



DEVELOPMENT PERMIT NO. DP001357

**LOST LAKE COHOUSING INC.
Owner of Land (Permittee)**

**5180 UNIVERSAL PLACE
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 by this permit.
2. This 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 1 DISTRICT LOT 54 WELLINGTON DISTRICT PLAN VIP63438
PID NO. 023-439-327**

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

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 permitted height of principal buildings as follows and shown on Schedule C;

Location	Permitted Height	Proposed Height
Building 1	7.0m	7.53m
Building 2A	7.0m	7.43m
Building 2B	7.0m	7.89m
Building 2C	7.0m	7.21m
Building 3	7.0m	9.0m

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 50 spaces to 39 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans prepared by Human Studio Architecture and Urban Design, dated 2026-JAN-30, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Human Studio Architecture and Urban Design, dated 2026-JAN-30, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Macdonald Gray, dated 2026-JAN-29 and 2025-APR-10, as shown on Schedule D.
4. Provision of the following Transportation Demand Management (TDM) measures, prior to building occupancy:
 - a. 29 Long-term secure bicycle parking spaces and 6 Short-term bicycle spaces.
5. The subject property shall be developed in accordance with the registered covenant modification (CA7166551).

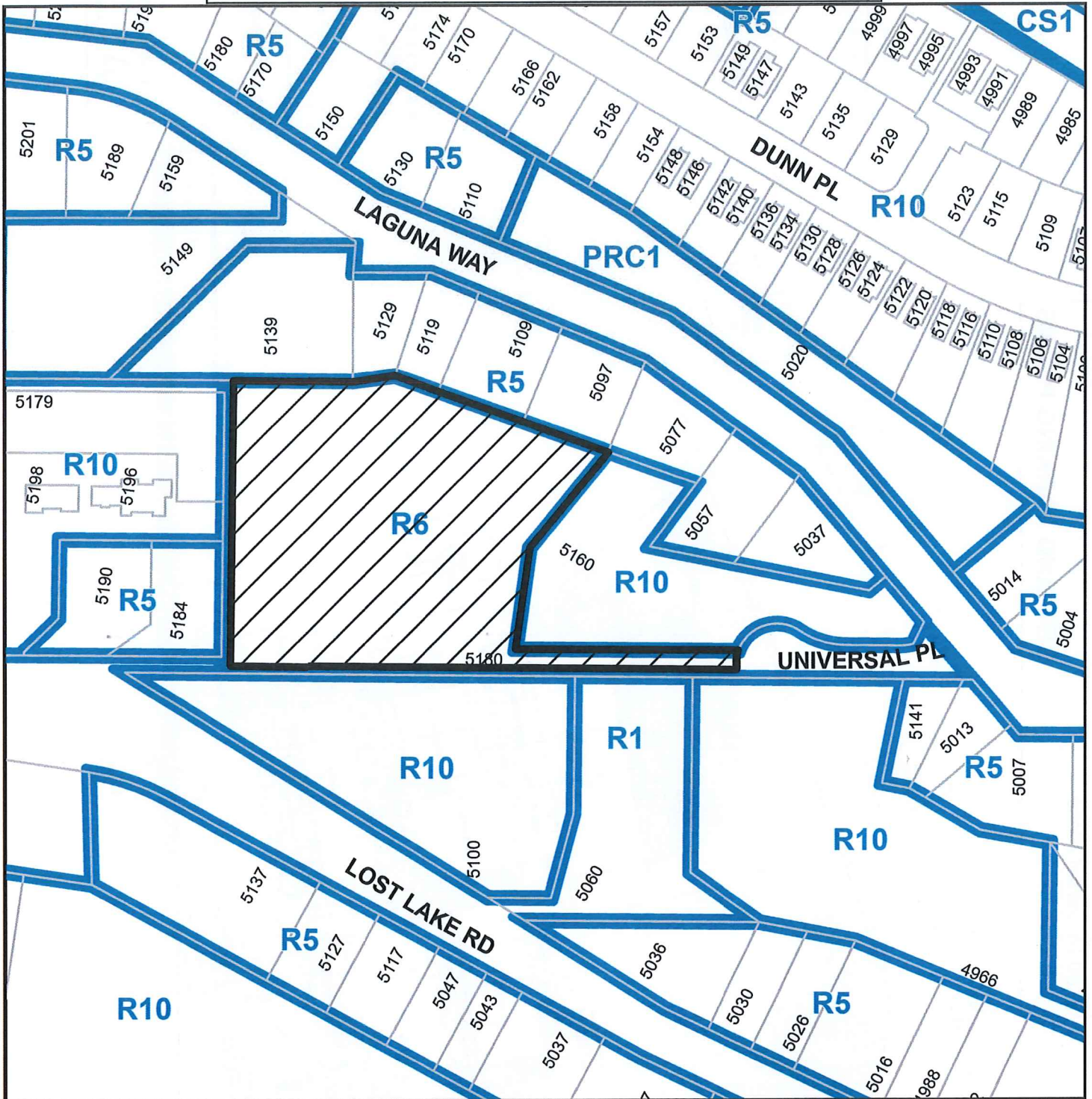
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 22ND DAY OF JUNE, 2026.


