



DEVELOPMENT PERMIT NO. DP001265

KESAR INVESTMENTS CORP.
Name of Owner(s) of Land (Permittee)

220 HALIBURTON 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 14, BLOCK 9, SECTION 1, NANAIMO DISTRICT, PLAN 584
EXCEPT PART IN PLANS VIP52118 AND VIP55909**

PID NO. 008-830-002

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 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 7.5.1 Siting of Buildings* – to reduce the minimum allowable front yard setback from 4.5m to 3.0m.
2. *Section 17.2.1. Landscaping, General Regulations* – to reduce the minimum allowable landscape buffer width from 1.8m to 1.0m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plan prepared by Raymond de Beeld Architect Inc., dated 2022-DEC-13, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Raymond de Beeld Architect Inc., dated 2022-DEC-13, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Architecture Panel Inc., dated 2022-NOV-16, as shown on Schedule D.
4. Registration of a Section 219 covenant, to replace existing charge FB51423, to secure the Geotechnical Assessment prepared by Lewkowich Engineering Associates Ltd., and to require any development of the site to follow the Geotechnical Assessment's recommendations, prior to building permit issuance.

REVIEWED AND APPROVED ON

2023-04-15
Date

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

SR/bb
Prospero attachment: DP001265

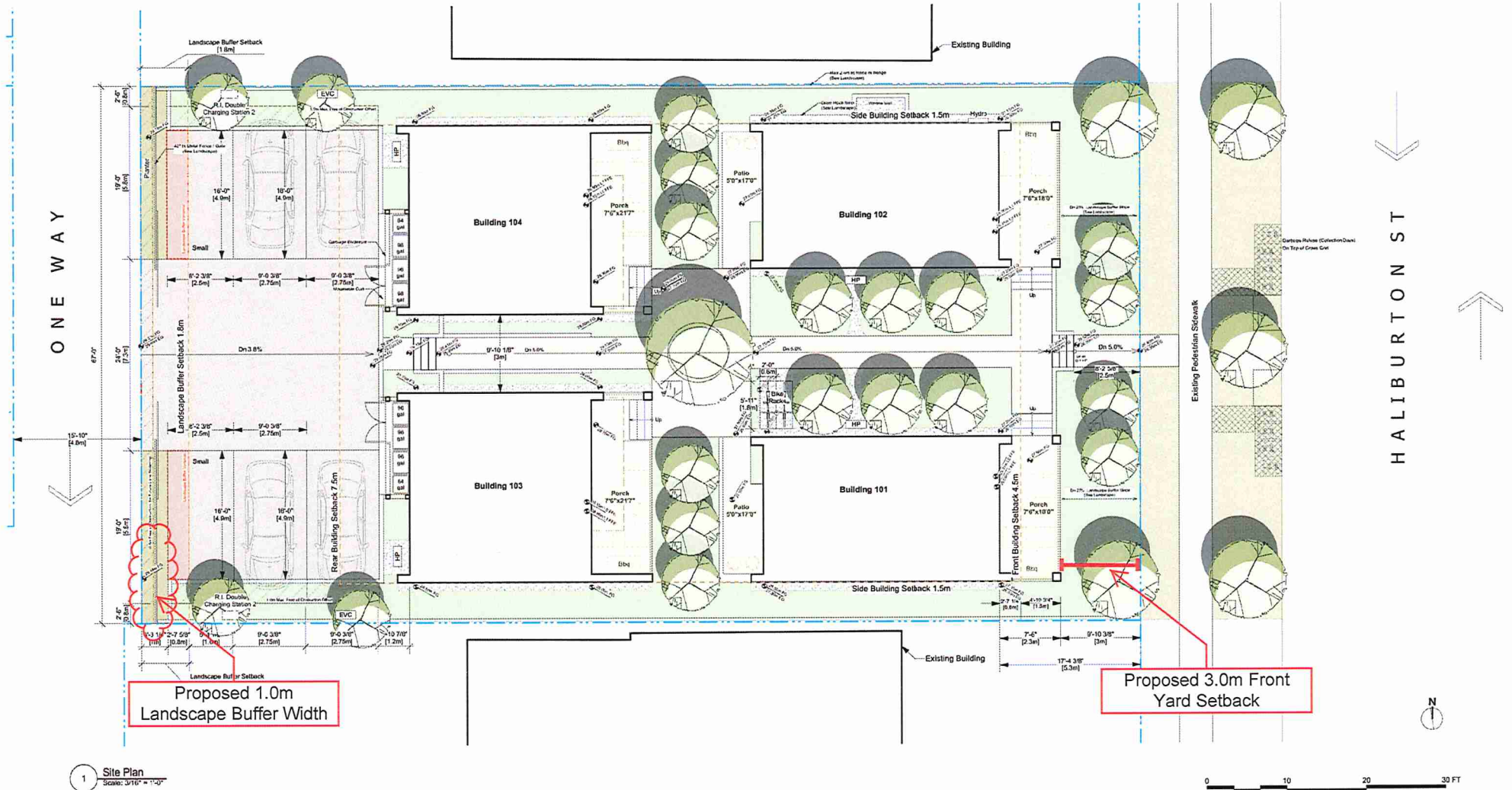
Schedule A

SUBJECT PROPERTY MAP



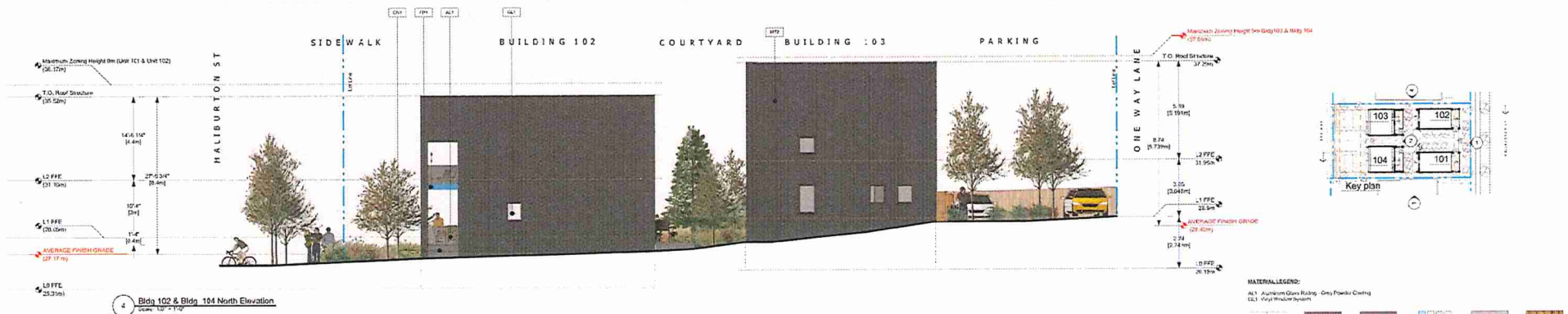
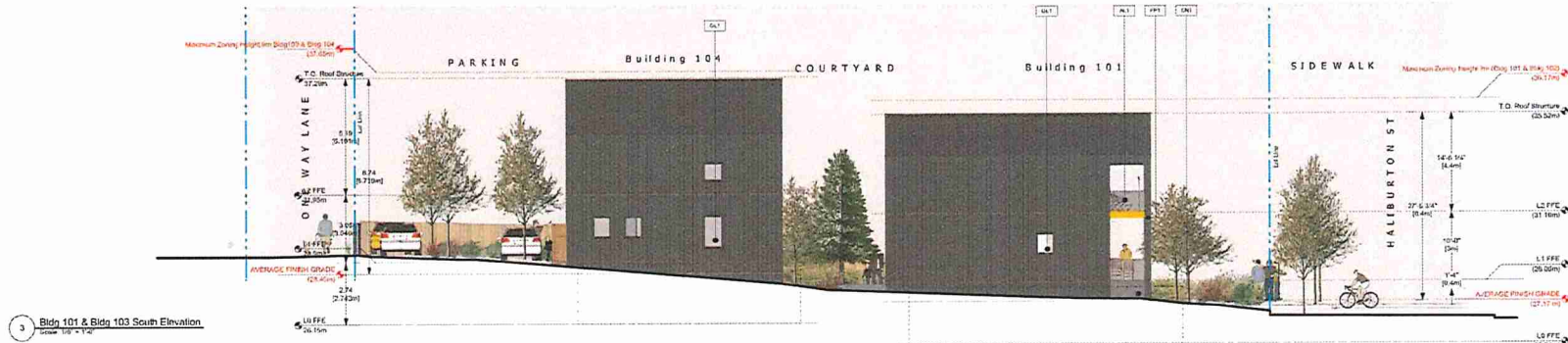
220/222 Haliburton Street

