

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **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 height of a Building A and Building B from 14m to 16m as shown on the Building Elevations.

The City of Nanaimo “DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013” is varied as follows:

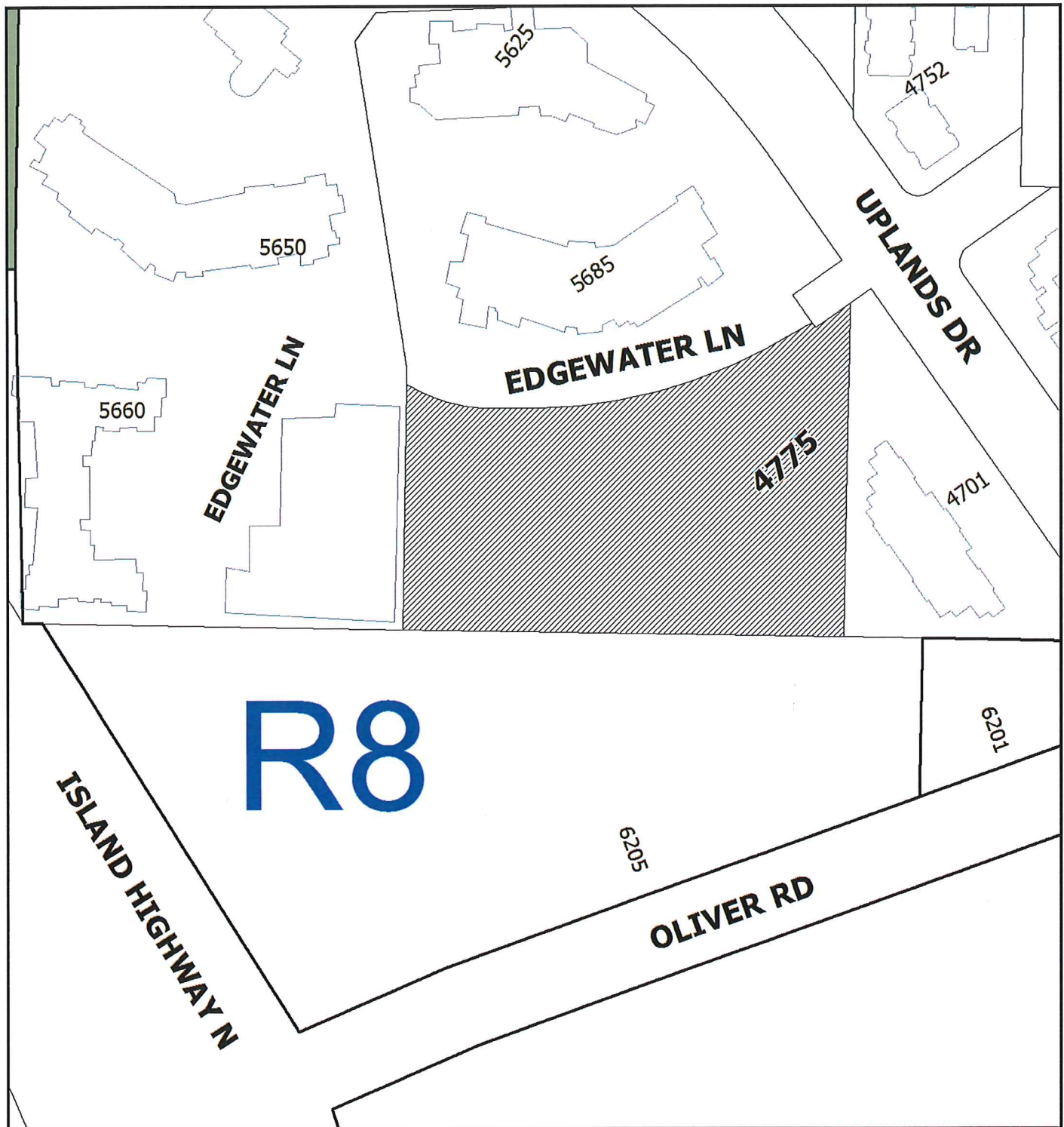
1. *Section 15.2 Off-Street Parking Dimensions and Design* – to allow a portion of the required parking to be provided in front of Building A as shown on the Site Plan.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Plan prepared by Murdoch Company Architecture and Planning Ltd. received 2018-APR-24 as shown on Attachment C.
2. The subject property shall be developed in general accordance with the Parking Plan prepared by Murdoch Company Architecture and Planning Ltd. received 2018-APR-24 as shown on Attachment D.
3. The development is in substantial compliance with the Building Elevations prepared by Murdoch Company Architecture and Planning Ltd. received 2018-JUN-07 as shown on Attachment E.
4. The subject property shall be developed in substantial compliance with the Landscape prepared by Murdoch Company Architecture and Planning Ltd received 2018-JUN-07 as shown on Attachment F.
5. The subject property shall be developed in general accordance with the Lighting Plan prepared by Murdoch Company Architecture and Planning Ltd received 2018-APR-24 as shown on Attachment G.



ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001093



**LOCATION PLAN**



**Subject  
Property**

Civic: 4775 Uplands Drive  
Lot 2, District Lot 14, Wellington District, Plan VIP65104  
Except that part in Strata Plan VIS4999 (Phase1)



# ATTACHMENT C SITE PLAN



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Issued For: Date:  
development permit submission 16th Feb, 2018  
REVISED-ADP COMMENTS 23rd APRIL, 2018

No: Revision: Date:



Project  
**SITE GRADING PLAN**  
**LONGWOOD APARTMENTS**  
4775 Uplands Drive, Nanaimo, BC

MURDOCH+COMPANY  
ARCHITECTURE + PLANNING LTD.  
#100-4319 Main Street  
P.O. Box 1204  
Windsor, B.C. V8N 1B0  
Ph: 250-6922 Fax: 250-6993  
e-mail: murdoch@telus.net

Sealed By:

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DP1093  
2018-APR-24  
Current Planning & Subdivision

Drawn By: Scale:

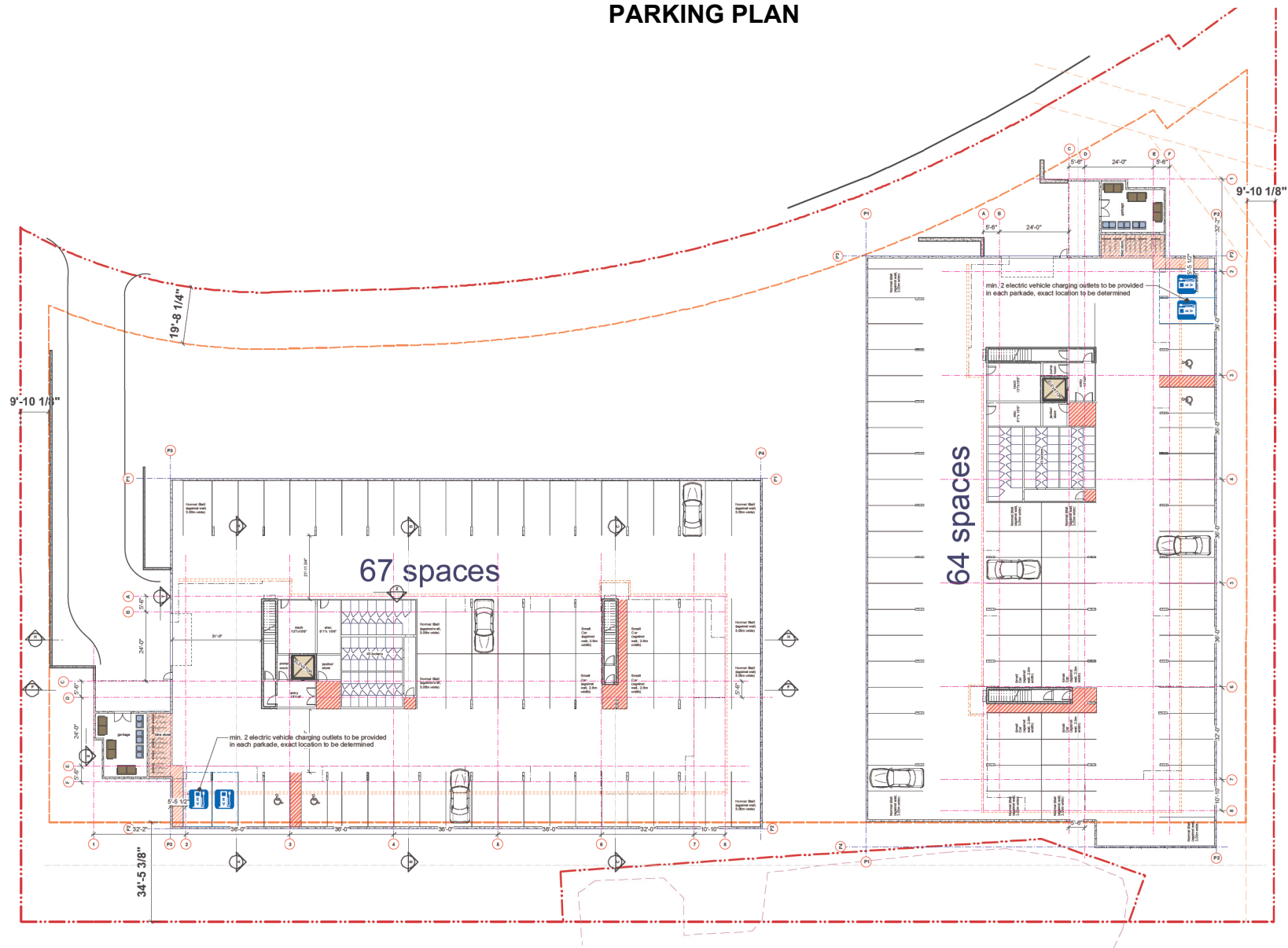
1:200 METRIC

Project No: Sheet No:

1704 L-1.0



ATTACHMENT D  
PARKING PLAN



No.	Revision:	Date:	No.	Revision:	Date:
	Development Permit Submission - 6th Feb, 2018				
	ADP recommendations - 23rd April, 2018				



Parking Plan Overall  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

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		ARCHITECTURE + PLANNING LTD.	BM/DS	1/16"=1'-0"
		#100 - 4319 Main St. P.O. Box 1394 Whistler, B.C. V8W 1S0 Ph. 905-5992 Fax 905-5993 e-mail: murchco@telus.net	Project No:	Sheet No:
		16.06	A-2.1	

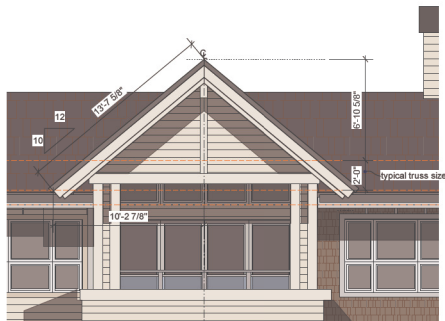
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ATTACHMENT E  
BUILDING ELEVATIONS



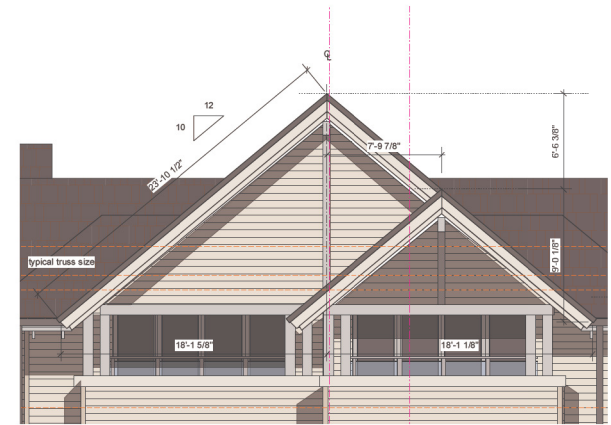
North Elevation - BUILDING A  
1/8" : 1'-0" Imperial



