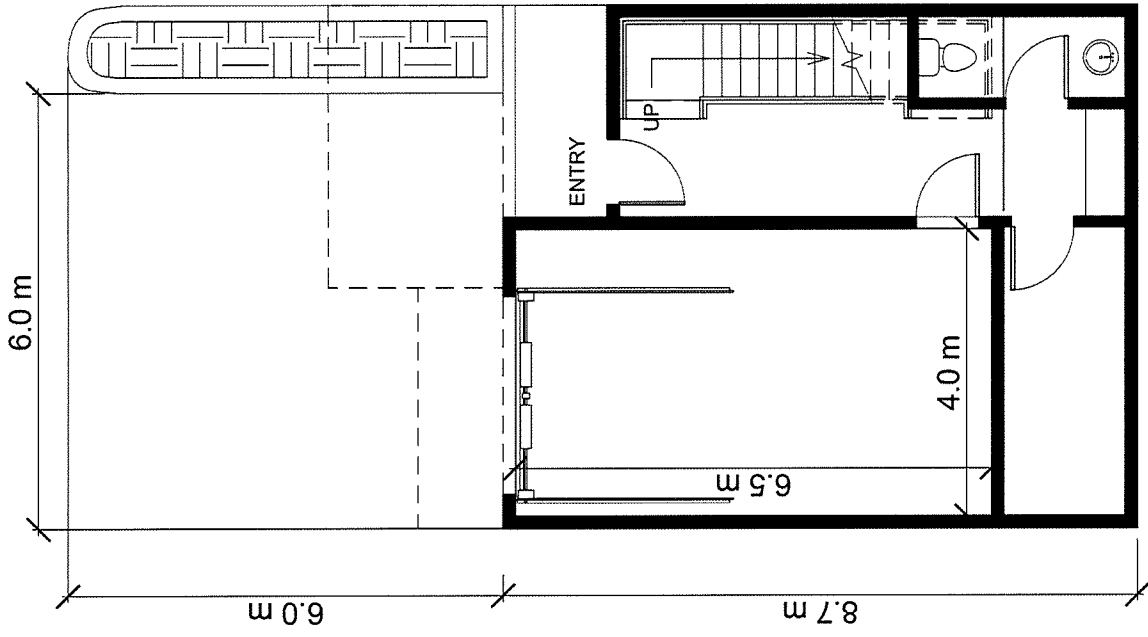
SCALE: As indicated
 DRAWN BY: ART
 CHECKED BY: BJK
 DATE: 01/31/2022

D1.0

Home with 2 car garage
6m x 6m driveway (2 cars)

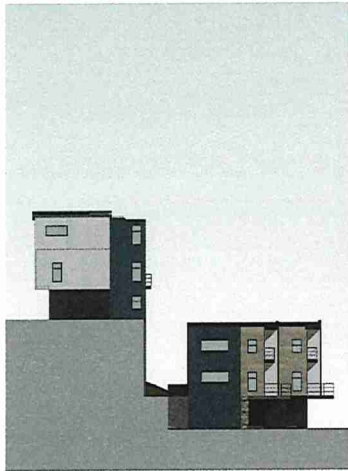


Home with 1 car garage
6m x 6m driveway (2 cars)





Visitors Parking
8 spots - 2.7m x 6m



EAST ELEVATION 1:200



NORTH ELEVATION 1:200



WEST ELEVATION 1:200



SOUTH ELEVATION 1:200



HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

Site Elevations

SCALE: 1 : 200
 DRAWN BY: ART
 CHECKED BY: BJK
 DATE: 08/27/2021

D5.2

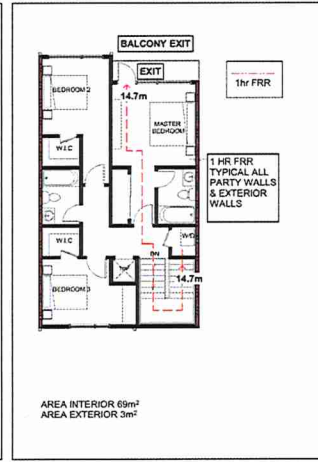
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 DP 1186
 2021-SEP-15



