



DEVELOPMENT PERMIT NO. DP001175

CITY OF NANAIMO

Name of Owner(s) of Land (Permittee)

25 VICTORIA ROAD

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 building structures and other developments thereon:

Legal Description:

LOT 4, BLOCK AA, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PARCEL A (DD 9405N) & PARCEL B (DD 11647N) OF SAID LOT

PID No. 001-677-501

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 Location Plan

Schedule B Site and Floor Plan

Schedule C Building Elevations

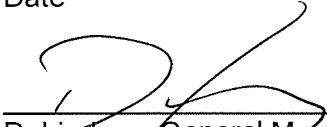
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Floor Plan prepared by Herold Engineering Ltd., received 2020-JAN-09, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Herold Engineering Ltd., dated 2019-DEC-20, as shown on Schedule C.

REVIEWED AND APPROVED ON

2020-APRIL - 27
Date

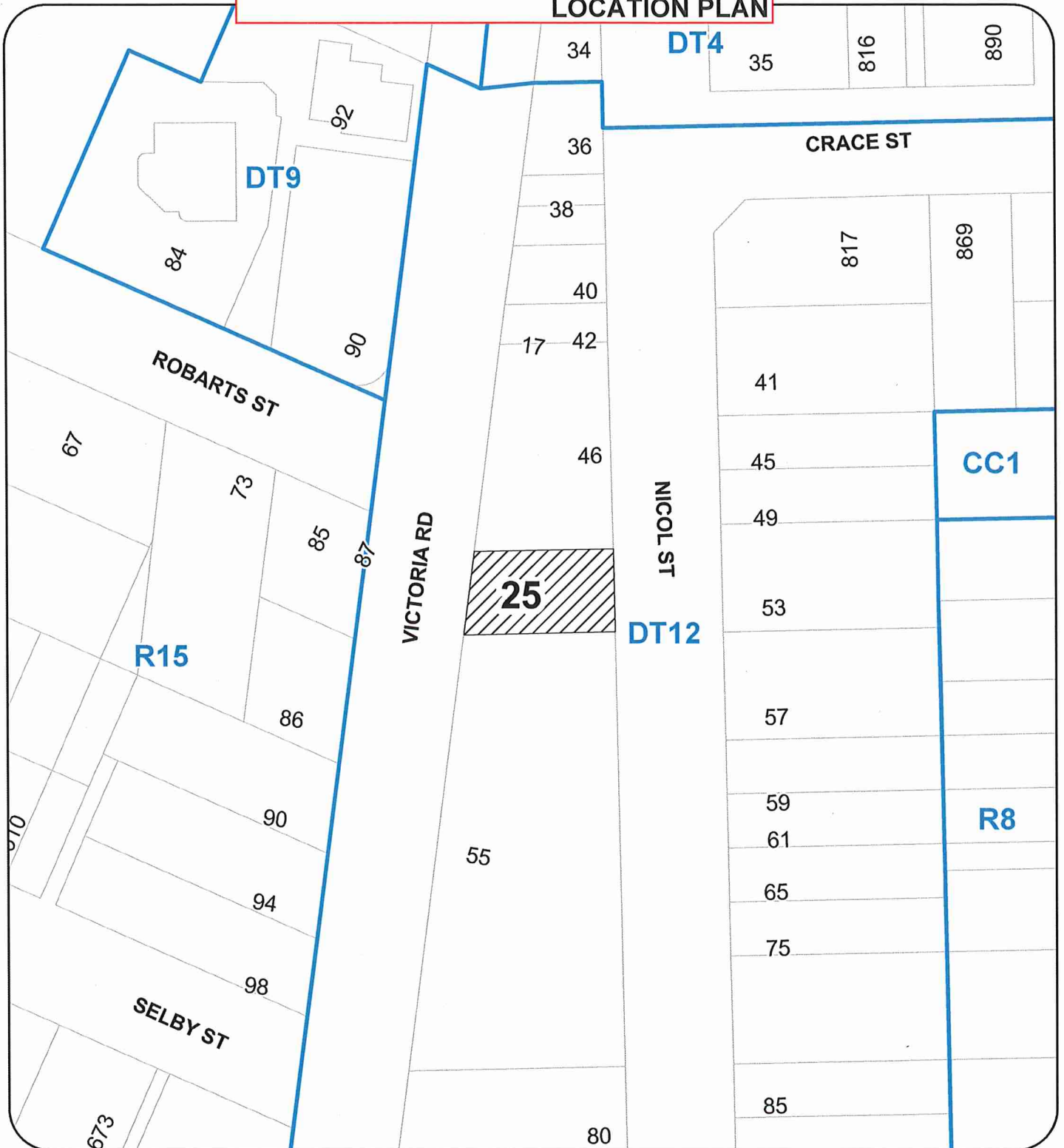

D. Lindsay, General Manager of Development Services
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

LB/in
Prospero attachment: DP001175

Development Permit DP001175
25 Victoria Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001175

