



**DEVELOPMENT PERMIT NO. DP001317**

**PANORAMA HAMMOND BAY DEVELOPMENT LTD.**

**Name of Owner(s) of Land (Permittee)**

**4670 HAMMOND BAY 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 A, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN VIP86170  
EXCEPT THAT PART IN PLAN VIP87084  
PID No. 027-786-587**

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 Park and Road Dedication Plan  
Schedule D Building Elevations and Details  
Schedule E 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

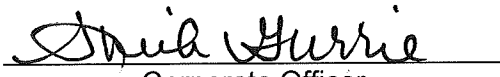
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

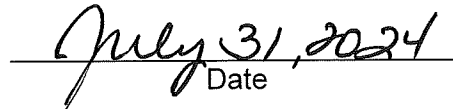
1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height of a principal building with a sloped roof for Building 2 and Building 11 from 9.0m to 10.0m, as proposed. ‘
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height of a principal building with a flat roof for Building 12 from 7.0m to 7.6m, and for Building 13, Building 14, and Building 15, from 7.0m to 11.5m, as proposed.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by dHKArchitects, dated 2024-JUN-13, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHKArchitects, dated 2024-JAN-30, as shown on Schedule D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects, dated 2024-JAN-23, as shown on Schedule E.
4. Park dedication of 1.66ha, as shown on Schedule C, to be dedicated prior to building occupancy.
5. Registration of a blanket Statutory Right-of-Way for public park and trail use, substantially as shown on Schedule C, to be registered prior to building occupancy.
6. Voluntary road dedication of approximately 156m<sup>2</sup> along the south property line, as shown on Schedule C, to be dedicated prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 8TH DAY OF JULY, 2024.

  
Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date

## Schedule A

## SUBJECT PROPERTY MAP



 4670 Hammond Bay Road



Development Permit No. DP001317 Schedule B  
4670 Hammond Bay Road  
**SITE AND PARKING PLAN**

**PROJECT DATA**

-CMIC ADDRESS:  
- 4670 HAMMOND BAY ROAD, NANAIMO  
LEGAL DESCRIPTION:  
- LOT S1, WELLINGTON DISTRICT,  
PLAN V1P6170 EXCEPT THAT PART IN PLAN V1P87084; PID: 027-796-587  
ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.64 m<sup>2</sup>  
TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m<sup>2</sup> (34.5 UNITS MAX)  
PARK DEDICATION = 1.245 ha (3.07 acres)  
RESIDENTIAL DENSITY: PROPOSED: 34 ALLOWABLE (16 units per hectare); 34.5  
FAR: PROPOSED: 0.20 (6828.3m<sup>2</sup>) ALLOWABLE: 0.45 (9799.2 m<sup>2</sup>)

**PROPOSED SITE COVERAGE:**

PROPOSED: 32% [ 6,828.3m<sup>2</sup> ]  
ALLOWABLE: 40% [ 8,635.2 m<sup>2</sup> ]

SETBACKS: PROPOSED: ALLOWABLE:  
FRONT: 4.5 m 4.5 m  
FLANKING: 4.0 m 4.0 m  
REAR: 7.5 m 7.5 m  
SIDE: 1.5 m 1.5 m

**GFA CALCULATION:**

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2275.2 sq ft	1
T4	1858.3 sq ft	7

34 UNITS - 73 498.9 sq ft ( 6828.3m<sup>2</sup> ) TOTAL

**OFF STREET PARKING**

REQUIRED	34 DWELLING UNITS X 2 SPACES (AREA 1)	68 STALLS
VISITOR: SPACES / 22		3.01 STALLS
H/C STALLS		2 STALLS

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)  
ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW  
(A minimum of 25% of all required off-street parking spaces)

PROVIDED	34 DWELLING UNITS X 2 SPACES (AREA 1)	68 STALLS
VISITOR: SPACES / 22		3 STALLS
H/C STALLS		2 STALLS
TOTAL		73 STALLS

SMALL CAR - 22 STALLS  
FULL SIZE - 51 STALLS

**BICYCLE PARKING**

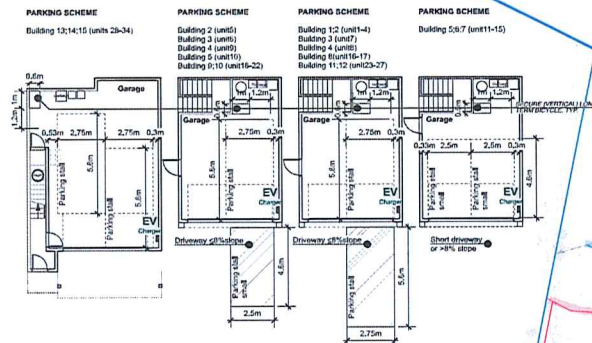
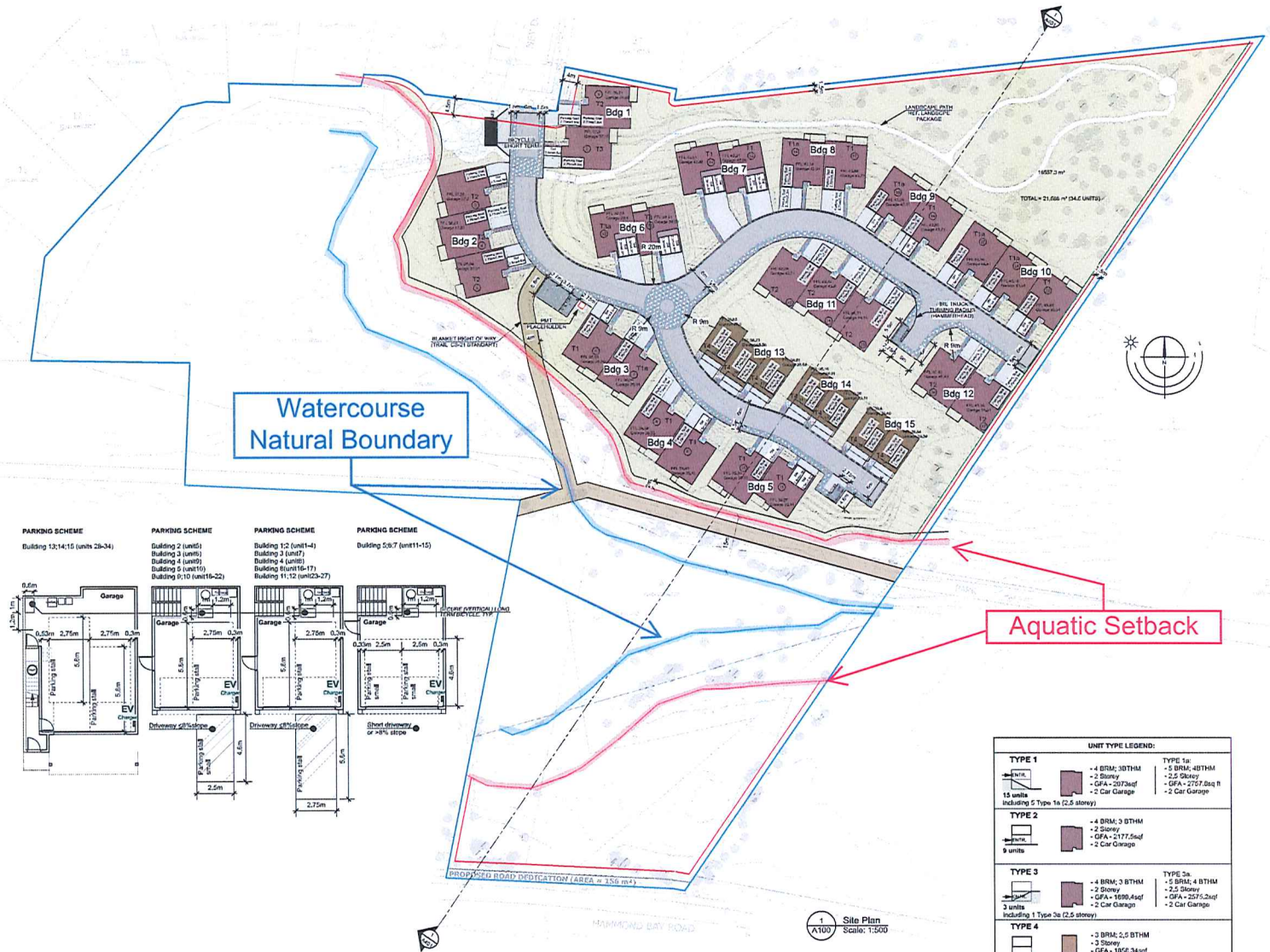
SHORT TERM	34 DWELLING UNITS X 0.1 SPACES	3.4 SPACES
LONG TERM	34 DWELLING UNITS X 0.5 SPACES	17 SPACES REQUIRED
		34 SPACES PROVIDED

