



DEVELOPMENT PERMIT NO. DP001366

LOST LAKE (1) NOMINEE LTD., INC.NO. BC1311300
Name of Owner(s) of Land (Permittee)

5300 TANYA DRIVE
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 4 DISTRICT LOT 55 WELLINGTON DISTRICT PLAN 47120
PID NO. 011-769-149

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 Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plans and Details
Schedule E Bicycle Storage Details
Schedule F Stormwater Management Plan
Schedule G Site Sections

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.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan prepared by Sylvain Giroux Designs, dated 2025-SEP-18, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by Sylvain Giroux Designs, dated 2025-SEP-23, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by PMG Landscape Architects, dated 2025-SEP-18, as shown on Schedule D, and prior to building permit issuance the following shall be submitted:
 - an itemized landscape cost estimate prepared by a qualified landscape professional; and
 - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.
2. The subject property shall be developed in substantial compliance with the Bicycle Storage Details prepared by Sylvain Giroux Designs, dated 2025-SEP-18, as shown on Schedule E.
3. The subject property shall be developed generally in accordance with the Site Sections prepared by Newcastle Engineering Ltd., received 2025-JUL-14, as shown in Schedule G.
4. Registration of a Statutory Right-of-Way to allow public access to the outdoor amenity space adjacent to the future public road, at the time of dedication of the adjacent roadway, as shown on Schedule D.
5. Registration of a Statutory Right-of-Way with an approximate width of 2.4m along the south side of the new public road at the time of dedication of the adjacent roadway to accommodate the half-road standard, unless required dedication from the property to the north (5320 Tanya Drive) has occurred, as shown on Schedule B.
6. Registration of a private easement for stormwater runoff from the subject property and a Statutory Right-of-Way for stormwater runoff from the public road across the property to the south (5280 Tanya Drive), prior to issuance of any building permit or design stage acceptance on the east side of the drainage divide identified on the Stormwater Management Plan prepared by Newcastle Engineering Ltd., dated 2025-NOV-14, as shown on Schedule F.

7. Permanent fencing to be installed along the wetland leave strip boundaries prior to building permit issuance, to ensure that no construction or staging occurs within the protected areas.

REVIEWED AND APPROVED ON

2025- Dec - 08

Date

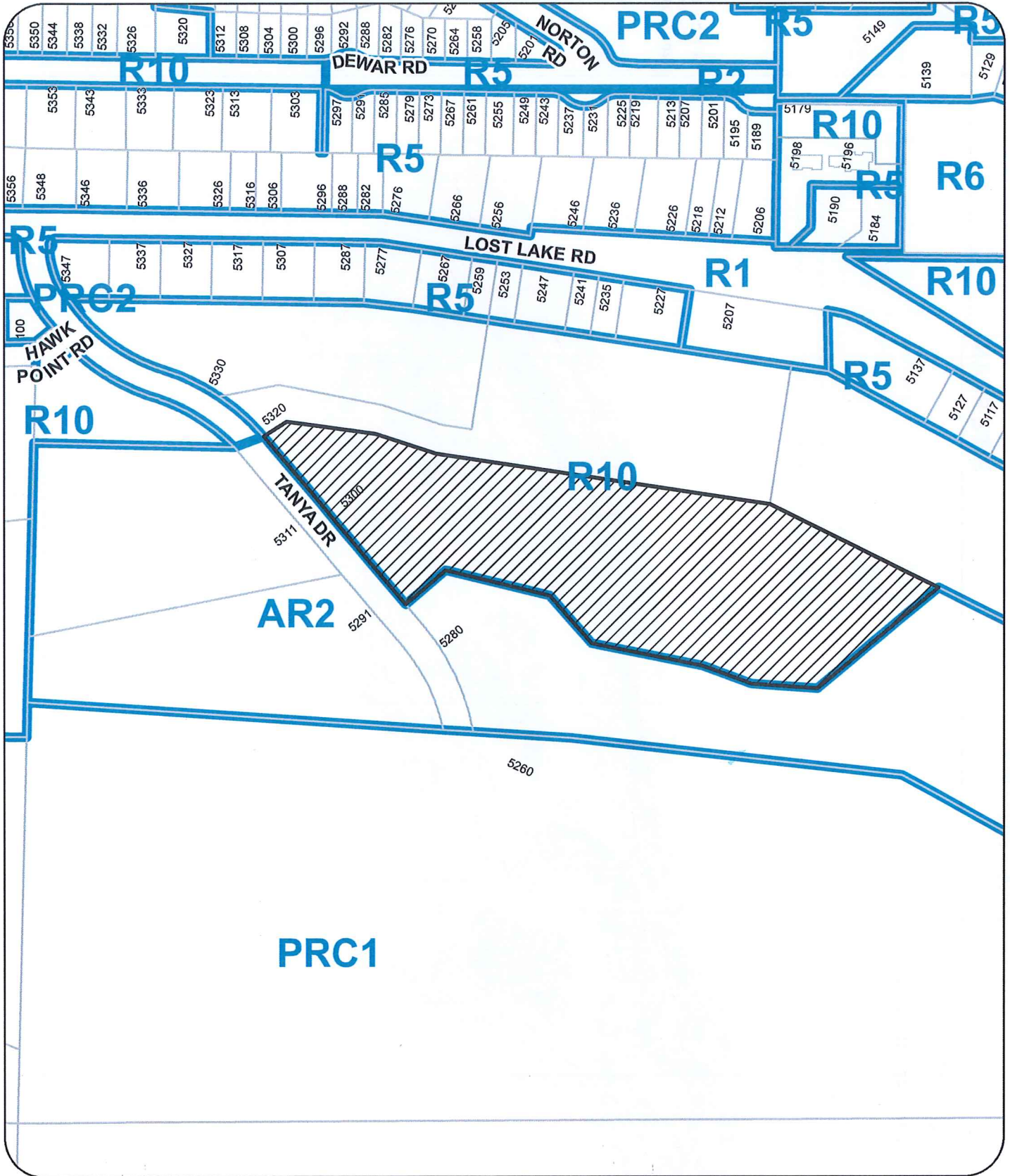


J. Holm Director of Planning & Development

Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

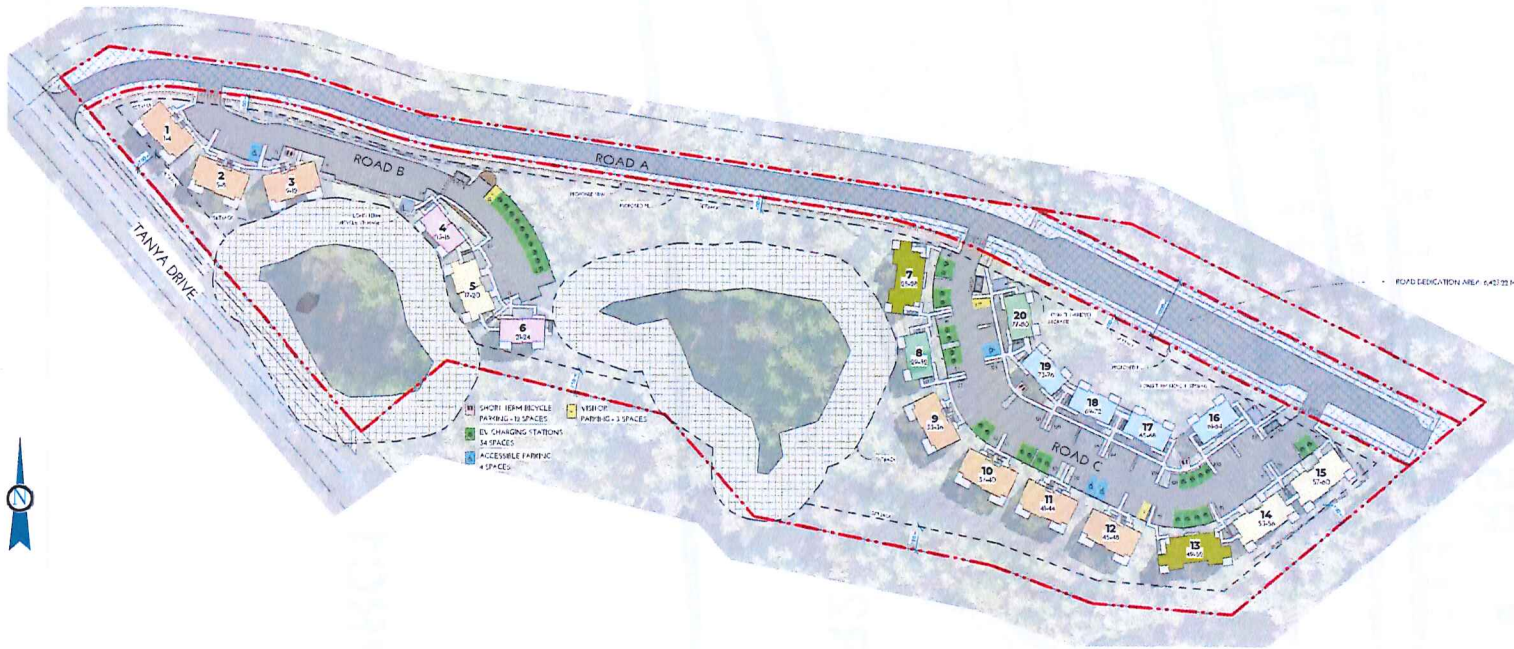
SUBJECT PROPERTY MAP



 5300 TANYA DRIVE

LOST LAKE HILLS
SITE PLAN - SEPTEMBER 18, 2025

	TYPE A - CRAWLSPACE	- 1 BEDROOM -	BUILDINGS: 8 & 20
	TYPE B - WALK DOWN	- 1 BEDROOM -	BUILDINGS: 4 & 6
	TYPE C - WALK UP	- 1 BEDROOM -	BUILDINGS: 16, 17, 18, & 19
	TYPE D - CRAWLSPACE	- 2 BEDROOM -	BUILDINGS: 1, 2, 3, 9, 10, 11, & 12
	TYPE E - WALK DOWN	- 2 BEDROOM -	BUILDINGS: 5, 14, & 15
	TYPE F - WALK DOWN	- 3 BEDROOM -	BUILDINGS: 7 & 13



1 MASTER PLAN
1" = 60'-0"



SYLVAIN GIROUX
DESIGNS

3011 OWALLOO CRESCENT
NANMOOSE BAY, BC
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
Current Planning

DESCRIPTION	DATE
ISSUED FOR DEVELOPMENT PERMIT	24/09/25
Revision 1	25/02/26
Revision 2	25/04/26
Revision 3	25/05/26
Revision 4	25/09/25

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PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT DEVELOPMENT CORP

SITE PLAN

PROJECT NUMBER: 25-000003
PLOT DATE: 2025-09-18 10:55 AM
DRAWN BY: SG

A-1.0

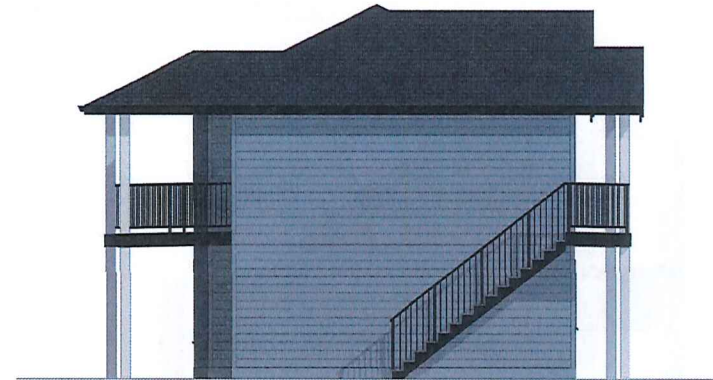
SCALE: As indicated

BUILDING ELEVATIONS AND DETAILS

LOST LAKE HILLS



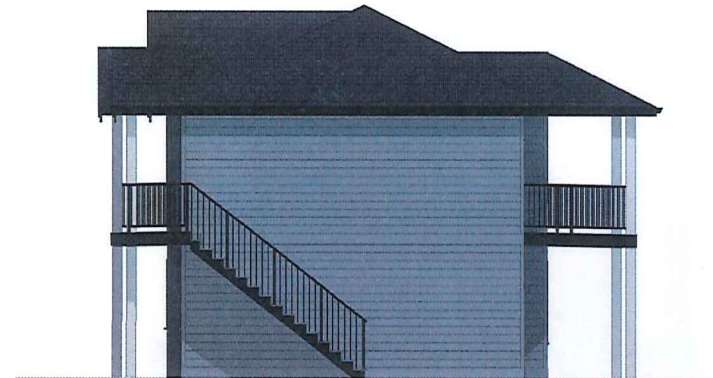
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:		
F1 - 1/2" LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: GRAY CLOUDS SOLID STAIN	F9 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - DOWNING SLATE
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - GRAY CLOUDS	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - DOWNING SLATE	F10 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - GRAY CLOUDS
F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - 5/4 X 8 FASCIA COLOUR: BLACK
F4 - 5" X 1" STYLE ALUMINUM GUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - ALUMINUM VENTED SOFFITS COLOUR: BLACK



SYLVAIN GIROUX
DESIGNS

3031 SWALLOW CRESCENT
NANAIMO, BC
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
CITY OF NANAIMO

DESCRIPTION: ISSUED FOR DEVELOPMENT PERMIT DATE: 25/09/23

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PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