F Detail  
1/4" : 1'-0" Imperial



West Elevation - BUILDING A  
1/8" : 1'-0" Imperial



G Detail  
1/4" : 1'-0" Imperial

Elevations, Building A  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

No.	Revision:	Date:	No.	Revision:	Date:
	Development Permit Submission - 6th Feb, 2018				
	OVERHEIGHT ROOF AREAS 14 MAY/18				
	DP Commentary 4 JUN 2018				

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	RECEIVED DP1093 2018-JUN-07 General Planning & Building		Project No: 16.06	Sheet No: A-3.0





South Elevation - BUILDING A  
1/8" = 1'-0" Imperial



East Elevation - BUILDING A  
1/8" = 1'-0" Imperial

# Elevations, Building A

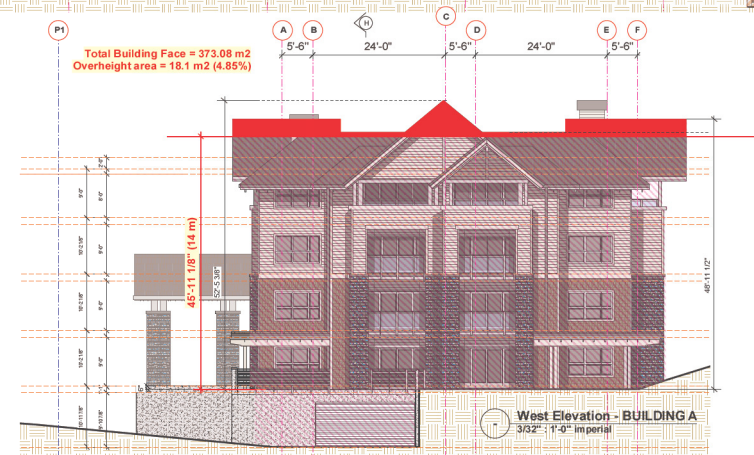
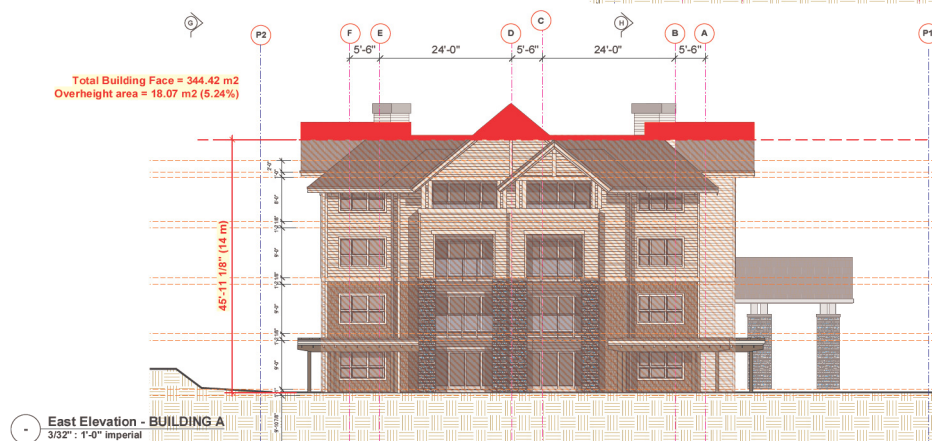
## Longwood Apartments

4775 Uplands Drive, Nanaimo, BC

No.	Revision:	Date:	No.	Revision:	Date:
	Development Permit Submission - 6th Feb, 2018				
	OVERHEIGHT ROOF AREAS 14 MAY/18				
	DP Commentary 4 JUN 2018				

