



DEVELOPMENT PERMIT NO. DP001216

1253428 B.C. LTD.

Name of Owner(s) of Land (Permittee)

3180 ISLAND HIGHWAY N

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, SECTION 5, WELLINGTON DISTRICT, PLAN 47148

PID No. 011-895-811

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 and Details

Schedule D 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.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by dHKarchitects Inc., dated 2021-JUL-22, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by dHKarchitects Inc., dated 2021-FEB-25, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Jack Tupper Studio, dated 2021-JUL-25, as shown on Schedule D.

REVIEWED AND APPROVED ON

2021-09-1
Date

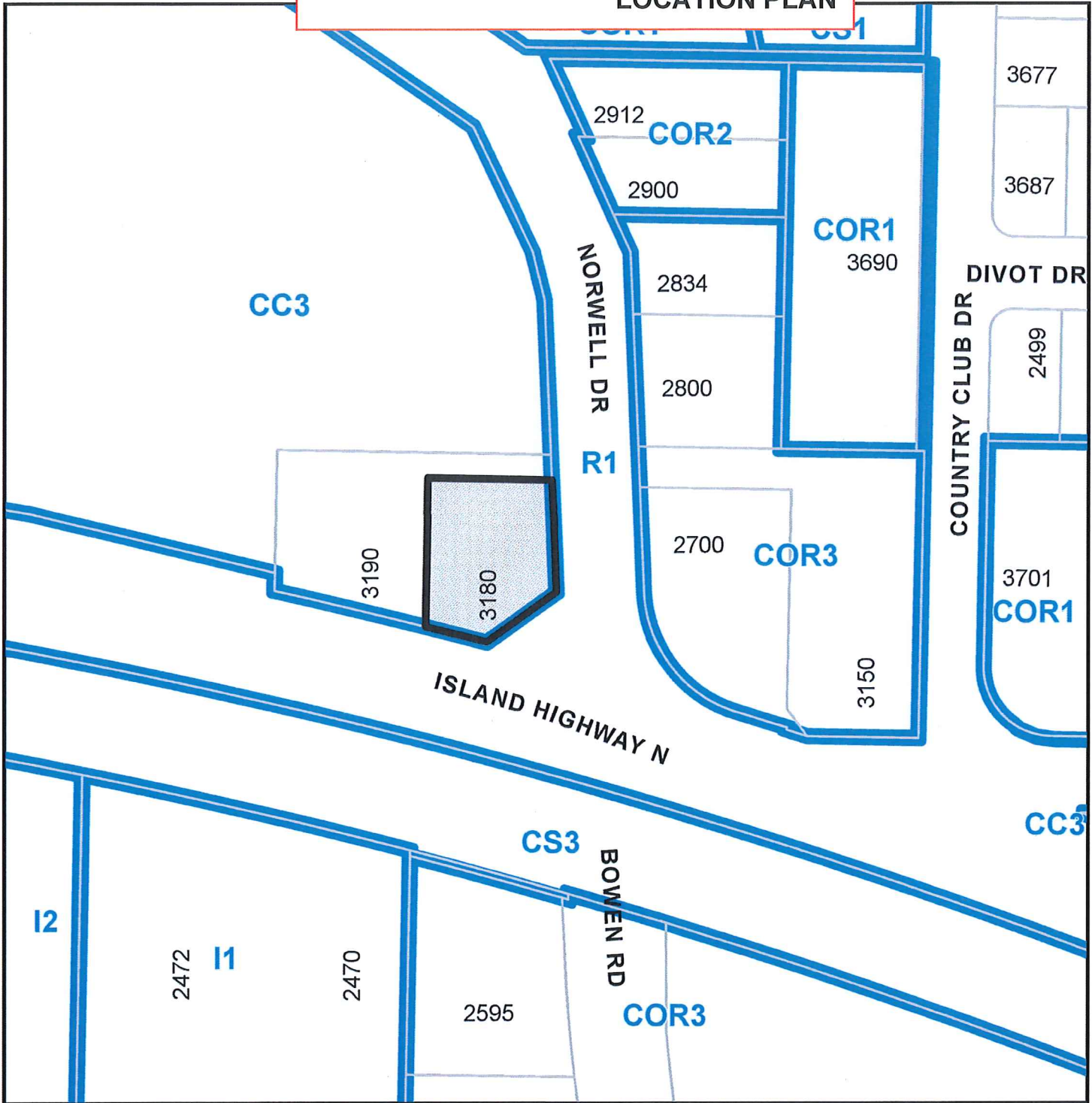
[Signature]