1 TownHomes L1
1: 100



2 TownHomes L2
1: 100



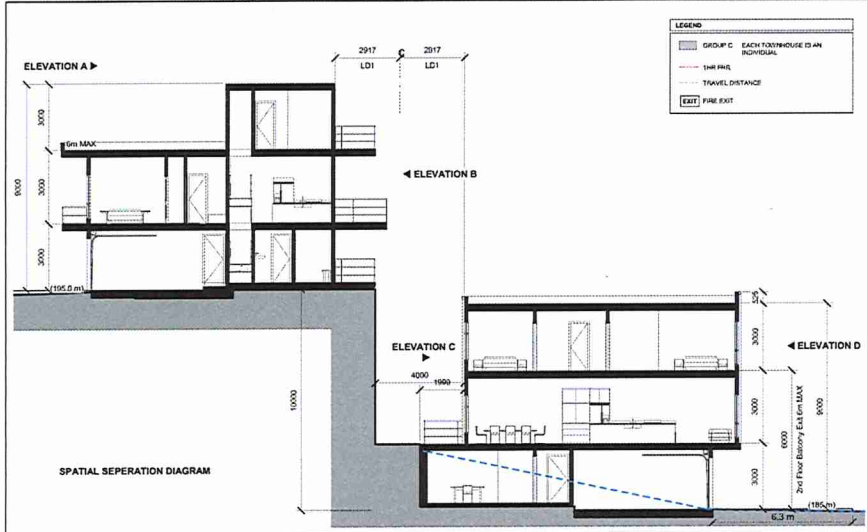
3 TownHomes L3
1: 100



5 Elevation A
1: 100



6 Elevation B
1: 100



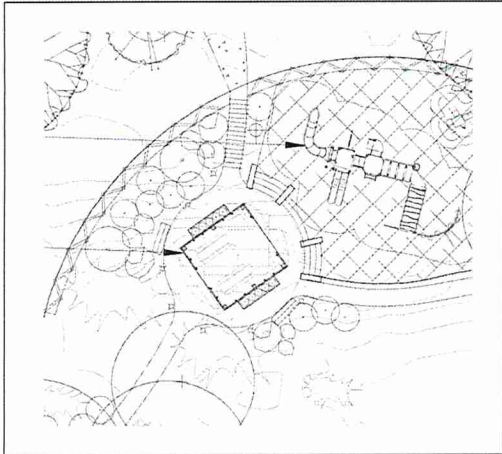
4 Townhome sections
1: 100



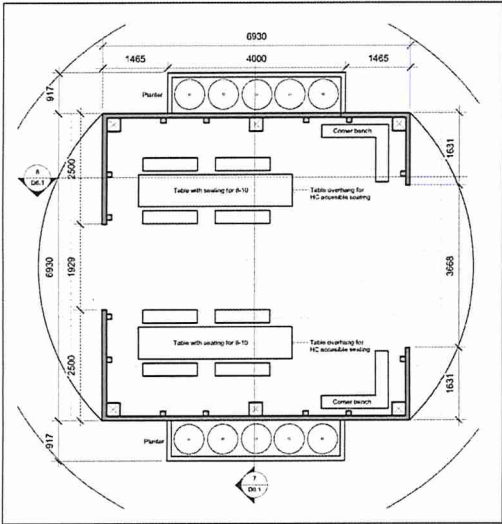
7 Elevation C
1: 100



8 Elevation D
1: 100



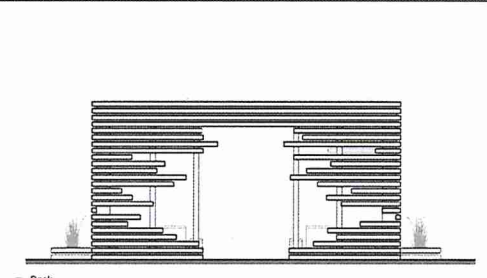
1 Site Plan - 1:200



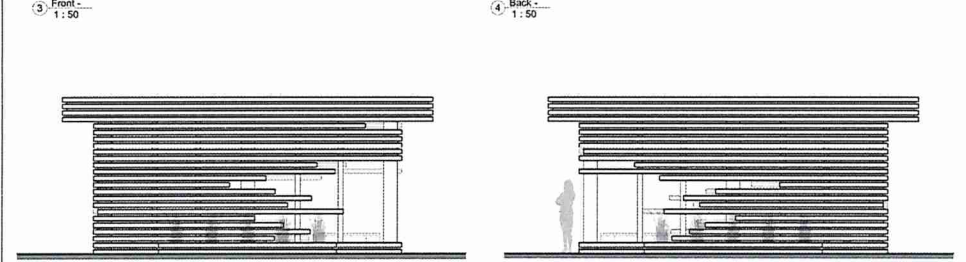
2 Pavilion Floor Plan - 1:50



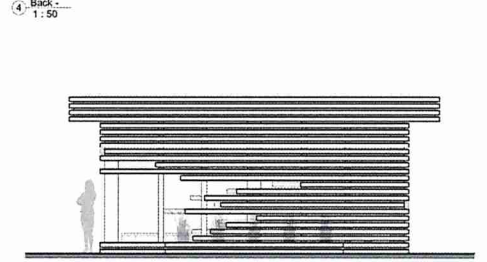
3 Front - 1:50



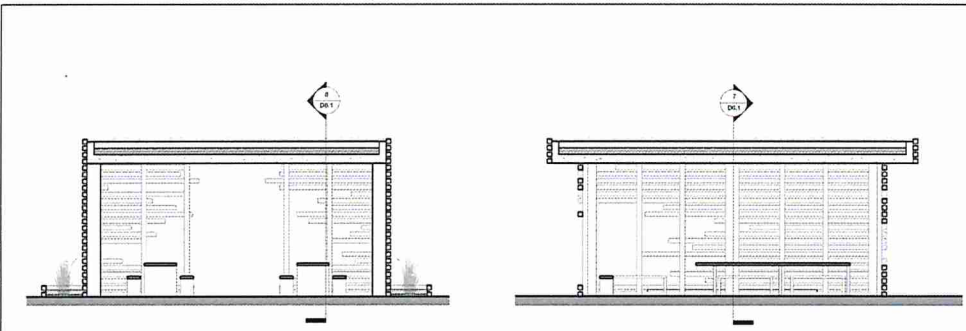
4 Back - 1:50



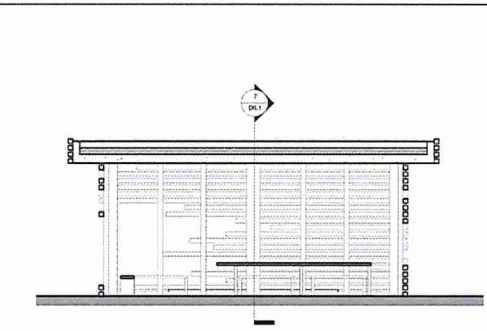
