



DEVELOPMENT PERMIT NO. DP001034

ISLAND CREEK DEVELOPMENTS LTD.

Name of Owner(s) of Land (Permittee)

91 CHAPEL 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 A, SECTION 1, NANAIMO DISTRICT, PLAN VIP67181

PID No. 024-152-137

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 Project Data

Schedule D Building Elevations

Schedule E Landscape Plan and Specifications

Schedule F Schedule D - Amenity Requirements

- 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.

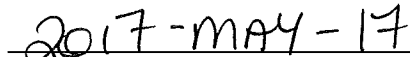
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- a) *Section 11.7.1* – Size of Buildings – to increase the maximum allowable building height from 19.8m to 23.2m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by De Hoog & Kierulf Architects dated 2017-JAN-27.
2. The development is in general compliance with the building elevations prepared by De Hoog & Kierulf Architects dated 2017-APR-10.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect dated 2017-JAN-10.
4. The development is to comply with the City of Nanaimo "Zoning Bylaw 2011 No. 4500" Schedule D, Tier 1 prior to building occupancy as outlined in Schedule F of this Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 15 DAY OF MAY, 2017.

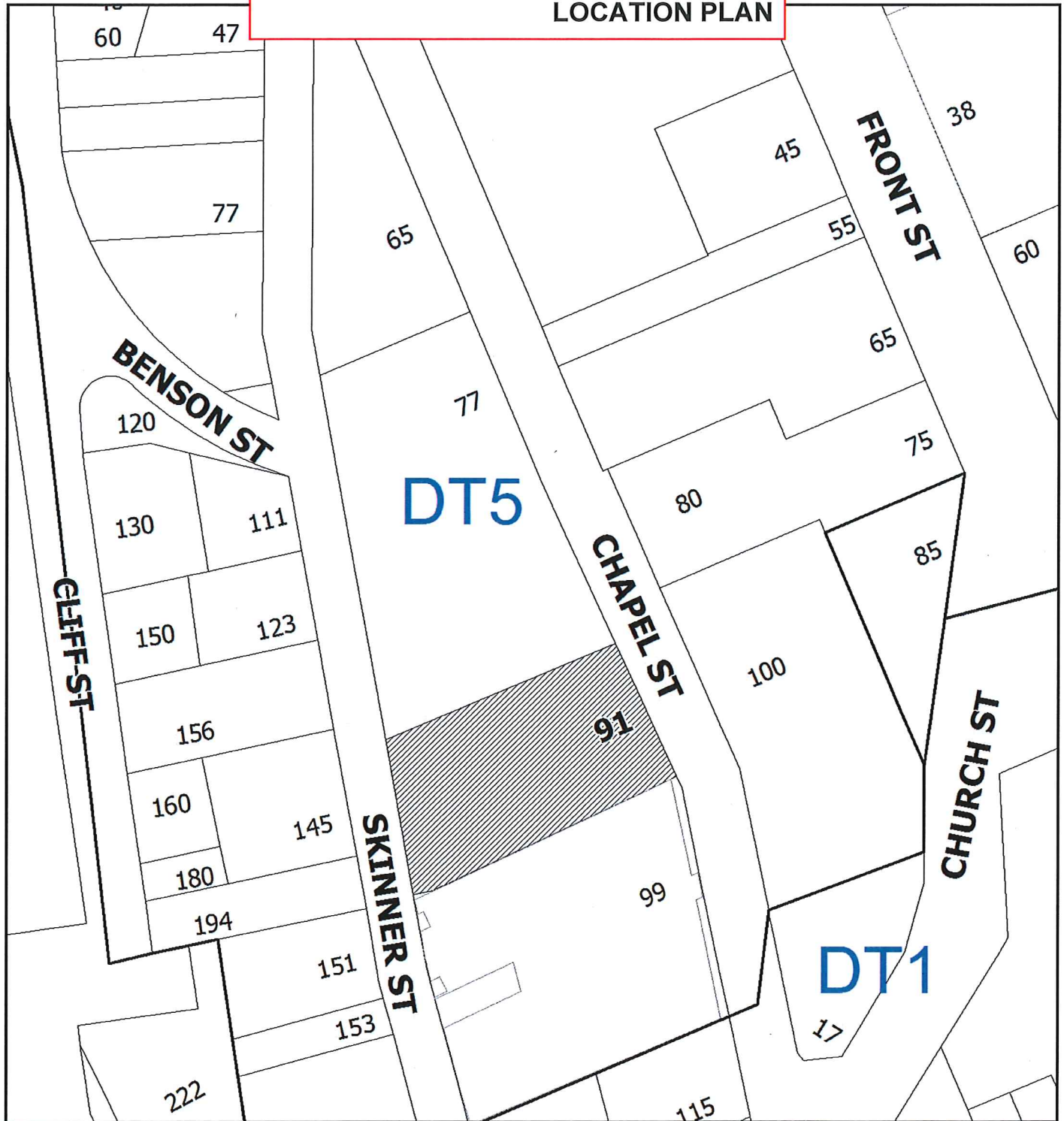

Corporate Officer


Date

Development Permit DP001034
91 Chapel Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001034

