

DATE | October 27, 2025 |
 AUTHORED BY | KRISTINE MAYES, PLANNER, COMMUNITY PLANNING |
 SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1352
 (991, 993, 995 & 997 HOGLER CRESCENT) & DP1353
 (1001, 1003, 1005 & 1007 HOGLER CRESCENT)**



Proposal:

An 8-unit row house residential development

Zoning:

R7 – Row House Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Development Permit Area:

DPA8 – Form & Character

Lot Area:

Block A	991 Hogler Crescent	262m ²
	993 Hogler Crescent	179m ²
	995 Hogler Crescent	179m ²
	997 Hogler Crescent	280m ²
Block B	1001 Hogler Crescent	272m ²
	1003 Hogler Crescent	211m ²
	1006 Hogler Crescent	211m ²
	1007 Hogler Crescent	962m ²



OVERVIEW

Purpose of Report

To present for delegated approval, two development permit applications for a row house residential development at 991, 993, 995 & 997 Hogler Crescent (DP1352) and 1001, 1003, 1005 & 1007 Hogler Crescent (DP1353).

Recommendation

To issue Development Permit Nos. DP1352 and DP1353 to permit a row house residential development at 991, 993, 995 & 997 Hogler Crescent and 1001, 1003, 1005 & 1007 Hogler Crescent.

BACKGROUND

Two development permit applications, DP1352 and DP1353, were received from Joyce Reid Troost Architecture on behalf of Hogler Ridge Developments Ltd., for a row house residential development consisting of two blocks with four units (a total of eight dwelling units) at 991, 993, 995 and 997 Hogler Crescent (DP1352); and 1001, 1003, 1005 and 1007 Hogler Crescent (DP1353).

The subject properties were rezoned to Row House Residential (R7) in 2016 (RA344) and subdivided into fee simple row house lots in 2020 (SUB1161).

Subject Properties & Site Context

The subject properties are located in the South End neighbourhood, southeast of the intersection of Hogler Crescent and Harbour View Street (between the Island Highway and Old Victoria Road). The lots are rectangular shaped, vacant, and are primarily flat except for portions of 1007 Hogler Crescent, which are treed and sloped.

Established single-family dwellings, multi-family developments, vacant lots, and light industrial developments characterize the surrounding area.

DISCUSSION

Proposed Development

The applicant is proposing to construct two, two-storey multi-family residential blocks comprising a total of eight three-bedroom fee simple row houses (four units in each block) through two concurrent Development Permit applications on either side of a dedicated lane. A row house is a dwelling unit that shares a common party wall with a neighbouring unit on one or both sides. The proposed total gross floor area for each row house is between 122m² to 135m².

Site Design

The proposed buildings are oriented to face Hogler Crescent and the lane that bisects the two blocks. Onsite parking (two spaces) includes private garage and surface parking spaces for each row house accessed from Hogler Crescent or the lane. Long-term bicycle storage and three-stream waste collection containers will be accommodated in each garage. The design of the site

is influenced by a registered covenant CA5164830 which specifies requirements for the driveway alignment, maximum 4.5m front yard setback (except for the 6m setback for garages).

Building Design

The row houses are two-storeys in height and consist of two blocks with four units. The blocks are contemporary in design with shed roofs, a range of accent colours, and ground-oriented entries for each row house. The exterior finishes of the row houses are comprised of a mix of materials including fibre cement panel, plank, board and batten, and shiplap, as well as black PVC windows and fiberglass doors.

Landscape Design

Through the site development, various deciduous trees, shrubs, and turf will be provided. An existing hedge at the rear of the properties will be retained, with replacement plantings as needed. Private patios are proposed at the rear of the units and will be separated by privacy screens. Fencing abutting the park is to be replaced in accordance with Covenant CA8633461.

The proposed development meets the intent of the applicable design guidelines, including incorporating pedestrian connections to the street, and provision of private amenity areas.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-OCT-24, accepted DP1352 and DP1353 as presented and provided the following recommendations:

- Consider ways to soften the roofline so that it better complements the neighbourhood character;
- Consider enhancing the corners on the laneway and Hogler Crescent with landscape plantings;
- Consider adding native shrubs along the property lines that border undeveloped properties;
- Consider modulating the colours of the units to add more warmth and character; and
- Consider ways to enhance the residential nature of the buildings to reduce the industrial appearance of the buildings.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Added tree plantings along the corners of the laneway, and in the front and rear of the units;
- Added more contrast to the colour palette; and
- Added front entry features and lowered the roofline of the row house.

Proposed Variance

Percentage of Small Car Parking Spaces

As per Section 7.2 of the Parking Bylaw, two parking spaces are required for each row house. The maximum percentage of parking spaces that may be reduced to accommodate small cars is 40% as outlined in Section 4.3 of the Parking Bylaw. A variance is proposed to increase the maximum percentage of small car parking spaces from 40% to 50% for 993, 1003 and 1005 Hogler Crescent, a proposed variance of 10% to allow one of the two required off-street parking spaces to be a small car parking space. Staff support the proposed variance as the Covenant CA5164830

requires a front yard setback no greater than 4.5m which results in a shallower driveway for parking, and as most standard-sized vehicles can still be accommodated within the parking spaces as proposed.

SUMMARY POINTS

- Development Permit application Nos. DP1352 and DP1353 propose a row house residential development consisting of two blocks of four row houses at 991, 993, 995 & 997 Hogler Crescent (DP1352) and 1001, 1003, 1005 & 1007 Hogler Crescent (DP1353).
- The proposed development meets the intent of the applicable design guidelines.
- Staff support the proposed small car parking space variance.