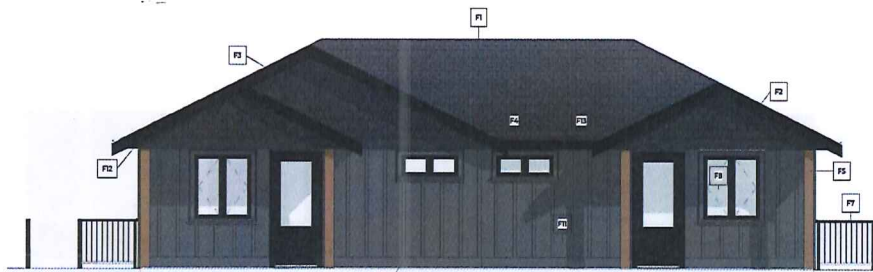
BUILDINGS 8 & 20
TYPE A ELEVATIONS

PROJECT NUMBER: 24-00000003
PLOT DATE: 2025-09-23 12:05 PM
DRAWN BY: SG

A-005

SCALE

LOST LAKE HILLS



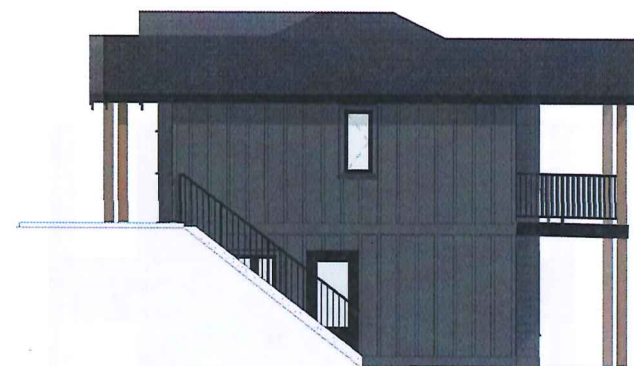
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | | |
|---|---|---|---|
| F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: SEMI TRANSPARENT STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - PEPPERCORN | F13 - F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - PEPPERCORN DARK | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - PEPPERCORN | F10 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - PEPPERCORN DARK | F14 - DECK FASCIA 2" X 12"
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - PEPPERCORN | |
| F4 - 5" X 6" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK | |



SYLVAIN GIROUX
DESIGNS

3081 OWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
Current Planning

DESCRIPTION	DATE
ISSUED FOR DEVELOPMENT PERMIT	25/09/25

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PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

BUILDINGS 4 & 6 -
TYPE B ELEVATIONS

SHEET NUMBER	24-00000003
SHEET DATE	2025-09-22 12:07 PM
DRAWN BY	SG

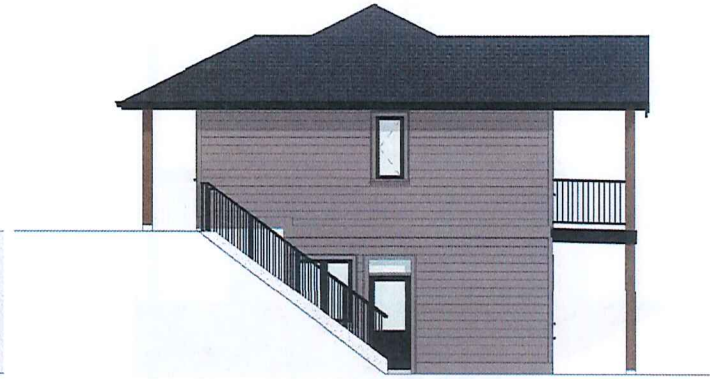
A-007

SCALE

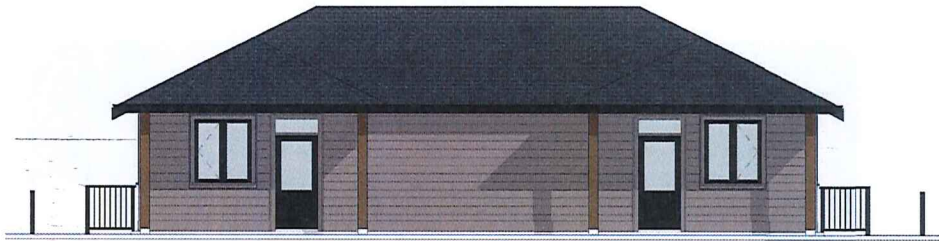
LOST LAKE HILLS



FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | |
|---|---|--|
| F1 - 1/2" LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: SEMI TRANSPARENT STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - CONNECTED GRAY |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - CONNECTED GRAY DARK | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - CONNECTED GRAY | F10 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F4 - 5" K" STYLE ALUMINUM CUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - DECK FASCIA 2" X 12"
COLOUR: BLACK |



SYLVAIN GIROUX
DESIGNS

3037 SWALLOW CRESCENT
NANOOSE BAY, BC
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(250) 964-7347

RECEIVED
DP1366
2025-SEP-24
Current Planning

DESCRIPTION: PERMIT FOR DEVELOPMENT PERMIT DATE: 25/09/23

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PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

BUILDING TYPE C1
ELEVATIONS

SHEET NUMBER: 24-00000101
PLOT DATE: 2025-09-23 12:30 PM
DRAWN BY: SG

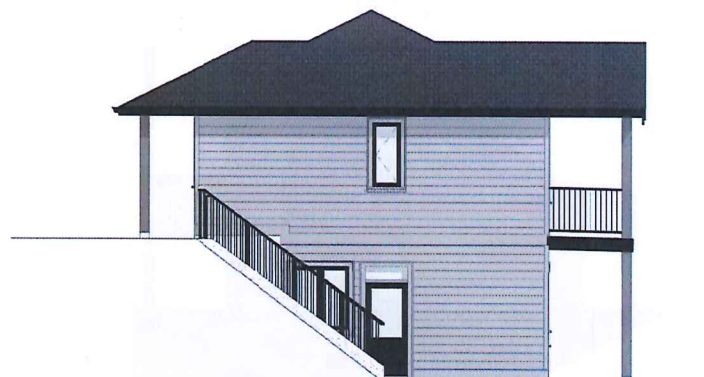
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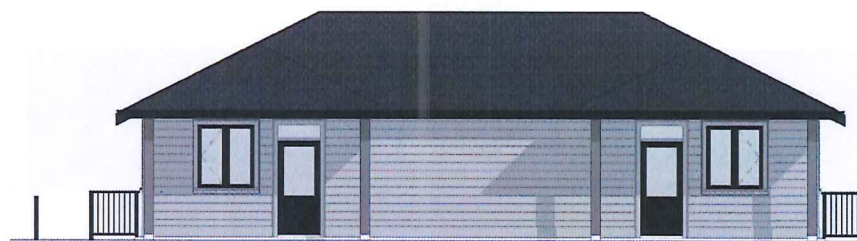
LOST LAKE HILLS



FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | |
|--|--|---|
| F1 - IRO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: GRAY CLOUDS DARK STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - GRAY CLOUDS |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS DARK | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS | F10 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F4 - 5" W" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - DECK FASCIA 2" X 12"
COLOUR: BLACK |



SYLVAIN GIROUX
DESIGNS

905 SWALLOW CRESCENT
NANOOSE BAY, BC
250) 954-7547 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
Current Planning

DESCRIPTION	DATE
ISSUED FOR DEVELOPMENT PERMIT	25/09/23

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PROJECT

LOST LAKE HILLS

5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

BUILDING TYPE C2
ELEVATIONS

PROJECT NUMBER	24-00000001
PLAT DATE	2025-09-23 12:52 PM
DRAWN BY	SG

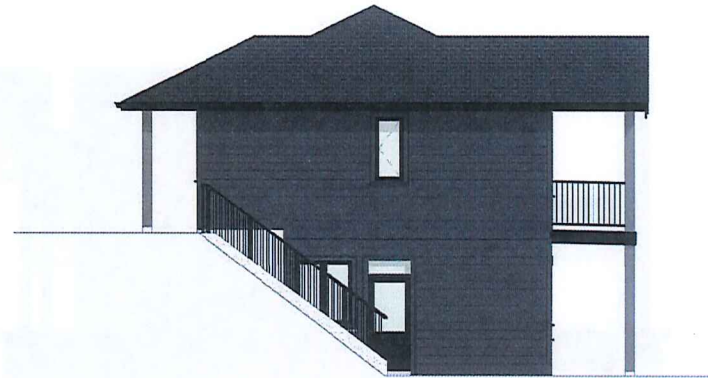
A-009B

SCALE

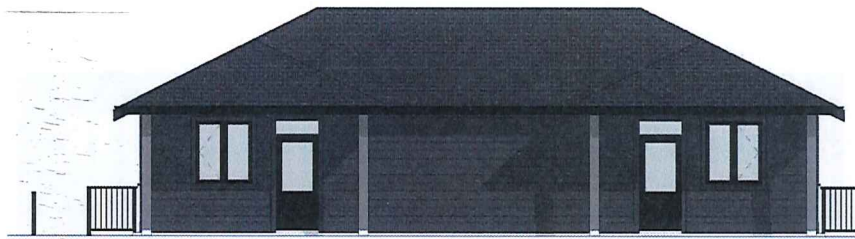
LOST LAKE HILLS



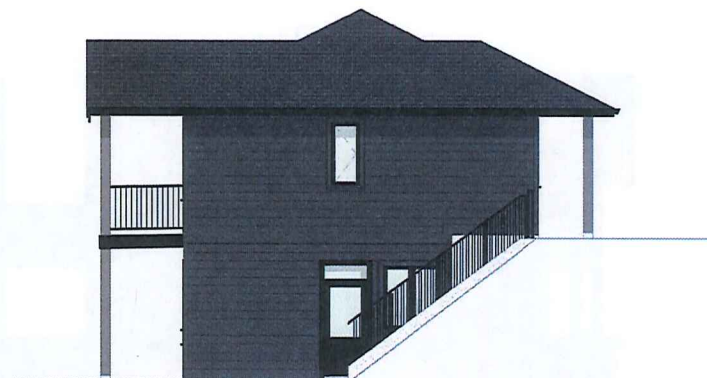
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | |
|--|---|---|
| F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: GRAY CLOUDS DARK STAIN | F9 - 5/4 X 10 BANDEBOARD
COLOUR: ALLURA - IRON ORE |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS FOG DARK | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - IRON ORE | F10 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F4 - 5" K" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - DECK FASCIA 2" X 12"
COLOUR: BLACK |



SYLVAIN GIROUX
DESIGNS

3035 SWALLOW CRESCENT
NANOOSE BAY, BC
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
CURRENT PLANNING

DESCRIPTION DATE
ISSUED FOR DEVELOPMENT PERMIT 25/09/25

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PROJECT

LOST LAKE HILLS

5300 TANYA DRIVE
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

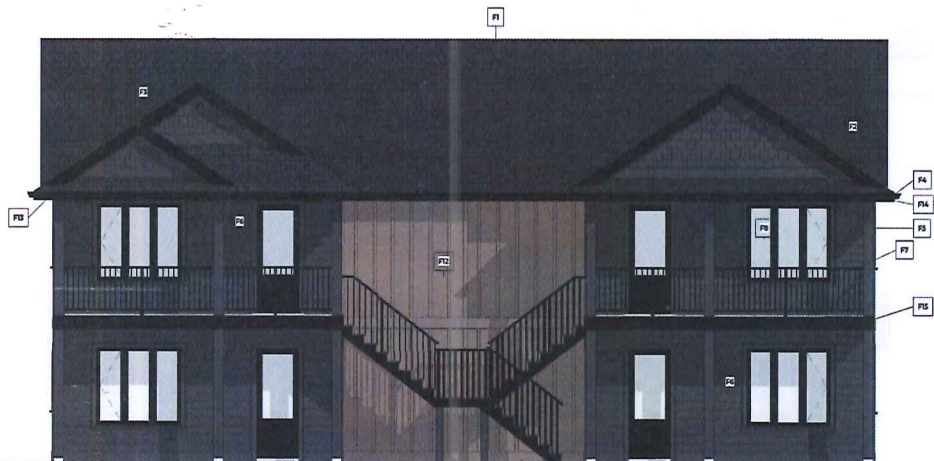
BUILDING TYPE C3
ELEVATIONS

PROJECT NUMBER: 24-00000001
PLOT DATE: 2025-09-23 12:34 PM
DRAWN BY: SG

A-009C

SCALE

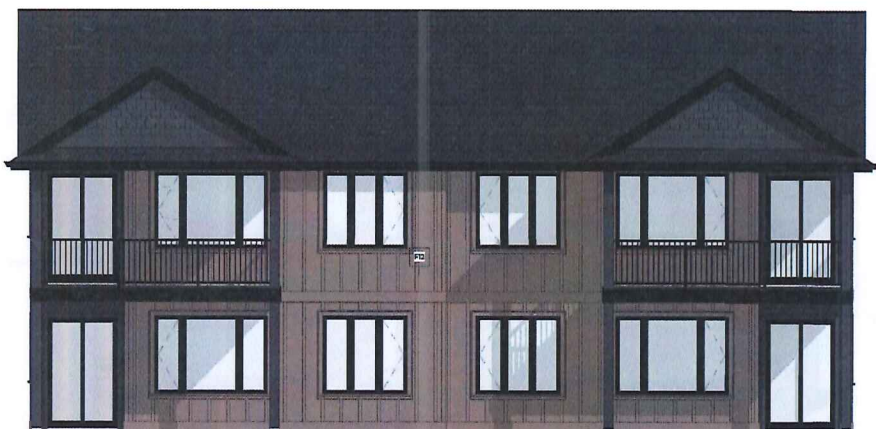
LOST LAKE HILLS



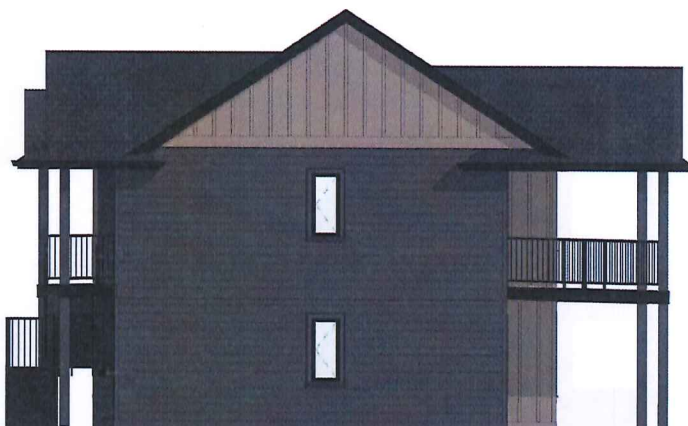
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | | |
|---|--|--|--|
| F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: URBANE BRONZE STAIN | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - URBANE BRONZE | F13 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE | F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE
COLOUR: ALLURA - URBANE BRONZE | F10 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - CONNECTED GRAY | F14 - F1 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - URBANE BRONZE | F15 - DECK FASCIA 2" X 12"
COLOUR: BLACK |
| F4 - 5" "K" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - CONNECTED GRAY | |



