

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

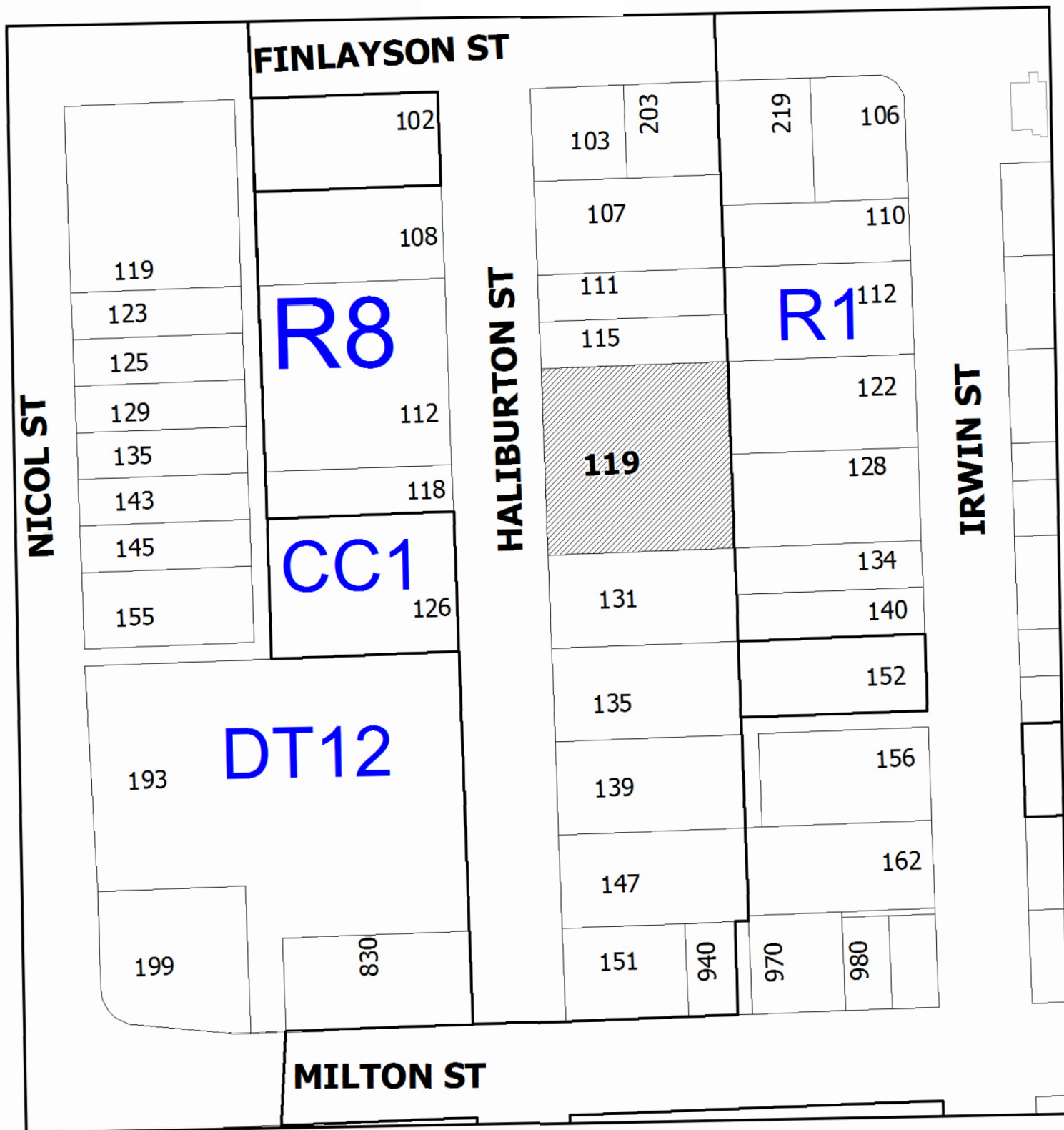
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 16.1m.
2. *Section 6.5.1 Projections into Yards* – to reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0.97m.
5. *Section 17.2.1* – to reduce the minimum landscape buffer width from 1.8m to 0m (north side yard) and from 1.8m to 1.2m (rear yard).

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by KC Mooney Architect, dated 2018-JUL-17 as shown on Attachment C.
2. The subject property shall be developed in accordance with the Parking Plan prepared by KC Mooney Architect, dated 2018-JUL-17 as shown on Attachment D.
3. The development is developed in substantial compliance with the Building Elevations prepared by KC Mooney Architect, dated 2018-JUL-16 as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture dated 2018-APR-14 and 2018-JUN-12 as shown on Attachment G.
5. The subject property is to be developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by the applicant and dated 2018-JUL-19. A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all required points have been achieved.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001032



LOCATION PLAN

Civic: 119 Haliburton Street
Lot A, Section 1, Nanaimo District,
Plan VIP79946



**Subject
Property**

[illegible]



