



DEVELOPMENT PERMIT NO. DP001352

HOGLER RIDGE DEVELOPMENTS LTD., INC.NO. BC0885837
Name of Owner(s) of Land (Permittee)

991, 993, 995, AND 997 HOGLER CRESCENT
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 Descriptions:

**LOT 36 SECTION 1 NANAIMO DISTRICT PLAN EPP101262
PID NO. 031-265-731
LOT 37 SECTION 1 NANAIMO DISTRICT PLAN EPP101262
PID NO. 031-265-740
LOT 38 SECTION 1 NANAIMO DISTRICT PLAN EPP101262
PID NO. 031-265-758
LOT 39 SECTION 1 NANAIMO DISTRICT PLAN EPP101262
PID NO. 031-265-766**

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 Plans 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.

PERMIT TERMS

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 percentage of small car off-street vehicle parking spaces from 40% to 50% for 993 Hogler Crescent.

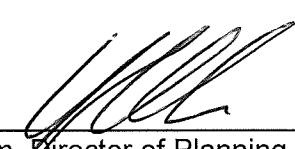
CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2025-AUG-13, 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 2025-AUG-11, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Frank Basciano Design, dated 2025-JUL-30, as shown on Schedule D.
 - (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
 - (b) A landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate shall be provided prior to building permit issuance.