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

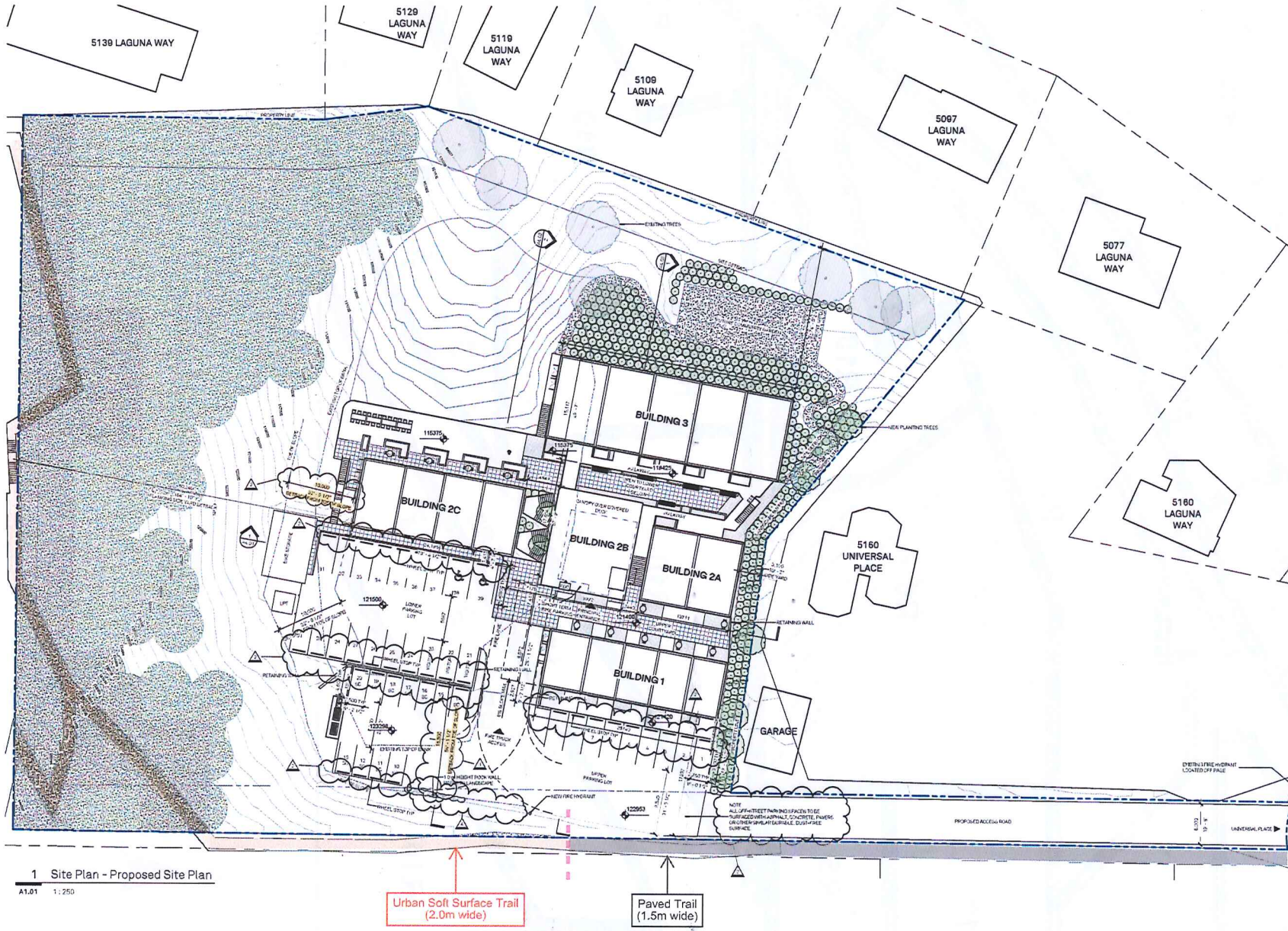

Date

SUBJECT PROPERTY MAP



5180 UNIVERSAL PLACE

SITE AND PARKING PLANS



Human Studio | Architecture + Urban Design
#200 - 60 E 2nd Ave, Vancouver, Canada

CONSENT: ALL RIGHTS RESERVED. NO RIGHT TO REPRODUCE OR TRANSMIT 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 THE ARCHITECT.