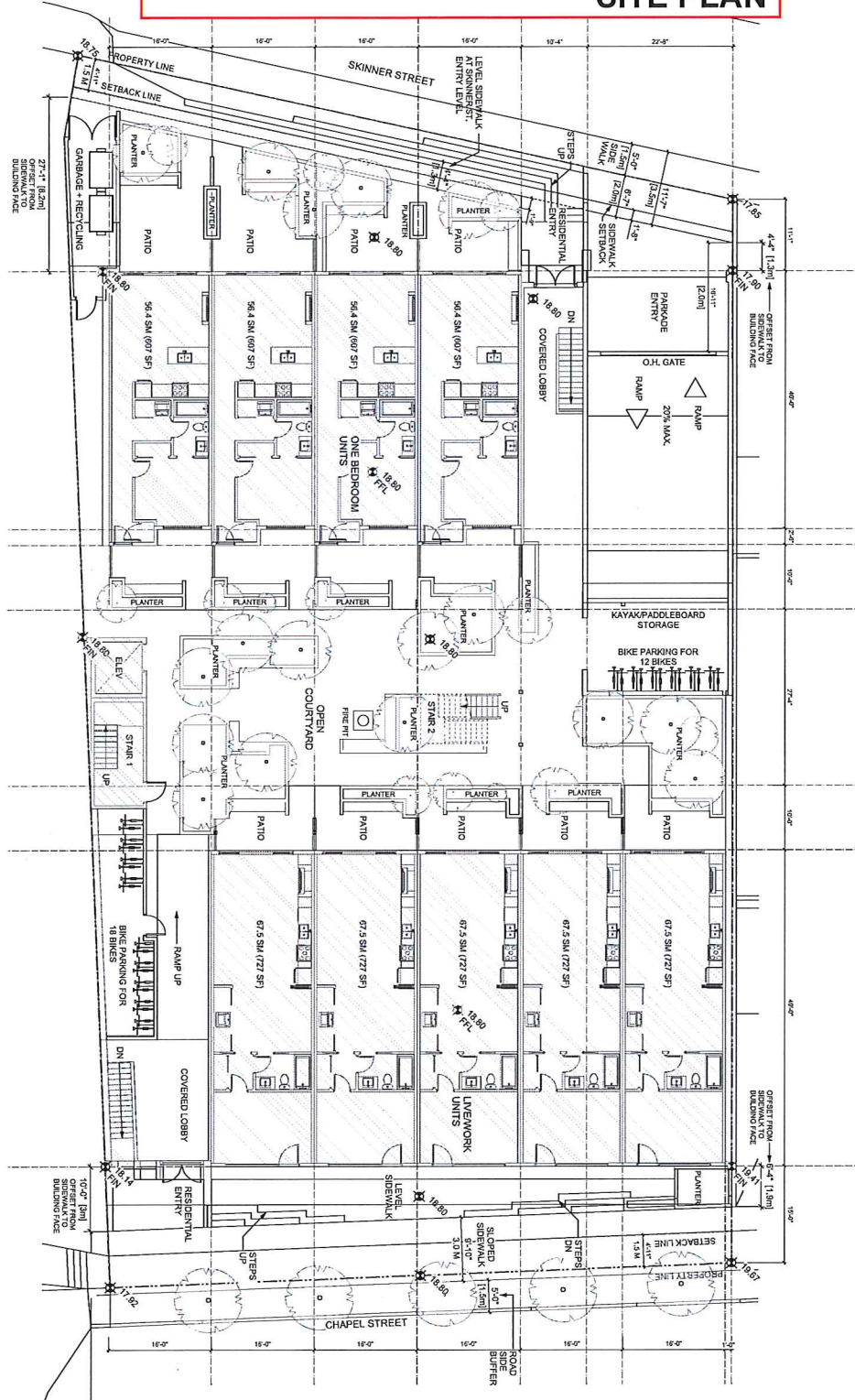


LOCATION PLAN

Civic: 91 Chapel Street
Lot A, Section 1,
Nanaimo District, Plan VIP67181



**Subject
Property**



SUMMARY L1
OF UNITS
= 8 Live/Work
= 4 One Bedroom
Chapel Street Building
Live/Work: 4059.26 sq ft (377.11 sq m)
Skinner Street Building
One Bedroom: 2655.10 sq ft (250.57 sq m)
Total Unit Area: 6754.36 sq ft (627.68 sq m)
Stairs + Elevator: 477.6 sq ft (44.37 sq m)
Total GFA = 7231.96 sq ft (671.95 sq m)*
* Includes area of enclosed stairs, open walkways, and stairs

PROJECT DATA

PROJECT DESCRIPTION

CIVIC ADDRESS:
91 Chapel Street, Nanaimo, BC

LEGAL DESCRIPTION:
LOT A, SECTION 1, NANAIMO DISTRICT,
PLAN VIP67181

FOLIO NO.: 81442.000
PID: 024-152-137
PLAN NUMBER: VIP67181

ZONE: DT5 CHAPEL

DEVELOPMENT DATA

ZONE: DT-5 Chapel Front
SITE AREA: 17,867 sf (1,660 m²)

DENSITY:
FAR PERMITTED: 2.3 41,094.1 sf (3817.76 m²)
BONUS FAR: 0.2 Tier 1 Additional Density.
PARKING 0.25 100% Below Grade.

PROPOSED FAR: 2.75 49,134.25 sf (4564.57 sm)

TOTAL BUILDING GFA: 49,101.66 sf (4371.6 m²)*
TOTAL FAR: 2.63

SETBACKS:

SOUTH SETBACK: 0 m
EAST (CHAPEL ST.) SETBACK: 1.5 m
NORTH SETBACK: 0 m
