



DEVELOPMENT PERMIT NO. DP001241

CARMAGUE PROPERTIES INC.
Name of Owner(s) of Land (Permittee)

6330 MCROBB AVENUE
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 3, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN VIP78452

PID NO. 026-221-250

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 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

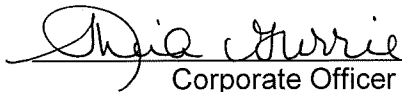
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

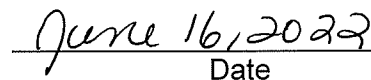
1. Section 7.6.1 Size of Buildings – to increase the maximum allowable building height from 14.0m to 19.6m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture, dated 2021-DEC-14, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2022-APR-11, as shown on Schedule D.

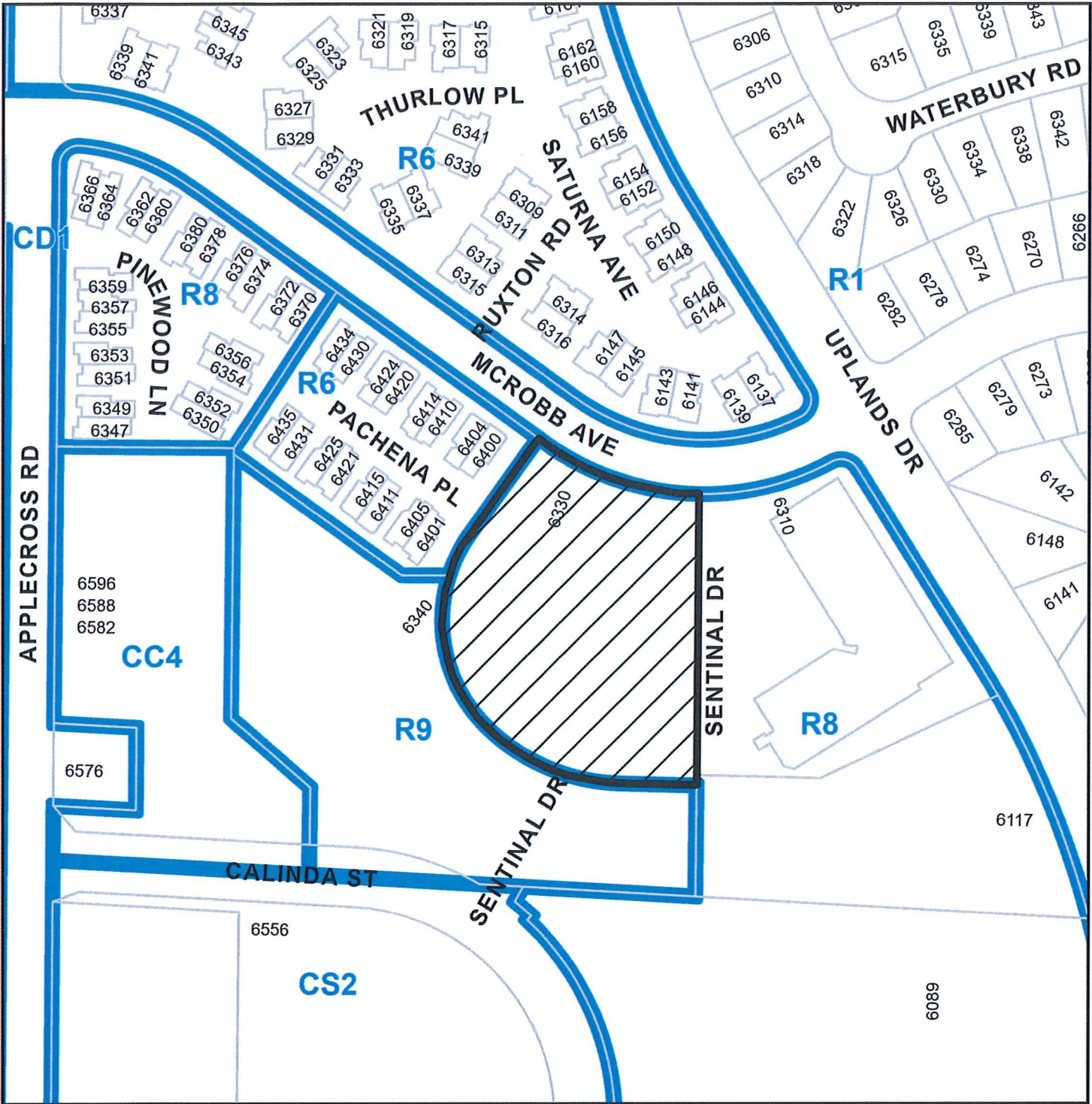
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF MAY, 2022.