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

LS/jr
Prospero attachment: DP001216

Development Permit No. DP001216 Schedule A
3180 Island Highway N

LOCATION PLAN



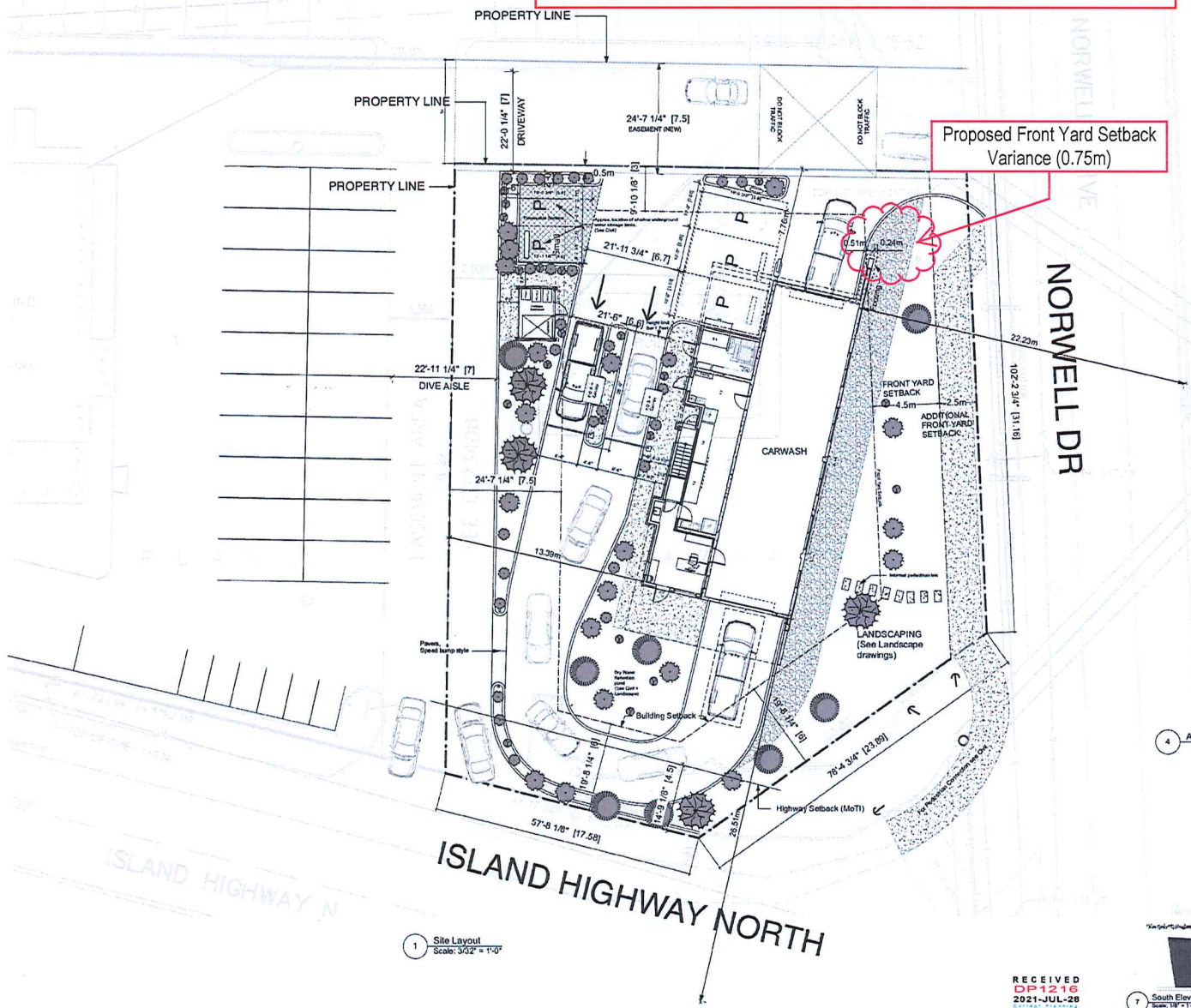
DEVELOPMENT PERMIT APPLICATION NO. DP001216



Subject Property

CIVIC: 3180 ISLAND HIGHWAY N
LEGAL: LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 47148

Development Permit No. DP001216 Schedule B
 3180 Island Highway N **SITE PLAN**



3 Site Data

LEGAL DESCRIPTION

LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 47148 (SERVICE STATION)

Municipal Address
 3180 Island Highway N,
 Nanaimo, B.C.