LOCATION PLAN

Civic: 25 VICTORIA ROAD

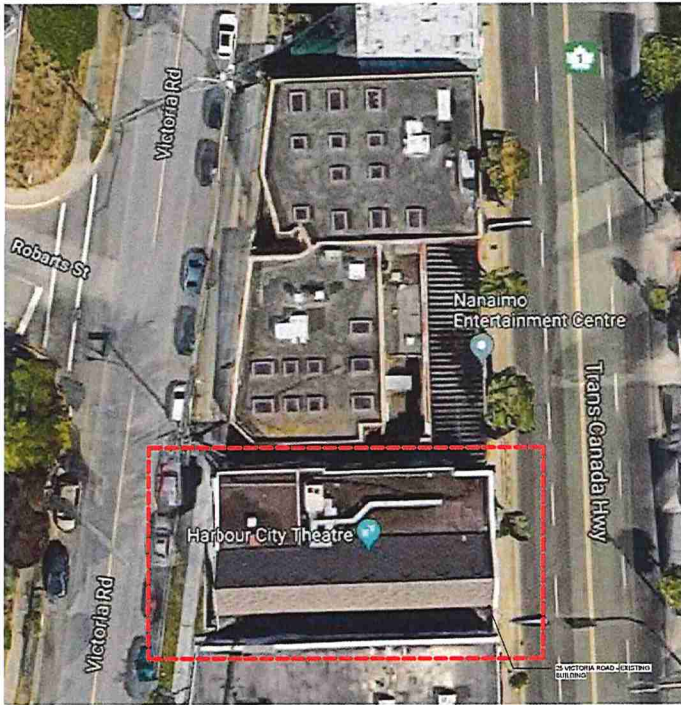
Legal: LOT 4, BLOCK AA, SECTION 1, NANAIMO DISTRICT, PLAN 584
EXCEPT PARCELS A (DD 94054) & PARCEL B (DD 11647N)