Corporate Officer

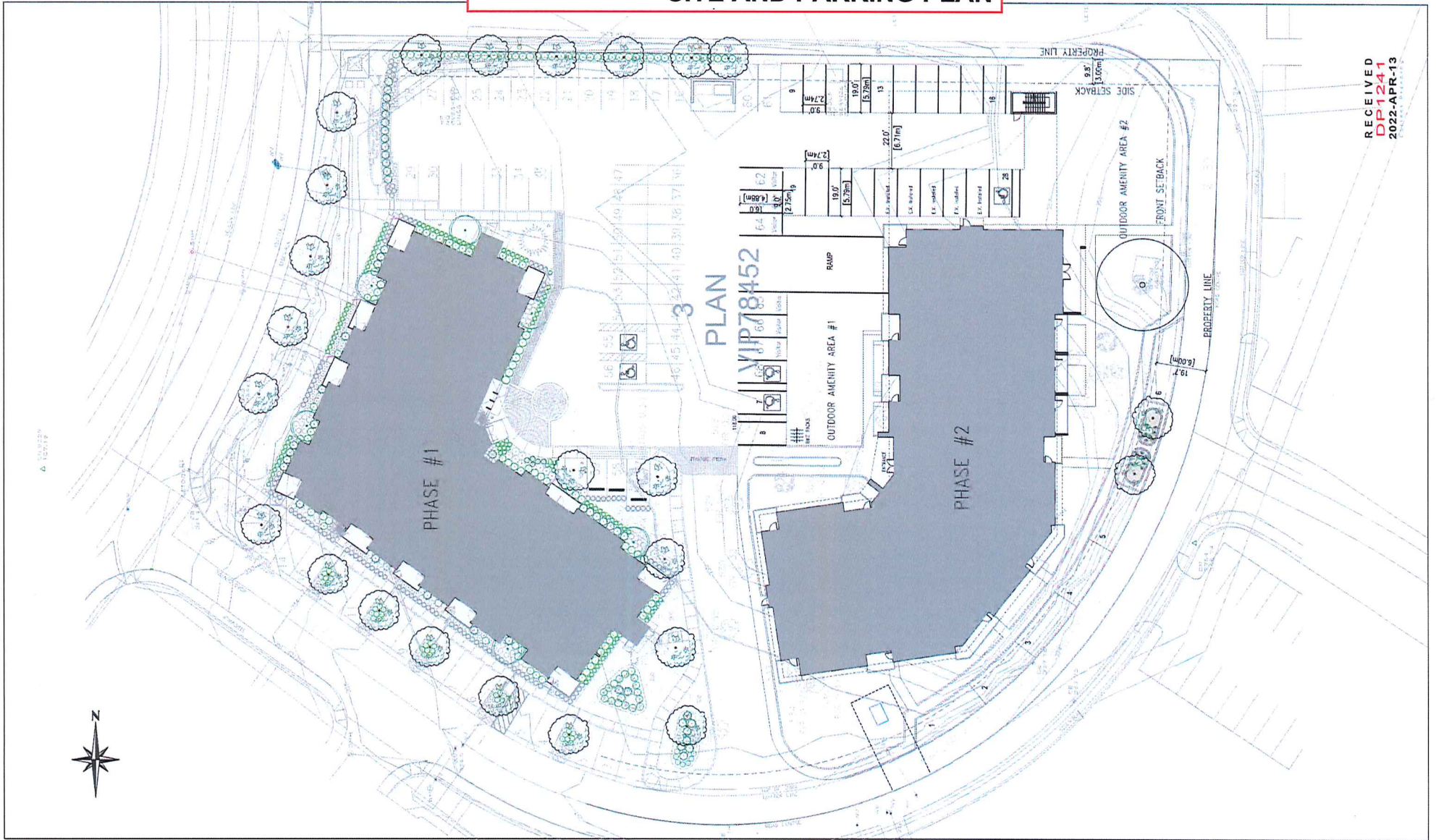

Date

CH/bb/lh
Prospero attachment: DP001241