5 Left - 1:50



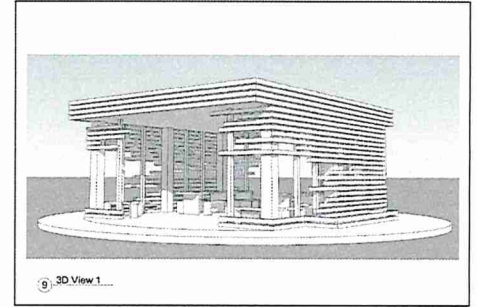
6 Right - 1:50



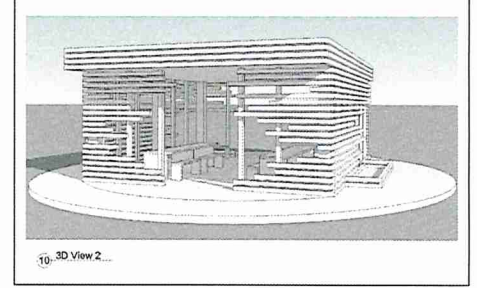
7 Section 1 - 1:50



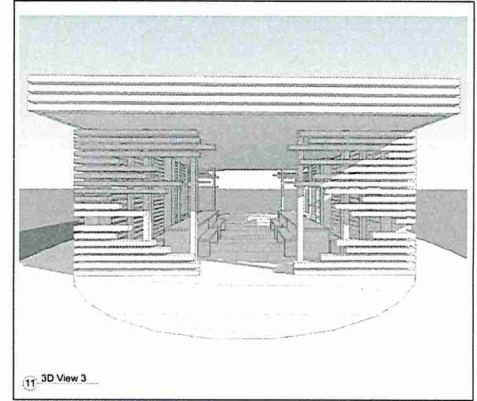
8 Section 2 - 1:50



9 3D View 1



10 3D View 2



11 3D View 3



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250-277-0299

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TANYA DRIVE, NANAIMO, BC

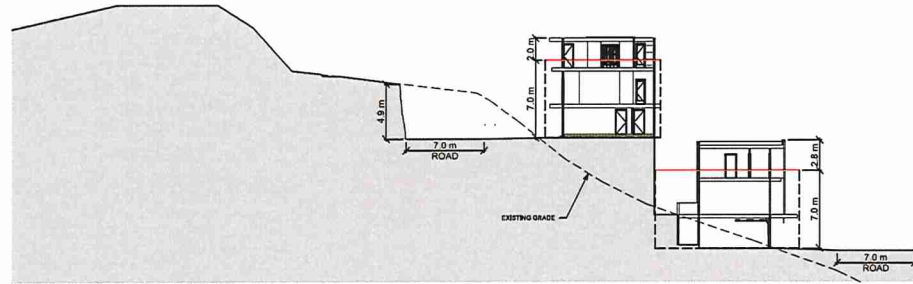
TOWNHOME MATERIALS BOARD

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DP1186
2022-FEB-08
Current Planning

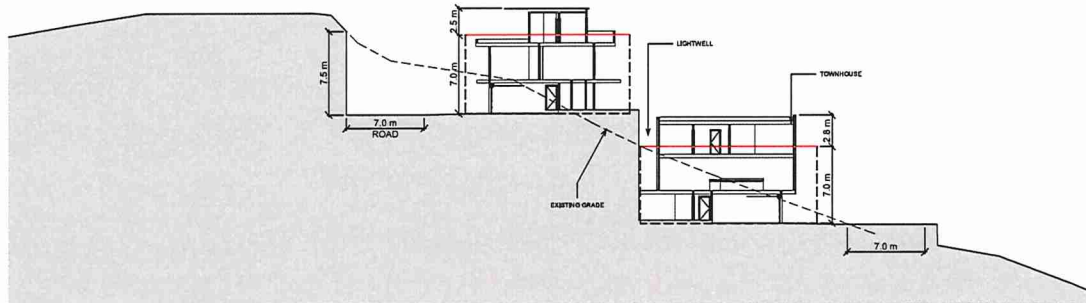