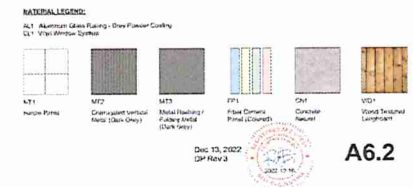
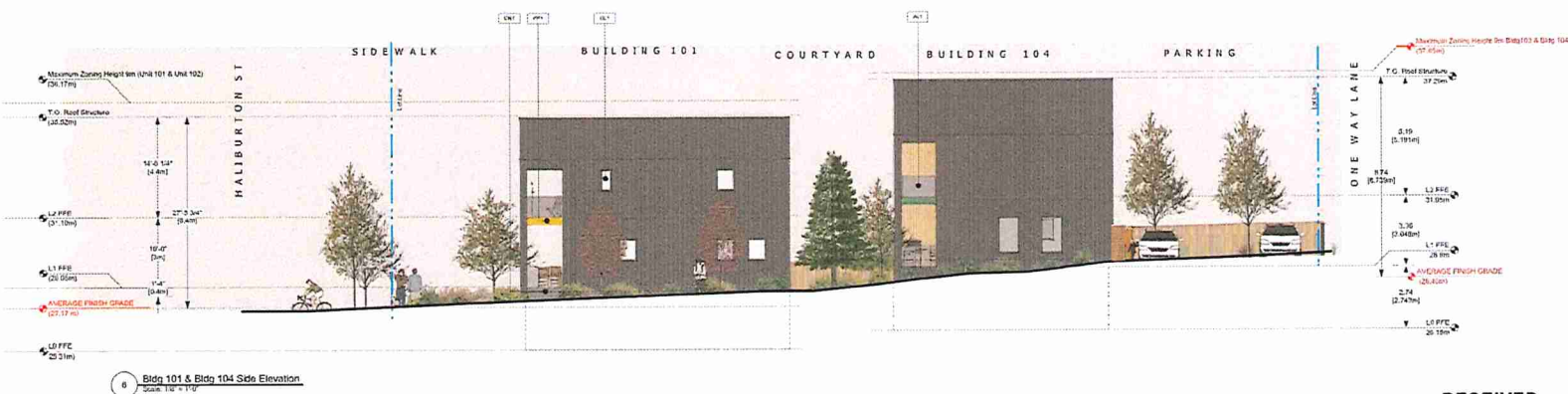
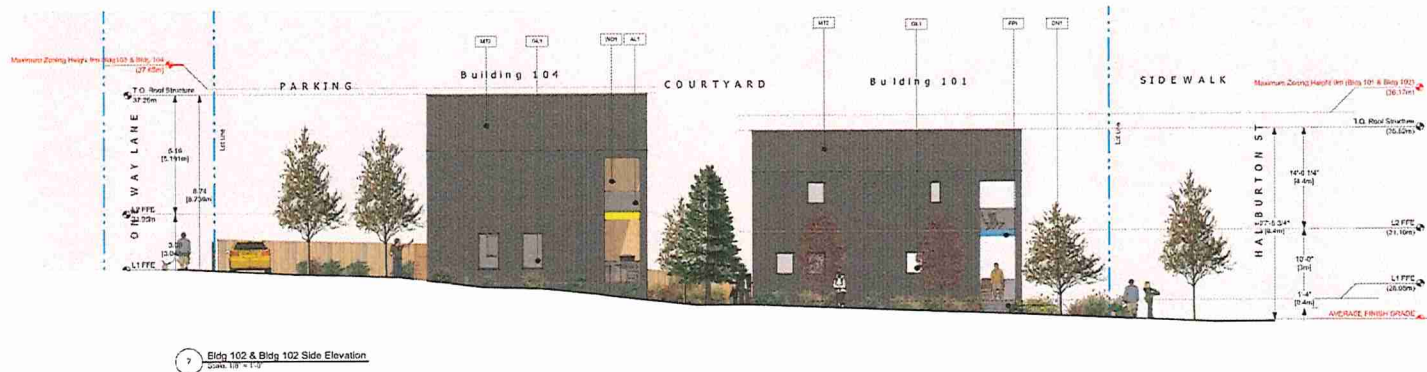
Development Permit No. DP001265 Schedule B
 220 Haliburton Street
SITE AND PARKING PLAN



Development Permit No. DP001265 Schedule C
220 Haliburton Street
BUILDING ELEVATIONS AND DETAILS