**REQUESTED VARIANCES**

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)  
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)

BUILDING 2	VARIANCE REQUEST OF 1.00m
BUILDING 11	VARIANCE REQUEST OF 1.00m
BUILDING 12	VARIANCE REQUEST OF 0.60m
BUILDING 13	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the L.O. roof access
BUILDING 14	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the L.O. roof access
BUILDING 15	VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the L.O. roof access

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS  
BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



Aquatic Setback

UNIT TYPE LEGEND:	
<b>TYPE 1</b> 15 units Including 5 Type 1a (2.5 storey)	<ul style="list-style-type: none"> <li>- 4 BTHM; 10THM</li> <li>- 2 Storey</li> <li>- GFA - 2072sqft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 2</b> 9 units	<ul style="list-style-type: none"> <li>- 4 BTHM; 3 BTHM</li> <li>- 2 Storey</li> <li>- GFA - 2177.5sqft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 3</b> 3 units Including 1 Type 3a (2.5 storey)	<ul style="list-style-type: none"> <li>- 4 BTHM; 3 BTHM</li> <li>- 2 Storey</li> <li>- GFA - 1899.4sqft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 4</b> 7 units	<ul style="list-style-type: none"> <li>- 3 BTHM; 2.5 BTHM</li> <li>- 3 Storey</li> <li>- GFA - 1858.3sqft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 1a</b>	<ul style="list-style-type: none"> <li>- 5 BTHM; 4BTHM</li> <li>- 2.5 Storey</li> <li>- GFA - 2757.8sq ft</li> <li>- 2 Car Garage</li> </ul>
<b>TYPE 3a</b>	<ul style="list-style-type: none"> <li>- 5 BTHM; 4 BTHM</li> <li>- 2.5 Storey</li> <li>- GFA - 2275.2sqft</li> <li>- 2 Car Garage</li> </ul>

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Nanaimo, BC  
13Jun2024

4670 Hammond Bay Rd

Site Plan; Project Data A100

dHArchitects dH&K



Development Permit No. DP001317	Schedule C
4670 Hammond Bay Road	
<b>PARK AND ROAD DEDICATION PLAN</b>	



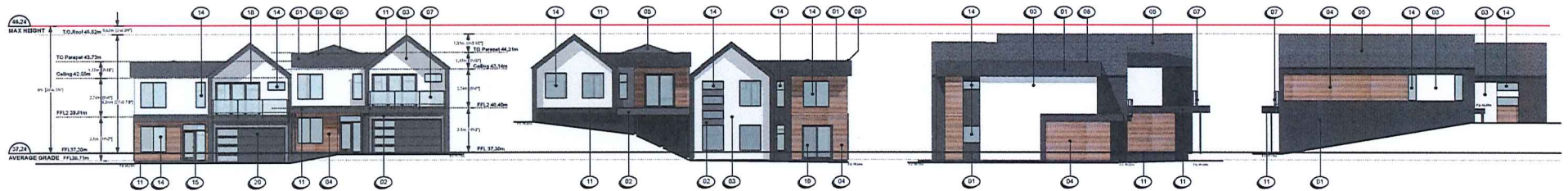
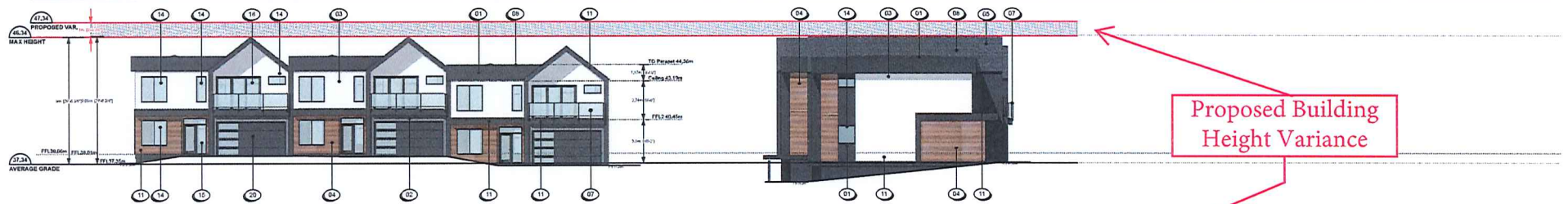
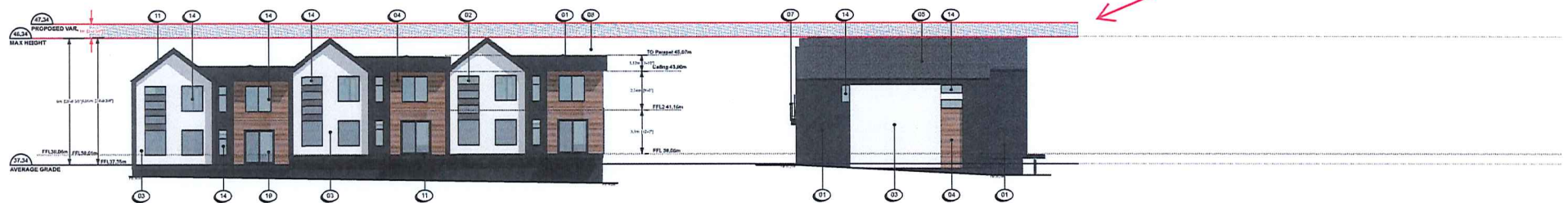
4670 Hammond Bay Road

**BUILDING ELEVATIONS AND DETAILS****MATERIAL PALETTE**

- ① FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
- ② FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
- ③ FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- ④ WOOD LOOK METAL PLANK SIDING, IN ESPRESSO WITH WOOD GRAIN FINISH

- ⑤ SHINGLES, IN ESTATE GREY
- ⑥ WOOD, STAINED IN ENGLISH CHESTNUT
- ⑦ CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
- ⑧ ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
- ⑨ ALUMINIUM CAP AND TRIM FLASHING, IN NIGHT GREY
- ⑩ ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT MIST
- ⑪ FASCIA BOARD, IN IRON GREY
- ⑫ FASCIA BOARD, IN NIGHT GREY

- ⑬ FASCIA BOARD, IN LIGHT MIST
- ⑭ VINYL FRAME WINDOW, IN IRON GREY
- ⑮ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
- ⑯ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
- ⑰ VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL
- ⑱ 3 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ⑲ 2 PANEL VINYL SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- ⑳ OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY

**Typical Building Elevation (2 attached units)****BUILDING 1****Proposed Building Height Variance****BUILDING 2****Typical Building Elevation (3 attached units)**

Scale: 3/32" = 1'0"

