



**DEVELOPMENT PERMIT NO. DP001188**

**B-250 HOLDINGS INC.**  
Name of Owner(s) of Land (Permittee)

**6361 HAMMOND BAY 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 12, WELLINGTON DISTRICT, PLAN VIP53276**

**PID No. 017-537-690**

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.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plans prepared by Urban Design Group Architects Ltd., dated 2020-MAR-12 and 2020-MAR-16, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations, prepared by Urban Design Group Architects Ltd., dated 2020-MAR-16, 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, received 2020-MAR-12 and 2020-MAR-16, as shown on Schedule D.

REVIEWED AND APPROVED ON

2020-MAY-5  
Date

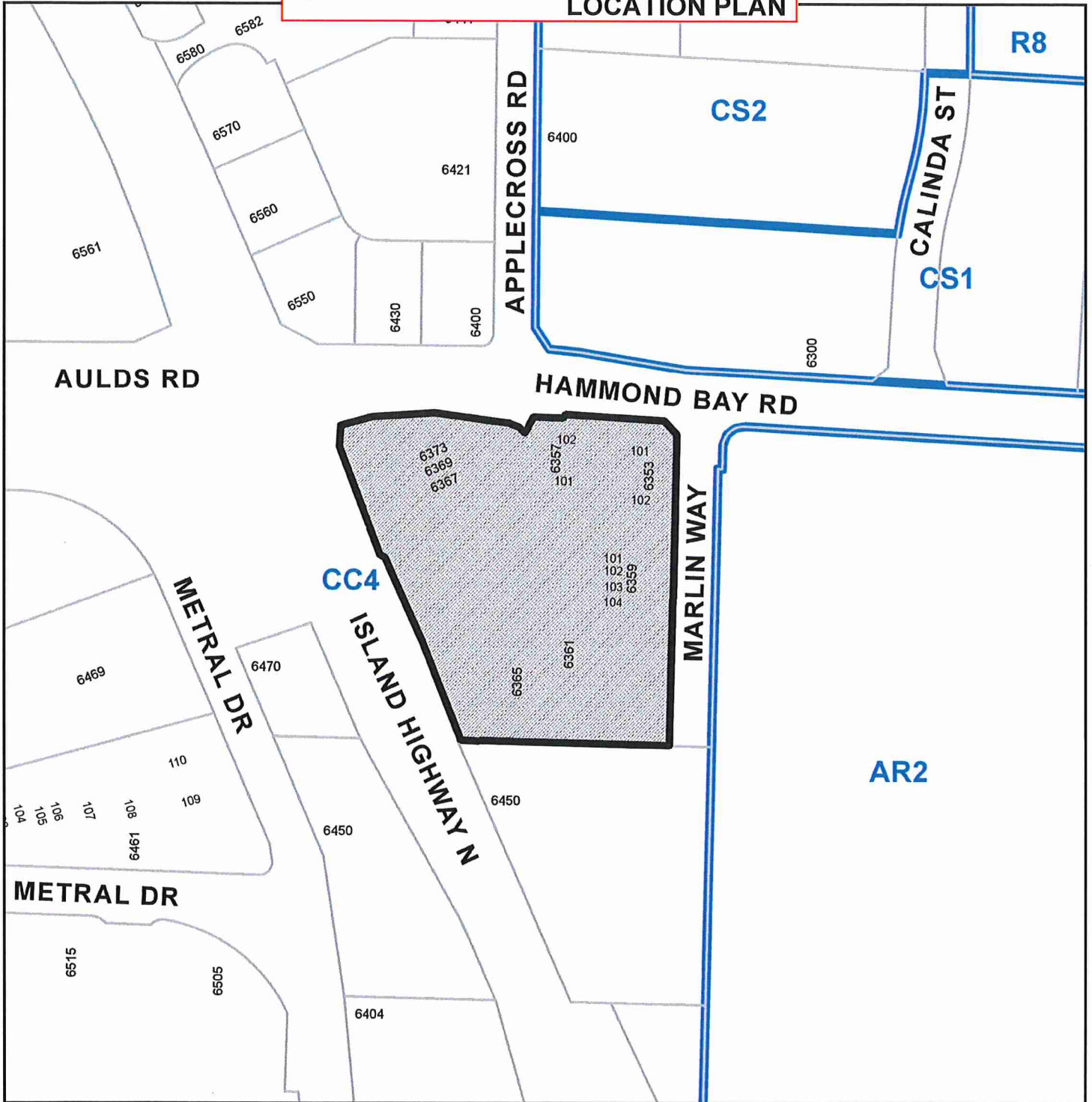


D. Lindsay, General Manager of Development Services  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

LN/ln  
Prospero attachment: DP001188

Development Permit DP001188 Schedule A  
6361 Hammond Bay Road

LOCATION PLAN



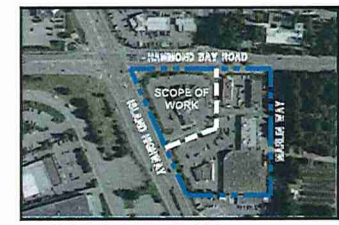
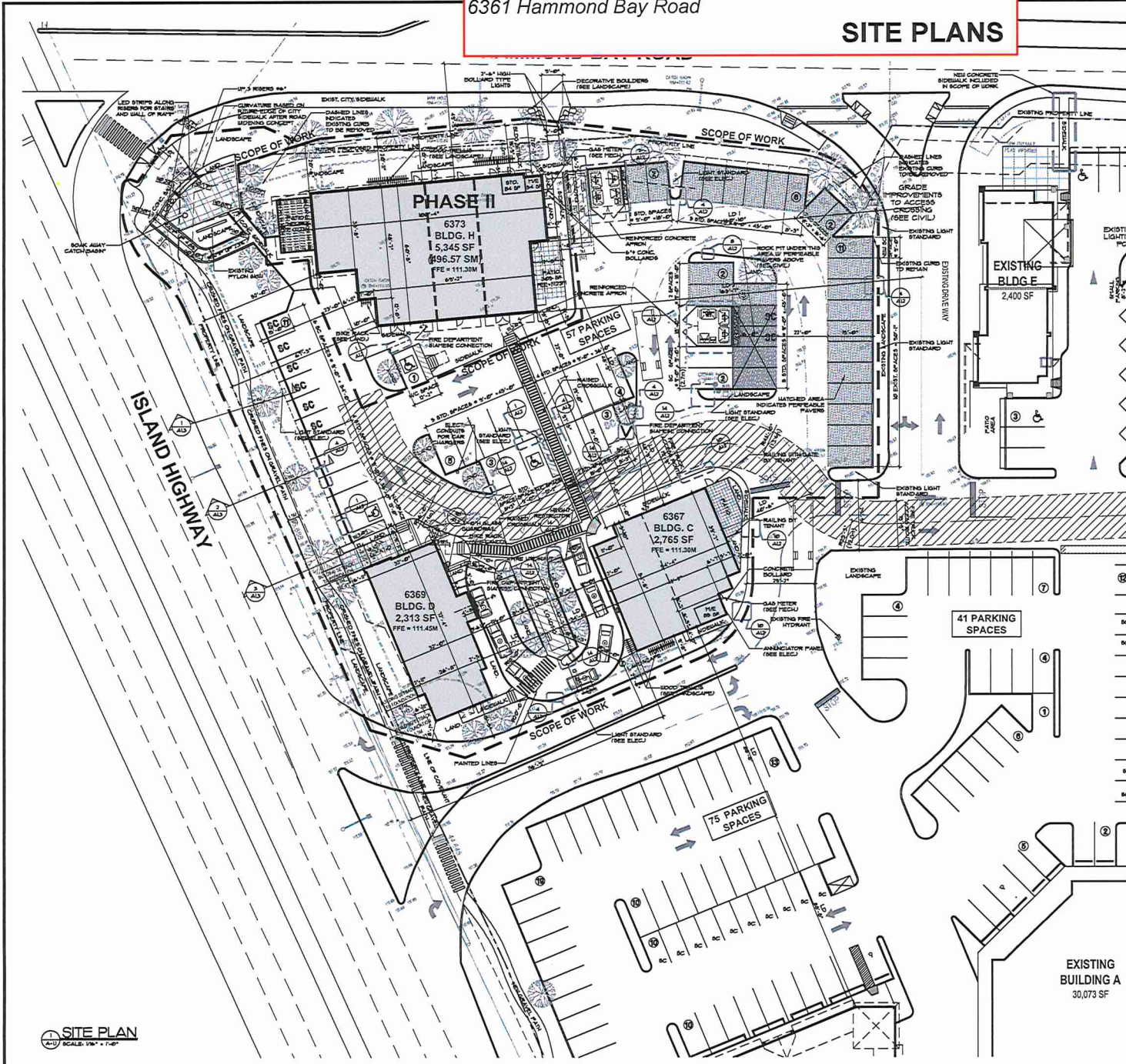
DEVELOPMENT PERMIT NO. DP1188