604 736 2927

A101

Proposed Variance to Reduce Front Yard Setback to Underground Parkade

ATTACHMENT E
BUILDING ELEVATIONS

Building Height
Variance

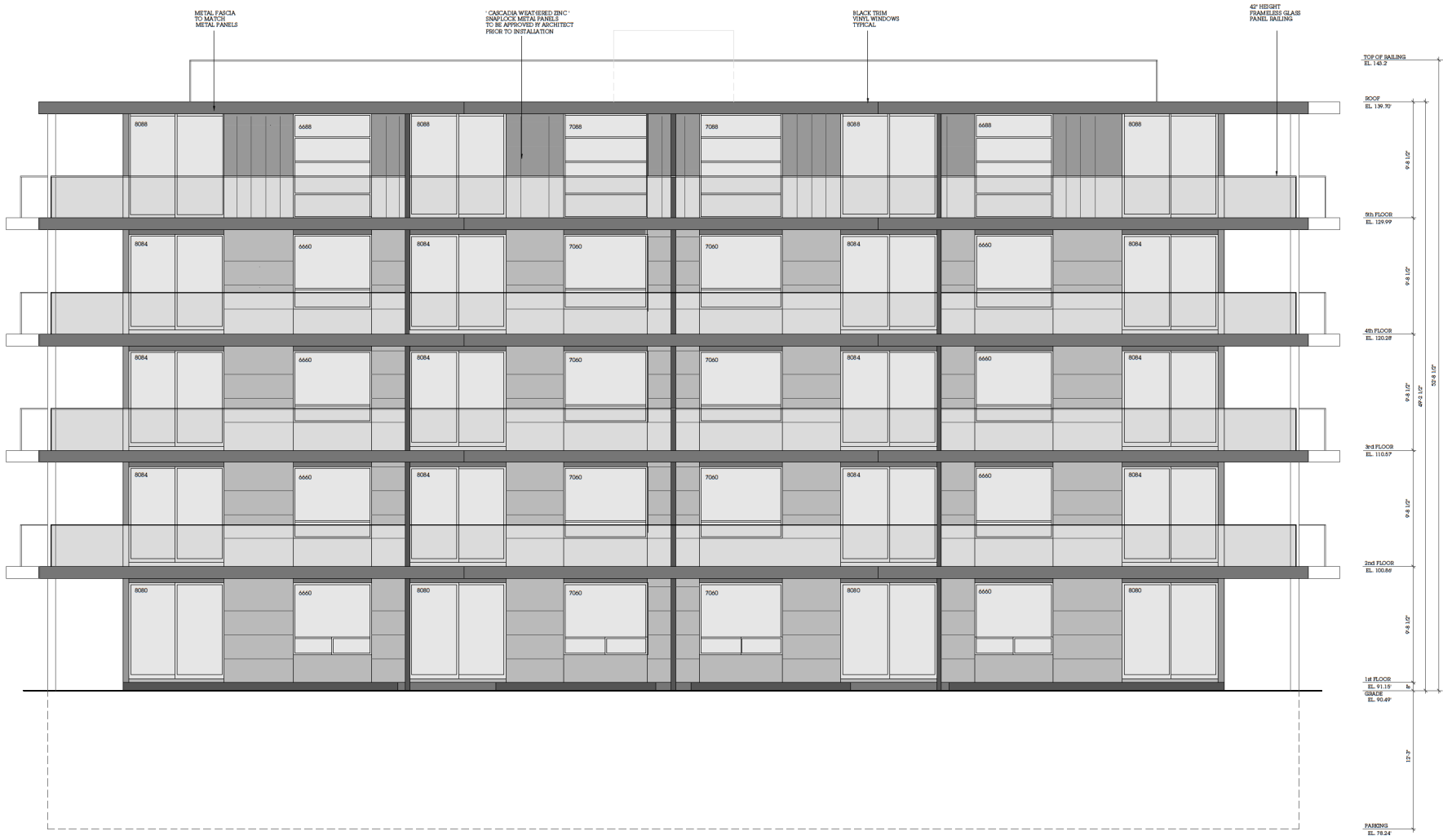


WEST ELEVATION

RECEIVED
DP1032
2018-JUL-26

Copyright of KC Mooney Architect
119 HALIBURTON
KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

DRAWN
DATE JULY 16, 2018
SCALE: 1/4" = 3'-0"
A200



EAST ELEVATION

RECEIVED
DP1032
2018-JUL-17

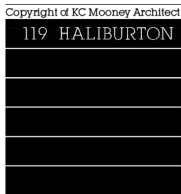
Copyright of KC Mooney Architect

119 HALIBURTON

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

DRAWN
DATE JULY 16, 2018
SCALE: 1/4" = 1' - 0"

A201



DRAWN
DATE: JULY 16, 2018
SCALE: $1/4" = 1' - 0"$

A202

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DP1032
2018-JUL-17
Current Reviews & Submissions



SOUTH ELEVATION

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DP 1032
2018-JUL-17

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119 HALIBURTON

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

DRAWN
DATE JULY 16, 2018
SCALE: 1/4" = 1' - 0"