REVIEWED AND APPROVED ON

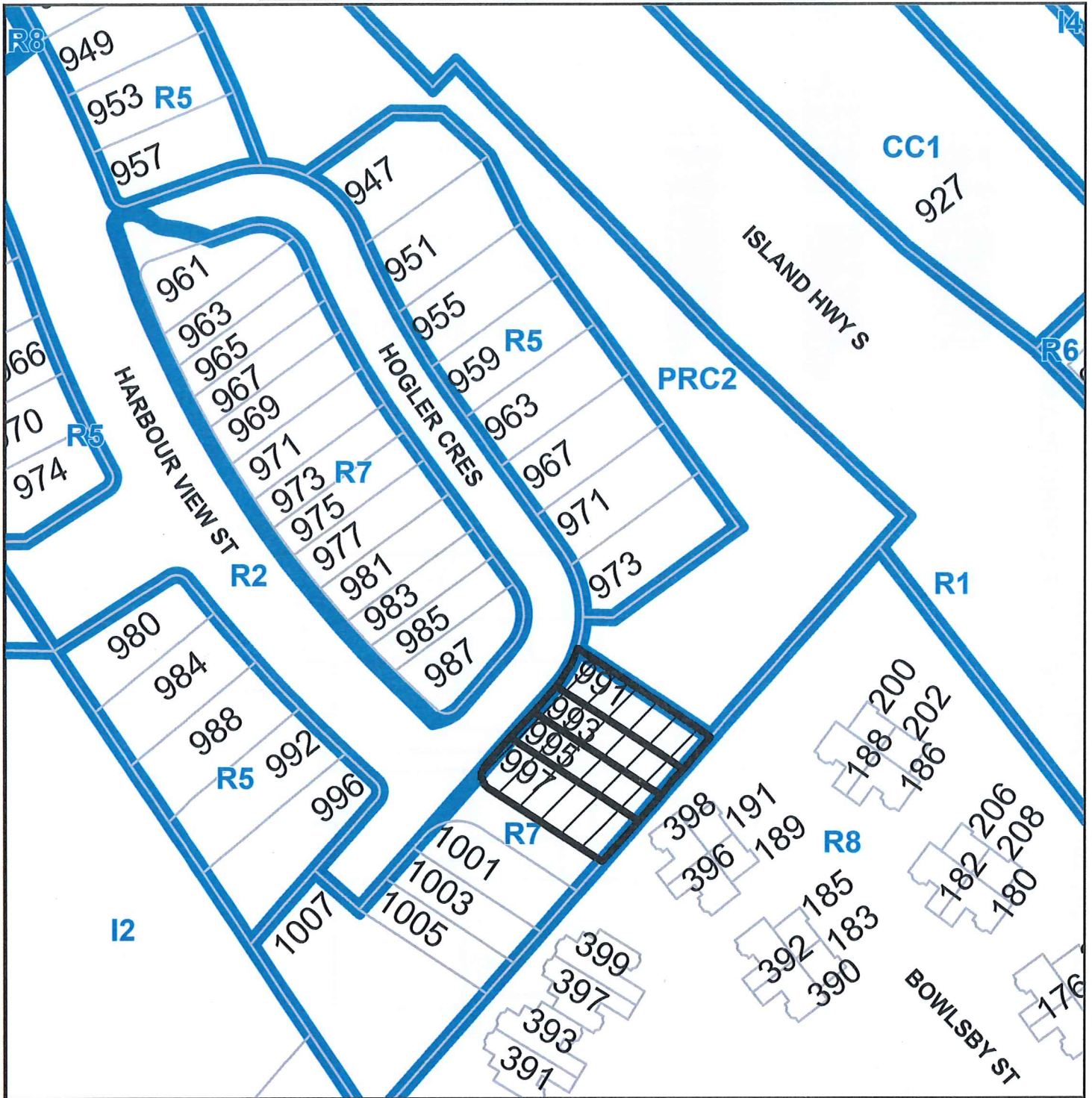
25-NOV-19

Date



J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

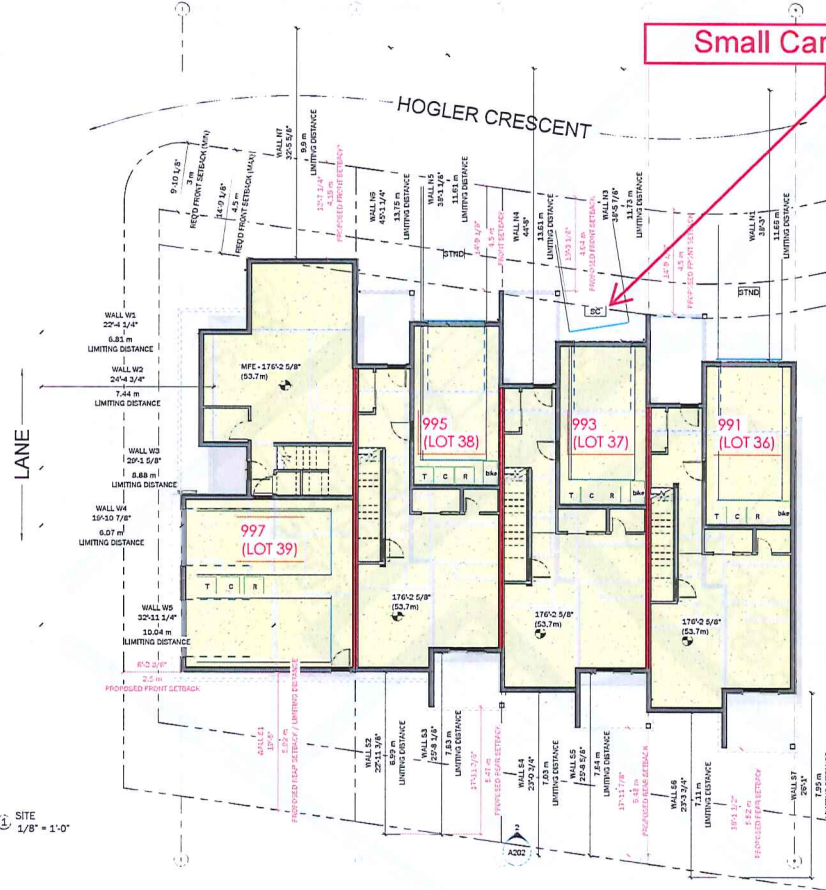
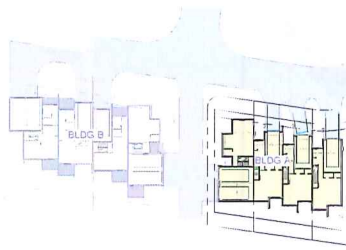
SUBJECT PROPERTY MAP



991, 993, 995 & 997 HOGLER CRESCENT

Development Permit No. DP001352 Schedule B
 991, 993, 995, & 997 Hogler Crescent
SITE AND PARKING PLANS

③ SITE PLAN
 1" = 40'-0"



SITE PLAN NOTES

- ALL WALL AREAS < 30M². 100% UNPROTECTED OPENINGS PERMITTED AT 7m SETBACK
- SETBACK > 9m, 100% UNPROTECTED OPENINGS PERMITTED

