



**DEVELOPMENT PERMIT NO. DP001240**

**SUN PORCH HOMES LTD**

**Name of Owner(s) of Land (Permittee)**

**680 PINE 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 2530**

**PID No. 002-039-028**

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 Subject Property Map**

**Schedule B Site and Parking Plan**

**Schedule C Building Elevations and Details**

**Schedule D Landscape Plan & 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.

## PERMIT TERMS

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

1. Section 6.10.7 Fence Height – to increase the maximum permitted height of a trellis within a front yard from 2.4m to 2.75m for the proposed trellis.

## CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture., dated 2022-SEP-23, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations, prepared by Joyce Reid Troost Architecture., dated 2022-NOV-02, as shown on Schedule C.
3. The subject property and site lighting shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2022-DEC-01, as shown on Schedule D.

REVIEWED AND APPROVED ON

2023-July-11

Date



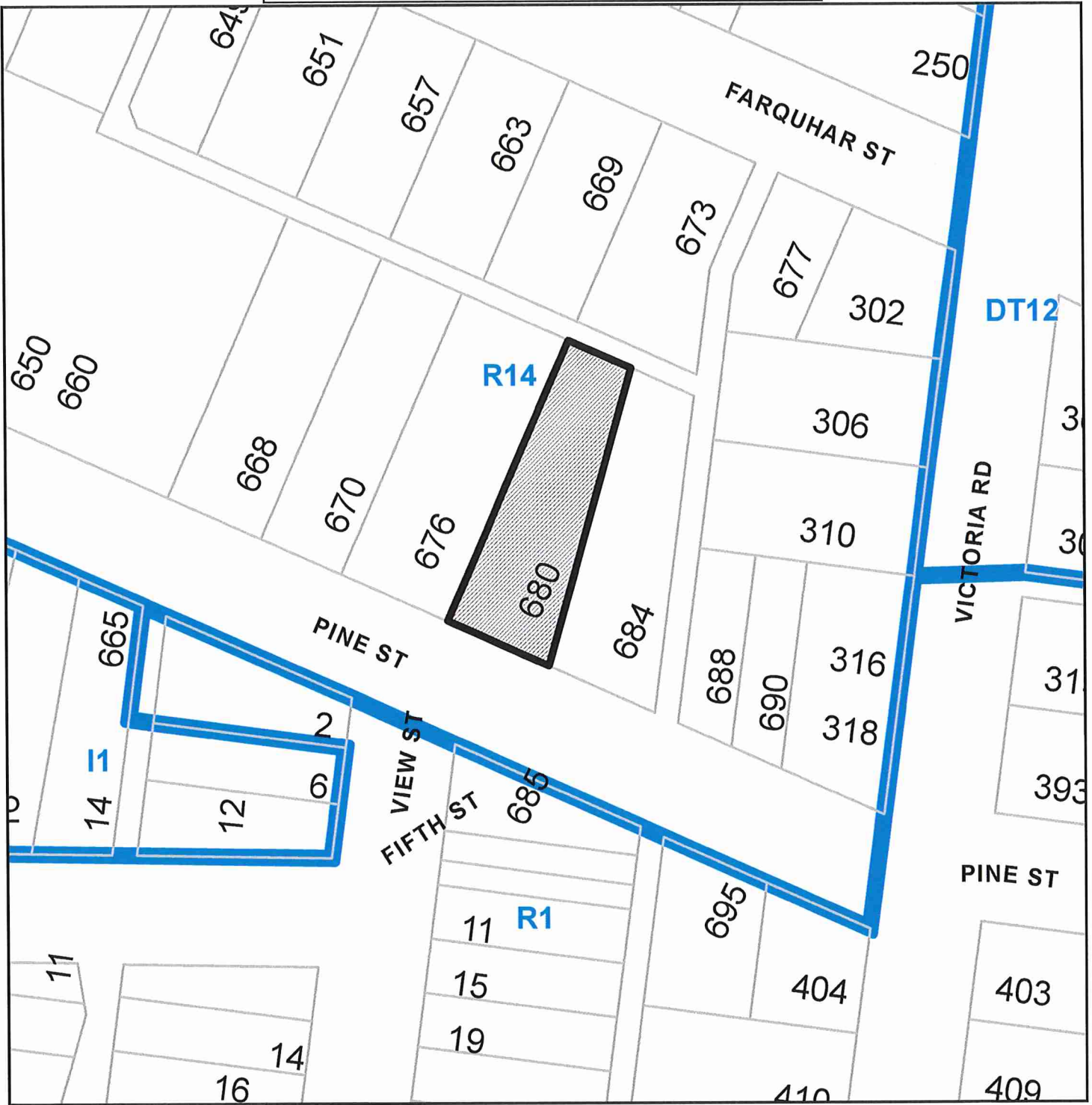
D. Lindsay, General Manager of Development Services