Zoning: CC3
 DPA: DPA 9 All land within City of Nanaimo

SITE DATA

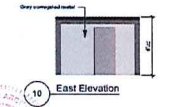
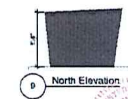
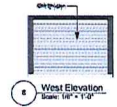
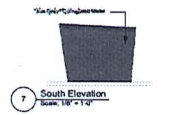
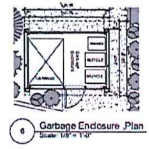
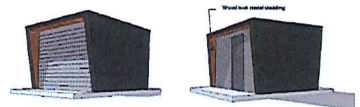
Lot Area		1443.61 m ²
Density FAR:	0.45 max.	649.62 m ²
Actual:	0.20	
Lot coverage:	63% max.	721.805 m ²
Actual:	15%	
Max. Building Height		14 m

Building Area: (Estimate at this time)

Gross Main Fl.	211 m ²
Gross 2nd Fl.	70 m ²
Floor Area Gross	287.2 m ²

Parking Calculation

Gas Station / Carwash, No Sales Floor area	Parking Stalls	Required	Provided
Accessory Residential		2	3
		2	2

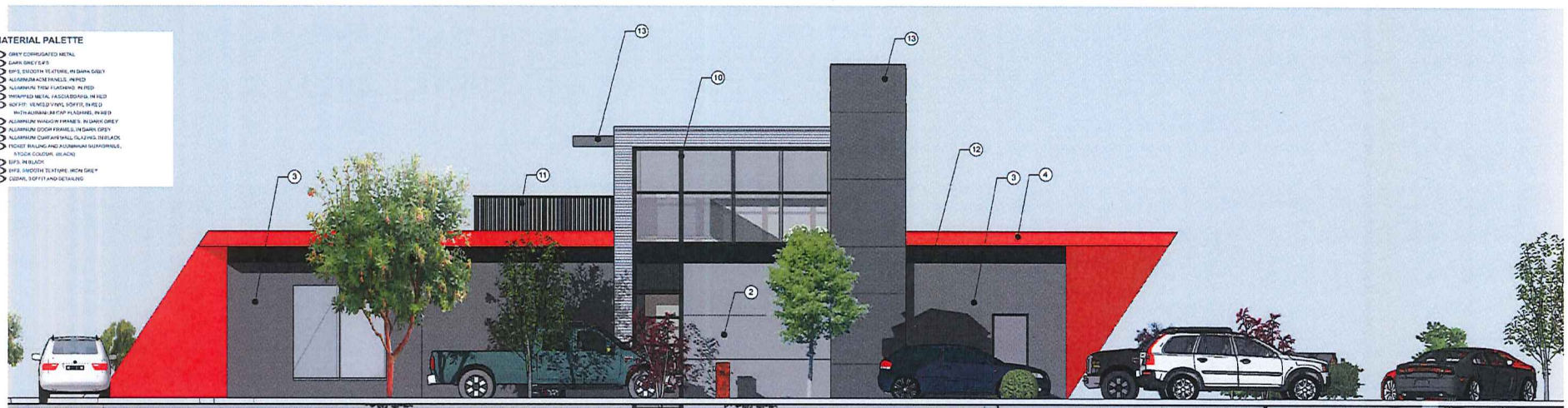


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 2021-JUL-28

31 JUL 2021
 from the

Development Permit No. DP001216 Schedule C
 3180 Island Highway N
BUILDING ELEVATIONS AND DETAILS