4670 Hammond Bay Rd

Nanaimo, BC  
30 Jan 2024

Elevations. Buildings 1-2 A301

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# MATERIAL PALETTE

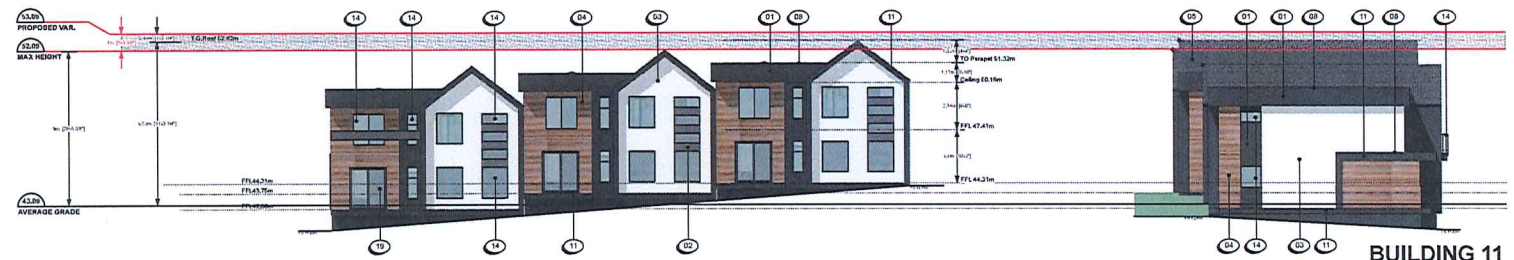
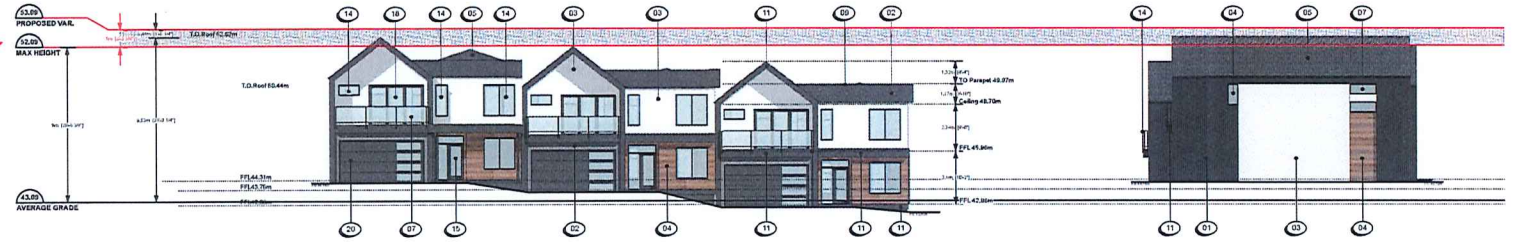
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- 3 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN LIGHT MIST WITH ALUMINIUM FLASHING, COLOUR MATCHED TO LIGHT MIST
- 4 WOOD LOOK METAL PLANK SIDING, IN ESPRESSO WITH WOOD GRAIN FINISH

- 5 SHINGLES, IN ESTATE GREY
- 6 WOOD, STAINED IN ENGLISH CHESTNUT
- 7 CLEAR TEMPERED GLASS GUARDRAILS WITH ALUMINIUM FRAME, IN IRON GREY
- 8 ALUMINIUM CAP AND TRIM FLASHING, IN IRON GREY
- 9 ALUMINIUM CAP AND TRIM FLASHING, IN NIGHT GREY
- 10 ALUMINIUM CAP AND TRIM FLASHING, IN LIGHT MIST
- 11 FASCIA BOARD, IN IRON GREY
- 12 FASCIA BOARD, IN NIGHT GREY

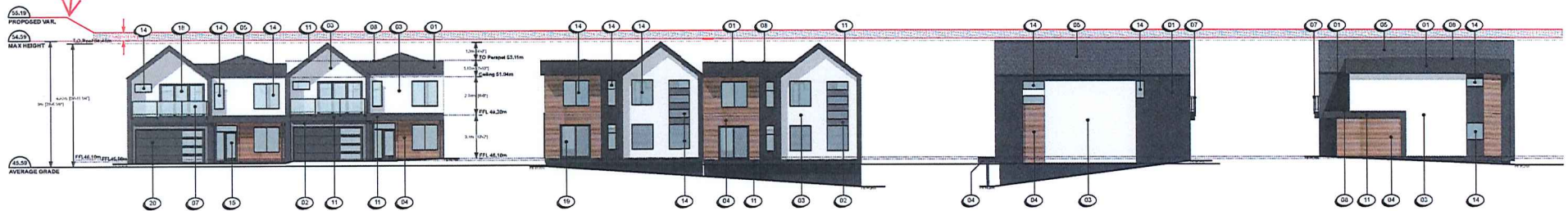
- 13 FASCIA BOARD, IN LIGHT MIST
- 14 VINYL FRAME WINDOW, IN IRON GREY
- 15 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
- 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
- 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL
- 18 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 19 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY

Proposed Building Height Variance

Proposed Building Height Variance



BUILDING 11



BUILDING 12

Scale: 3/32" = 1'0"

4670 Hammond Bay Rd

Nanaimo, BC  
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Elevations. Buildings 11-12 A305

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## Proposed Building Height Variance

### MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN IRON GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO IRON GREY
- 2 FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN NIGHT GREY WITH ALUMINIUM FLASHING, COLOUR MATCHED TO NIGHT GREY
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- 12 FASCIA BOARD, IN NIGHT GREY

- 13 FASCIA BOARD, IN LIGHT MIST
- 14 VINYL FRAME WINDOW, IN IRON GREY
- 15 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL, SIDE LIGHT AND TRANSOM
- 16 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS: PANEL AND TRANSOM
- 17 VINYL SWING DOOR IN IRON GREY WITH TEMPERED GLASS PANEL
- 18 3 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 19 2 PANEL, VINYL, SLIDING TEMPERED GLASS DOOR, IN IRON GREY
- 20 OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELS, IN IRON GREY



Scale: 3/32" = 1'0"

4670 Hammond Bay Rd

Nanaimo, BC  
30 Jan 2024

Elevations, Buildings 13-15 A306

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Development Permit No. DP001317 Schedule E  
4670 Hammond Bay Road  
LANDSCAPE PLAN AND DETAILS



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2415 C100 - 4185 503 Creek Drive  
Surrey, British Columbia, V2C 6G9  
p: 604-201-0011 f: 604-264-0022

SCALE:

NO. DATE REVISION DESCRIPTION

CUSTOMER

PROJECT

4670 HAMMOND BAY

NANAIMO, BC

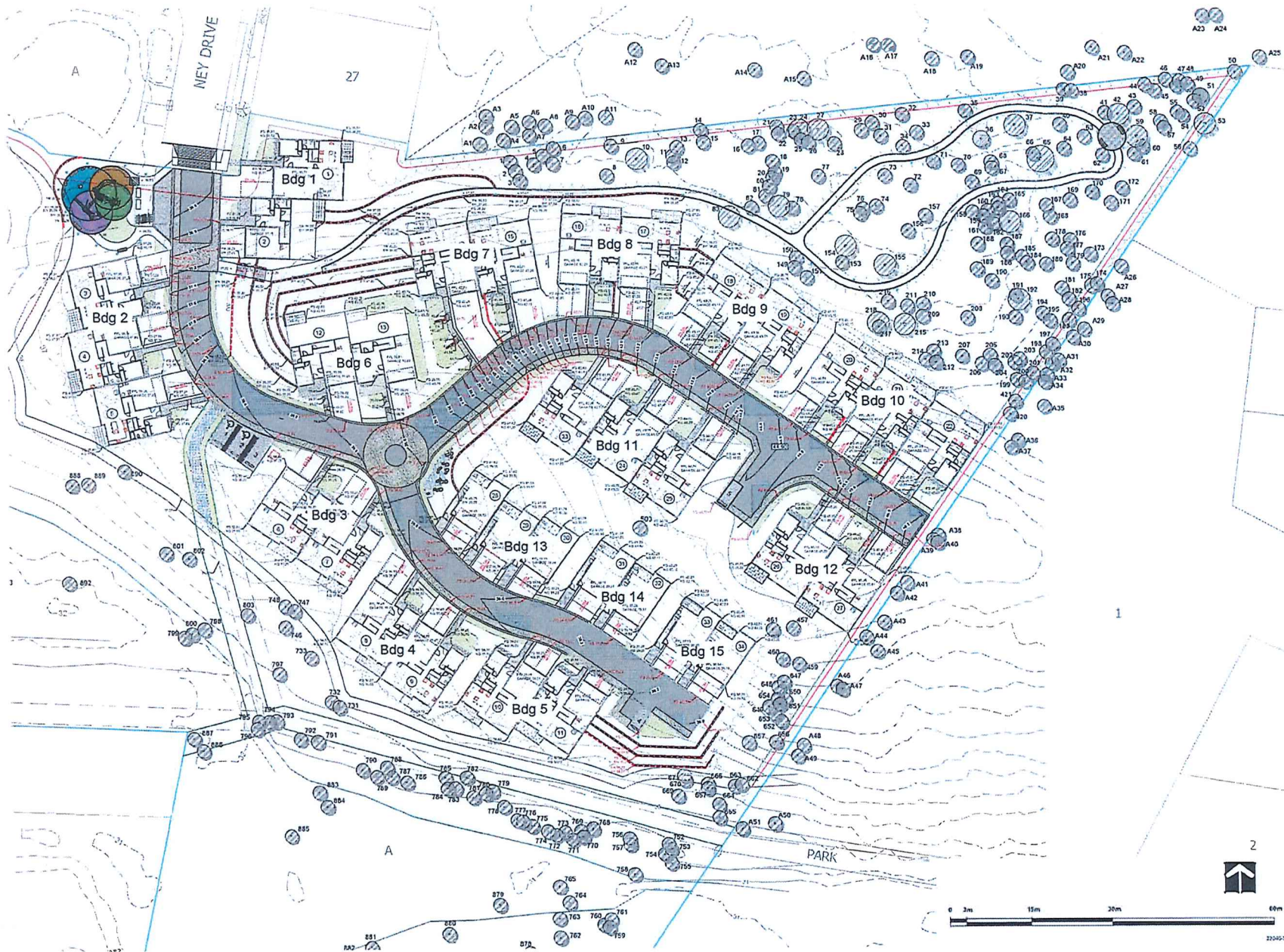
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PROJECT NUMBER: 22-040

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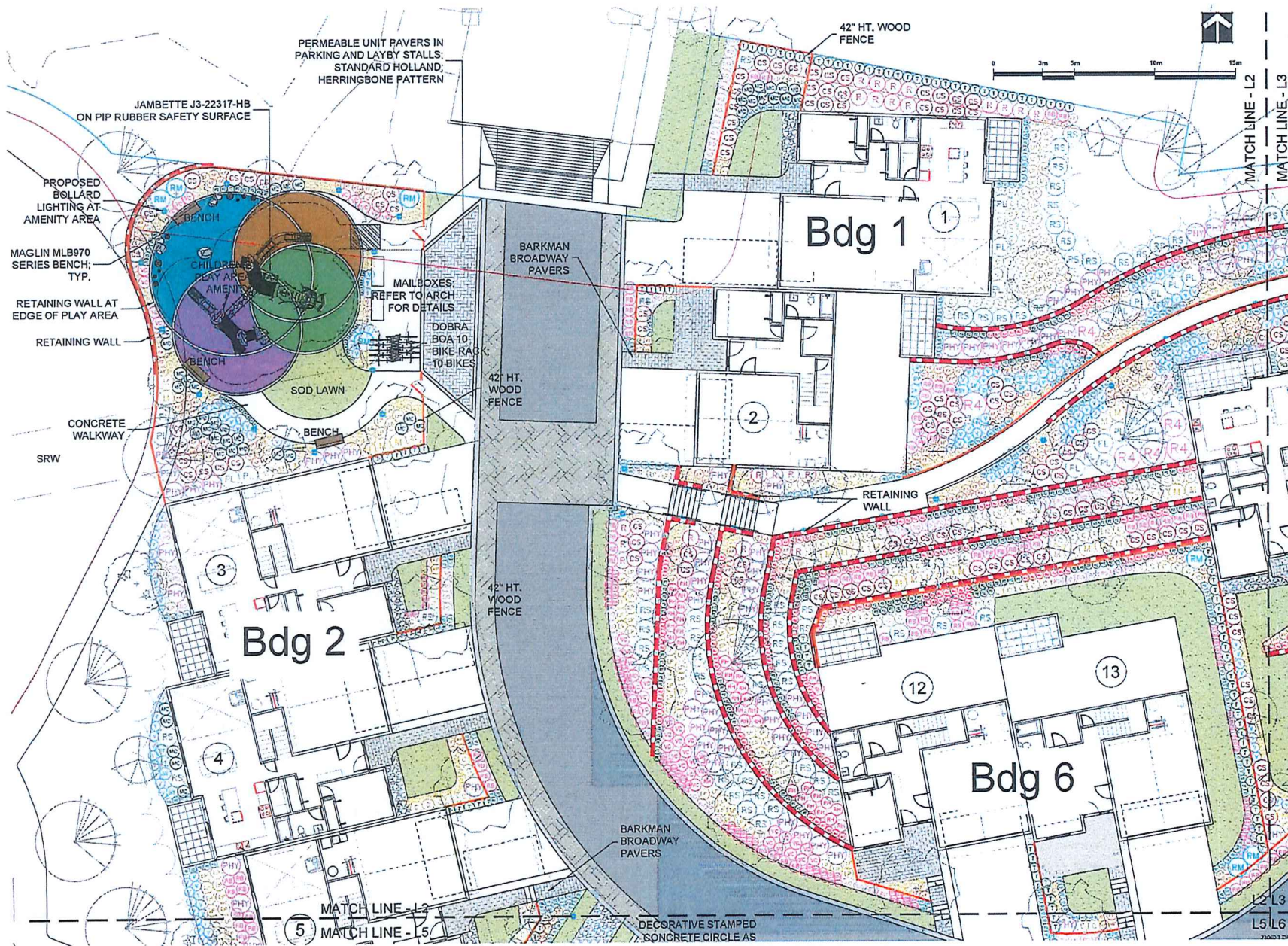
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ARCHITECTS

Suite C108 - 4155 2513 Crows Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604.293.0011 F: 604.293.0007

REVISIONS	
NO.	DATE
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Burnaby, British Columbia V5C 6G9  
p: 604 294-0011 • f: 604 294-0022

SEAL:

1. DESIGNER	PMG LANDSCAPE ARCHITECTS	AL
2. DESIGNER	PERISSA PERISSAKIS	CB
3. DESIGNER	PERISSA PERISSAKIS	AL
NO. DATE	REVISION DESCRIPTION	DR.
CLIENT		

PROJECT:  
**4670 HAMMOND BAY**  
NANAIMO, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 23 MAR 21  
SCALE: 1:100  
DRAWN: CW  
DESIGN: BA  
CHKD: SA