SCALE: 1 : 50
DRAWN BY: ART
CHECKED BY: BJK
DATE: 09/28/2020

D5.1

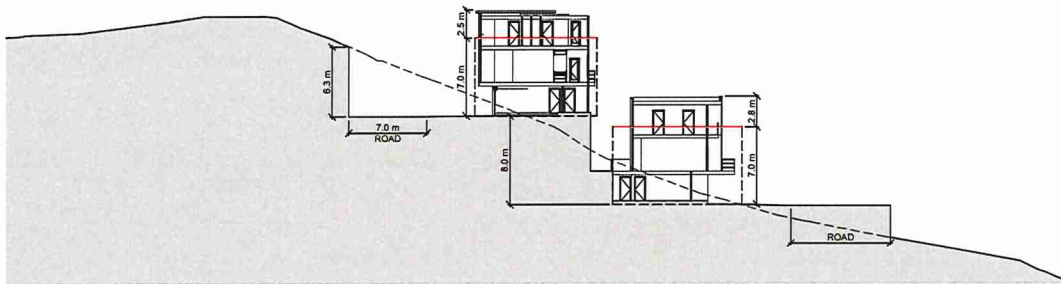
SITE AND BUILDING SECTIONS



SITE SECTION THROUGH UNITS C UPPER + LOWER 1:200



SITE SECTION THROUGH UNITS G UPPER + A LOWER 1:200



SITE SECTION THROUGH UNITS F UPPER + LOWER 1:200

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2022-FEB-08
City of Nanaimo

SCALE: 1 : 200
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CHECKED BY: BJK
DATE: 02/08/2022

D4.4

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architecture inc.
2122 Brandon Road, Shawnigan Lake, BC
250-277-2298