CIVIC: 6361 HAMMOND BAY ROAD

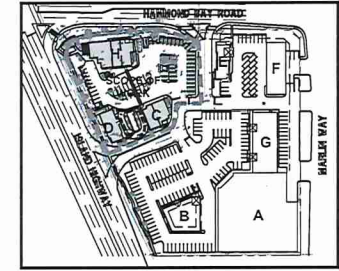


Subject Property

LEGAL: LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN VIP53276



**AERIAL KEY PLAN**  
SCALE: N.T.S.



**KEY PLAN**  
SCALE: N.T.S.

SITE INFORMATION	
LEGAL DESCRIPTION:	LOT 1 SECTION 12 WILKINGTON DISTRICT PLAN VPS2276
CIVIC ADDRESS:	6367, 6369, 6373 HAMMOND BAY ROAD, NANAIMO, B.C.
ZONING:	CC4 - NORTH NANAIMO URBAN CENTRE
TOTAL SITE AREA:	220,849 SF (20,918 SQM)
TOTAL BUILDING AREA:	59,262 SF (5,506 SQM)
LOT COVERAGE (MAX 50%):	(192,262 SF / 220,849 SF) x 100 = 25.8%
FLOOR AREAS	
EXISTING BUILDING A	= 30,073 SF
EXISTING BUILDING B	= 5,000 SF
EXISTING BUILDING E	= 2,400 SF
EXISTING BUILDING F	= 5,102 SF
EXISTING BUILDING G	= 2,210 SF
EXISTING GROSS FLOOR AREA	= 48,817 SF
EXISTING NET FLOOR AREA (90% OF GFA)	= 43,935 SF
PROPOSED BUILDING C	= 2,765 SF
PROPOSED BUILDING D	= 2,313 SF
PROPOSED BUILDING H	= 2,542 SF
PROPOSED ADUL GROSS FLOOR AREA	= 10,368 SF
PROPOSED ADUL NET FLOOR AREA (90% OF GFA)	= 9,340 SF
TOTAL GROSS FLOOR AREA	= 59,262 SF
TOTAL NET FLOOR AREA	= 53,277 SF
PARKING CALCULATIONS	
EXISTING BUILDINGS	48,817 SF / 1,076 SF x 3.3 = 149.8 SPACES
PROPOSED BUILDINGS	10,368 SF / 1,076 SF x 3.3 = 31.9 SPACES
TOTAL PARKING REQUIRED	= 182 SPACES
OFF-STREET PARKING PROVIDED	= 218 SPACES
DRIVER/BIKE STACKING PROVIDED	= 7 SPACES
TOTAL PARKING PROVIDED	= 225 SPACES
PARKING RATIO (GROSS FLOOR AREA):	3.9 SPACES / 1000 SF
DISABLED PARKING REQUIREMENTS:	
TOTAL DISABLED SPACES REQUIRED:	5 SPACES
NEW DISABLED SPACES PROVIDED:	3 SPACES
TOTAL DISABLED SPACES PROVIDED:	8 SPACES
SMALL CAR SPACES PROVIDED:	32 SPACES
BYLAW REQUIREMENTS	
MINIMUM PARKING REQUIREMENTS:	
SHOPPING CENTRE:	3.3 PARKING SPACES PER 100 SQM (1,076 SF) OF NET FLOOR AREA
DISABLED PARKING SPACES:	2 PER 100 REQUIRED SPACES OR PART THEREOF
PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS:	
STANDARD SPACE:	2.75m (9'-0") x 5.8m (19'-0")
SMALL SPACE (MAX. 40%):	2.5m (8'-2") x 4.5m (15'-0")
HANDICAPPED SPACE:	3.7m (12'-2") x 6.0m (19'-7")
LOADING SPACE (MINIMUM SIZE):	3.0m (10'-0") x 10.0m (33'-0")
MANEUVERING AISLE WIDTH:	0.7m (22'-0")
MANEUVERING AISLE WIDTH: (SMALL CAR)	7.0m (23'-0")
GENERAL NOTE:	
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.	