WEST (SKINNER ST.) SETBACK: 1.5 m

LOT COVERAGE:

MAX PERMITTED: 100% 17,867 sf (1,660 m²)
PROPOSED: 58.38% 10,432 sf (969.16 m²)

PARKING:

Downtown Area 1: 1 Stall / 2 Bed Unit.
0.5 Stalls / 1 Bed Unit.
0.5 Stalls / Live / Work Unit.

STALLS REQUIRED: 38

STANDARD SIZE: 24

SMALL SIZE: 11

HC STALLS: 3

STALLS PROVIDED: 38 Stalls
(100% U/G PARKING)
(2 Visitor stalls included)

HEIGHT:

AVG. GRADE: 18.61 m
MAX. HEIGHT DT-5: 19.80 m - 38.41 m (Max. Elev.)
MAIN FLOOR ELEV. 18.80 m
MAX. PARAPET ELEV. 20.26 m - 39.06 m (Proposed.)
T.O. ROOF ACCESS: -41.81 m

BUILDING SUMMARY

UNITS:	No:	AREA:
Live work units	5	727 sf (67.5 m ²)
1 bedroom units	40	607 sf (56.4 m ²)
2 bedroom units	16	901 sf (83.7 m ²)

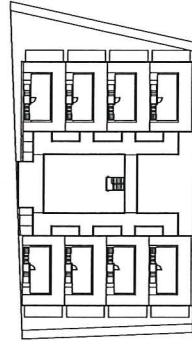
TOTAL 61 UNITS 42,331 sf (3932.7 m²)

GROSS FLOOR AREA:

L1-GFA: 7201.90 sf (669.07 sm)
L2-GFA: 8414.70 sf (781.75 sm)
L3-GFA: 8412.77 sf (781.57 sm)
L4-GFA: 8412.77 sf (781.57 sm)
L5-GFA: 8169.76 sf (759 sm)
L6-GFA:(Inc. Roof Access) 8489.76 sf (788.72 sm)*

TOTAL BUILDING GFA: 49,101.66 sf (4371.6 m²)*

* Includes area of enclosed exit stairs, open exit stairs and elevator; excludes all exterior walkways and decks