RECEIVED
DP1357
2026-FEB-03
Current Planning

2026-01-30 4 DP REV 3
2026-10-01 3 DP REV 2
2025-07-14 2 DP RESUBMISSION
2024-08-26 1 ISSUED FOR DP

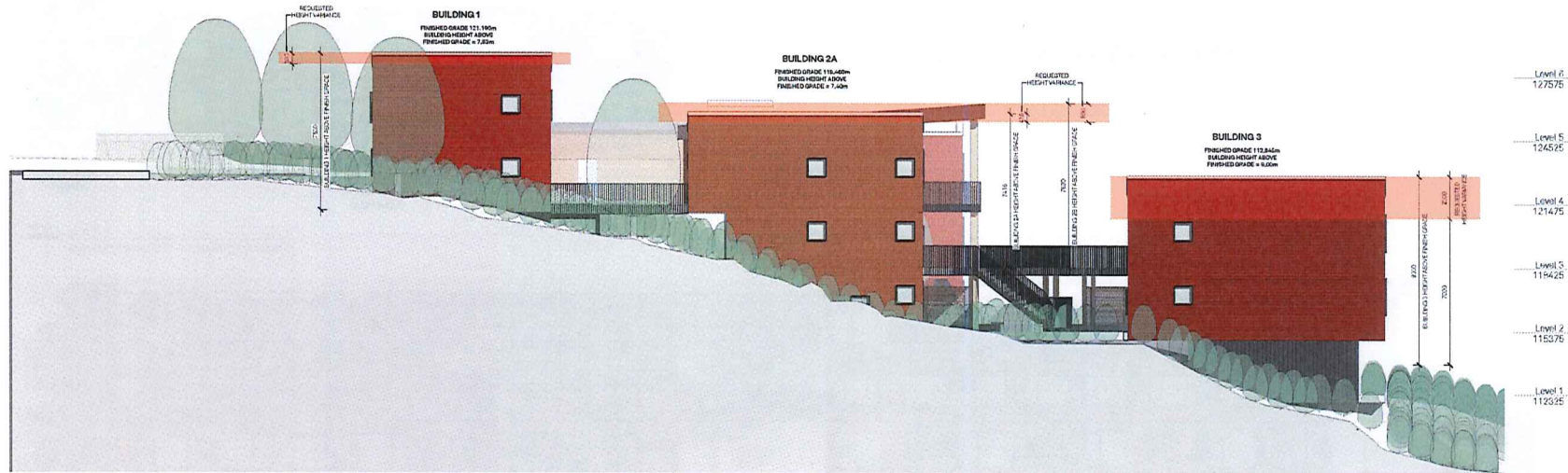
DATE REV DESCRIPTION

LOST LAKE COHOUSING

Aristo
HS-106

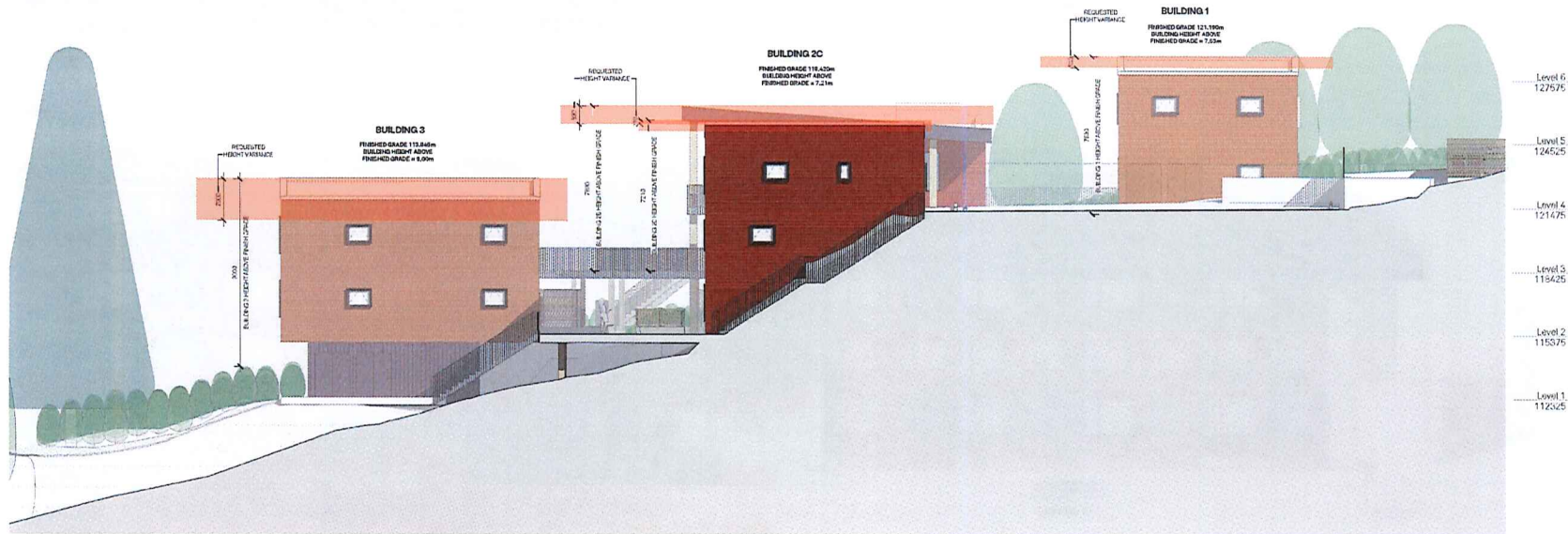
Proposed Site Plan
A1.01

BUILDING ELEVATIONS AND DETAILS



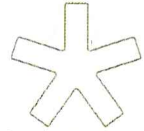
1 East Elevation

A3.01 1:130



2 West Elevation

A3.01 1:130



Human Studio | Architecture + Urban Design
#200 - 66 E 2nd Ave, Vancouver, Canada

COMMENT: ALL HEIGHTS/GRADING INFORMATION IS FOR INFORMATION ONLY. THE ARCHITECT/ENGINEER/PLANNING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE INFORMATION IS PROVIDED AS AN INFORMATIONAL TOOL ONLY. THE ARCHITECT/ENGINEER/PLANNING PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

