



**DEVELOPMENT PERMIT NO. DP001299**

**SUN PORCH HOMES LTD**  
**Name of Owner(s) of Land (Permittee)**

**880 HECATE 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:

**SECTION B, LOT 1, BLOCK V, SECTION 1, NANAIMO DISTRICT, PLAN 584**

**PID No. 008-811-679**

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 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

### **TERMS OF PERMIT**

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

1. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection of an entry portico and steps and landing within a front yard setback from 2.0m to 3.0m as shown on Schedule B.
2. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 3, as shown on Schedule D.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 1.5m to 1.2m for a storage building, as shown on Schedule B.
4. *Section 7.6.1 & 7.6.5 Size of Buildings* – to increase the maximum permitted height of a principal building as measured to the midpoint from 9.5m to 10.5m as shown on Schedule C.
5. *Section 17.2.1 Landscaping General Regulations* – to reduce the minimum required landscape buffer width from 1.8m to 0.82m within the front yard (abutting Hecate Street) as shown on Schedule D.
6. *Section 17.3.4 Refuse Receptacles* – to reduce the required minimum setback for waste management containers from 3.0m to 0.21m as shown on Schedule D.

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

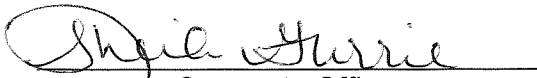
1. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 50%.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2024-JAN-18, 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 2023-DEC-13, 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-16, as shown on Schedule D.

4. Registration of a 1.67m wide Statutory Right-of-Way (SRW) to accommodate future widening of the lane, prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
26TH DAY OF FEBRUARY, 2024.