SUBJECT PROPERTY

Development Permit DP001175 Schedule B
25 Victoria Road

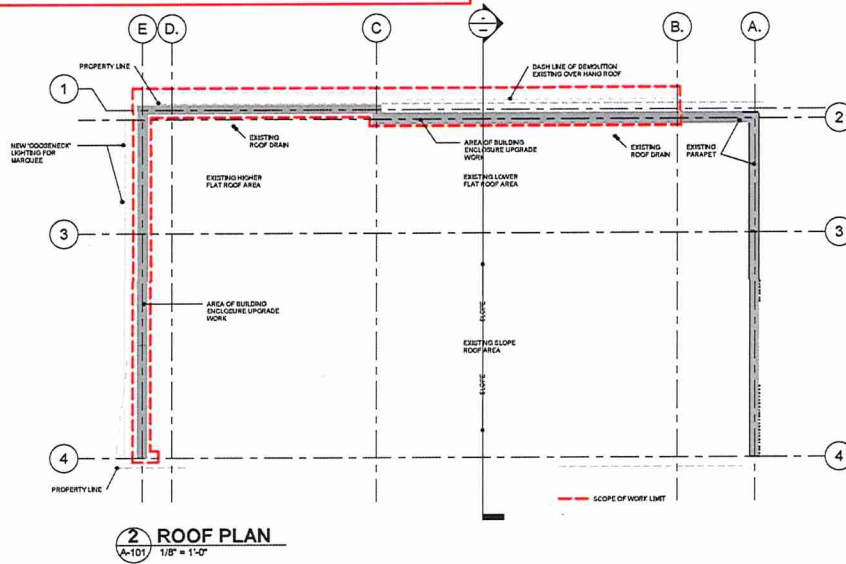
SITE and FLOOR PLAN



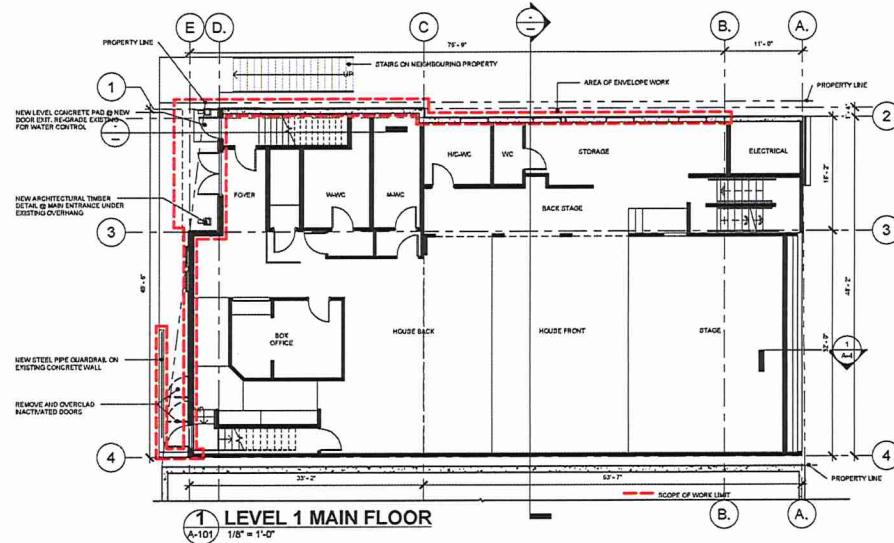
LOCATION PLAN

SITE INFORMATION:

ADDRESS: 25 VICTORIA ROAD, NANAIMO, BC
 LEGAL ADDRESS: LOT 4, BLOCK AA, SECTION 1, NANAIMO DISTRICT, PLAN S54, EXCEPT PARCELS A (DD 04054) & PARCEL B (DD 11647N)
 PID: 001-667-501
 ZONING: DT12



NOT FOR CONSTRUCTION
ISSUED FOR DEVEL. PERMIT



ISSUES	
NO.	DATE

RECEIVED
DP1175
2020-JAN-09
CITY OF NANAIMO

PARTIAL BUILDING REMEDIATION
25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
CITY OF NANAIMO

HEROLD ENGINEERING LIMITED
Consulting Engineers
3791 Sheraton Rd, Nanaimo, BC V9T 2H1
T: 250 763 6608 F: 250 763 6609
herold@heroldengineering.com
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LOCATION PLAN, ROOF PLAN, MAIN FLOOR PLAN

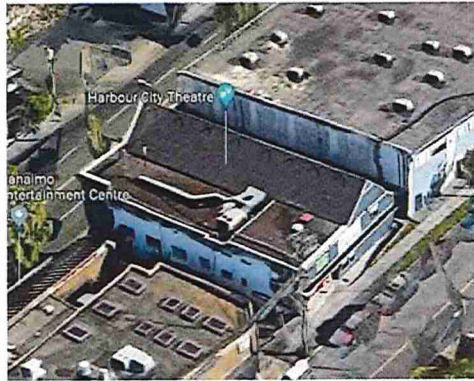
DESIGNED LYH	CHECKED JK
DRAWN LYH	PERMITTED KAR
PROJECT NO. 0017-376	ISSUED DRAWING NO.
SCALE 1/8" = 1'-0"	PERMIT NO.
DRAWING NO. A-101	PROJECT NO.

SECTION ALL DRAWINGS SHOWN PREVIOUS EDITION

Development Permit DP001175
25 Victoria Road

Schedule C

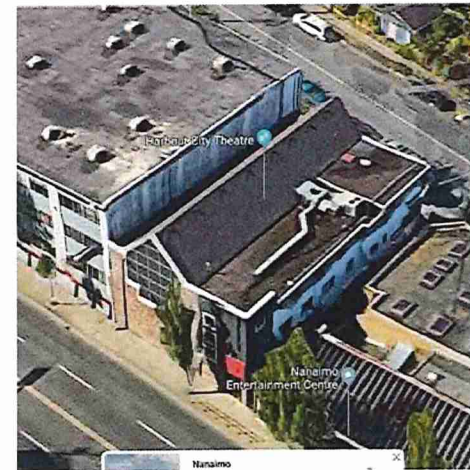
BUILDING ELEVATIONS



1 3D Street View 1
(STREET VIEW @ VICTORIA ROAD)