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10. LOCATION OF ANCHORS



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**HAMMOND BAY CENTRE REDEVELOPMENT BLDG C  
6361 HAMMOND BAY RD, NANAIMO B.C.  
For B-250 HOLDINGS INC.**

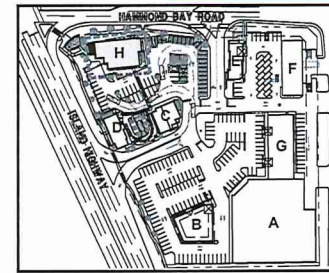


**Urban Design Group**  
architects ltd

420-745 HILLOW ST  
VANCOUVER, BC V6C 2S6  
TEL: 604-682-2265

PROJECT NUMBER: 4187  
DATE: 03/16/2020  
SCALE: A=1/1

# Building H



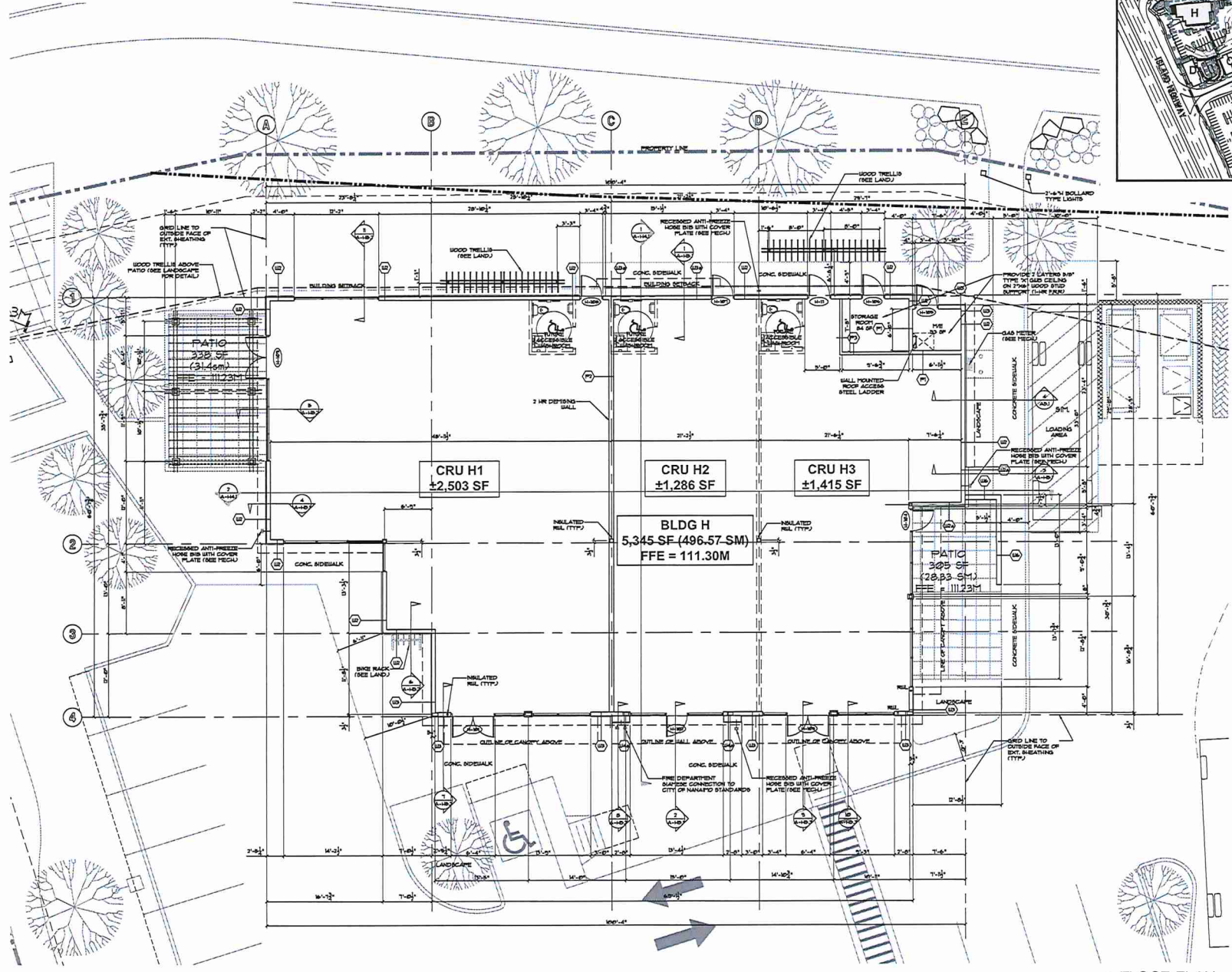
1	1/4" = 1'-0" GRID FOR SP. AREA
2	1/4" = 1'-0" GRID FOR SP. AREA
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4	1/4" = 1'-0" GRID FOR SP. AREA
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18	1/4" = 1'-0" GRID FOR SP. AREA
19	1/4" = 1'-0" GRID FOR SP. AREA
20	1/4" = 1'-0" GRID FOR SP. AREA