LOCATION PLAN

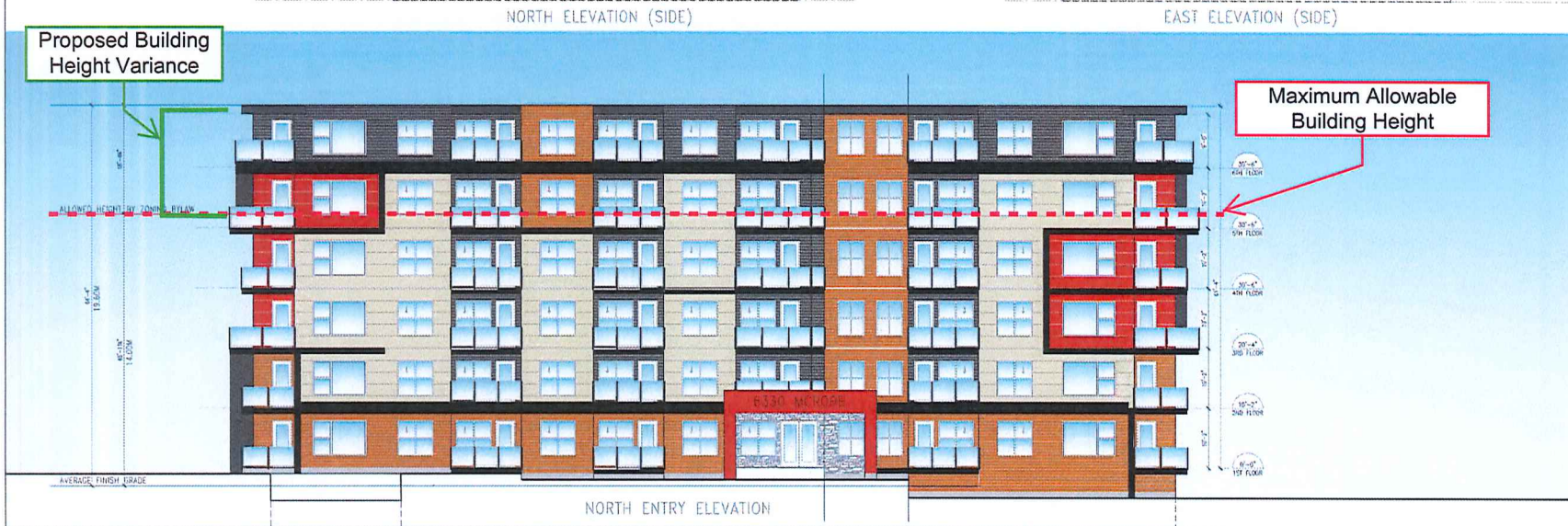
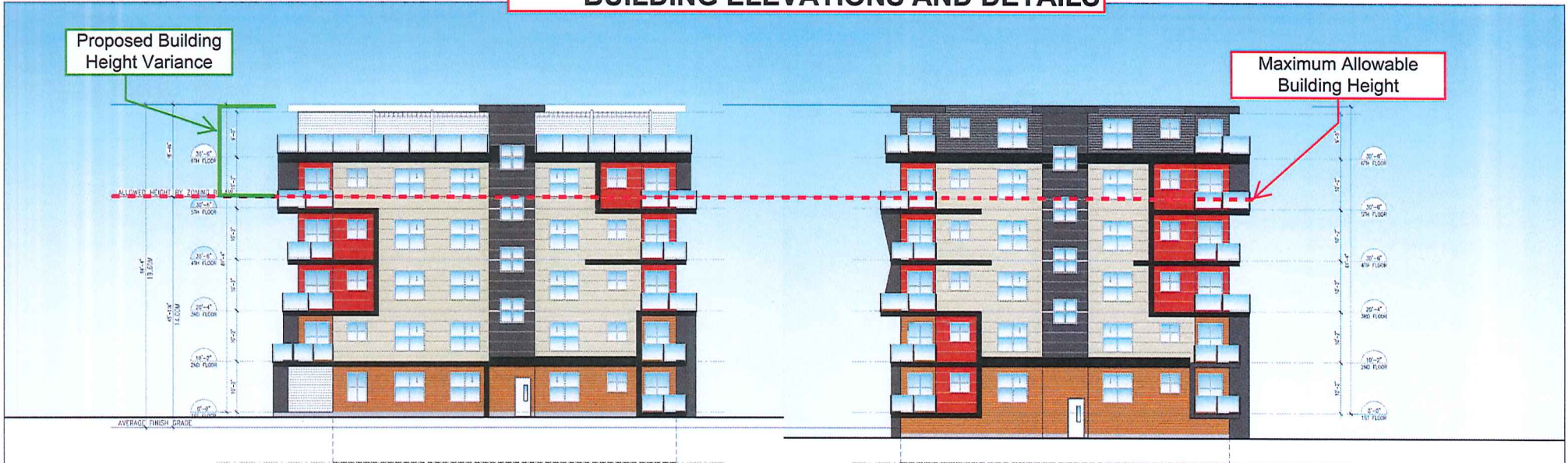