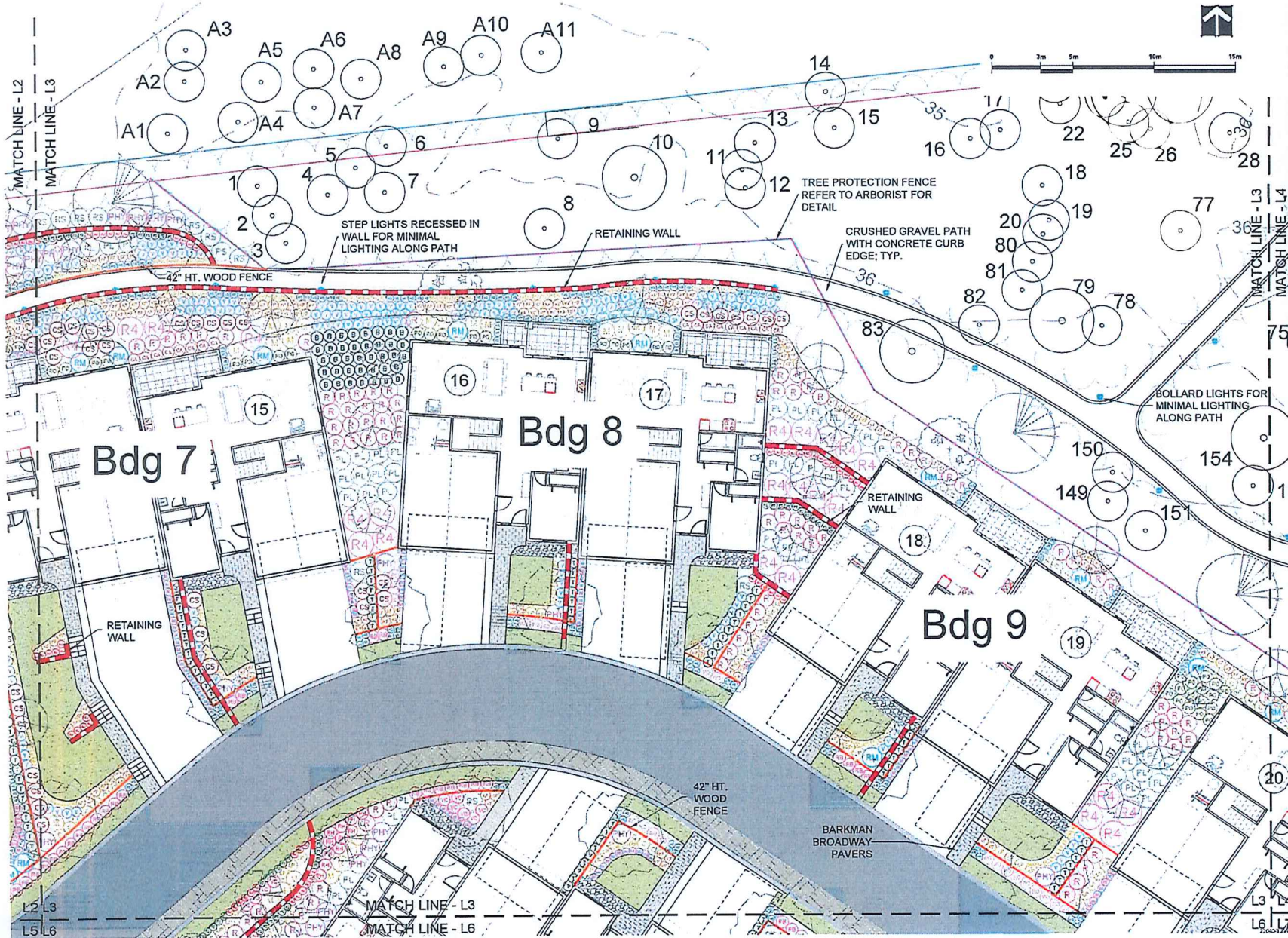
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PMG PROJECT NUMBER: 22-040





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P: 604 294-0011 F: 604 294-0022

SEAL:

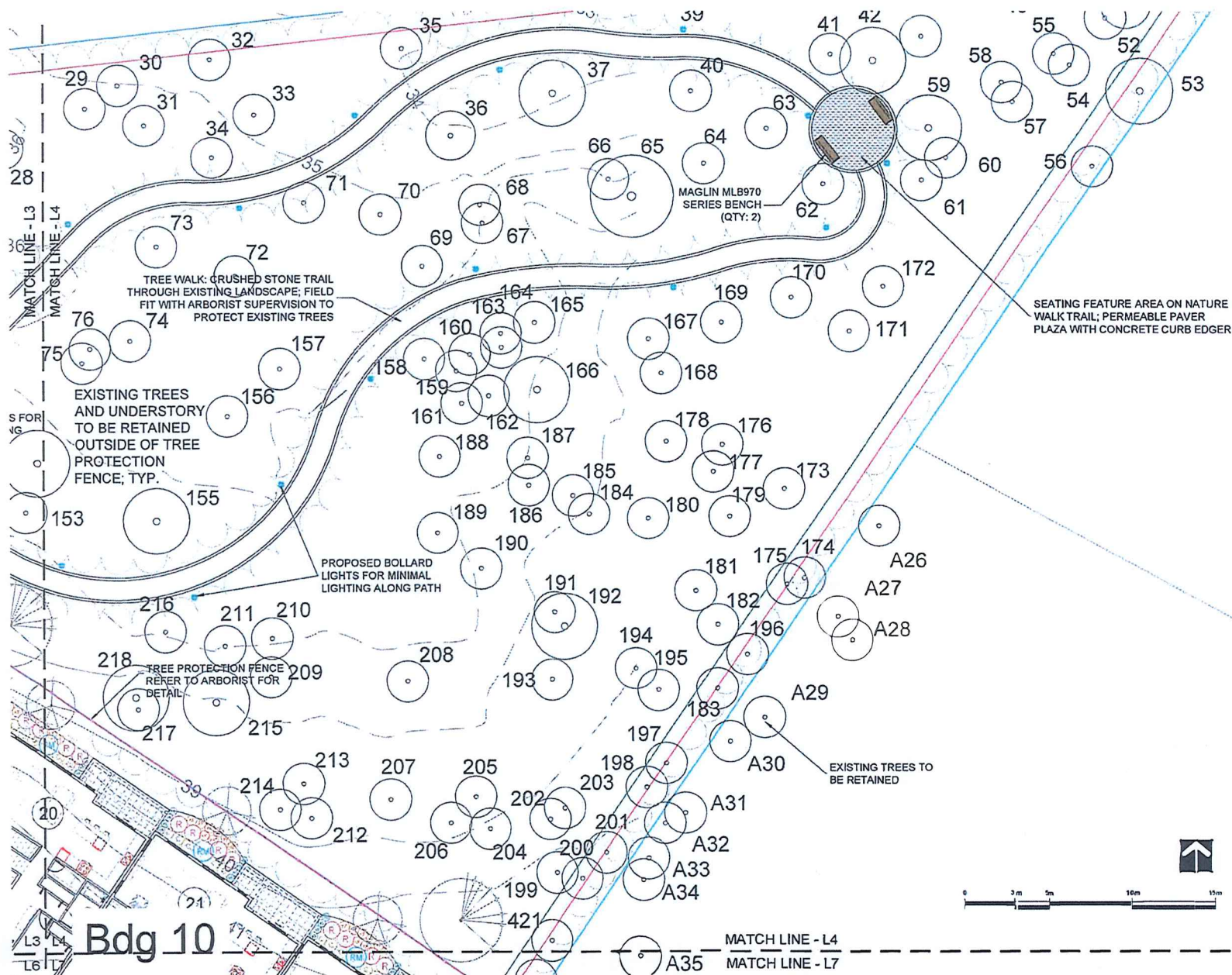
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PROJECT:  
4670 HAMMOND BAY  
NANAIMO, BC

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DATE: 23-MAR-24  
SCALE: 1:100  
DRAWN: CW  
DESIGN: CW  
CHKD: BA  
PMG PROJECT NUMBER: 22-040

RECEIVED  
DP1317  
2024-JAN-31  
L4  
OF 13





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**pme**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4165 S.F. Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p 604 294-0011, f 604 294-0022