ATTACHMENTS

- ATTACHMENT A: DP1352 Permit Terms and Conditions
ATTACHMENT B: DP1352 Subject Property Map
ATTACHMENT C: DP1352 Site and Parking Plans
ATTACHMENT D: DP1352 Building Elevations and Details
ATTACHMENT E: DP1352 Building Perspectives
ATTACHMENT F: DP1352 Landscape Plans and Details
- ATTACHMENT G: DP1353 Permit Terms and Conditions
ATTACHMENT H: DP1353 Subject Property Map
ATTACHMENT I: DP1353 Site and Parking Plans
ATTACHMENT J: DP1353 Building Elevations and Details
ATTACHMENT K: DP1353 Building Perspectives
ATTACHMENT L: DP1353 Landscape Plans and Details |

ATTACHMENT A

DP1352 PERMIT TERMS AND CONDITIONS

PERMIT TERMS

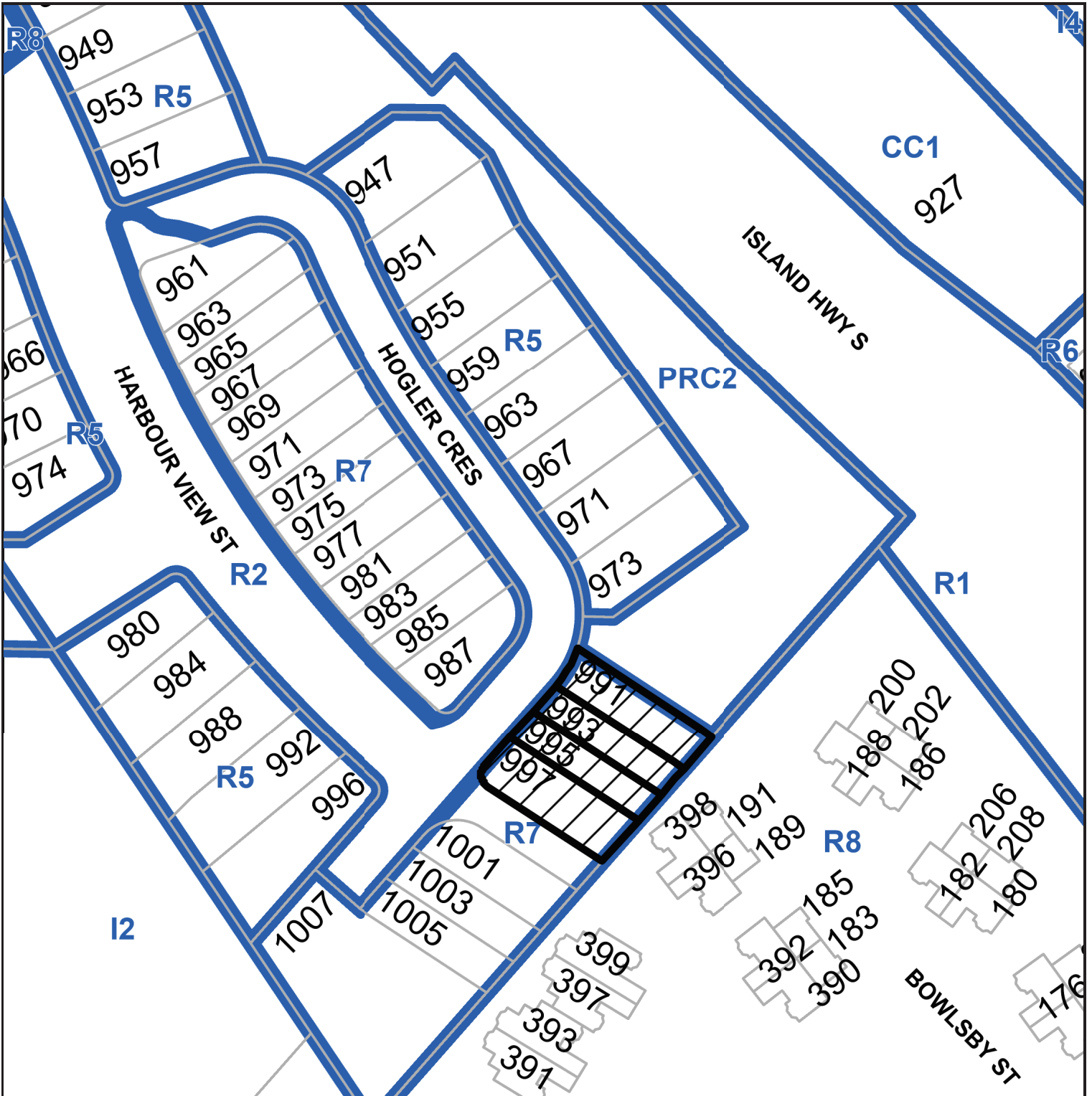
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:


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 Attachment C.
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 Attachment D.
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 Attachment F.