**NOTES**

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All design, contracts, and other documents shall be read in conjunction with the contract documents and shall not be construed to vary from the contract documents unless specifically noted otherwise.

Urban Design Group Inc.  
Consultant



**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

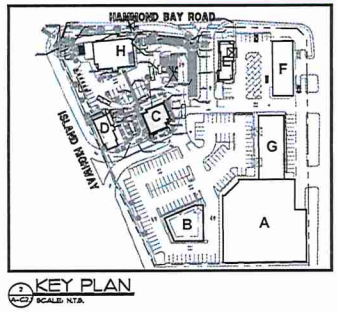
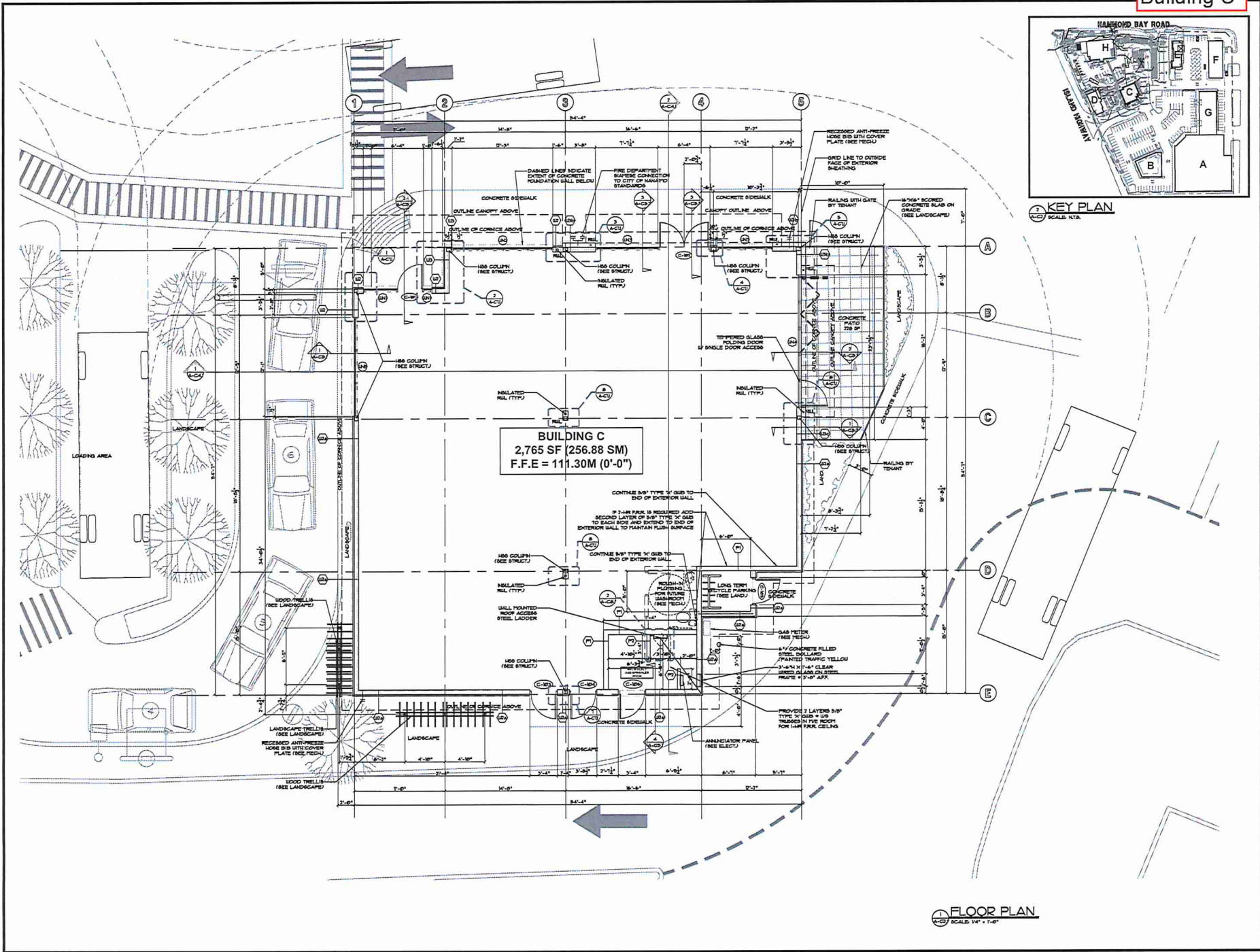
**HAMMOND BAY CENTRE REDEVELOPMENT**  
6387, 6369, 6373 HAMMOND BAY RD, NANAIMO B.C.  
**For B-250 HOLDINGS INC.**



