



DEVELOPMENT PERMIT NO. DP001040

CRACEY HOLDINGS INC
Name of Owner(s) of Land (Permittee)

238 / 290 FRANKLYN STREET
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 1, (DD F94704), SECTION 1, NANAIMO DISTRICT, PLAN 5108
PID No. 000-000-434

LOT C, SECTION 1, NANAIMO CITY, PLAN 5108
PID No. 004-156-528

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 Plan
Schedule C Building Elevations
Schedule D Building Sections
Schedule E Landscape Plan
Schedule F Building Renderings

- 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.

TERMS OF PERMIT

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

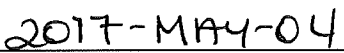
1. *Section 11.7.1* - size of building to increase the maximum allowable building height from 12m to 17.5m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by KPL James Architecture Inc., dated February 24, 2017, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by KPL James Architecture Inc., dated February 24, 2017, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect, received February 28, 2017, as shown on Schedule E.
4. The subject properties are to be consolidated prior to issuance of a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 1ST DAY OF MAY, 2017.


Corporate Officer


Date

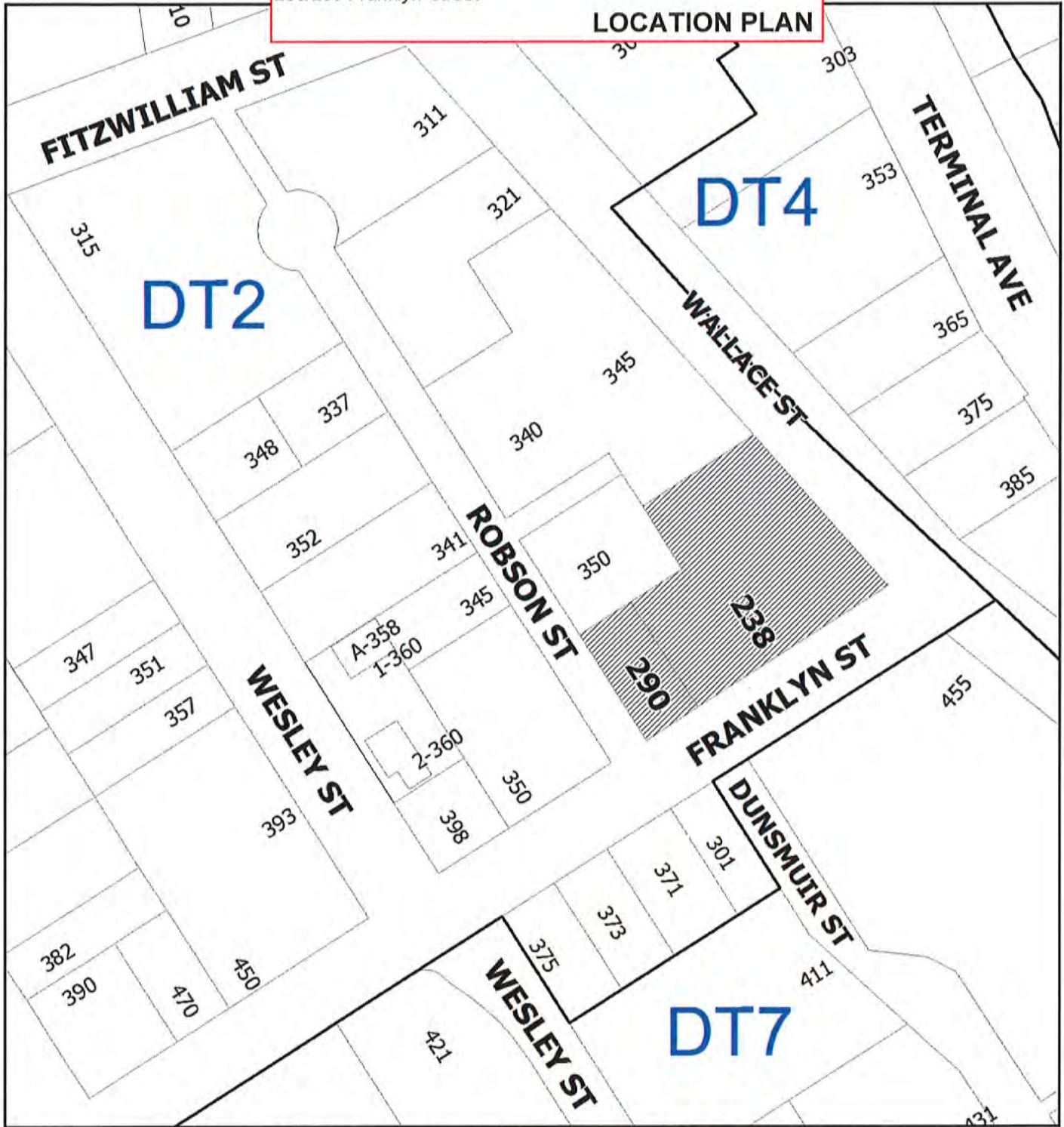
GN/in

Prospero attachment: DP001040

Development Permit DP001040
238/290 Franklyn Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001040



LOCATION PLAN

Civic: 238 and 290 Franklyn Street
Lot 1 (DD F94704), and Lot C, Section 1,
Nanaimo District, Plan 5108



**Subject
Property**

Development Permit DP001040
238/290 Franklyn Street

Schedule B

SITE PLAN

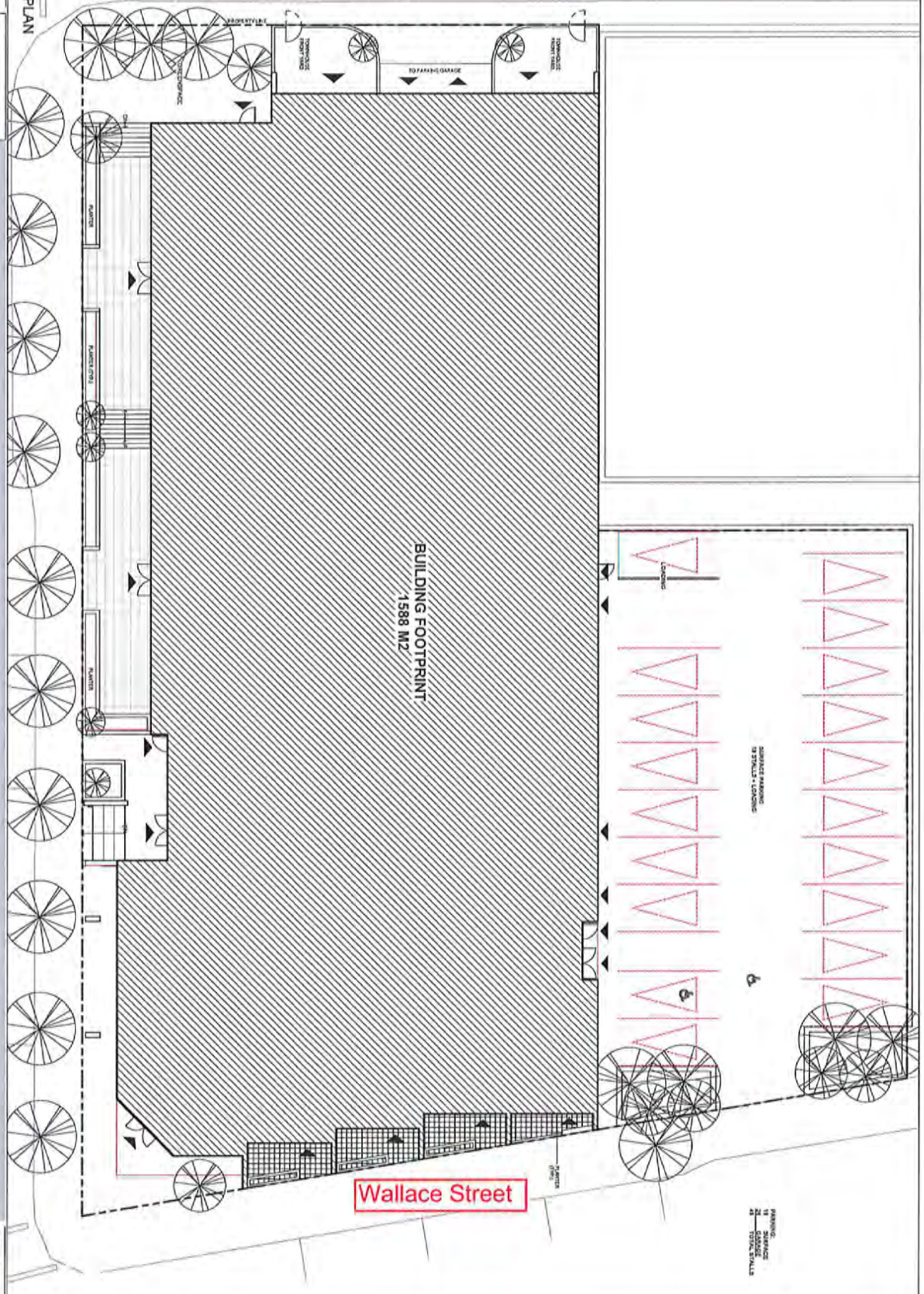
KPL James
architecture
115 HURONTARIO AVENUE, SUITE 200
TORONTO, ONTARIO M5S 1A5
416-593-8888