A203

**ATTACHMENT F
BUILDING RENDERINGS**

1 of 2

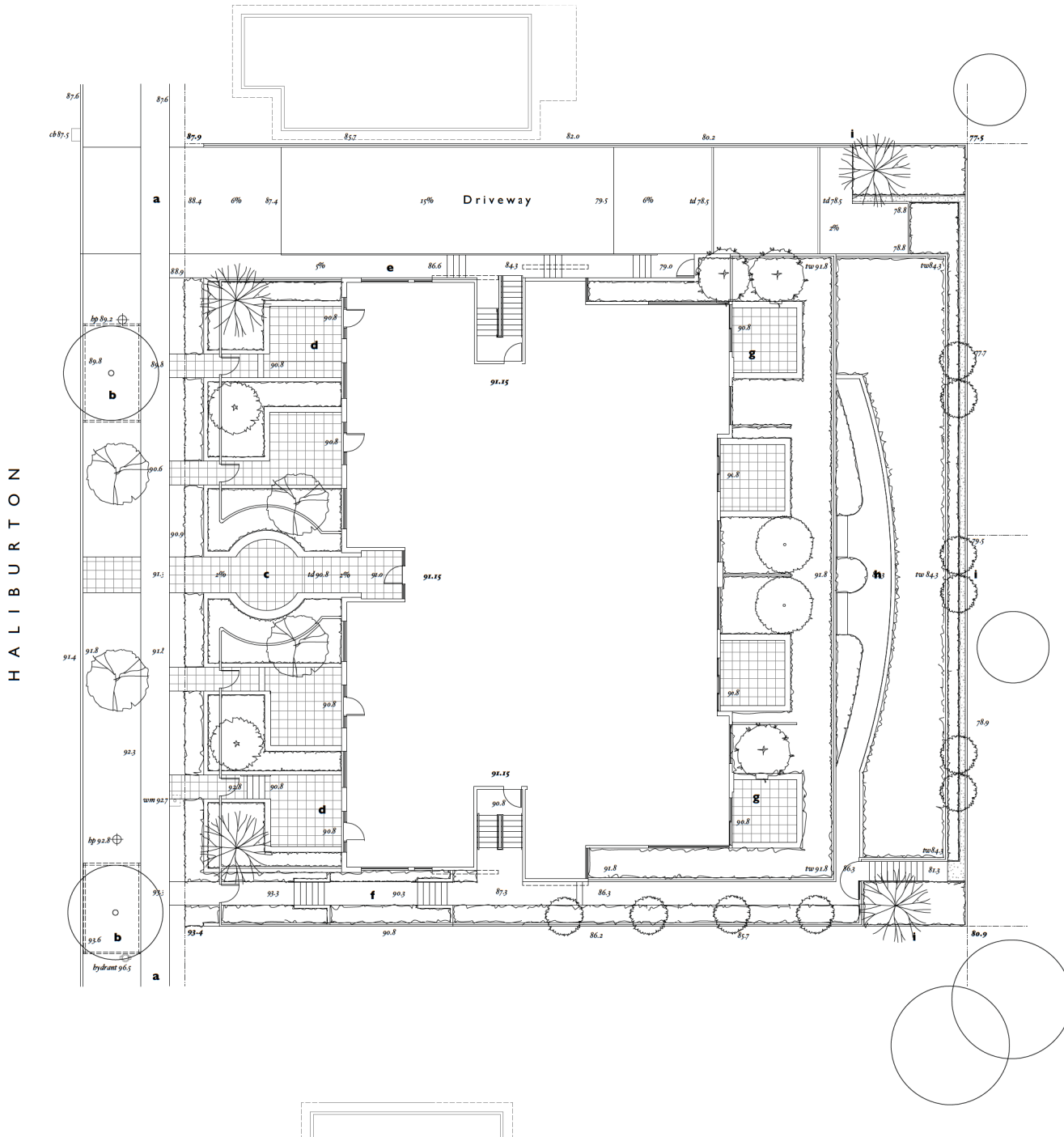




ATTACHMENT G

LANDSCAPE PLAN AND DETAILS

1 of 7



Key

- a **Sidewalk**
existing concrete sidewalk
- b **Existing Plum Tree**
with protection fencing
- c **Entrance Courtyard**
with curved benches
- d **West Garden Patio**
permeable concrete pavers
- e **North Stairway**
concrete steps
- f **South Stairway**
concrete steps
- g **East Garden Patio**
permeable concrete pavers
- h **East View Garden**
with benches
- i **Perimeter Fence**
wooden 6' ht