ATTACHMENT B
SUBJECT PROPERTY MAP



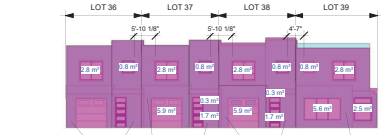
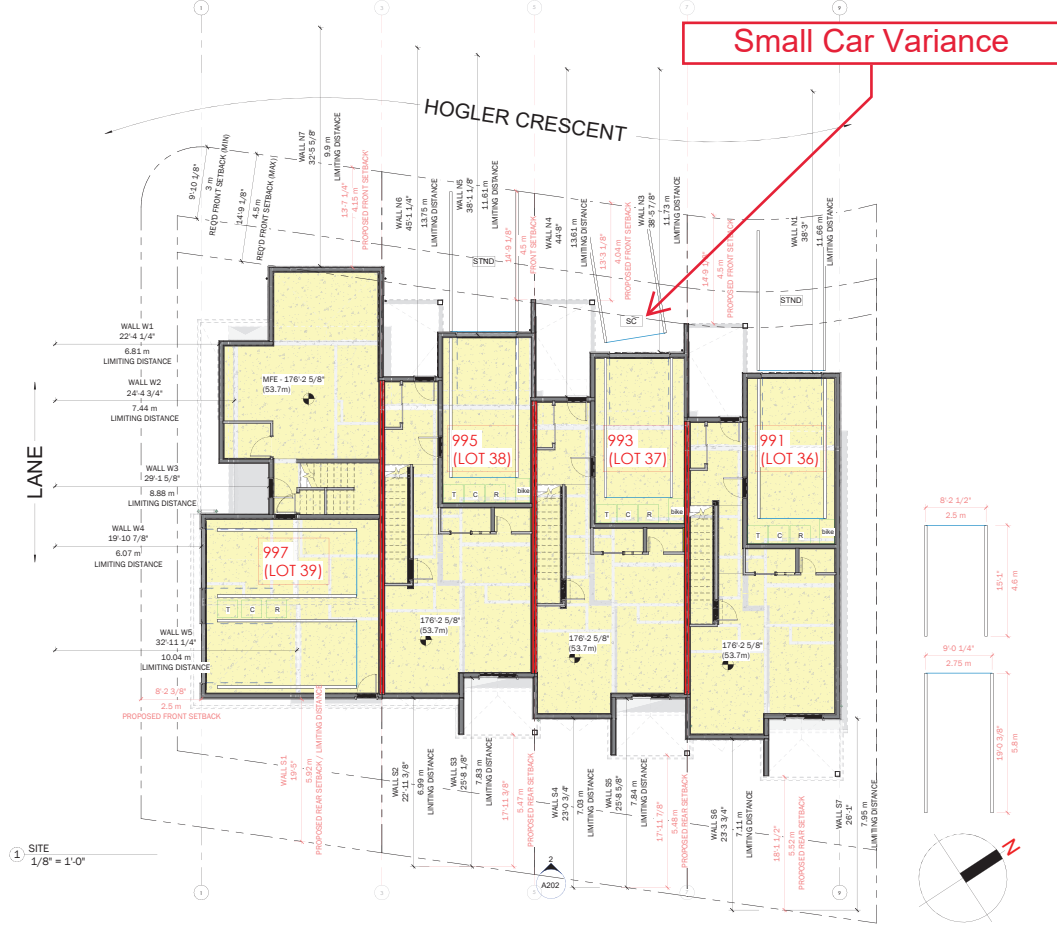
 991, 993, 995 & 997 HOGLER CRESCENT



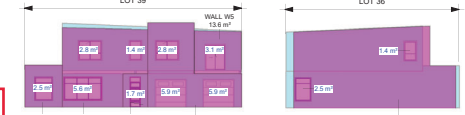
ATTACHMENT C SITE AND PARKING PLANS



3 SITE PLAN
1" = 40'-0"



2 NORTH
1/16" = 1'-0"



5 WEST
1/16" = 1'-0"

6 EAST
1/16" = 1'-0"



4 SOUTH
1/16" = 1'-0"

SITE PLAN NOTES

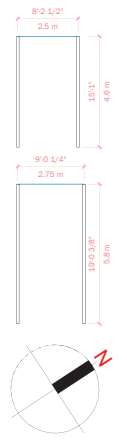
- ALL WALL AREAS < 30M2. 100% UNPROTECTED OPENINGS PERMITTED AT 7m SETBACK
- SETBACK > 9m. 100% UNPROTECTED OPENINGS PERMITTED
-
-
-
-

AREAS	
NAME	AREA
LOT 39 - AREA	3024 SF
LOT 38 - AREA	1921 SF
LOT 37 - AREA	1937 SF
LOT 36 - AREA	2437 SF
LOT 39 - COVERAGE	1398 SF
LOT 38 - COVERAGE	1143 SF
LOT 37 - COVERAGE	1134 SF
LOT 36 - COVERAGE	1135 SF

LOT COVERAGE PER LOT:	
LOT 36	2437.44 SF
COVERAGE:	915.0 SF
	37.5%
LOT 37	1929.24 SF
COVERAGE:	918.00 SF
	47.6%
LOT 38	1929.03 SF
COVERAGE:	919.05 SF
	47.6%
LOT 39	3023.69 SF
COVERAGE:	1248.00 SF
	41.3%

BLDG A									
SPATIAL SEPARATION	L.D. (M)	EBF (SQ. M)	MAX PERMITTED U.O. (%)	%	REQ'D FRR	COMBUSTIBLE CLADDING PERMITTED	NON COMBUSTIBLE CLADDING REQUIRED		
LOT 36									
NORTH1	11.96	26.2	100%	8.7	33.2%	45min	•	•	
NORTH2	12.93	17.4	100%	2.8	16.1%	45min	•	•	
EAST	1.5	81.4	81%	3.9	4.8%	45min	•	•	
SOUTH6	8.2	23.2	100%	5.9	25.4%	45min	•	•	
SOUTH7	9	18.8	88%	5.9	31.4%	45min	•	•	
LOT 37									
NORTH3	12.65	28.4	100%	8.7	33.0%	45min	•	•	
NORTH4	13.61	17.5	100%	2.8	16.0%	45min	•	•	
SOUTH4	7.6	23.7	88%	5.9	24.9%	45min	•	•	
SOUTH5	8.4	17.6	=88	5.9	33.5%	45min	•	•	
LOT 38									
NORTH5	12.53	13.5	100%	8.7	64.4%	45min	•	•	
NORTH6	13.75	32	100%	2.8	8.8%	45min	•	•	
SOUTH2	7.5	23	88%	5.9	26.7%	45min	•	•	
SOUTH3	8.3	17.5	88%	5.9	33.7%	45min	•	•	
LOT 39									
NORTH7	9.9	42.8	100%	11.7	27.3%	45min	•	•	
WEST1	6.91	10	88%	2.5	25.0%	45min	•	•	
WEST2	7.44	40.8	88%	8.8	24.0%	45min	•	•	
WEST3	8.88	5.7	88%	1.7	29.8%	45min	•	•	
WEST4	6.07	38.1	88%	14.6	38.3%	45min	•	•	
WEST5	10.04	13.6	100%	3.1	22.8%	45min	•	•	
SOUTH1	6.4	33.4	88%	4.5	13.5%	45min	•	•	

U.O.: UNPROTECTED OPENINGS, L.D.: LIMITING DISTANCE, FRR: 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 GLENA'YR DRIVE
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jrtarchitecture.com

