



DEVELOPMENT PERMIT NO. DP001296

SUN PORCH HOMES LTD.

Name of Owner(s) of Land (Permittee)

**450 & 460 IRWIN STREET
Civic Addresses**

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 8, SECTION 1, NANAIMO DISTRICT, PLAN 2921
LOT 9, SECTION 1, NANAIMO DISTRICT, PLAN 2921
PID No. 001-747-274 & 004-150-881**

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.
6. This permit shall prevail in the event of a bylaw conflict.

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 combined height of a retaining wall and fence within a (south) side yard setback from 1.2m up to 3.0m as shown on Schedule C.
2. *Section 10.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Irwin Street) from 4.5m to 3.6m, as shown on Schedule B.
3. *Section 10.5.1 Siting of Buildings* – to reduce each minimum required north side yard setback from 3.0m to 1.5m, as shown on Schedule B.
4. *Section 10.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 10.0m to 10.9m as shown on Schedule C.

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 percentage of small car parking spaces from 40% to 50%.

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 2024-FEB-01, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2024-FEB-04, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JAN-30, as shown on Schedule D.
4. Consolidation of the two parcels comprising of 450 & 460 Irwin Street (Lots 8 & 9), prior to building permit issuance.
5. Registration of an easement which includes the City as a signatory over 450 Irwin Street (Lot 7) in favour of 450 & 460 Irwin Street (Lots 8 & 9) for vehicle and pedestrian access to Baker Street following consolidation of the lots, prior to building permit issuance.

6. Discharge and replacement of existing easement FA41924 (for storm, sanitary and water servicing) which includes the City as a signatory in favour of 525 Haliburton Street (Lot 11) following consolidation of the lots for only storm drainage, prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
4TH DAY OF MARCH, 2024.

Sheila Gurrie
Corporate Officer

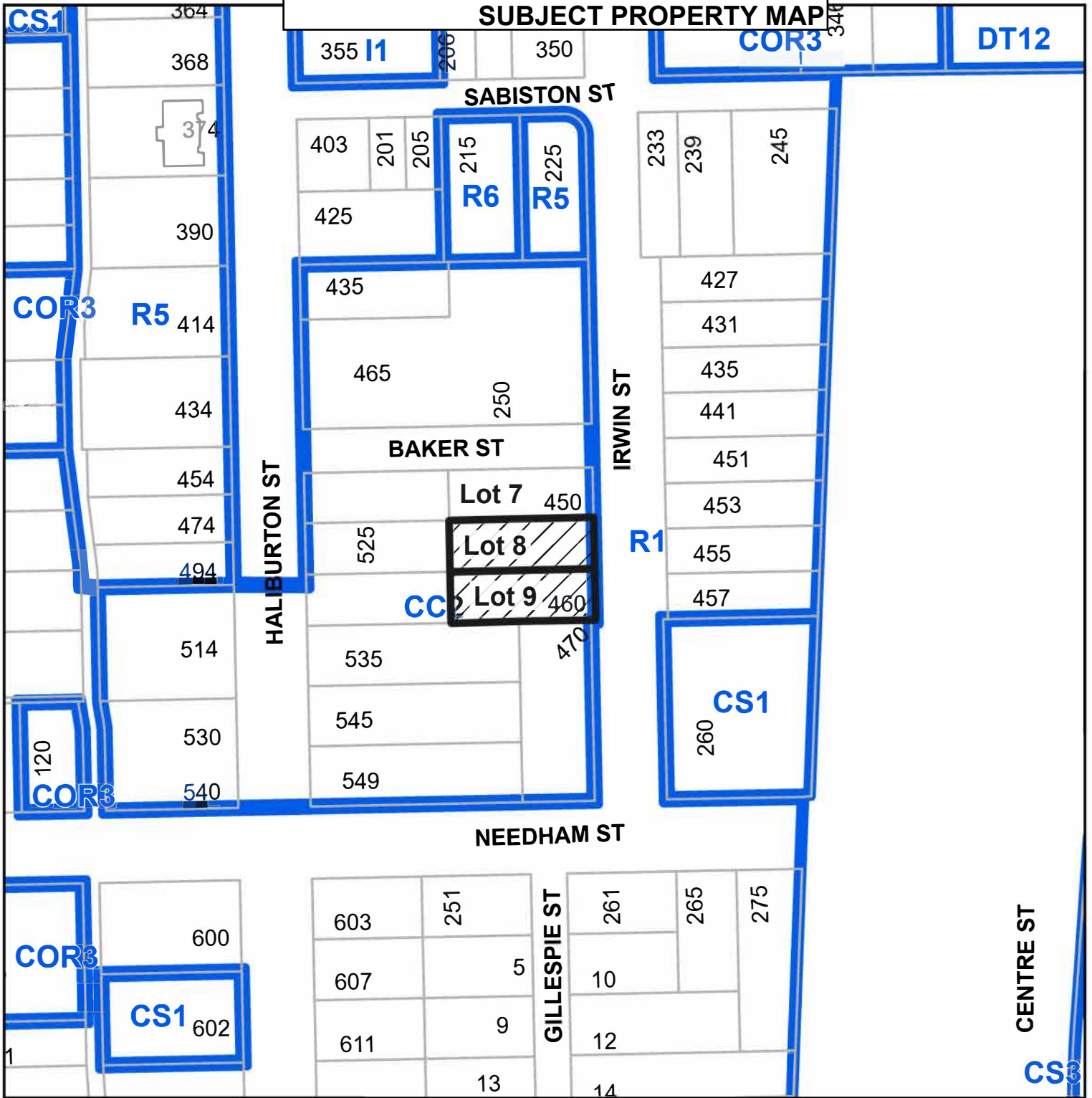
Sheila Gurrie
Corporate Officer
City of Nanaimo

