



DEVELOPMENT PERMIT NO. DP001236

NANAIMO AFFORDABLE HOUSING SOCIETY

Name of Owner(s) of Land (Permittee)

6010 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 7, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632
PID No. 004-965-264**

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 Streetscape Elevations
Schedule E Landscape Plan

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

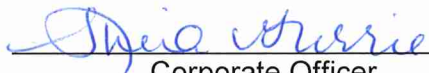
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to increase the maximum permitted front yard setback from 6.00m to 13.75m on the north property line and from 6.00m to 7.69m on the south property line.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by Murdoch + Company Architecture + Planning Ltd., dated 2021-MAY-25, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Murdoch + Company Architecture + Planning Ltd., dated 2021-MAY-25, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Murdoch + Company Architecture + Planning Ltd., dated 2021-MAY-25, as shown on Schedule E.
4. A plan of road dedication is registered prior to building permit issuance, with approximately 2.44m to be dedicated from the Hammond Bay Road frontage and 8.25m to be dedicated from the Clayburn Place frontage (generally as shown on Schedule B).

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 30TH DAY OF AUGUST, 2021.


Corporate Officer

2021-SEP-03
Date

CH/ln/jr
Prospero attachment: DP001236

Schedule A

LOCATION PLAN

6048 6119
6042 6115
6036 6111
6028 6022 6107
6025 6109
6021

R4 6043
6042 6043
6039 6033
6038 6034
6032 6108 6104
6112

R5 6172 6170 6164 6162 6154 6144
6138 6037 6031

CLAYBURN PL
MONTGOMERY WAY
BRICKYARD RD
NEWPORT DR

6040 6020 6010
6103 6097 6091 6085
6015 6011 6013
6008 6006 6004 6002
R2 **R5** **R2**

COR1
COR3 6010

HAMMOND BAY RD
KENWILL DR

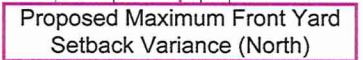
6041 5877 6021 5876 5870 5865 5859 5864 5858 5852 5855 5853
PRC2 **R4**