SITE AND PARKING PLAN



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 DP1241
 2022-APR-13

<p>NOTES</p> <ol style="list-style-type: none"> 1. This plan is a preliminary site plan and is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. 2. The plan is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect. 3. The plan is not to be used for any other purpose without the written consent of the architect. 4. The plan is not to be used for any other purpose without the written consent of the architect. 5. The plan is not to be used for any other purpose without the written consent of the architect. 	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<p>D-ARCHITECTURE 6277 ISLAND DRIVE, NANAIMO, BC V9Y 1M4 TEL: 250-252-1901 FAX: 250-252-1902 WWW.D-ARCHITECTURE.COM</p>	<p>PROJECT SEAL</p>	<p>CONSULTANT SEAL</p>	<p>ENGINEER SEAL</p>	<p>DATE: 03 MAR 22</p>	<p>PROJECT: 6330 MCROBB AVENUE NANAIMO, BC PHASE #2</p>	<p>CLIENT: ROBIN KELLEY PROJECT NO: 2750</p>	<p>PROJECT: OVERALL SITE PLAN PRELIMINARY</p>	<p>SHEET NO: A0.1 REVISION: </p>



EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
1	[Brown]	8" WOOD GRAIN PLANK SIDING FROM WOODSTON
2	[Red]	CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3	[Black]	CEMENT COMPOSITE SIDING CHARCOAL
4	[Light Grey]	CEMENT COMPOSITE SIDING HEAVY CREAM: DLX1099-2
5	[Dark Grey]	8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
6	[Brown]	8" WOOD GRAIN PLANK SIDING FROM WOODSTON
7	[White]	BLACK ALUMINUM RAILING

NOTES:
 1. All exterior wall finishes shall be applied in accordance with the manufacturer's instructions.
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 9. All exterior wall finishes shall be applied in accordance with the manufacturer's instructions.
 10. All exterior wall finishes shall be applied in accordance with the manufacturer's instructions.