AREAS

NAME	AREA
LOT 39 - AREA	3024 SF
LOT 38 - AREA	1901 SF
LOT 37 - AREA	1937 SF
LOT 36 - AREA	2437 SF
LOT 39 - COVERAGE	1306 SF
LOT 38 - COVERAGE	1143 SF
LOT 37 - COVERAGE	1134 SF
LOT 36 - COVERAGE	1335 SF

LOT COVERAGE PER LOT:

LOT 36	237.44 SF
COVERAGE:	915.0 SF
	37.5%
LOT 37	1629.54 SF
COVERAGE:	918.00 SF
	47.8%
LOT 38	1305.03 SF
COVERAGE:	910.02 SF
	47.6%
LOT 39	3033.00 SF
COVERAGE:	1340.00 SF
	41.3%

SPATIAL SEPARATION	L.D. (M)	EBF (SQ. M)	MAX PERMITTED (L.D. (M))	PROPOSED (L.D. (M))	% REQ'D FR	COMBUSTIBLE CLADDING PERMITTED	NON COMBUSTIBLE CLADDING REQUIRED
LOT 36							
NORTH 1	11.86	26.2	100%	6.7	33.2%	45mm	#
NORTH 2	12.03	17.4	100%	2.9	16.1%	45mm	#
EAST	1.5	61.4	80%	3.8	4.0%	45mm	#
SOUTH 6	8.2	23.2	100%	9.8	25.4%	45mm	#
SOUTH 7	9	16.8	80%	5.8	31.4%	45mm	#
LOT 37							
NORTH 3	12.05	26.4	100%	6.7	33.0%	45mm	#
NORTH 4	13.01	17.5	100%	2.8	16.9%	45mm	#
SOUTH 4	7.8	23.7	80%	5.8	24.9%	45mm	#
SOUTH 5	8.4	17.6	80%	5.8	33.5%	45mm	#
LOT 38							
NORTH 5	13.03	13.5	100%	8.7	64.4%	45mm	#
NORTH 6	13.16	21	100%	2.8	8.8%	45mm	#
SOUTH 2	7.5	23	80%	5.8	25.7%	45mm	#
SOUTH 3	8.3	17.5	80%	5.8	33.7%	45mm	#
LOT 39							
NORTH 7	8.9	42.8	100%	11.7	27.0%	45mm	#
WEST 1	6.81	10	80%	2.5	25.0%	45mm	#
WEST 2	7.44	40.8	80%	9.8	24.0%	45mm	#
WEST 3	8.88	9.7	80%	1.7	29.8%	45mm	#
WEST 4	8.07	35.1	80%	14.6	36.3%	45mm	#
WEST 5	10.04	13.6	100%	3.1	22.8%	45mm	#
SOUTH 1	6.4	33.4	80%	4.5	13.5%	45mm	#

L.D.: UNPROTECTED OPENINGS; L.D.: LIMITING DISTANCE; FR: FIRE RESISTANCE RATING; EBF: EXPOSING BUILDING FACE; NOTE: NO SPRINKLER SYSTEM PROPOSED *MAXIMUM AREA OF INDIVIDUAL UNPROTECTED OPENINGS = 6.7m² TABLE.

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

ARCHIT. STAMP

BLDG A
 991, 993, 995 & 997 Hogler Crescent
 NANAIMO, BC

RECEIVED
DP1352
2025-AUG-18
 Current Planning

CLIENT: HOGLER ENTERPRISES

REV. DATE	NUMBER	DESCRIPTION
03.05.24	2	FOR REVIEW
04.07.24	3	FOR COORDINATION 01
04.01.25	5	REVISED FOR DP rev 1
07.30.25	6	REVISED FOR DP rev 2
08.11.25	7	REVISED FOR DP rev 3
08.13.25	8	REVISED FOR DP rev 4