ROOF TOP PATIO AREAS

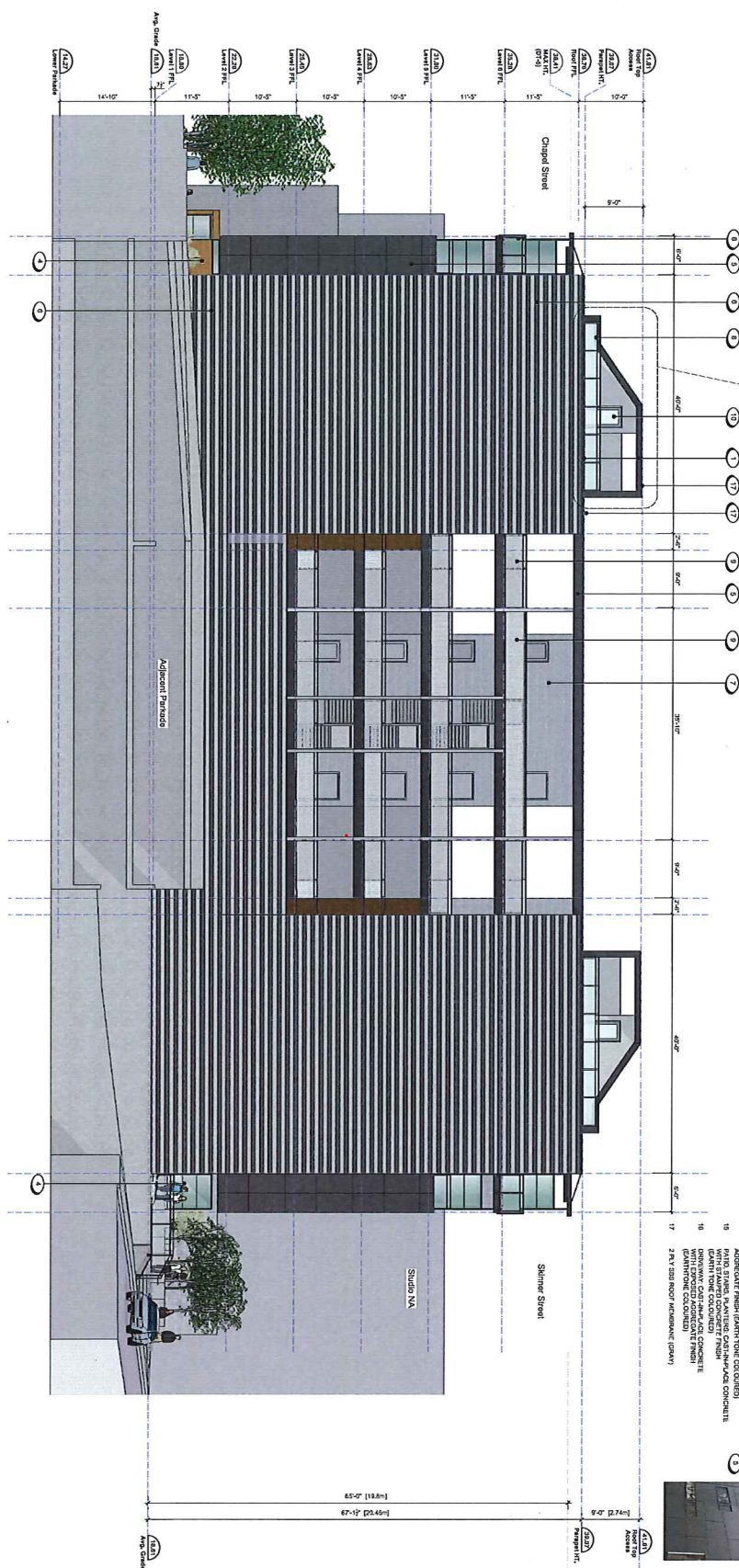
AREA OF EACH STAR ACCESS:	46 sf (3.7m ²)
TOTAL STAR ACCESS:	306 sf (28.3m ²)
PERCENTAGE OF ROOF AREA:	4.4%
AREA OF ENCLOSED STAIR & OUTDOOR COVERED SPACE:	112 sf (10.4m ²)
TOTAL ENCLOSED STAIR & OUTDOOR COVERED SPACE:	886 sf (82.2m ²)
PERCENTAGE OF ROOF AREA:	10.8%
AREA OF EACH ROOF TOP PATIO:	276 sf (25.6m ²)
TOTAL ROOF TOP PATIOS:	3,000 sf (278.7m ²)
PERCENTAGE OF ROOF AREA:	36.7%