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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	ISSUED FOR DP rev 1
07.30.25	6	ISSUED FOR DP rev 2
08.11.25	7	ISSUED FOR DP rev 3
08.13.25	8	ISSUED FOR DP rev 4

DATE: JUNE 15, 2022
SCALE: As Indicated
DRAWN: CC CHECKED: JRT APPROVED: JRT

SITE PLAN
A100

TYPICAL KEYNOTES

F.HWT	Hot Water Tank
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NOTES - PLAN (X)

1. ELECTRICAL OUTLET BOXES IN GARAGES CAPABLE OF SUPPLYING POWER TO SUPPORT A LEVEL 1 CHARGER PER SECTION 7.7.03.

ROOM SCHEDULE - LEVEL 1

NUMBER	NAME	LEVEL	UNIT #	AREA
002	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 01	379 SF
020	PWDR ROOM	LEVEL 1	UNIT 01	22 SF
021	PANTRY	LEVEL 1	UNIT 01	16 SF
017	GARAGE	LEVEL 1	UNIT 01	275 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	PWDR 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	PWDR ROOM	LEVEL 1	UNIT 03	22 SF
009	PANTRY	LEVEL 1	UNIT 03	16 SF
005	GARAGE	LEVEL 1	UNIT 03	275 SF
006	CLOSET	LEVEL 1	UNIT 03	81 SF
001	KITCHEN/LIVING/DINING	LEVEL 1	UNIT 04	438 SF
004	GARAGE	LEVEL 1	UNIT 04	566 SF
002	PWDR ROOM	LEVEL 1	UNIT 04	31 SF
003	ENTRY	LEVEL 1	UNIT 04	86 SF



1 LEVEL 1
3/16" = 1'-0"

- NOTES
- EXTERIOR DIMENSIONS / AND GRIDLINES ARE TAKEN FROM OUTSIDE FACE OF SHEATHING.
 - OUTSIDE FACE OF SHEATHING AND OUTSIDE FACE OF FOUNDATION WALL TO BE FLUSH.
 - 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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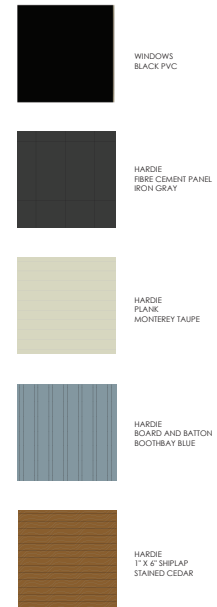
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08.11.25	7	ISSUED FOR DP rev 3

DATE: JUNE 15, 2022
 SCALE: 3/16" = 1'-0"
 LEVEL 1

A102

DRAWN: CC CHECKED: JRT APPROVED: JRT

ATTACHMENT D 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



CLADDING LEGEND

1	FC - BOARD AND BATTEN - "BOOTHBAY BLUE"
2	FC - LAP - 7" SELECT CEDAR MILL - "MONTEREY TAUPE"
3	FC - LAP - 7" SELECT CEDAR MILL - "WOODSTONE STAIN" - "WINKLE WINKS"
4	FC - PANEL - SMOOTH - "BLACK"
5	FC - PANEL - SMOOTH - "BLACK" FASOIA
6	COMBFACE WOOD - "BLACK" FASOIA
7	FIBREGLAS O.H. DOORS - PAINTED FINISH



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08.11.25	7	ISSUED FOR DP rev 3

DATE	JUNE 15, 2022	WEST/NORTH ELEVATIONS
SCALE	1/4" = 1'-0"	
DRAWN: CC CHECKED: JRT APPROVED: JRT		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 FIBRE CEMENT PANEL IRON GRAY	
HARDE FLANK MONTEREY TAUPE	
HARDE BOARD AND BATTEN BOOTHBAY BLUE	
HARDE 1" X 6" SHIPLAP STAINED CEDAR	

2 EAST
1/4" = 1'-0"



1 SOUTH
1/4" = 1'-0"

CLADDING LEGEND

1	FC - BOARD AND BATTEN - "BOOTHBAY BLUE"
2	FC - LAP - 7" SELECT CEDAR MILL - "MONTEREY TAUPE"
3	FC - PANEL - "SMOOTH" - "BLACK"
4	FC - PANEL - "SMOOTH" - "BLACK" FASADA
5	FC - PANEL - "SMOOTH" - "BLACK" FASADA
6	COMBFACE WOOD - "BLACK FASADA"



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 SCALE: 1/4" = 1'-0"
 EAST/SOUTH ELEVATIONS

A201

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ATTACHMENT E BUILDING PERSPECTIVES



2 FRONT PERSPECTIVE 01



1 FRONT PERSPECTIVE 02



3 CORNER PERSPECTIVE



4 REAR PERSPECTIVE



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RENDERING SHALL BE THE SOLE
RESPONSIBILITY OF THE THIRD PARTY.
REID TROOST ARCHITECT IS NOT
RESPONSIBLE FOR ANY SUCH USE.