6011 6005 5971 5599 5589 5579 5569
6015 5846
6001 6001 5997
R4 **PRC2**



CIVIC: 6010 HAMMOND BAY ROAD

LEGAL: LOT 7, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632



6010 Hammond Bay Road, Nanaimo, BC

Site Plan

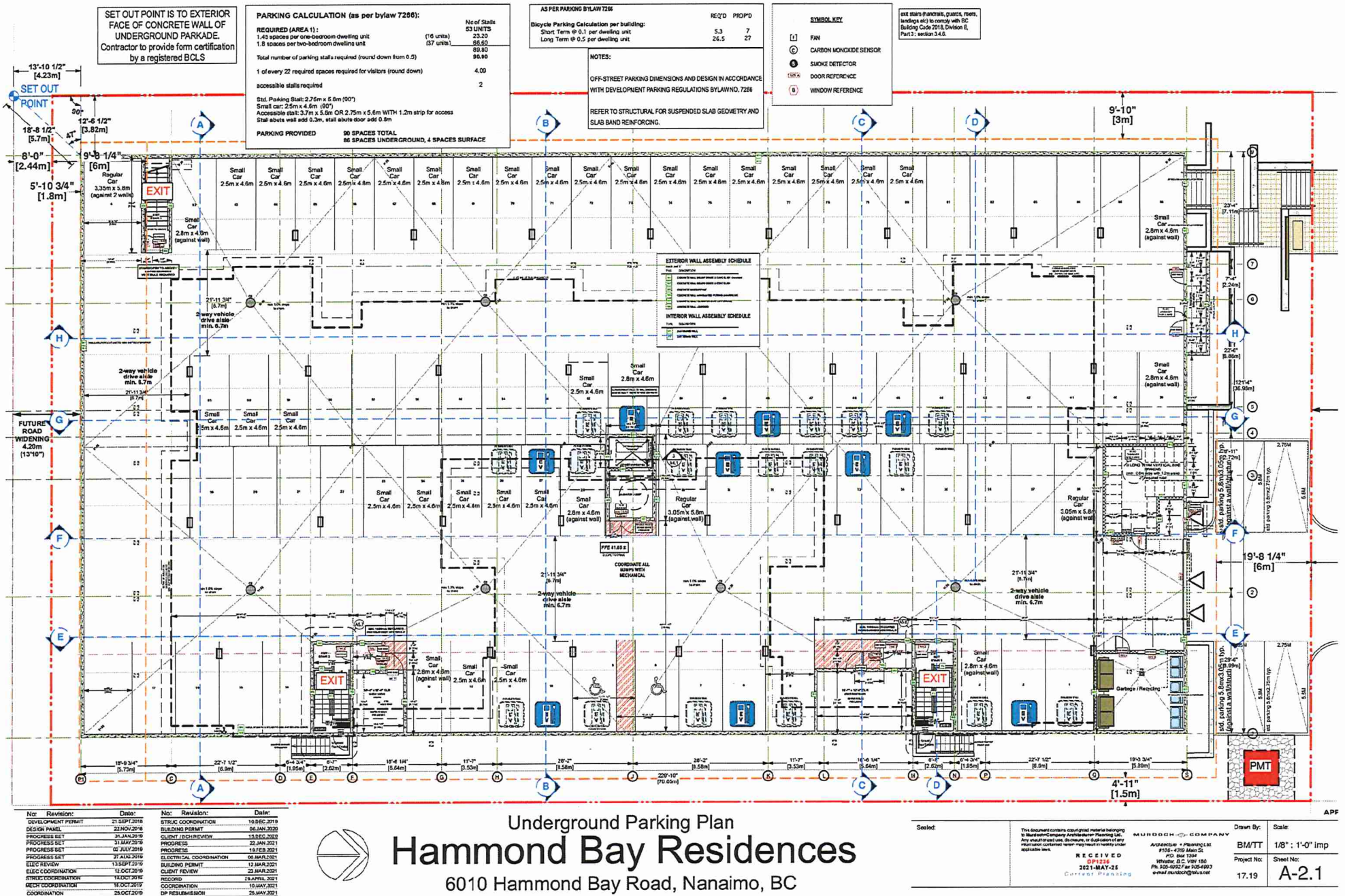
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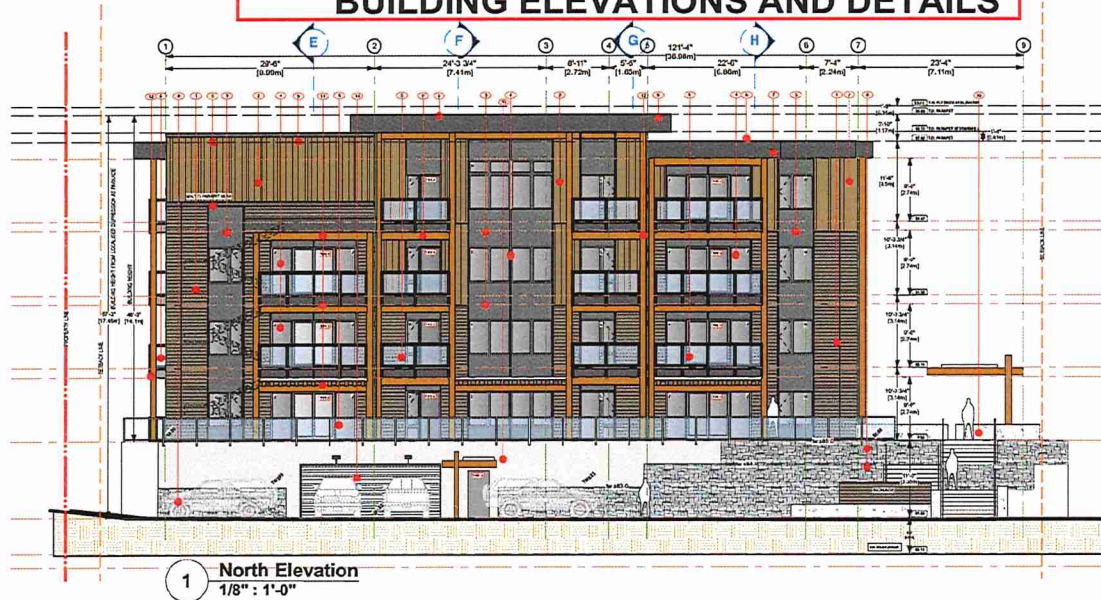
MURDOCH COMPANY
Architecture + Planning Ltd.
#106 - 4319 Main St.
P.O. Box 1394
Whistler, B.C. V8N 1B0
Ph. 905-699-2121 Fax 905-699-3121
e-mail murdoch@telus.net