  
Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

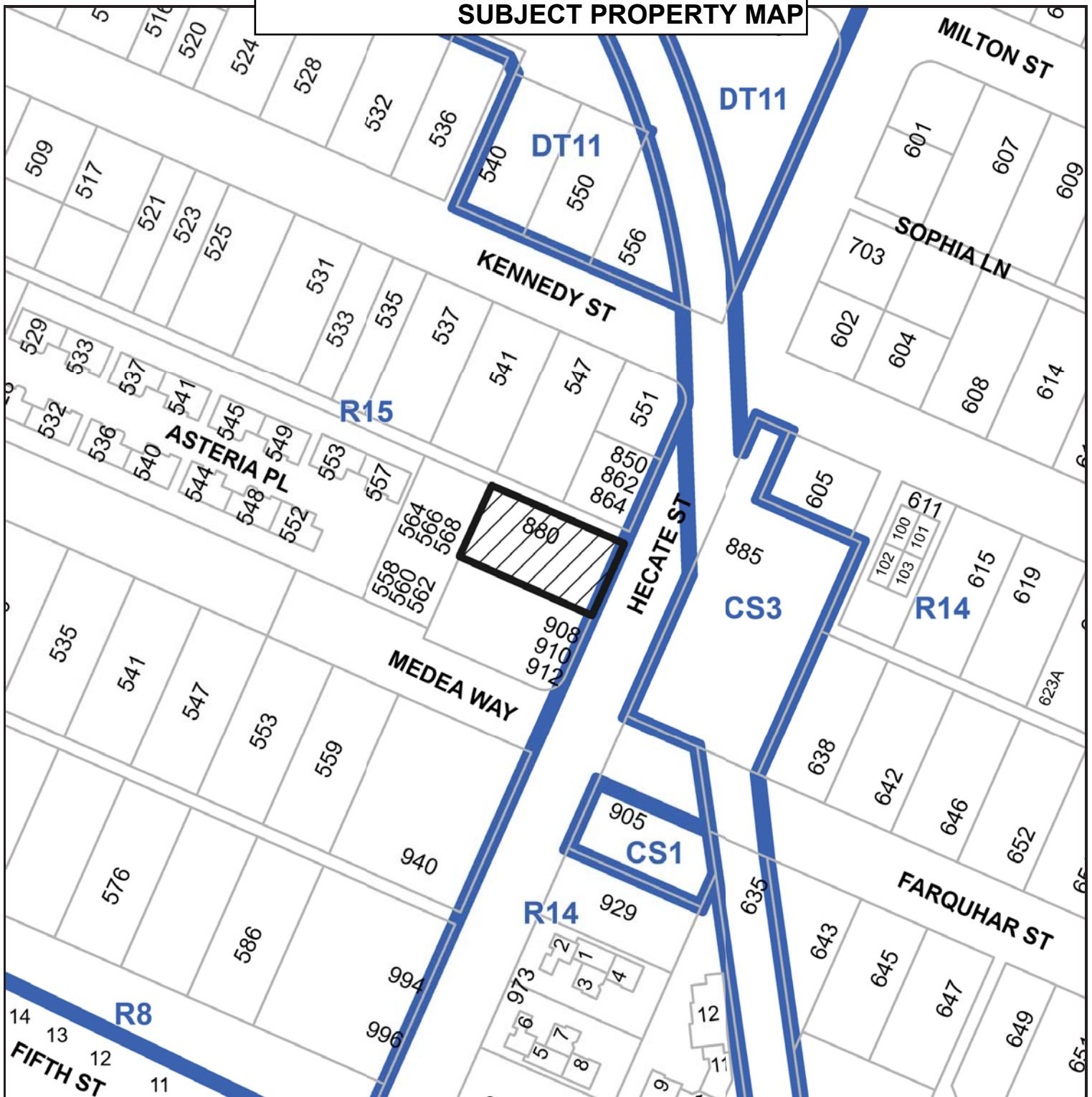
  
Date

KM/lm

Prospero attachment: DP001299