SYLVAIN GIROUX
DESIGNS

3091 SWALLOW CRESCENT
NANANGO, B.C. V1X 1S7
(250) 954-7347 SYLVAIN@SGDESIGN.CA

RECEIVED
DP1366
2025-SEP-24
Current Planning

DESCRIPTION: ISSUED FOR DEVELOPMENT PERMIT DATE: 25/09/25

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PROJECT:
LOST LAKE HILLS
5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

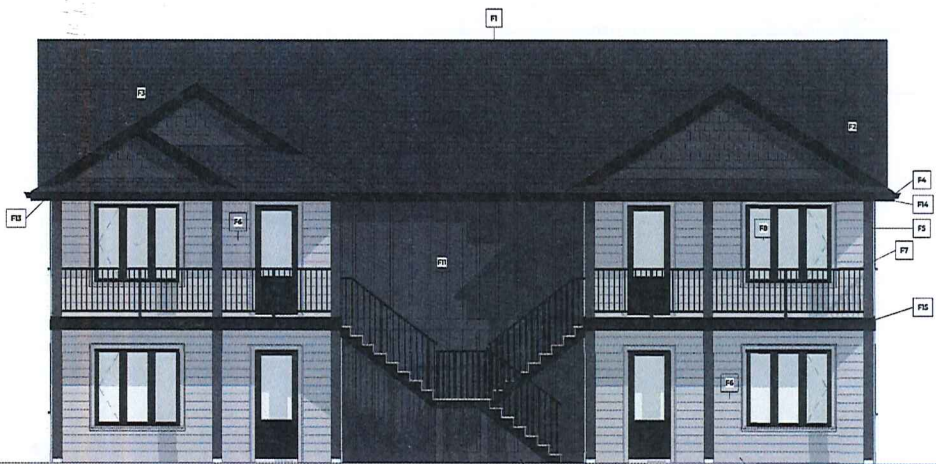
BUILDING TYPE D1
ELEVATIONS

PROJECT NUMBER: 24-00000003
PLUT DATE: 2025-09-23 10:37 PM
DRAWN BY: SG

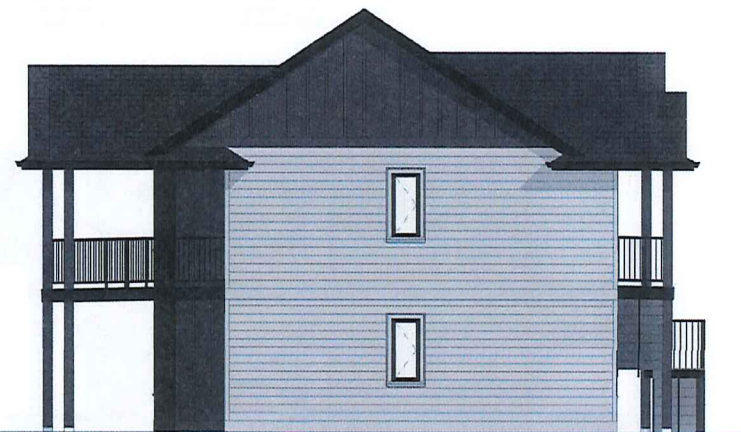
A-011

SCALE:

LOST LAKE HILLS



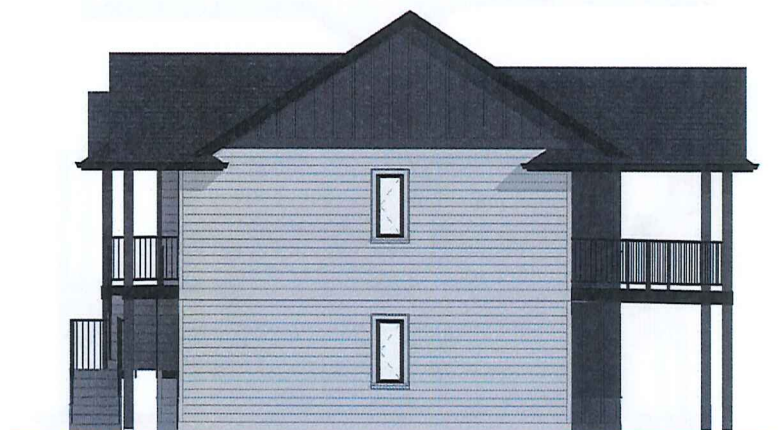
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:			
F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: URBANE BRONZE STAIN	F9 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - URBANE BRONZE	F13 - ALUMINUM VENTED SOFFITS COLOUR: BLACK
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - URBANE BRONZE	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - GRAY CLOUDS	F10 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - GRAY CLOUDS	F14 - F1 - 5/4 X 8 FASCIA COLOUR: BLACK
F3 - 5/4 X 8 ON 5/4 X 10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - URBANE BRONZE	F15 - DECK FASCIA 2" X 12" COLOUR: BLACK
F4 - 5" X 1" K STYLE ALUMINUM CUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - GRAY CLOUDS	



SYLVAIN GIROUX
DESIGNS

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PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

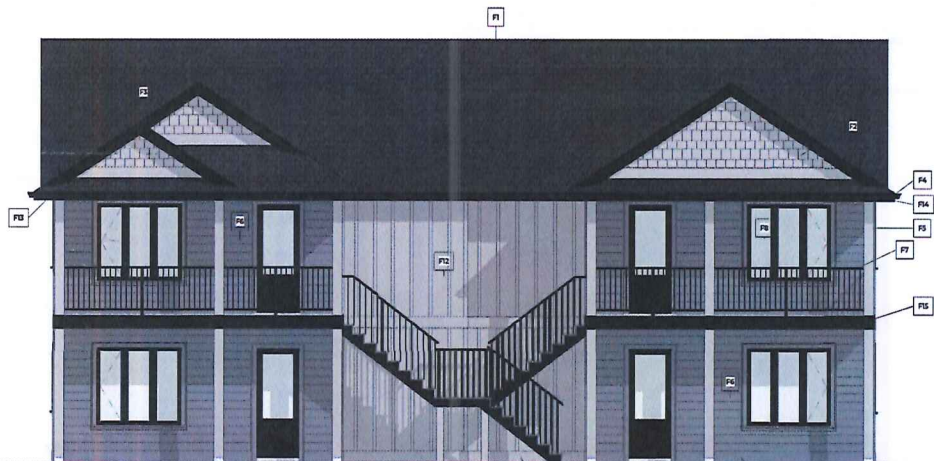
BUILDING TYPE D2
ELEVATIONS

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PLOT DATE: 2025-09-23 12:39 PM
DRAWN BY: SG

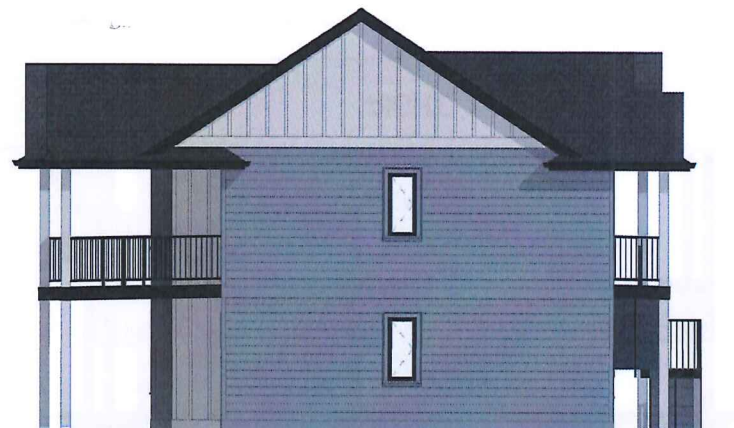
A-011B

SCALE

LOST LAKE HILLS



FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:

- | | | | |
|--|---|---|--|
| F1 - 1/2" LAMINATED ARCHITECTURAL ROOFING SHINGLES
COLOUR: DUAL BLACK | F5 - DOUGLAS FIR TIMBER POST
COLOUR: GRAY CLOUDS | F9 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - DOWNING SLATE | F13 - ALUMINUM VENTED SOFFITS
COLOUR: BLACK |
| F2 - FIBER CEMENT SIDEWALL SHINGLES - 7" INCH EXPOSURE
COLOUR: ALLURA - GRAY CLOUDS | F6 - FIBER CEMENT LAP SIDING - 7" INCH EXPOSURE
COLOUR: ALLURA - DOWNING SLATE | F10 - 5/4 X 10 BANDBOARD
COLOUR: ALLURA - GRAY CLOUDS | F14 - F1 - 5/4 X 8 FASCIA
COLOUR: BLACK |
| F3 - 5/4 X 6 ON 5/4 X 10 BARGEBOARD
COLOUR: BLACK | F7 - 42" HIGH ALUMINUM PICKET RAILING
COLOUR: BLACK | F11 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - DOWNING SLATE | F15 - DECK FASCIA 2" X 12"
COLOUR: BLACK |
| F4 - 5" X 1" STYLE ALUMINUM GUTTER
COLOUR: BLACK | F8 - VINYL WINDOWS
COLOUR: BLACK EXTERIOR, WHITE INTERIOR | F12 - FIBER CEMENT BOARD AND BATTEN
COLOUR: ALLURA - GRAY CLOUDS | |



SYLVAIN GIROUX
DESIGNS

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VANCOUVER, BC
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PROJECT: **LOST LAKE HILLS**

5500 TANYA DRIVE,
VANCOUVER, BC

DISTRICT DEVELOPMENT
CORP

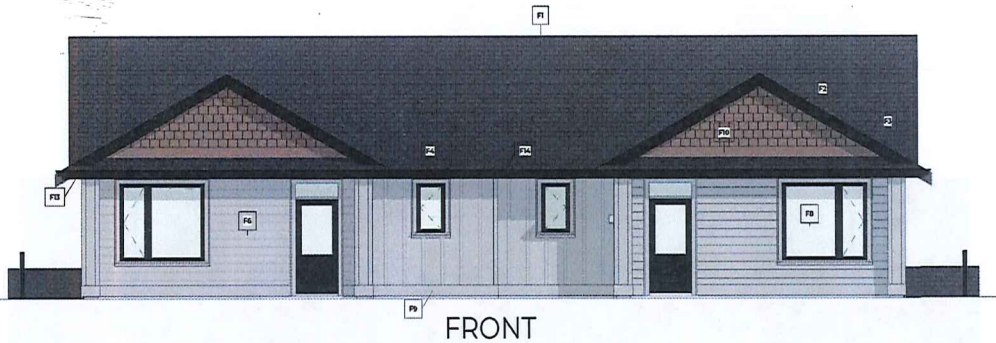
BUILDING TYPE D3
ELEVATIONS

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PLOT DATE: 2025-09-23 12:23 PM
DRAWN BY: SG

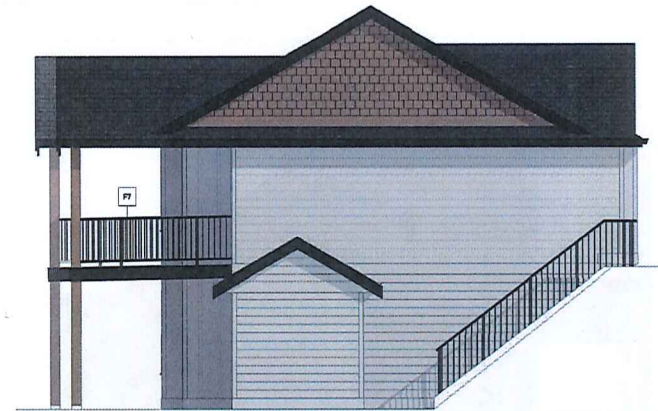
A-011C

SCALE:

LOST LAKE HILLS



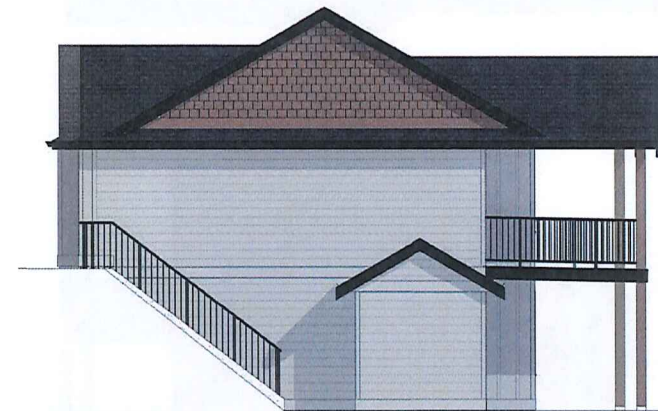
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:			
F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: CONNECTED GRAY	F9 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - GRAY CLOUDS	F13 - ALUMINUM VENTED SOFFITS COLOUR: BLACK
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - CONNECTED GRAY	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - GRAY CLOUDS	F10 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - CONNECTED GRAY	F14 - F11 - 5/4 X 8 FASCIA COLOUR: BLACK
F3 - 5/4 X 6 ON 5/4 X 10 SARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - GRAY CLOUDS	F15 - DECK FASCIA 2" X 12" COLOUR: BLACK
F4 - 5" X 1/2" STYLE ALUMINUM GUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - CONNECTED GRAY	