**Community Development**

Pursuant to Section 154 (1)(b) of the Community Charter

KM/bb

Prospero attachment: DP001240



**DEVELOPMENT PERMIT APPLICATION NO. DP001240**



680 PINE STREET

## SITE AND PARKING PLAN



**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENVALE DRIVE  
NASHUA, NC 28130  
joyce@jreidtroost.com  
252.714.8740  
jreidtroost.com



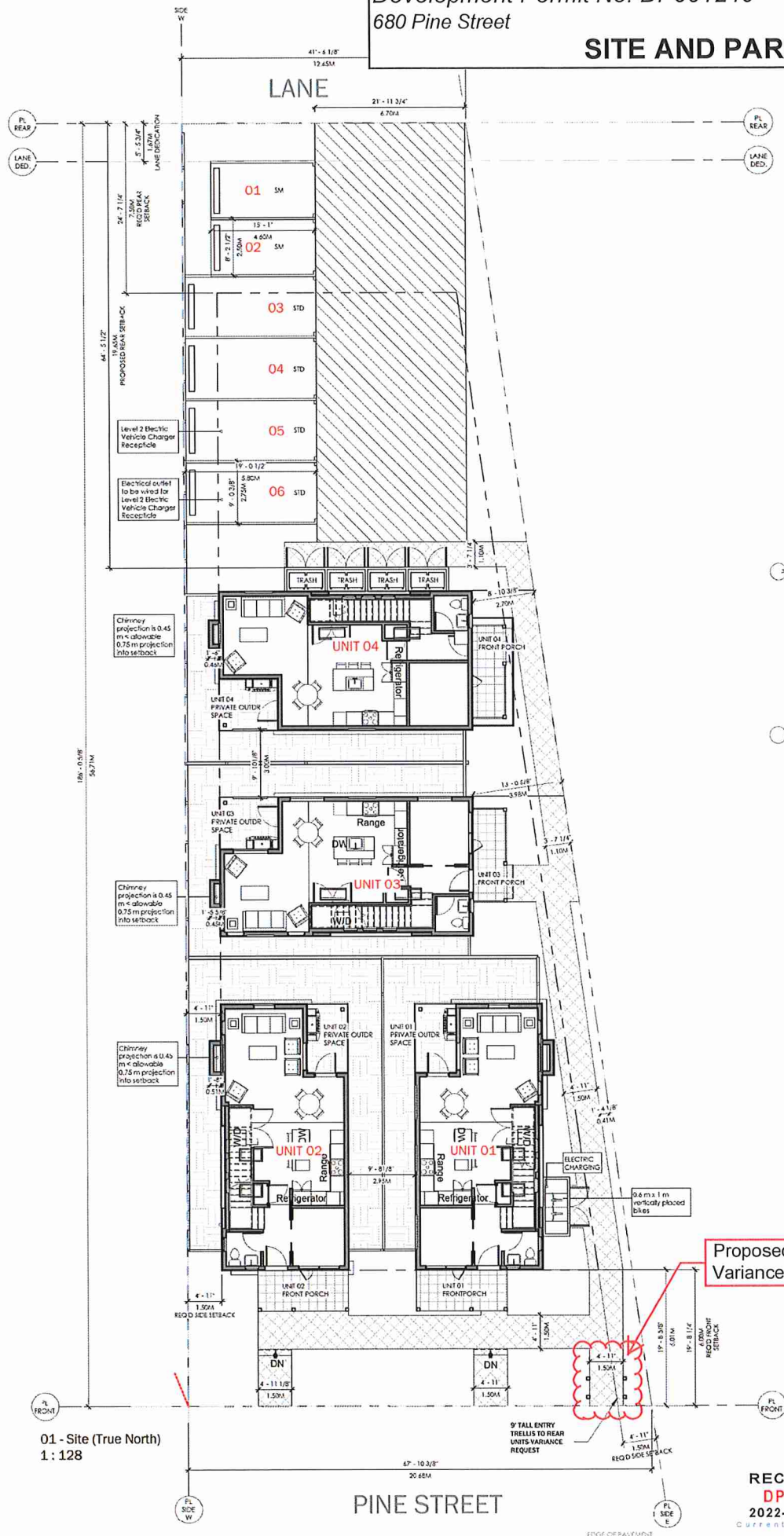
680 PINE STREET  
620 PINE STREET, NANAIMO, BC

Sun Patch Homes Ltd.

| REG. NO. | REPORT NO. | CUSTOMER NAME |
|----------|------------|---------------|
| 30/09/14 |            | GROUNDMARKING |
| 21/03/17 |            | GROUNDMARKING |
| 21/06/18 |            | GROUNDMARKING |
| 27/01/20 |            | GROUNDMARKING |
| 22/09/21 |            | GROUNDMARKING |
|          |            |               |
|          |            |               |
|          |            |               |
|          |            |               |

|          |     |             |     |
|----------|-----|-------------|-----|
| DATE     |     | BY          |     |
| SCALE    |     | SEE DRAWING |     |
|          |     |             |     |