## Schedule A

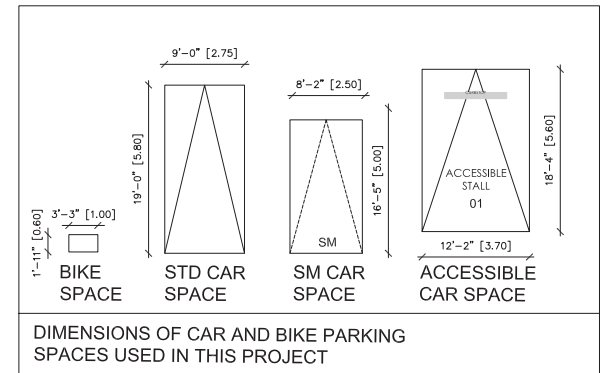
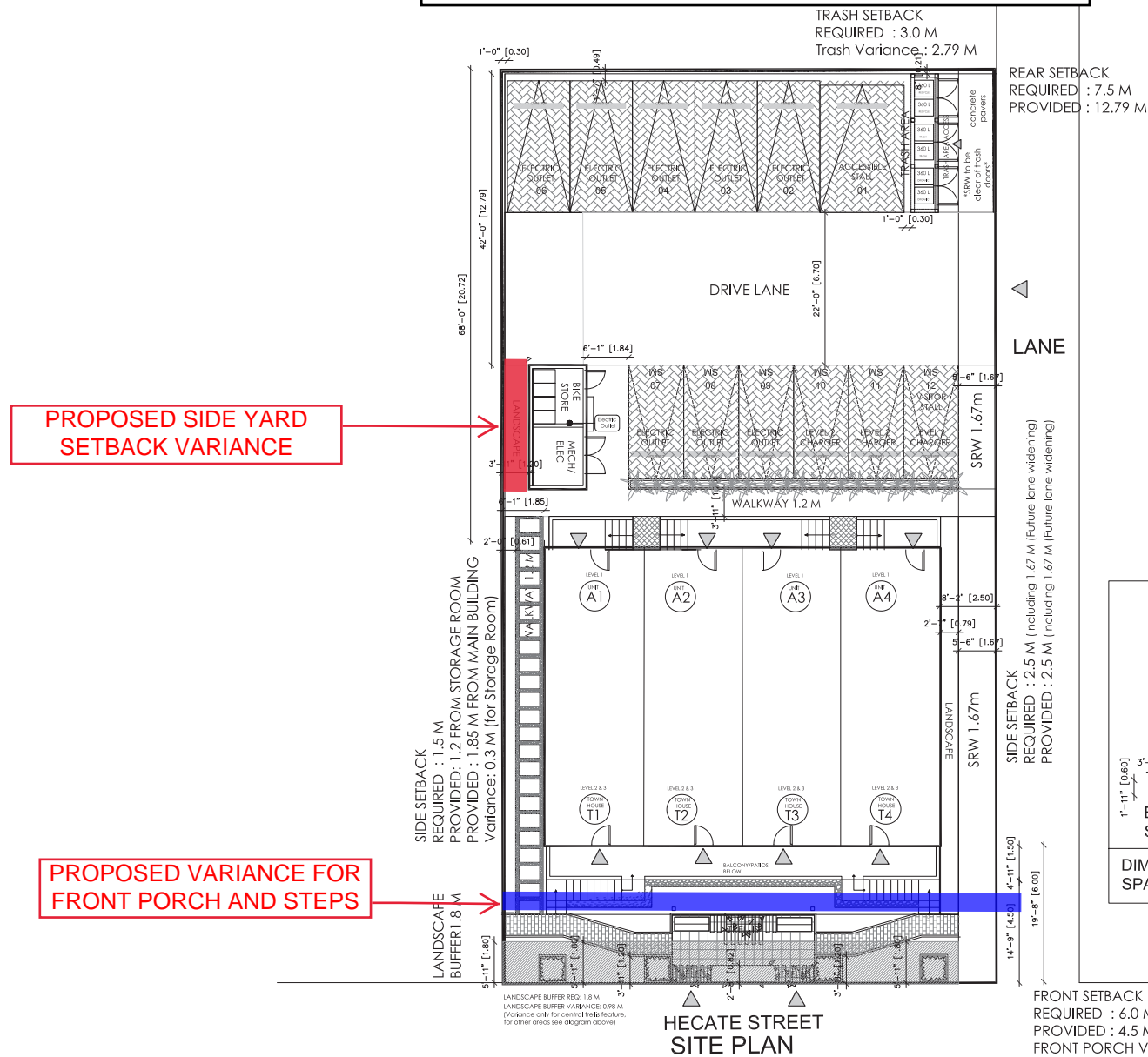
## SUBJECT PROPERTY MAP