**URBAN DESIGN GROUP**  
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420-745 THURLOW ST  
VANCOUVER, BC V6C 2S6  
TELEPHONE 604-687-2234

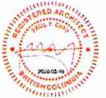
DATE: 4/18/21  
**BUILDING H**  
SITE PLAN  
SCALE: 3/8" = 1'-0"

# Building C



SYMBOL	DESCRIPTION
[Symbol]	1. LOCATION OF WINDOW
[Symbol]	2. MATERIAL FINISH
[Symbol]	3. FINISH/TYPE OF ROOF
[Symbol]	4. FINISH OF ROOF
[Symbol]	5. FINISH/TYPE OF FLOOR
[Symbol]	6. FINISH/TYPE OF WALL
[Symbol]	7. FINISH/TYPE OF CEILING
[Symbol]	8. FINISH/TYPE OF DOOR
[Symbol]	9. FINISH/TYPE OF STAIR
[Symbol]	10. FINISH/TYPE OF ELEVATOR
[Symbol]	11. FINISH/TYPE OF RAMP
[Symbol]	12. FINISH/TYPE OF CURB
[Symbol]	13. FINISH/TYPE OF DRIVEWAY
[Symbol]	14. FINISH/TYPE OF PAVEMENT
[Symbol]	15. FINISH/TYPE OF LANDSCAPE
[Symbol]	16. FINISH/TYPE OF TREES
[Symbol]	17. FINISH/TYPE OF SHRUBS
[Symbol]	18. FINISH/TYPE OF GRASS
[Symbol]	19. FINISH/TYPE OF SOIL
[Symbol]	20. FINISH/TYPE OF FENCE
[Symbol]	21. FINISH/TYPE OF SIGN
[Symbol]	22. FINISH/TYPE OF LIGHTING
[Symbol]	23. FINISH/TYPE OF UTILITY
[Symbol]	24. FINISH/TYPE OF MECHANICAL
[Symbol]	25. FINISH/TYPE OF ELECTRICAL
[Symbol]	26. FINISH/TYPE OF PLUMBING
[Symbol]	27. FINISH/TYPE OF HEATING
[Symbol]	28. FINISH/TYPE OF COOLING
[Symbol]	29. FINISH/TYPE OF INSULATION
[Symbol]	30. FINISH/TYPE OF SOUND
[Symbol]	31. FINISH/TYPE OF VIBRATION
[Symbol]	32. FINISH/TYPE OF SECURITY
[Symbol]	33. FINISH/TYPE OF ACCESSIBILITY
[Symbol]	34. FINISH/TYPE OF SUSTAINABILITY
[Symbol]	35. FINISH/TYPE OF OTHER