|          |     |             |     |
| CADWATER | JET | DRAWN BY    | JET |

A100



Proposed Fence Height  
Variance (2.75m Trellis)

RECEIVED

DP1240

2022-NOV-23  
Current Planning

This architectural rendering shows a row of townhouses. From left to right, the units are labeled: UNIT 01 (green roof), UNIT 02 (yellow roof), UNIT 03 (grey roof), and UNIT 04 (pink roof). A red box highlights a 'Proposed 2.75m Trellis' structure located between UNIT 03 and UNIT 04. The trellis is supported by two posts and has a red arrow pointing to it. The townhouses are set back from a road by a sidewalk and landscaping. The road is labeled 'LOT 684' and 'LANE'. The sky is blue with white clouds.





**JOYCE REED THORP ARCHITECTURE**  
 2315 CLEVELAND DRIVE  
 NANNAMOO, BC V9S 3B9

joyce@reedthorp.com  
 250.714.8749

Reed Thorp Architecture

THE DRAWINGS, DESIGN, SPECIFICATIONS, AND INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF JOYCE REED THORP ARCHITECTURE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOYCE REED THORP ARCHITECTURE.

ARCH Stamp



**680 PINE STREET**  
 680 PINE STREET, NANNAMOO BC

CLIENT: Sun Port Homes Ltd.