**880 HECATE STREET**



## SITE AND PARKING PLANS

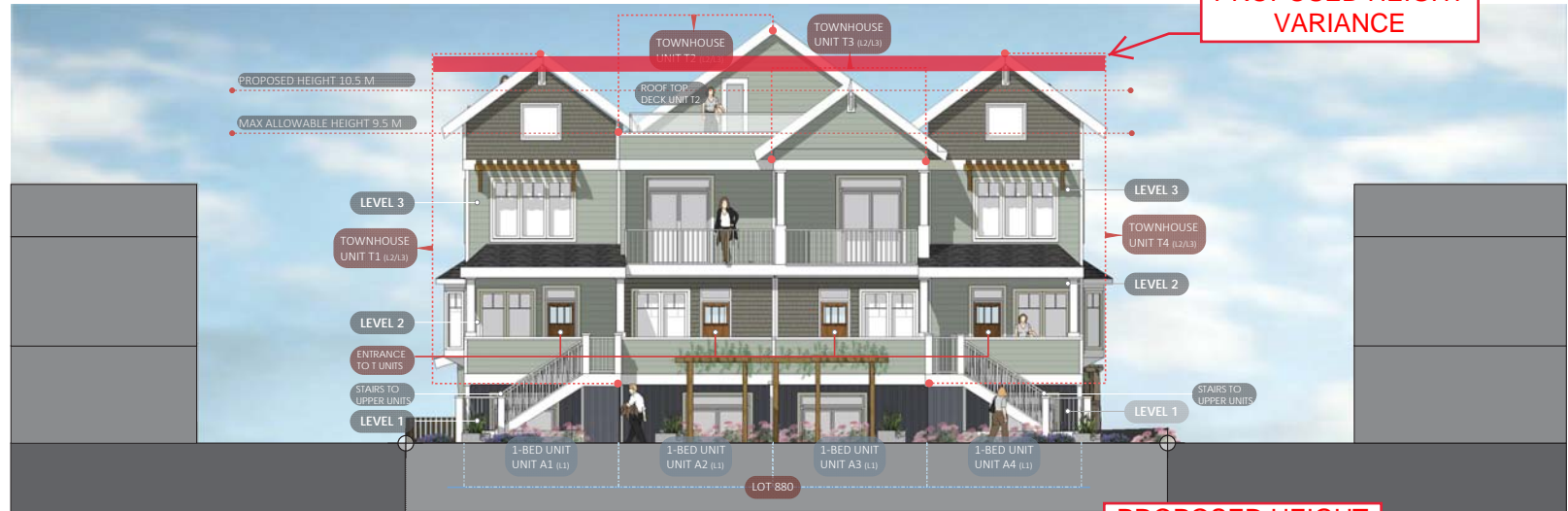




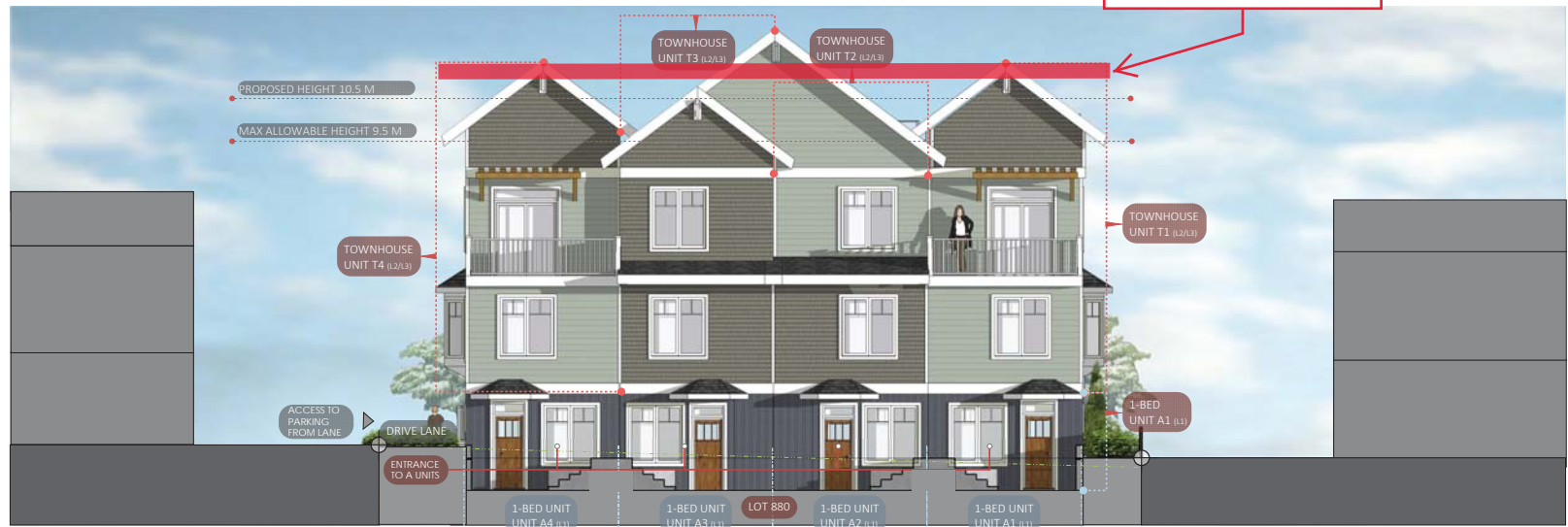
Development Permit No. DP001299 Schedule C  
880 Hecate Street  
**BUILDING ELEVATIONS AND DETAILS**

MATERIAL LEGEND