SYLVAIN GIROUX
DESIGNS

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NANOOSE BAY, BC
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PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE,
NANAIMO, BC

DISTRICT DEVELOPMENT
CORP

BUILDING TYPE E1
ELEVATIONS

PROJECT NUMBER 24-00000001
PLOT DATE 2025-09-23 13:24:09M
DRAWN BY SG

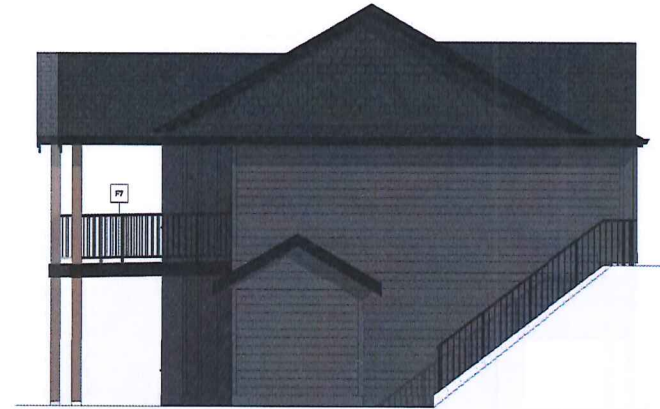
A-013

SCALE

LOST LAKE HILLS



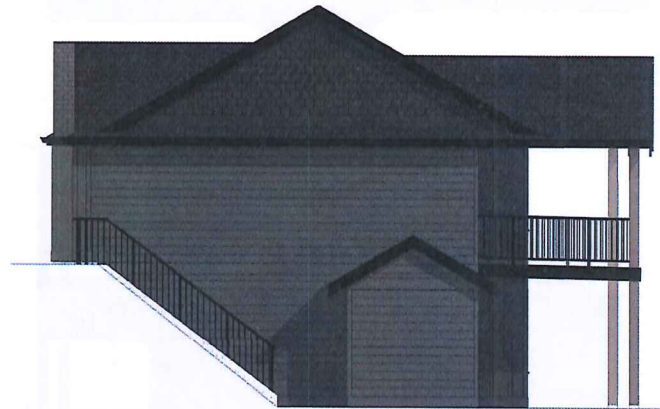
FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:			
F1 - I/O LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: CONNECTED GRAY	F9 - 5/4"X10 BANDBOARD COLOUR: ALLURA - PEPPERCORN	F13 - ALUMINUM VENTED SOFFITS COLOUR: BLACK
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - PEPPERCORN DARK	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - PEPPERCORN	F10 - 5/4"X10 BANDBOARD COLOUR: ALLURA - PEPPERCORN DARK	F14 - F11 - 5/4"X8 FASCIA COLOUR: BLACK
F3 - 5/4"X6 ON 5/4"X10 BARGEBOARD COLOUR: BLACK	F7 - 42" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - PEPPERCORN	F15 - DECK FASCIA 2" X 12" COLOUR: BLACK
F4 - 5"X6" STYLE ALUMINUM CUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - PEPPERCORN DARK	



SYLVAIN GIROUX
DESIGNS

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PROJECT:
LOST LAKE HILLS
5300 TANYA DRIVE,
NANAIMO, BC

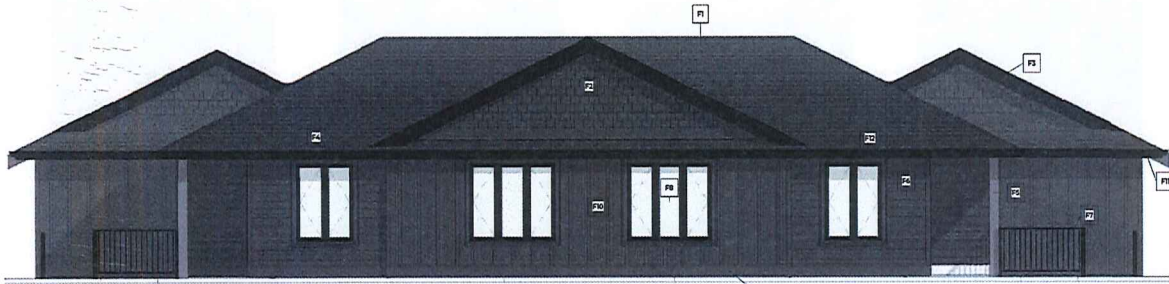
DISTRICT DEVELOPMENT
CORP

BUILDING TYPE E2
ELEVATIONS

PROJECT LEADER 24-00000001
PLOT DATE 2025-09-22 12:28 PM
DRAWN BY SO

A-013B
SCALE

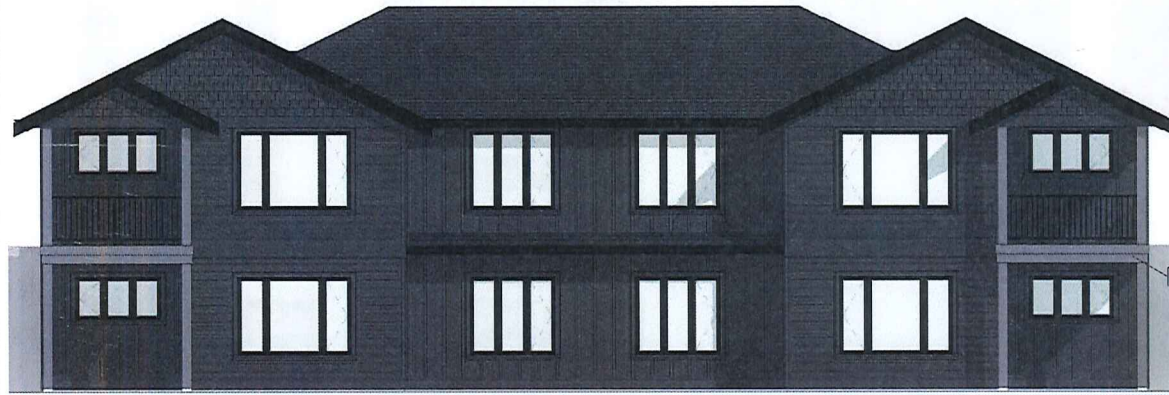
LOST LAKE HILLS



FRONT



LEFT



REAR



RIGHT

EXTERIOR FINISHES:			
F1 - IKO LAMINATED ARCHITECTURAL ROOFING SHINGLES COLOUR: DUAL BLACK	F5 - DOUGLAS FIR TIMBER POST COLOUR: GRAY CLOUDS	F9 - 5/4 X 10 BANDBOARD COLOUR: ALLURA - IRON ORE	F13 - DECK FASCIA 2" X 12" COLOUR: GRAY CLOUDS
F2 - FIBER CEMENT SIDEWALL SHINGLES - 7 INCH EXPOSURE COLOUR: ALLURA - IRON ORE	F6 - FIBER CEMENT LAP SIDING - 7 INCH EXPOSURE COLOUR: ALLURA - IRON ORE	F10 - FIBER CEMENT BOARD AND BATTEN COLOUR: ALLURA - IRON ORE	
F3 - 5/4" X 6" ON 5/4" X 10 BARGEBOARD COLOUR: BLACK	F7 - 4" HIGH ALUMINUM PICKET RAILING COLOUR: BLACK	F11 - ALUMINUM VENTED SOFFITS COLOUR: BLACK	
F4 - 5" X 1" STYLE ALUMINUM CUTTER COLOUR: BLACK	F8 - VINYL WINDOWS COLOUR: BLACK EXTERIOR, WHITE INTERIOR	F12 - 5/4 X 8 FASCIA COLOUR: BLACK	



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PROJECT
LOST LAKE HILLS

5300 TANYA DRIVE,
NANAIMO, BC

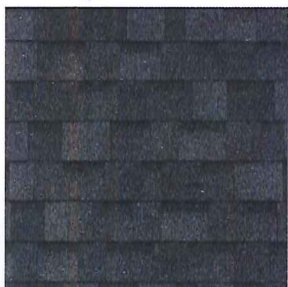
DISTRICT DEVELOPMENT
CORP

BUILDING TYPE F
ELEVATIONS

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PLOT DATE: 2025-09-23 12:32 PM
DRAWN BY: SC

SCALE
A-015

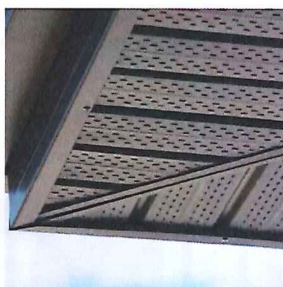
LOST LAKE HILLS



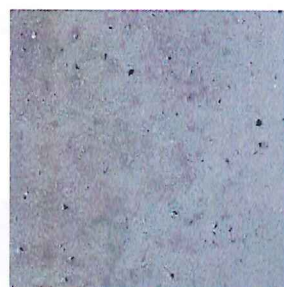
ROOFING



GUTTERS / SOFFITS



SOFFITS



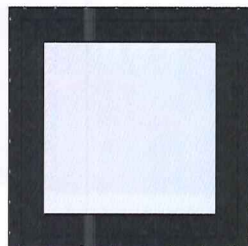
CONCRETE WALL



SIDEWALKS / PATIO



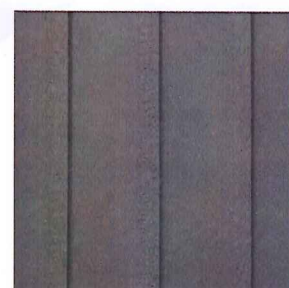
FIBERGLASS ENTRY DOOR



VINYL WINDOW



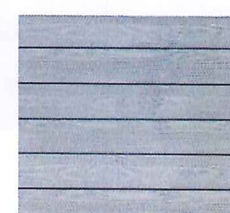
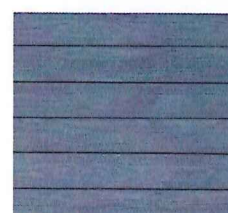
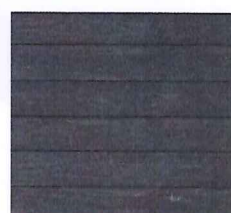
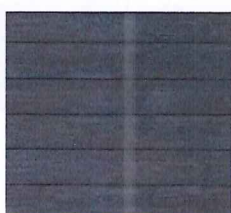
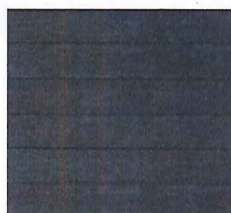
FIR POSTS / ACCENTS



FIBER CEMENT BOARD & BATTEN
(TO COLOUR PALETTE)



FIBER CEMENT SHAKES
(TO COLOUR PALETTE)



EXTERIOR COLOUR PALETTE (SHOWN ON FIBER CEMENT LAP SIDING)



SYLVAIN GIROUX
DESIGNS

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PROJECT
LOST LAKE HILLS
5300 TANNIA DRIVE
NANAIMO BC

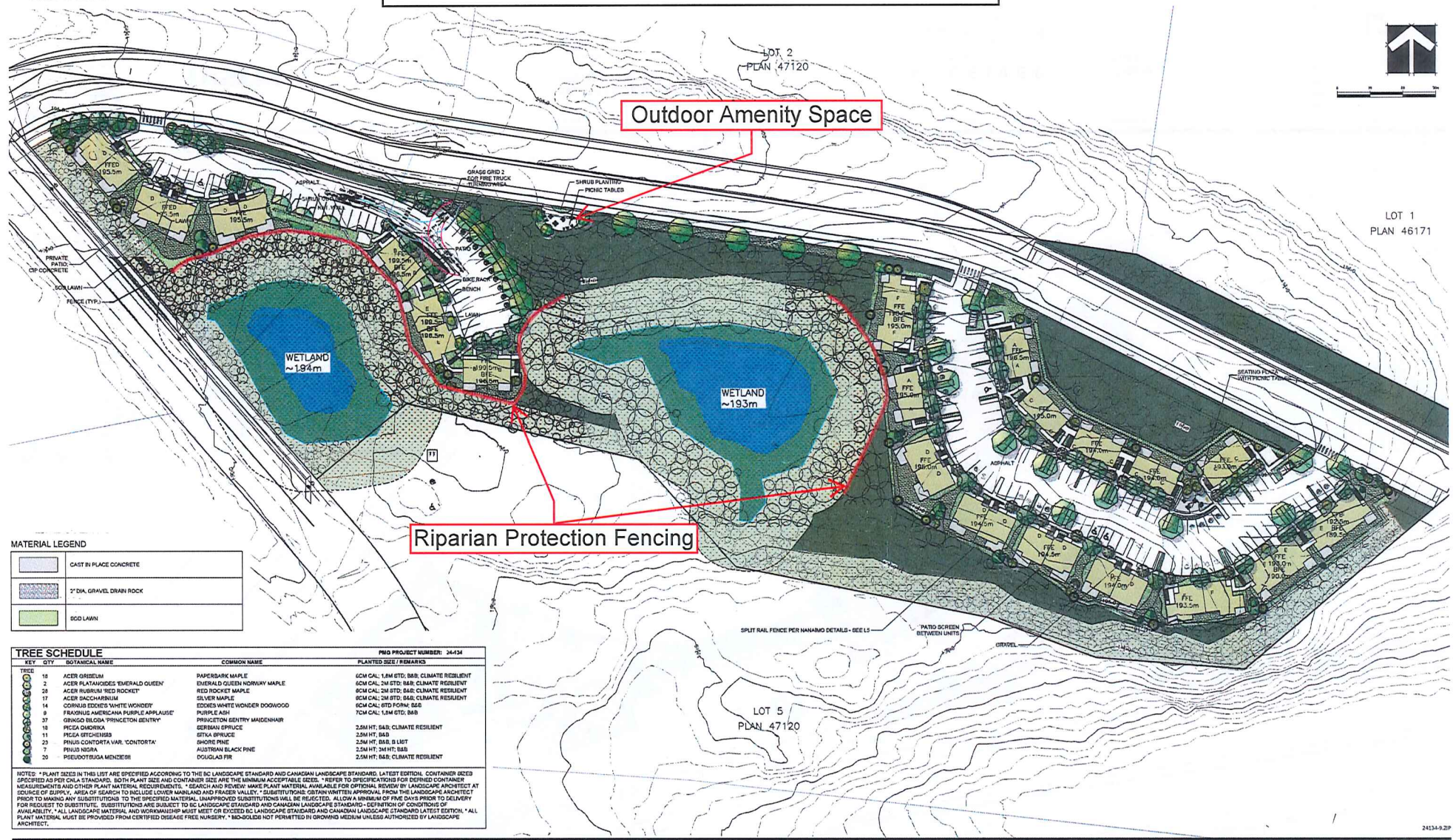
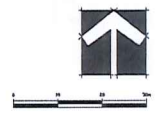
DISTRICT DEVELOPMENT
CORP