DATE: JUNE 15, 2022
 SCALE: As indicated

SITE PLAN
A100

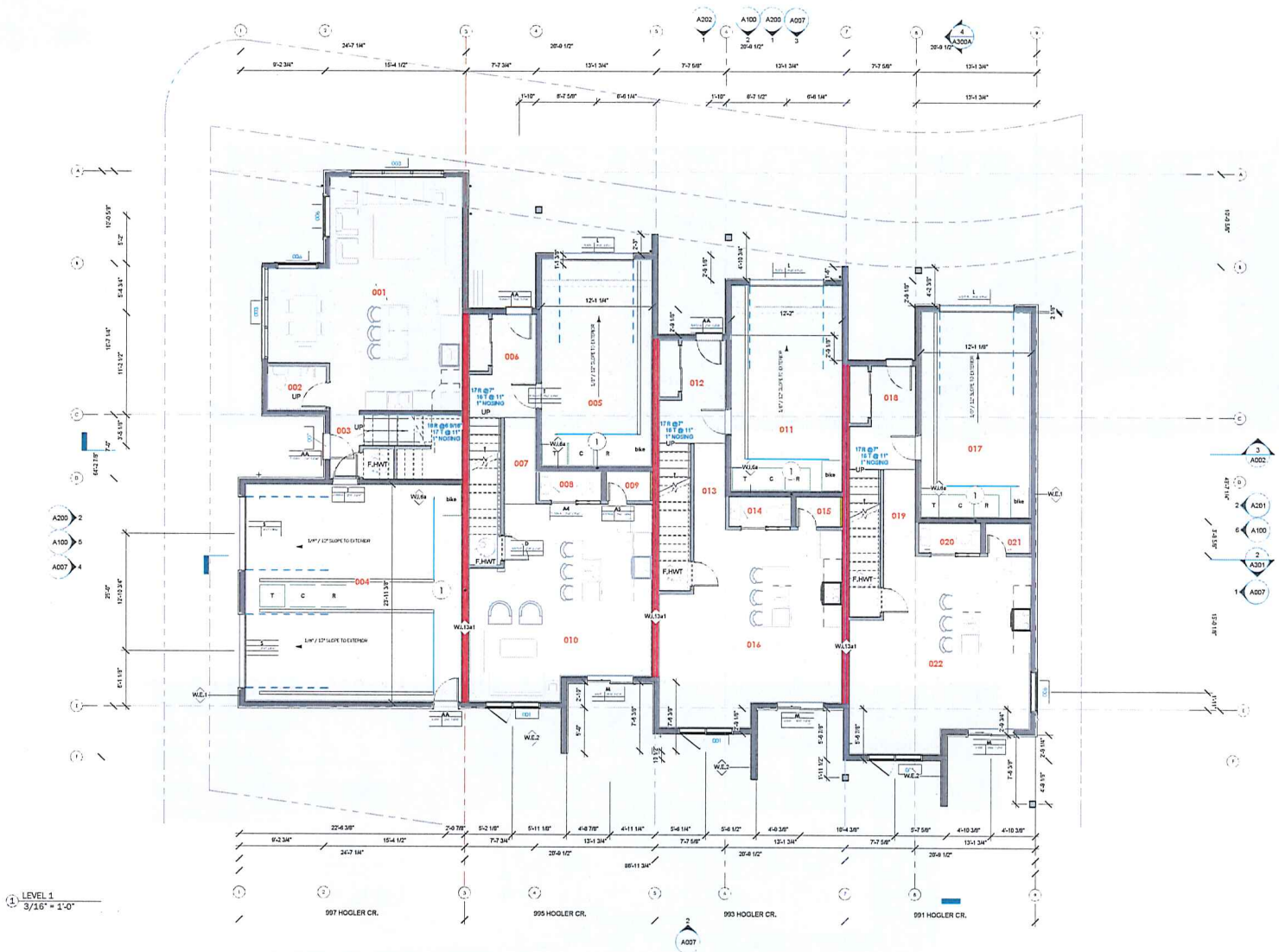
DRAWN: CC CHECKED: JRT APPROVED: JRT

TYPICAL KEYNOTES	
F.HWT	Hot Water Tank

NOTES - PLAN 'X'
 ELECTRICAL SUPPLY TO GARAGE CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT LEVEL 1 CHARGES PER SECTION 7.04