STEP 4

NO.	DATE	REVISION OR DESCRIPTION
1	12/15/20	NEW SITE PLAN
2	1/10/21	REVISED PER PLAN COMMENTS
3	1/20/21	ADDED RAMP L&P

CURRENT

PROJECT

4670 HAMMOND BAY

NANAIMO, BC

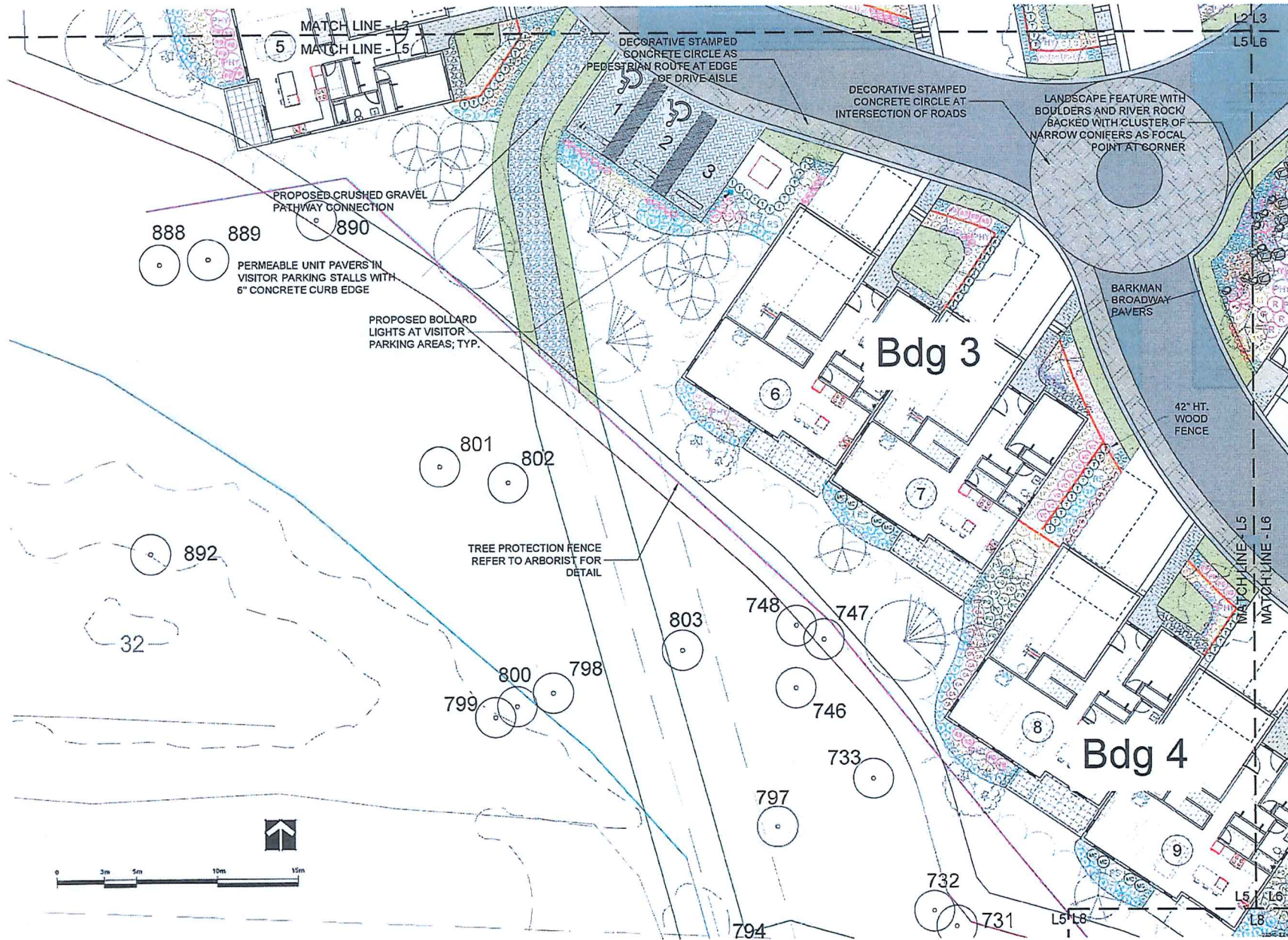
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DESIGN	GW		
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3706-12P 150 PROJECT NUMBER

22-040





**pmg LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 5th Creek Drive  
 Nanaimo, British Columbia, V9C 6G9  
 p. 604.254-9311 : f. 604.254-0022

SEAL: \_\_\_\_\_

NO.	DATE	REVISION/DESCRIPTION	BY
1	2024-01-31	REVISED	PMG
2	2024-01-31	REVISED	PMG
3	2024-01-31	REVISED	PMG

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PROJECT: **4670 HAMMOND BAY**  
 NANAIMO, BC

DRAWING TITLE: **SHRUB PLAN**

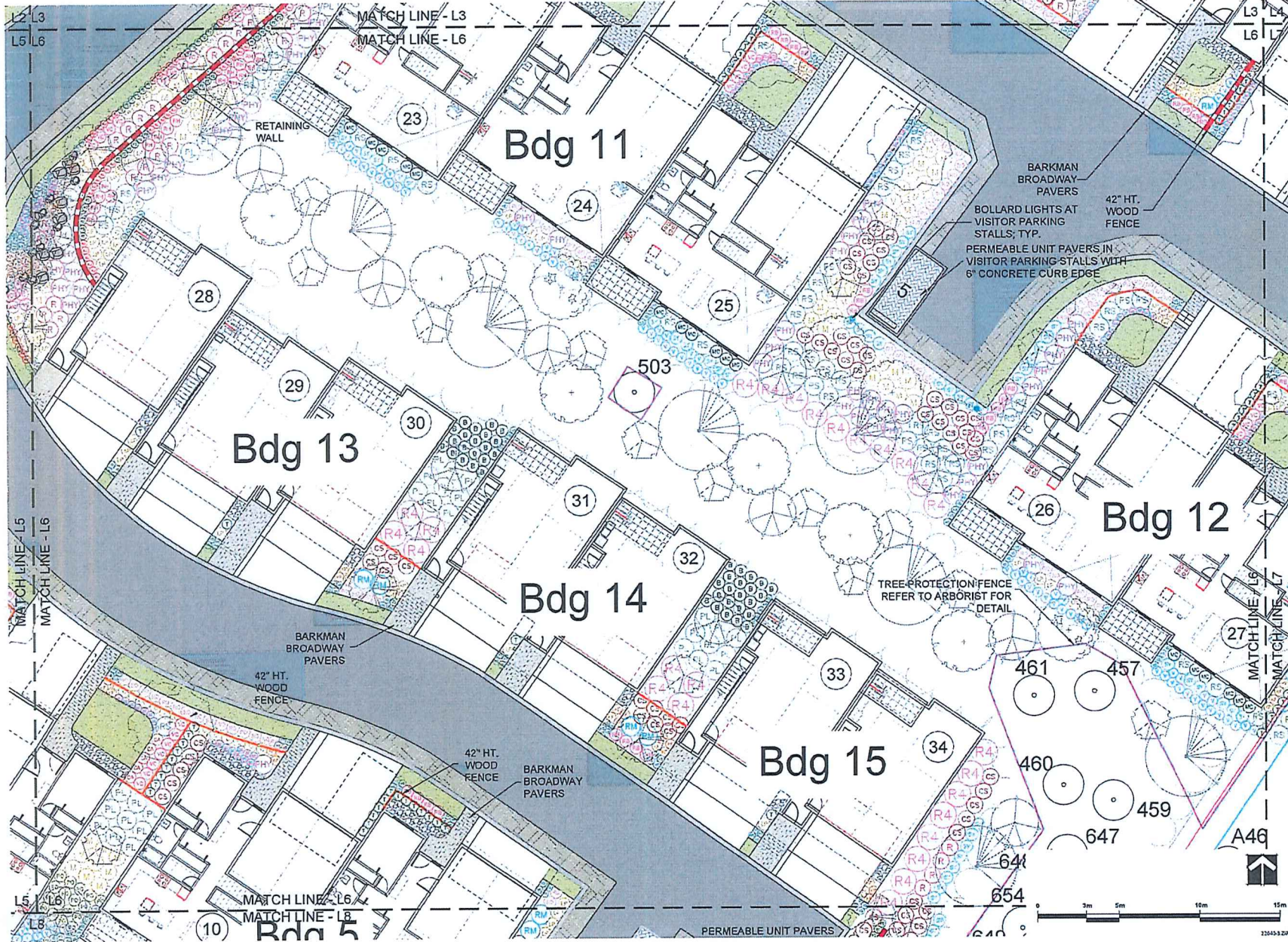
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DRAWING NUMBER: **L6**  
 OF 13