March 24, 2024
Date

KM/lm

Prospero attachment: DP001296

SUBJECT PROPERTY MAP

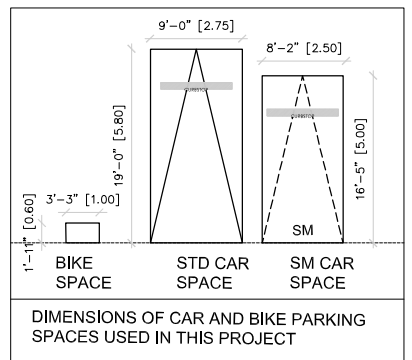
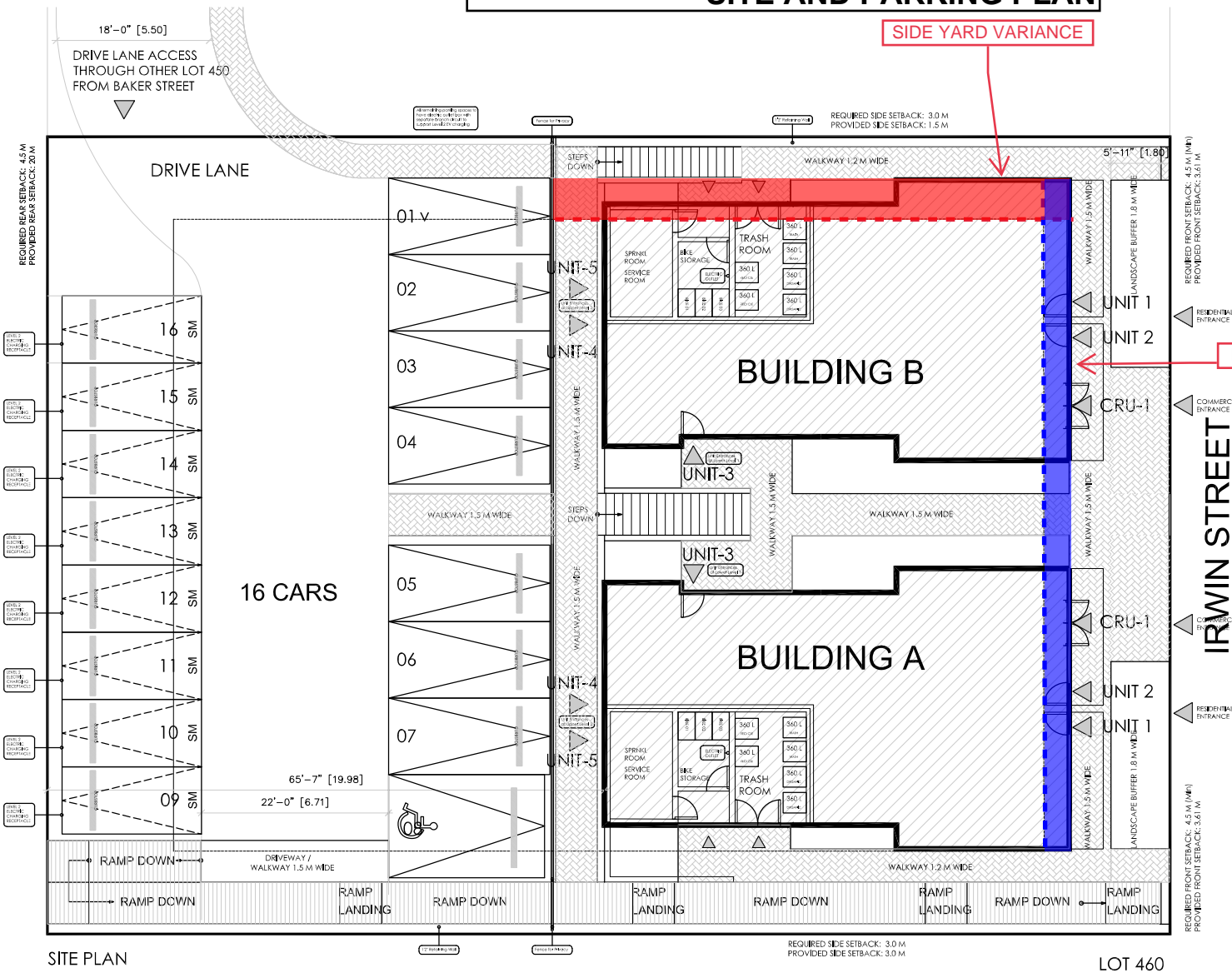


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450 AND 460 IRWIN STREET

Development Permit No. DP001296 Schedule B
450 & 460 Irwin Street
SITE AND PARKING PLAN



SITE PLAN


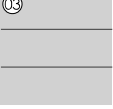

LOT 460

<p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.</p>	<p>ARCH. STAMP JOYCE REID TROOST ARCHITECTURE 2024-02-05</p>	<p>CLIENT SUN PORCH HOMES</p>	<p>REV. DATE NUMBER DESCRIPTION</p> <table border="1"> <tr><td>2022-07-12</td><td>01</td><td>CL UPDATE</td></tr> <tr><td>2022-08-01</td><td>02</td><td>CL UPDATE 2</td></tr> <tr><td>2022-08-01</td><td>03</td><td>CL UPDATE 3</td></tr> <tr><td>2022-08-01</td><td>04</td><td>CL UPDATE 4</td></tr> <tr><td>2022-08-01</td><td>05</td><td>CL UPDATE 5</td></tr> </table>	2022-07-12	01	CL UPDATE	2022-08-01	02	CL UPDATE 2	2022-08-01	03	CL UPDATE 3	2022-08-01	04	CL UPDATE 4	2022-08-01	05	CL UPDATE 5	<p>DATE JULY 12, 2022</p> <p>SCALE</p>	<p>SITE PLAN</p>
				2022-07-12	01	CL UPDATE															
2022-08-01	02	CL UPDATE 2																			
2022-08-01	03	CL UPDATE 3																			
2022-08-01	04	CL UPDATE 4																			
2022-08-01	05	CL UPDATE 5																			
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IRWIN MULIPLEX.
450/ 460 IRWIN STREET NANAIMO, BC