MATERIAL BOARD

SHEET NUMBER: 24-00000103
PLOT DATE: 2025-09-23 12:30 PM
DRAWN BY: SG

A-017

SCALE



MATERIAL LEGEND

	CAST IN PLACE CONCRETE
	2" DIA. GRAVEL DRAIN ROCK
	BOD LAWN

TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
16		ACER ORIBUNUM	PAPERBARK MAPLE	6CM CAL; 1.5M STD; BAB; CLIMATE RESILIENT
2		ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD; BAB; CLIMATE RESILIENT
28		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; BAB; CLIMATE RESILIENT
17		ACER SACCHARINUM	SILVER MAPLE	6CM CAL; 2M STD; BAB; CLIMATE RESILIENT
14		CORNUS EDGEEI 'WHITE WONDER'	EDGEEI WHITE WONDER DOGWOOD	6CM CAL; STD FORM; BAB
9		FRAXINUS AMERICANA 'PURPLE APRILAUSE'	PURPLE ASH	7CM CAL; 1.5M STD; BAB
37		GRABESIA BELGICA 'PRINCETON GENTRY'	PRINCETON GENTRY LAURENCEAR	
8		PICEA OMDRICA	SERBIAN SPRUCE	2.5M HT; BAB; CLIMATE RESILIENT
11		PICEA OTCHENSIS	ITALY SPRUCE	2.5M HT; BAB
23		PRINUS CONTORTA VAR. 'CANTORTA'	SHORE PINE	2.5M HT; BAB & LIST
7		PRUNUS NERA	AUSTRIAN BLACK PINE	2.5M HT; 3M HT; BAB
20		PSUEDOTSUGA MENDICIFERA	DOGSLAS FIR	2.5M HT; BAB; CLIMATE RESILIENT

NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. - AREA OF SEARCH TO INCLUDE COVER MATERIALS AND PROPER VALLEY. - SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. - BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

CLIENT: _____ PROJECT: _____ SEAL: _____ DRAWING TITLE: _____ DATE: 24.AUG.22



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 5300 TANYA DRIVE
 NANAIMO

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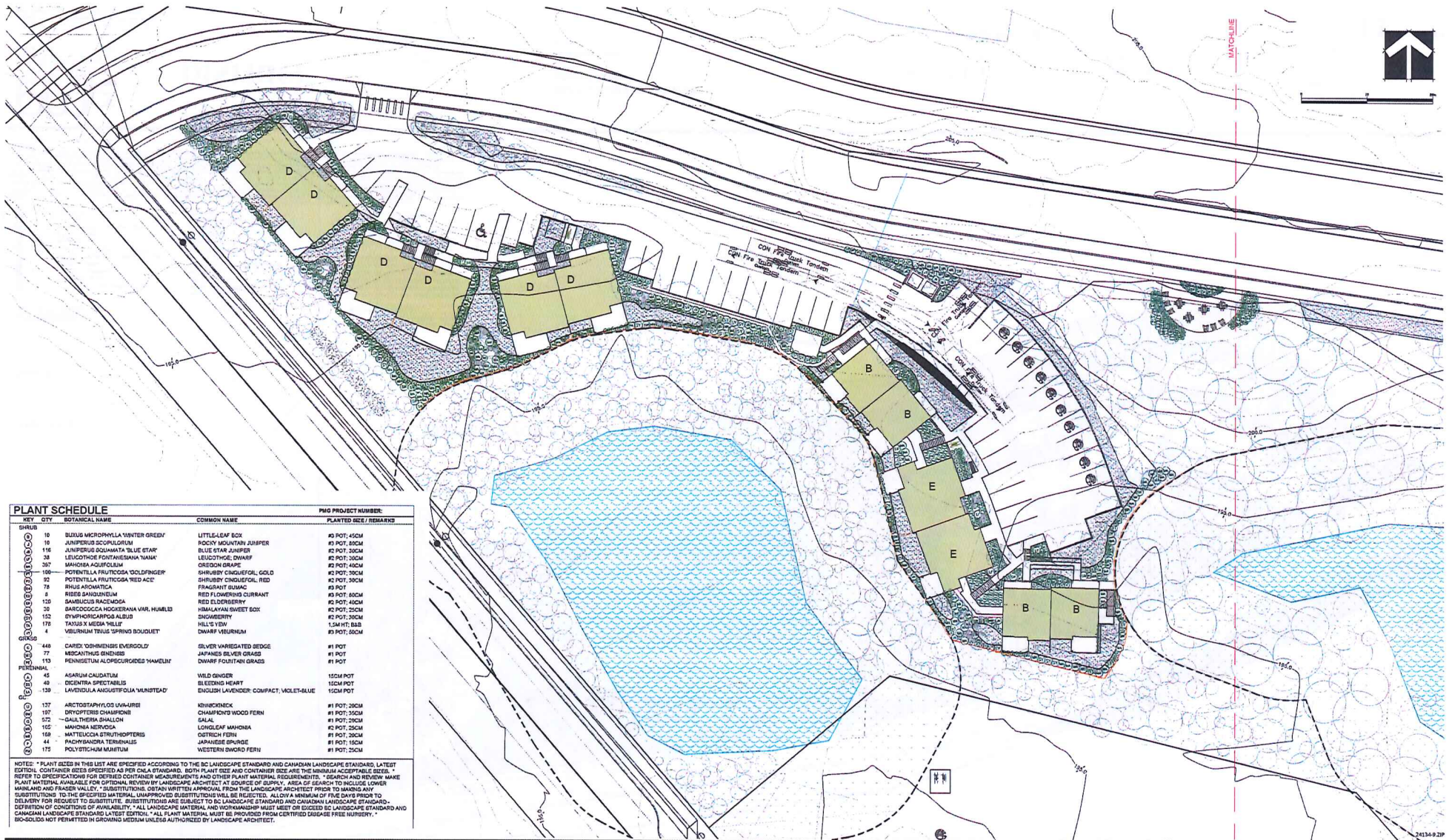
LANDSCAPE PLAN

SCALE: 1:500
 DRAWN: DD
 DESIGN: JR
 CHECKED: BA

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NO.	DATE	REVISION DESCRIPTION	DR.
2	25.07.22	FIN TRUCK FINISHING DETAILS ADDED	MM
3	25.08.22	NEW SITE PLAN - RP	MM
4	25.08.22	ADJUSTMENT TO SIDE WALKING STREET	MM
5	25.08.22	NEW SITE PLAN - APP. PERMANENCE	MM
6	25.08.22	CLIENT COMMENTS	MM
7	25.08.22	PER. PER CITY COMMENTS	MM
8	24.08.22	NEW SITE PLAN - APP. COMMENTS	MM
9			

DRAWING NUMBER: **L1** OF 6
 PMG PROJECT NUMBER: 24-134



KEY	QTY	BOTANICAL NAME	COMMON NAME	PNG PROJECT NUMBER	PLANTED SIZE / REMARKS
SHRUB	10	BUDIG MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT: 45CM	
	10	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#3 POT: 80CM	
	116	JUNIPERUS SOKOMATA 'BLUE STAR'	BLUE STAR JUNIPER	#2 POT: 30CM	
	28	LEUCOTHOE FORTAENSIS 'NANA'	LEUCOTHOE DWARF	#2 POT: 30CM	
	267	MAHOIRA AQUIFOLIUM	CREDON GRAPE	#2 POT: 40CM	
	100	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL, GOLD	#2 POT: 30CM	
	92	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL, RED	#2 POT: 30CM	
	78	RHUS AROMATICA	FRAGRANT GUMAC	#3 POT: 40CM	
	8	RIBES SANDWICENSIS	RED FLOWERING CURRANT	#3 POT: 80CM	
	133	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT: 40CM	
	38	SARCOCCIDA HOOGMOEDII VAR. HUMILD	HIMALAYAN SWEET BOX	#2 POT: 25CM	
	152	SYMPHORICARPA ALBIS	ENGINEERERY	#2 POT: 30CM	
	178	TAYLOR X MEDIA 'HELIX'	HILL'S YEW	1.5M HT: BAB	
	4	VERBENUM TRIS 'SPRING BOUQUET'	DWARF VERBENUM	#3 POT: 80CM	
GRASS	448	CAREX OSHIMENSIS EVERGOLD	SILVER VARIEGATED SEDGE	#1 POT	
	77	HECANTHUS ENDIVIS	JAPANESE BELIER GRASS	#1 POT	
	113	PENNISETUM ALOPURGENSE 'HAMMILL'	DWARF FOLIANT GRASS	#1 POT	
PERENNIAL	45	ASARUM CAUDATUM	WILD GINGER	15CM POT	
	40	DICENTRA SPECTABILIS	BLEEDING HEART	15CM POT	
	139	LAVENDULA ANGUSTIFOLIA 'MINISTEAD'	ENGLISH LAVENDER: COMPACT, VIOLET-BLUE	15CM POT	
	157	ARCTOSTAPHYLOS UVA-URSI	KIWIKOIKEK	#1 POT: 20CM	
	187	DRYOPETES CHAMPAGNE	CHAMPAGNE WOOD FERN	#1 POT: 20CM	
	172	—GAILTHERIA CHALLOM	GAILTHERIA	#1 POT: 20CM	
	162	—MAYONIA NEROSA	LOWLEAF MAYONIA	#2 POT: 20CM	
	168	—MATTILUCIA ETRUTHOPTERIS	OSTRICH FERN	#1 POT: 20CM	
	44	—PACHYANDRA TERRENSALIS	JAPANESE SPURGE	#1 POT: 15CM	
	175	—POLYTRICHUM MENTHIFOLIA	WESTERN GINGER FERN	#1 POT: 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAIL CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR DETAIL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL COVA A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONSTITUTE OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BODILY NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

pmg
LANDSCAPE ARCHITECTS
Suite C110 - 4115 5th Street Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

DISTRICT
GROUP

CLIENT: PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5300 TANYA DRIVE NANAIMO