Drawn By:	Scale:
BM/TT	3/32" : 1'-0" imp
Project No:	Steel No:
17.19	A-1.1

RECEIVED
DP1336
2021-MAY-25
Flight Planning



6010 Hammond Bay Road

BUILDING ELEVATIONS AND DETAILS**EXTERIOR FINISHES LEGEND**
TO BE READ IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: RICH ESPRESSO
- 2 VERTICAL HANGINGBOARD & CEDAR BATTEN SIDING, COLOUR: TUSCAN GOLD
- 3 HARDIE PANEL COLOUR: NIGHT GREY
- 4 VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS INSULATED FIBREGLASS & METAL EXTENSION DOORS
- 5 CLEAR GLASS GUARD RAIL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA, CASCADIA CHARCOAL SMP
- 7 HARDIE SOFFITTING, WOODGRAIN CEDAR TONE
- 8 BASALT STONE, ROUGH EDGE, c/w CONCRETE CAP
- 9 SWS TORCHON ROOFING MEMBRANE
- 10 EXPOSED CONCRETE
- 11 GLULAM BEAMS STAINED, BIRCH: SEMI-TRANSPARENT, BUTTERNUT #251
- 12 FOSTE - STAINED TO MATCH GLULAMS
- 13 PRESTAINED & PRE-DRILLED 2" VERTICAL CEDAR SCREEN AT STAIRWELLS WITH 2" GAP, STAINED TO MATCH GLULAMS
- 14 METAL GARAGE ROLLER DOOR - ANODIZED ALUMINUM
- 15 STUCCO FINISH - COOL GREY COLOUR (CONCRETE-LIKE)

RECEIVED
DP1236
2021-MAY-26
Gairnet PlanningMAXIMUM ALLOWABLE HEIGHT FOR COR1 ZONING 18.0M
(14m + 4m (at least 75% of the required parking area))

Building Elevations

Hammond Bay Residences

6010 Hammond Bay Road, Nanaimo, BC

No.	Revision	Date	No.	Revision	Date
1	DEVELOPMENT PERMIT	21 SEP 2018	1	CLIENT / BCH REVIEW	15 DEC 2020
2	DESIGN PANEL	22 NOV 2018	2	PROGRESS SET	22 JAN 2021
3	PROGRESS SET	21 JAN 2019	3	BUILDING PERMIT	12 MAR 2021
4	PROGRESS SET	21 MAR 2019	4	CLIENT REVIEW	23 MAR 2021
5	PROGRESS SET	05 JUL 2019	5	SIGNING TENDER	14 MAY 2021
6	PROGRESS SET	27 AUG 2019	6	DP RESUBMISSION	25 MAY 2021
7	COORDINATION	28 OCT 2019			
8	BUILDING PERMIT	06 JAN 2020			

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	Project No:	Sheet No:
	17.19	A-3.1

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MURDOCH COMPANY
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Vancouver, B.C. V6M 1S0
Ph: 305-5972 Fax: 305-4993
e-mail: murdoch@murdoch.net