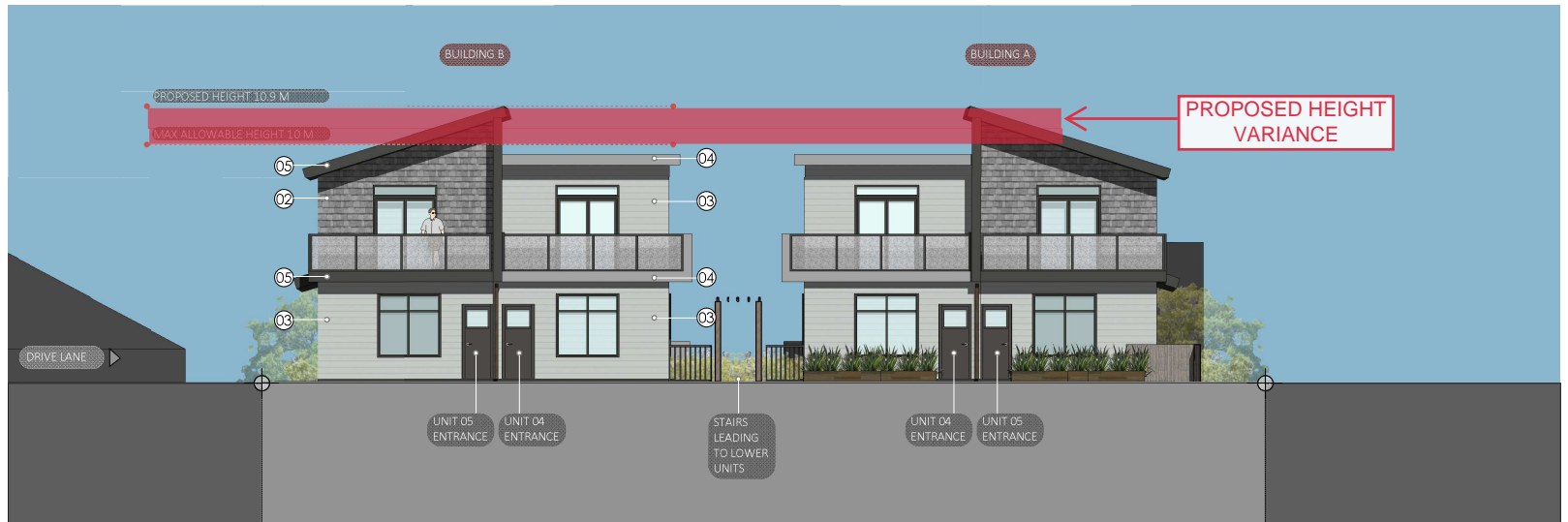
RECEIVED
DP1296
2024-FEB-05
Current Planning

MATERIAL LEGEND

-  01 Windows Black
-  02 GENTEK Shingles Siding Heritage Grey
-  03 GENTEK Vinyl Lap Siding Pearl
-  04 GENTEK Trim Chesapeake Gray
-  05 GENTEK Trim Iron Ore
-  06 HARDIE Panel Wood Finish



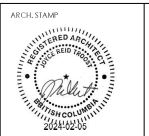
FRONT ELEVATION | WEST ELEVATION | MULTIPLEX | FROM IRWIN STREET | Scale 1/8" = 1' |



