



DEVELOPMENT PERMIT NO. DP001253

CAMARGUE PROPERTIES INC
Name of Owner(s) of Land (Permittee)

2103 BOWEN 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 1, SECTIONS 16 & 17, BLOCK 1, RANGE 7, MOUNTAIN DISTRICT,
PLAN EPP23735**

PID No. 001-568-663

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
Schedule E Schedule D - Amenity Requirements for Additional Density

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 6.10.2 Fence Height – to increase the maximum permitted fence height within a side yard from 1.80m to 2.45m.
2. Sections 9.5.1 and 9.5.3 Siting of Buildings – to reduce the minimum required front yard setback from 6.0m to 3.0m.
3. Section 9.5.1 Siting of Buildings – to reduce the minimum required flanking side yard setback from 4.5m to 4.0m.
4. Section 9.7.1 Size of Buildings – to increase the maximum allowable building height from 14.00m to 14.95m.
5. Section 17.3.4 Refuse Receptacles – to reduce the minimum required setback for a refuse receptacle from a 3.0m to 1.5m.
6. Sections 17.11 and 17.12 Minimum Landscape Treatment Levels – to reduce the width of the minimum landscape treatment level for a refuse receptacle enclosure from 1.8m to 1.5m.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. Section 4.3 Small Car Spaces – to increase the maximum permitted number of off-street parking spaces that may be reduced in size to accommodate small cars from 40% to 48%.
2. Section 7.1 Multiple-Family Dwelling Parking Table – to reduce the minimum required number of off-street parking spaces from 40 spaces to 39 spaces.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Joyce Reid Troost Architecture, dated 2022-AUG-08, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Joyce Reid Troost Architecture, dated 2022-SEP-28 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-AUG-04, as shown on Schedule D.

4. Registration of a Statutory Right-of-Way (SRW) along Bowen Road to accommodate future frontage improvements prior to building permit issuance, with a width of up to 1.5m and exact dimensions to be determined at detailed design stage.
5. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Joyce Reid Troost Architecture, dated 2022-AUG-08, as shown in Schedule E, and to include the following items:
 - A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **24TH** DAY OF
OCTOBER, 2022.