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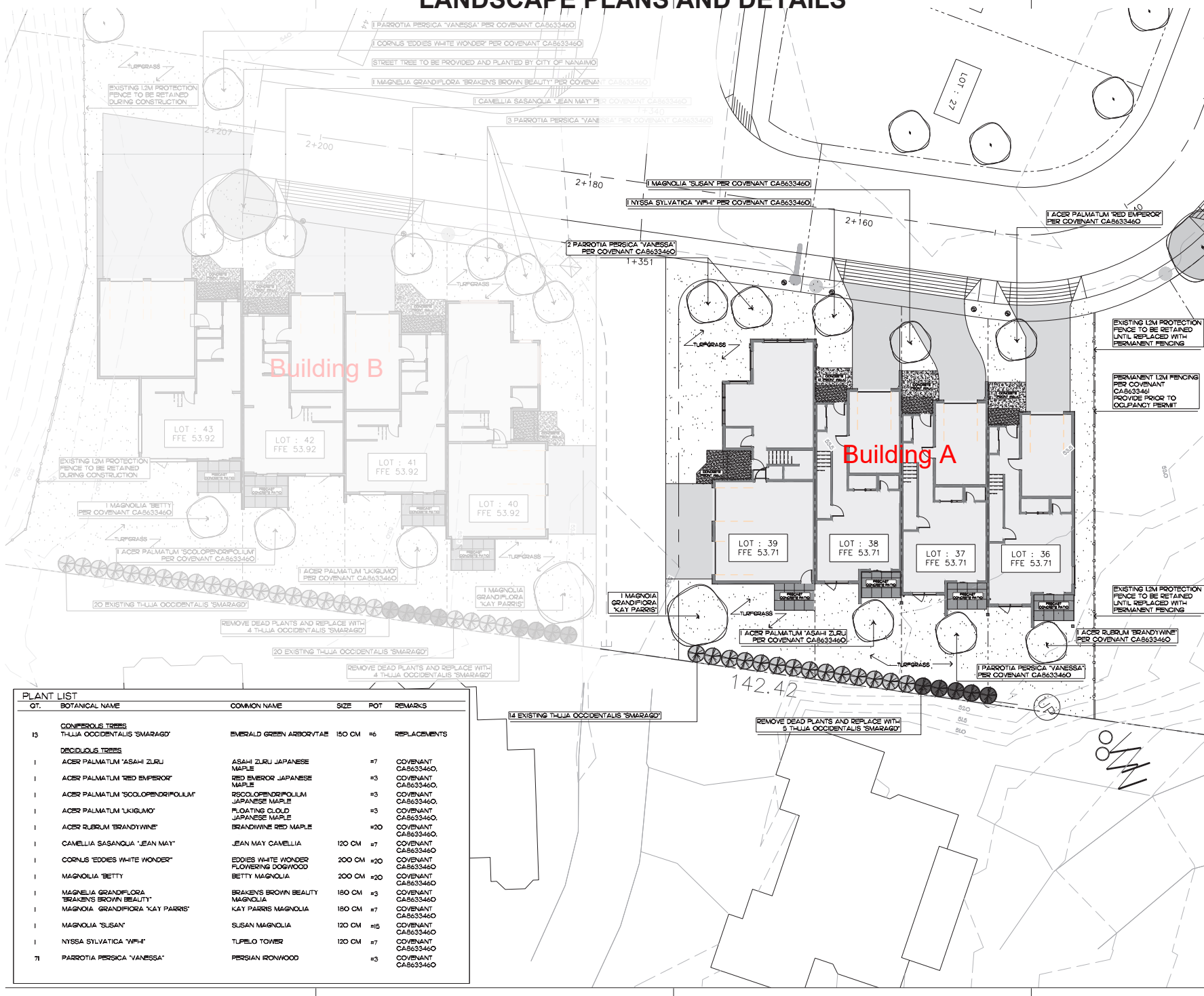
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SCALE	
DRAWN: CC	CHECKED: JRT
APPROVED: JRT	

PERSPECTIVES

A300

ATTACHMENT F LANDSCAPE PLANS AND DETAILS

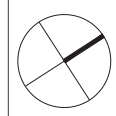


Key Plan
General Notes

RECEIVED
DP1352
2025-JUL-30
Current Planning

18	July 30, 2025	General Revisions and Review	FB
17	June 28, 2025	General Revisions and Review	FB
16	Apr 28, 2025	General Revisions and Review	FB
15	Nov 10, 2024	General Revisions Curb Letdowns	FB
14	June 12, 2024	For Submission to City Staff	FB
13	May 28, 2024	REVIEW	FB
12	May 17, 2024	INFORMATION	FB
11	May 13, 2024	INFORMATION	FB

FRANK BASCIANO DESIGN
LANDSCAPE DESIGN
PHONE (250) 759 9600



Professional Certification

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

Townhomes
Hogler Cresc

Nanaimo, British Columbia

Landscape Plan

QTY	BOTANICAL NAME	COMMON NAME	SIZE	POT	REMARKS
15	CONIFEROUS TREES THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	150 CM	#6	REPLACEMENTS
DECIDUOUS TREES					
1	ACER PALMATUM 'ASAHII ZURU	ASAHII ZURU JAPANESE MAPLE		#7	COVENANT CA8633460,
1	ACER PALMATUM 'RED EMPEROR'	RED EMPEROR JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER PALMATUM 'SCOLOPENDRIPOLLUM'	SCOLOPENDRIPOLLUM JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER PALMATUM 'UKIGUMO'	FLOATING CLOUD JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE		#20	COVENANT CA8633460,
1	CAMELLIA SASANQUA '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 'BRAKEN'S BROWN BEAUTY'	BRAKEN'S 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 'WIFI'	TUPELO TOWER	120 CM	#7	COVENANT CA8633460
71	PARROTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD		#3	COVENANT CA8633460

ATTACHMENT G

DP1353 PERMIT TERMS AND CONDITIONS

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 1003 and 1005 Hogler Crescent.