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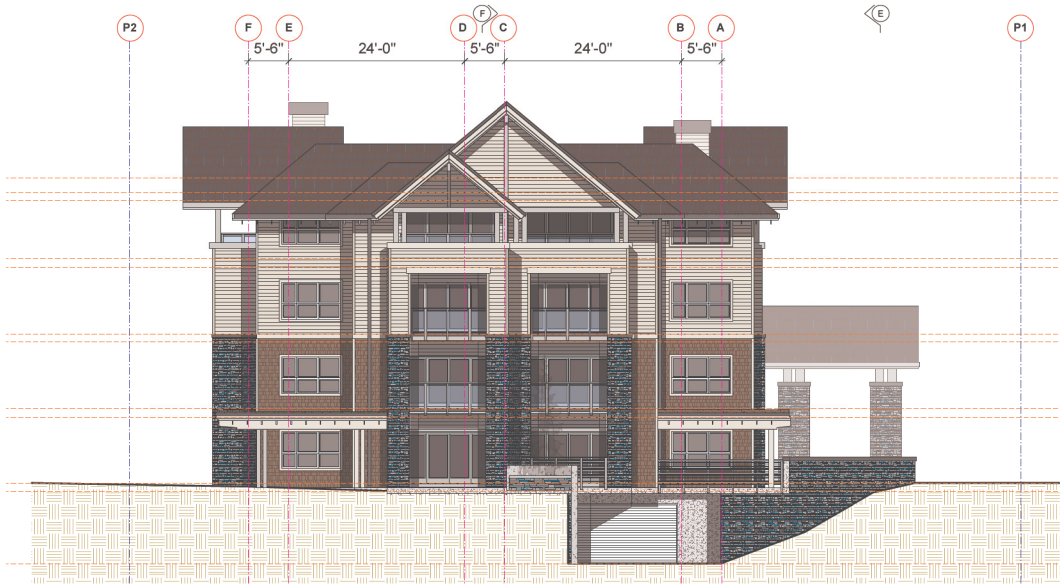


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Overheight Areas, Building A  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

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North Elevation - BUILDING B  
1/8" = 1'-0" Imperial



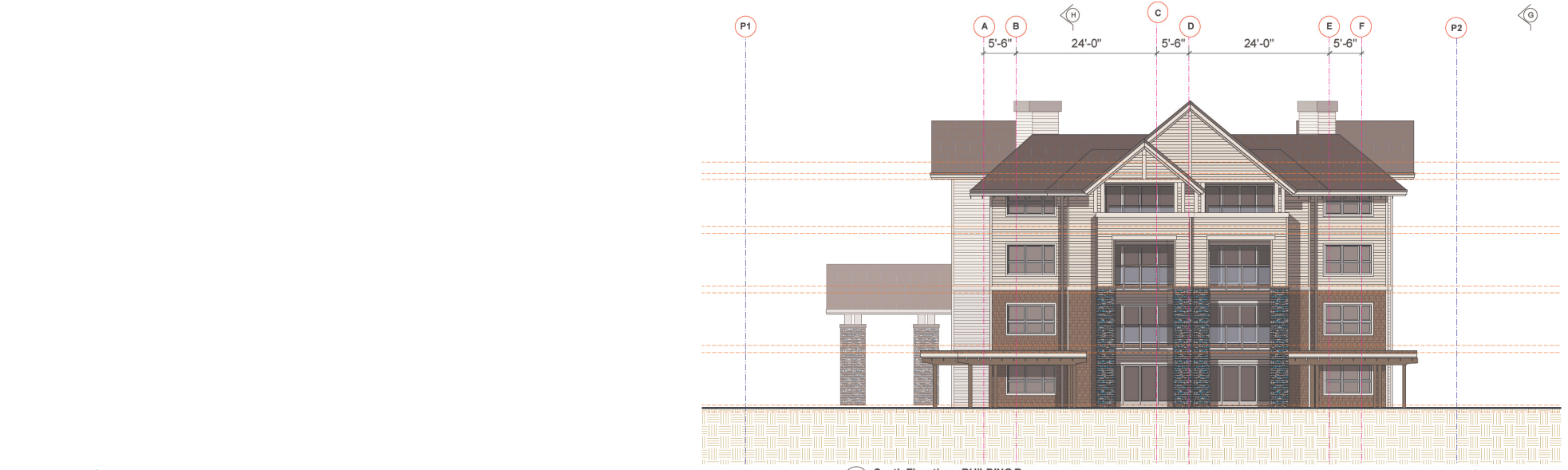
West Elevation - BUILDING B  
1/8" = 1'-0" Imperial