PMG PROJECT NUMBER: 22-040





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ARCHITECTS  
Suite C100 - 4185 St. Charles Drive  
Burnaby, British Columbia, V5C 2G9  
p: 604.294.0011 f: 604.294.0022

SCALE:

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PROJECT:  
**4670 HAMMOND BAY**  
NANAIMO, BC

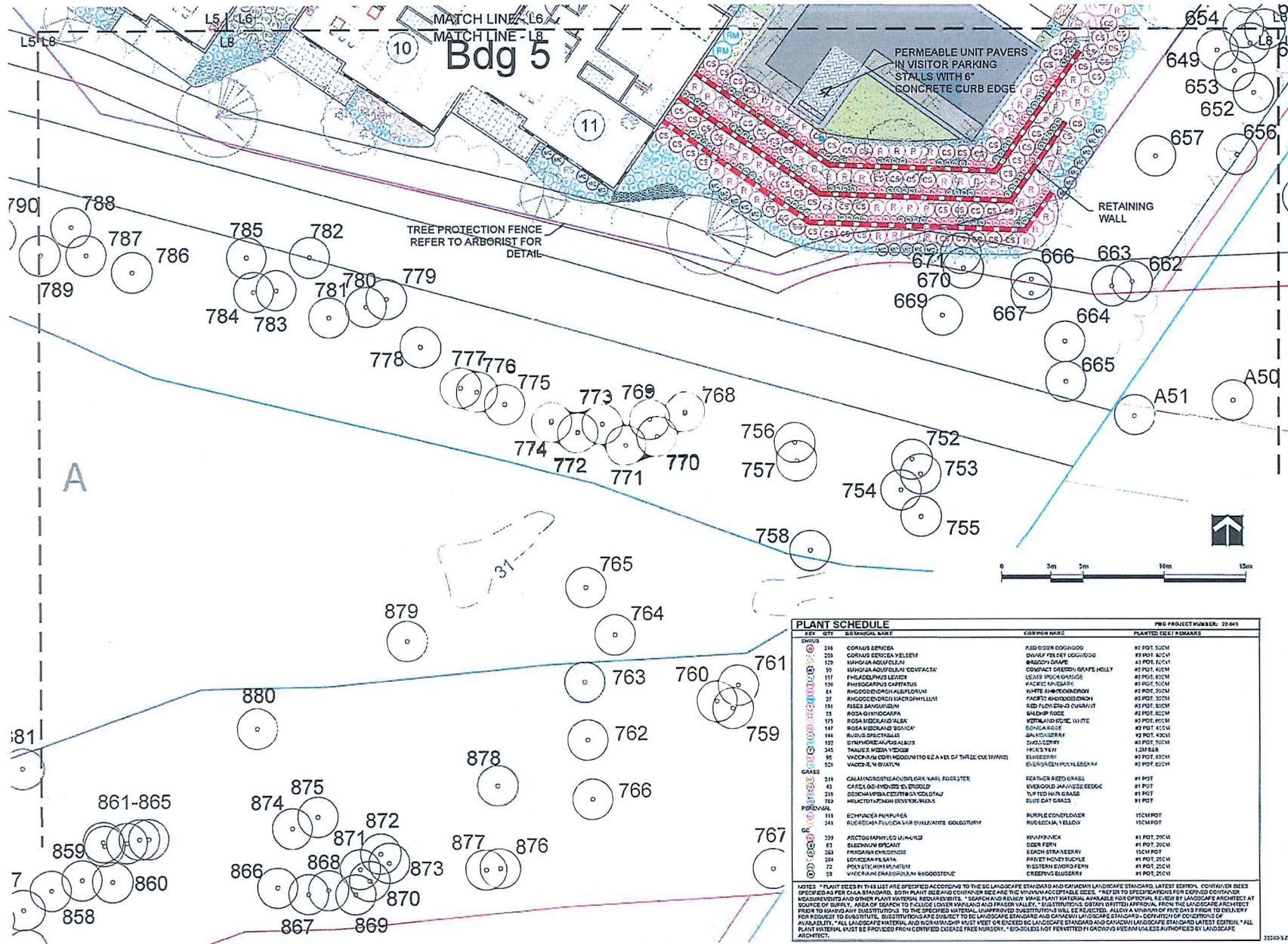
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DESIGN: CW  
CHECK: SA  
DRAWING NUMBER: **L7**  
OF 13  
PMG PROJECT NUMBER: 22-040









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ARCHITECTS  
Suite C100 - 4155 61st Street Drive  
Burnaby, British Columbia V2C 6G9  
P: 604-294-0311 F: 604-294-0322

SCALE:

PROJECT  
4570 HAMMOND BAY  
NANAIMO, BC

DRAWING TITLE  
**SHRUB  
PLAN**

RECEIVED  
2024-JAN-31  
DATE: 28-MAR-24  
SCALE: 1/8"=1'-0"  
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CHECKED BY: OF 13

PMG PROJECT NUMBER: 22-045



TREE



ACER DASYCARPUM



FAGUS SYLVATICA DAWN OF GOLD



QUERCUS BICOLOR AUTUMN GOLD



PARROTIA PERSICA YAREZA



FICUS OVATA

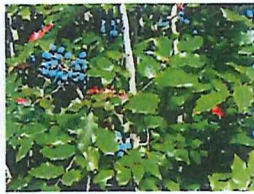


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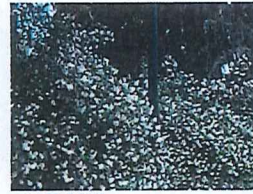
SHRUB



CORNUS SERICEA



MAHONIA AQUIFOLIUM



PHILADELPHUS LEWISII



PHYSOCARPUS OPULIFOLIUS



RHODODENDRON MACGREGORIAE



ROSA RUGOSA



ROSA GYMNOCARPA



ROSA SPECTABILIS



SYMPHORICARPOS ALBUS



TAXUS MEDIA 'VICKSII'



VACCINIUM CORYMBOSUM VARIETES (WILD)



CALAMAGROSTIS ACUTIFLORA VAR. FOERSTERI



CAREX OBOVATA VAR. EVERGOLD



DESCHAMPSIA CESPITOSA 'GOLDFAY'



HELICTOTRICHON SEMPERVIRENS



ECHINACEA PURPUREA



RUDECKIA HIRTA VAR. SULLIVANTII 'GOLDSTURM'



ARCTOSTAPHYLOS UVA-URSI



ELEOCHARIS ACICULARIS



FRAGARIA CHILOENSIS



LONICERA PILEATA



POLYSTICHUM MUNITUM



ROSA 'MEILAND'



RHODODENDRON ALEI, DRUM

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**pms**  
LANDSCAPE  
ARCHITECTS  
Suite 2100 - 4165 8th Creek Drive  
Burnaby, British Columbia V5C 6G9  
p: 604-291-0011 f: 604-291-4002

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1. DESIGN	MARK PLAN	RL
2. LAYOUT	PAUL & PETER GARDNER	CP
3. PLANTING	BLANCHARD	MT