D Corporate Officer

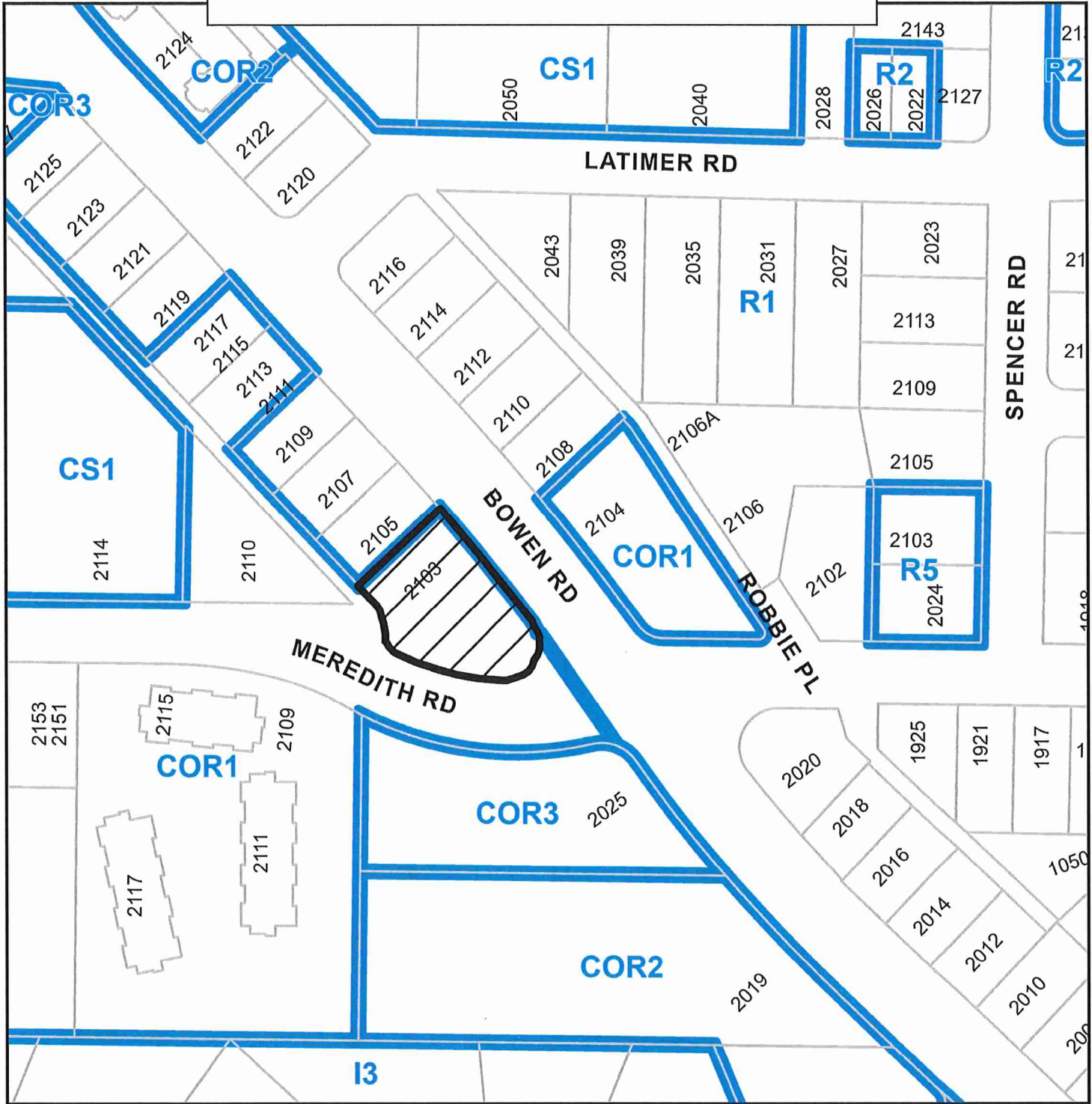


Date

CH/bb

Prospero attachment: DP001253

Development Permit No. DP001253 Schedule A
2103 Bowen Road
LOCATION PLAN

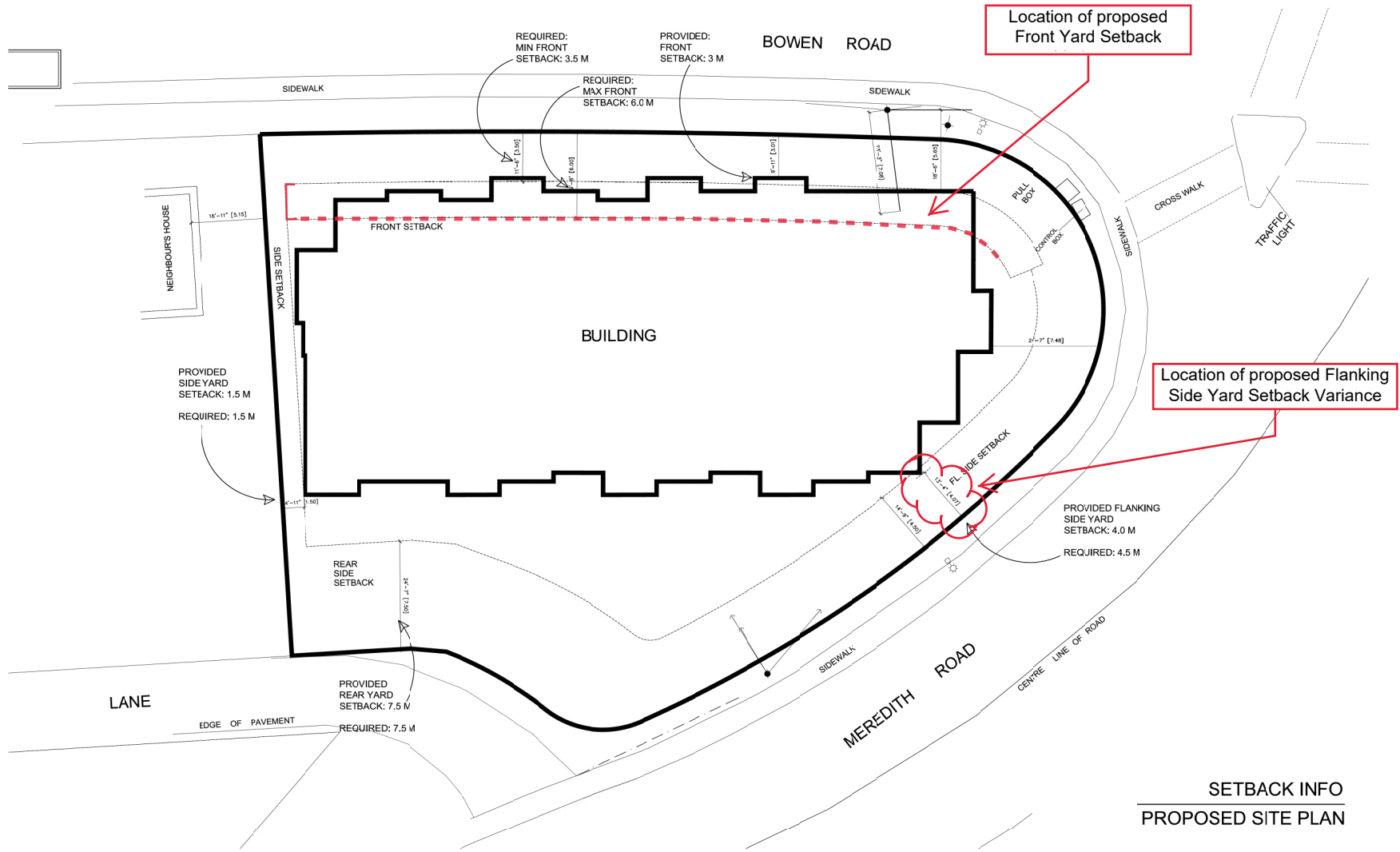


DEVELOPMENT PERMIT APPLICATION NO. DP001253

CIVIC: 2103 BOWEN ROAD
LEGAL: LOT 1, SECTION 16 AND 17, BLOCK 1, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP23735



Development Permit No. DP001253 Schedule B
 2103 Bowen Road
SITE AND PARKING PLANS



JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

THE DRAWINGS, SPECIFICATIONS AND INFORMATION CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL RIGHTS ARE RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ANY OTHER DOCUMENTS, THESE DRAWINGS SHALL TAKE PRECEDENCE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.



BOWEN APTS.
 2103 BOWEN ROAD NANAIMO, BC

RECEIVED
 DP 1253
 2022-AUG-12
 CAMARGUE PROPERTIES INC.