| REV     | DATE    | REVISION            |
|---------|---------|---------------------|
| 2020-14 | 2020-14 | CONSTRUCTION SET 01 |
| 2020-12 | 2020-12 | CONSTRUCTION SET 02 |
| 2021-04 | 2021-04 | CONSTRUCTION SET 03 |
| 2021-05 | 2021-05 | CONSTRUCTION SET 04 |
| 2021-06 | 2021-06 | CONSTRUCTION SET 05 |
| 2021-07 | 2021-07 | CONSTRUCTION SET 06 |
| 2021-08 | 2021-08 | CONSTRUCTION SET 07 |
| 2021-09 | 2021-09 | CONSTRUCTION SET 08 |
| 2021-10 | 2021-10 | CONSTRUCTION SET 09 |
| 2021-11 | 2021-11 | CONSTRUCTION SET 10 |
| 2021-12 | 2021-12 | CONSTRUCTION SET 11 |
| 2022-01 | 2022-01 | CONSTRUCTION SET 12 |
| 2022-02 | 2022-02 | CONSTRUCTION SET 13 |
| 2022-03 | 2022-03 | CONSTRUCTION SET 14 |
| 2022-04 | 2022-04 | CONSTRUCTION SET 15 |
| 2022-05 | 2022-05 | CONSTRUCTION SET 16 |
| 2022-06 | 2022-06 | CONSTRUCTION SET 17 |
| 2022-07 | 2022-07 | CONSTRUCTION SET 18 |
| 2022-08 | 2022-08 | CONSTRUCTION SET 19 |
| 2022-09 | 2022-09 | CONSTRUCTION SET 20 |
| 2022-10 | 2022-10 | CONSTRUCTION SET 21 |
| 2022-11 | 2022-11 | CONSTRUCTION SET 22 |
| 2022-12 | 2022-12 | CONSTRUCTION SET 23 |
| 2023-01 | 2023-01 | CONSTRUCTION SET 24 |
| 2023-02 | 2023-02 | CONSTRUCTION SET 25 |
| 2023-03 | 2023-03 | CONSTRUCTION SET 26 |
| 2023-04 | 2023-04 | CONSTRUCTION SET 27 |
| 2023-05 | 2023-05 | CONSTRUCTION SET 28 |
| 2023-06 | 2023-06 | CONSTRUCTION SET 29 |
| 2023-07 | 2023-07 | CONSTRUCTION SET 30 |
| 2023-08 | 2023-08 | CONSTRUCTION SET 31 |
| 2023-09 | 2023-09 | CONSTRUCTION SET 32 |
| 2023-10 | 2023-10 | CONSTRUCTION SET 33 |
| 2023-11 | 2023-11 | CONSTRUCTION SET 34 |
| 2023-12 | 2023-12 | CONSTRUCTION SET 35 |
| 2024-01 | 2024-01 | CONSTRUCTION SET 36 |
| 2024-02 | 2024-02 | CONSTRUCTION SET 37 |
| 2024-03 | 2024-03 | CONSTRUCTION SET 38 |
| 2024-04 | 2024-04 | CONSTRUCTION SET 39 |
| 2024-05 | 2024-05 | CONSTRUCTION SET 40 |
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| 2024-11 | 2024-11 | CONSTRUCTION SET 46 |
| 2024-12 | 2024-12 | CONSTRUCTION SET 47 |
| 2025-01 | 2025-01 | CONSTRUCTION SET 48 |
| 2025-02 | 2025-02 | CONSTRUCTION SET 49 |
| 2025-03 | 2025-03 | CONSTRUCTION SET 50 |
| 2025-04 | 2025-04 | CONSTRUCTION SET 51 |
| 2025-05 | 2025-05 | CONSTRUCTION SET 52 |
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| 2027-06 | 2027-06 | CONSTRUCTION SET 77 |
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| 2027-09 | 2027-09 | CONSTRUCTION SET 80 |
| 2027-10 | 2027-10 | CONSTRUCTION SET 81 |