2 3D Street View 2
(STREET VIEW @ TRANS-CANADA HWY)



ISSUES	
No.	DATE / TIME
1	2018-12-20 DEVELOPMENT PERMIT

RECEIVED
DP1175
2020-JAN-09
CITY OF NANAIMO

PARTIAL BUILDING REMEDIATION
25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
CITY OF NANAIMO

HEROLD
ENGINEERING LIMITED
Consulting Engineers
3791 Shelton Rd Nanaimo, BC V9T 2H1
1-250-753-1808 | F: 250-751-8006
herold@heroldengineering.com

STREET VIEWS

NOT FOR
CONSTRUCTION
ISSUED FOR DEVEL.
PERMIT

DESIGNED BY SWLHY	CHECKED BY JK	DATE
APPROVED BY LHY	DATE	
ISSUED BY KAR	DATE	
PROJECT NO. 0017-376	PERMIT NO.	
SCALE	PERMIT NO.	
SHEET NO. A-301		TOTAL SHEETS 1

SECTION ALL DRAWINGS SHOWING PREVIOUS PERMITS

EXTERIOR FINISHES LEGENDS

SEE SPEC - DENOTES BOOK SPEC SECTION 05 12 25 PRE-ENG BUILDINGS

- 1 CULTURED BRICK VENEER WALL FINISH (RANDOM GREEN) COLOUR - SEE SPEC
- 2 HIGH GLOSS PAINT FINISH - FIBRE CEMENT PANELS AND SETBACK ALUMINUM TRIM SYSTEM (RANDOM GREEN) COLOUR - SEE SPEC
- 3 GABLE FASCIA BOARDS PAINT FINISH COLOUR - SEE SPEC
- 4 FIBRE CEMENT - HORIZONTAL LAP SIDING (TYP.) (RANDOM GREEN) COLOUR - SEE SPEC
- 5 PARAPET W/ BUILT-UP FLASH/DETAILS DETAIL EXISTING FLAT ROOF OUTRAGE COLOUR - SEE SPEC
- 6 METAL TRANSITION FLASHING (TYP.) TO GABLE FASCIA DEVELOPMENT WALLS/ROOF EACH SPEC AS SHOWN COLOUR - SEE SPEC
- 7 ARCHITECTURAL (SPRUCE) BOARD BOARD COLOUR - SEE SPEC
- 8 ALUMINUM FRAME (CANVAS AWNING) COLOUR - SEE SPEC
- 9 DOORNECK EXTERIOR WALL LIGHT COLOUR - SEE SPEC
- 10 THERMALLY BROKEN ALUMINUM FRAME, INSULATED GLAZING PANEL WINDOW UNITS w/ ARCHITECTURAL TRIM BOARDS (TYP.) COLOUR - SEE SPEC
- 11 PAINTED METAL DOOR COLOUR - SEE SPEC
- 12 4" MIN. 1/2" LG. (APPROX.) 1 1/2" DIA. METAL PIPE QUADRANT, INSTALL ON EXISTING CONCRETE RETAINING WALL COLOUR - SEE SPEC
- 13 PRE-FINISH METAL ROOF, WOOD POST AND BEAM, CONCRETE FOOTING CAPOPS COLOUR - SEE SPEC
- 14 EXISTING CHANLINK SECURITY INFILL PANELS
- 15 EXISTING WALL MOUNTED METAL FRAMING GLAZING POST BOX AS PER OWNER (N/C)
- 16 CAST-IN-PLACE CONCRETE SLAB (TYP.) AS PER STRUCTURAL DESIGN
- 17 BUILDING BRIDGE, MOUNTED TO FIBRE CEMENT WALL CLADDING FIRE RESISTIVE CHECK AS PER OWNER (N/C)



2 EAST ELEVATION
1/4" = 1'-0"
A-302
(EXISTING BUILDING REMEDIATION AREA @ NICOL STREET)



1 WEST ELEVATION
1/4" = 1'-0"
A-302
(NEW BUILDING REMEDIATION AREA @ VICTORIA ROAD)

ISSUES	
NO.	DESCRIPTION
1	20241220 DEVELOPMENT PERMIT

RECEIVED
DP1176
2020-JAN-09
Current Planning

PARTIAL BUILDING REMEDIATION

25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
CITY OF NANAIMO

HEROLD ENGINEERING LIMITED
ENGINEERING EXPERTISE
3750 STEVENSON AVE. NANAIMO, BC V9T 2H1
T: 250 751 8558 | F: 250 751 8626
herold@heroldengineering.com