REV. DATE	NUMBER	DESCRIPTION

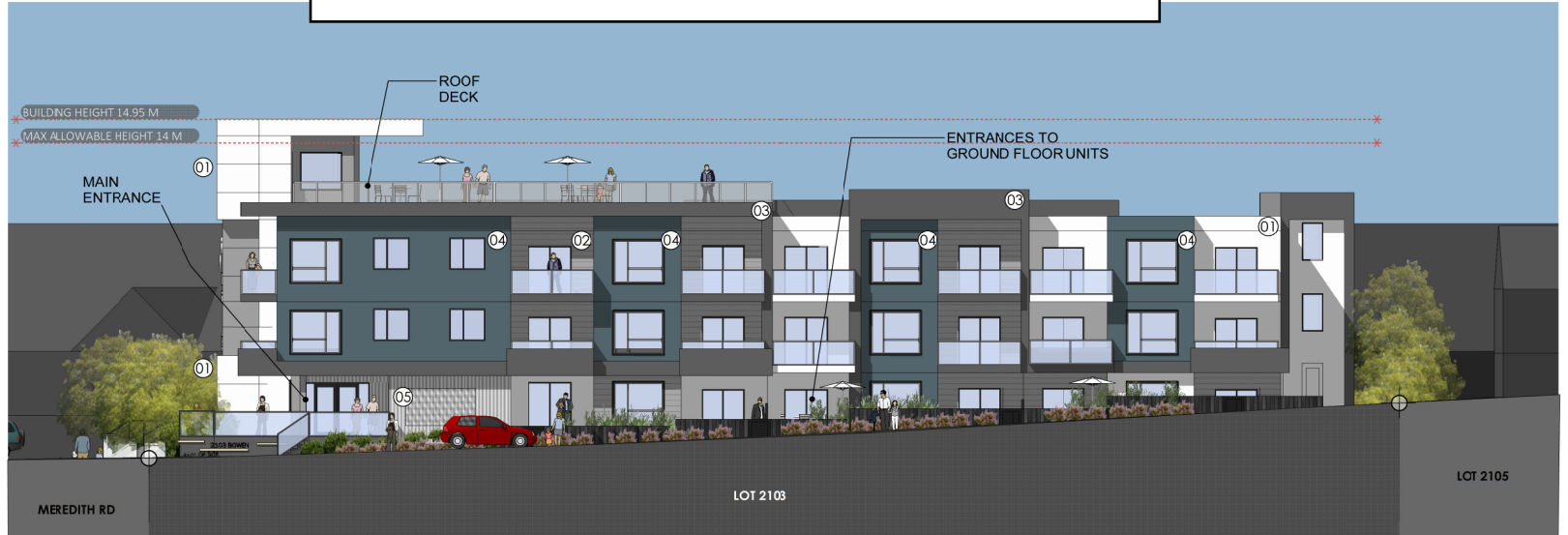
DATE NOV 12, 2021
 SCALE
 DRAWN BY JRT

SETBACKS INFO
A101

Development Permit No. DP001253 Schedule C
 2103 Bowen Road
BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

- 01 HARDIE panel, Arctic White
- 02 HARDIE lap siding, Pearl Grey
- 03 HARDIE panel, Iron Grey
- 04 HARDIE panel Dulux, Prussian Blue
- 05 Galvanised Corrugated Metal Sheet / Textured Fibre Cement Board



FRONT ELEVATION FROM BOWEN ROAD (WEST)



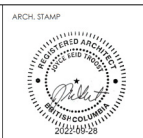
BACK ELEVATION FROM MEREDITH ROAD (EAST)



PROPOSED PARKADE GATE

JOYCE REID TROOST ARCHITECTURE
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 250.714.8749
 jrtarchitecture.com

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BOWEN APTS.
 2103 BOWEN ROAD, NANAIMO, BC

RECEIVED DP1253 2022-SEP-28
 Current Planning

CLIENT: CAMARGUE PROPERTIES INC.