EAST ELEVATION | FOURPLEX | FROM LANE | Scale 1/8" = 1' |

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jrtarchitecture.com
 250.714.6749
 jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND
 DETAILS OF CONSTRUCTION SHOWN
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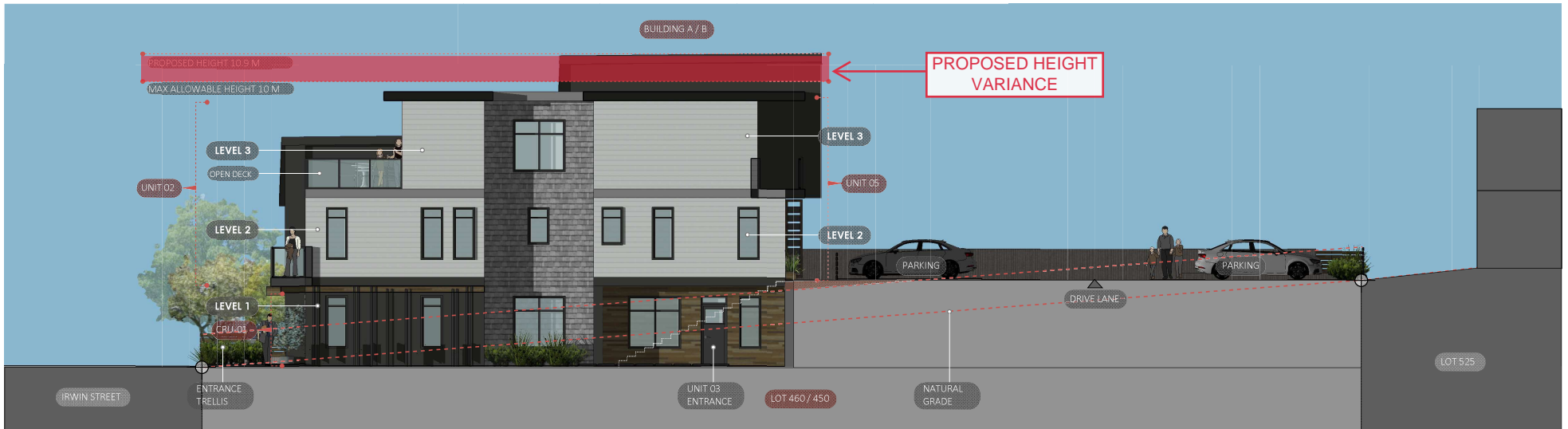
450-460 IRWIN STREET MULTIPLEX
 450, 460 IRWIN STREET, NANAIMO, BC

CLIENT
 Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
NOV 4, 2022	01	01
AUG 31, 2023	02	CL UPDATE
DEC 12, 2023	03	CL UPDATE 3
FEB 04, 2024	04	CL UPDATE 4

DATE	JULY 12, 2022	ELEVATIONS
SCALE	SEE DRAWING	
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		A200

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2024-FEB-05
 Current Planning