RECEIVED
DP1366
2025-SEP-24
Current Planning

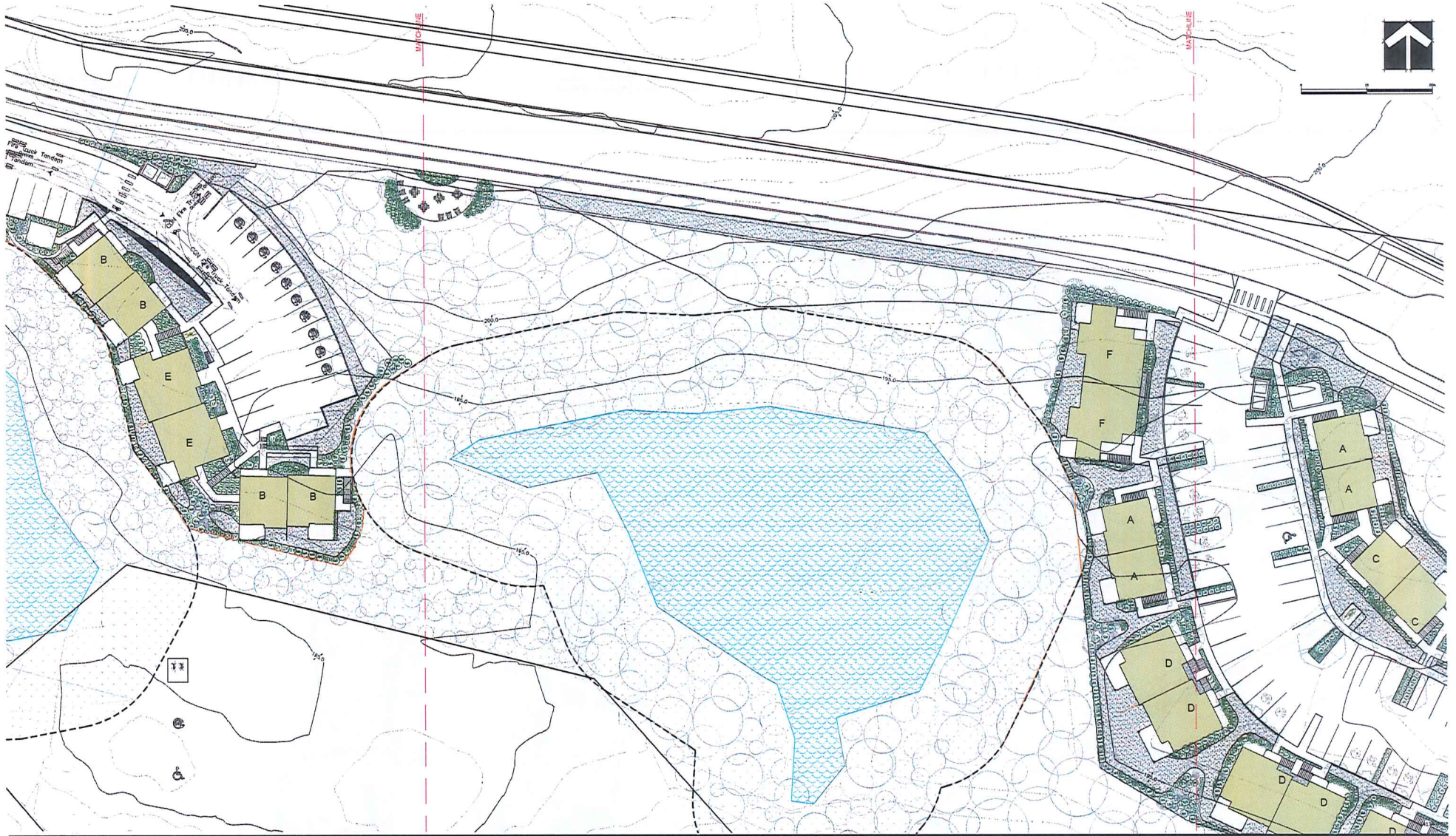
SHRUB PLAN

DATE: 24.AUG.12
SCALE: 1:250
DRAWN: DD
DESIGN: IR
CHK'D: BA

DRAWING NUMBER:
L2 OF 6
PNG PROJECT NUMBER: 24-134

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NO.	DATE	REVISION DESCRIPTION	DR.
1	25.07.18	PM THREY THORNTON RADIAN APPROV	MM
2	25.08.18	NEW SITE PLAN - IR	MM
3	25.08.18	AMENDMENT AREA ADDING PARKING STREET	MM
4	25.08.18	NEW SITE PLAN - JAP REVISIONS	MM
5	25.08.18	CLIENT COMMENTS	MM
6	25.08.18	REV. PER CITY COMMENTS	BA
7	24.08.15	NEW SITE PLAN / CLIENT COMMENTS	IR



pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 51st Creek Drive
 Burnaby, British Columbia, V5C 1G9
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CLIENT:

DISTRICT
 GROUP

PROJECT:

**MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT**
 5300 TANYA DRIVE
 NANAIMO

SEAL:

DRAWING TITLE:

RECEIVED
DP1366
2025-SEP-24
 Current Planning

**SHRUB
 PLAN**

DATE: 24 AUG.12
 SCALE: 1:250
 DRAWN: DD
 DESIGN: JR
 CHECK: BA

DRAWING NUMBER:

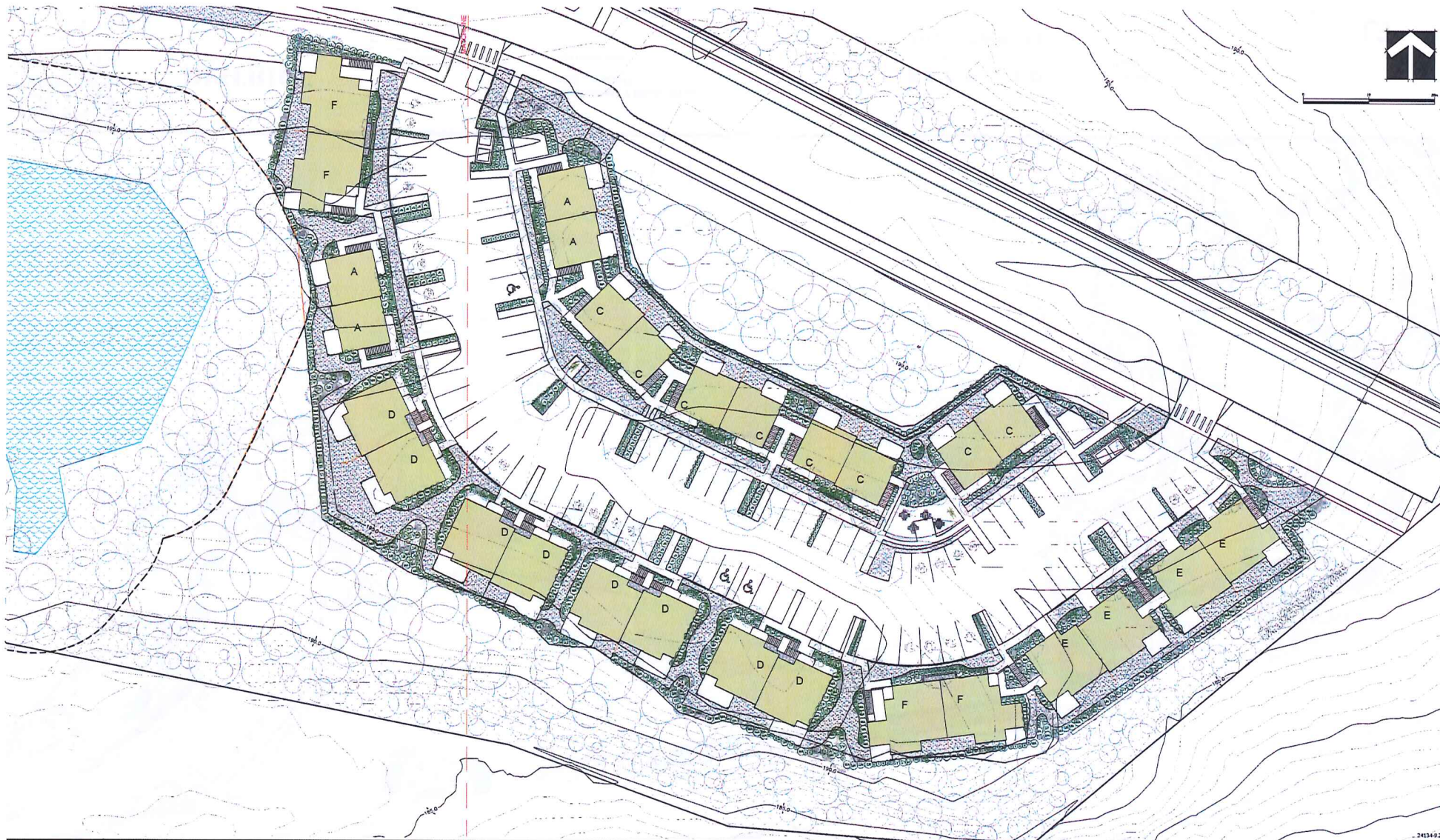
L3

OF 6

PMG PROJECT NUMBER: 24-134

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.07.12	FINAL TRUCK TURNING RADIUS ADDED	MM
2	25.08.12	NEW SITE PLAN - ICP	MM
3	25.08.12	AMENDMENT AREA - ASSESS PARKING STREET	MM
4	25.08.12	NEW SITE PLAN - ASP REVISIONS/COM	MM
5	25.08.12	CLIENT COMMENTS	MM
6	25.08.12	REV. TRUCK COMMENTS	MM
7	24.07.12	NEW SITE PLAN / CLIENT COMMENTS	JR

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24134-02P

pmg
LANDSCAPE ARCHITECTS
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p: 604 294-0011 | f: 604 294-0022

CLIENT:

DISTRICT
GROUP

PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5300 TANYA DRIVE
NANAIMO

DEAL:

DRAWING TITLE:

SHRUB PLAN

DATE: 24 AUG. 22
SCALE: 1:250
DRAWN: DD
DESIGN: JR
CHK'D: DA

DRAWING NUMBER:

L4

OF 6

PMG PROJECT NUMBER: 24-134

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.FE.18	FINAL TRACK DRAWING HADNLY ADDED	MAJ
2	25.ME.20	NEW SITE PLAN 10'	MAJ
3	25.MA.22	AMENDMENT AREA ADDED RACING STREET	MAJ
4	25.MA.23	NEW SITE PLAN JAP REORGANISE	MAJ
5	25.FE.24	CLIENT COMMENTS	MAJ
6	25.FE.24	REV. PER CITY COMMENTS	MA
7	24.OCT.25	REV. SITE PLAN / CLIENT COMMENTS	M

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PROPOSED PLANT SELECTION

GRASSPAVE.jpg

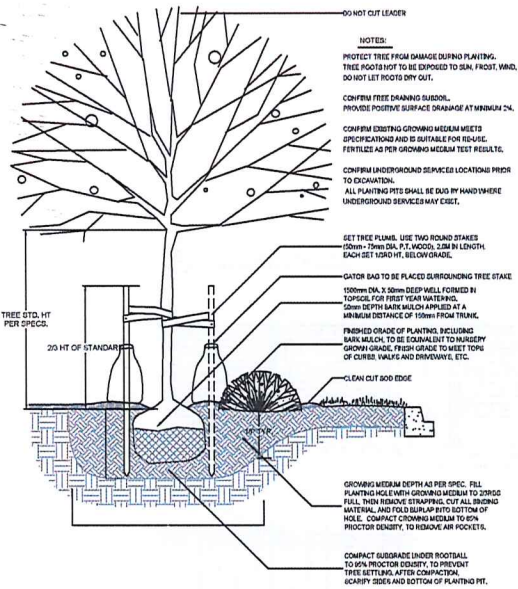
GRASSPAVE 2



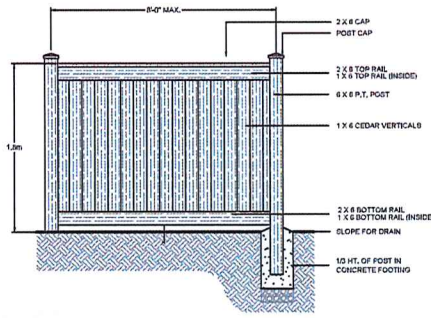
SITE FURNITURE



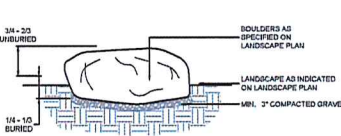
NATIVE FOREST & WETLAND IMAGES



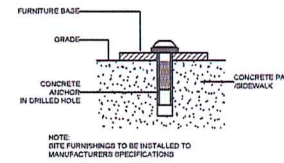
1 TREE AND SHRUB PLANTING AT GRADE 1:25



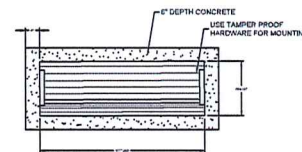
2 6' HT. WOOD FENCE 1:25



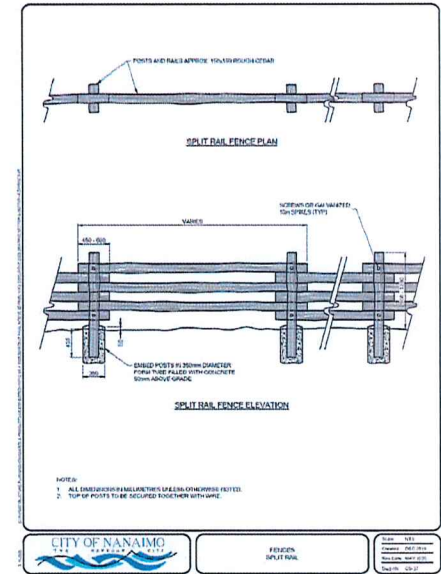
3 BOULDER PLACEMENT 1:25



4 SITE FURNITURE MOUNTING N.T.S.



5 BENCH ON CONCRETE PAD 10' x 1'-0"



CLIENT: _____

DISTRICT
GROUP

PROJECT: _____

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5300 TANYA DRIVE
NANAIMO

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DP1366
2025-SEP-24
Current Planning

DESIGN: JR

DRAWN: DD

DATE: 24.AUG.12

SCALE: AS NOTED

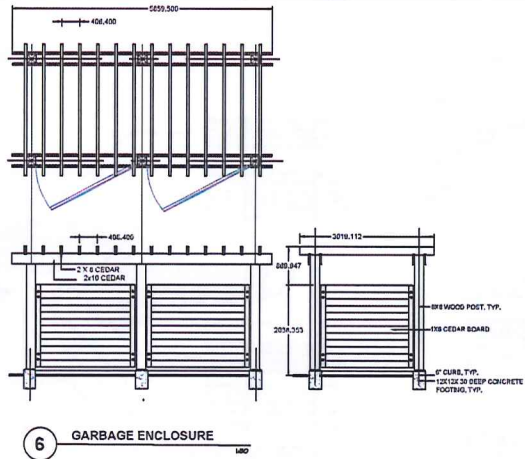
DRAWING NUMBER: _____

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NO.	DATE	REVISION DESCRIPTION	DR.
1.	25.08.25	REV. TREE PLANTING	MM
2.	25.08.25	REV. TREE PLANTING	MM
3.	25.08.25	REV. TREE PLANTING	MM
4.	25.08.25	REV. TREE PLANTING	MM
5.	25.08.25	REV. TREE PLANTING	MM
6.	25.08.25	REV. TREE PLANTING	MM
7.	25.08.25	REV. TREE PLANTING	MM
8.	25.08.25	REV. TREE PLANTING	MM
9.	25.08.25	REV. TREE PLANTING	MM
10.	25.08.25	REV. TREE PLANTING	MM
11.	25.08.25	REV. TREE PLANTING	MM
12.	25.08.25	REV. TREE PLANTING	MM
13.	25.08.25	REV. TREE PLANTING	MM
14.	25.08.25	REV. TREE PLANTING	MM
15.	25.08.25	REV. TREE PLANTING	MM
16.	25.08.25	REV. TREE PLANTING	MM
17.	25.08.25	REV. TREE PLANTING	MM
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19.	25.08.25	REV. TREE PLANTING	MM
20.	25.08.25	REV. TREE PLANTING	MM
21.	25.08.25	REV. TREE PLANTING	MM
22.	25.08.25	REV. TREE PLANTING	MM
23.	25.08.25	REV. TREE PLANTING	MM
24.	25.08.25	REV. TREE PLANTING	MM
25.	25.08.25	REV. TREE PLANTING	MM
26.	25.08.25	REV. TREE PLANTING	MM
27.	25.08.25	REV. TREE PLANTING	MM
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31.	25.08.25	REV. TREE PLANTING	MM
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33.	25.08.25	REV. TREE PLANTING	MM
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39.	25.08.25	REV. TREE PLANTING	MM
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42.	25.08.25	REV. TREE PLANTING	MM
43.	25.08.25	REV. TREE PLANTING	MM
44.	25.08.25	REV. TREE PLANTING	MM
45.	25.08.25	REV. TREE PLANTING	MM
46.	25.08.25	REV. TREE PLANTING	MM
47.	25.08.25	REV. TREE PLANTING	MM
48.	25.08.25	REV. TREE PLANTING	MM
49.	25.08.25	REV. TREE PLANTING	MM
50.	25.08.25	REV. TREE PLANTING	MM