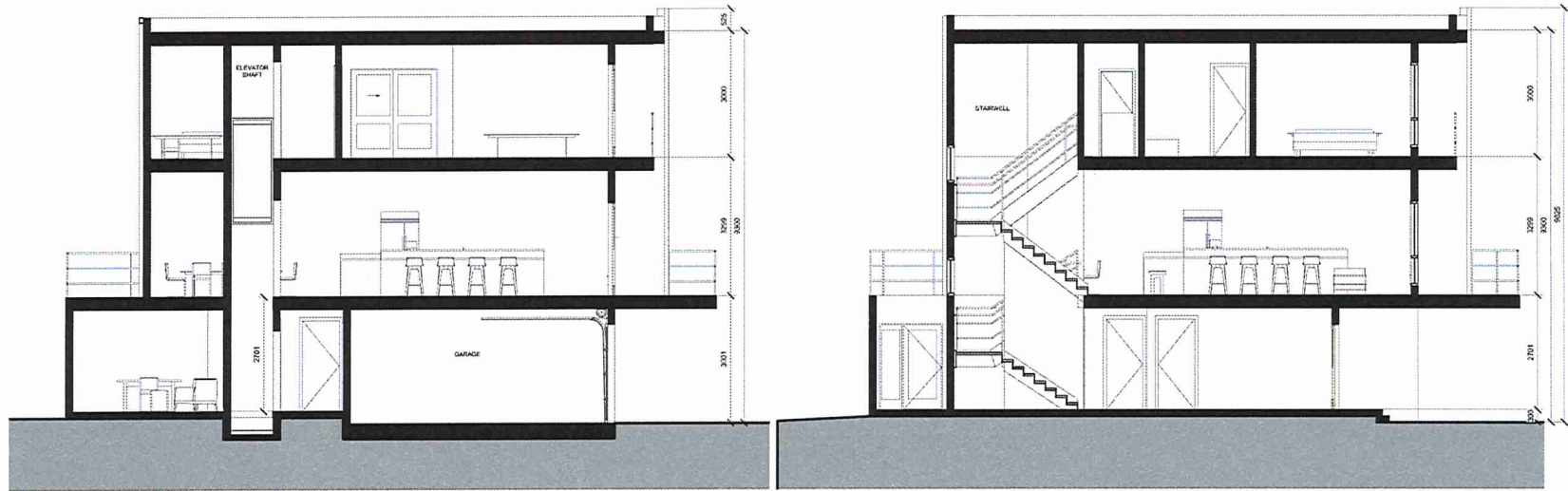
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HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

Site Sections

UNIT A LOWER 3 BR + OFFICE, 3 BATH, 2 CAR GARAGE
AREA 181m² - 1950 SQFT



1 TOWNHOME SECTION THRU ELEVATOR SHAFT 1:50

2 TOWNHOME SECTION THRU STAIRS 1:50

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2122 Brandon Road, Shuswap Lake, BC
250-277-2256