MATERIAL FINISHES

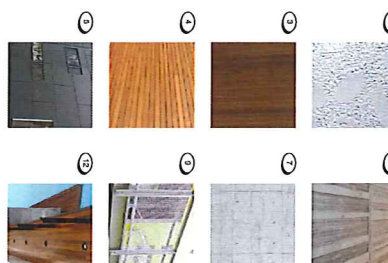
- | | |
|----|---|
| 1 | PHYSICALLY WEAK, NEARLY FLUORINE CATALYST, ONLY |
| 2 | NEARLY FLUORINE CATALYST, ONLY |
| 3 | LONGER-DURATION, LONGER-DURATION, LONGER-DURATION |
| 4 | LONGER-DURATION, LONGER-DURATION, LONGER-DURATION |
| 5 | LONGER-DURATION, LONGER-DURATION, LONGER-DURATION |
| 6 | CONCRETE, CONCRETE, CONCRETE |
| 7 | CONCRETE, CONCRETE, CONCRETE |
| 8 | CONCRETE, CONCRETE, CONCRETE |
| 9 | CONCRETE, CONCRETE, CONCRETE |
| 10 | CONCRETE, CONCRETE, CONCRETE |
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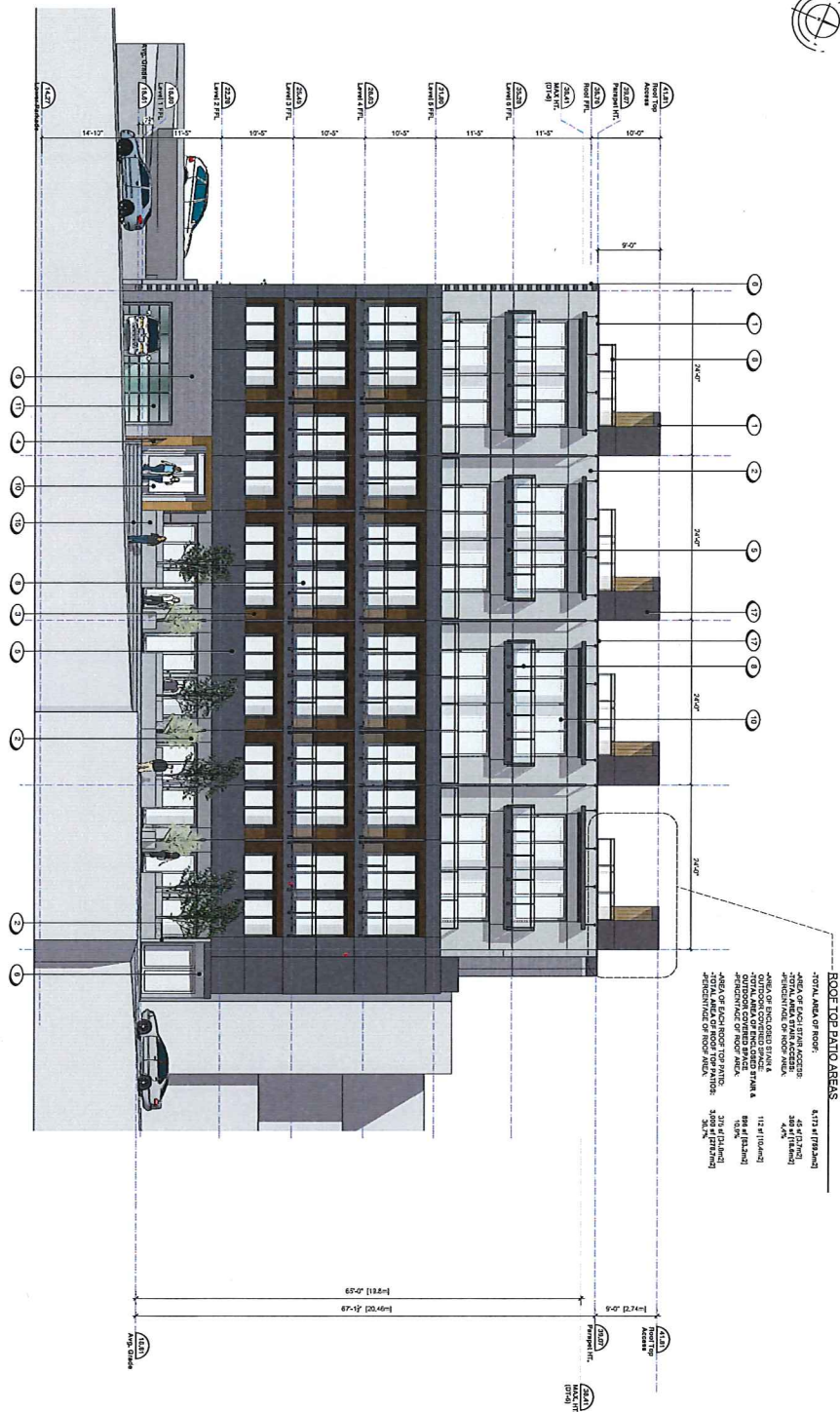