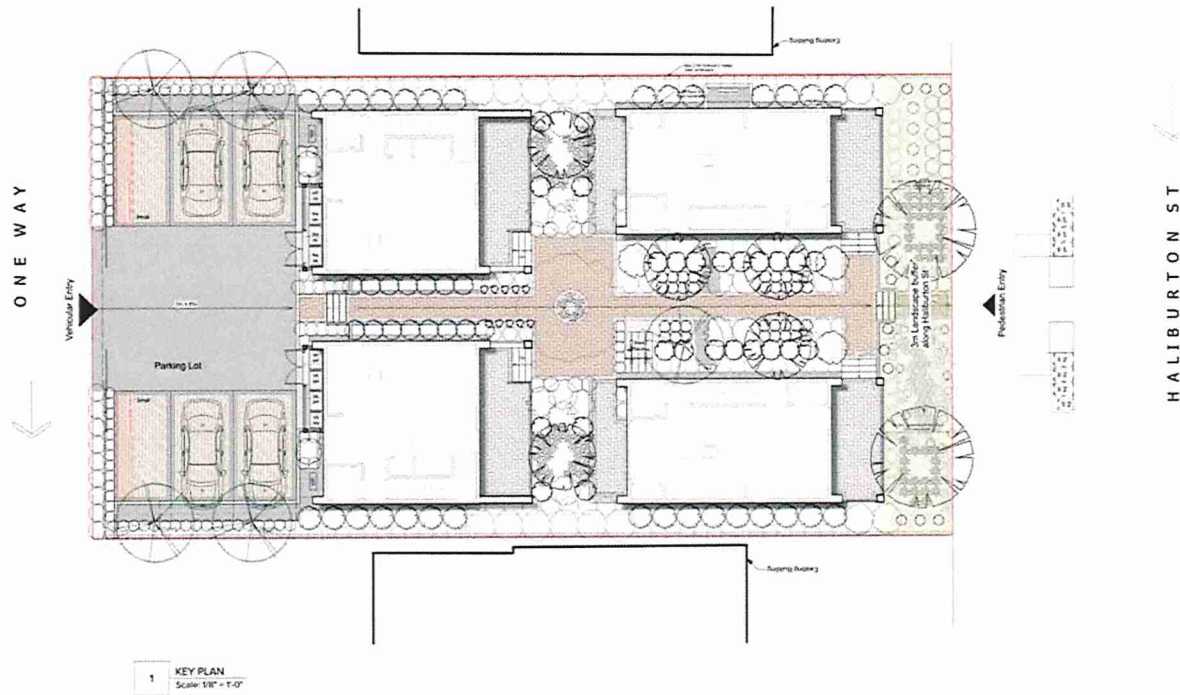
1 of 2





Development Permit No. DP001265 Schedule D
220 Haliburton Street
LANDSCAPE PLAN AND DETAILS

1 of 5



1 KEY PLAN
Scale 1/8" = 1'-0"

DESIGN RATIONALE AND SUMMARY

This site located on Haliburton St has two parallel entry points connected with a pathway that also leads to units private patios and entrances. The level differences between the two entry points allows for visually appealing landscape through the site.

A plant buffer consisting of a selection of plants are proposed on the edges of the property including evergreen hedges to ensure year-long privacy. Other plants such as Mahonia Aquifolium to provide a visual interest for the residents.

The central courtyard space located between buildings is proposed to be filled with different flowering and native plants on both sides of the pathway such as Hydrangea Quercifolia and Vaccinium Ovatum. Halfway through the pathway an Acer Rubrum tree and is proposed to be placed as a focal point for pedestrians entering from both sides of the site.

A different paving color scheme is proposed for the private patios which are lined with thick shrubbery layer and a tree near each patio providing a view to be enjoyed by residents inside the apartments and in the patios.



2 EXAMPLES OF TREES AND SHRUBS PROPOSED
Scale: NTS

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per "CMTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to select and review, make plant material available to the Landscape Architect for optional review at the source of supply/area of search to include Lower Mainland and Fraser Valley. "Substitutions" must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the Canadian Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (round root balls)

Growing medium shall have physical and chemical properties as described in the standards for "Ground Areas", except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm dark mulch.

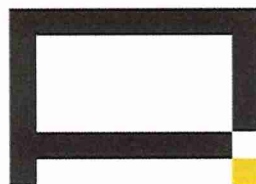
The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape/planting.

All soft landscape areas to be serviced by High Efficiency Irrigation System.



ARCHITECTURE PANEL INC.

ARCHITECTURE LANDSCAPE ARCHITECTURE - URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC V4B 3E1
rachel@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not make drawings. Dimensions govern.
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Project
**220 Haliburton Street,
Nanaimo**

Owner

Sheet Title
Key Plan

Total Sheets
6

Drawn By
SS

Reviewed By
RD

Sheet No.
L1

Checked By
RD

Status
DP Application

Contractors

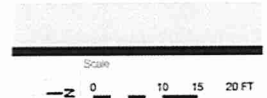
City of Nanaimo

Consultants
Architecture Panel Inc.