FRANKLYN ST. APARTMENTS
238 FRANKLYN STREET
MONTREAL, QC

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2017-FEB-28

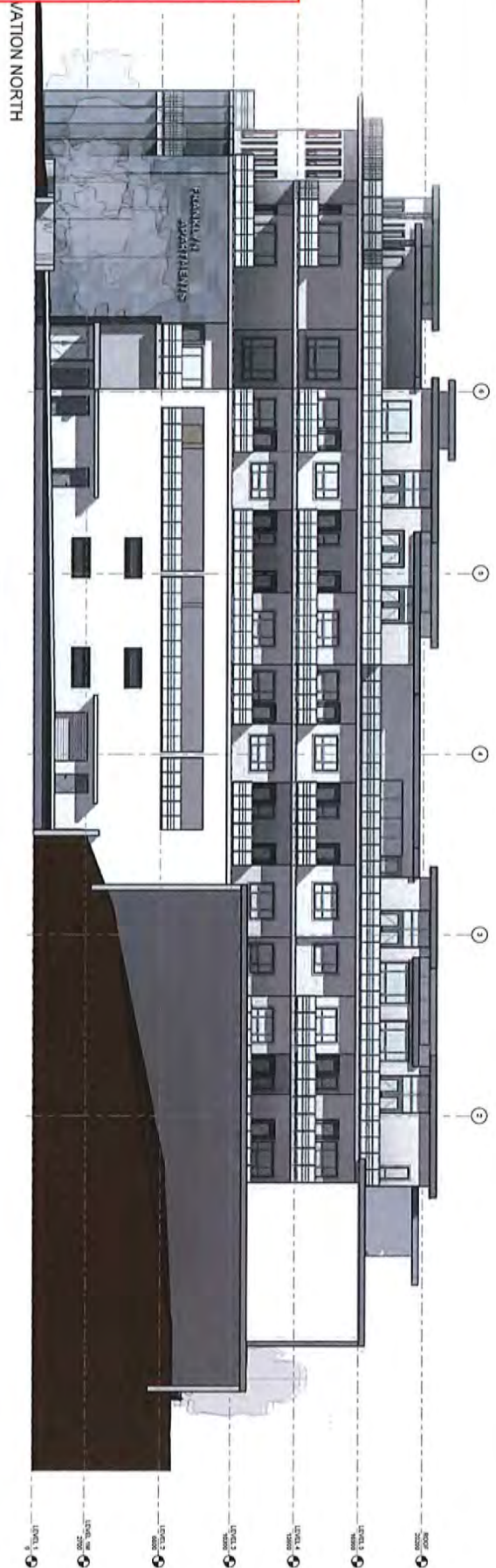
SITE PLAN

KPL JOB #
SCALE: 1:100
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
DATE: 2017-02-28
102
D1.1



Wallace Street

Development Permit DP001040 Schedule C
 238/290 Franklyn Street
BUILDING ELEVATIONS