April 14, 2018 revision

March 6, 2018

119 HALIBURTON
Nanaimo, British Columbia

Level One

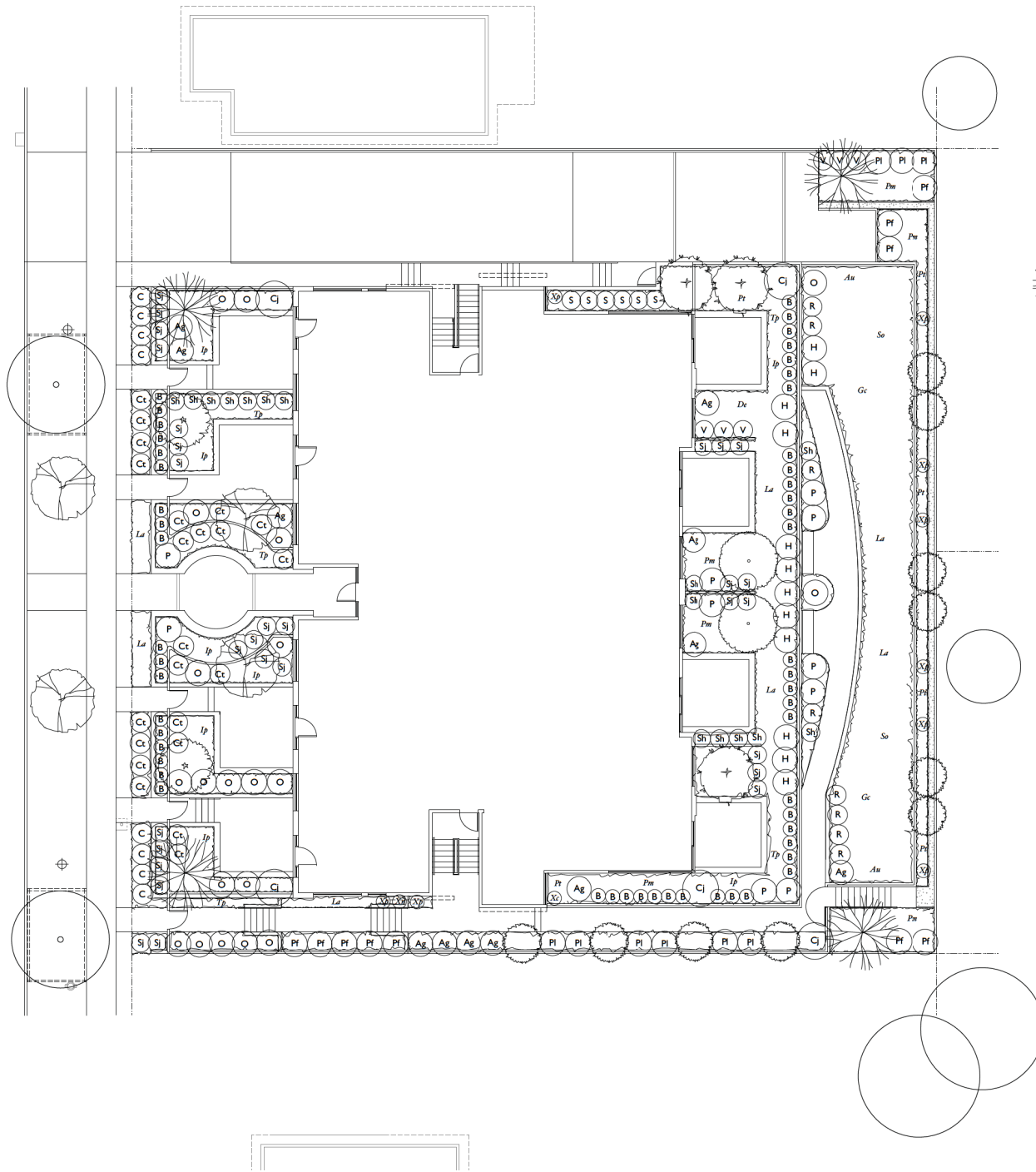
Grading Plan

Scale 1/8"=1'-0"

TOPOGRAPHICS
landscape architecture
250 247 9720

L A I

RECEIVED
DP1032
2018-MAY-15
Current Planning & Subdivision



Symbol	Qty	Botanical Name	Common Name	Size
TREES				
	3	<i>Acer palmatum</i> Senkaki	Japanese Maple	3" cal
	4	<i>Acer rubrum</i> October Glory	Red Maple	3" cal
	2	<i>Magnolia soulangeana</i>	Magnolia	2" cal
	2	<i>Magnolia stellata</i>	Magnolia	2" cal
	4	<i>Prunus yedoensis</i> Akchono	Flowering Cherry	3" cal
	10	<i>Sorbus aucuparia</i> Fastigiata	Mountainash	2" cal
SHRUBS				
	12	<i>Abelia grandiflora</i>	Abelia	#2
	52	<i>Buxus microphylla</i>	Buxwood	#5
	5	<i>Camellia japonica</i> Elegans Champagne	Camellia	#5
	8	<i>Canotbus thrysoifera</i> Victoria	California Lilac	#5
	22	<i>Choisya ternata</i>	Mexican Mockorange	#5
	12	<i>Hydrangea macrophylla</i>	Hydrangea	#2
	20	<i>Omanthus delavayi</i>	Omanthus	#5
	10	<i>Philadelphus Belle Etoile</i>	Mockorange	#2
	10	<i>Photinia fraseri</i>	Photinia	#2
	9	<i>Prunus laurata</i>	Portugal Laurel	#2
	6	<i>Ribes sanguineum</i>	Red Flowering Currant	#2
	15	<i>Sarcococca hookeriana</i> Humilis	Sweetbox	#2
	6	<i>Skimmia japonica</i>	Skimmia	#2
	29	<i>Spiraea japonica</i>	Spiraea	#2
	6	<i>Viburnum tinus</i>	Viburnum	#2
GROUNDCOVERS				
	60	<i>Arctostaphylos uva-ursi</i> Vancouver Jade	Kinnikinnick	4"
	120	<i>Lavandula angustifolia</i>	English Lavender	#1
	120	<i>Pachysandra terminalis</i>	Japanese Spurge	4"
PERENNIALS				
	60	<i>Geranium californicum</i> Bicolor	Cambridge Cranebill	4"
	120	<i>Iris pumila</i>	Dwarf Iris	4"
	120	<i>Sedum organum</i>	Sedum	4"
	120	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	4"
FERNS				
	12	<i>Drosera erythrorhiza</i>	Autumn Fern	#1
	60	<i>Polystichum munatum</i> Scitiferum	Alaska Fern	#1
VINES				
	1	<i>Clematis armandi</i>	Evergreen Clematis	#5
	3	<i>Parthenocissus quinquefolia</i> Englemanni	Virginia Creeper	#5
	1	<i>Rosa wichuriana</i>	Climbing Rose	#5