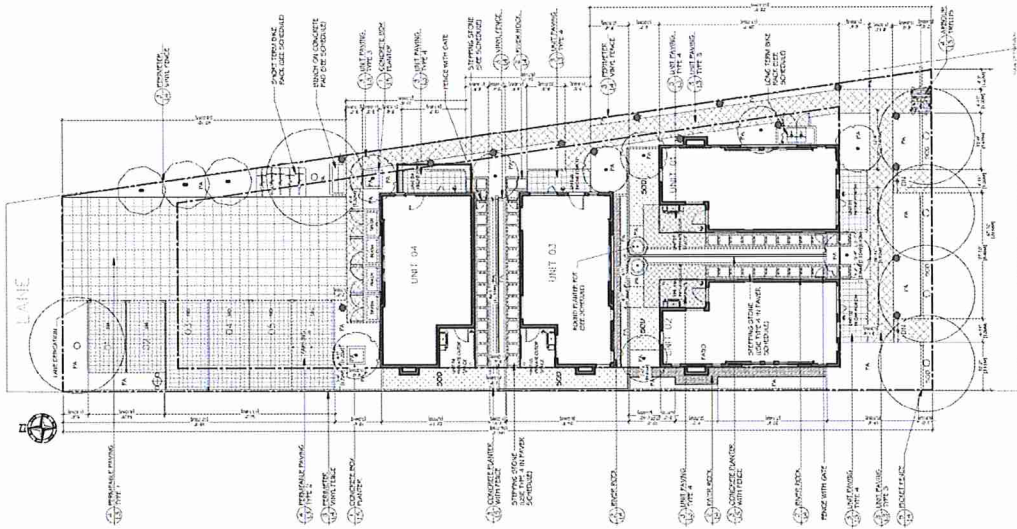


WEST ELEVATION Scale 1/8" = 1'

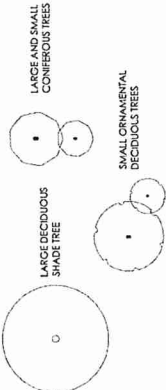


REAR ELEVATION Scale 1/8" = 1'

|  <p>JOYCE MID RISE ARCHITECTURE<br/>2515 CLEVELAND DRIVE<br/>VANANAO, BC V2T 3K9<br/>joyce@midrisearch.com<br/>250.714.6749</p> |  | <p>680 PINE STREET<br/>680 PINE STREET, VANANAO, BC</p> | <p>CLIENT<br/>Sun Porch Homes Ltd.</p>                                                          | <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>2021-11-23</td> <td>01</td> <td>FOR INFORMATION SET 02</td> </tr> <tr> <td>2021-11-23</td> <td>02</td> <td>FOR INFORMATION SET 03</td> </tr> <tr> <td>2021-11-23</td> <td>03</td> <td>FOR INFORMATION SET 04</td> </tr> </tbody> </table> | DATE | REVISION | DESCRIPTION | 2021-11-23 | 01 | FOR INFORMATION SET 02 | 2021-11-23 | 02 | FOR INFORMATION SET 03 | 2021-11-23 | 03 | FOR INFORMATION SET 04 | <p>DATE: JUNE 18, 2021<br/>SCALE: 1/8" = 1'</p> | <p>ELEVATIONS<br/><b>A201</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|-------------|------------|----|------------------------|------------|----|------------------------|------------|----|------------------------|-------------------------------------------------|-----------------------------------|
|                                                                                                                                                                                                                      |                                                                                       |                                                         |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                | DATE | REVISION | DESCRIPTION |            |    |                        |            |    |                        |            |    |                        |                                                 |                                   |
| 2021-11-23                                                                                                                                                                                                           | 01                                                                                    | FOR INFORMATION SET 02                                  |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                |      |          |             |            |    |                        |            |    |                        |            |    |                        |                                                 |                                   |
| 2021-11-23                                                                                                                                                                                                           | 02                                                                                    | FOR INFORMATION SET 03                                  |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                |      |          |             |            |    |                        |            |    |                        |            |    |                        |                                                 |                                   |
| 2021-11-23                                                                                                                                                                                                           | 03                                                                                    | FOR INFORMATION SET 04                                  |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                |      |          |             |            |    |                        |            |    |                        |            |    |                        |                                                 |                                   |
| <p>RECEIVED<br/><b>001340</b><br/>2021-NOV-23</p>                                                                                                                                                                    |                                                                                       |                                                         | <p>PROJECT: 2515 CLEVELAND DRIVE<br/>DRAWN BY: JMA<br/>CHECKED BY: JMA<br/>DATE: 2021-11-23</p> |                                                                                                                                                                                                                                                                                                                                                                |      |          |             |            |    |                        |            |    |                        |            |    |                        |                                                 |                                   |



