



**DEVELOPMENT PERMIT NO. DP001353**

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

**1001, 1003, 1005, AND 1007 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 40 SECTION 1 NANAIMO DISTRICT PLAN EPP101262  
PID NO. 031-265-774  
LOT 41 SECTION 1 NANAIMO DISTRICT PLAN EPP101262  
PID NO. 031-265-782  
LOT 42 SECTION 1 NANAIMO DISTRICT PLAN EPP101262  
PID NO. 031-265-791  
LOT 43 SECTION 1 NANAIMO DISTRICT PLAN EPP101262  
PID NO. 031-265-804**

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 1003 and 1005 Hogler Crescent.

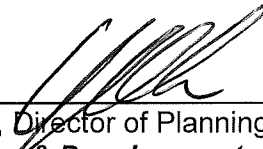
### CONDITIONS OF PERMIT

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 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.

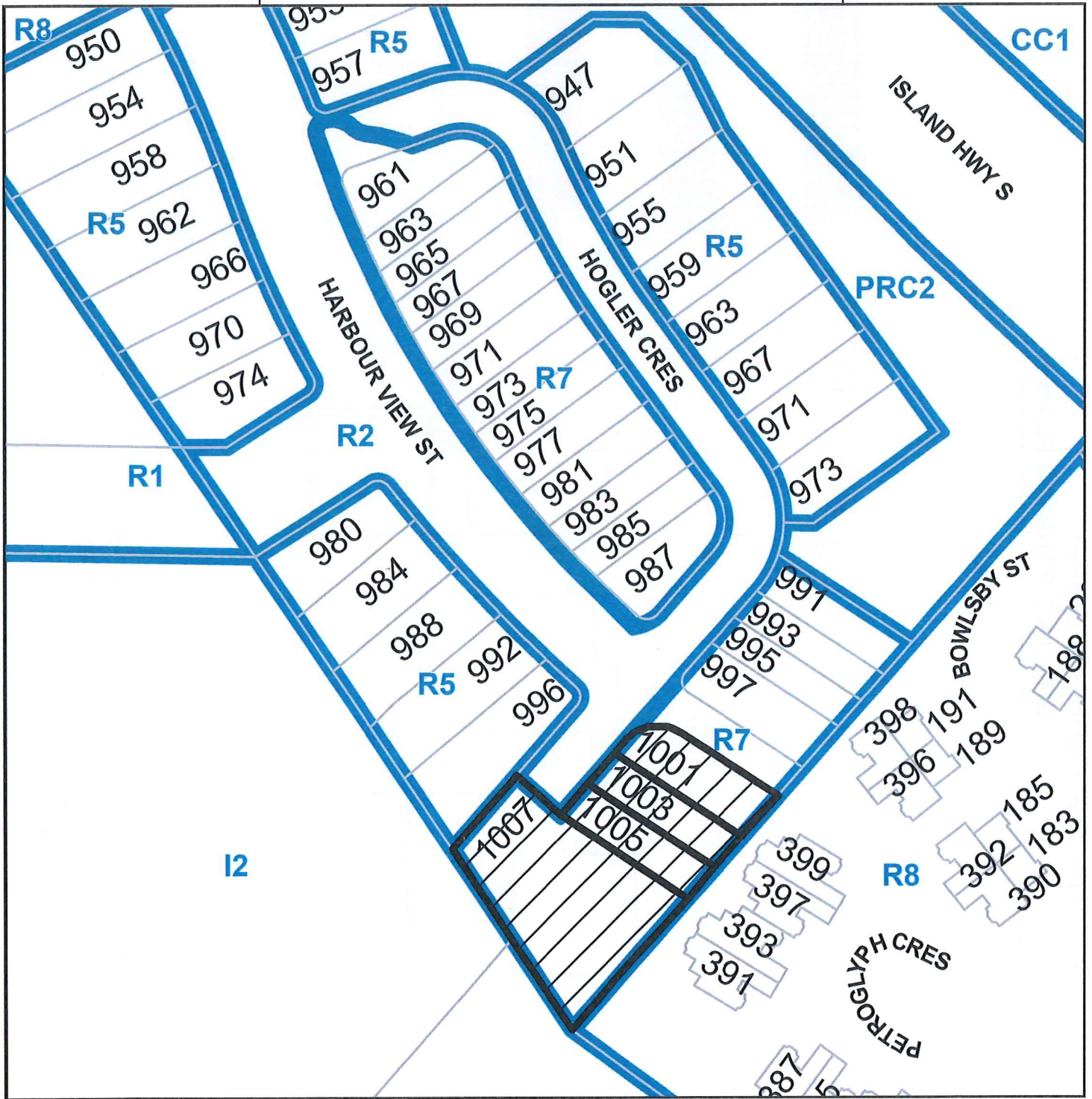
REVIEWED AND APPROVED ON


25-NOV-19

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Date

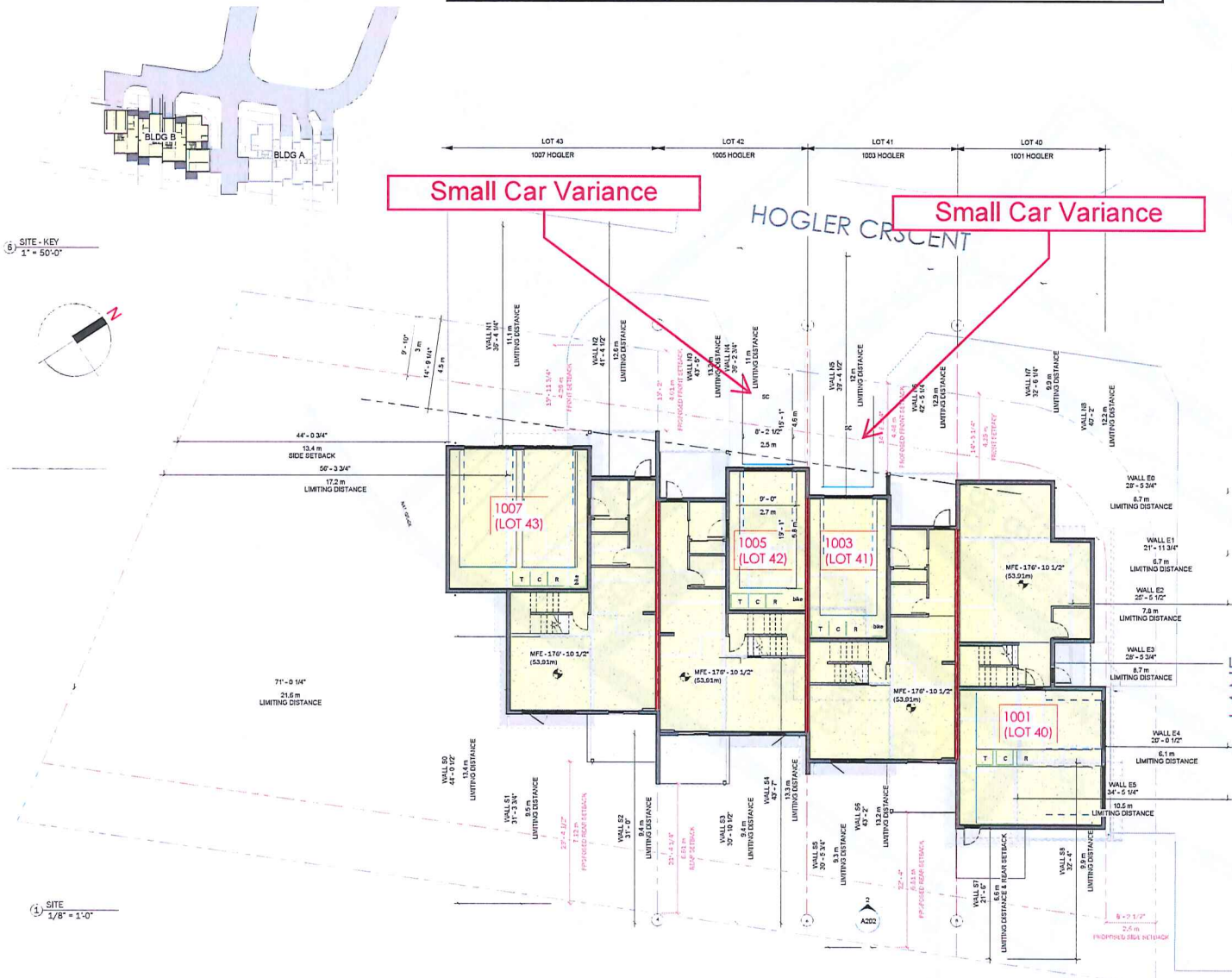
  
\_\_\_\_\_  
J. Holm, Director of Planning & Development  
**Planning & Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001353 Schedule A  
1001, 1003, 1005, & 1007 Hogler Crescent  
**SUBJECT PROPERTY MAP**