TOTAL AREA OF ROOF:	4.15 (173.2m ²)
-AREA OF EACH STAIR ACCESS:	0.75 (32.0m ²)
TOTAL AREA STAIR ACCESS:	3.80 (164.0m ²)
-PERCENTAGE OF ROOF AREA:	4.4%
-AREA OF ENCLOSED STAIR A	112 (47.6m ²)
OUTDOOR COVERED SPACE:	
TOTAL AREA OF ENCLOSED STAIR & OUTDOOR COVERED SPACE:	886 (403.2m ²)
-PERCENTAGE OF ROOF AREA:	10.5%
-AREA OF EACH ROOF TOP PLANT:	375 (164.0m ²)
TOTAL AREA OF ROOF TOP PLANT:	3,000 (1,274.0m ²)
-PERCENTAGE OF ROOF AREA:	20.7%

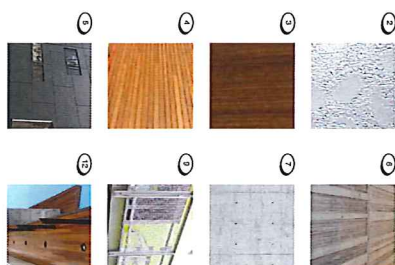


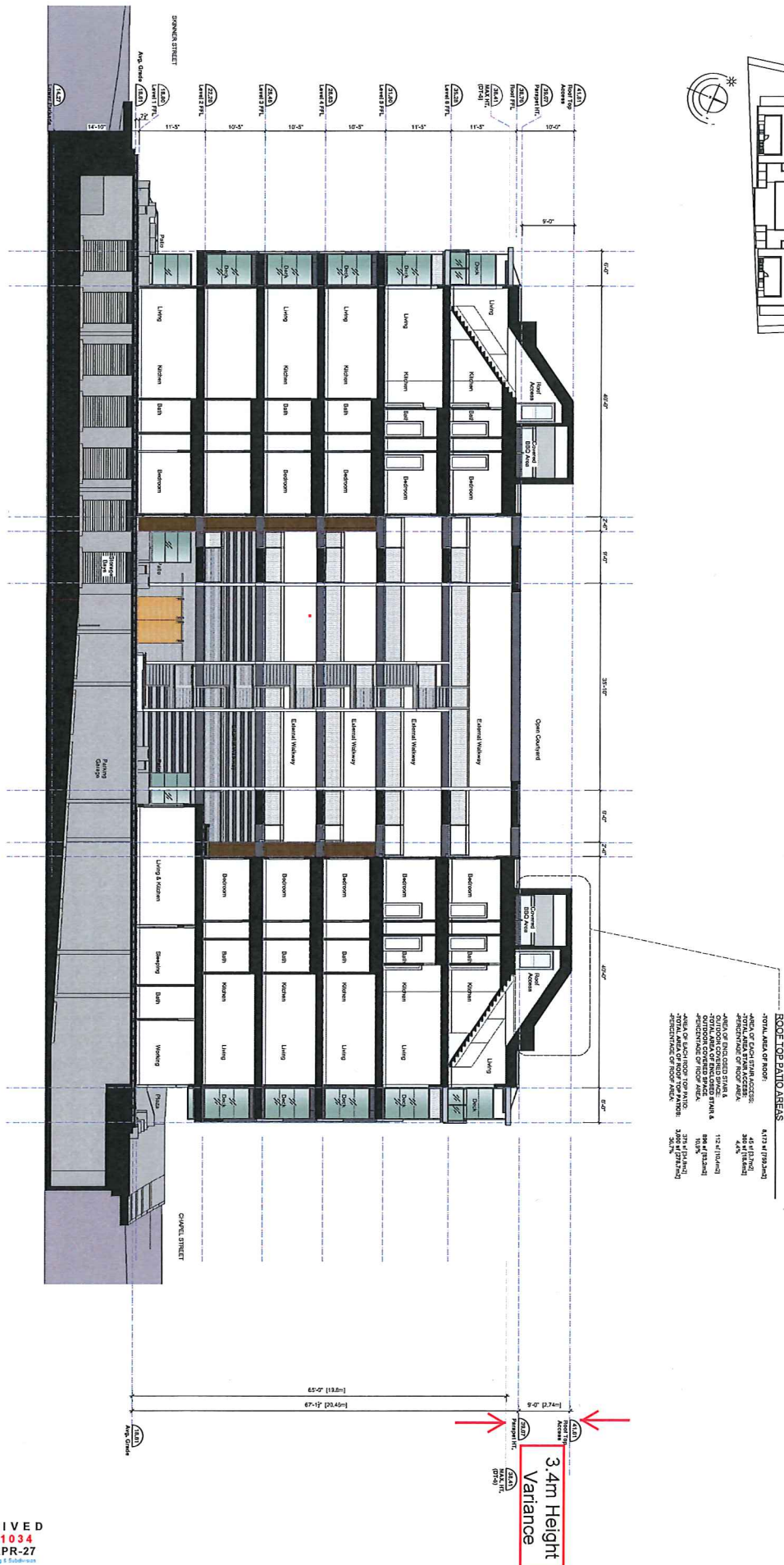
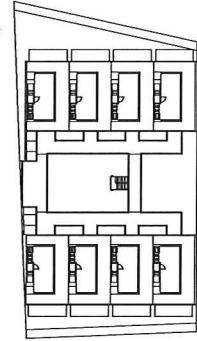
- 1 PRE-FINISHED METAL TRAIL - FLUOROPOLYMER COATING
- 2 POLYMER COATING - POLYURETHANE COATING
- 3 LONGBOARD (WOOD GRAIN METAL) COATING
- 4 COATING - POLYURETHANE COATING
- 5 COATING - POLYURETHANE COATING
- 6 HAND-PAINTED CHALKY PAINT
- 7 COATING - POLYURETHANE COATING
- 8 SHORT GRASS & BARNYARD FISH TYPICAL
- 9 COATING - POLYURETHANE COATING
- 10 COATING - POLYURETHANE COATING
- 11 COATING - POLYURETHANE COATING
- 12 COATING - POLYURETHANE COATING
- 13 COATING - POLYURETHANE COATING
- 14 COATING - POLYURETHANE COATING
- 15 COATING - POLYURETHANE COATING
- 16 COATING - POLYURETHANE COATING
- 17 COATING - POLYURETHANE COATING