② ELEVATION EAST
1:100

Wallace Street



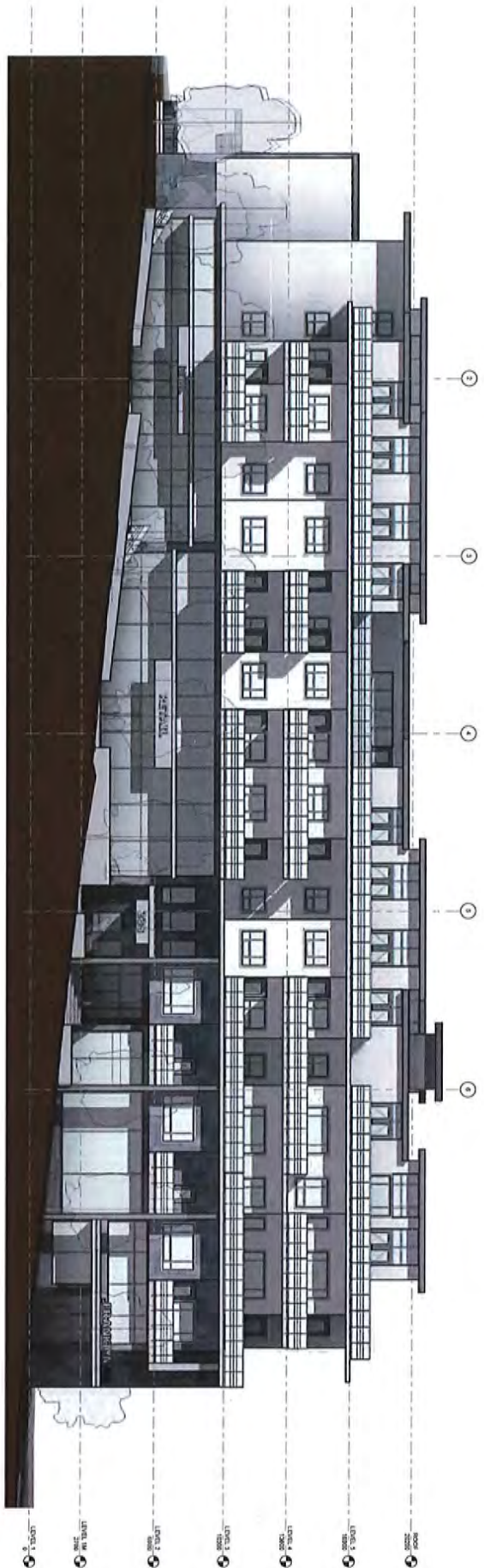
KPJ James
architecture
318 PROSPECT AVENUE, VICTORIA, BC
V8W 2R8