RECEIVED
DP1357
2026-JUN-09
Current Planning

2026-01-30 3 CP REV 3
2025-07-14 2 CP RESUBMISSION
2024-08-28 1 ISSUED FOR CP

DATE REV DESCRIPTION

LOST LAKE COHOUSING

Amisto
HS-106

East-West Elevations

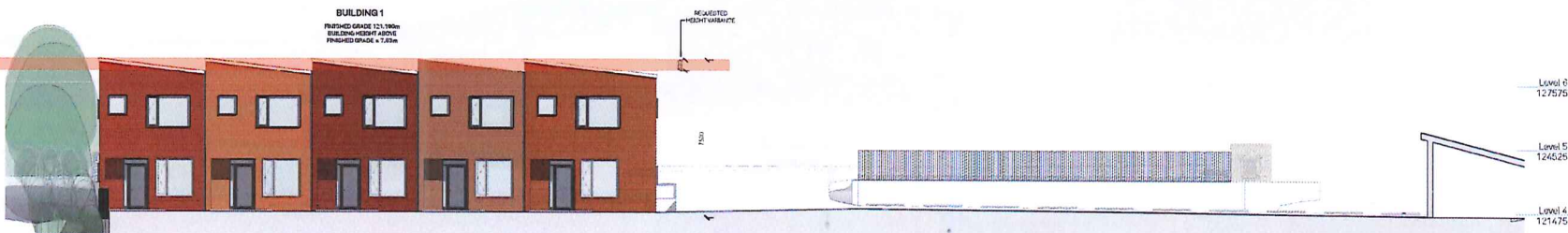
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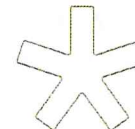
1 North Elevation - Laguna Way
A3.02 1:100



2 North Elevation - Lower Courtyard
A3.02 1:100



3 North Elevation - Upper Courtyard
A3.02 1:100



Human Studio Architecture + Urban Design
#200 - 65 E 2nd Ave, Vancouver, Canada

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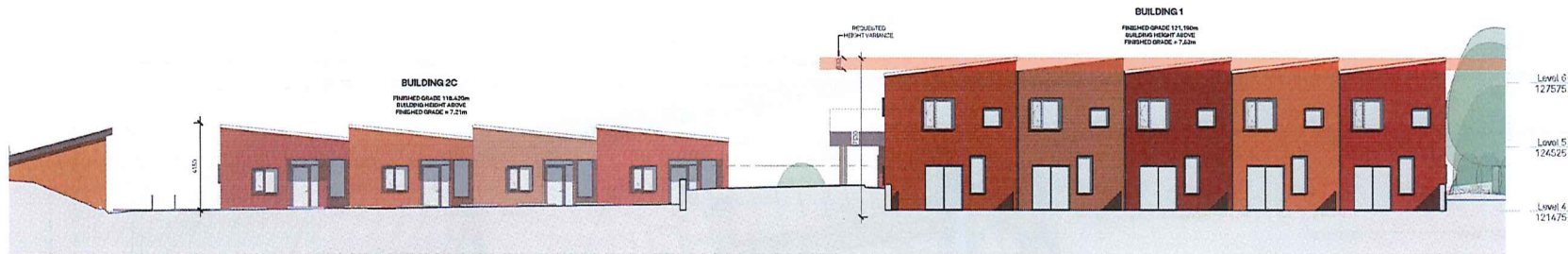
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2025-07-14 2 DP RESUBMISSION
2024-08-26 1 ISSUED FOR DP

DATE REV DESCRIPTION

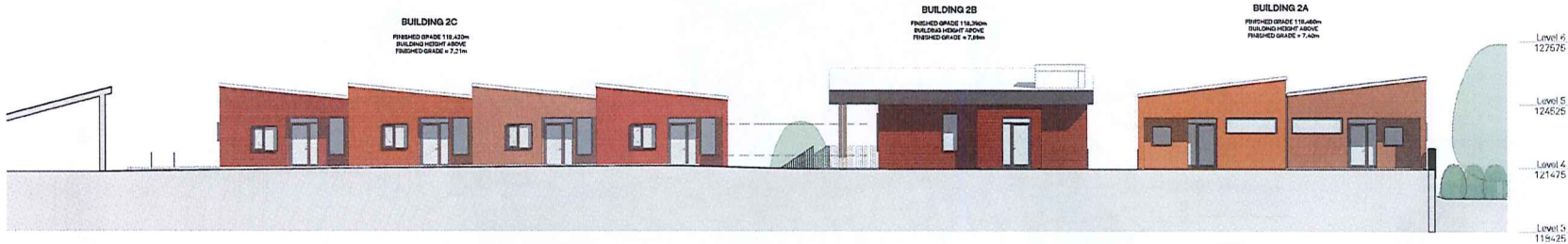
LOST LAKE COHOUSING

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HS-106

North Elevations
A3.02



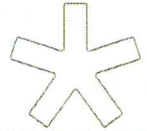
1 South Elevation - Upper Parking Lot
A3.03 1:100



2 South Elevation - Upper Courtyard
A3.03 1:100



3 South Elevation - Lower Courtyard
A3.03 1:100



Human Studio Architecture + Urban Design
#209 - 616 E 2nd Ave, Vancouver, Canada

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RECEIVED
DP1357
2026-JUN-09
Current Planning