Elevations, Building B  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

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	DP Commentary	4 JUN 2016			

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South Elevation - BUILDING B  
1/8" = 1'-0" Imperial



East Elevation - BUILDING B  
1/8" = 1'-0" Imperial

No.	Revision:	Date:	No.	Revision:	Date:
	DP Commentary	4 JUN 2018			

Elevations, Building B  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

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				16.06	A-3.4





No.	Revision:	Date:	No.	Revision:	Date:
	DP Commentary	4 JUN 2018			

Overheight Areas, Building B

# Longwood Apartments

4775 Uplands Drive, Nanaimo, BC

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		Project No: 16.06	Sheet No: A-3.6



# ATTACHMENT F BUILDING MATERIALS



- EXTERIOR FINISHES LEGEND**
- 1 • horizontal hardi lap siding, dark colour
  - 2 • horizontal hardi lap siding, light colour
  - 3 • basalt stone, rough edge
  - 4 • vinyl nail on flange windows
  - 5 • clear glass guard rail
  - 6 • 22gauge pre-finish metal fascia with 2 step painted fascia
  - 7 • wood soffit, painted
  - 8 • wood trim to belly bands, window trims, and caps around top of decks, painted
  - 9 • chimney structures, clad in horizontal hardi lap siding, with metal flashing cap
  - 10 • SBS touch on shingle roofing
  - 11 • solid wood canopies to ground floor, mid level & beams for decks
  - 12 • metal garage roller door
  - 13 • heavy timber for underground entry feature
  - 14 • exposed truss top chords, painted
  - 15 • hardi shingle cladding
  - 16 • concrete finish to parkade entry



Horizontal Hardi Lap siding, to both upper two stories, and shingle to bottom to floors