FRANKLYN ST. APARTMENTS
 238 FRANKLYN STREET
 NANAIMO, BC

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 DP 001040
 2017-FEB-28

ELEVATIONS

KPJ 003 #
 SCALE: 1:100
 DRAWN BY: JAF
 CHECKED BY: BK
 DATE: 2017/02/24
D3.1



① ELEVATION SOUTH
1:100



② ELEVATION WEST
1:100

Robson Street

KPJ James
architecture

315 PNEBOLA AVENUE, VICTORIA, B.C. V8W 2R6
TEL: 250.383.4444

FRANKLYN ST. APARTMENTS
238 FRANKLYN STREET
NANAIMO, BC

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2019.02.28
2019.02.28

ELEVATIONS

KPJ JOB # 1682
SCALE 1:100
DRAWN BY: M
CHECKED BY: M
DATE: 2017/02/04

D3.2

KPL James
architecture

318 WOODRIDGE AVENUE, SUITE 100
NANAIMO, BC

FRANKLYN ST. APARTMENTS
238 FRANKLYN STREET
NANAIMO, BC

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DESIGN
2017 FEB 28

EXTERIOR MATERIALS

KPL JOB # 1652
SCALE: 1/8" = 1'-0"
DRAWN BY: MK
DATE: 2017/02/28

D5.7



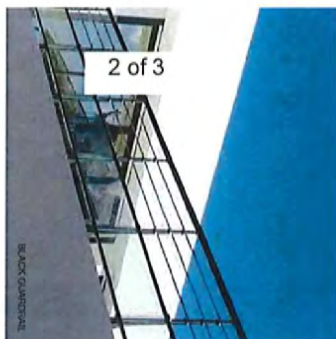
HINGE PANEL



HINGE PANEL



FRANKLYN PANEL



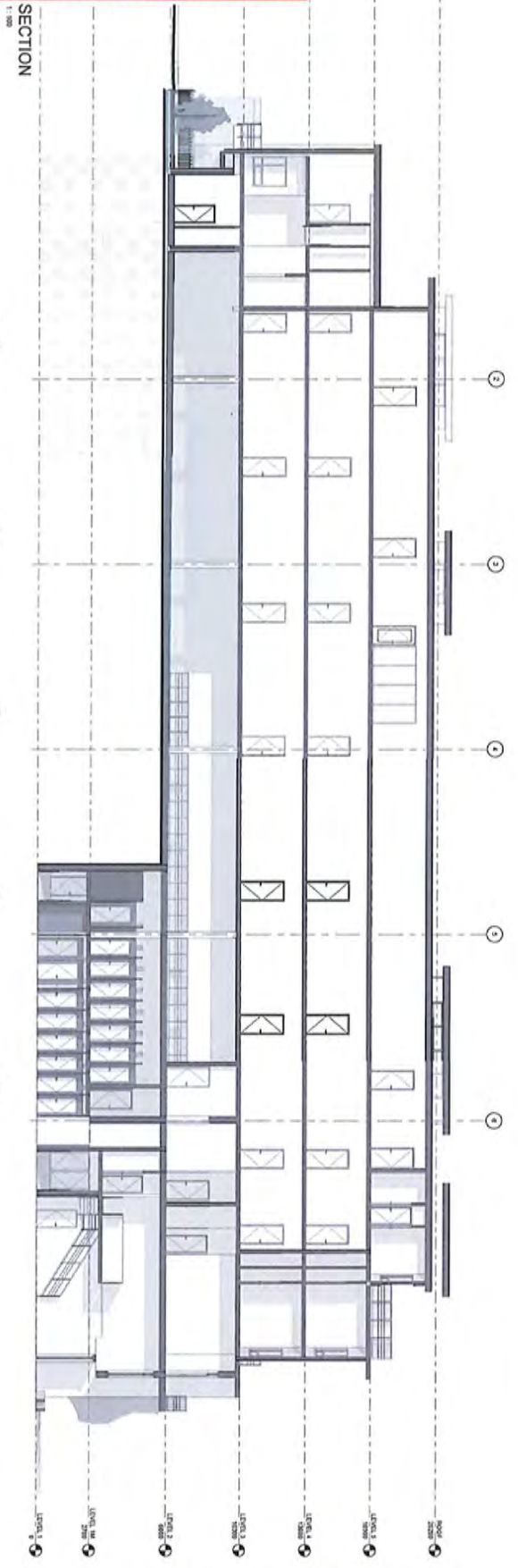
BLACK GLAZED RAIL



BLACK WINDOW

2 of 3

Development Permit DP001040 Schedule D
 238/290 Franklyn Street
BUILDING SECTIONS