1	PREFORMED REIN. TYP. 4" FLUORINATED POLYMER, GRIFF
2	1" REIN. (1" MIN. REIN. RADIUS CURVED)
3	1" REIN. (1" MIN. REIN. RADIUS CURVED)
4	1" REIN. (1" MIN. REIN. RADIUS CURVED)
5	1" REIN. (1" MIN. REIN. RADIUS CURVED)
6	1" REIN. (1" MIN. REIN. RADIUS CURVED)
7	1" REIN. (1" MIN. REIN. RADIUS CURVED)
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14	1" REIN. (1" MIN. REIN. RADIUS CURVED)
15	1" REIN. (1" MIN. REIN. RADIUS CURVED)
16	1" REIN. (1" MIN. REIN. RADIUS CURVED)
17	1" REIN. (1" MIN. REIN. RADIUS CURVED)








91 Chapel Street

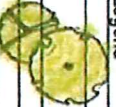


LANDSCAPE PLAN AND SPECIFICATIONS






skinner street

Legend	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
	Cornus eddies white wonder	Eddies White Wonder	6 cm cal
		Dogwood	
	Shrubs		
	Lavendula angustifolia "Hidcole"	English lavender	#1
	Lonicera pileata	Box honeysuckle	#1
	Vaccinium ovalum	Evergreen Huckleberry	#1
	Ground Covers/grasses/perennials		
	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
	Calamagrostis acutiflora "Karl Foerster"	Feather Reed Grass	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Panicum virginatum	Switch Grass	#1
	Pennisetum alopecuroides	Fountain Grass	#1
	Pennisetum alopecuroides "Hamlyn"	Fountain Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Euphorbia caracas subsp. caracas	Euphorbia	#1
	Nepeta dropmore blue	Catnip	#1
	Rudbeckia goldstrum	Black Eyed Susan	#1
	Salvia officinalis	Common Sage	#1