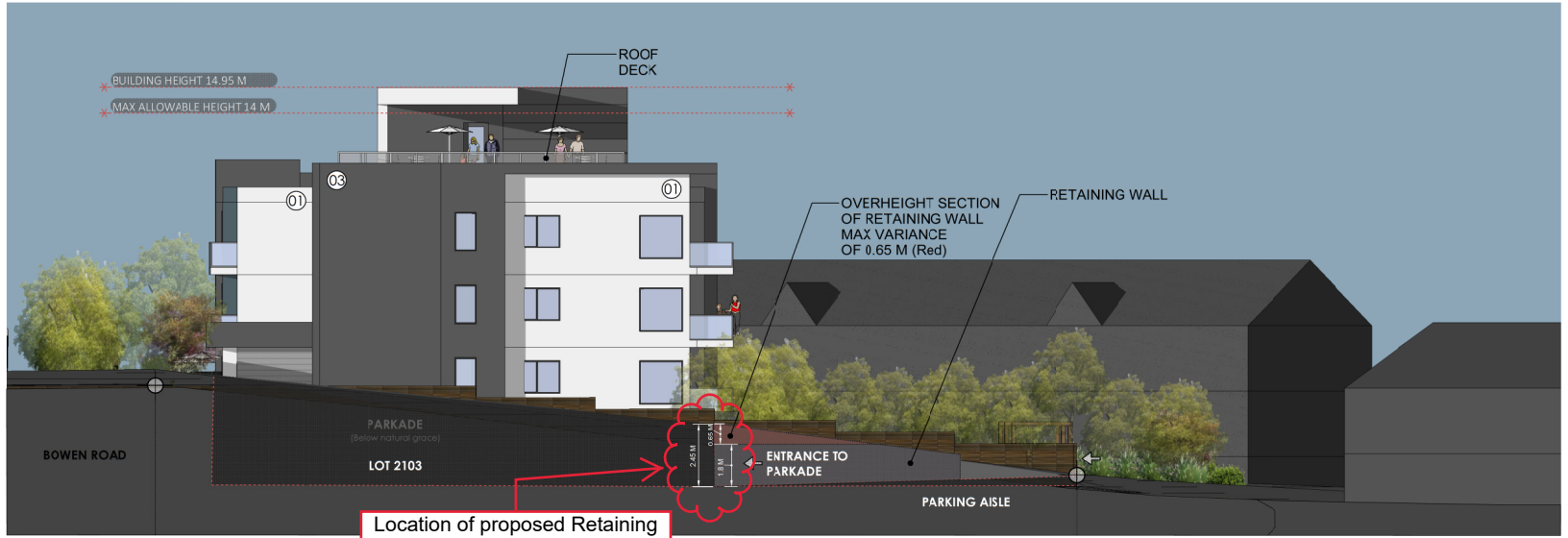
REV. DATE	NUMBER	DESCRIPTION
AUG 5, 2022	01	REV 01
SEPT 27, 2022	01	REV 02

DATE	NOV 12, 2021
SCALE	SEE DRAWING
DRAWN BY	JRT

ELEVATIONS 1
A200

MATERIAL LEGEND

- 01 HARDIE panel, Arctic White
- 02 HARDIE lap siding, Pearl Grey
- 03 HARDIE panel, Iron Grey
- 04 HARDIE panel Dulux, Prussian Blue
- 05 Galvanised Corrugated Metal Sheet / Textured Fibre Cement Board



SIDE ELEVATION (NORTH)

Location of proposed Retaining Wall Height Variance



SIDE ELEVATION (SOUTH)

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND REVISIONS OF CONSTRUCTION DETAIL HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.	ARCH. STAMP 	BOWEN APTS. 2103 BOWEN ROAD, NANAIMO, BC	CLIENT CAMARGUE PROPERTIES INC.	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>AUG 5, 2022</td> <td>01</td> <td>REV 01</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> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	AUG 5, 2022	01	REV 01																						DATE: NOV 12, 2021 SCALE: SEE DRAWING <div style="border: 1px solid black; padding: 2px; font-size: 8px; text-align: center;"> RECEIVED DP1253 2022-SEP-28 <small>CITY OF NANAIMO</small> </div> DRAWN BY: JRT	ELEVATIONS 2 <div style="font-size: 24px; font-weight: bold;">A201</div>
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AUG 5, 2022	01	REV 01																																	





TRASH AREA



TRASH AREA

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 DP1253
 2022-SEP-28
C O N S T R U C T I O N

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.</p>	<p>ARCH. STAMP</p> 	<p>BCWEN APTS. 2103 BOWEN ROAD, NANAIMO, BC</p>	<p>CLIENT CAMARGUE PROPERTIES INC.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>AUG 5, 2022</td> <td>01</td> <td>REV 01</td> </tr> <tr> <td>SEPT 27, 2022</td> <td>01</td> <td>REV 02</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> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	AUG 5, 2022	01	REV 01	SEPT 27, 2022	01	REV 02																			<p>DATE NOV 12, 2021 SCALE SEE DRAWING</p>	<p>PERSPECTIVES 2</p>
					REV. DATE	NUMBER	DESCRIPTION																											
AUG 5, 2022	01	REV 01																																
SEPT 27, 2022	01	REV 02																																
<p>DRAWN BY JRT</p>																																		

PLANT PALETTE

NOTE: The plants for this scheme will be chosen from the following list 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.