TREE PLAN



PAVER SCHEDULE

TYPE 1: AQUAPAVE STANDARD  
SIZE: 8 cm THICK  
COLOUR: SHADOW BLEND  
PATTERN: RUNNING BOND  
TYPE 2: AQUAPAVE STANDARD  
SIZE: 8 cm THICK  
COLOUR: CHARCOAL  
PATTERN: RUNNING BOND  
TYPE 3: CLASSIC STANDARD  
SIZE: STANDARD, 6 cm THICK  
COLOUR: HARVEST  
PATTERN: 90° HERRINGBONE  
TYPE 4: HYDRAPRESSED SLABS -  
NEW YORK STONE SERIES  
SIZE: 24" x 24"  
COLOUR: GRANITE  
PATTERN: JACK ON JACK BOND

TREE PLANTING REQUIREMENTS:

- ON-SITE TREES MUST MEET BC LANDSCAPE STANDARDS FOR TREE PLANTING AND REQUIRES A MINIMUM AVAILABLE SOIL VOLUME OF BOULEVARD TREES OF 8 M³ FOR SMALL CLASS TREES, 12 M³ FOR MEDIUM CLASS TREES AND 16 M³ FOR LARGE CLASS TREES. IF SUFFICIENT SOIL VOLUME CANNOT BE PROVIDED, SOIL CELLS UNDER THE ADJACENT HARDSCAPE IS THE PREFERRED METHOD OF PROVIDING SOIL VOLUME. SHOULD SOIL VOLUME BE ACHIEVED IN THE BOULEVARD PLANTING AREAS WITHOUT SOIL CELLS, ROOT BARRIER IS REQUIRED ALONG ALL HARD SCAPES ADJACENT TO THE TREE PLANTING LOCATIONS.

SHORT TERM BIKE RACK (x1)

MODEL: OLYMPIA BIKE RACK  
DESCRIPTION: 2 UNITS, HOLDS 4 BIKES, MOUNTED TO CONCRETE PAD  
COLOUR: POWDER COAT SILVER  
SUPPLIER: FORMS + SURFACES

ROUND PLANTER POIS:

MODEL NAME: WANNSEE  
MODEL #: 49230.39  
SIZE: 39" D, 34" H  
MATERIAL: FIBREGLOSS  
QUANTITY: 2  
COLOUR: MATTE CHAROAL  
SUPPLIER: GREENVILLE PLANTERS  
PHONE: 1-905-361-1358

BENCH

MODEL: SBCOR-72BW  
SIZE: 6' LENGTH  
SUPPLIER: FORMS + SURFACES

SOIL DEPTHS

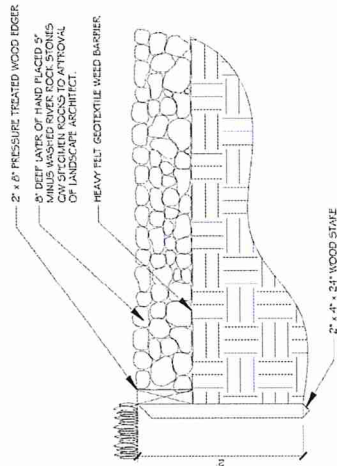
- LAWN - 10" MIN. DEPTH  
- SHRUB BEDS - 18" MIN. DEPTH  
- TREES - 36" MIN. DEPTH  
- PLANTERS - 36" MIN. DEPTH