2020-01-30	3	CP REV3
2025-07-14	2	CP RESUBMISSION
2024-08-28	1	ISSUED FOR CP
DATE	REV	DESCRIPTION

LOST LAKE COHOUSING

Amisto
HS-106

South Elevations
A3.03

LANDSCAPE PLANS AND DETAILS

GENERAL NOTES

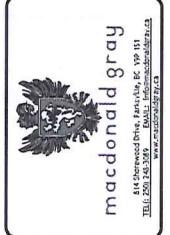
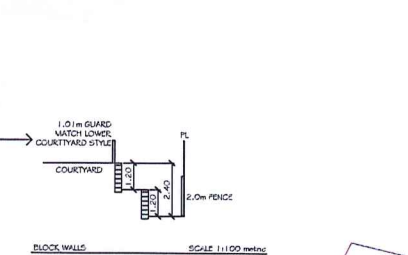
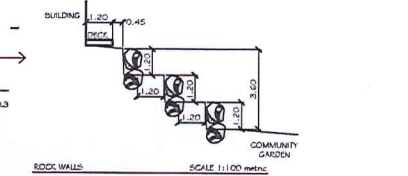
1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO.
2. REFER TO SITE PLAN PREPARED BY HUMAN STUDIO ARCHITECTURE + URBAN DESIGN FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, EXTERIOR STAIRS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY J.E. ANDERSON & ASSOCIATES FOR ALL SITE SERVICES, GRADING, DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.
4. REFER TO TREE REMOVAL PERMIT APPLICATION PREPARED BY 10TH AND ASSOCIATES ENVIRONMENTAL SERVICES FOR ALL TREE REMOVAL AND REPLACEMENT INFORMATION.

TREE REPLACEMENT SUMMARY

1. REFER TO THE PLANTING PLAN AND PLANT LEGEND ON SHEET L2 FOR ADDITIONAL INFORMATION
2. REPLACEMENT TREES REQUIRED: 116
3. REPLACEMENT TREES PROVIDED: 14

GRADING LEGEND

SYMBOL	DESCRIPTION
120	EXISTING CONTOURS - BY SURVEY
126	EXISTING SPOT ELEVATION - BY SURVEY
120000	PROPOSED SPOT ELEVATION - PER ARCHITECTURE
12125	PROPOSED SPOT ELEVATION - PER CIVIL
+100.00	PROPOSED SPOT ELEVATION - LANDSCAPE
+TW 10.00	TOP OF WALL
+BW 10.00	BOTTOM OF WALL
2% MIN.	DRAINAGE DIRECTION AND SLOPE



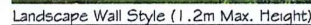
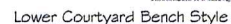
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DP1357
2026-FEB-03
Current Planning

Lost Lake Cohousing Inc.
Lost Lake Cohousing Inc.
5180 Universal Place, Nanaimo, BC

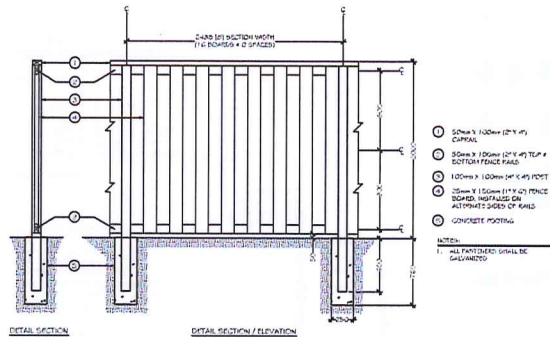
LANDSCAPE ARCHITECTURE PLAN	
Date:	January 27, 2026
Drawn:	CA
Checked:	CA
Scale:	1:250 metric
Project Number:	20-0341
Drawing Number:	L1 of 6

REVISION SCHEDULE	
#	NOTES
0	01JUN0204 DP Coordination
1	19JUN0204 DP Coordination
2	22JUN0204 Based for DP
3	10AUG0205 Released for DP
4	29JAN0206 Released for DP



IRRIGATION EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	IBD	IBD	SMART (ET) AUTOMATIC IRRIGATION CONTROLLER MECHANICAL ROOM OF BUILDING D1
	BY MECHANICAL	BY MECHANICAL	30mm (1") 2" DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM OF BUILDING D1

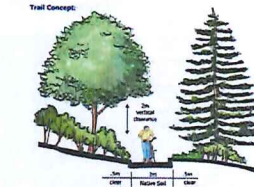
REVISION SCHEDULE		
#	Date	NOTES
0	03JUN2024	DP Coordination
1	19JUN2024	DP Coordination
2	25JUN2024	Issued for DP
3	10APR2025	Relinquished for DP
4	29JAN2026	Relinquished for DP



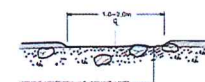
A 2.0m Timber Fence
Section Elevation
1:25 metric

Nature Trail:

Plant	Species	Quantity	Notes	Plant	Species	Quantity	Notes
1	Shrub	1	100mm x 100mm (4" x 4") POST	1	Shrub	1	100mm x 100mm (4" x 4") POST
2	Shrub	1	100mm x 100mm (4" x 4") POST	2	Shrub	1	100mm x 100mm (4" x 4") POST
3	Shrub	1	100mm x 100mm (4" x 4") POST	3	Shrub	1	100mm x 100mm (4" x 4") POST
4	Shrub	1	100mm x 100mm (4" x 4") POST	4	Shrub	1	100mm x 100mm (4" x 4") POST
5	Shrub	1	100mm x 100mm (4" x 4") POST	5	Shrub	1	100mm x 100mm (4" x 4") POST
6	Shrub	1	100mm x 100mm (4" x 4") POST	6	Shrub	1	100mm x 100mm (4" x 4") POST
7	Shrub	1	100mm x 100mm (4" x 4") POST	7	Shrub	1	100mm x 100mm (4" x 4") POST
8	Shrub	1	100mm x 100mm (4" x 4") POST	8	Shrub	1	100mm x 100mm (4" x 4") POST
9	Shrub	1	100mm x 100mm (4" x 4") POST	9	Shrub	1	100mm x 100mm (4" x 4") POST
10	Shrub	1	100mm x 100mm (4" x 4") POST	10	Shrub	1	100mm x 100mm (4" x 4") POST



Construction Details: Typical Trail



DRAFT Trail Plan: Design Guidelines
March 2017

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE ARCHITECTURE ASSOCIATION (CLAA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARDS.
2. SOIL DEPTHS: SHRUBS - 450mm
TREES - 600mm AROUND AND BELOW ROOTBALL IN PLANTERS
3. MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE BCNATV BOLA BC LANDSCAPE STANDARDS. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS AND PLANTERS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BCNATV BOLA STANDARDS FOR LANDSCAPE STOCK.
5. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME BUBBLY NOZZLES OR ERT EQUIPMENT.
6. ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE ERT EQUIPMENT.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN LANDSCAPE ARCHITECTURE ASSOCIATION (CLAA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARDS.
2. ALL PLANTING AREAS SHALL BE WATERED VIA THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME BUBBLY NOZZLES OR ERT EQUIPMENT.
3. ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE ERT EQUIPMENT.
4. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADII OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPLAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN DEPARTS SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 150mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN DEPARTS SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



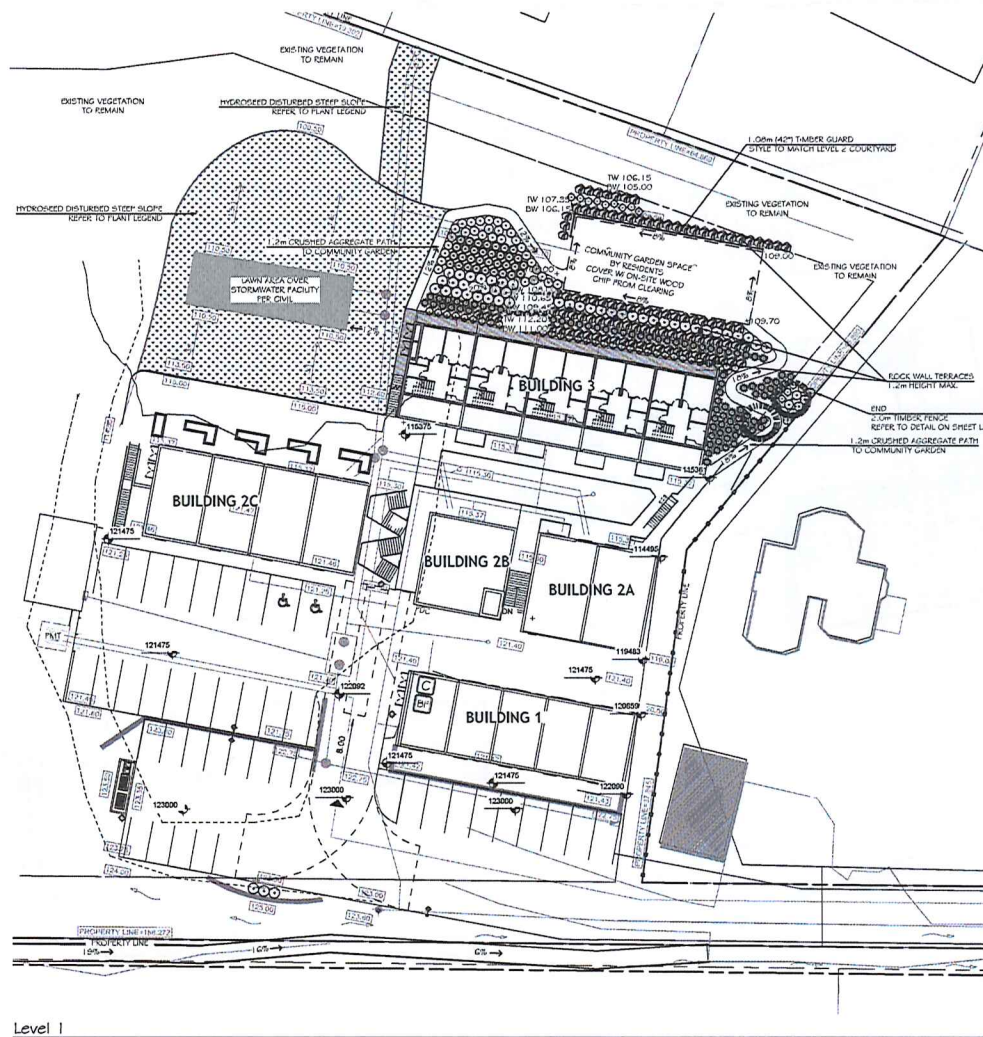
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RECEIVED
DP1357
2025-JUL-22
Current Planning