chapel street

Legend	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
	Cornus eddies white wonder	Eddies White Wonder	6 cm cal
	Quercus robur crimson spire	Festigate oak	6 cm cal
	Shrubs		
	Lavendula angustifolia "Hidcole"	English lavender	#1
	Lonicera pileata	Box honeysuckle	#1
	Vaccinium ovalum	Evergreen Huckleberry	#1
	Ground Cover/grasses/perennials		
	Calamagrostis acutiflora "Karl Foerster"	Feather Reed Grass	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Panicum virginatum	Switch Grass	#1
	Pennisetum alopecuroides	Fountain Grass	#1
	Pennisetum alopecuroides "Hamlyn"	Fountain Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Achillea moonshine	Yarrow	#1
	Euphorbia caracas subsp. caracas	Euphorbia	#1
	Nepeta dropmore blue	Catnip	#1
	Rudbeckia goldstrum	Black Eyed Susan	#1
	Salvia officinalis	Common Sage	#1

courtyard

Legend	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
	Acer circinatum	Vine Maple	10 gall
	Acer palmatum	Japanese Maple	1.5 m
	Amelanchier grandiflora "Autumn Brilliance"	Service berry	10 gall
	Shrubs		
	Ribes sanguineum	Red Flowering Currant	#1
	Vaccinium ovalum	Evergreen Huckleberry	#1
	Vaccinium parvifolium	Red Huckleberry	#1
	Ground covers/grasses/ferns		
	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
	Fragaria vesca	Wild Strawberry	4 cm
	Gaultheria shallon	Salel	4 cm
	Malva nervosa	Dull Oregon Grape	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Polygodium glycyrrhiza	Licorice Fern	#1
	Polylichium mutilum	Sword Fern	#1
Vines			
	Parthenocissus tricuspidata	Boston Ivy	#1

SCHEDULE D - AMENITY REQUIREMENTS



de Hoog & Kierulf architects

Schedule D – Tier 1

Amenity Requirements for Additional Density

April 25th 2017

In order for a development to include the additional Tier 1 density provided for within this By-law, the proposed development must achieve sufficient minimum points required in at least **three** of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Density Rationale:

The proposed development uses Schedule D – Tier 1 to gain additional density. The following summary indicates where the proposed development achieves minimum points in at least three of the categories.

Summary	Total	Total
Category	Required	Achieved
3. Parking and Pedestrian Connectivity	6	8
5. Energy management	5	5
6. Water Management	10	10
Total	21	23

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DP001034
2017-APR-26
Current Planning & Subdivision



de Hoog & Kierulf architects

Schedule D – Tier 1

Amenity Requirements for Additional Density

April 25th 2017

Category 3		
Parking and Pedestrian Connectivity (6 points required)		
Amenity	Required	Proposed
Covered and secure bicycle storage is provide to accommodate the following number of spaces: a) multiple family residential developments: 1 bicycle space per 2 dwelling units; and b) non-residential uses: 1 bicycle space per 250m ² of Gross Floor Area for the first 5000m ² , plus one bicycle space per 500m ² of additional Gross Floor Area.	4	4
At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	2	-
The parking area within the proposed development includes at least one electric vehicle charging station. (+1 point for each additional electric vehicle charge station)	2	-
Where the proposed development includes a place of employment, up to 5% of the parking spaces required by the City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" are designated as a carpool parking space and are not located more than 50m from a building entrance.	2	-
A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4	4
The proposed development includes covered and designated parking spaces for a motorized scooter to accommodate the following number of spaces: c) multiple family residential developments: 1 motorized scooter space per 15 dwelling units; and a) non-residential uses: 1 motorized scooter space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.	2	-
Total	6	8



de Hoog & Kierulf architects

Schedule D – Tier 1

Amenity Requirements for Additional Density

April 25th 2017

Category 5 Energy Management (5 points required)		
Amenity	Required	Proposed
The project developer has provided all of the following: a) the City with an energy model in compliance with the ASHRAE 140-2007 Standard for Energy Modeling, specifying carbon emissions per kilowatt hour and minimum ASHRAE 90.1 2007 Energy Standard; and b) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; and c) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction	5	5
Total	5	5

Category 6 Water Management (10 points minimum)		
Amenity	Required	Proposed
At least 75% of the property is covered with a permeable surface area which may include a green roof	3	0
The proposed buildings on the property include plumbing features which will use 35% less water than the maximum BC Building Code standard.	3	3
A green roof is installed to a minimum 30% of the roof area.	5 +1 point for each additional 10% of green roof coverage. Add 2 points if the green roof can be safely accessed by the building tenants.	0
A living wall is installed to cover at least 20% of the total available wall area for the proposed project.	3	0
A non-potable irrigation system is installed and used for all on-site irrigation.	5	5
The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
Total	10	10