All Plants to meet BCSLA / BCNTA Standards
Drain irrigation to be provided for all planting areas

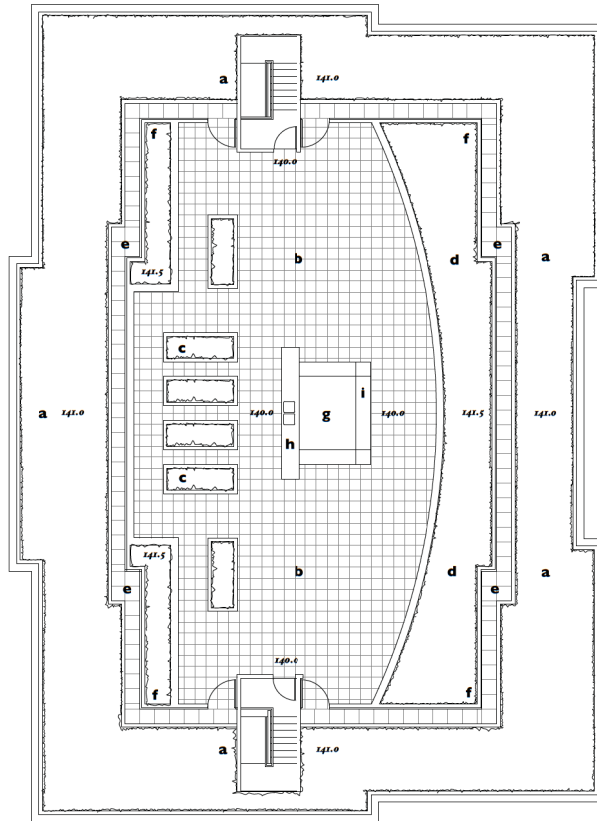
April 14, 2018 revision
March 6, 2018
119 HALIBURTON
Nanaimo, British Columbia

Level One
Planting Plan
Scale 1/8"=1'-0"

TOPOGRAPHICS
landscape architecture
2 5 0 2 4 7 9 7 2 0

RECEIVED
DP1032
2018-MAY-15
Current Planning & Subdivision

LA 2



Key

- a** Green Roof
8" soil depth
- b** Garden Terrace
permeable concrete pavers
- c** Community Garden
18" soil depth
- d** View Meadow
18" soil depth
- e** Gardener Walk
permeable concrete pavers
- f** Guardrail
- g** Elevator
- h** Counter
- i** Bench



April 14, 2018 revision
April 10, 2018 concept
March 6, 2018 concept

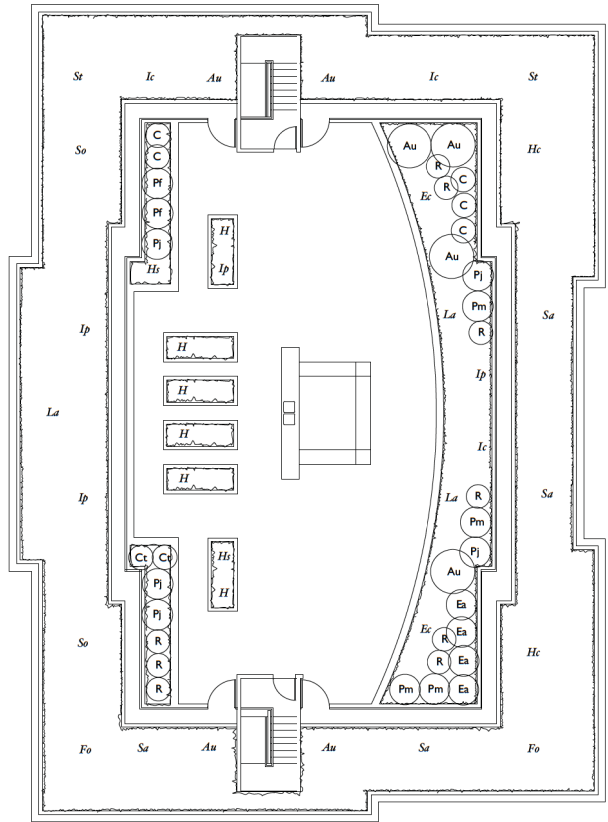
119 HALIBURTON
Nanaimo, British Columbia