 1001, 1003, 1005 & 1007 HOGLER CRESCENT

Development Permit No. DP001353 Schedule B  
 1001, 1003, 1005, & 1007 Hogler Crescent  
**SITE AND PARKING PLANS**

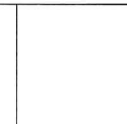


SPATIAL SEPARATION	LOT (M)	EDF (SQ. M)	MAX PERMITTED U.O. (%)	PROPOSED U.O. (%)	%	REQ'D FR	COMBUSTIBLE CLADDING PERMITTED	NON-COMBUSTIBLE CLADDING REQUIRED
<b>LOT 40</b>								
NORTH 8	13.2	23	100%	4.8	21.3%	45min	■	■
NORTH 7	8.7	16.1	100%	4.8	25.4%	45min	■	■
EAST 1	6.7	15.6	80%	4.8	20.9%	45min	■	■
EAST 2	2.8	23.3	80%	4.4	18.9%	45min	■	■
EAST 3	8.7	6.4	100%	2	21.3%	45min	■	■
EAST 4	6.1	25.1	80%	11.8	23.8%	45min	■	■
EAST 5	10.5	8.0	100%	3.1	31.2%	45min	■	■
SOUTH 7	7	31.6	80%	4.5	14.2%	45min	■	■
SOUTH 8	10.5	18.7	100%	1.7	8.3%	45min	■	■
<b>LOT 41</b>								
NORTH 5	12	26.4	100%	8.7	33.0%	45min	■	■
NORTH 6	13.9	21.6	100%	4.2	19.3%	45min	■	■
SOUTH 5	8.3	27.6	100%	8.8	26.1%	45min	■	■
SOUTH 6	13.2	11.5	100%	1.1	8.6%	45min	■	■
<b>LOT 42</b>								
NORTH 3	13.2	21.7	100%	4.2	19.4%	45min	■	■
NORTH 4	11	27.9	100%	8.7	31.2%	45min	■	■
SOUTH 2	8.4	23.7	100%	5.9	24.8%	45min	■	■
SOUTH 3	9.6	16	100%	3.9	21.1%	45min	■	■
SOUTH 4	13.3	11.1	100%	1.1	8.9%	45min	■	■
<b>LOT 43</b>								
NORTH 1	5.3	39	30%	14.8	37.4%	45min	■	■
NORTH 2	13.8	22	100%	4.2	18.1%	45min	■	■
WEST 1	+21	50	100%	4.2	8.4%	45min	■	■
SOUTH 0	13.4	11.7	100%	1.1	8.4%	45min	■	■
SOUTH 1	8.5	37.9	100%	13.8	33.2%	45min	■	■

U.O.: UNPROTECTED OPENINGS, L.D.: LIMITING DISTANCE, FR: FIRE RESISTANCE RATING, ED: EXPOSURE BOUNDARY FACE. NOTE: NO SPRINKLER SYSTEM PROPOSED \*MAXIMUM AREA OF INDIVIDUAL UNPROTECTED OPENINGS = 0.015 (TABLE 9.10.1.4.4.4)

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

THE DRAWING, DESIGN, RENDERING AND NUMBER OF COPIES OF THIS DOCUMENT ARE THE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL CONSULTANTS AND PROFESSIONALS ARE TO BE KEPT IN STRICT CONFIDENCE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOYCE REID TROOST ARCHITECTURE.