EXTERIOR FINISHES LEGEND

TO BE READ IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: RICH ESPRESSO
- 2 VERTICAL HARDIEBOARD & CEDAR BATTEN SIDING, COLOUR: TUSCAN GOLD
- 3 HARDIE PANEL, COLOUR: NIGHT GREY
- 4 VINYL NAIL ON FLANGE DOUBLE GLAZED WINDOWS INSULATED HURGLASS & METAL LITTERBOX DOORS
- 5 CLEAR GLASS GUARD RAIL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA CASCADE CHARCOAL SMP
- 7 HARDIE SOFFITING, WOODGRAIN CEDAR TONE
- 8 BASALT STONE, ROUGH EDGE, 6W CONCRETE CAP
- 9 SMS TONCH ON HOOPING MEMBRANE
- 10 EXPOSED CONCRETE
- 11 GULLIAM BEAMS STAINED BROCA SEMI-TRANSPARENT, BUTTERNUT #501
- 12 POSTS - STAINED TO MATCH GULLIAM
- 13 PREPARED & PRE-PAINTED 2x4 VERTICAL CEDAR SCREEN AT STAIRWELLS WITH 2x4 CAP, STAINED TO MATCH GULLIAM
- 14 METAL GARAGE ROLLER DOOR - ANODIZED ALUMINUM
- 15 STUCCO FINISH - COOL GREY COLOUR (CONCRETE-100)

1 West Elevation
1/8" : 1'-0"

2 East Elevation
1/8" : 1'-0"

Building Elevations

Hammond Bay Residences

6010 Hammond Bay Road, Nanaimo, BC

No.	Revision	Date	No.	Revision	Date
1	DEVELOPMENT PERMIT	21 SEP 2018	1	CLIENT / BCH REVIEW	13 DEC 2020
2	DESIGN PANEL	22 NOV 2018	2	PROGRESS	22 JAN 2021
3	PROGRESS SET	21 JAN 2019	3	BUILDING PERMIT	12 MAR 2021
4	PROGRESS SET	21 MAR 2019	4	CLIENT REVIEW	23 MAR 2021
5	PROGRESS SET	21 JUL 2019	5	SUBMITTAL	14 MAY 2021
6	PROGRESS SET	27 JUL 2019	6	OF REVISION	25 MAY 2021
7	COORDINATION	25 OCT 2019			
8	BUILDING PERMIT	06 JUN 2020			

RECEIVED 06/11/20 2021-MAY-28 Current Planning	MAXIMUM ALLOWABLE HEIGHT FOR CORT ZONING 18.0M (14m + 4m (at least 75% of the required parking area))	
	Sealed	Drawn By: Scale: 1/8" : 1'-0" imp
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1 South Courtyard Elevation
1/8" = 1'-0"



2 East Courtyard Elevation
1/8" = 1'-0"



3 North Courtyard Elevation
1/8" = 1'-0"

EXTERIOR FINISHES LEGEND
TO BE READ IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING
COLOUR: RICH ESPRESSO
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SIDING COLOUR: TUSCAN GOLD
- 3 HARDIE PANEL COLOUR: NIGHT GREY
- 4 VINYL NAIL ON FLANGE, DOUBLE GLAZED WINDOWS
INSULATED FIBREGLASS & METAL EXTERIOR DOORS
- 5 CLEAR GLASS GUARD RAIL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA
CASCADIA CHARCOAL SMP
- 7 HARDIE SOFFITING, WOODGRAIN CEDAR TONE
- 8 BASALT STONE, ROUGH EDGE, ON CONCRETE CAP
- 9 SBS TORCH-ON ROOFING MEMBRANE
- 10 EXPOSED CONCRETE
- 11 GULLAW BEAMS STAINED
BROOK SEMI-TRANSPARENT, BUTTERNUT #251
- 12 POSTS - STAINED TO MATCH GULLAW
- 13 PRE-STAINED & PINE-OILED 2" VERTICAL CEDAR
SCREEN AT STAIRWELLS WITH 2 1/2" GAP, STAINED TO MATCH
GULLAW
- 14 METAL GARAGE ROLLER DOOR - ANODIZED ALUMINUM
- 15 STUCCO FINISH - COOL GREY COLOUR (CONCRETE-LIKE)