D-ARCHITECTURE
 6377 CANOE DRIVE, NANAIMO, BC V9Y 1Y6
 TEL: 250-933-1961, E: INFO@D-ARCH.COM
 WWW.D-ARCH.COM

ARCHITECT SEAL

DATE/TIME ISSUED

CONSULTANT SEAL

SCALE
 DRAWN
 CHECKED
 DATE: 14 DEC 21

PROJECT
 6330 MCROBB AVENUE
 NANAIMO, BC
 PHASE #2

CLIENT
 ROBIN KELLEY
 PROJECT NO:
 2750

SHEET TITLE
 BUILDING ELEVATIONS
 PRELIMINARY

SHEET NO.
A4.1
 TOTAL SHEETS

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DP1241
 2021-DEC-15
 Current Planning

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

DESIGN RATIONALE

Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.

The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

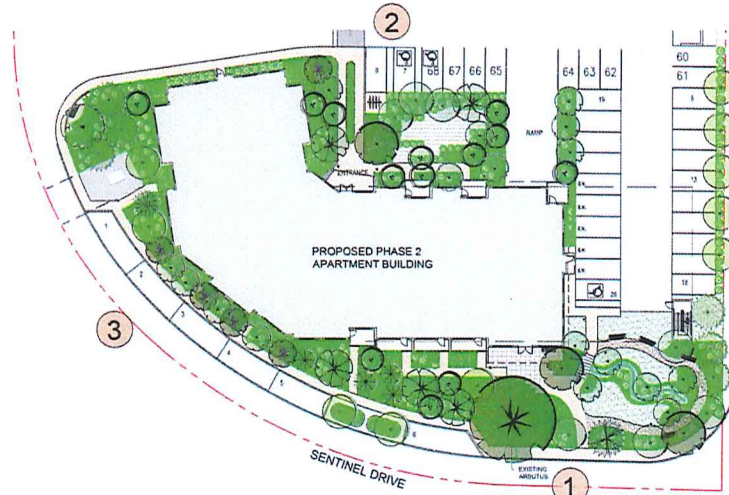
- A sunny patio outside the amenity room.
- A winding path through a quiet piece of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus.
- Creation of a bioswale which will be functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden
 - ornamental, it will be an organic "stream" at the centre of the garden space, running through a lawn
- A planted edge to screen the street

2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site. The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN
Scale: N.T.S.