- 01 White Windows
- 02 GENTEK Shingles Siding Storm
- 03 GENTEK Vinyl Lap Siding Sage
- 04 GENTEK Trim White
- 05 Board & Batten Iron Ore
- 06 Door Wood Finish

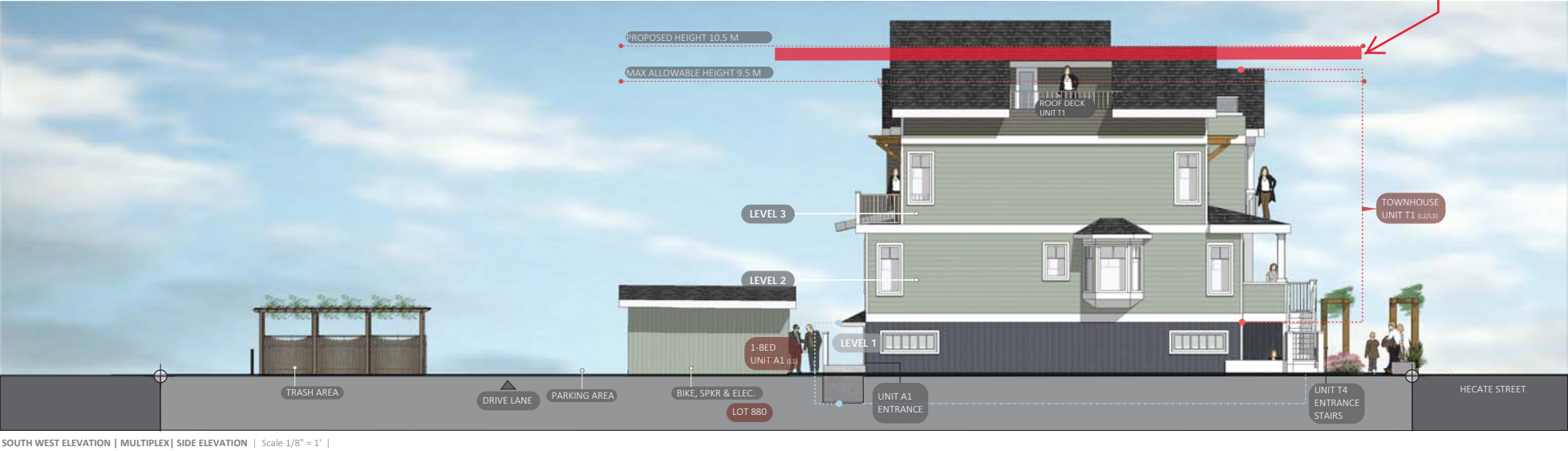
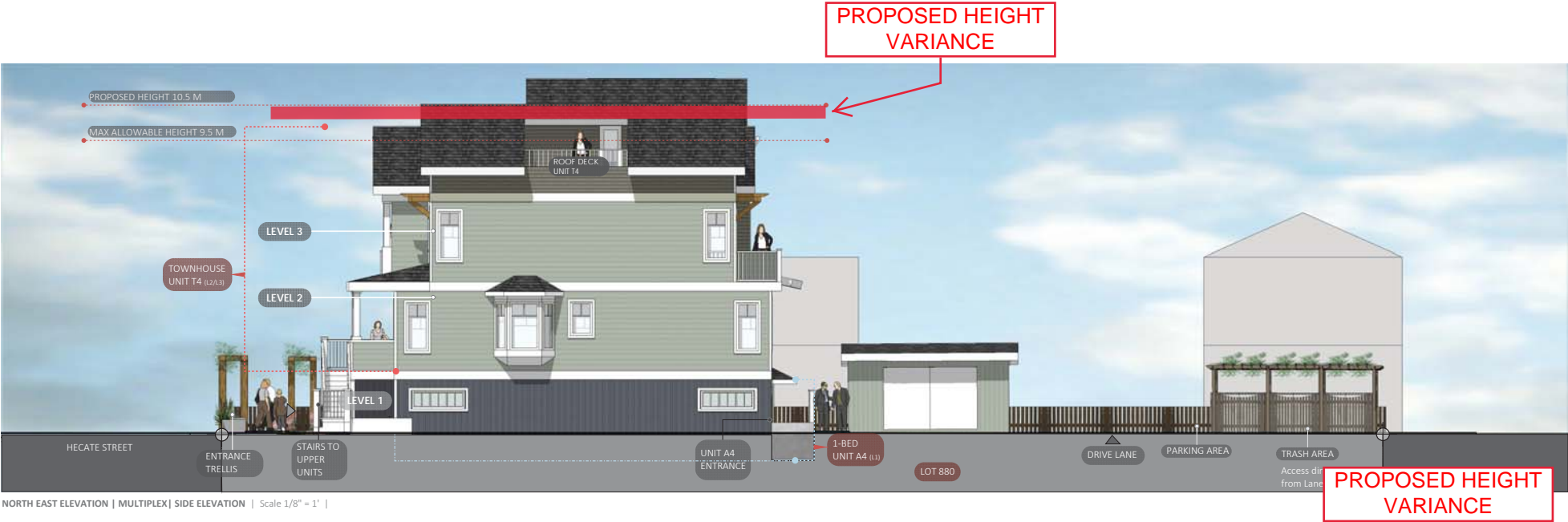