FIG. DATE	REVISION DESCRIPTION	DWG.
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4670 HAMMOND BAY  
NANAIMO, BC

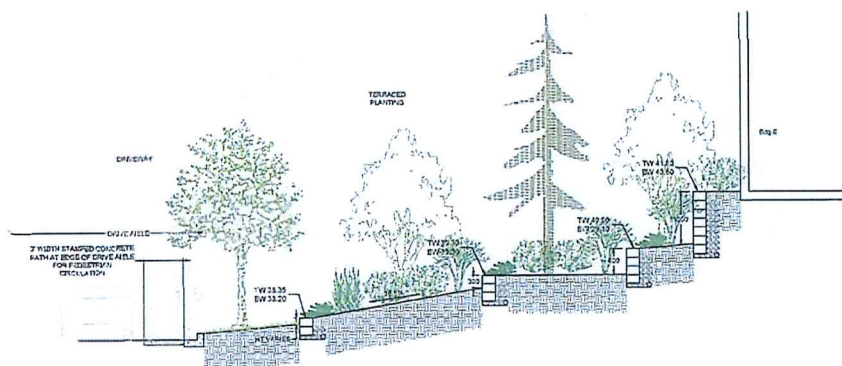
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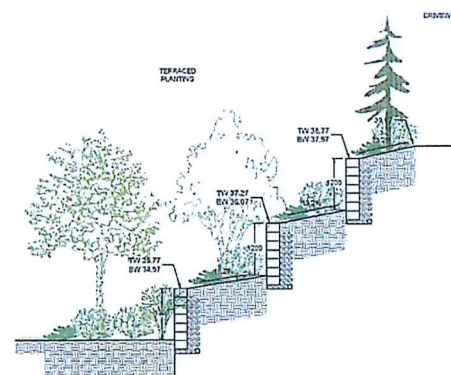
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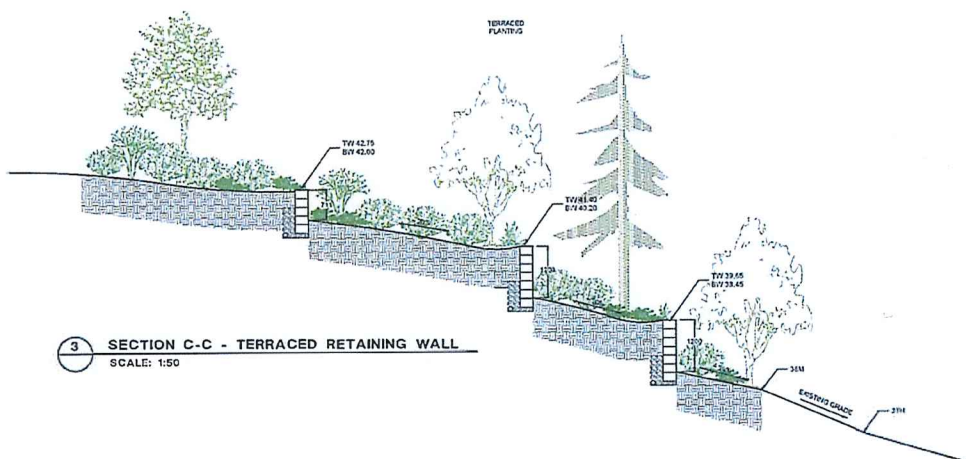




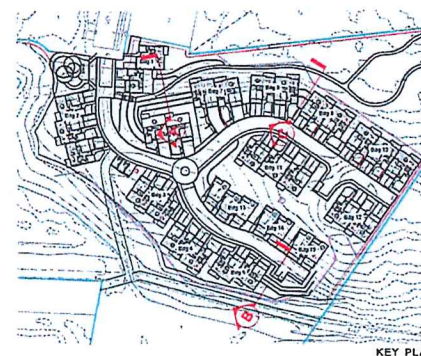
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SCALE: 1:50



2 SECTION B-B - TERRACED RETAINING WALL  
SCALE: 1:50



3 SECTION C-C - TERRACED RETAINING WALL  
SCALE: 1:50



### KEY PL

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p 604 294-0311 • f 604 294-0372

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3	28-NOV-23	REVISION	8
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4670 HAMMOND BAY

NANAIMO, BC

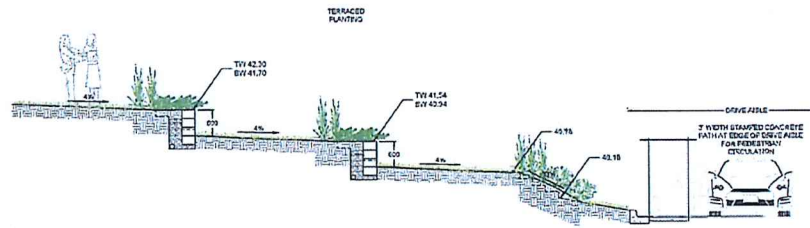
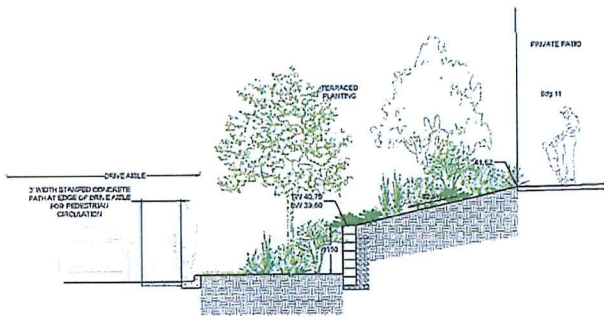
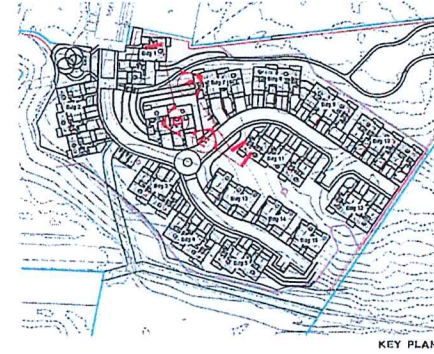
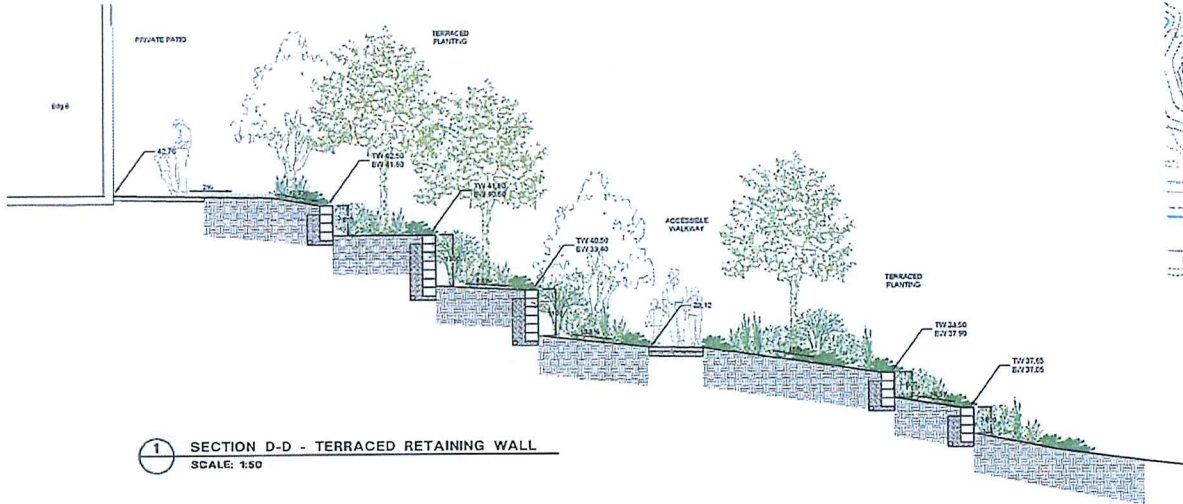
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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite 410 - 4185 63rd Street, Delta  
British Columbia, V9C 6B8  
p: 604 295-0222 f: 604 295-0222

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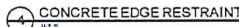
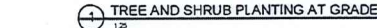
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NANAIMO, BC

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25040-02-CP P.M.G. PROJECT NUMBER 22-040



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