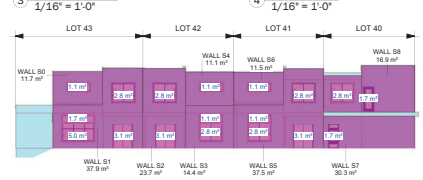
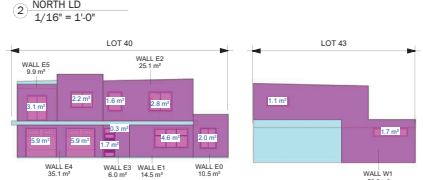
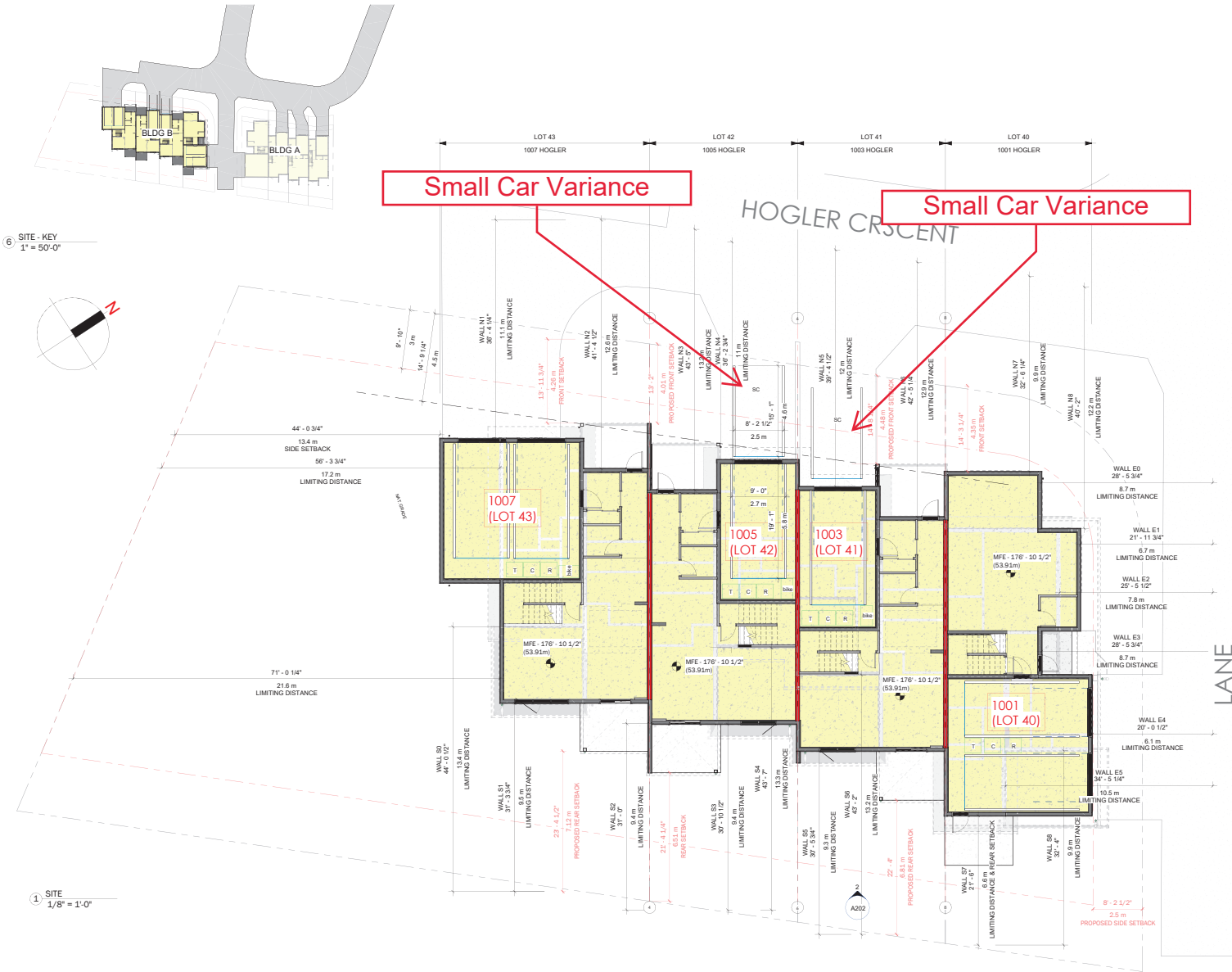
CONDITIONS OF PERMIT

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 Attachment I.
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 Attachment J.
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 Attachment L.

ATTACHMENT I SITE AND PARKING PLANS

SITE PLAN NOTES 1

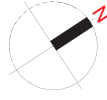
1



SPATIAL SEPARATION	L.D. (M)	EBF (SQ. M)	MAX PERMITTED U.O. (%)	BLDG B		COMBUSTIBLE CLADDING PERMITTED	NON-COMBUSTIBLE CLADDING REQUIRED
				PROPOSED U.O. (%)	%		
LOT 40							
NORTH 1	5.3	39	39%	14.6	37.4%	45mm	•
NORTH 2	15.8	22	100%	4.2	19.1%	45mm	•
WEST 1	21	50	100%	4.2	8.4%	45mm	•
SOUTH 0	13.4	11.7	100%	1.1	9.4%	45mm	•
SOUTH 1	9.5	37.9	100%	12.6	33.2%	45mm	•
LOT 41							
NORTH 1	13.2	21.7	100%	4.2	19.4%	45mm	•
NORTH 2	11	27.9	100%	8.7	31.2%	45mm	•
SOUTH 1	9.4	23.7	100%	5.9	24.9%	45mm	•
SOUTH 2	9.4	14.4	100%	3.9	27.1%	45mm	•
SOUTH 4	13.3	11.1	100%	1.1	9.9%	45mm	•
LOT 42							
NORTH 0	12.2	23	100%	4.9	21.3%	45mm	•
NORTH 7	9.9	18.1	100%	4.6	25.4%	45mm	•
EAST 0	8.7	10.5	100%	2	19.0%	45mm	•
EAST 1	8.7	15.6	88%	4.6	29.5%	45mm	•
EAST 2	7.8	23.3	88%	4.4	18.9%	45mm	•
EAST 3	8.7	6.4	100%	2	31.3%	45mm	•
EAST 4	6.1	35.1	88%	11.8	33.6%	45mm	•
EAST 5	10.5	9.9	100%	3.1	31.3%	45mm	•
SOUTH 1	7	31.6	88%	4.5	14.2%	45mm	•
SOUTH 8	10.8	18.7	100%	1.7	9.1%	45mm	•
LOT 43							
NORTH 5	12	26.4	100%	8.7	33.0%	45mm	•
NORTH 6	12.9	21.8	100%	4.2	19.3%	45mm	•
SOUTH 5	9.3	37.5	100%	9.8	26.1%	45mm	•
SOUTH 6	13.2	11.5	100%	1.1	9.6%	45mm	•

U.O.: UNPROTECTED OPENINGS, L.D.: LIMITING DISTANCE, FRR: FIRE RESISTANCE RATING, EBF: EXPOSING BUILDING FACE, NOTE NO SPRINKLER SYSTEM PROPOSED * MAXIMUM AREA OF INDIVIDUAL UNPROTECTED OPENINGS < 0.75m² (TABLE 9.16.14.4-B)