**HAMMOND BAY CENTRE REDEVELOPMENT BLDG C**  
6361 HAMMOND BAY RD, NANAIMO B.C.  
**For B-250 HOLDINGS INC.**



**Urban Architects Ltd.**  
architects ltd.

420-745 HURLOW ST  
VANCOUVER, BC V6C 2S5  
TELEPHONE: 604-687-0204

DATE: 4/18/20  
PROJECT NO: 4187  
DRAWING NO: BUILDING C SITE PLAN  
SCALE: A-02.1





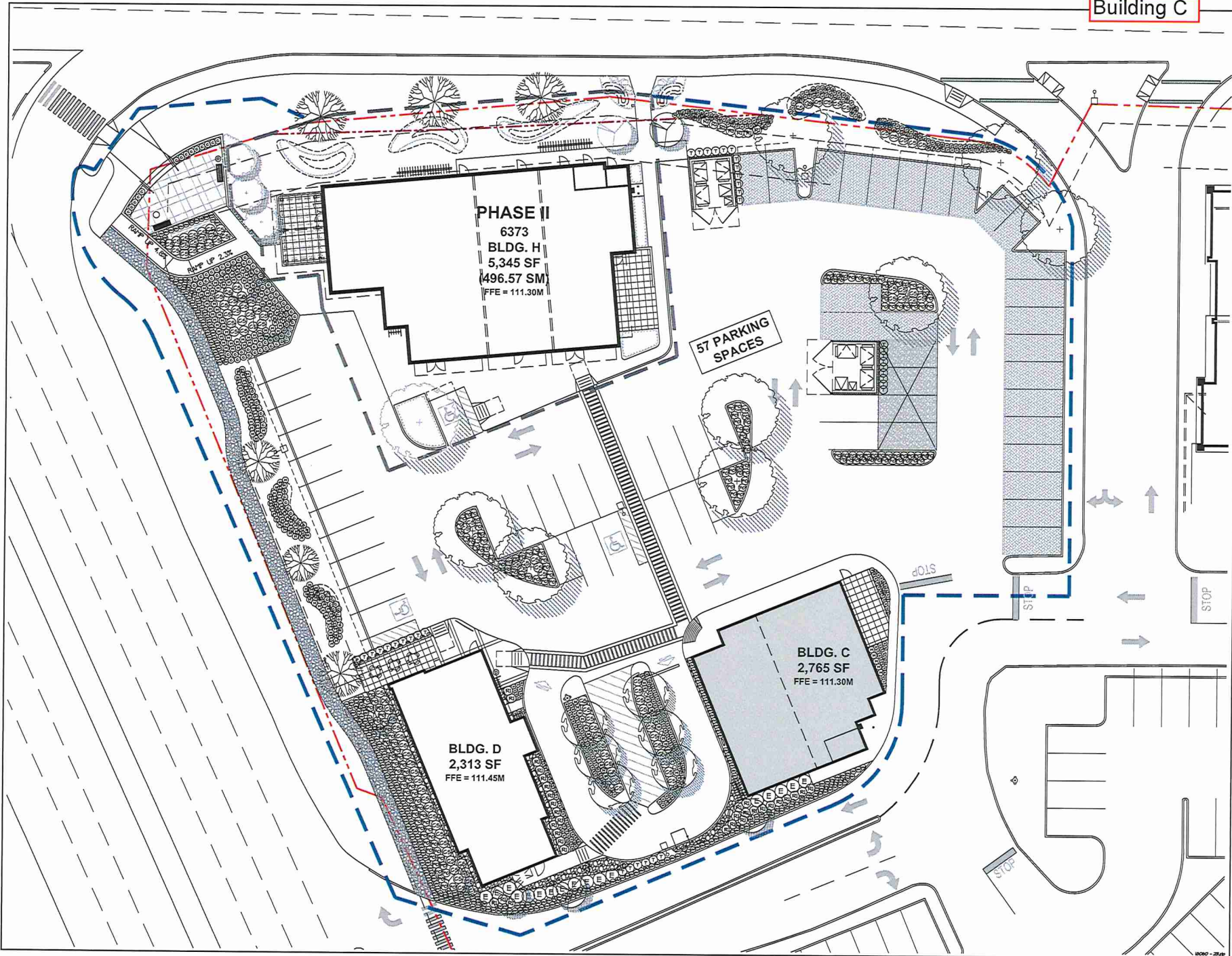








Building C



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New Westminster, British Columbia  
V3M 3L7  
604.553.0044



NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:  
**One Storey Commercial  
Building C and Siteworks**  
6367 Hammond Bay Road  
Nanaimo, B.C.

DRAWING TITLE:  
**SHRUB  
PLAN**

DATE:	04/26/2022	DRAWING NUMBER:	
SCALE:	3/32" = 1'-0"		
DRAWN:	PHF		
DESIGN:	PHF		
CHECK:	PHF		

**L2**  
OF 4  
M2LA PROJECT NUMBER: 23-002