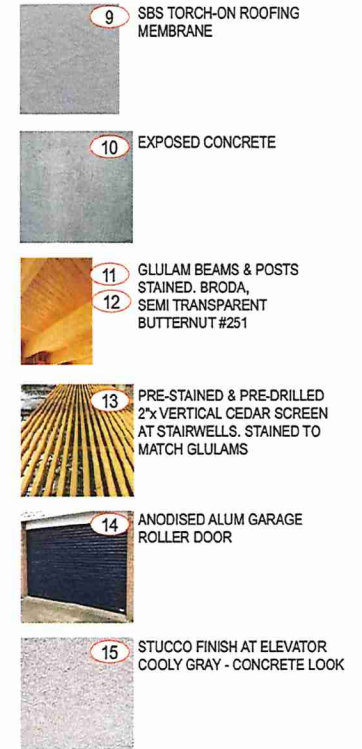
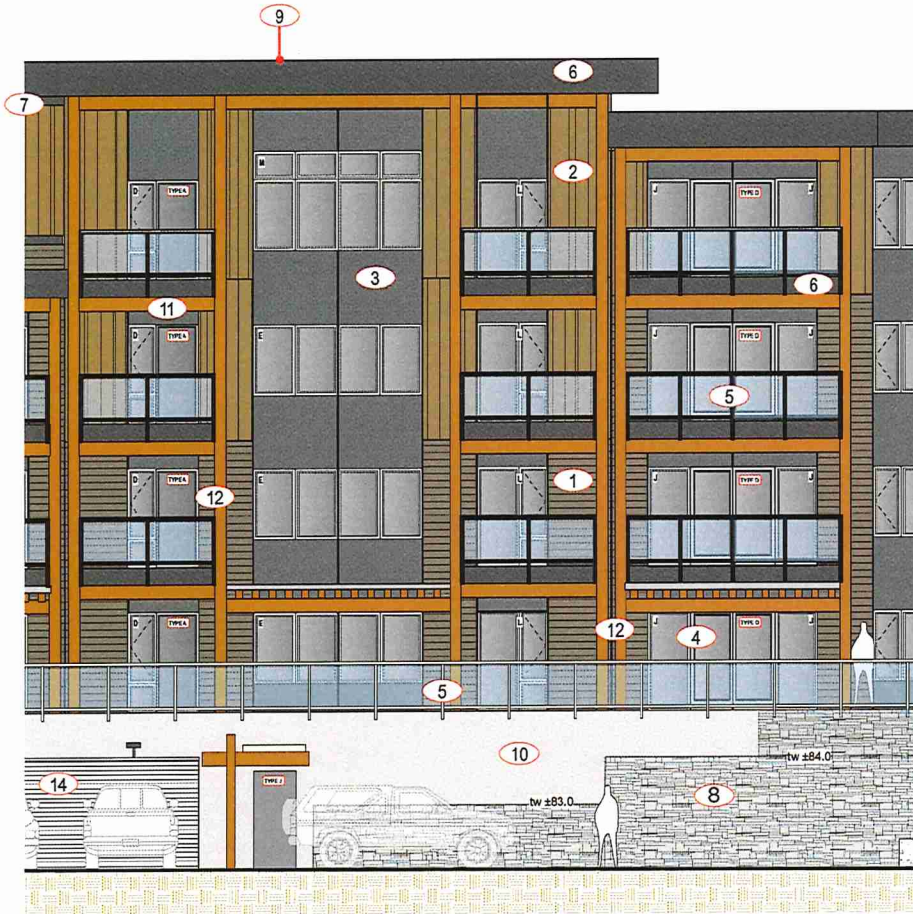
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PROGRESS SET		31.JAN.2019	BUILDING PERMIT		12.MAR.2021
PROGRESS SET		31.MAY.2019	CLIENT REVIEW		23.MAR.2021
PROGRESS SET		12.JULY.2019	SIDING TENDER		14.JULY.2021
PROGRESS SET		27.AUG.2019	DP REEVALUATION		25.MAY.2021
COORDINATION		29.OCT.2019			
BUILDING PERMIT		08.JAN.2020			
CLIENT / BC REVIEW		19.DEC.2020			
PROGRESS		22.JAN.2021			