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HAYAT RESIDENCES

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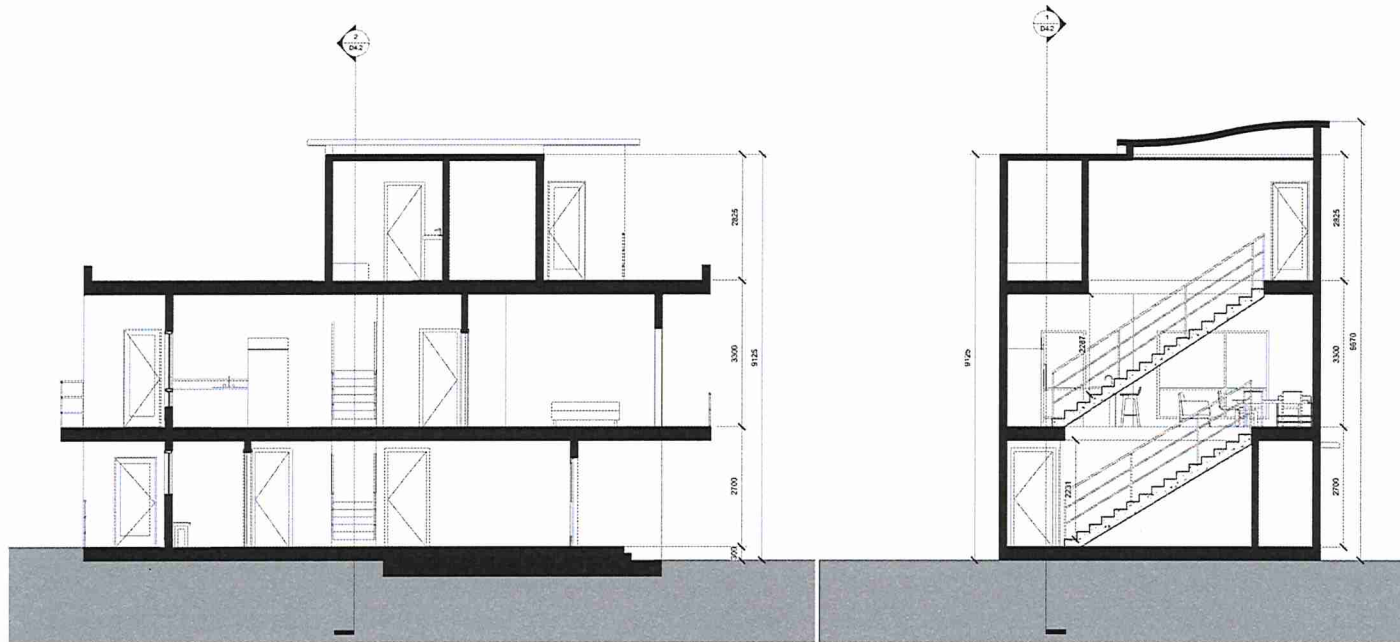
Lower Townhome A Section