RECEIVED  
DP001240  
2022-DEC-19

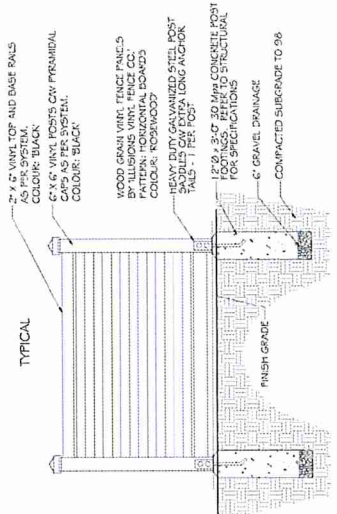
|                                                                          |           |                                                 |                                |                           |                       |             |
|--------------------------------------------------------------------------|-----------|-------------------------------------------------|--------------------------------|---------------------------|-----------------------|-------------|
| 4★SITE<br>LANDSCAPE ARCHITECTURE<br>AND SITE PLANNING 5966 50th AVE S.E. | AND STAMP | 680 PINE STREET<br>680 PINE STREET, NANAIMO, BC | CLIENT<br>Sun Porch Homes Ltd. | DATE<br>DECEMBER 16, 2022 | SCALE<br>1/8" = 1'-0" | PROJECT     |
|                                                                          |           |                                                 |                                |                           |                       | LAYOUT PLAN |
|                                                                          |           |                                                 |                                | DRAWN BY                  |                       | DATE        |
|                                                                          |           |                                                 |                                | CHECKED BY                |                       | DATE        |
|                                                                          |           |                                                 |                                | APPROVED BY               |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT NO.               |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT NAME              |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT LOCATION          |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT DESCRIPTION       |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT STATUS            |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT BUDGET            |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT RISK              |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT SCHEDULE          |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT TEAM              |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT CONTACT           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT NOTES             |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT COMMENTS          |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT REVISIONS         |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT CLOSURE           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT ARCHIVE           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT DELIVERY          |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT REVIEW            |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT SIGNATURE         |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT SEAL              |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT EXPIRATION        |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT CANCELLATION      |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT RESCINDMENT       |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT REJECTION         |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT REFUSAL           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT WITHDRAWAL        |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT ABANDONMENT       |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT INCOMPLETE        |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT ON HOLD           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT RESUMED           |                       | DATE        |
|                                                                          |           |                                                 |                                | PROJECT COMPLETED         |                       | DATE        |

L100

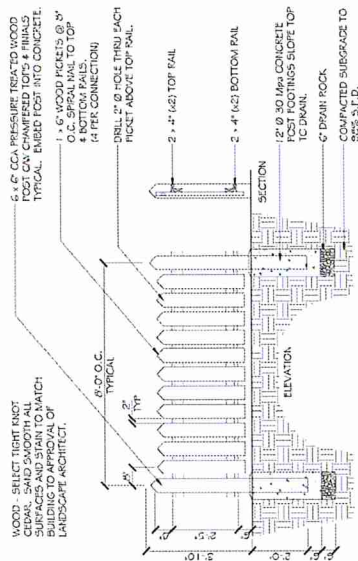




2 RIVER ROCK BORDER



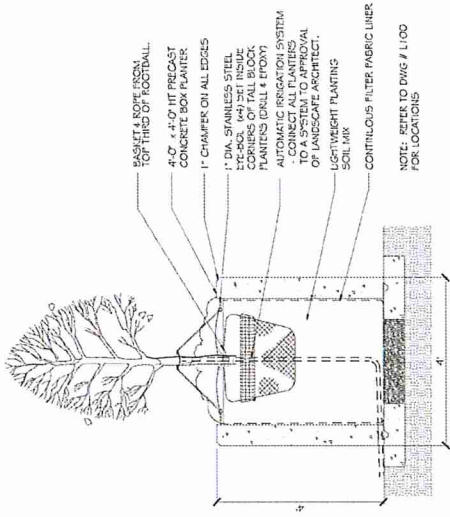
### 3 SPECIALTY VINYL FENCE



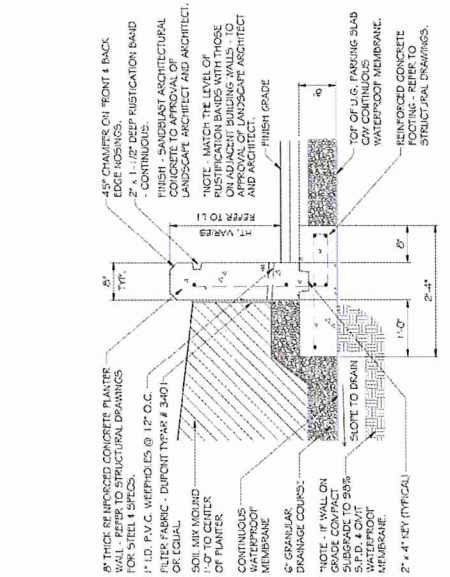
|    |              |
|----|--------------|
| 5  | PICKET FENCE |
| L4 | SCALE        |