FRONT ELEVATION | SOUTH EAST ELEVATION | MULTIPLEX | FROM HECATE STREET | Scale 1/8" = 1' |



NORTH WEST ELEVATION | MULTIPLEX | FROM PARKING AREA | Scale 1/8" = 1' |

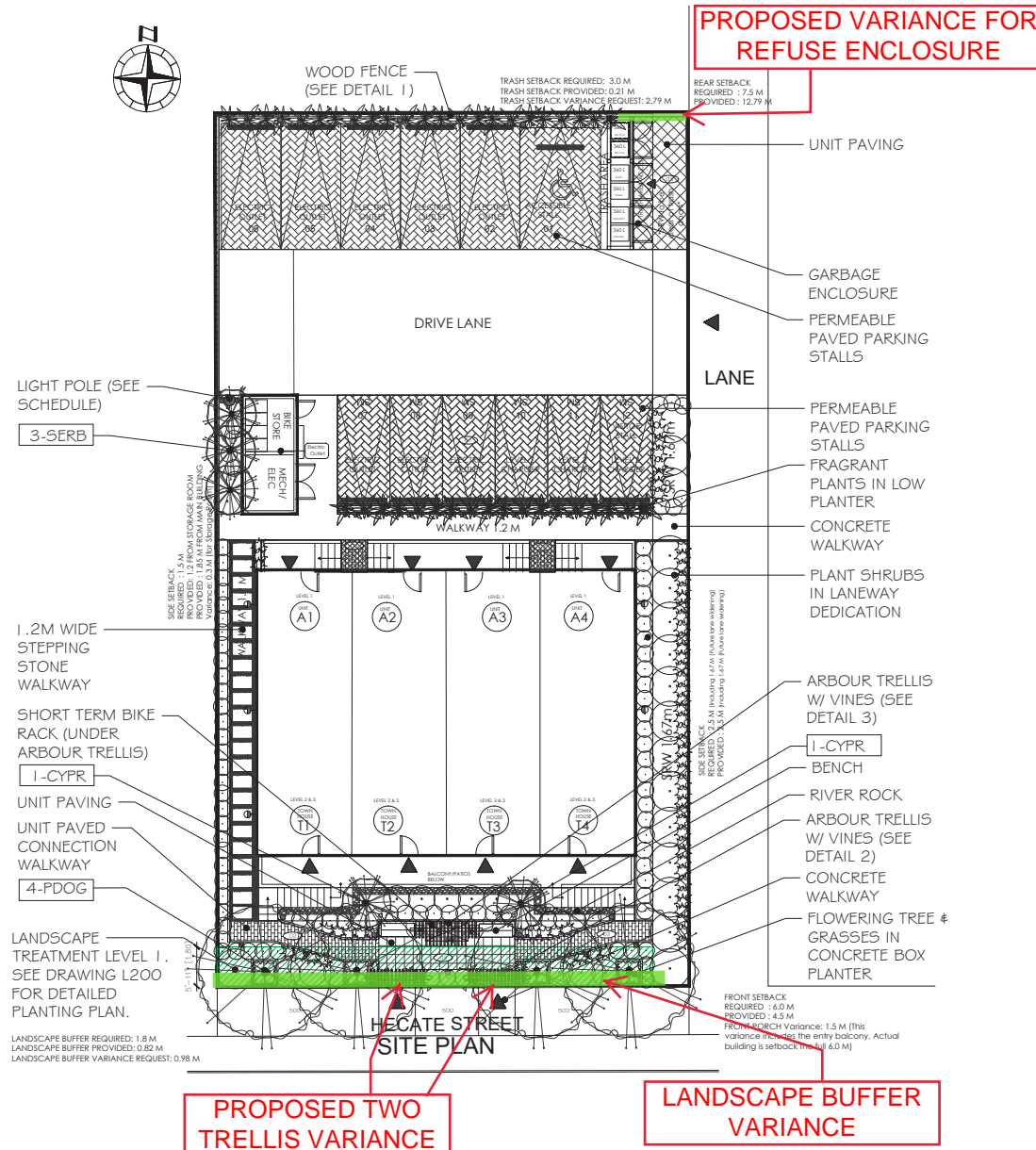
	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9  joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED 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.		880 HECATE TOWNHOMES  880 HECATE STREET, NANAIMO, BC	CLIENT  Sun Porch Homes Ltd.	<table><tr><th>REV. DATE</th><th>NUMBER</th><th>DESCRIPTION</th></tr><tr><td>20/01/2023</td><td>01</td><td>SP</td></tr><tr><td>20/01/2023</td><td>02</td><td>CL RESPONSE</td></tr><tr><td>15/01/2023</td><td>03</td><td>CL RESPONSE 2</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>	REV. DATE	NUMBER	DESCRIPTION	20/01/2023	01	SP	20/01/2023	02	CL RESPONSE	15/01/2023	03	CL RESPONSE 2																						DATE JAN 15, 2023  SCALE SEE DRAWING	ELEVATIONS
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Development Permit No. DP001299 Schedule D  
880 Hecate Street  
**LANDSCAPE PLAN AND DETAILS**

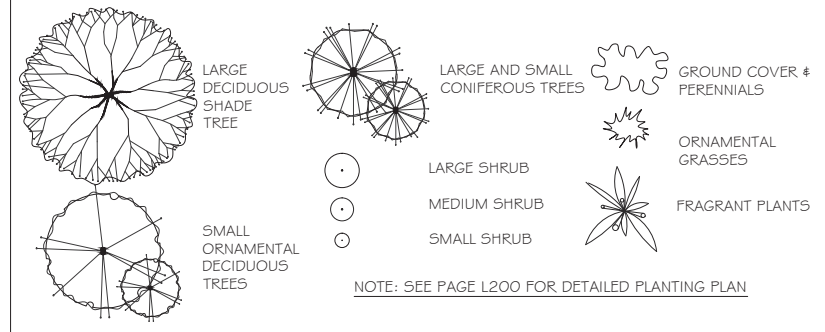
Page 1 of 2



**LIGHTING LEGEND & SCHEDULE**

- BOLLARD LIGHTS (x12)  
DESCRIPTION: LINEAL  
BOLLARD  
FINISH: SPECKLED SILVER (BODY); TEAK ACCENT
- 14' LIGHT POLE (x1)  
DESCRIPTION: SIRE  
FINISH: WOOD/ALUMINUM
- WALL LIGHT (x6)  
TBD BY ARCHITECTURAL
- SUPPLIER: STRUCTURA

**SOFTSCAPE LEGEND**



**TREE COUNT**

MEDIUM FLOWERING: 4  
SMALL CONIFERS: 5

% CONIFER TREE  
COVERAGE = 50%

**SHORT TERM BIKE RACK (x1)**

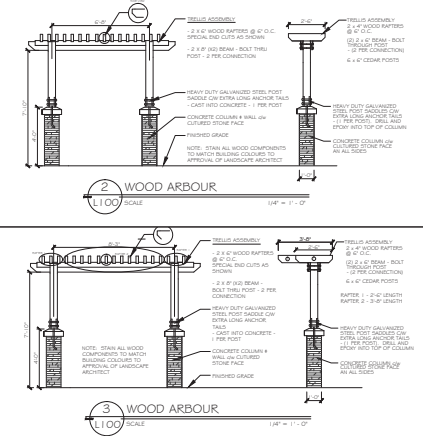
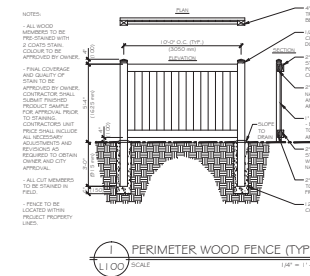
MODEL: COMMERCIAL BIKE SECURING RACK CAH-721 (MOUNTED TO CONCRETE PAD)  
COLOUR: RECYCLED PLASTIC LUMBER W/ STEEL FRAME  
SUPPLIER: CANAAN SITE FURNISHINGS