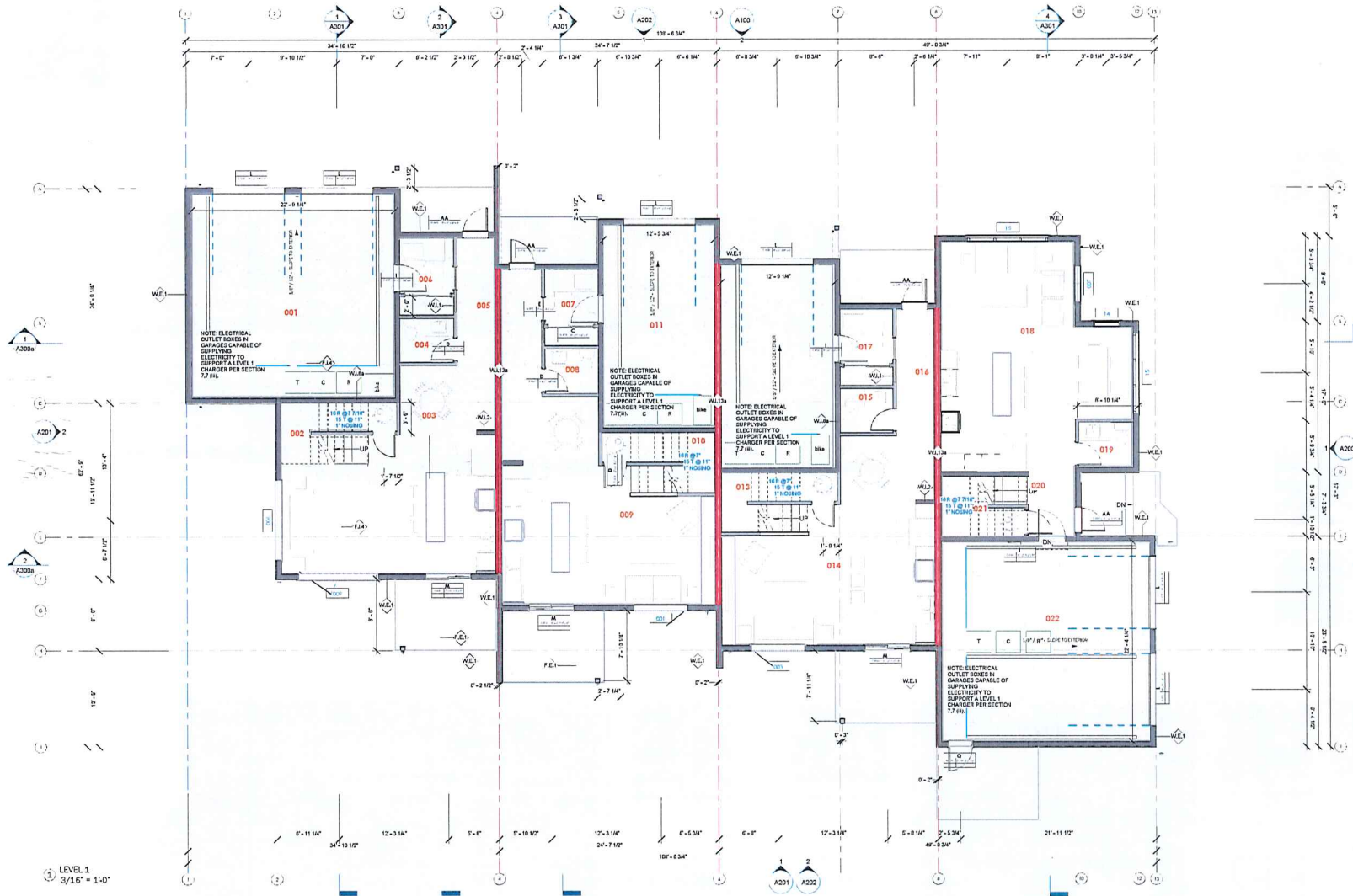


CLIENT: HOGLER ENTERPRISES  
 BLDG B  
 1001, 1003, 1005 & 1007 Hogler Crescent  
 NANAIMO, BC  
**RECEIVED DP1353**  
**2025-AUG-18**  
 Current Planning

REV.	DATE	NUMBER	DESCRIPTION
24.03.05	1		FOR REVIEW
25.04.01	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: JRT APPROVED: JRT