SECTION 1:100

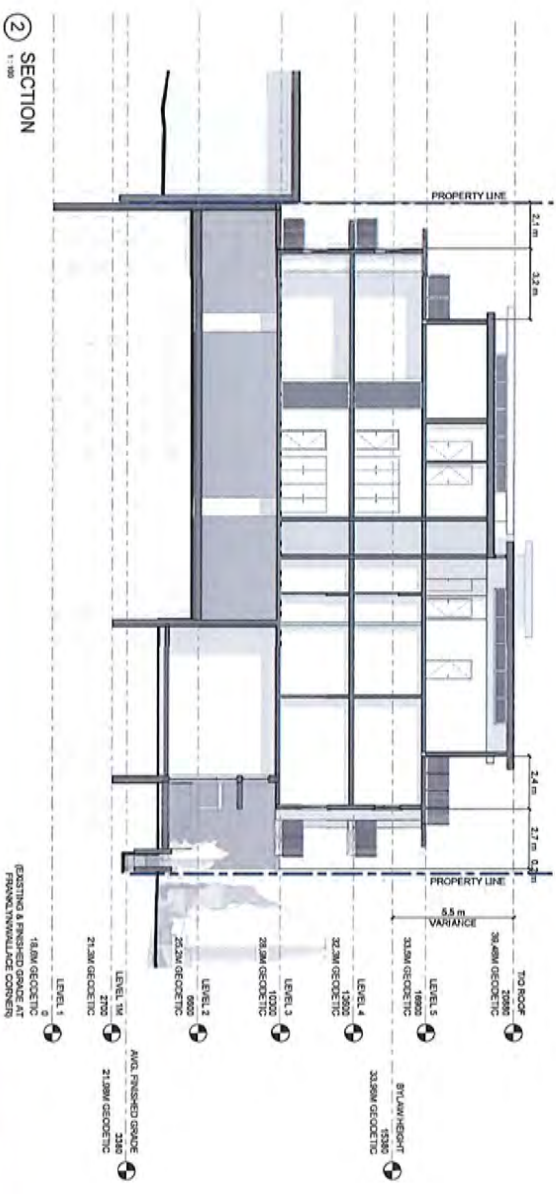
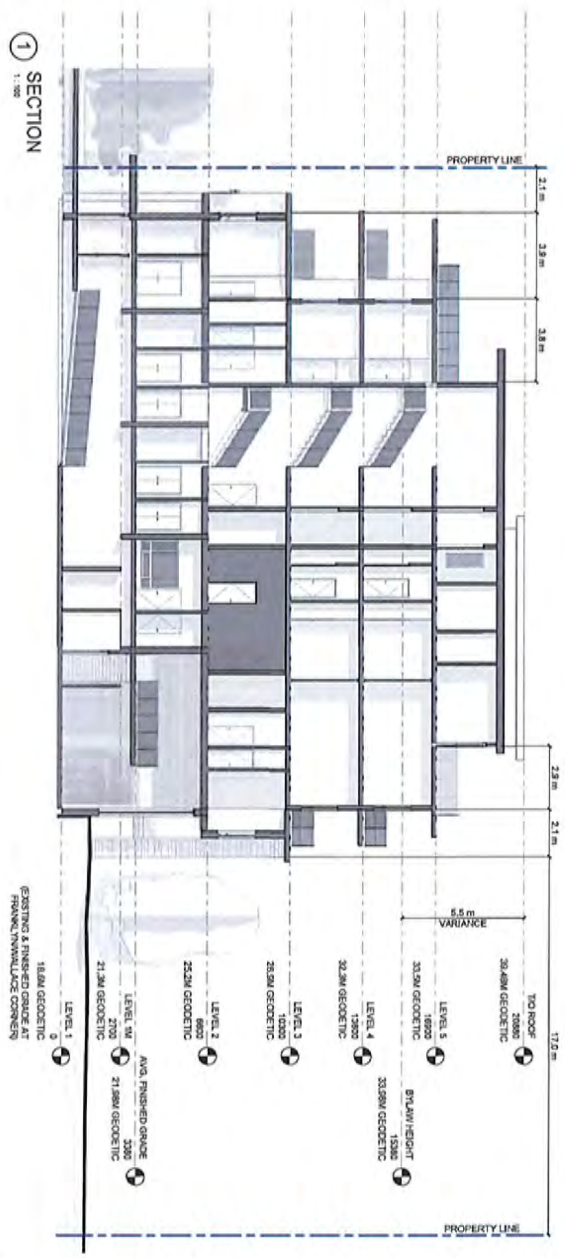
KPL James
 architecture
 238 FRANKLYN STREET
 NANAIMO BC

FRANKLYN ST. APARTMENTS
 238 FRANKLYN STREET
 NANAIMO BC

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 DP001040
 2017-FEB-28

BUILDING SECTIONS

KPL JOB # 182
 SCALE: 1:100
 DRAWN BY: MFT
 CHECKED BY: BK
 DATE: 2017/02/24
D4.1



KPL James
architecture

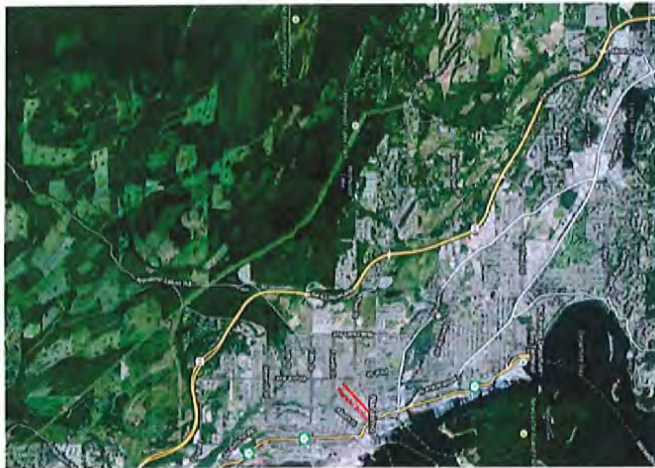
18 FRANKLYN AVENUE, S.W. 33606 MIAMI, FL 33135