**BENCH (x2)**

DESCRIPTION: COMMERCIAL METRO BENCH  
FRAME COLOUR: NOBEL (GLOSS)  
WOOD PLASTIC COMPOSITE: WALNUT  
SUPPLIER: CANAAN SITE FURNISHINGS  
PHONE: 1-855-330-1133

**PAVER TYPES**

- 01 TYPE: AQUA-ROC PERMEABLE PAVEMENT  
COLOUR: VICTORIAN  
PATTERN: HERRINGBONE;  
45° TO BUILDING FACE  
SIZE: 4" x 8"
- 02 TYPE: VENETIAN COBBLE PERMEABLE PAVEMENT  
COLOUR: GRANITE  
PATTERN: RUNNING BOND  
SIZE: 6" x 12"
- 03 TYPE: VENETIAN COBBLE PERMEABLE PAVEMENT  
COLOUR: COPPER CANYON  
PATTERN: ASHLAR  
SIZE: VARIOUS  
SUPPLIER: BELGARD PAVERS



**FORSITE LANDSCAPE ARCHITECTURE**

#408-1581H HILLSIDE AVENUE  
VICTORIA, BC V8T 2C1

forsteland@hotmail.com  
250.508.7885

THE DRAWINGS, DESIGN IDEAS AND  
RECOMMENDATIONS ARE THE SOLE  
PROPERTY OF FORSITE LANDSCAPE  
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LANDSCAPE ARCHITECTURE.

**ARCH. STAMP**

HECATE TOWNHOUSES  
880 HECATE STREET NANAIMO, BC

**CLIENT**

SUN PORCH HOMES

REV DATE	NUMBER	DESCRIPTION
03-18-23	1	LANDSCAPE DEVELOPMENT PERMIT PACKAGE
04-06-23	2	REVISED DP PLAN
08-09-23	3	REVISED DP PLAN
10-18-23	4	REVISED DP PLAN
12-15-23	5	REVISED DP PLAN
01-18-24	6	REVISED DP PLAN