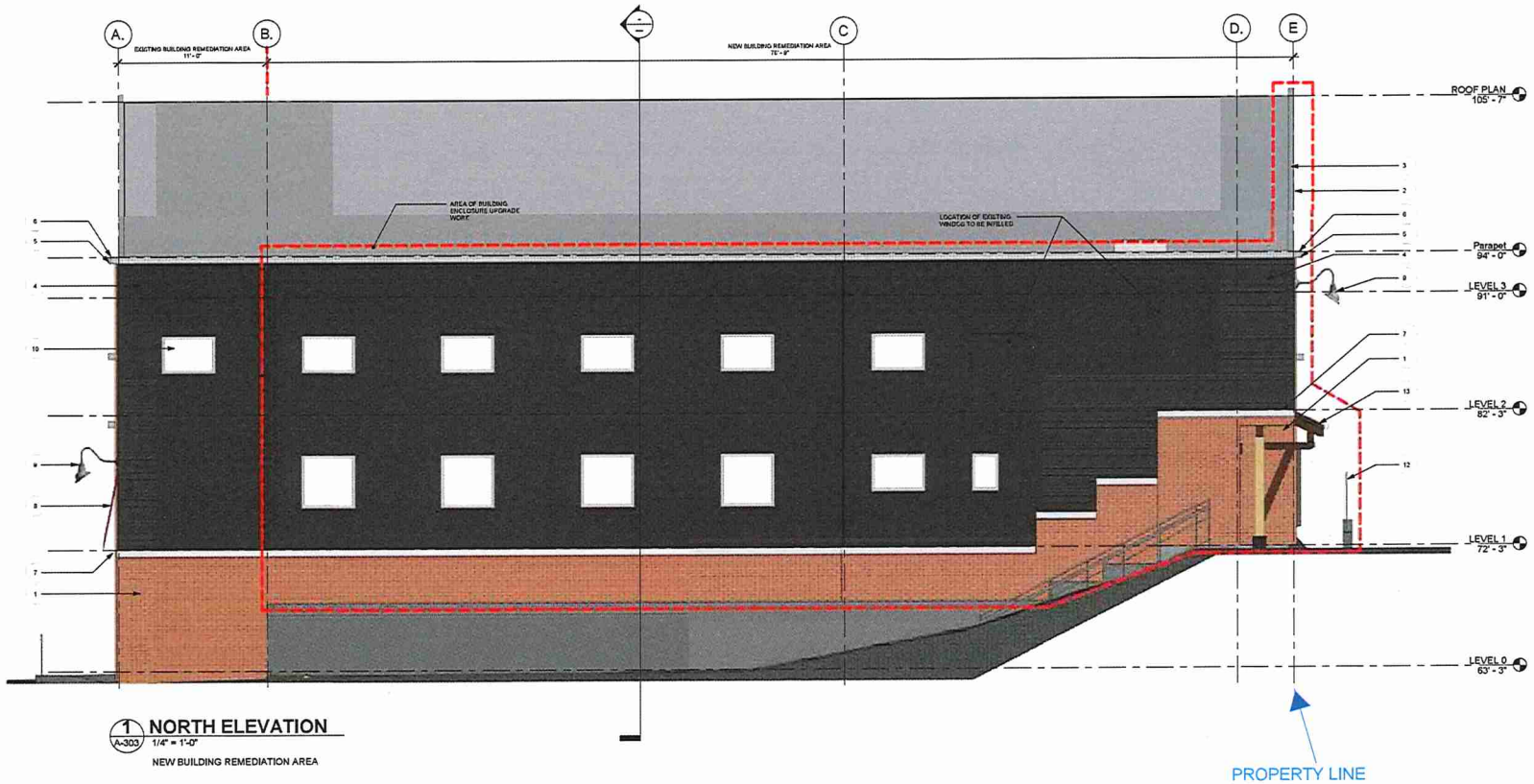
BUILDING ELEVATIONS	
DESIGNED BY SWILHY	SCALE
DESIGN REVIEW JK	DATE
ISSUED BY LHY	
DRAFTING REVIEW KAR	CLIENT DRAWING NO.
PROJECT NO. 0017-376	PERMIT NO.
SCALE As Indicated	FILE NO.
A-302	OF 1