Lost Lake Cohousing
Lost Lake Cohousing Inc.
5180 Universal Place, Nanaimo, BC

NOTES & DETAILS
Date: April 10, 2025
Drawn: CA
Checked: CA
Scale: 1:250 metric
Project Number: 24-0341
Drawing Number: L3 of 6

REVISED SCHEDULE	NOTES
1	01/04/2024 DP Coordination
2	11/04/2024 DP Coordination
3	22/04/2024 Issued for DP
4	10/05/2025 Released for DP



Level 1



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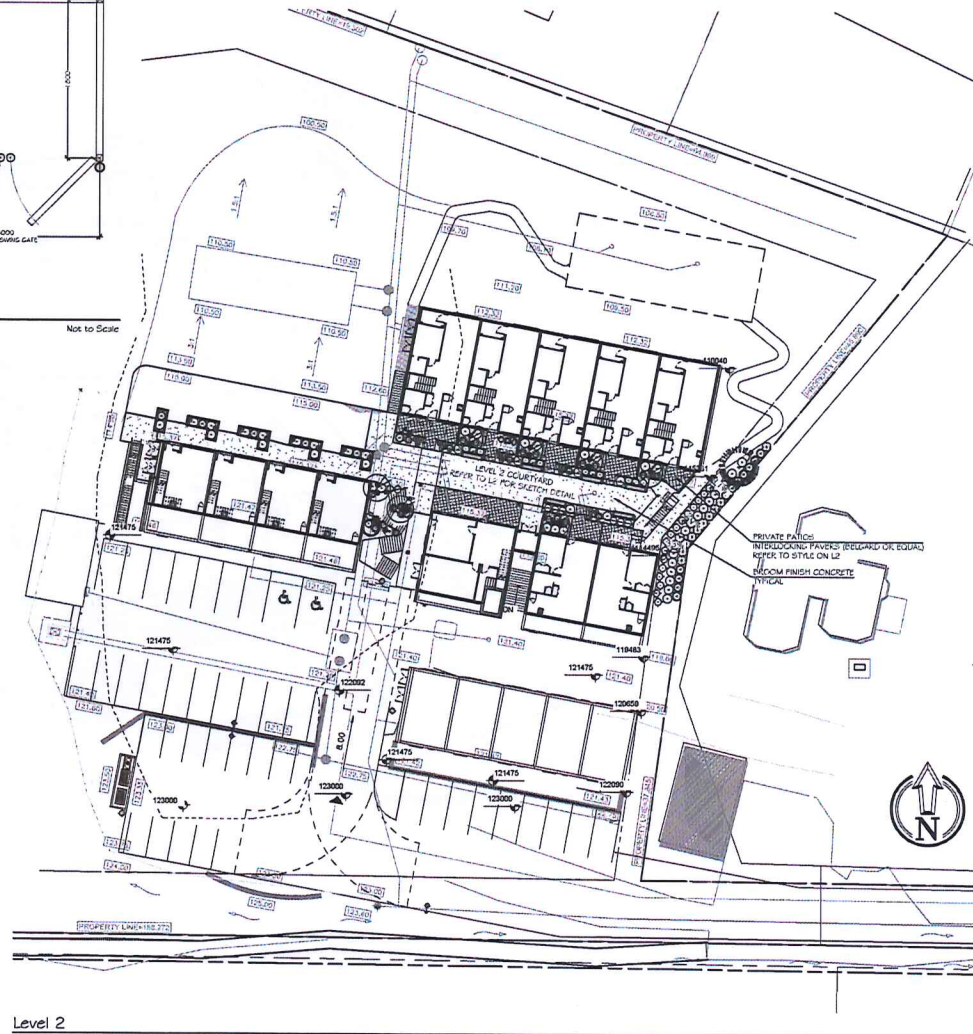
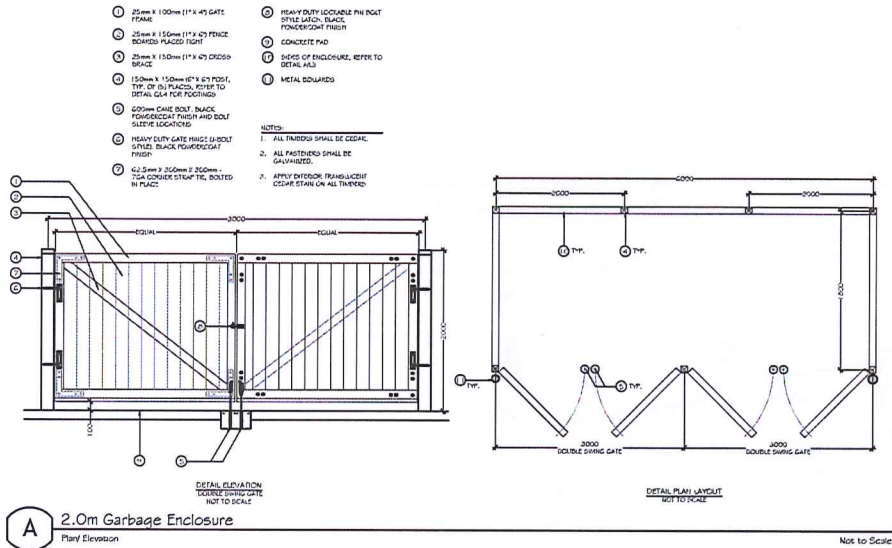
RECEIVED
DP1357
2025-JUL-22
Current Planning