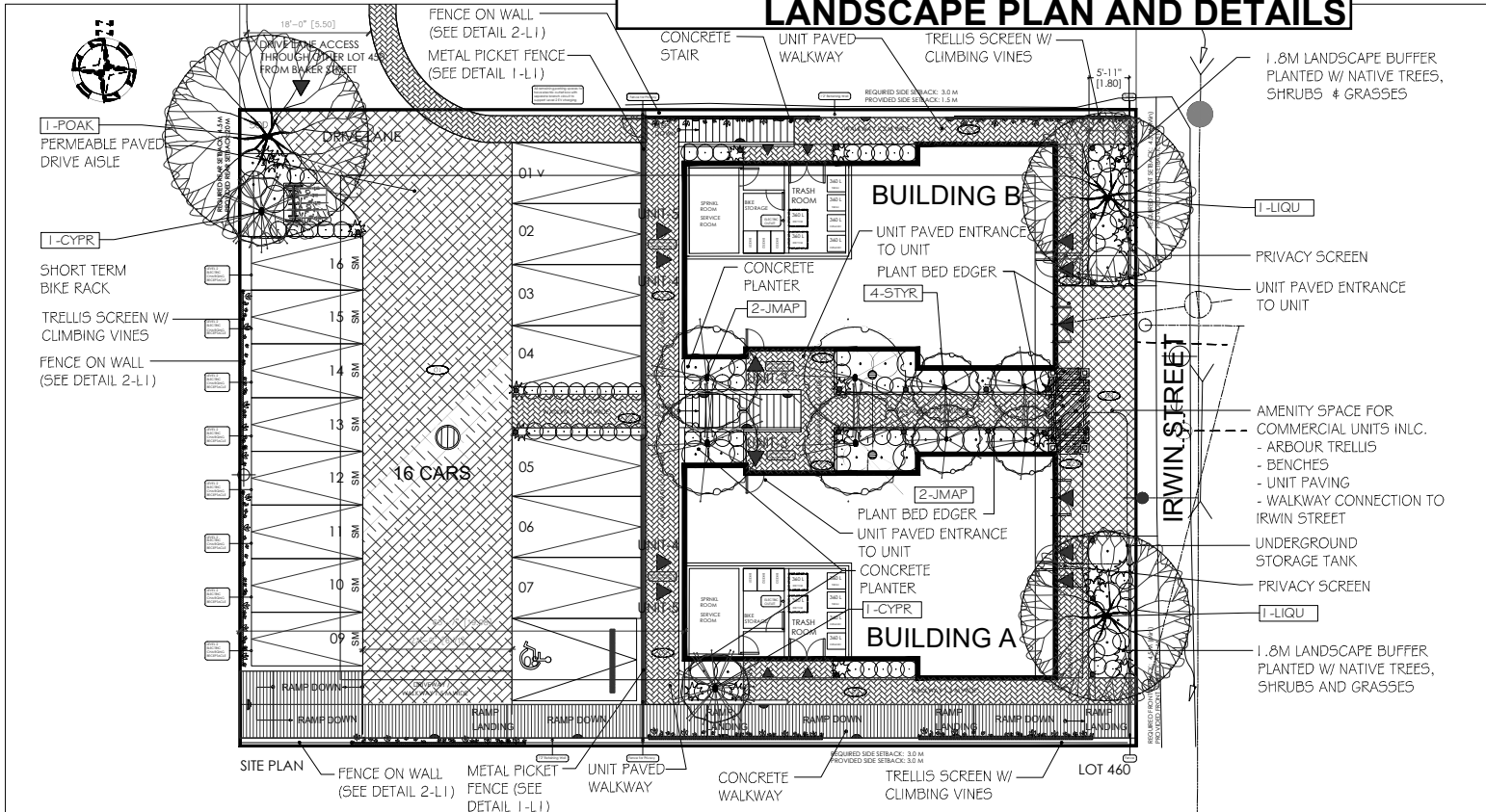
NORTH ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |



SOUTH ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |

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LANDSCAPE PLAN AND DETAILS



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size	
Large Trees	POAK (1)	Pin Oak	Quercus palustris	30m Cal
	LIQU (2)	Sweetgum	Liquidambar styraciflua var. 'Warplescorn'	70m Cal
	JMAP (4)	Japanese Maple	Acer palmatum var. 'Higabayan'	30m Cal.
	5TYR (6)	Japanese Spindle	Syrba japonica var. 'Temple Bell'	30m Cal.
	DFR (8)	Daubay Fir	Pseudotsuga menziesii	2.5m Ht.
	CYPR (6)	Wilga Goldcrest Cypress	Cyprinus macrocarpa var. 'Goldcrest Wilga'	2.5m Ht.
Large Shrubs	FLER	Lily of the Valley Shrub	Phlox japonica var. 'Forest Flame'	#5 Pot.
	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot.
	LRHA	Rhododendron	Rhododendron var. 'Pink Wallpaper'	#5 Pot.
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot.
	ALAF	Winged Burning Bush	Elyonurus alata var. 'Compact'	#2 Pot.
	SALA	Sabal	Gaithria shallon	#1 Pot.
	OTLO	Otto Lyken Laurel	Phnus larocarpus var. 'Otto Lyken'	#2 Pot.
	LRFB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot.
	LRFA	Rhododendron	Rhododendron var. 'Ukay'	#5 Pot.
	RUBB	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot.
	VACC	Edible Blueberry	Vaccinium var. 'Lepaco'	#2 Pot.
	VDOG	Vinegarballed Dogwood	Cornus alba var. 'Lucky Halo'	#2 Pot.
	MAFC	Ornigan Grape	Malthoua angulorum var. 'Compact'	#2 Pot.
	DVIB	David Viburnum	Viburnum davidii	#2 Pot.
Small Shrubs	AZAF	Evergreen Azalea	Azalea japonica var. 'Garden's Fuchsia'	#2 Pot.
	AZAM	Evergreen Azalea	Azalea japonica var. 'Gump White'	#2 Pot.
	ELUCF	Croscopa Eucymus	Elyonurus fortunei var. 'Emerald Guest'	#1 Pot.
	DWARF	Dwarf Forsy	Forsythia var. 'Dekubet'	#1 Pot.
	FOLY	Sword Fern	Polystichum munitum	#1 Pot.
	SPFG	Goldflame Spirea	Spirea bumala var. 'Goldflame'	#1 Pot.
	ADGG	Arctic Fire Dogwood	Cornus sericea 'Arctic Fire'	#1 Pot.
	SPFR	Spirea	Spirea bumala var. 'Shirovans'	#1 Pot.
Vines	CLEM	Clematis	Clematis var. 'Elizabeth'	#5 Pot.
	ARM	Arnica's Clematis	Clematis armandi	#5 Pot.
Ground Covers	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	#5P4 Pot.
	BERG	Bergenia	Bergenia cordifolia var. 'Bessonsiam Ruby'	#5P4 Pot.
	COTO	Training Cotoneaster	Cotoneaster damienii	#5P4 Pot.
	WIT	Mountain Cranberry	Vibis udea minus	#5P4 Pot.
Perennials	ASTI	Astilbe	Astilbe chinensis var. 'Pomila'	#5P4 Pot.
	HEUC	Coral Bell	Heuchera micrantha var. 'Tulace Purple'	#5P4 Pot.
	IRIS	Beetle Iris	Iris pallida var. 'Vanessa'	#5P5 Pot.
	LAVA	English Lavender	Lavandula angustifolia var. 'Munstead'	#5P5 Pot.
	SCIE	Kaffir Lily	Schizostylis coxiana var. 'Ornigan Sunset'	#5P4 Pot.
	HEMI	Dwarf Daylily	Hemerocallis var. 'Stella d'Or'	#5P5 Pot.
Grasses	CAKX	Vinegarballed Japanese Sedge	Carex morrowii var. 'Aureo vinegata'	#1 Pot.
	TFST	Flame Sedge	Carex lasiocarpa	#1 Pot.
	KARL	Karl Foerster Feather Reed	Calamagrostis x dubitatoria	#2 Pot.
	VMS	Vinegarballed Miscanthus Grass	Miscanthus sinensis	#2 Pot.