PLANT PALETTE

INCLUDING REPLACEMENT TREES: 61 DECIDUOUS
12 CONIFEROUS

Icon	Key	Qty	Botanical Name	Common Name	Pot Size
Deciduous Trees					
	Ae	13	<i>Aeol palmatum</i>	Japanese Maple	2.5m
	AA	17	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Service berry	10 gal
	Ca	7	<i>Cornus canadensis</i> white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ck	6	<i>Cornus kousa</i>	Chinese Dogwood (multistem)	3m. ht
	Fad	5	<i>Fagus sylvatica</i> 'Dorseyk Gold'	Dorseyk Gold Beech	6 cm cal
	Pp	10	<i>Parthenia persica</i> 'Vanesa'	Upright Persian Ironwood	6 cm cal
	Stj	3	<i>Styrax japonica</i>	Shrubby Tree	6 cm cal
Coniferous Trees					
	Pfv	1	<i>Pinus ficulnea</i> vanderwolf	Vanderwolf Pine	2 m ht
	Pn	6	<i>Pinus nigra</i>	Austrian Pine	2 m ht
	PO	4	<i>Picea omorika</i> Bruns	Serbian Spruce	2m ht
	Ps	1	<i>Pinus sylvestris</i>	Scotts Pine	2m ht
Hedging / Shrubs / Grasses / Ferns & Perennials (2000 TOTAL)					
	Tm	100	<i>Taxus media</i> Hicks	Yew	5 gal
Evergreen Shrubs					
	Ch	400	<i>Chamaenerion</i>	Mexican Orange Blossom	#1
	La	1	<i>Limonium aquilegifolium</i> 'Hidcot'	English Lavender	#1
	Mn	1	<i>Muscadivina nummularia</i>	Sambucus	#1
	Vv	1	<i>Viburnum viburnum</i>	David's Viburnum	#1
	Va	1	<i>Viburnum acerifolium</i>	Evergreen Huckleberry	#1
Deciduous Shrubs					
	Ca	400	<i>Cornus alba</i> alba	Red Twigged Dogwood	#1
	Hh	1	<i>Hedera helix</i> 'Dorseyk Gold'	Common Ivy	#1
	Hh	1	<i>Hedera helix</i> 'Dorseyk Gold'	Red Spreading Currant	#1
Low Shrubs					
	DG	400	<i>Dorseyk Gold</i>	Small	#1
	Ma	1	<i>Mahonia aquilegifolia</i>	Tall Oregon Grape	#1
	Mr	1	<i>Mahonia repens</i>	Dwarf Oregon Grape	#1
	Rr	1	<i>Rosa rugosa</i>	Rosemary	#1
Grasses					
	Hn	400	<i>Hemerocallis nigra</i>	Japanese Woodcock grass	#1
	Hn	1	<i>Hemerocallis nigra</i>	Blue Owl Grass	#1
	Mt	1	<i>Miscanthus sinensis</i> 'yaku jima'	Maian Grass	#1
	Mt	1	<i>Miscanthus sinensis</i> 'var. purpurascens'	Orange Flame Grass	#1
	St	1	<i>Stipa gigantea</i>	Great Feather Grass	#1
Ferns					
	Af	400	<i>Adiantum filix-foemina</i>	Lady Fern	#1
	Bs	1	<i>Blechnum spicatum</i>	Door Fern	#1
	De	1	<i>Dryopteris erythorosa</i>	Auricle Fern	#1
	Pa	1	<i>Polystichum auratum</i>	Sword Fern	#1
Perennials					
	Am	200	<i>Achillea millefolium</i>	Yarrow	#1
	Cj	1	<i>Centaurea jacobina</i>	Cornflower	#1
	Ss	1	<i>Sedum spectabile</i>	Douglas Aster	#1
Bioswale shrubs / rushes / sedges					
	Al	200	<i>Alyssum hirsutum</i>	Red Columbine	4" pot
	Al	1	<i>Alyssum hirsutum</i>	Scott's Broom	1 gal
	Co	1	<i>Carex obovata</i>	Slough Sedge	#1
	Ls	1	<i>Lythrum salicaria</i>	Burning Bush	4" pot
	Ls	1	<i>Lythrum salicaria</i>	Wormwood	#1
	Mv	1	<i>Marrubium vulgare</i>	Sweet Gale	1 gal
	Mv	1	<i>Marrubium vulgare</i>	Common Monkshood	1 gal
	Ss	1	<i>Sedum spectabile</i>	Hudsonian's Checker-mallow	4" pot
	Sm	1	<i>Scirpus microcarpus</i>	Small Flowered Bulrush	#1

NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

NOT FOR CONSTRUCTION

REVISIONS:

Issued for DP - 2021 Jul 20

Rev for CoN Comprehensive Letter - 2022 Apr 11



PROJECT:
6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:
CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: AS NOTED
DATE: JUL. 2, 2021

DRAWN: DR
CHECKED: VJD

PRODUCT NUMBER: 6330 McROBB 2021
DRAWING NUMBER: L0.1/ DP

MUN. DWG#:

PLANTING SCHEME



SITE ELEMENTS

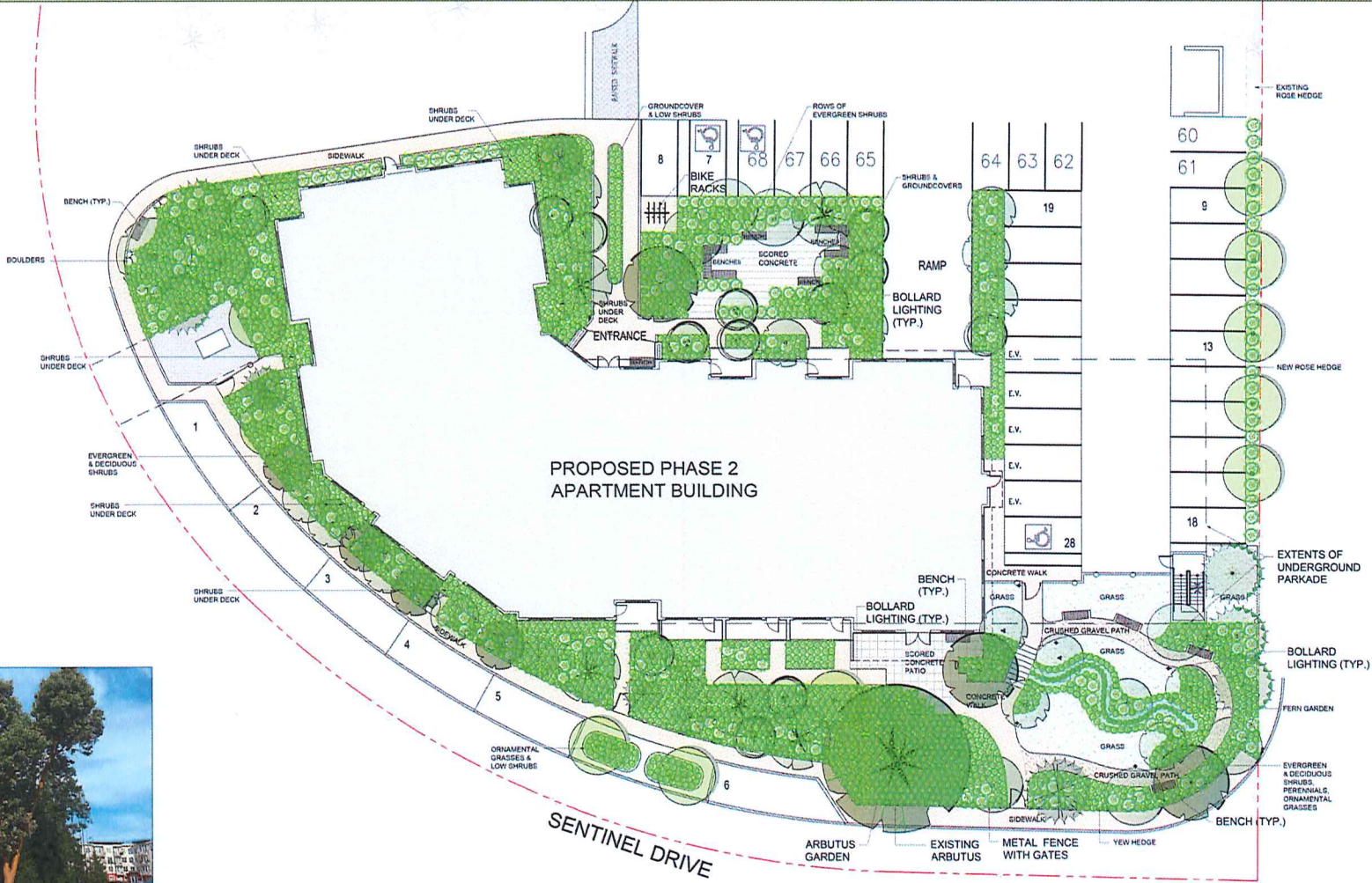


Existing Arbutus tree

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DP1241
2022-APR-13

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC



Existing Arbutus tree

CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150



NOTES:
ALL GRADES APPROXIMATE,
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette



REVISIONS:

Issued for DP - 2021Jul20

Rev for CoN Comprehensive Letter - 2022Apr11



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: DATE:

AS NOTED JUL. 2, 2021

DRAWN: CHECKED:

DR VJD

PROJECT NUMBER:

6330 McROBB 2021

DRAWING NUMBER:

L0.2/ DP

MUN. DWG#:

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DP 1241
2022-APR-13
CITY OF NANAIMO