Courtyard Building Elevations Hammond Bay Residences 6010 Hammond Bay Road, Nanaimo, BC

RECEIVED
09/11/21
2021-MAY-26
Current Planning

MAXIMUM ALLOWABLE HEIGHT FOR CORT ZONING 18.0M
(14m + 4m (at least 75% of the required parking area))

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			Project No: Sheet No: 17.19 A-3.3



EXTERIOR FINISHES LEGEND
TO BE USED IN CONJUNCTION WITH DETAILS

- 1 HORIZONTAL HARDIE LAP SIDING, COLOUR: RICH ESPRESSO
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- 5 CLEAR GLASS GUARD RAIL
- 6 24 GAUGE PRE-FINISHED METAL FASCIA CASCADIA CHARCOAL SMP
- 7 HARDIE SOFFIT, WOODGRAN CEDAR TONE
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- 9 SBS TORCH-ON ROOFING MEMBRANE
- 10 EXPOSED CONCRETE
- 11 GLULAM BEAMS STAINED, BRODA, SEMI-TRANSPARENT, BUTTERNUT #251
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- 13 PRE-STAINED & PRE-DRILLED 2"x VERTICAL CEDAR SCREEN AT STAIRWELLS, STAINED TO MATCH GLULAMS
- 14 METAL GARAGE ROLLER DOOR - ANODIZED ALUMINUM
- 15 STUCCO FINISH - COOL GREY COLOUR (CONCRETE-LIKE)

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DP1226
2021-MAY-25
Current Planning

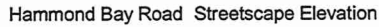
No.	Revision	Date	No.	Revision	Date
DP		21.09.2018			
DESIGN PANEL		22.10.2018			
DP REVISION/REVISION		23.11.2021			

Exterior Finishes - Material Board Hammond Bay Residences 6010 Hammond Bay Road, Nanaimo, BC

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		Project No:	Sheet No:
		17.19	A-9.1