TYPICAL KEYNOTES



ROOM SCHEDULE		
LEVEL	NUMBER	AREA
LEVEL 1	001	522 SF
LEVEL 1	002	407 SF
LEVEL 1	004	30 SF
LEVEL 1	005	61 SF
LEVEL 1	006	52 SF
LEVEL 1	007	51 SF
LEVEL 1	008	30 SF
LEVEL 1	009	480 SF
LEVEL 1	011	285 SF
LEVEL 1	012	233 SF
LEVEL 1	014	410 SF
LEVEL 1	015	29 SF
LEVEL 1	016	40 SF
LEVEL 1	017	51 SF
LEVEL 1	018	458 SF
LEVEL 1	019	51 SF
LEVEL 1	020	30 SF
LEVEL 1	022	523 SF
LEVEL 2 TOP	002	74 SF
LEVEL 2 TOP	010	72 SF
LEVEL 2 TOP	013	60 SF
LEVEL 2 TOP	021	63 SF
4		295 SF
18		4132 SF

- NOTES
- EXTERIOR DIMENSIONS / AND CIRCLES ARE TAKEN FROM OUTSIDE FACE OF SHEATHING.
  - OUTSIDE FACE OF FOUNDATION WALL TO BE FLUSH CENTERLINE ARE TO CENTER OF UNIT DIMENSION WALLS.
  - ALL INTERIOR PARTITION WALLS TO BE 2x4 U.S.G.
  - 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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ARCH. STAMP

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

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**DP1353**  
**2025-AUG-18**  
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CLIENT  
 HOGLER ENTERPRISES

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DATE  
 JUNE 15, 2022

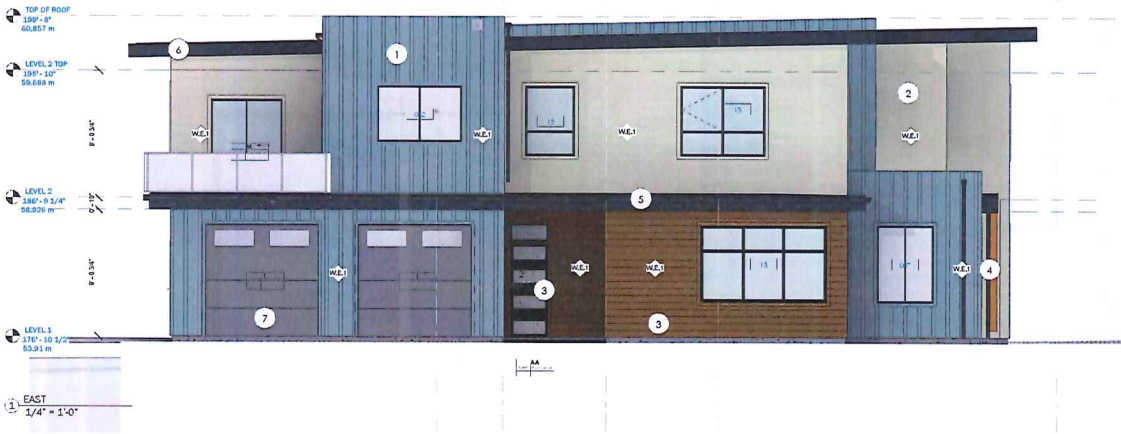
SCALE  
 3/16" = 1'-0"

LEVEL 1

**A102**

DRAWN: DL CHECKED: JRT APPROVED: JRT

Development Permit No. DP001353 Schedule C  
 1001, 1003, 1005, & 1007 Hogler Crescent  
**BUILDING ELEVATIONS AND DETAILS**



**TYPICAL KEYNOTES**

- E.GUT-5" Gutter - 5"
- RF.TWBS Roofing - Drains - Through Wall Box Scaup
- RF.TWDD Roofing - Drains - Through Wall Overflow Drain

**CLADDING LEGEND**

- 1 FC-BRDND AND BATTEN - "BOOTHBAY BLUE"
- 2 FC-LAP "P" SELECT CEDAR MILL - "MONTEREY TAUPE"
- 3 FC-LAP "P" SELECT CEDAR MILL - "WOODSTONE STAIN - WAXED WARE"
- 4 FC-PANEL - SMOOTH - "BLACK FASCIA"
- 5 FC-PANEL - SMOOTH - "BLACK FASCIA"
- 6 COMBAC WOOD - "BLACK FASCIA"
- 7 FIBROGLASS BOARDS - PAINTED FRESH