- MATERIAL PALETTE**
- 1 GREY CORRUGATED METAL
 - 2 LAMP, SMOOTH TEXTURE, IRON GREY
 - 3 SIPS, SMOOTH TEXTURE, IRON GREY
 - 4 ALUMINUM/ALUMINUM PANELS, FINED
 - 5 ALUMINUM TRIM FLASHINGS, FINED
 - 6 PAINTED METAL, FACED/SIDING, IR FELD
 - 7 ROOFIT, VENEED VAPLE, SOSTIF, IR FELD
 - 8 WITH ALUMINUM BR TOP FLASHING, IR FELD
 - 9 ALUMINUM WINDOW FRAMES, IR DARK GREY
 - 10 ALUMINUM DOOR FRAMES, IR DARK GREY
 - 11 ALUMINUM CORNER WALL FLASHING, IR DARK GREY
 - 12 FIBRE BRICK AND ALUMINUM BRICKWORK, IR DARK GREY
 - 13 STOCK COLUMN, IR DARK GREY
 - 14 SIPS, IR FELD
 - 15 SIPS, SMOOTH TEXTURE, IRON GREY
 - 16 CORNER, SOSTIF AND DETAILING

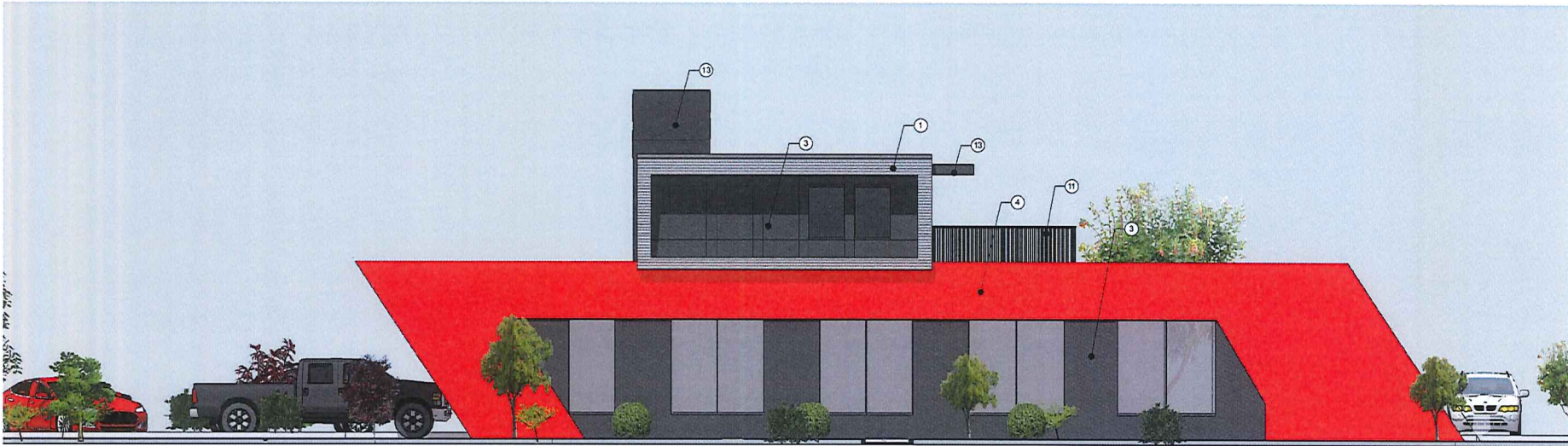


- 129'-6" T/o Parapet
- 124'-2"
- 115'-2"
- 100'-0" FFE



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 CANTON ENGINEERING





MATERIAL PALETTE

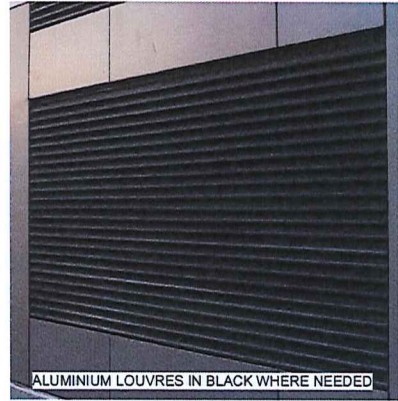
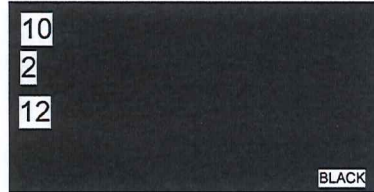
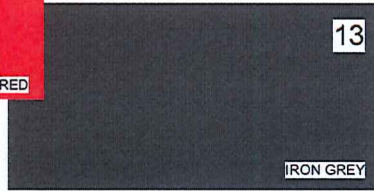
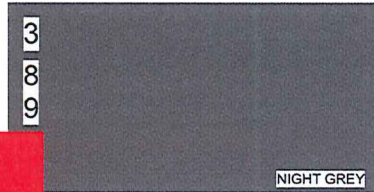
- ① DRY-T COGNACATED METAL
- ② DARK GREY S.F.S.
- ③ LIGHT TANGENT TEXTURE, MID-DARK GREY
- ④ ALUMINUM ANODIZED FINISH, 11800
- ⑤ ALUMINUM FINISH, 11800
- ⑥ BRUSHED METAL, 11800
- ⑦ POLYURETHANE FINISH, 11800
- ⑧ POLYURETHANE FINISH, 11800
- ⑨ POLYURETHANE FINISH, 11800
- ⑩ POLYURETHANE FINISH, 11800
- ⑪ POLYURETHANE FINISH, 11800
- ⑫ POLYURETHANE FINISH, 11800
- ⑬ POLYURETHANE FINISH, 11800