**Roof Garden
Grading Plan**
Scale 1/8"=1'-0"

TOPOGRAPHICS
landscape architecture
250 247 9720

LA 3

RECEIVED
DP1032
2018-MAY-15
Current Planning & Subdivision



P L A N T L I S T			
Symbol	Qty	Botanical Name	Common Name Size
SHRUBS			
Au	4	Arbutus unedo Compacta	Strawberry Bush #5
C	5	Ceanothus Blue Mound	California Lilac #2
Ct	2	Choisya ternata	Mexican Mockorange #2
Ea	4	Euonymus alatus Compacta	Burningbush #2
Pf	5	Pieris japonica Forest Flame	Pieris #5
Pm	4	Pinus mugo Pumilo	Mugo Pine #5
Pf	2	Potentilla fruticosa Tangerine	Cinquefoil #2
R	8	Rosa meidland La Sevilana	Rose #2
GROUNDCOVERS			
Au	240	Arctostaphylos uva-ursi Vancouver Jade	Kinnikinnick 4"
Ea	60	Erica carnea Springwood White	Heather #2
Hc	120	Hypericum calycinum	St. Johnswort 4"
La	240	Lavandula angustifolia Munstead	Lavender #1
PERENNIALS			
H3	20	Homocallit Stella d'Oro	Daylily 4"
Ip	120	Iris pumila	Dwarf Iris 4"
So	240	Sedum alba	Sedum 4"
So	120	Sedum oreum	Sedum 4"
GRASSES			
Fo	120	Festuca ovina	Blue Fescue 4"
Ic	180	Imperata cylindrica Red Baron	Japanese Bloodgrass 4"
St	120	Stipa tenuissima	Feather Grass 4"
HERBS			
H	60	to be selected	see
All Plants to meet BCSLA / BCNTA Standards			
Drip irrigation to be provided for all planting areas			



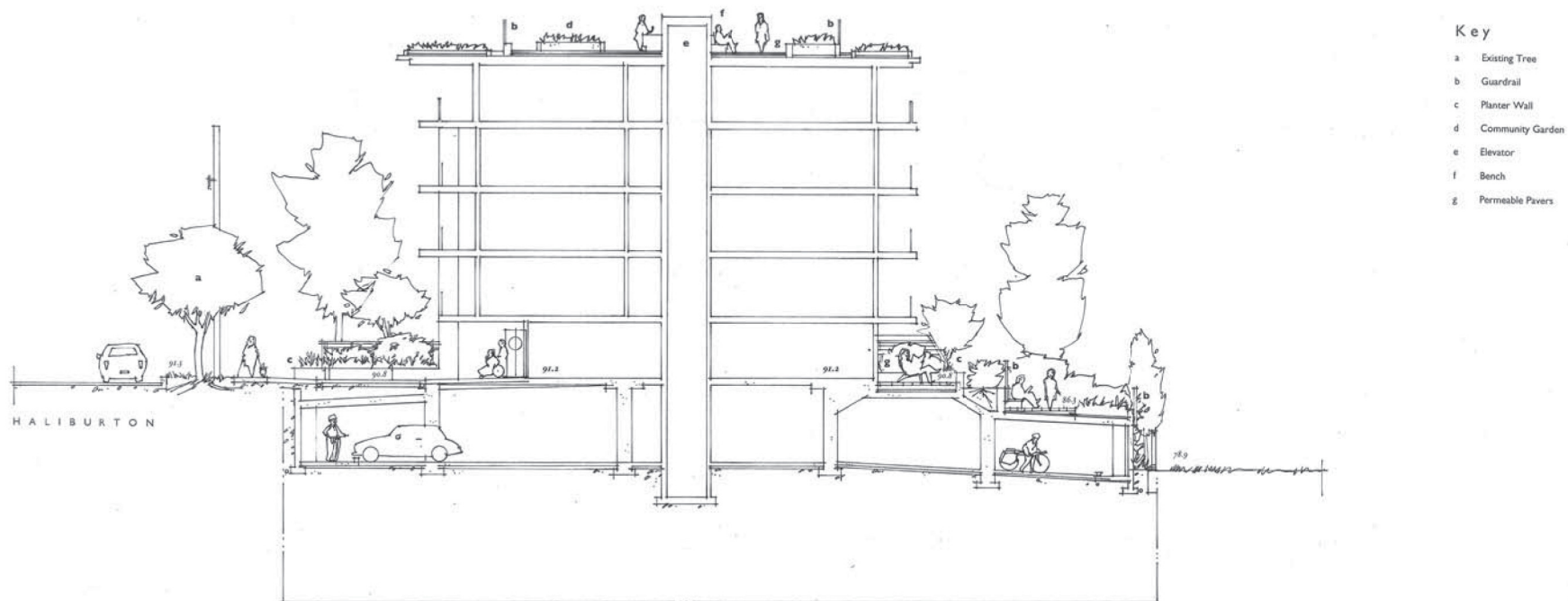
April 14, 2018
119 HALIBURTON
Nanaimo, British Columbia

Roof Garden
Planting Plan
Scale 1/8" = 1'-0"

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DP 1032
2018-MAY-15
Current Planning & Subdivision