FRANKLYN ST. APARTMENTS
236 FRANKLYN STREET
NANAIMO, BC

BUILDING SECTIONS

KPJ JOB # 1882
SCALE 1:100
DRAWN BY: MK
CHECKED BY: MK
DATE: 2011/04/18
D4.2

Development Permit DP001040 Schedule E
 238/290 Franklyn Street
LANDSCAPE PLAN



Design Intent

The site is an existing lot with a building footprint. The site is located on the waterfront area of Nanaimo, B.C. The site is bounded by Franklyn Street to the north, the waterfront to the east, and the existing building footprint to the south. The site is currently vacant except for the existing building footprint. The site is located in a residential area and is surrounded by other residential lots. The site is located on a steep slope and is surrounded by green hills. The site is located in a scenic area and is surrounded by natural beauty. The site is located in a desirable location and is surrounded by amenities. The site is located in a convenient location and is surrounded by public transit. The site is located in a safe location and is surrounded by security. The site is located in a healthy location and is surrounded by fresh air. The site is located in a peaceful location and is surrounded by quiet surroundings. The site is located in a vibrant location and is surrounded by community. The site is located in a diverse location and is surrounded by culture. The site is located in a dynamic location and is surrounded by energy. The site is located in a thriving location and is surrounded by growth. The site is located in a flourishing location and is surrounded by success. The site is located in a prospering location and is surrounded by wealth. The site is located in a thriving location and is surrounded by opportunity. The site is located in a flourishing location and is surrounded by potential. The site is located in a prospering location and is surrounded by promise. The site is located in a thriving location and is surrounded by hope. The site is located in a flourishing location and is surrounded by faith. The site is located in a prospering location and is surrounded by love. The site is located in a thriving location and is surrounded by kindness. The site is located in a flourishing location and is surrounded by compassion. The site is located in a prospering location and is surrounded by generosity. The site is located in a thriving location and is surrounded by gratitude. The site is located in a flourishing location and is surrounded by joy. The site is located in a prospering location and is surrounded by peace. The site is located in a thriving location and is surrounded by harmony. The site is located in a flourishing location and is surrounded by unity. The site is located in a prospering location and is surrounded by love. The site is located in a thriving location and is surrounded by kindness. The site is located in a flourishing location and is surrounded by compassion. The site is located in a prospering location and is surrounded by generosity. The site is located in a thriving location and is surrounded by gratitude. The site is located in a flourishing location and is surrounded by joy. The site is located in a prospering location and is surrounded by peace. The site is located in a thriving location and is surrounded by harmony. The site is located in a flourishing location and is surrounded by unity.

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 2017 FEB 28

PROJECT	FRANKLYN ST APARTMENTS
CLIENT	238 FRANKLYN ST NANAIMO BC
DESIGNER	CONCEPTS LANDSCAPE
DATE	2017 FEB 28
SCALE	DATE 2017 FEB 28
DRAWN	CONCEPT
PROJECT NUMBER	44503 1/1
DRAWING NUMBER	L/1/1

Development Permit DP001040 Schedule F
238/290 Franklyn Street
BUILDING RENDERINGS



① FRANKLYN ST

Franklyn Street

Wallace Street

KPL James
architecture
318 PRINCE GEORGE AVENUE, 12, NW
SUITE 100
VANCOUVER, BC

FRANKLYN ST. APARTMENTS
238 FRANKLYN STREET
VANCOUVER, BC

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DP001040
2017-FEB-28

PERSPECTIVE VIEW

KPL JOB # 1652
SCALE: 1/4" = 1'-0"
DRAWN BY: MK
CHECKED BY: MK
DATE: 2017/02/24
D5.1



① ROBSON ST

KPL James
 architecture

519 FRANKLYN AVENUE, SUITE 100
 NANNAWIC, BC

FRANKLYN ST. APARTMENTS
 225 FRANKLYN STREET
 NANNAWIC, BC

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 DP 010410
 2017-FEB-28

PERSPECTIVE VIEW

KPL JOB # 1802
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MFT
 DATE: 2017/02/24

D5.2



① WALLACE ST

KPL James
 architecture

315 FRANKLYN AVENUE, SUITE 100
 NANNAWO, SC 29555

FRANKLYN ST. APARTMENTS
 208 FRANKLYN STREET
 NANNAWO, SC

RECEIVED
 DP001948
 2017-FEB-28

PERSPECTIVE VIEW

KPL 008 R
 SCALE: 1/8" = 1'-0"
 DRAWN BY: MK
 DATE: 2/21/2017

D5.3