L5 OF 6

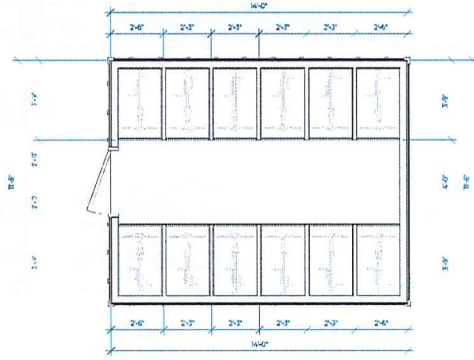
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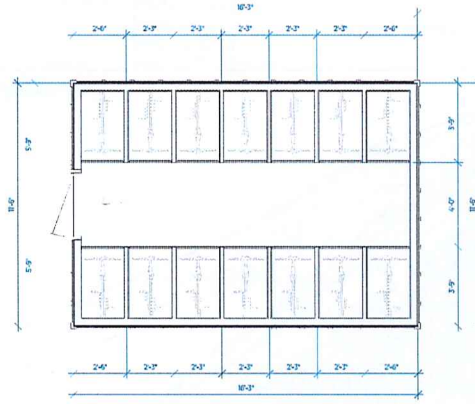
NO.	DATE	REVISION DESCRIPTION	DR.
1	25/SEP/24	REV TRUCK TURNING RADIUS ADJUST	MM
2	25/SEP/24	REV SITE PLAN - ASP	MM
3	25/SEP/24	AMENDMENT WITH RAINFALL STREET	MM
4	25/SEP/24	REV SITE PLAN - ASP REVISION/COM	MM
5	25/SEP/24	CLIENT COMMENTS	MM
6	25/SEP/24	REV TRUCK COMMENTS	MM
7	24/OCT/25	REV SITE PLAN / CLIENT COMMENTS	MM

BICYCLE STORAGE DETAILS

LOST LAKE HILLS



① 12 UNIT - 1 PROPOSED
3/8" = 1'-0"



② 14 UNIT - 2 PROPOSED
3/8" = 1'-0"



FINISHES:	
ROOFING:	TORCH-ON ROOFING - 2% SLOPE CHARCOAL GREY
ROOF FASCIA:	2X8 ON 2X12 COMB FACE BLACK
SOFFIT:	ALUMINUM VENTED SOFFIT BLACK
SIDING:	FIBER CEMENT BOARD & BATTEN BENJAMIN MOORE MARINA GRAY 1559
DOOR TRIM:	2X4 COMB FACE BENJAMIN MOORE MARINA GRAY 1559
DOOR PANEL:	STEEL FLUSH PANEL DOOR BLACK
FOUNDATION:	CAST-IN-PLACE CONCRETE SLAB ON GRADE



SYLVAIN GIROUX
DESIGNS

3051 SHALLOW CRESCENT
NANIKOISE BAY, BC
(250) 964-7347 SYLVAIN@SGDRDESIGN.CA

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DP1366
2025-SEP-24
Current Planning

DESCRIPTION	DATE
ISSUED FOR INFORMATION	JULY 23 2025
ISSUED FOR DEVELOPMENT PERMIT	SEPT 19 2025

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PROJECT
LOST LAKE HILLS
5300 TANYA DRIVE
NANAIMO, BC

DISTRICT GROUP
PROPOSED LONG TERM BICYCLE STORAGE

PROJECT NUMBER	24-0000207
PLANT DATE	2025-09-23 4:29:53 PM
DRAWN BY	SG

A-2.1
SCALE 3/8" = 1'-0"

STORMWATER MANAGEMENT PLAN



Project: Tanya
File: 1079-006
Date: 23-Aug-24
Engineer: Brayden Hughes



Project: 5300 Tanya road
File: 1079-006
Date: 02/12/2024
Engineer: BRAYDEN HUGHES

Weighted Average Post Development Runoff Coefficient Calculation

Total Site Area (m ²):	40161
Impermeable Site Area (m ²):	13663
Permeable Site Area (m ²):	6789
Undisturbed Permeable Site Area (m ²):	37079
Area Check:	40161
Permeable Area Runoff Coefficient:	0.3
Undisturbed Permeable Area Runoff Coeff:	0.4
Impermeable Area Runoff Coefficient:	0.56
Weighted Post Development Runoff Coeff:	0.579

Pre and Post Development Calculations

East Tributary Area

5 year Pre and Post Development Flows

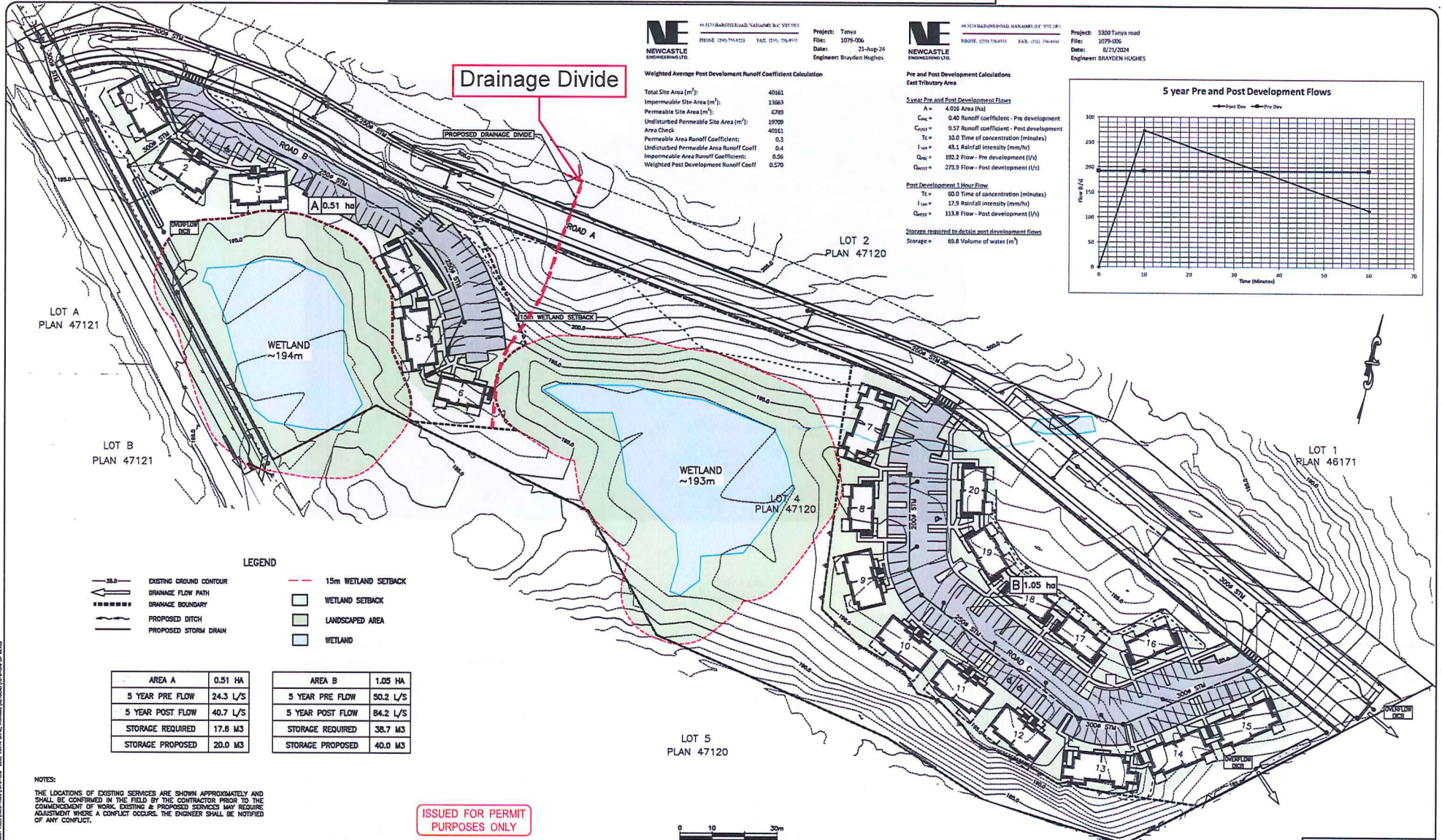
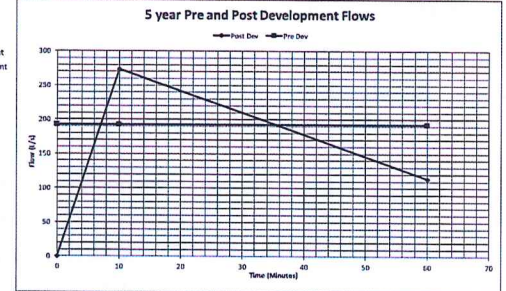
A =	4.026 Area (ha)
C _{pre} =	0.40 Runoff coefficient - Pre development
C _{post} =	0.57 Runoff coefficient - Post development
T _c =	10.0 Time of concentration (minutes)
I _{pre} =	43.1 Rainfall intensity (mm/hr)
I _{post} =	192.2 Flow - Pre development (l/s)
Q _{post} =	273.9 Flow - Post development (l/s)

Post Development 1 Hour Flow

T _c =	60.0 Time of concentration (minutes)
I _{pre} =	17.9 Rainfall intensity (mm/hr)
Q _{pre} =	113.8 Flow - Post development (l/s)

Storage required to detain post development flows

Storage = 69.6 Volume of water (m³)



ISSUED FOR PERMIT PURPOSES ONLY

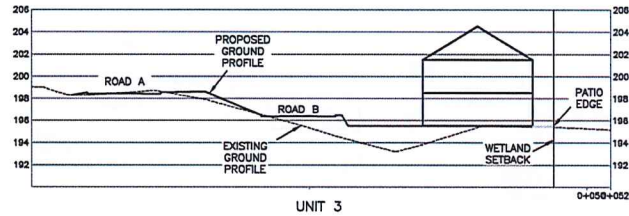
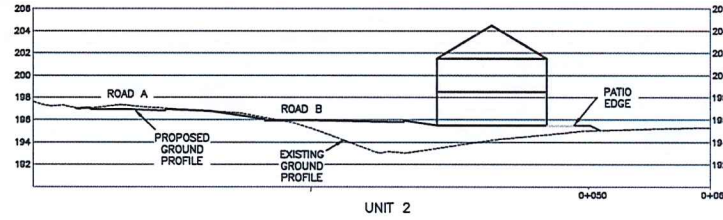
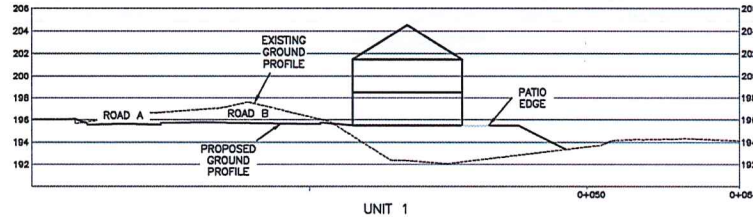
LEGEND

- 38.0 EXISTING GROUND CONTOUR
- DRAINAGE FLOW PATH
- DRAINAGE BOUNDARY
- PROPOSED DITCH
- PROPOSED STORM DRAIN
- 15m WETLAND SETBACK
- WETLAND SETBACK
- LANDSCAPED AREA
- WETLAND

AREA	HA	5 YEAR PRE FLOW	5 YEAR POST FLOW	STORAGE REQUIRED	STORAGE PROPOSED
AREA A	0.51	24.3 L/S	40.7 L/S	17.6 M3	20.0 M3
AREA B	1.05	50.2 L/S	84.2 L/S	38.7 M3	40.0 M3