TOPOGRAPHICS
landscape architecture
250 247 9720

LA 4



April 16, 2018
March 12, 2018

119 Haliburton
Nanaimo, BC

Levels 1+6

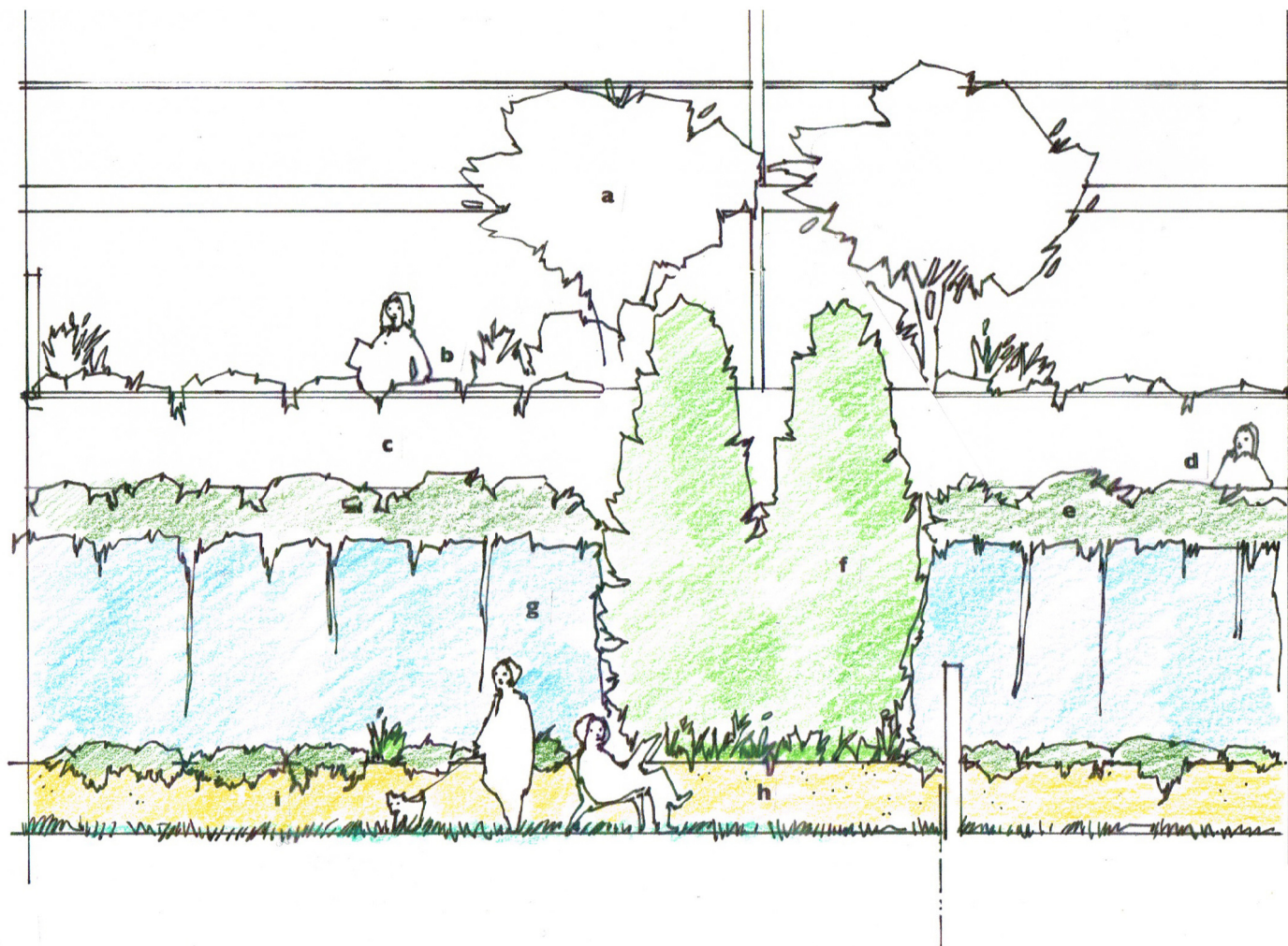
West - East Section

1/8" = 1'-0"

TOPOGRAPHICS
landscape architecture
250 247 9720

LA 5

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2018-MAY-15
Current Planning & Subdivision



Second Floor 100.9

First Floor 91.2

East Terrace 86.8

Planter Wall 30"