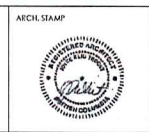
ROOM SCHEDULE - LEVEL 1				
NUMBER	NAME	LEVEL	UNIT #	AREA
002	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 01	379 SF
000	POWER ROOM	LEVEL 1	UNIT 01	22 SF
021	PANTRY	LEVEL 1	UNIT 01	16 SF
017	GARAGE	LEVEL 1	UNIT 01	273 SF
018	CLOSET	LEVEL 1	UNIT 01	81 SF
011	GARAGE	LEVEL 1	UNIT 02	276 SF
012	CLOSET	LEVEL 1	UNIT 02	81 SF
016	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 02	381 SF
014	POWER ROOM	LEVEL 1	UNIT 02	22 SF
015	PANTRY	LEVEL 1	UNIT 02	16 SF
010	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 03	379 SF
008	POWER ROOM	LEVEL 1	UNIT 03	22 SF
009	PANTRY	LEVEL 1	UNIT 03	16 SF
005	GARAGE	LEVEL 1	UNIT 03	276 SF
006	CLOSET	LEVEL 1	UNIT 03	81 SF
001	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 04	433 SF
004	GARAGE	LEVEL 1	UNIT 04	565 SF
002	POWER ROOM	LEVEL 1	UNIT 04	31 SF
003	ENTRY	LEVEL 1	UNIT 04	86 SF
				3442 SF

- NOTES
- EXTERIOR DIMENSIONS / AND GRIDLINES ARE TAKEN FROM OUTSIDE FACE OF SHEATHING.
 - OUTSIDE FACE OF SHEATHING AND OUTSIDE FACE OF FOUNDATION WALL TO BE PLUSH CENTERLINES ARE TO CENTER OF UNIT DEMISING WALLS
 - ALL INTERIOR PARTITION WALLS TO BE 2X4 U.N.O.
 - INTERIOR PARTITION WALLS ARE DIMENSIONED TO CENTER OF WALL
 - REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS
 - REFER TO WALL SCHEDULES FOR SPECIFIC WALL COMPOSITION



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 CURRANT PLANNING

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08.11.25	7	ISSUED FOR DP rev 3

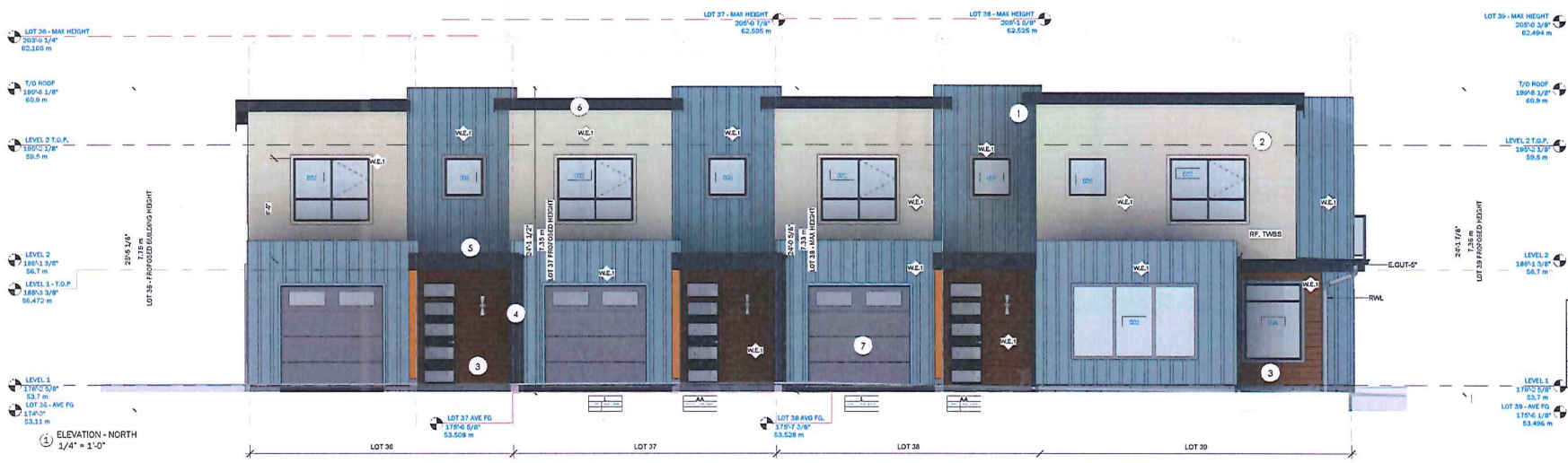
DATE: JUNE 15, 2022
 SCALE: 3/16" = 1'-0"
 DRAWN: CC CHECKED: JRT APPROVED: JRT

LEVEL 1
A102

Development Permit No. DP001352 Schedule C
 991, 993, 995, & 997 Hogler Crescent
BUILDING ELEVATIONS AND DETAILS