NOTES:
THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

<p>DATE: 08/20/24 BY: [Signature] REVISION DESCRIPTION: ISSUED FOR DEVELOPMENT PERMIT - NOT FOR CONSTRUCTION</p>		<p>DATE: 02/12/25 BY: [Signature] REVISION DESCRIPTION: REVISED LAYOUT - NOT FOR CONSTRUCTION</p>		<p>DATE: 02/27/25 BY: [Signature] REVISION DESCRIPTION: REVISED DRAINAGE DIVIDE - NOT FOR CONSTRUCTION</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>		<p>DATE: 11/14/25 BY: [Signature] REVISION DESCRIPTION:</p>																			
<p>RECEIVED DP1366 2025-NOV-14 Gulfstream Planning</p>		<p>LEGEND</p>		<p>PROG. EXIST. PROP. EXIST. PROP.</p>		<p>WATERMAIN</p>		<p>STORM SEWER</p>		<p>UTILITY</p>		<p>PROPOSED</p>		<p>EXISTING</p>		<p>PROPOSED</p>		<p>EXISTING</p>		<p>PROPOSED</p>		<p>EXISTING</p>																	
<p>RECEIVED DP1366 2025-NOV-14 Gulfstream Planning</p>				<p>LEGEND</p>				<p>PROG. EXIST. PROP. EXIST. PROP.</p>				<p>WATERMAIN</p>				<p>STORM SEWER</p>				<p>UTILITY</p>				<p>PROPOSED</p>				<p>EXISTING</p>				<p>PROPOSED</p>				<p>EXISTING</p>			
<p>LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120</p> <p>ELEVATIONS ARE GEODETIC AND REFERRED TO MONUMENT 9842089 LOCATED PAST THE END OF EXISTING PAVEMENT ON TANYA DRIVE ROW. ELEVATION 189.543m</p>																																							
<p>ENGINEER'S SEAL</p> <p>DESIGN: BH</p> <p>DRAWN: DH</p> <p>CHECKED:</p> <p>PLAT DATE: 11-14-25</p> <p>PRINT DATE:</p> <p>PROJECT NAME: DISTRICT GROUP</p> <p>5300 TANYA ROAD</p>																																							
<p>CLIENT NAME: DISTRICT GROUP</p> <p>5300 TANYA ROAD</p>																																							
<p>ENGINEERING TITLE: ENG00 / DP01366</p> <p>STORMWATER MANAGEMENT PLAN</p> <p>NEWCASTLE ENGINEERING LTD.</p> <p>4-3178 BARKING ROAD, WILLOWBUSH, QLD, 4120 PHONE: (07) 758-8553</p>																																							
<p>PROJECT NO: 1079-006</p> <p>ISSUED NO: 03</p> <p>REVISION NO: 03</p> <p>CITY PLAN FILE NO:</p>																																							



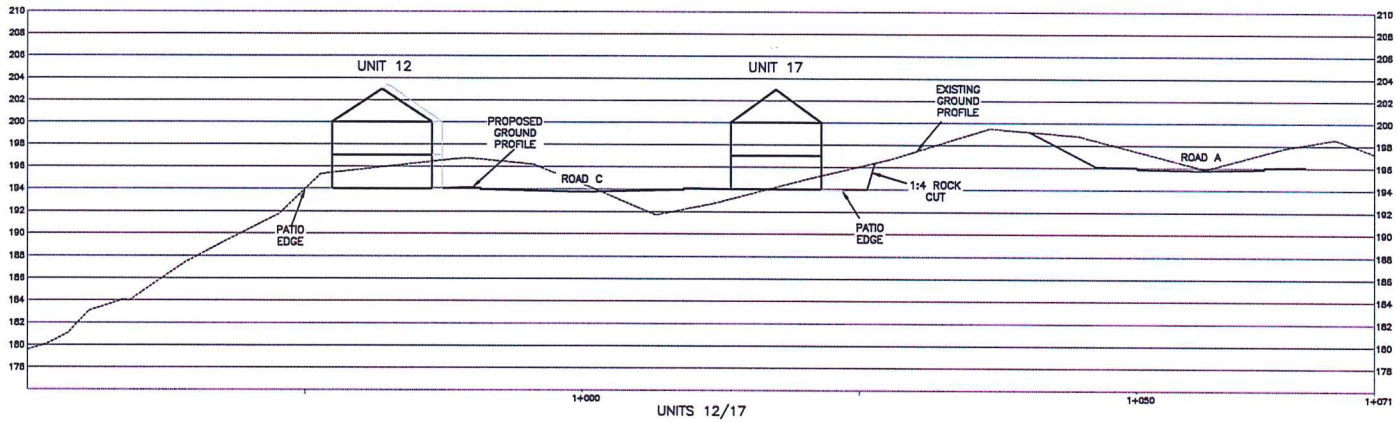
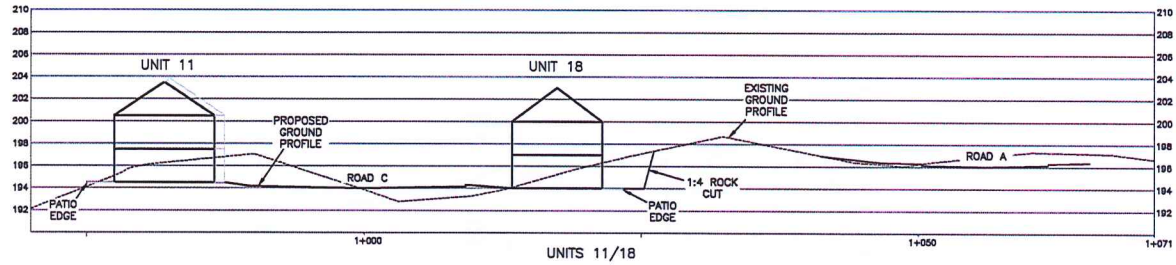
ISSUED FOR REVIEW



Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND <table border="1"> <tr> <th>ROAD</th> <th>UTIL</th> <th>PROP</th> </tr> <tr> <td>--- INTERMEDIARY</td> <td>--- DRAIN</td> <td>--- HIGHWAY</td> </tr> <tr> <td>--- STORM SEWER</td> <td>--- WASTE</td> <td>--- ABOVE GROUND</td> </tr> <tr> <td>--- SANITARY SEWER</td> <td>--- GAS</td> <td>--- BELOW GROUND</td> </tr> <tr> <td>--- GAS MAIN</td> <td>--- ELECTRICAL DUCT</td> <td>--- FULCRUM</td> </tr> <tr> <td>--- TELEPHONE</td> <td>--- DITCH INLET/OUTLET</td> <td>--- CHECKER</td> </tr> <tr> <td>--- RAIL/SIGNAL</td> <td>--- SINGLE</td> <td>--- MANHOLE</td> </tr> <tr> <td>--- SIDE OF PAVEMENT</td> <td>--- WAVE SIGN</td> <td>--- CLEANOUT</td> </tr> <tr> <td>--- LIMIT OF CONSTRUCTION</td> <td>---</td> <td>--- ROAD POLE</td> </tr> <tr> <td></td> <td></td> <td>--- SIGN</td> </tr> <tr> <td></td> <td></td> <td>--- STREETLIGHT</td> </tr> <tr> <td></td> <td></td> <td>--- FENCE</td> </tr> </table>	ROAD	UTIL	PROP	--- INTERMEDIARY	--- DRAIN	--- HIGHWAY	--- STORM SEWER	--- WASTE	--- ABOVE GROUND	--- SANITARY SEWER	--- GAS	--- BELOW GROUND	--- GAS MAIN	--- ELECTRICAL DUCT	--- FULCRUM	--- TELEPHONE	--- DITCH INLET/OUTLET	--- CHECKER	--- RAIL/SIGNAL	--- SINGLE	--- MANHOLE	--- SIDE OF PAVEMENT	--- WAVE SIGN	--- CLEANOUT	--- LIMIT OF CONSTRUCTION	---	--- ROAD POLE			--- SIGN			--- STREETLIGHT			--- FENCE	SITE LEGAL DESCRIPTION LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120 BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND REFERRED TO MONUMENT 96H2089 LOCATED PAST THE END OF EXISTING PAVEMENT ON TANYA DRIVE ROW. ELEVATION 169.543m	ENGINEER'S SEAL SECTION BH DRAWN MH CHECKED PLOT DATE 06-23-25 PRINT DATE EDCB PERMIT TO PRACTICE NUMBER: 1000856 HORIZONTAL SCALE 1:250 VERTICAL SCALE 1:250	CLIENT NAME DISTRICT GROUP PROJECT NAME 5300 TANYA ROAD	DRAWING TITLE SECTIONS 1 4-3176 BAYBROOK ROAD WILLOWDALE, ONT. M2H 4G7 PHONE (416) 752-8553
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4325 (2024) P1, UST001 - PROJECT PLAN (2024) 10/20/24 - 10/20/24 10/20/24 10/20/24 10/20/24 10/20/24 10/20/24 10/20/24 10/20/24 10/20/24

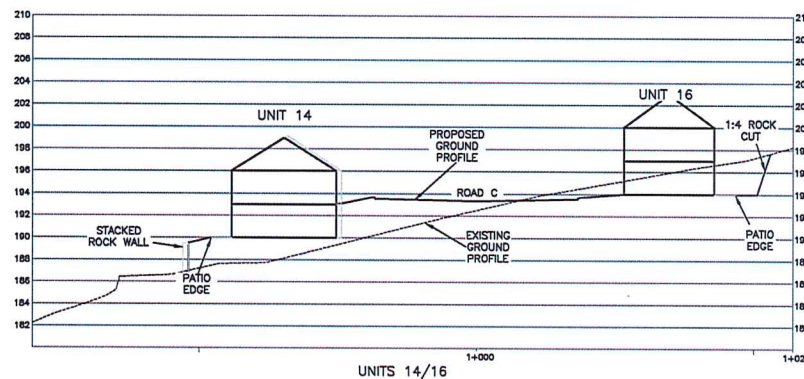
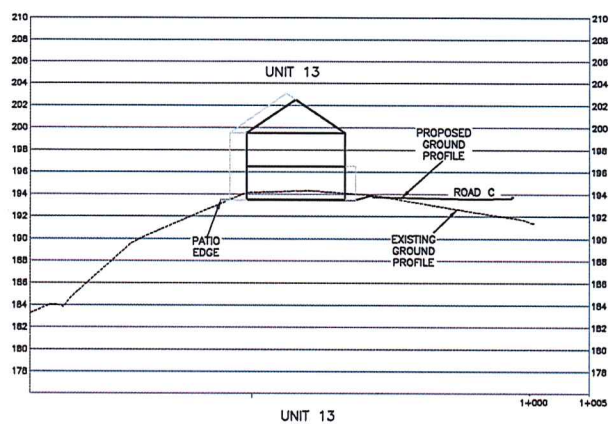
RECEIVED
 DP1366
 2025-JUL-14
 Curriot Planning



ISSUED FOR REVIEW



No. DATE BY REVISION DESCRIPTION 00 10/20/14 WH SUBMITTED TO CLIENT FOR REVIEW - NOT FOR CONSTRUCTION		RECEIVED DP1366 2025-JUL-14 Current Planning		LEGEND PROP. DASH. NON-PROP. DASH. BOUNDARY LINE, EARTHWORK, ELEC. CABLE, DRAIN, etc.		SITE LEGAL DESCRIPTION LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120 BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND REFERRED TO MONUMENT 9842089 LOCATED PAST THE END OF EXISTING PAVEMENT ON TANYA DRIVE ROW. ELEVATION 169.543m		ENGINEER'S SEAL DESIGNER: BH DRAWN: DH CHECKED: [] PLOT DATE: 06-04-25 PRINT DATE: [] EDCB PERMIT TO PRACTICE NUMBER: 10002558 HORIZONTAL SCALE: 1:250 VERTICAL SCALE: 1:250		CLIENT NAME: DISTRICT GROUP PROJECT NAME: 5300 TANYA ROAD DRAWING TITLE: SECTIONS 2 PROJECT No: 1079-006 SHEET No: 103 REVISION No: 00 CITY PLAN FILE No: []		ENG01 / SUB00 4-3178 MARINE ROAD HAWKESBAY, N.Z. 5011 PHONE (06) 752-5553	
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ISSUED FOR
REVIEW



ENG01 / SUB00

DWG No. 10 DATE 16/06/24 BY MH REVISION DESCRIPTION: SUBMITTED TO CLIENT FOR REVIEW - NOT FOR CONSTRUCTION	LEGEND <table border="0"> <tr> <td>PROP. WATERMAIN</td> <td>EXIST. WATERMAIN</td> <td>PROF. HIGHWAY</td> <td>EXIST. HIGHWAY</td> </tr> <tr> <td>PROP. STORM SEWER</td> <td>EXIST. STORM SEWER</td> <td>PROP. DRIVE</td> <td>EXIST. DRIVE</td> </tr> <tr> <td>PROP. GAS MAIN</td> <td>EXIST. GAS MAIN</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. ELECTRICAL MAIN</td> <td>EXIST. ELECTRICAL MAIN</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> <tr> <td>PROP. DITCH</td> <td>EXIST. DITCH</td> <td>PROP. FLOOROUT</td> <td>EXIST. FLOOROUT</td> </tr> </table>	PROP. WATERMAIN	EXIST. WATERMAIN	PROF. HIGHWAY	EXIST. HIGHWAY	PROP. STORM SEWER	EXIST. STORM SEWER	PROP. DRIVE	EXIST. DRIVE	PROP. GAS MAIN	EXIST. GAS MAIN	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. ELECTRICAL MAIN	EXIST. ELECTRICAL MAIN	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	PROP. DITCH	EXIST. DITCH	PROP. FLOOROUT	EXIST. FLOOROUT	SITE LEGAL DESCRIPTION LOT 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120 BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND REFERRED TO MONUMENT 95H2089 LOCATED PAST THE END OF EXISTING PAVEMENT ON TANYA DRIVE ROW. ELEVATION 189.543m	ENGINEER'S SEAL SECTION BH DRAWN DH CHECKED PLOT DATE 06-04-25 PRINT DATE EDCB PERMIT TO PRACTICE NUMBER: 10008266 HORIZONTAL SCALE 1:250 VERTICAL SCALE 1:250	CLIENT NAME DISTRICT GROUP PROJECT NAME 5300 TANYA ROAD	DRAWING TITLE SECTIONS 3	<p>NE NEWCASTLE ENGINEERING LTD. 4-3178 BARNES ROAD HAWKINS BAY, NZ PHONE (0609) 758-8863</p>	PROJECT No. 1079-006	DRAWING No. 104	REVISION No. 00	CITY PLAN FILE No.
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