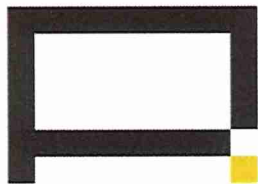
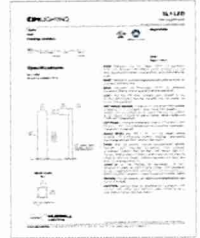
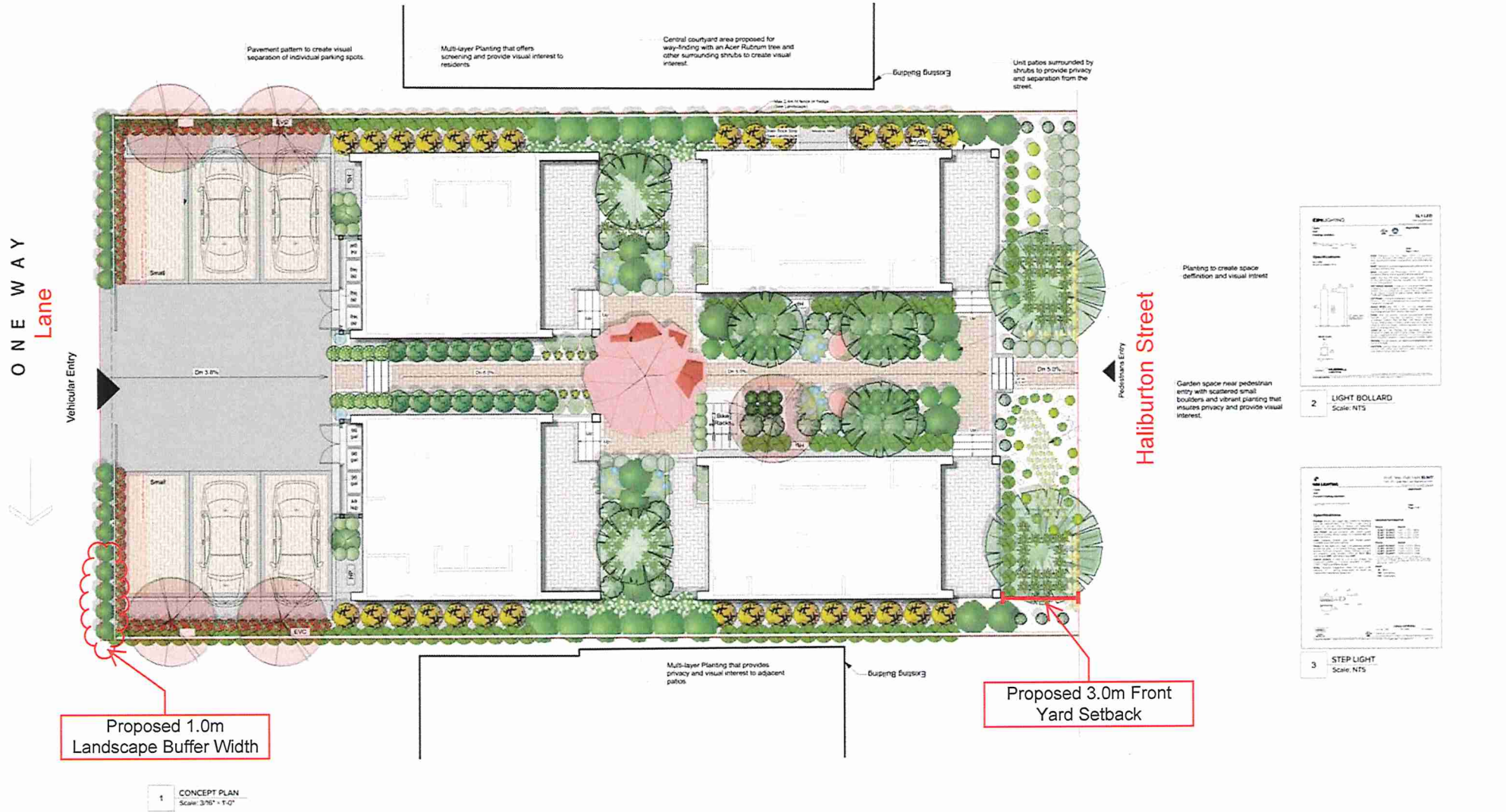
Documents
DP Application

No Date Issue Notes

A 2022-02-10 DP Application
B 2022-10-20 DP Application
C 2022-11-16 DP Re-submission



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rich@architecturepanel.com

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Project
**220 Haliburton Street,
Nanaimo**

Owner

Sheet Title
Concept Plan

Total Sheets
6

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L2

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Status
DP Application

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City of Nanaimo

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Documents
DP Application

No	Date	Issue Notes
A	2022-02-10	DP Application
B	2022-10-20	DP Application
C	2022-11-16	DP Re-submission