**WINDOWS**  
BLACK PVC

**HARDIE**  
FIBRE CEMENT PANEL  
IRON GRAY

**HARDIE**  
PLANK  
MONTEREY TAUPE

**HARDIE**  
BOARD AND BATTEN  
BOOTHBAY BLUE

**HARDIE**  
1 1/2" x 3 1/4" LAP  
STAINED CEDAR

<p>JOYCE REID TROOST ARCHITECTURE                  2515 GLENAYR DRIVE                  NANAIMO, BC V9S 3R9                  joyce@jrtarchitecture.com                  250.714.8749                  jrtarchitecture.com</p>	<p>THE DRAWING, DESIGN, DESIGN AND DIMENSIONING CONSTRUCTION OPERATIONS AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.</p>	<p>ARCH. STAMP</p>	<p>BLDG B                  1001, 1003, 1005 &amp; 1007 Hogler Crescent                  NANAIMO, BC</p>	<p><b>RECEIVED</b>                  DP1353                  2025-AUG-18                  Current Planning</p>	<p>CLIENT                  HOGLER ENTERPRISES</p>	<table border="1"> <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 COMBINATION 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 COMBINATION 01	25.04.01	4	ISSUED FOR DP rev 1	25.08.11	5	ISSUED FOR DP rev 3	<p>DATE                  JUNE 15, 2022</p> <p>SCALE                  1/4" = 1'-0"</p>	<p>ELEVATIONS</p> <p><b>A200</b></p>
						REV. DATE	NUMBER	DESCRIPTION															
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<p>DRAWN: DL CHECKED: JRT APPROVED: JRT</p>																							



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

WINDOWS  
BLACK PVC

4  
HARDIE  
FIBRE CEMENT PANEL  
IRON GRAY

2  
HARDIE  
PLANK  
MONTEREY LAUREL

1  
HARDIE  
BOARD AND BATTEN  
SCOTTISH BLUE

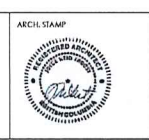
3  
HARDIE  
1 1/2" SHIM LAP  
STAINED CEDAR



CLADDING LEGEND	
1	PC - BOARD AND BATTEN - "SCOTTISH BLUE"
2	PC - LAP - 2" SELECT CEDAR MILL - "MONTEREY LAUREL"
3	PC - PANEL - SMOOTH - "BLACK"
4	PC - PANEL - SMOOTH - "BLACK" FASCIA
5	COMPOSITE WOOD - "BLACK" FASCIA