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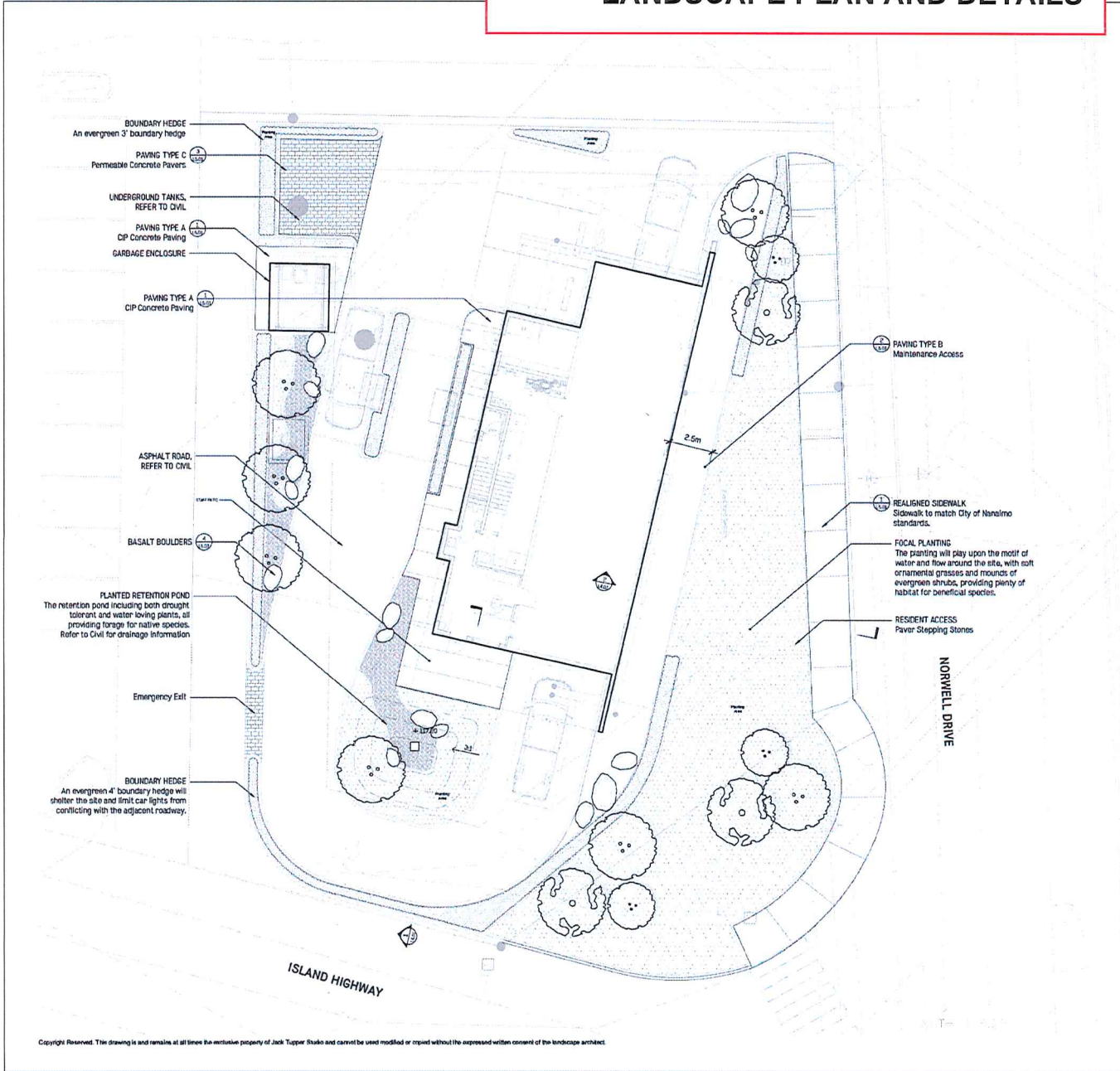