SCALE: 1 : 50
DRAWN BY: ART
CHECKED BY: BJK
DATE: 08/27/2021

D4.1

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2021-SEP-15

UNIT A UPPER 3 BR +OFFICE, 3 BATH, 2 CAR GARAGE
AREA 152m² - 1636 SQFT



1 TOWNHOME SECTION LENGTHWISE 1:50

2 TOWNHOME SECTION THRU STAIRS 1:50



HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

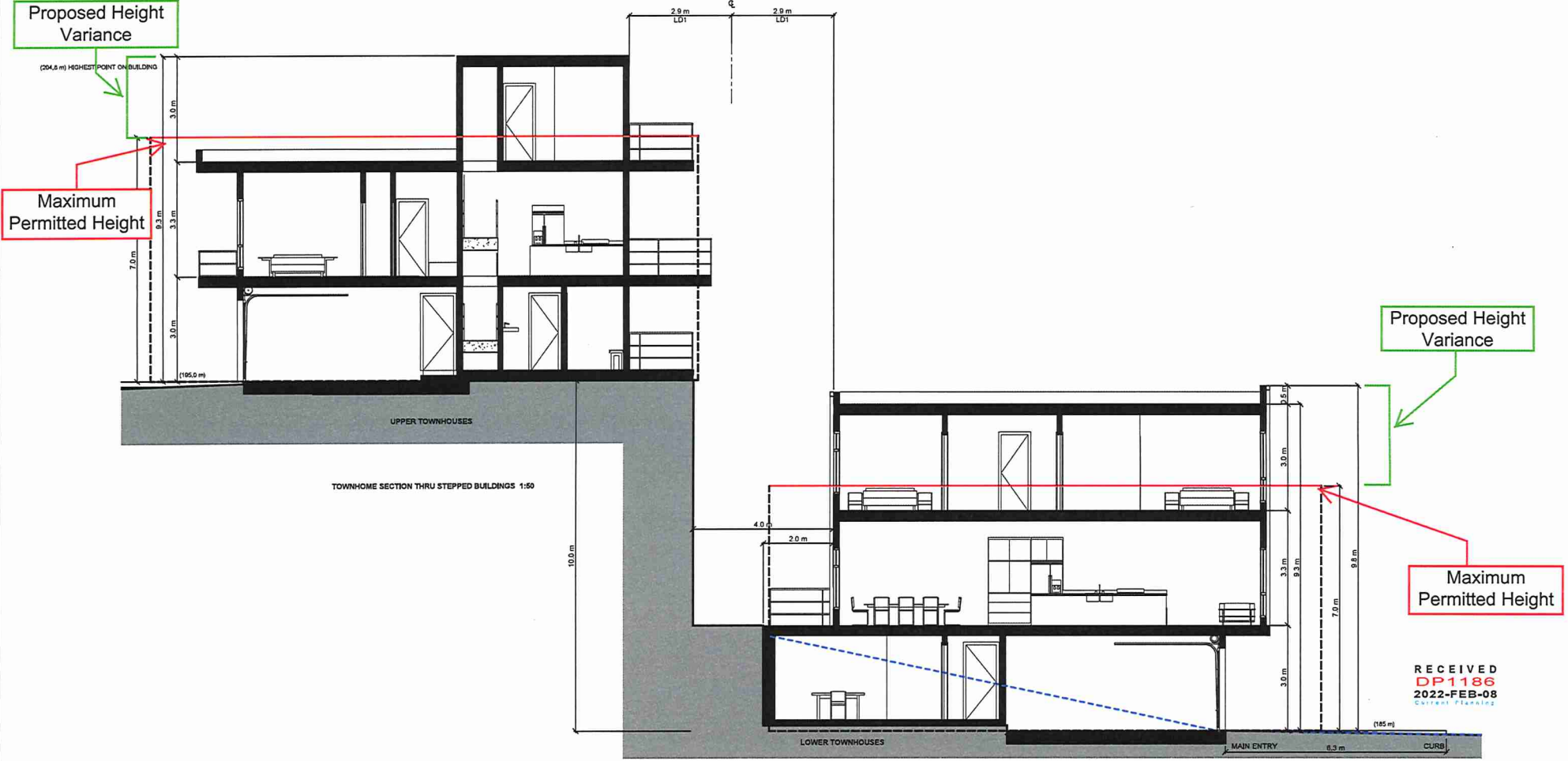
Upper Townhome Sections

SCALE: 1 : 50
DRAWN BY: ART
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DATE: 08/27/2021

D4.2

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UNIT A UPPER + LOWER



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HAYAT RESIDENCES
TANYA DRIVE, NANAIMO, BC

Townhome Sections

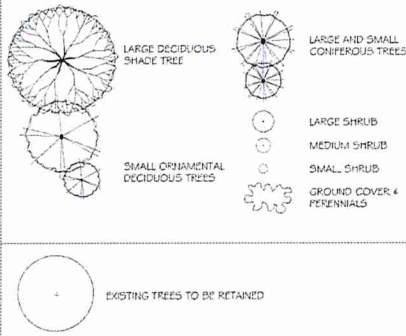
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DRAWN BY:	ART
CHECKED BY:	BJK
DATE:	02/08/2022
D4.3	

Development Permit No. DP001186 Schedule D
 5320 Tanya Drive
LANDSCAPE PLAN AND DETAILS