DATE: JANUARY 16, 2024  
SCALE: 1:100

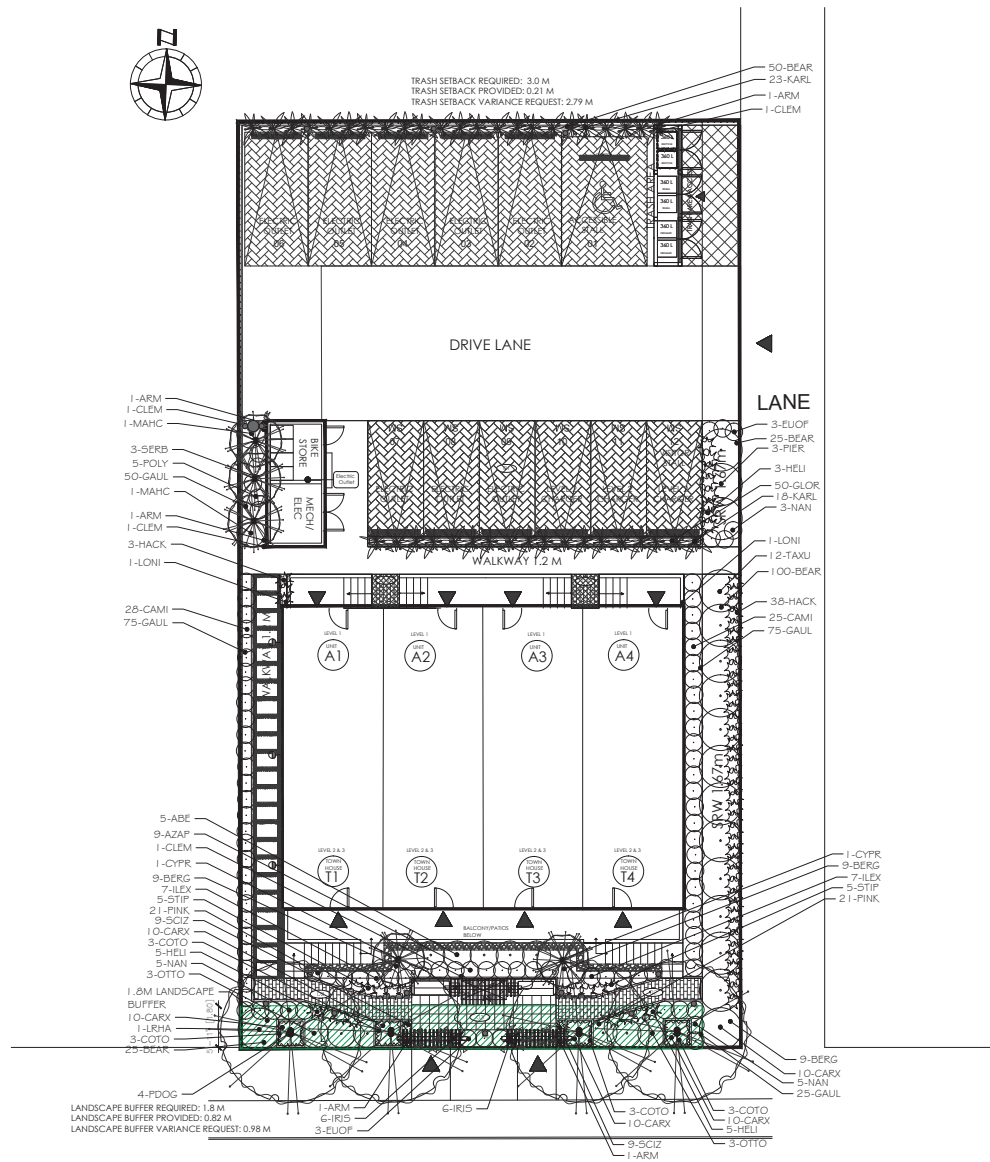
RECEIVED  
2023-JAN-18  
CITY OF NANAIMO

DRAWN BY: RF

**LANDSCAPE CONCEPT PLAN**

L100





## PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size
Large Trees	PDOG	4	Pacific Flowering Dogwood	Cornus ruttalii var.'Eddie's White Wonder'	6cm Cal.
	SERB	3	Serbian Spruce	Picea omonka	2.5m Ht.
	CYPR	2	Upright Cypress	Cupressus varn. 'Wilma Goldcrest'	#2 Pot
Large Shrubs	PIER	3	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame'	#5 Pot
	LRHA	1	Rhododendron	Rhododendron var.'Pink Wallpaper'	#5 Pot
	TAXU	1	Eddie's Yew	Taxus x media var. 'H.M. Eddie'	1.5m ht
Medium Shrubs	ABE	5	Glossy Abelia	Abelia x grandiflora	#2 Pot
	OTTO	6	Otto Luyken Laurel	Prunus laurocerasus var.'Otto Luyken'	#2 Pot
	MAHC	2	Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
Small Shrubs	AZAP	9	Evergreen Azalea	Azalea japonica var.'Grand's Fuchsia'	#2 Pot
	EUOF	6	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	POLY	0	Sword Fern	Polystichum minimum	#1 Pot
	NAN	1	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#1 Pot
	CAMI	5	Camellia	Camellia x williamsii 'Debbie'	#1 Pot
	ILEX	1	Dwarf False Holly	Ilex crenata convexa	#1 Pot
Vines	CLEM	4	Clematis	Clematis var. 'Elizabeth'	#5 Pot
	ARM	5	Armand's Clematis	Clematis armandii	#5 Pot
	LONI	2	Honeysuckle	Lonicera sempervirens var.'Coral'	#5 Pot
Ground Covers	BEAR	200	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	#SP4 Pot
	BERG	27	Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	#SP4 Pot
	COTO	1	Trailing Cotonaster	Cotonaster damienii	#SP4 Pot
	GAUL	225	Wintergreen	Gaultheria procumbens	#SP4 Pot
	GLOR	50	Creeping California Lilac	Ceanothus gloriosus	#SP5 Pot
Perennials	IRIS	1	Sweet Iris	Iris pallida var.'Vanegata'	#SP5 Pot
	SCIZ	18	Kaffir Lily	Scythostylis coccinea var.'Oregon Sunset'	#SP5 Pot
	PINK	42	Cottage Pink	Dianthus var. 'Raspberry Surprise'	#SP5 Pot
Grasses	CARX	50	Vanegated Japanese Sedge	Carex morrowei var. 'Aureo vanegata'	#1 Pot
	KARL	4	Karl Forrester Feather Reed G	Calamagrostis x acutiflora	#2 Pot
	HELI	1	Blue Oat Grass	Helictotrichon sempervirens	#1 Pot
	HACK	4	Flachoncloa grass	Flachoncloa	#1 Pot
	STIP	10	Spear Grass	Stipa calamagrostis	#1 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.