MATERIAL PALETTE

- 1 GREY CORRUGATED METAL
- 2 DARK GREY EIFS
- 3 EIFS, SMOOTH TEXTURE, IN DARK GREY
- 4 ALUMINIUM ACM PANELS, IN RED
- 5 ALUMINIUM TRIM FLASHING, IN RED
- 6 WRAPPED METAL FASCIA BOARD, IN RED
- 7 SOFFIT: VENTED VINYL SOFFIT, IN RED
WITH ALUMINIUM CAP FLASHING, IN RED
- 8 ALUMINIUM WINDOW FRAMES, IN DARK GREY
- 9 ALUMINIUM DOOR FRAMES, IN DARK GREY
- 10 ALUMINIUM CURTAIN WALL GLAZING, IN BLACK
- 11 PICKET RAILING AND ALUMINIUM GUARDRAILS,
STOCK COLOUR. (BLACK)
- 12 EIFS, IN BLACK
- 13 EIFS, SMOOTH TEXTURE, IRON GREY
- 14 CEDAR, SOFFIT AND DETAILING



Development Permit No. DP001216 Schedule D
 3180 Island Highway N
LANDSCAPE PLAN AND DETAILS



LEGEND

- ±0.00 Proposed Top of Wall
- 0.00 Proposed Bottom of Wall
- 3.1 Proposed Grade
- - - Proposed Contour (ft)

- CIP Concrete
- Crushed Aggregate
- Planting Area
- Hedge

GENERAL NOTES

1. ALL SITE IMPROVEMENTS WILL ADHERE TO CITY OF VANCOUVER DESIGN STANDARDS
2. ALL SUBMITTALS TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT
3. LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWING SETS.
4. ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE.



NOT FOR CONSTRUCTION

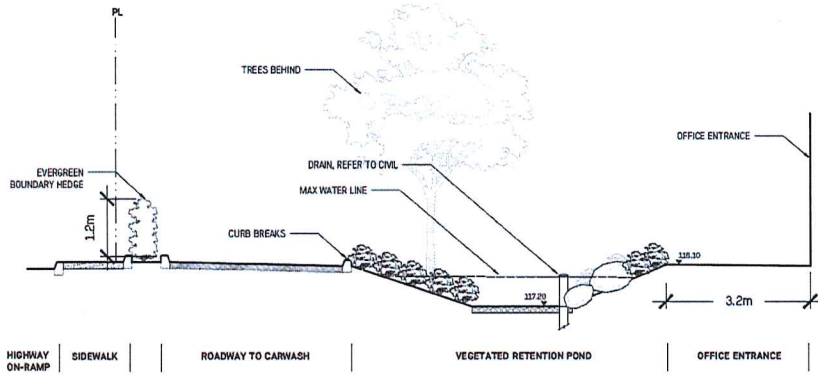
Rev	Description	Date
05	Issued For DP	25.07.21
04	Issued For DP (Amendment)	10.03.21
03	Issued For DP (Amendment)	25.02.21
02	Issued For DP	22.12.20
01	Issued For DP Review	09.12.20

File Name and Address
 3180 Island Highway
 Car Wash
 Zen Properties

Project Name and Address
 Layout & Materials
 Ground Level

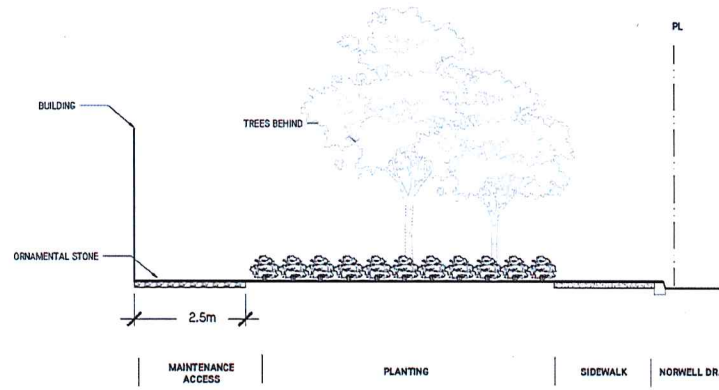
Project	Sheet
2013	
Date	1.02
Dec 2020	
Scale	Drawn by
1:100	JT