Shingle Wall Cladding



Carpark Entry, with Heavy Timber Canopy



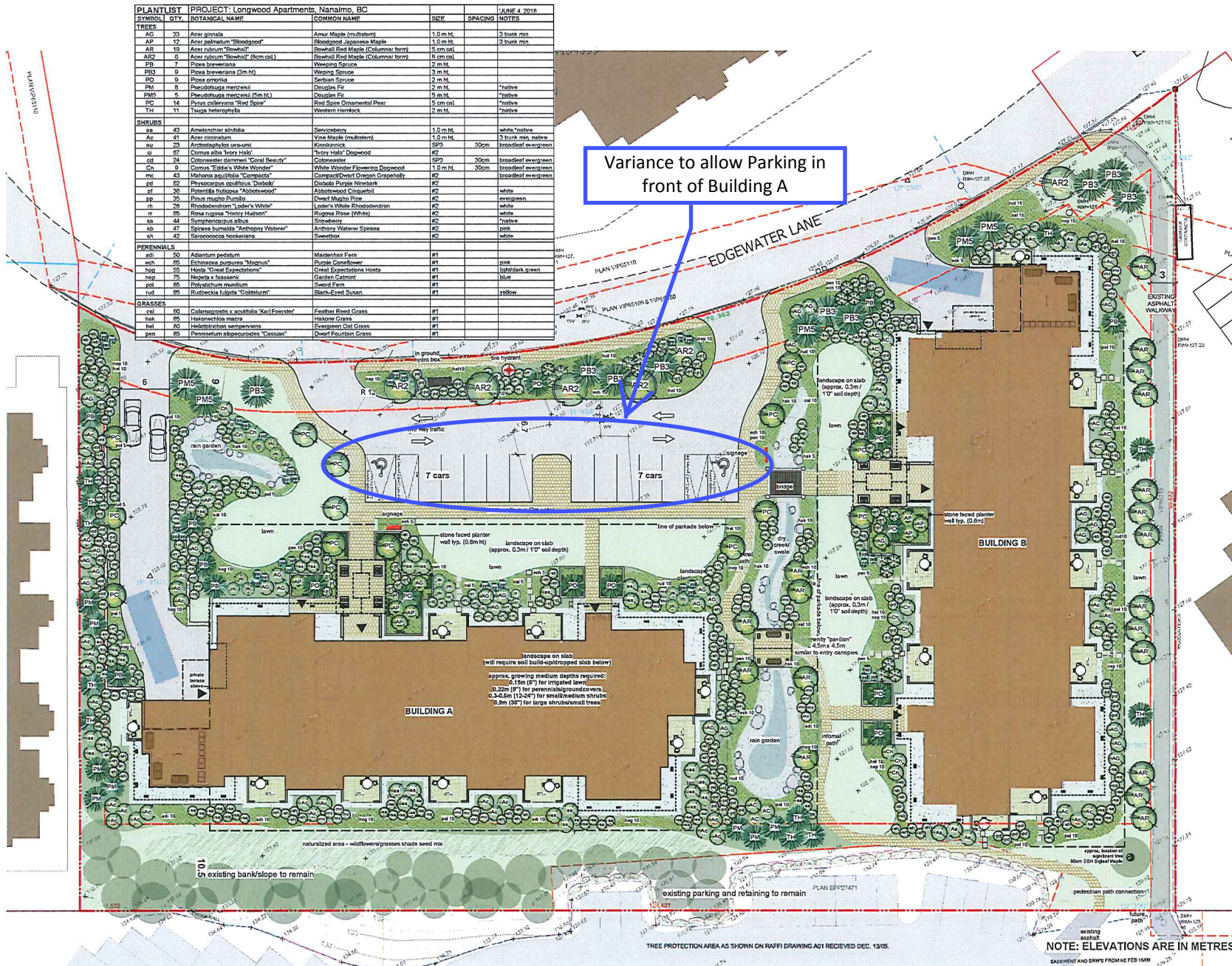
No:	Revision:	Date:	No:	Revision:	Date:
	Development Permit Submission - 8th Feb, 2018				

Material Board  
**Longwood Apartments**  
4775 Uplands Drive, Nanaimo, BC

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		Project No:	Sheet No:
		16.06	A-3.2



# ATTACHMENT G LANDSCAPE PLAN





ATTACHMENT H  
LIGHTING PLAN

NOTE: LIGHT FIXTURES SHOWN ARE FOR ILLUSTRATION TO BE DETERMINED BY ELECTRICAL CONSULTANT

**LIGHTING LEGEND**

- A EXTERIOR, POST MOUNTED LIGHT STANDARD (TO MATCH OTHER GREEN LIGHT STANDARDS IN LONGWOOD)
- B EXTERIOR, WALL MOUNTED DOWN-LIGHT OR SHIELDED FLOOD LIGHT ON MOTION SENSOR
- C EXTERIOR WALL SCONCE: UP/LIGHT/DOWN/LIGHT
- D EXTERIOR LANDSCAPE IN-GROUND BULLET LIGHT
- E EXTERIOR LANDSCAPE BOLLARD LIGHT
- F EXTERIOR SOFFIT LIGHT

ALL LIGHT FIXTURES SUBJECT TO FINAL DESIGN AND SPECIFICATIONS BY ELECTRICAL CONSULTANT. EXACT LOCATION AND NUMBER OF FIXTURES TO BE CONFIRMED.

ALL LIGHT FIXTURES TO BE SHIELDED/FULL CUT OFF, LED/ENERGY-EFFICIENT, PHOTO CEL CONTROLLED.