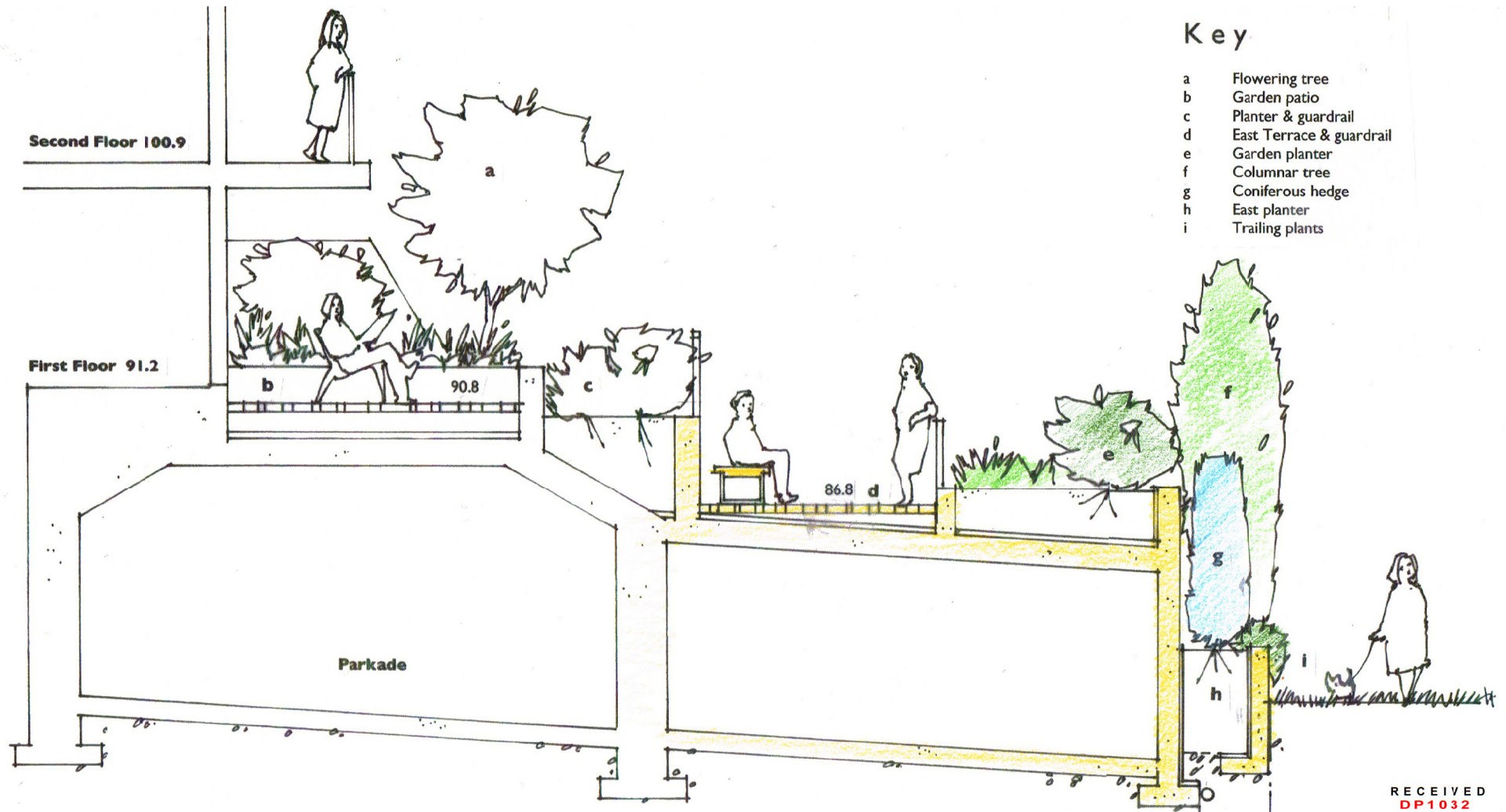
Existing Grade 78.9 (varies)

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DP 1032
2018-JUN-14
Current Planning & Subdivision

June 12, 2018 revised
June 10, 2018

119 Haliburton *Nanaimo, BC*
Landscape / East Elevation
1/4" = 1'-0"

TOPOGRAPHICS
landscape architecture
250 247 9770



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DP1032
2018-JUN-14
Current Planning & Subdivision

June 12, 2018 revised
June 10, 2018

119 Haliburton Nanaimo, BC

Landscape / East Section

1/4" = 1'-0"

TOPOGRAPHICS

landscape architecture

2 5 0 2 4 7 9 7 2 0

ATTACHMENT H
REFERRAL RESPONSE - NEIGHBOURHOOD ASSOCIATION

Subject: Re: Referral Request - 119 Haliburton Street

Good evening Caleb

The SECA membership met last night, (June 7th),at which time we discussed the impact of the development at 119 Haliburton street.

The following were concerns brought up pertaining to this development.

- Style of the building does not seem to fit in with surrounding neighbourhood, although it was noted ,on its own it has attractive merits ,most of the surrounding buildings are 120 - 60 years old.
- There is concern from the property owners on the north side of the development, that the placement of the driveway will affect the noise level they are exposed to , due to cars leaving and entering the underground parking.

The developer could show good will by providing a privacy/ noise buffer between their property and the planned underground parking access driveway.

- concern was expressed that only three on site visitors parking spots are being provided.
- increase in traffic, and on street parking on the 100 block of Haliburton.
- also noted, this development originally had asked for variances in its previous applications.

As market conditions have changed greatly , SECA anticipates more high density developments will be proposed in our neighbourhood.

It is the expressed opinions of the member, that density trade offs will need to be considered, such as Developer contribution to an affordable housing fund, or a percentage of space in development for non market housing.

Or possibly, a contribution to a fund to improve transit infrastructure in the South End, for bus shelters and signage.

Although these were the concerns expressed at our discussion, the board of SECA also acknowledges the need for density in our core neighbourhood, we also recognize the efforts to bring a quality housing project forward , especially at a time our city is experiencing a housing crisis.

We are also enthused that this development will have below grade parking , lessening the visual impact that a surface car park would provide.

Thank you for seeking our opinions on this development, SECA appreciates the city's desire to provide an inclusive relationship in regards to these developments that affect our neighbourhood.

Sincere regards, Sandy McLellan , Chairman of SECA

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001032