TYPICAL KEYNOTES	
E.GUT-5'	Gutter - 5'
R.MET	Railing - Metal
RF, TWBS	Roofing - Drains - Through Wall Box Scupper
RWL	Rain Water Leader
WINDOWS BLACK PVC	
HARDE FIBRE CEMENT PANEL IRON GRAY	
HARDE PLANK MONTEREY TAUPE	
HARDE BOARD AND BATTEN EGGSHAY BLUE	
HARDE P 3" X 8" SHIP LAP STAINED CEDAR	



CLADDING LEGEND	
1	FC - BOARD AND BATTEN - "EGGSHAY BLUE"
2	FC - LAP - "P" SELECT CEDAR MILL - "MONTEREY TAUPE"
3	FC - LAP - "P" SELECT CEDAR MILL - "WOODSTONE STAIN - WHOLE WHEAT"
4	FC - PANEL - SMOOTH - "BLACK"
5	FC - PANEL - SMOOTH - "BLACK" FASCIA
6	COBFACE WOOD - "BLACK" FASCIA
7	FIBREGLAS OV. DOORS - PAINTED FINISH

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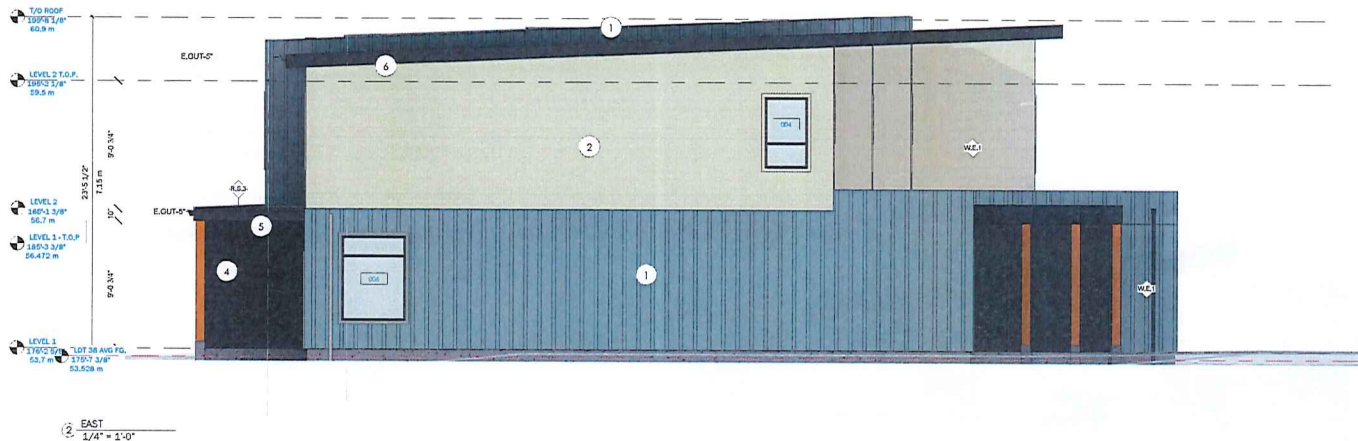
DATE
 JUNE 15, 2022

SCALE
 1/4" = 1'-0"

DRAWN: CC CHECKED: JRT APPROVED: JRT

WEST/NORTH ELEVATIONS

A200



TYPICAL KEYNOTES	
E.GUT-5"	Gutter - 5"
R.MET	Railing - Metal
S.C.T-PT	Structural - Column - Timber - Pressure Treated
	WINDOWS BLACK PVC
	HARDE FIBR. CEMENT PANEL IRON GRAY
	HARDE PLANK MONTEREY TAUPE
	HARDE BOARD AND BATTEN ROCKHAY BLUE
	HARDE 1"x6" SHIP LAP STAINED CEDAR