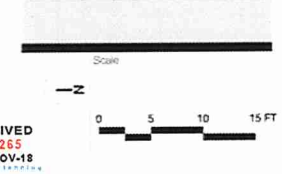




Image	ID	Quentin Latin Name	Common Name	Scheduled Size	Spacing
	AJ	8 <i>Aster japonicus</i>	Japanese Aster	#3 pot	21"
	AJ1	12 <i>Aucuba japonica</i> 'Picturata'	Picturata Aucuba	#3 pot	41"
	AJ11	82 <i>Antrodiaefolium unguiculatum</i> 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	18"
	CB	2 <i>Calliopsis bodinieri</i> 'Profusion'	Profusion BeachBells	#3 pot	39"
	CJ	3 <i>Carmelia japonica</i>	Japanese Camellia	1 5 in. H	51"
	CT	2 <i>Choisya ternata</i>	Mexican Orange Blossom	#1 pot	41"
	HQ	34 <i>Elaeagnus confertifolia</i>	Heartleaf Sargento	#1 pot	19"
	HL	10 <i>Hemerocallis</i> « Lemon Yellow » or vars	Lemon Yellow Daylily	#1 pot	19"
	HQ	6 <i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#2 pot	41"
	L	8 <i>Lavandula</i> vars	Lavender	#1 pot	20"
	LM	2 <i>Liriodendron</i>	Big Blue Lily Turf	#1 pot	19"
	MA	30 <i>Mahonia aquifolium</i>	Oregon grape	#3 pot	19"
	P	58 <i>Phlox paniculata</i> polypetalum	Texas Phlox	#2 pot	38"
	HA1	10 <i>Pennisetum alopecuroides</i> 'Hamlet'	Hamlet Dwarf Fountain Grass	#2 pot	24"
	PJ1	10 <i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot	41"
	PJT	13 <i>Pachyandra terminalis</i>	Japanese Spurge	#1 pot	19"
	R	10 <i>Rosa Nutkana</i>	Nutkana Rose	#2 pot	19"
	SJ1	18 <i>Saxifraga japonica</i>	Japanese Saxifrage	#2 pot	21"
	SJ1	15 <i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	#3 pot	28"
	SR	18 <i>Saxifraga nuxifolia</i>	Fragrant Saxifrage	#3 pot	21"
	Tx	10 <i>Taxus</i> sp.	True, native variety	1 5 in. H	21"
	VO	20 <i>Vaccinium ovatum</i> 'Thunderbolt'	evergreen huckleberry	#1 pot	20"

Recommended Shrubs - Front Yard (exclusive)

Image	ID	Quercus	Latin Name	Common Name	Scheduled Size	Spacing
	Q11	4	Choraya temate 'Acacia Pearl'	Acacia Pearl Mink Orange	#1 pot	10"
	CV	1	Ceanothus 'Vidalis'	California Blue	#1 pot	20"
	HA	14	Hedera x 'Blue Angel'	Blue Angel Portland Lily	#1 pot	20"
	VN	48	Vanilla planifolia 'Vanilla'	Vanilla pod Sweet Ins	#1 pot	10"
	L	11	Lavandula angustifolia	Lavender	#1 pot	20"
	P	44	Polydichum polydichanthum	Tweed Fern	#1 pot	16"
	PA1	5	Panicum polystachyon 'Hawaii'	Hawaii Dwarf Fountain Grass	#1 pot	24"
	HS	14	Hedera 'Black Eyed Susan'	Black Eyed Susan	#1 pot	16"
	SB1	8	Sambucus 'Lemon Lime'	Lemony Lime * Elderberry	#1 pot	20"
	TS-1	15	Saxifraga x 'Spring Green'	Spring Green Var	#1 pot	20"
	VC-1	11	Vaccinium coccineum 'Thunderbolt'	Thunderbolt (negundo) Huckleberry	#1 pot	28"

Recommended Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	A.R.0.	1	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
	A.N.	5	<i>Acer rubrum</i> 'Bowater'	Bowater Red maple	6 cm. cal.
	P.Far	5	<i>Prunus pennsylvanica</i> 'Temptation'	Japanese White Pine	3.5 m. H.
	P.G.c.	2	<i>Prunus laurocerasus</i>	White Spirea	3 m.

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ruchard@architecturegangeil.com