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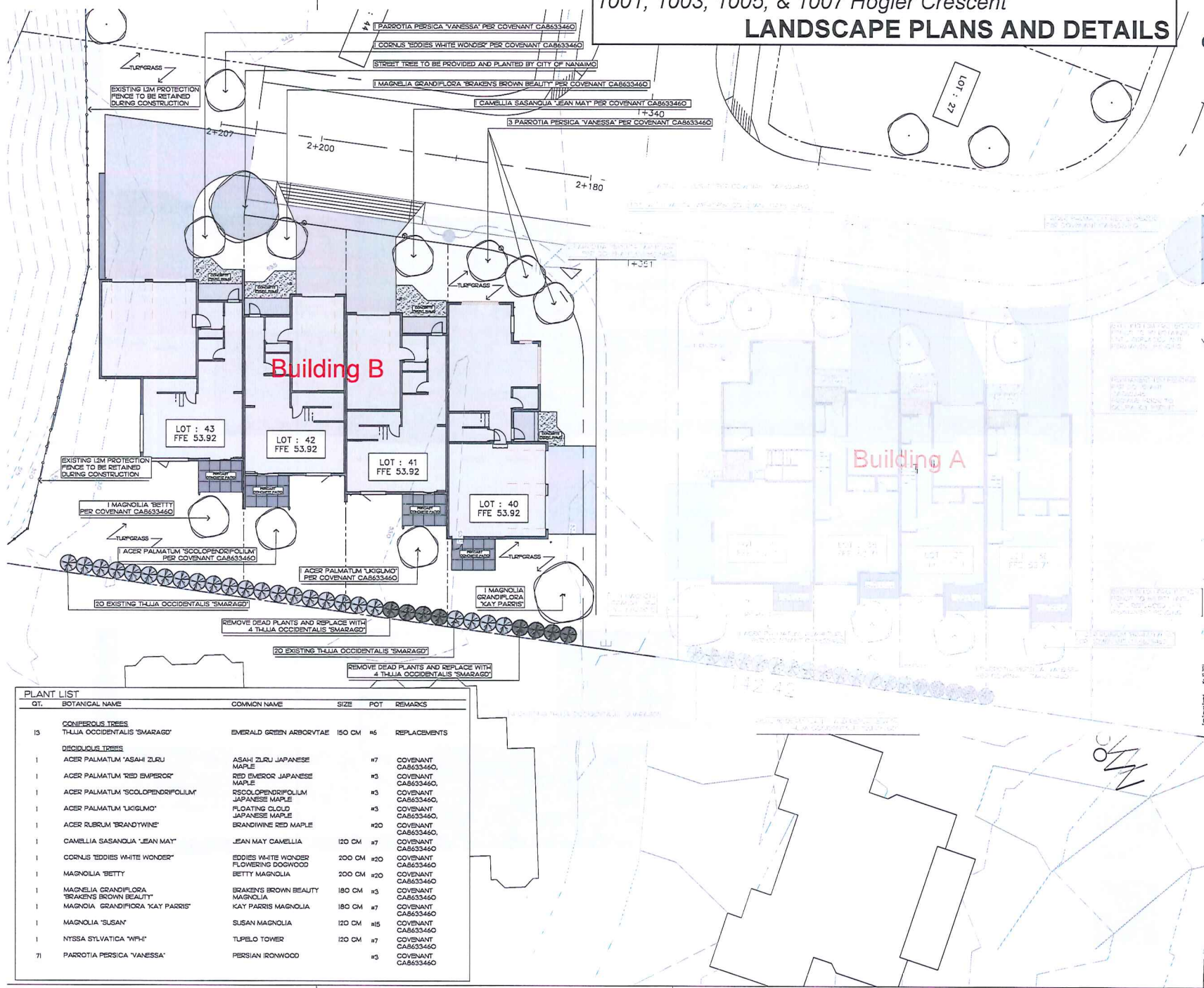
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DATE	JUNE 15, 2022
SCALE	1/4" = 1'-0"

ELEVATIONS  
**A201**

DRAWN: DL CHECKED: JRT APPROVED: JRT

Development Permit No. DP001353 Schedule D  
 1001, 1003, 1005, & 1007 Hogler Crescent  
**LANDSCAPE PLANS AND DETAILS**

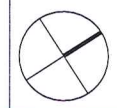


Key Plan  
 General Notes

**RECEIVED**  
**DP1353**  
**2025-JUL-30**  
 Current Planning

8	July 30, 2025	General Revisions and Review	FB
7	June 26, 2025	General Revisions and Review	FB
6	Apr 28, 2025	General Revisions and Review	FB
5	Nov 15, 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

**FRANK BASCIANO DESIGN**  
 LANDSCAPE DESIGN  
 PHONE: (250) 739-1960



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

**Townhomes**  
**Hogler Cresc**

Nanaimo, British Columbia

Landscape Plan

**L1.1**

QT.	BOTANICAL NAME	COMMON NAME	SIZE	POT	REMARKS
13	CONIFEROUS TREES THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	150 CM	#6	REPLACEMENTS
<b>DECIDUOUS TREES</b>					
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 'SCOLOPENDRIPOULM'	SCOLOPENDRIPOULM JAPANESE MAPLE		#3	COVENANT CA8633460
1	ACER PALMATUM 'KIGISUNO'	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 'EDDIE'S WHITE WONDER'	EDDIE'S 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 'WPI-F'	TUPELO TOWER	120 CM	#7	COVENANT CA8633460
71	PARROTTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD		#3	COVENANT CA8633460