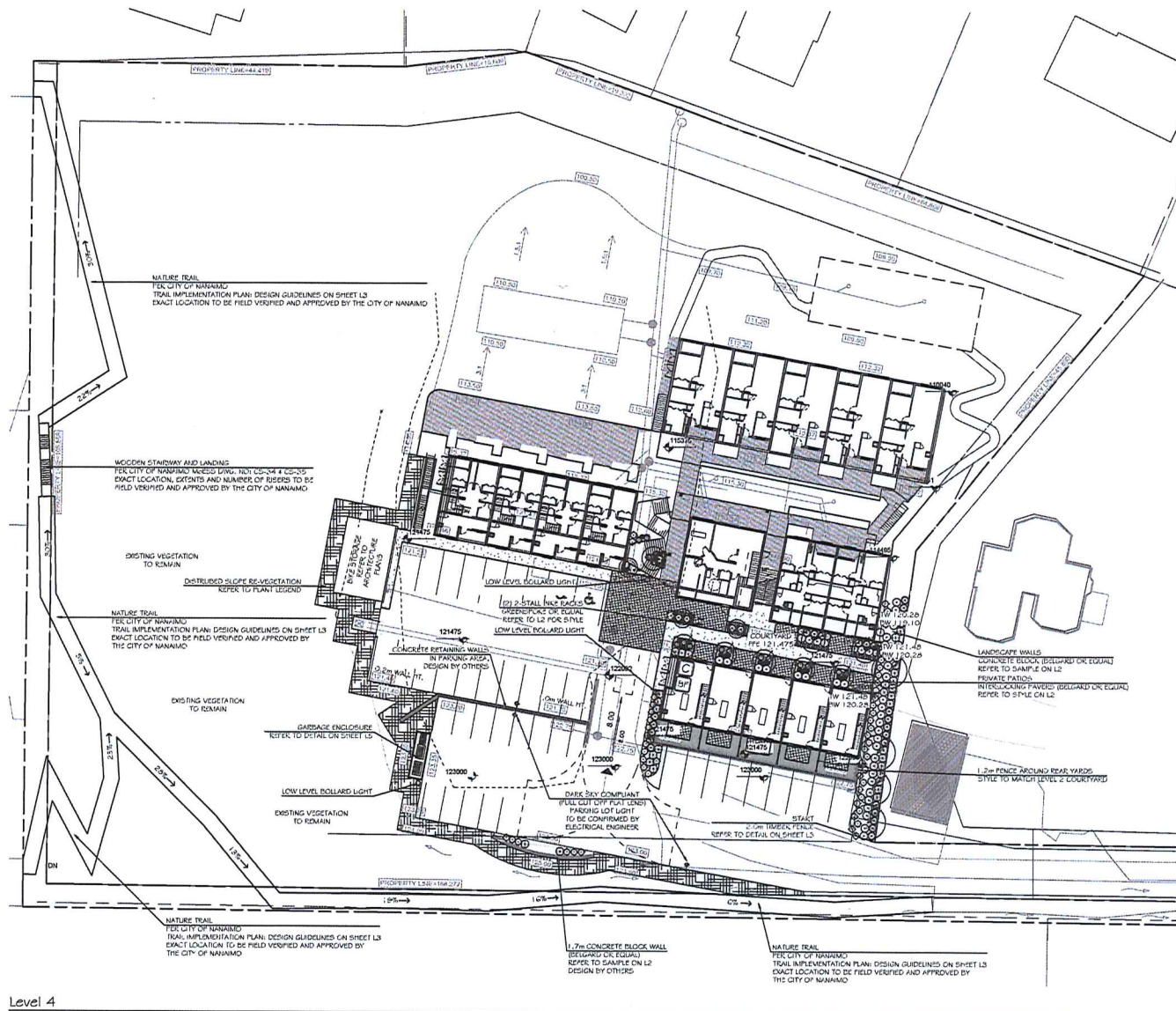
Lost Lake Cohousing Inc.
Lost Lake Cohousing Inc.
5180 Universal Place, Nanaimo, BC

LEVEL 1 PLAN	
Date:	April 10, 2025
Drawn:	CA
Checked:	CA
Scale:	1:250 metric
Project Number:	24-0341
DRAWING NUMBER:	L4 of 6

REVISION SCHEDULE	
#	NOTES
0	01/08/2024 DP Coordination
1	19/08/2024 DP Coordination
2	22/08/2024 Based for DP
3	10/09/2025 Released for DP

#	DATE	NOTES
0	03JUN2024	DP Coordination
1	19JUN2024	DP Coordination
2	25JUN2024	Issued for DP
3	10AUG2025	Revised for DP





Level 4



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DP1357
2025-JUL-22
CITY OF NANAIMO

Lost Lake Cohousing Inc.
Lost Lake Cohousing Inc.
5180 Universal Place, Nanaimo, BC

LEVEL 4 PLAN	
Date:	April 10, 2025
Drawn:	CA
Checked:	CA
Scale:	1:250 metric
Project Number:	24-0341
DRAWING NUMBER:	L6 of 6

REV	DATE	NOTES
0	01JAN2024	DP Coordination
1	19JAN2024	DP Coordination
2	22JAN2024	Issued for DP
3	10APR2025	Revised for DP