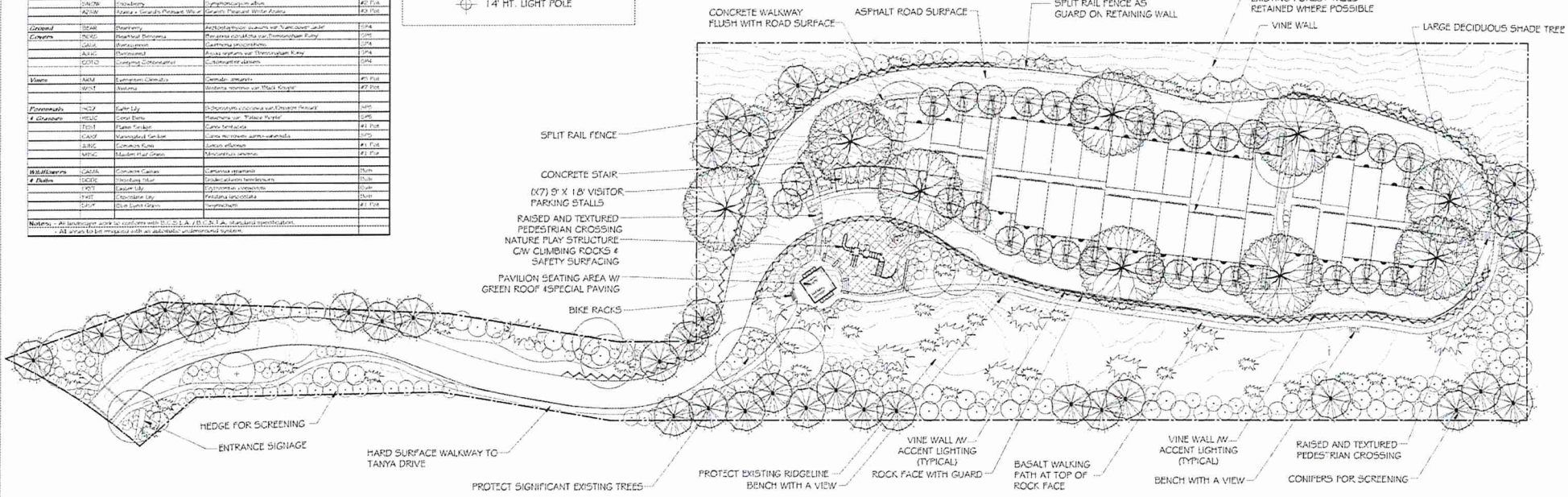
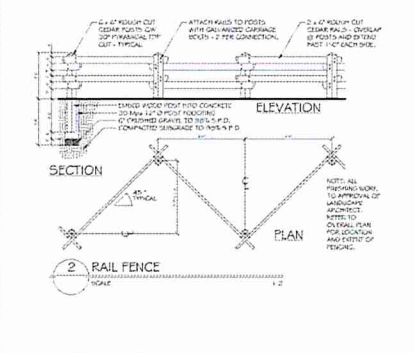
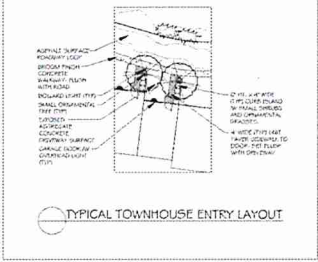
PLANT LIST

Common Name	Latin Name	Code
Trees		
AKM1P	Acer macrocarpon	Tree 100'
AKM2P	Acer glabrum	Tree 100'
AKM3P	Acer spicatum	Tree 100'
AKM4P	Acer rubrum	Tree 100'
AKM5P	Acer saccharum	Tree 100'
AKM6P	Acer balsamifolium	Tree 100'
AKM7P	Acer fraxinifolium	Tree 100'
AKM8P	Acer glabrum	Tree 100'
AKM9P	Acer glabrum	Tree 100'
AKM10P	Acer glabrum	Tree 100'
AKM11P	Acer glabrum	Tree 100'
AKM12P	Acer glabrum	Tree 100'
AKM13P	Acer glabrum	Tree 100'
AKM14P	Acer glabrum	Tree 100'
AKM15P	Acer glabrum	Tree 100'
AKM16P	Acer glabrum	Tree 100'
AKM17P	Acer glabrum	Tree 100'
AKM18P	Acer glabrum	Tree 100'
AKM19P	Acer glabrum	Tree 100'
AKM20P	Acer glabrum	Tree 100'
AKM21P	Acer glabrum	Tree 100'
AKM22P	Acer glabrum	Tree 100'
AKM23P	Acer glabrum	Tree 100'
AKM24P	Acer glabrum	Tree 100'
AKM25P	Acer glabrum	Tree 100'
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AKM27P	Acer glabrum	Tree 100'
AKM28P	Acer glabrum	Tree 100'
AKM29P	Acer glabrum	Tree 100'
AKM30P	Acer glabrum	Tree 100'
AKM31P	Acer glabrum	Tree 100'
AKM32P	Acer glabrum	Tree 100'
AKM33P	Acer glabrum	Tree 100'
AKM34P	Acer glabrum	Tree 100'
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AKM39P	Acer glabrum	Tree 100'
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AKM97P	Acer glabrum	Tree 100'
AKM98P	Acer glabrum	Tree 100'
AKM99P	Acer glabrum	Tree 100'
AKM100P	Acer glabrum	Tree 100'

SOFTSCAPE LEGEND



LIGHTING LEGEND



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 2021-SEP-15

HAYAT RESIDENCES
 Landscape Concept Plan

NANAIMO, BC
 DATE: FEBRAURY 2021

SCALE

4★SITE
 LANDSCAPE ARCHITECTURE
 AND SITE PLANNING 250.536.7865