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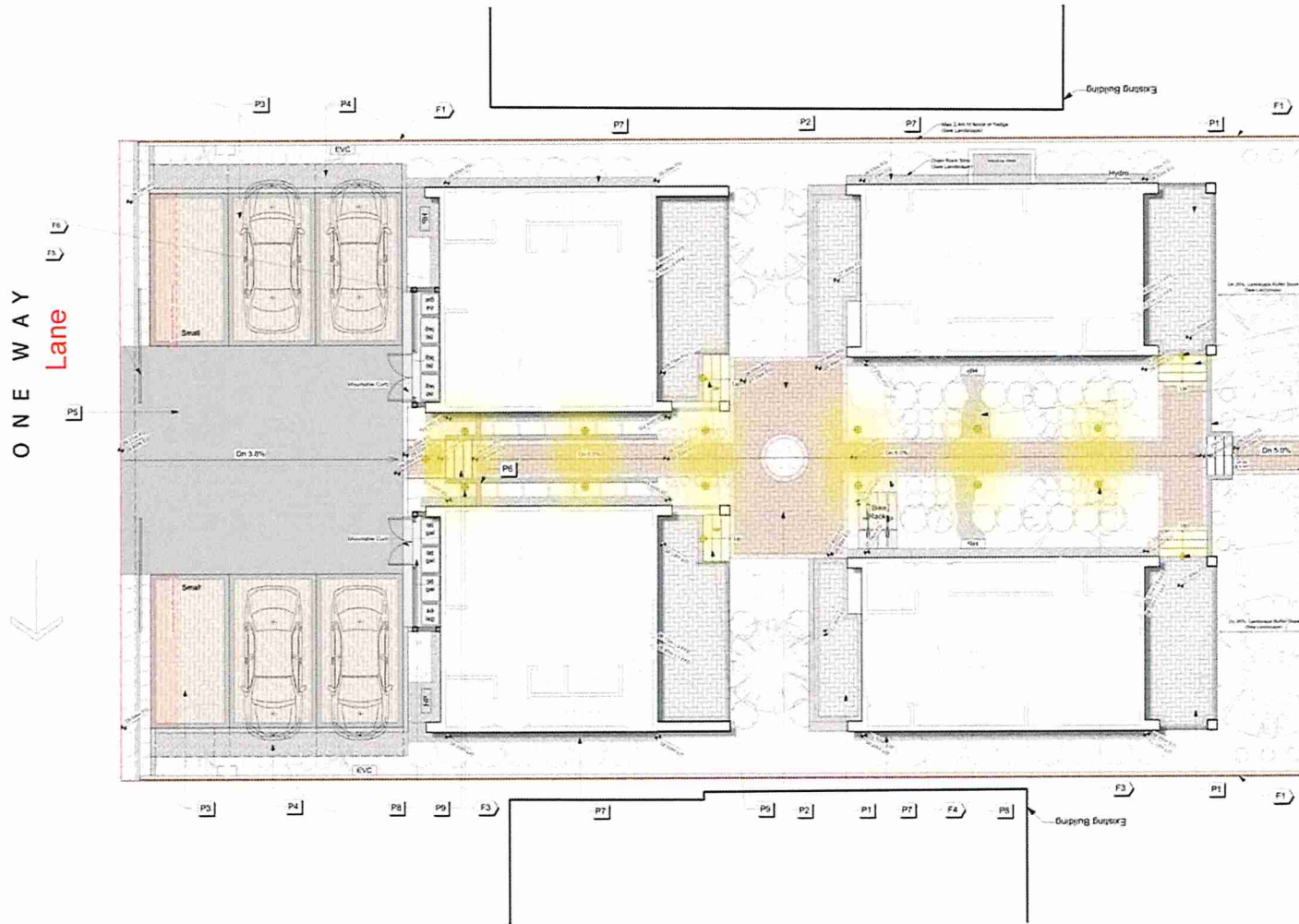
Documents
DP Application

Documents
DP Application

A	2022-02-10	DP Application
B	2022-10-20	DP Application
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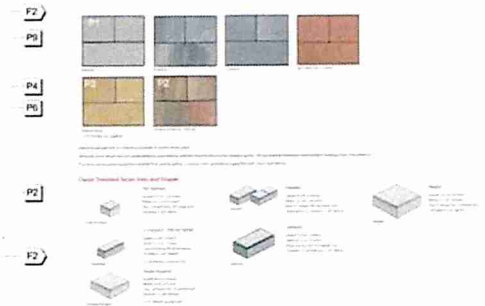
1 HARDSCAPE PLAN
Scale: 3/16" = 1'-0"

Hardscape Legend

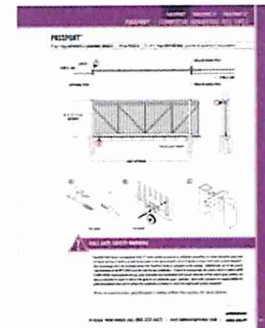
- P1 Abbotsford Classic Standard Series, Color Natural with Charcoal Border, See L42
- P2 Abbotsford Classic Standard Series, Color Harvest with Charcoal Border, See L42
- P3 Abbotsford Classic Standard Series, Color Desert Sand with Charcoal Border, See L42
- P4 3/4" x 3" Gravel
- P5 Asphalt
- P6 The PaveWell Wall System in Color Natural, See L51
- P7 Gravel (30" x 12" wide separating the building from soft landscape to enable drainage around perimeter and avoid pooling of water)
- P8 Broom Finish CIP Concrete with Saw Cut Joints
- P9 Broom Finish CIP Concrete Slabs