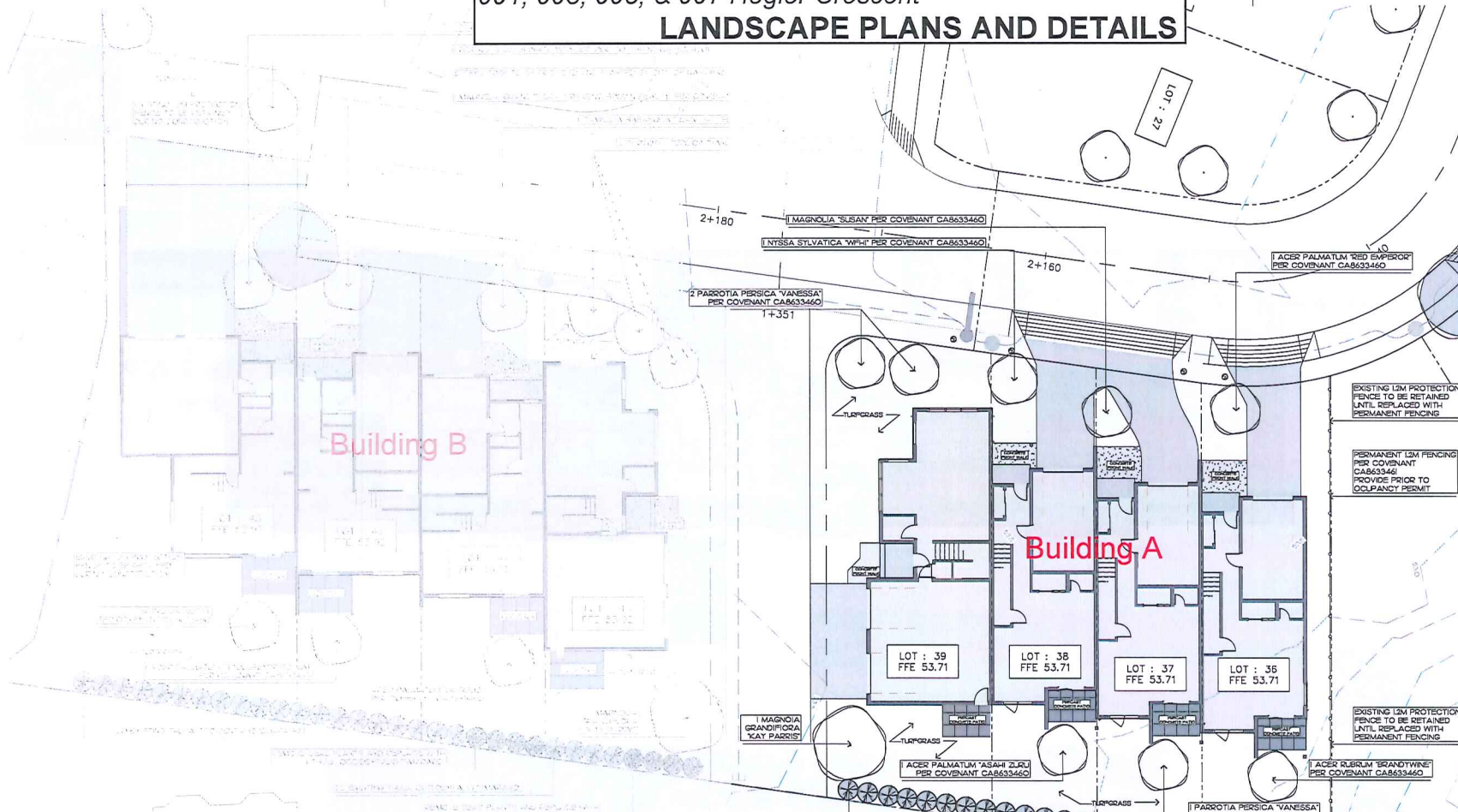


(X) CLADDING LEGEND	
1	PC - BOARD AND BATTEN - "ROCKHAY BLUE"
2	PC - SHIP LAP - "STAINED CEDAR" - "MONTEREY TAUPE"
3	PC - PANEL - "SMOOTH" - "BLACK"
4	PC - PANEL - "SMOOTH" - "BLACK" FACIA
5	PC - PANEL - "SMOOTH" - "BLACK" FACIA
6	COMPOSITE MOLD - "BLACK" FACIA

⊙ SOUTH
1/4" = 1'-0"