ATTACHMENT D

STREETSCAPE ELEVATIONS



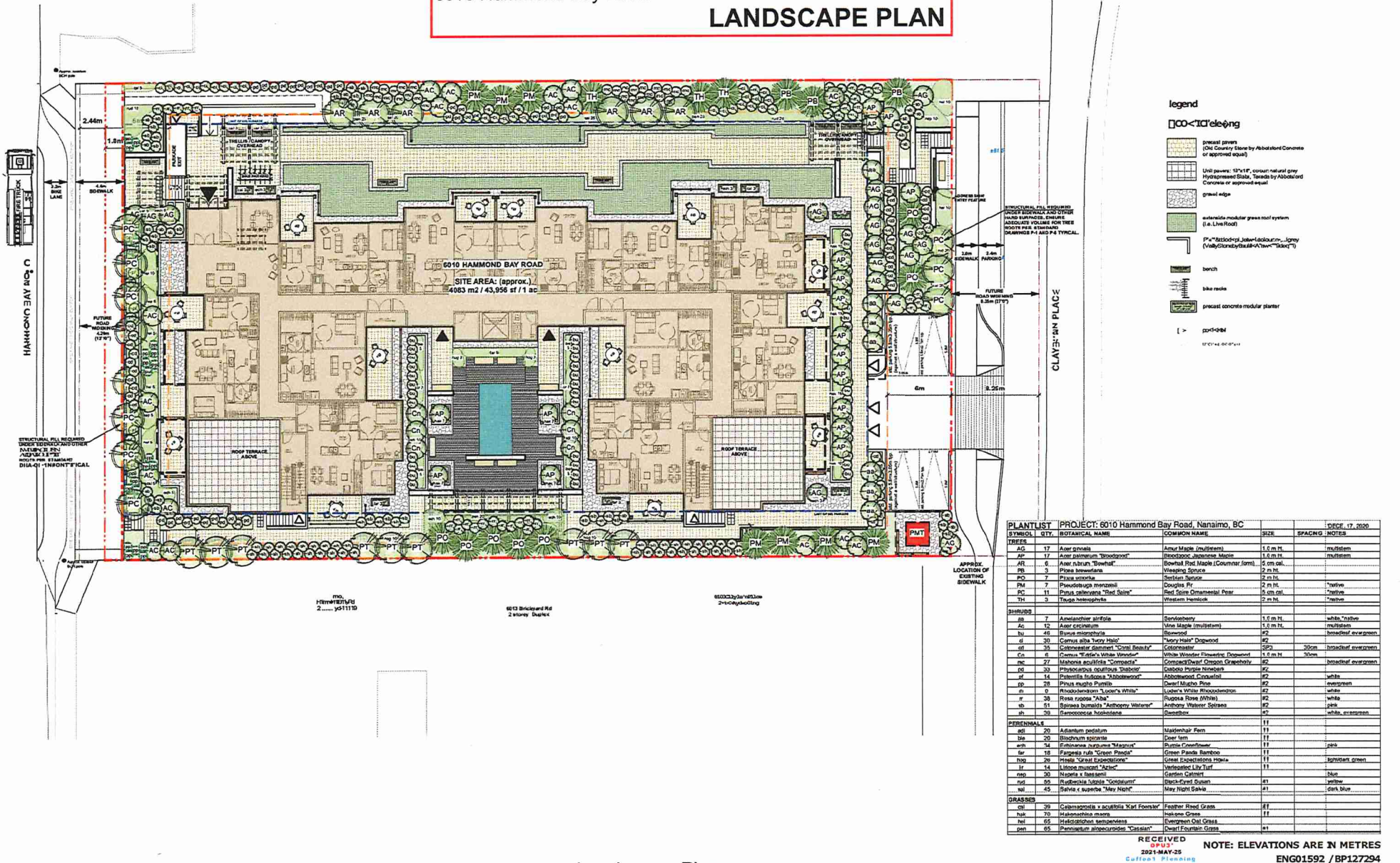
NOTE: ELEVATIONS ARE IN METRES

Streetscape Elevations
Hammond Bay Residences
6010 Hammond Bay Road, Nanaimo, BC

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		BM/TT		1:150 METRIC
		Project No:		Sheet No:
		17.19		L-1.2

Schedule E

LANDSCAPE PLAN



Nz	Revisions	Date:	Nz	Revisions	Date:
DEVELOPMENT PERMIT		21 APRIL 2018	ISSUED FOR BUILDING PERMIT		12 MAY 2021
DESIGN REVIEW		22 NOV 2017	CITY OF MANAMA COMMENTS		18 MAY 2021
REVISSED - LIGHT CONDITIONS		16 APRIL 2018	UP REEVALUATION		20 MAY 2021
REVISSED CON. COMMENT B		20 APRIL 2018			
UP SUBMITTAL		13 DEC. 2019			
REVISSED		17 DEC. 2019			
CL. BMT / RICH REVIEW		14 DEC. 2019			
PROGRESS		15 FEB. 2021			

Landscape Plan
Hammond Bay Residences
601 OHammond Bay Road, Nanaimo, BC

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	Architecture + Planning Ltd. 19000 46 St. #104 PO Box 1234 Winnipeg, R3C 2Y4 Ph. 904-6602 Fax 904-6693 e-mail: murdoc@telus.net	Project No:	Sketch
		17.19	L-2.1