Furnishing Legend

- F1 6" Cedar Fence, See L52A3
- F2 Shop Light, See L23
- F3 Light Bulb, See L22
- F4 Bike Racks, See L54
- F5 Ameristar Metal Fence Gate, See L43
- F6 Garbage enclosure per Architectural

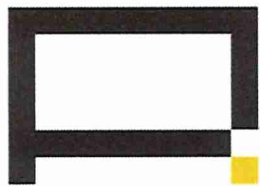


2 Abbotsford Classic Standard Series (P1, P2 & P3)
Scale: NTS



3 Ameristar Passport Metal Gate
Scale: NTS

Haliburton Street



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ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 60478314501
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Project
**220 Haliburton Street,
Nanaimo**

Owner

Sheet Title

Hardscape Plan

Total Sheets
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Drawn By
SS

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RD

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L4

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RD

Status
DP Application

Contractors

AKJ
City of Nanaimo

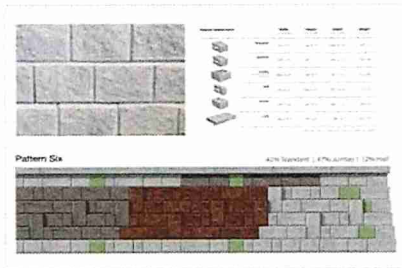
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DP Application

No	Date	Issue Notes
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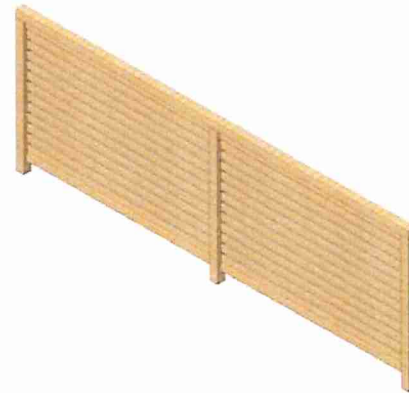
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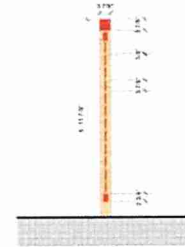


1 The PisaLife® Wall System in Color Natural (PG)
Scale: NTS

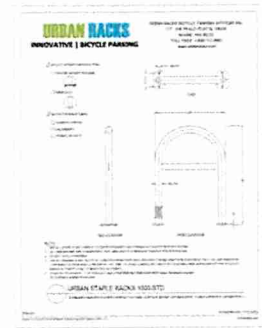
PisaLife® System Units	Width mm / inches	Height mm / inches	Depth mm / inches	Weight kg / lbs
Standard	200 / 7 7/8"	150 / 5 7/8"	300 / 11 3/4"	14.0 / 3.1
Tapered	200 / 7 7/8"	150 / 5 7/8"	300 / 11 3/4"	13.2 / 2.9
Jumbo	300 / 11 3/4"	150 / 5 7/8"	300 / 11 3/4"	20.0 / 4.4
Half	100 / 3 7/8"	150 / 5 7/8"	300 / 11 3/4"	6.8 / 1.5
Corner	200 / 7 7/8"	150 / 5 7/8"	300 / 11 3/4"	18.2 / 4.0
Cap	610 / 24"	80 / 3 1/8"	330 / 13"	31.1 / 7.1



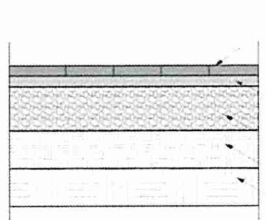
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Scale: 1:20



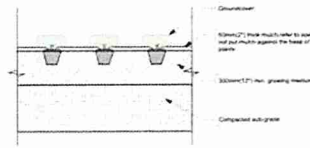
3 Section Fence (F3)
Scale: 1:20



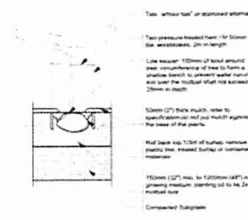
4 Bicycle Rack (F4)
Scale: NTS



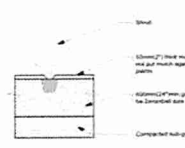
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Scale: NTS



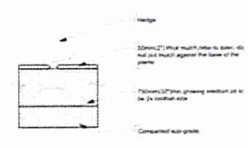
6 Details: Groundcover at Grade
Scale: NTS



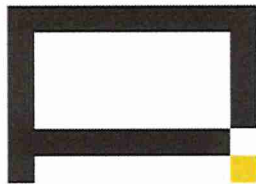
7 Details: Tree at Grade
Scale: NTS



8 Details: Shrub at Grade
Scale: NTS



9 Details: Hedge at Grade
Scale: NTS



ARCHITECTURE PANEL INC.

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Project
**220 Haliburton Street,
Nanaimo**

Owner

Shed Top
Details

Total Sheets
6

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L5

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Status
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Contractors

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