NOT FOR CONSTRUCTION
ISSUED FOR DEVELOPMENT PERMIT

SECTION ALL DRAWINGS SHOWING PHYSICAL FEATURES

ISSUES	
NO.	DESCRIPTION
11	DEVELOPMENT PERMIT

RECEIVED
 DP 1176
 2020-JAN-09
 CITY OF NANAIMO



1 NORTH ELEVATION
 1/4" = 1'-0"
 NEW BUILDING REMEDIATION AREA

EXTERIOR FINISHES LEGENDS
 SEE SPEC - REFER TO ROOF SPEC SECTION OR 12 SS PRE-DIG BUILDINGS

- | | |
|--|---|
| 1 CHURCHED BRICK VENEER WALL FINISH (BRN-GREEN)
COLOUR - SEE SPEC | 10 THERMALLY BROKEN ALUMINUM FRAME, INSULATED GLAZING PANEL WINDOW UNITS (W) ARCHITECTURAL TRIM BOARDS (TFP)
COLOUR - SEE SPEC |
| 2 HIGH GLOSS PAINT FINISH - FIBRE CEMENT PANELS (W) EXTRUDED ALUMINUM TRIM SYSTEM (BRN-GREEN)
COLOUR - SEE SPEC | 11 PAINTED METAL DOOR
COLOUR - SEE SPEC |
| 3 GABLE FASCIA BOARDS PAINT FINISH
COLOUR - SEE SPEC | 12 1/2" MIN. VOT (G) (APPROX. 1-1/2" DIA. METAL PIPE GUARDRAIL, INSTALL ON EXISTING CONCRETE RETAINING WALL
COLOUR - SEE SPEC |
| 4 FIBRE CEMENT - HORIZONTAL LAP SIDING (TFP) (BRN-GREEN)
COLOUR - SEE SPEC | 13 FIBRE CEMENT METAL ROOF, WOOD POST AND BEAM CONCRETE FOOTING CANOPY
COLOUR - SEE SPEC |
| 5 PARAPET - 4" BUILD UP FASCIA DETAIL (TFP) TO GABLE FASCIA DETAIL CROWN MOUNTINGS EACH SIDE AS SHOWN
COLOUR - SEE SPEC | 14 EXISTING CHAIN-LINK SECURITY (M-FILL) PANELS |
| 6 METAL TRANSITION FLASHING (TFP) TO GABLE FASCIA DETAIL CROWN MOUNTINGS EACH SIDE AS SHOWN
COLOUR - SEE SPEC | 15 EXISTING WALL MOUNTED METAL FRAMING GLAZING POST BOX AS PER OWNER (A/E) |
| 7 ARCHITECTURAL (P/V) BAND BOARD
COLOUR - SEE SPEC | 16 CAST-IN-PLACE CONCRETE SLAB (TFP) AS PER STRUCTURAL DESIGN |
| 8 ALUMINUM FRAME (CANVAS WINDOW)
COLOUR - SEE SPEC | 17 BUILDING SIGNAGE, MOUNTED TO FIBRE CEMENT WALL CLADDING FIRE RESISTIVE CREDITS PER OWNER (A/E) |
| 9 OOCEANVIEW EXTERIOR WALL LIGHT
COLOUR - SEE SPEC | |

PARTIAL BUILDING REMEDIATION
 25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
 CITY OF NANAIMO

PROPERTY LINE

HEROLD
 ENGINEERING LIMITED
 Consulting Engineers
 3076 STEVENSON ROAD NANAIMO, BC V9T 2M1
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 mherold@heroldengineering.com
 All drawings issued from Herold Engineering are the property of Herold Engineering and shall remain the property of Herold Engineering Limited.

BUILDING ELEVATION

NOT FOR CONSTRUCTION
 ISSUED FOR DEVELOPMENT PERMIT

DESIGNED: SWILHY	SCALE:	
CHECKED: JK	PROJECT NO. 0017-376	
DRAWN: LHY		PERMIT NO.:
DRAFTING REVIEW: KAR		DATE OF PERMIT:
DATE OF PERMIT: 0017-376	PROJECT NO.:	DATE OF PERMIT:
SHEET NO. A-303	OF 1	REVISION:

SECTION ALL DRAWINGS SHOWING PREVIOUS REVISION