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
Deciduous Trees (Total 16)						
Ck	3	<i>Cornus kousa</i>	Chinese Dogwood (multistem)	3m ht.		
Fsd	6	<i>Fagus sylvatica</i> 'Dawryck Gold'	Dawryck Gold Beech	6 cm cal.		
Pp	4	<i>Paniclea panicula</i> 'Vanessa'	Panicle Ironwood	6 cm cal.	1.8m branching height	Street trees
Sjp	3	<i>Styrax japonica</i>	Snowbell Tree	6 cm cal.	1.8m branching height	
Small Deciduous Trees (Total 14)						
AgA	3	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Servicberry	10 gall.		
Ap	11	<i>Acer palmatum</i>	Japanese Maple	2.5m ht.		
Coniferous Trees (Total 9)						
Piv	6	<i>Pinus koraiensis</i> 'Vanderwolf'	Serbian Spruce	2m ht.		
PoB	3	<i>Picea omorika</i> 'Bruna'	Vanderwolf Pine	2m ht.		
Shrubs/Grasses/Ferns/Perennials/Bioswale Plants						
Deciduous Shrubs						
Cs	21	<i>Cornus alba</i> rubra	Red Twigged Dogwood	#1		
Hg	7	<i>Hibiscus diabolii</i>	Ocean Spray	#1		
Rc	20	<i>Ribes sanguineum</i>	Red Flowering Currant	#1	1.2 m o.c.	
Evergreen Shrubs						
Ausl	9	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1		
Ci	9	<i>Choisya ternata</i>	Mexican Orange Blossom	#1		
Gs	200	<i>Gaultheria shallon</i>	Salt	#1	.75m o.c.	
Ls	87	<i>Lonicera maackii</i>	English Lavender	#1	.75m o.c.	
Mn	248	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1		
Rb	20	<i>Rosmarinus officinalis</i>	Rosemary	#1	.75m o.c.	
Sr	8	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweetgum	#1		
Vo	112	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	1.2 m o.c.	
Grasses						
Hk	129	<i>Hakonechloa macra</i>	Japanese Woodland Grass	#1		
Hs	227	<i>Holcus coarctatus</i>	Blum Owl Grass	#1		
Mv	53	<i>Macrorhynchus sinensis</i>	Meadow Grass	#1	.75m o.c.	
Ferns						
Af	75	<i>Adiantum filix-femina</i>	Lady Fern	#1		
Bs	85	<i>Blachium spicatum</i>	Deer Fern	#1		
Df	73	<i>Dryopteris erythrosora</i>	Autumn Fern	#1		
Im	150	<i>Polystichum multifidum</i>	Sweet Fern	#1	.75m o.c.	
Perennials / Berries						
Am	30	<i>Achillea millefolium</i>	Yarrow	#1		
B	30	Blueberries				Varies TBD
Cc	25	<i>Scilla canadensis</i>	Goddenrod	#1		
Sa	25	<i>Symphoricarpos subspicatum</i>	Douglas Aster	#1		
Vines						
Pt	5	<i>Parrainocissus tricuspidata</i>	Boston Ivy	1 gall.		
Bioswale Plants						
Co	42	<i>Carex obovata</i>	Slough Sedge	plants	.6m o.c.	
Is	42	<i>Iris ensata</i>	Iris	plants	.6m o.c.	
Sm	42	<i>Scirpus macrocarpus</i>	Small Flowered Bulrush	plants	.6m o.c.	



CONCEPTUAL LANDSCAPE PLAN

Scale: 1:200

Location of proposed Refuse Receptacle Variances



RECEIVED
 DP 1253
 2022-AUG-12
 Consultant Planning

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

NOT FOR
 CONSTRUCTION

REVISIONS:

CAD DP Plan - 2022Jul05
 Response to CL - 2022Aug04



PROJECT:
**BOWEN ROAD
 APARTMENTS**

SITE LEGAL DESCRIPTION:

2103 BOWEN ROAD,
 NANAIMO, BC

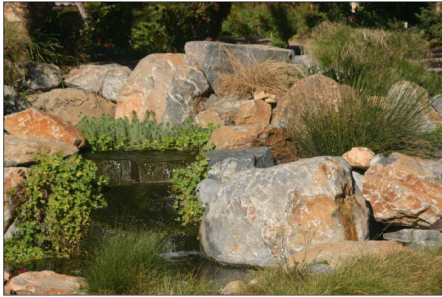
SHEET TITLE:
**CONCEPTUAL
 LANDSCAPE
 PLAN**

SCALE: 1:200 DATE: MAY 9, 2022
 DRAWN: DR CHECKED: VJD

PROJECT NUMBER:
 2103 BOWEN ROAD 2022

DRAWING NUMBER:
L0.1/DP

MUX. DWG#:



Bioswale



6'-0" Board fence



Bike rack



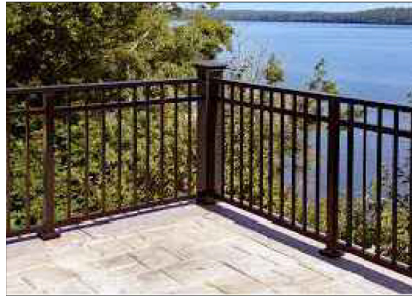
Lighting bollard

Signage content:

- bioswales and how they work
- biodiversity
- climate resilience of the landscape design



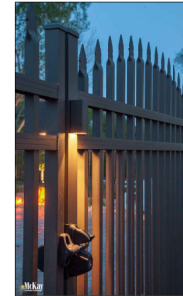
Interpretive Sign



4'-0" Metal fence



Bench



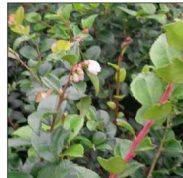
Lighting at gates



Chinese dogwood



Persian ironwood



Evergreen huckleberry



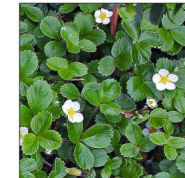
Red flowering currant



Salal



Campanula



Woodland strawberry



Snowbell tree



Serbian spruce



Abelia



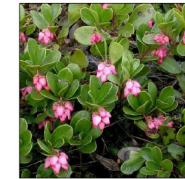
Blueberries



Maiden grass



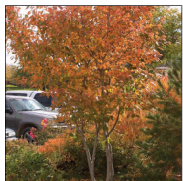
Goldenrod



Kinnickinnick



Japanese maple



Serviceberry



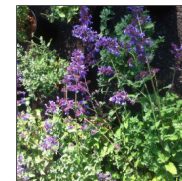
Oregon grape



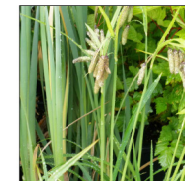
Sword fern



Gaura



Catmint



Sedge

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DP1253
2022-AUG-12
CURRENT PLANNING

NOTES:

REVISIONS:

CAD DP Plan - 2022Jul05
Response to CL - 2022Aug04



PROJECT:
BOWEN ROAD APARTMENTS

SITE LEGAL DESCRIPTION:
2103 BOWEN ROAD,
NANAIMO, BC

SHEET TITLE:
DESIGN ELEMENTS

SCALE: AS NOTED	DATE: MAY 9, 2022
DRAWN: DR	CHECKED: VJD
PROJECT NUMBER: 2103 BOWEN ROAD 2022	DRAWING NUMBER:

L0.2/ DP
RUN. DWG#:

Development Permit No. DP001253 Schedule E
 2103 Bowen Road
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Schedule D

Amenity Requirements for Additional Density

For Additional Tier 1 Density

Category 2: Retention and Restoration of Natural Features (8 points required)

E	The proposed development includes street trees	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
TOTAL		8

Category 4: Building Materials (8 points required)

A	Wood is the primary building material.	1
D	The proposed development uses materials with recycled content such that the sum of the post-consumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled	2
F	At least 75% of the materials used in construction are renewable resources	2
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project	1
TOTAL		8

Category 5: Energy Management (11 points required)

A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step	10
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite	1
TOTAL		11

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3K9 jrc@jrchitecture.com 250.714.8749 jrarchiecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND PLANS OF CONSTRUCTION DESCRIBED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-LAW AND PROPRIETARY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS BY A THIRD PARTY, INCLUDING BUT NOT LIMITED TO, THE USER OF THESE PLANS, SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.</p>	<p>ARCH. STAMP</p> 	<p>BOWEN APTS. 2103 BOWEN ROAD, NANAIMO, BC</p>	<p>RECEIVED DP 1253 2022-AUG-12 C. J. P. ARCHITECTURE</p>	<p>CLIENT</p> <p>CAMARGUE PROPERTIES INC.</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <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> </tbody> </table>	REV.	DATE	DESCRIPTION																												<p>DATE: NOV 12, 2021 SCALE: SEE DRAWING</p>	<p>Additional TIER 1</p> <p>A400</p>
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<p>DRAWN BY: JPT</p>																																						