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

LIGHTING LEGEND & SCHEDULE

- BOLLARD LIGHTS (x20)
MODEL: LEDFATH003D
DESC.: BOLLARD W/ X-SHAPED LUMINAIRE
FINISH: BLACK
CONTACT: DAL5
PHONE: 877-430-1818
- WALL LIGHT (x18)
TBD BY ARCHITECTURAL
- POLE LIGHT (x1)
TBD BY ARCHITECTURAL

PAVER TYPES

- 01 TYPE: VENETIAN COBBLE PERMEABLE PAVER
COLOUR: LA JOULA
PATTERN: ASHLAR BOND
SIZE: VARIOUS
- 02 TYPE: ORIGINS 12
COLOUR: STACK BOND (45° TO BUILDING FACE)
PATTERN: STACK BOND (45° TO BUILDING FACE)
SIZE: 12"x12"
- 03 TYPE: CORTEZ SLAB
PATTERN: STACK BOND (45° TO BUILDING FACE)
SIZE: 24"x24"
SUPPLIER: BELGARD PAVERS

BENCH (x2)
MODEL: MODEL 82
SIZE: 4' BENCH
MATERIAL: RECYCLED PLASTIC
CONTACT: VICTOR STANLEY
PHONE: 1-800-368-2573

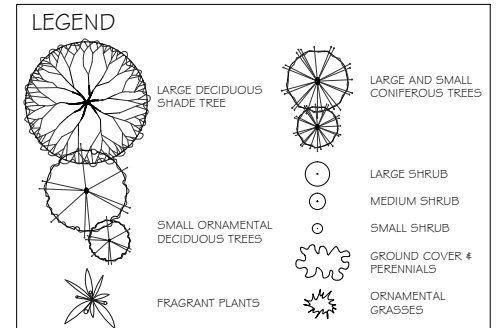
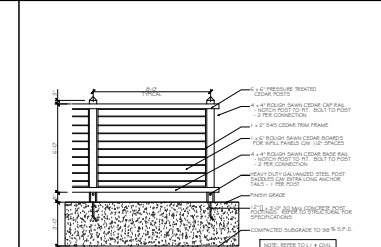
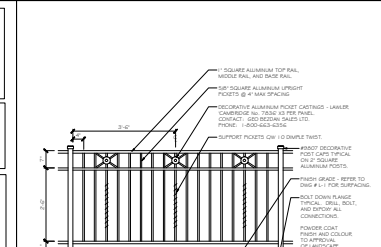
SHORT TERM BIKE RACKS (x1)
MODEL: 500 BIKE RACK (5 STALLS, MOUNTED TO CONCRETE PAD)
SUPPLIER: MAGLIN SITE FURNITURE

TREE COUNT

LARGE DECIDUOUS: 3
MEDIUM FLOWERING: 4
SMALL FLOWERING: 4
SMALL CONIFER: 2
TOTAL NO. OF TREES: 15

% CONIFER TREE COVERAGE = 15%

WHERE POSSIBLE, WE HAVE INCORPORATED SMALL SCALE CONIFER TREES, BUT WE WILL NOT BE ABLE TO MEET INTENT OF CITY OF NANAIMO STANDARDS FOR 50% CONIFER TREE COVERAGE.



FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVENUE
VICTORIA, BC V8I 2C1
forsiteand@hotmail.com
250.508.7885

THE DRAWINGS, DESIGN IDEAS AND PRELIMINARY CONCEPTS SHOWN HEREIN ARE THE SOLE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL RIGHTS ARE RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF FORSITE LANDSCAPE ARCHITECTURE. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

ARCH. STAMP

CLIENT: SUN PORCH HOMES

IRWIN MULIPLX.
450 / 460 IRWIN STREET NANAIMO, BC

REV. DATE	NUMBER	DESCRIPTION
2022-09-21	1	PRELIM. CONCEPT PLAN - FOR REVIEW
2022-10-07	2	CONCEPT PLAN - REVISED
2022-11-08	3	CONCEPT PLAN - REVISED
2023-07-31	4	CONCEPT PLAN - REVISED
2023-12-13	5	CONCEPT PLAN - REVISED
2024-01-30	6	CONCEPT PLAN - REVISED

DATE: JANUARY 30, 2024
SCALE: 1:100
LANDSCAPE CONCEPT PLAN

RECEIVED
DP1296
2024-FEB-05
Current Planning

L100

DRAWN BY: RF