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 CURTAIN PLANNING



1 Retention Pond

As Shown
 Approximately 9m², the retention pond will include both drought tolerant and water loving plants, all providing forage for native species. Refer to Civil for drainage information and detailing.



2 Utility Access

As Shown



NOT FOR CONSTRUCTION

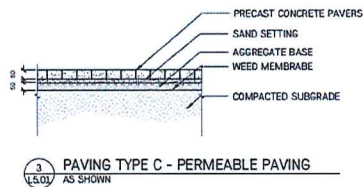
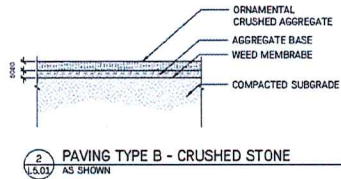
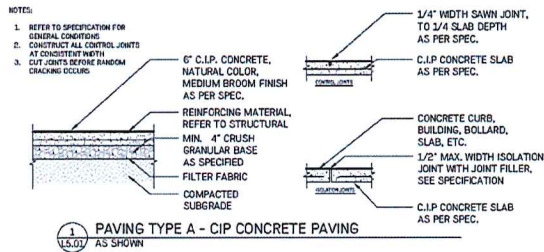
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Firm Name and Address
 3180 Island Highway
 Car Wash
 Zen Properties

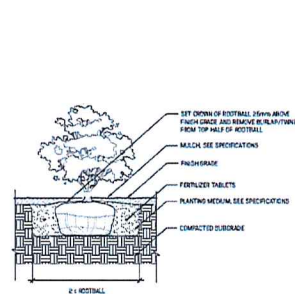
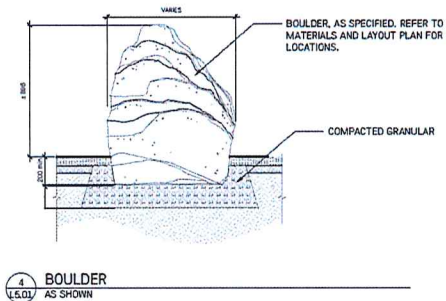
Sections

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Date	Drawn by
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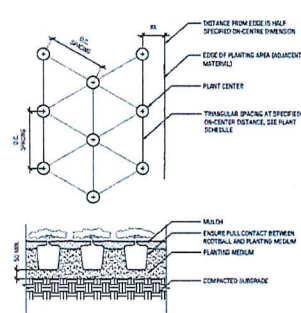
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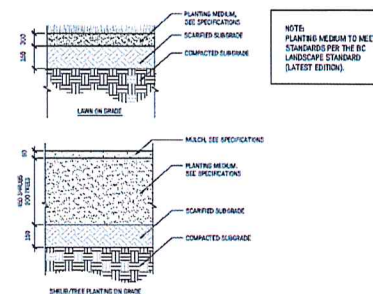
NOTE: DETAILED WITH CIVIL TO BE VEHICLE RATED.



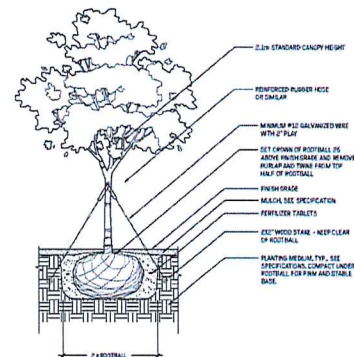
5 SHRUB PLANTING - ON GRADE
NTS



6 PLANTING TYPICAL
NTS



8 SOIL PROFILES
NTS



7 TREE PLANTING
NTS



NOT FOR CONSTRUCTION

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File Name and Address
3180 Island Highway Car Wash
 Zen Properties

Project Name and Address
Details

Project	2013	Sheet	
Date	Dec 2020	Drawn by	JT
Scale	1:15		

L5.01

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