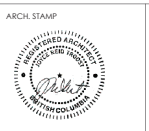
6 SITE - KEY
1" = 50'-0"



1 SITE
1/8" = 1'-0"

JOYCE REID TROOST ARCHITECTURE
2515 GLENA'YR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWING, DESIGN IDEAS AND PLANNING OF CONSTRUCTION SPECIFIED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL AND PROPRIETARY RIGHTS IN THIS DRAWING ARE RESERVED AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF JOYCE REID TROOST ARCHITECTURE. THIS DRAWING IS TO BE ASSIGNED TO A THIRD PARTY UNLESS EXPRESSLY NOTED OTHERWISE. THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL BE RESPONSIBLE FOR THE THIRD PARTY ARCHITECT RESPONSIBLE.



ARCH STAMP

1001, 1003, 1005 & 1007 Hogler Crescent
NANAIMO, BC

RECEIVED
DP1353
2025-AUG-18
Current Planning

CLIENT
HOGLER ENTERPRISES

REV. DATE	NUMBER	DESCRIPTION
24.03.05	1	FOR REVIEW
25.04.03	4	ISSUED FOR DP rev 1
25.08.11	5	ISSUED FOR DP rev 3
25.08.13	6	ISSUED FOR DP rev 4

DATE: JUNE 15, 2022
SCALE: As indicated
SITE PLAN
A100
DRAWN: DL CHECKED: ART APPROVED: ART

ATTACHMENT J BUILDING ELEVATIONS AND DETAILS



TYPICAL KEYNOTES

- WINDOWS: BLACK PVC
- E.GUT-5": Gutter - 5"
- RF. TWBS: Roofing - Drains - Through Wall Box Scape
- RF.TWOD: Roofing - Drains - Through Wall Overflow Drain

CLADDING LEGEND

- 1: FC - BOARD AND BATTEN - "BOOTHBAY BLUE"
- 2: FC - LAP - 7" SELECT CEDAR MILL - "WOODSTONE TAUPE"
- 3: FC - LAP - 7" SELECT CEDAR MILL - "WOODSTONE TAUPE"
- 4: FC - PANEL - "SMOOTH - BLACK"
- 5: FC - PANEL - "SMOOTH - BLACK" FASCIA
- 6: COMBFACE WOOD - "BLACK" FASCIA
- 7: FIBREGLASS OIL DOORS - PAINTED FINISH

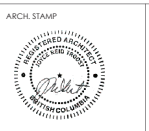
HARDIE

- 4: FIBRE CEMENT PANEL IRON GRAY
- 2: PLANK MONTEREY TAUPE
- 1: BOARD AND BATTEN BOOTHBAY BLUE
- 3: 1" X 8" SHIPLAP STAINED CEDAR

*FC: FIBRE CEMENT

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ARCH. STAMP

BLDG B
1001, 1003, 1005 & 1007 Hogler Crescent
NANAIMO, BC

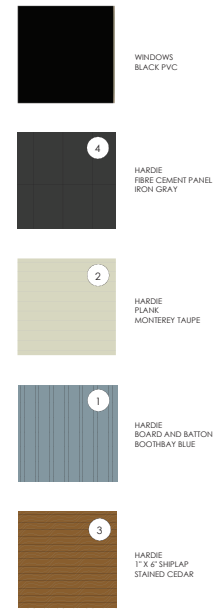
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25.08.11	5	ISSUED FOR DP rev 3

DATE: JUNE 15, 2022
SCALE: 1/4" = 1'-0"
DRAWN: DL CHECKED: JRT APPROVED: JRT

ELEVATIONS
A200



TYPICAL KEYNOTES

E.GUT-5'	Gutter - 5"
RF. TWBS	Roofing - Drains - Through Wall Box Scupper
RF. TWOD	Roofing - Drains - Through Wall Overflow Drain



CLADDING LEGEND

1	FC - BOARD AND BATTEN - "BOOTHBAY BLUE"
2	FC - LAP - 7" SELECT CEDAR MILL - "MONTEREY TAUPE"
4	FC - PANEL - SMOOTH - "BLACK"
5	FC - PANEL - SMOOTH - "BLACK" FASOLA
6	COMFACE WOOD - "BLACK" FASOLA

<p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND PLANNING OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL AND PROPRIETARY RIGHTS ARE RESERVED. THESE DRAWINGS ARE TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECTURE. IF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.</p>	<p>ARCH STAMP</p>	<p>BLDG B 1001, 1003, 1005 & 1007 Hogler Crescent NANAIMO, BC</p>	<p>RECEIVED DP1353 2025-AUG-18 Current Planning</p>	<p>CLIENT: HOGLER ENTERPRISES</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>24.03.05</td> <td>1</td> <td>FOR REVIEW</td> </tr> <tr> <td>24.07.04</td> <td>2</td> <td>FOR COORDINATION 01</td> </tr> <tr> <td>25.04.01</td> <td>4</td> <td>ISSUED FOR DP rev 1</td> </tr> <tr> <td>25.08.11</td> <td>5</td> <td>ISSUED FOR DP rev 3</td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	24.03.05	1	FOR REVIEW	24.07.04	2	FOR COORDINATION 01	25.04.01	4	ISSUED FOR DP rev 1	25.08.11	5	ISSUED FOR DP rev 3	<p>DATE: JUNE 15, 2022 SCALE: 1/4" = 1'-0"</p> <p style="text-align: right;">ELEVATIONS</p> <h1 style="text-align: center;">A201</h1> <p style="font-size: 8px;">DRAWN: DL CHECKED: JRT APPROVED: JRT</p>
REV. DATE	NUMBER	DESCRIPTION																			
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ATTACHMENT K BUILDING PERSPECTIVES