| REV. DATE  | NUMBER | DESCRIPTION                       |
|------------|--------|-----------------------------------|
| 1/21/81-C  | 1      | COORDINATION SET 01               |
| 2/01/81-B  | 2      | COORDINATION SET 02               |
| 3/01/81-A  | 3      | COORDINATION SET 03               |
| 4/02/81-28 | 4      | MAILED FOR BUILDING PERMIT REVIEW |
| 5/02/81-30 | 5      | MAILED FOR BUILDING PERMIT        |
| 6/22/81    | 6      | MAILED FOR BUILDING PERMIT        |
| 7/22/81-16 | 7      | MAILED FOR RE-CONSTRUCTION        |

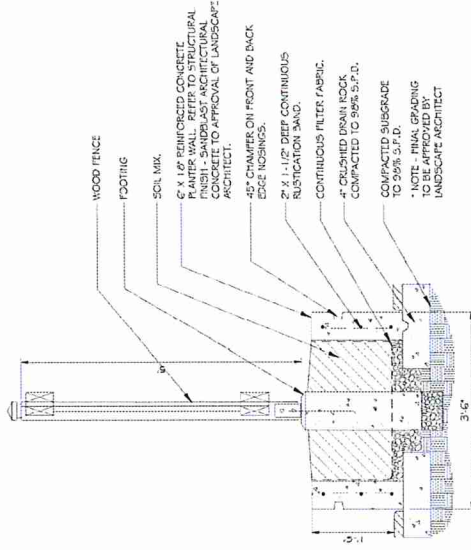
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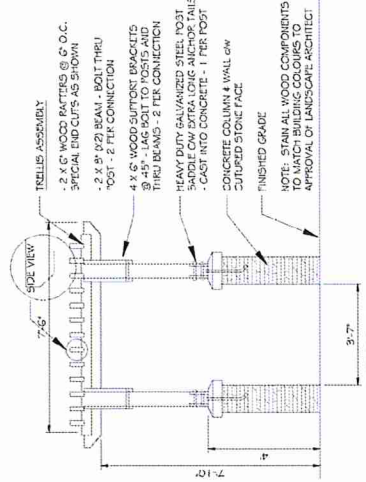
1 4' x 4' CONCRETE PLANTER BOX  
SCALE 3/8\"/>



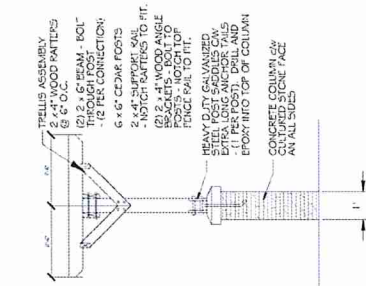
2 CONCRETE PLANTER WALL  
SCALE 1\"/>



3 CONCRETE PLANTER WITH FENCE  
SCALE 1\"/>



4 WOOD ARBOUR  
SCALE 1/2\"/>



| REV. | DATE       | NUMBER | DESCRIPTION       |
|------|------------|--------|-------------------|
| 1    | 2022.08.28 | 1      | ISSUED FOR PERMIT |
| 2    | 2022.08.28 | 2      | COORDINATION SET  |
| 3    | 2022.08.28 | 3      | COORDINATION SET  |
| 4    | 2022.08.28 | 4      | COORDINATION SET  |
| 5    | 2022.08.28 | 5      | COORDINATION SET  |
| 6    | 2022.08.28 | 6      | COORDINATION SET  |
| 7    | 2022.08.28 | 7      | COORDINATION SET  |