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	ARCH. STAMP 	BLDG A 991, 993, 995 & 997 Hogler Crescent NANAIMO, BC	RECEIVED DP1352 2025-AUG-18 Current Planning	CLIENT HOGLER ENTERPRISES	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>03.05.24</td> <td>2</td> <td>FOR REVIEW</td> </tr> <tr> <td>04.01.24</td> <td>3</td> <td>FOR COORDINATION 01</td> </tr> <tr> <td>04.01.25</td> <td>5</td> <td>ISSUED FOR DP rev 1</td> </tr> <tr> <td>08.11.25</td> <td>7</td> <td>ISSUED FOR DP rev 3</td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	03.05.24	2	FOR REVIEW	04.01.24	3	FOR COORDINATION 01	04.01.25	5	ISSUED FOR DP rev 1	08.11.25	7	ISSUED FOR DP rev 3	DATE JUNE 15, 2022 SCALE 1/4" = 1'-0"	EAST/SOUTH ELEVATIONS <h1>A201</h1>
	REV. DATE	NUMBER	DESCRIPTION																				
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Development Permit No. DP001352 Schedule D
 991, 993, 995, & 997 Hogler Crescent
LANDSCAPE PLANS AND DETAILS



Key Plan
 General Notes

EXISTING 12M PROTECTION FENCE TO BE RETAINED UNTIL REPLACED WITH PERMANENT FENCING
 PERMANENT 12M FENCING PER COVENANT CA8633460 PROVIDE PRIOR TO OCCUPANCY PERMIT

RECEIVED
DP1352
 2025-JUL-30
 Current Planning

8	July 30, 2025	General Revisions and Review	FB
7	June 28, 2025	General Revisions and Review	FB
6	Apr 28, 2025	General Revisions and Review	FB
5	Nov 10, 2024	General Revisions and Review	FB
4	June 12, 2024	For Submission to City Staff	FB
3	May 28, 2024	REVIEW	FB
2	May 17, 2024	INFORMATION	FB
1	May 13, 2024	INFORMATION	FB
Pre	Site	Review	FB

FRANK BASCIANO DESIGN
 LANDSCAPE DESIGN
 PHONE 604 738 9600



Landscape Plan Final Development Permit			
Date:	July 30, 2025	Scale:	1:125
Author:	Hogler	FB	FB
Check:		FB	FB

Townhomes
 Hogler Cresc

Nanaimo, British Columbia

Landscape Plan

Scale: **L1.1**

QT.	BOTANICAL NAME	COMMON NAME	SIZE	POT	REMARKS
15	CONIFEROUS TREES THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	150 CM	#6	REPLACEMENTS
DECIDUOUS TREES					
1	ACER PALMATUM 'ASAHI ZURU'	ASAHI ZURU JAPANESE MAPLE		#7	COVENANT CA8633460
1	ACER PALMATUM 'RED EMPEROR'	RED EMPEROR JAPANESE MAPLE		#3	COVENANT CA8633460
1	ACER PALMATUM 'SCOLOPENDRIFOLIUM'	SCOLOPENDRIFOLIUM JAPANESE MAPLE		#3	COVENANT CA8633460
1	ACER PALMATUM 'LIGULUM'	FLOATING CLOUD JAPANESE MAPLE		#3	COVENANT CA8633460
1	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE		#20	COVENANT CA8633460
1	CAMELLIA SASANQIA 'JEAN MAY'	JEAN MAY CAMELLIA	120 CM	#7	COVENANT CA8633460
1	CORNUS 'EDDIES WHITE WONDER'	EDDIES WHITE WONDER FLOWERING DOGWOOD	200 CM	#20	COVENANT CA8633460
1	MAGNOLIA 'BETTY'	BETTY MAGNOLIA	200 CM	#20	COVENANT CA8633460
1	MAGNOLIA GRANDIFLORA 'BRAKENS BROWN BEAUTY'	BRAKENS BROWN BEAUTY MAGNOLIA	180 CM	#3	COVENANT CA8633460
1	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	KAY PARRIS MAGNOLIA	180 CM	#7	COVENANT CA8633460
1	MAGNOLIA 'SUSAN'	SUSAN MAGNOLIA	120 CM	#15	COVENANT CA8633460
1	NYSSA SYLVATICA 'WFH'	TUPELO TOWER	120 CM	#7	COVENANT CA8633460
71	PARROTTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD		#3	COVENANT CA8633460

4 EXISTING THUJA OCCIDENTALIS 'SMARAGO'

REMOVE DEAD PLANTS AND REPLACE WITH 5 THUJA OCCIDENTALIS 'SMARAGO'

Handwritten initials 'MB' and a signature.