A: EXISTING STREET LIGHT



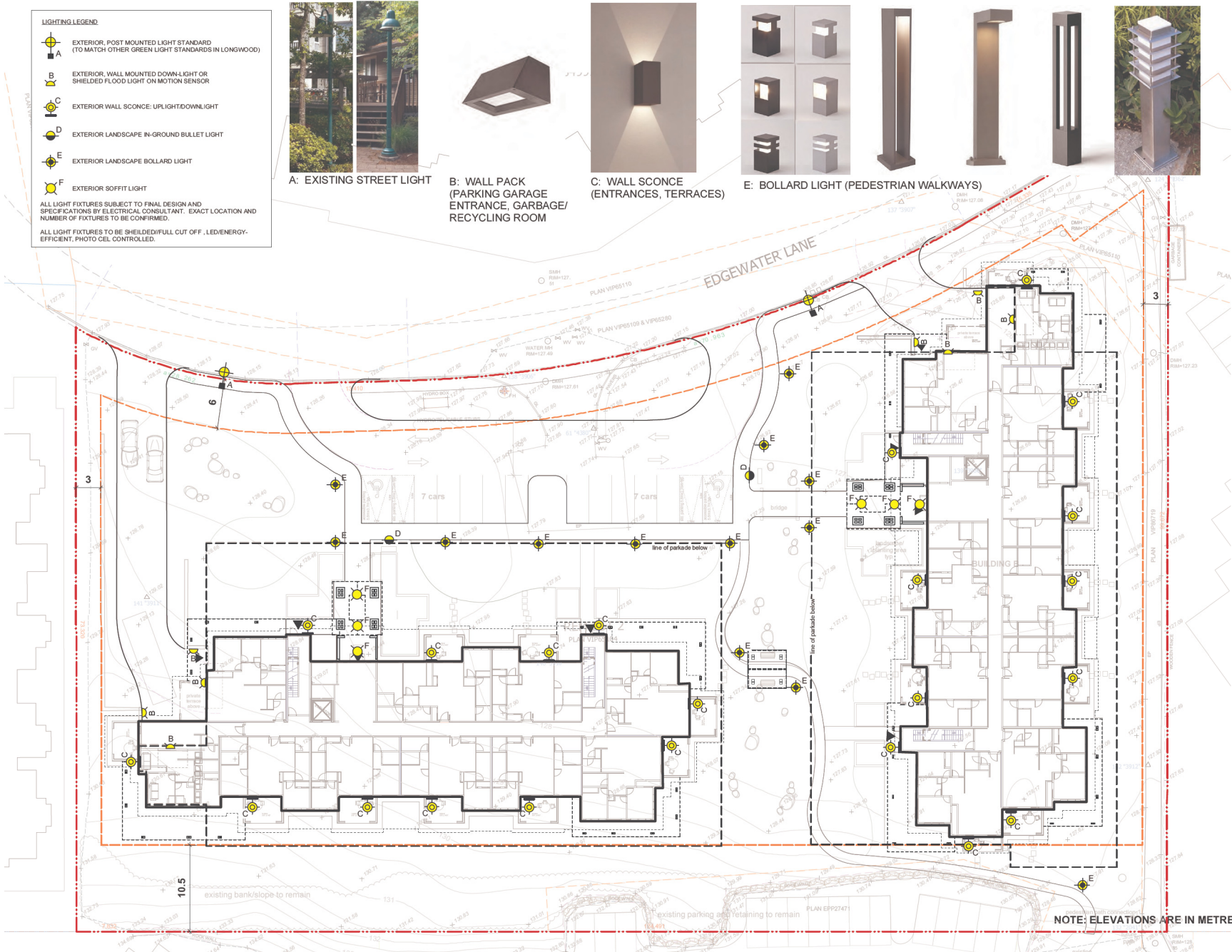
B: WALL PACK (PARKING GARAGE ENTRANCE, GARBAGE/RECYCLING ROOM)



C: WALL SCONCE (ENTRANCES, TERRACES)



E: BOLLARD LIGHT (PEDESTRIAN WALKWAYS)



NOTE: ELEVATIONS ARE IN METRES

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Issued For:	Date:
REVIEW	MAR. 01/18
REVISED-ADP COMMENTS	23rd APRIL, 2018

No.:	Revision:	Date:
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Title  
**SITE LIGHTING PLAN**

Project  
**LONGWOOD APARTMENTS**  
4775 Uplands Drive, Nanaimo, BC

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Project No: Sheet No:

1704 **L-3.0**



ATTACHMENT I  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001093