1 FRONT PERSPECTIVE



3 REAR PERSPECTIVE



2 FRONT PERSPECTIVE 02



4 CORNER PERSPECTIVE



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
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OF THESE PLANS BY A THIRD PARTY, THE
THIRD PARTY SHALL NOT BE HELD
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BLDG B
1001, 1003, 1005 & 1007 Hogley Crescent
NANAIMO, BC

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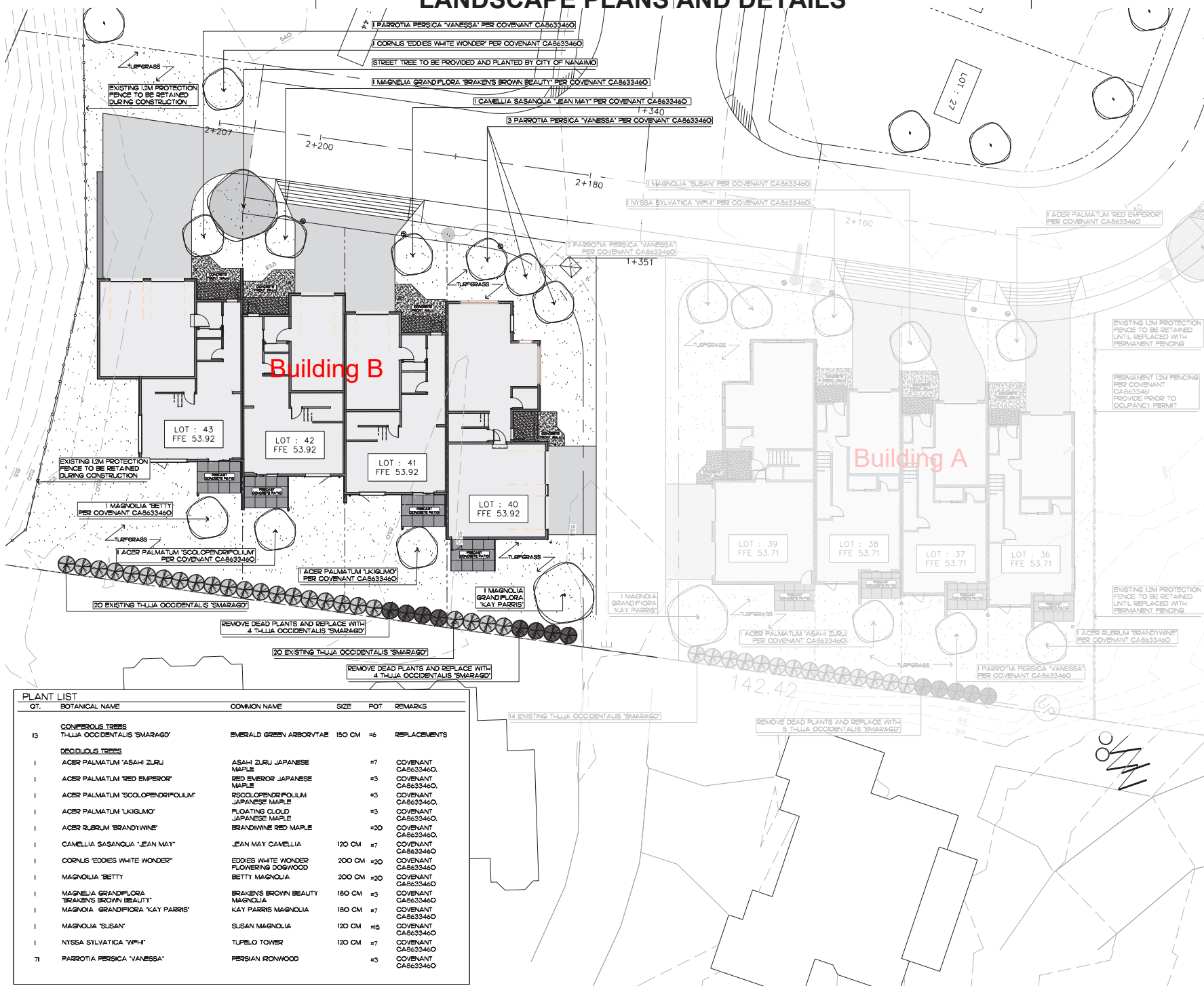
SCALE

DRAWN: DL CHECKED: JRT APPROVED: JRT

PERSPECTIVES

A300

ATTACHMENT L LANDSCAPE PLANS AND DETAILS

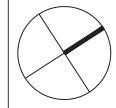


Key Plan
General Notes

RECEIVED
DP1353
2025-JUL-30
Current Planning

18	July 30, 2025	General Revisions and Review	FB
17	June 28, 2025	General Revisions and Review	FB
16	Apr 28, 2025	General Revisions and Review	FB
15	Nov 10, 2024	General Revisions Curb Letdowns	FB
14	June 12, 2024	For Submission to City Staff	FB
13	May 28, 2024	REVIEW	FB
12	May 17, 2024	INFORMATION	FB
11	May 13, 2024	INFORMATION	FB

FRANK BASCIANO DESIGN
LANDSCAPE DESIGN
PHONE (250) 739 9600



Landscape Plan Final Development Permit	
Issue Date	1-1-25
Author	Hogler
Checked By	FB
Designated By	FB

Townhomes
Hogler Cresc

Nanaimo, British Columbia
Date: Landscape Plan

Scale: **L1.1**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	POT	REMARKS
15	CONIFEROUS TREES THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	150 CM	#6	REPLACEMENTS
DECIDUOUS TREES					
1	ACER PALMATUM 'ASAH ZURU	ASAH ZURU JAPANESE MAPLE		#7	COVENANT CA8633460,
1	ACER PALMATUM 'RED EMPEROR'	RED EMPEROR JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER PALMATUM 'SCOLOPENDRIPOLM'	SCOLOPENDRIPOLM JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER PALMATUM 'UKIGUMO'	FLOATING CLOUD JAPANESE MAPLE		#3	COVENANT CA8633460,
1	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE		#20	COVENANT CA8633460,
1	CAMELLIA SASANQUA '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
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71	PARROTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD		#3	COVENANT CA8633460