



**DEVELOPMENT PERMIT NO. DP000781**

**FIRST CAPITAL (PORT PLACE) CORPORATION**

**Name of Owner(s) of Land (Permittee)**

**650 TERMINAL AVENUE**

**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, SECTION 1, NANAIMO DISTRICT AND PART OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO PLAN EPP10474**

**PID No. 028-426-801**

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 Site Plan - Building D & At-Grade Parking (Phase 1)**
- Schedule D Building Elevation - Building D (Phase 1)**
- Schedule E Building Elevation - Building D (North)**
- Schedule F Rendering – Building D (High Street Elevation)**
- Schedule G Rendering – Building D (South-East Corner)**
- Schedule H At-Grade Parking Lot Landscape Plan (Behind Building D)**
- Schedule I At-Grade Parking Lot Landscape Plan - Shrub Plan**
- Schedule J Building Elevation - Phase 2**
- Schedule K Rendering - Phase 2 Multi-Family (Facing Cameron Road)**

- 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 "ZONING BYLAW 2011 NO. 4500" is varied to permit parking in the front yard for Building D (Phase 1).

Section 11.6.1 – Location of Parking - Requires that within all downtown zones, except the DT8 zone, no parking shall be permitted between the front property line and the front face of the building.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
**25th DAY OF JUNE, 2012.**

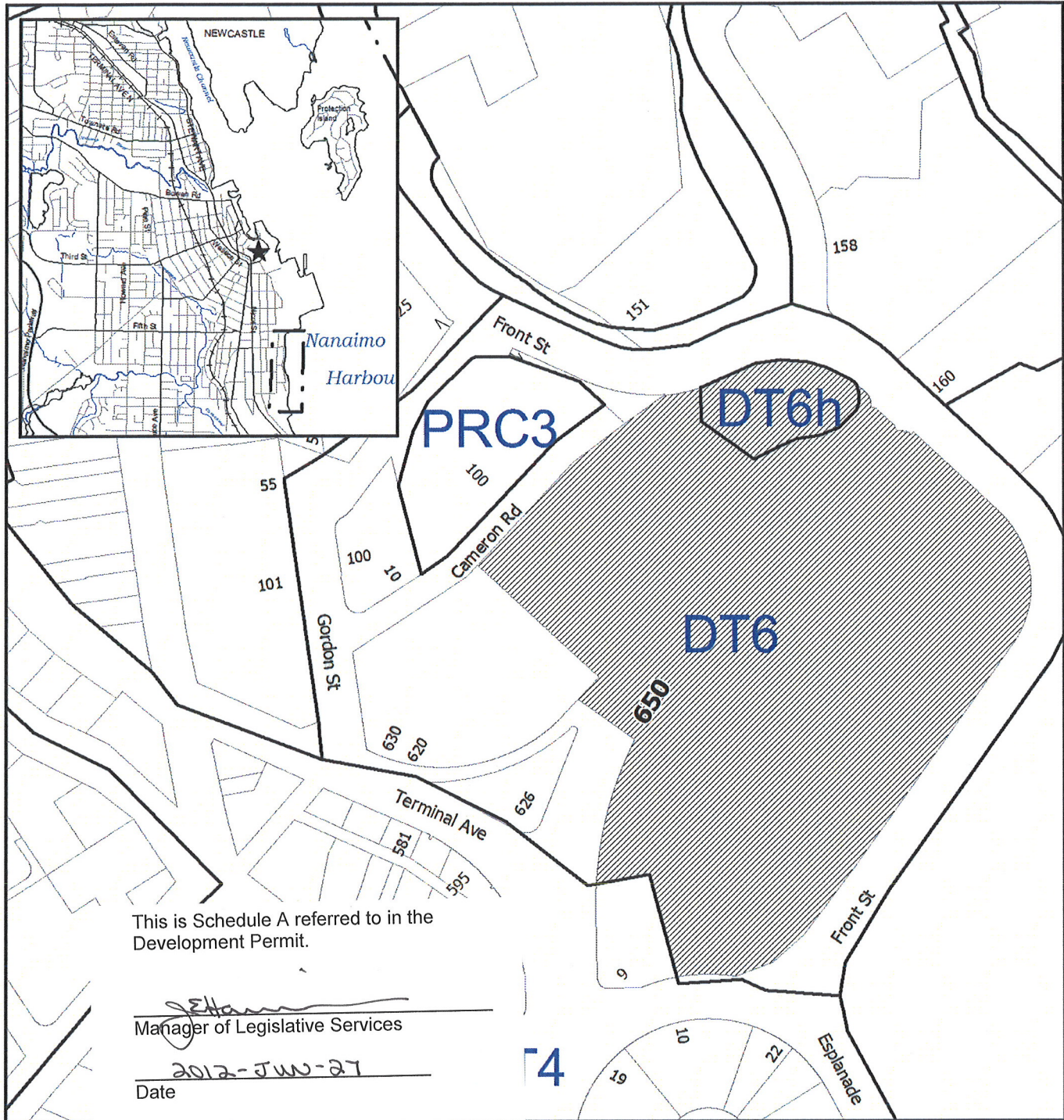
  
\_\_\_\_\_  
Manager of Legislative Services  
Joan Harrison

2012 - JUN - 27  
\_\_\_\_\_  
Date

GN/hd


Prospero attachment: DP000781





DEVELOPMENT PERMIT NO. DP000781

# LOCATION PLAN

 **Subject Property**



Civic: 650 Terminal Avenue  
Lot 1, Section 1, Nanaimo District and Part  
of the Bed of the Public Harbour of Nanaimo  
Plan EPP10474

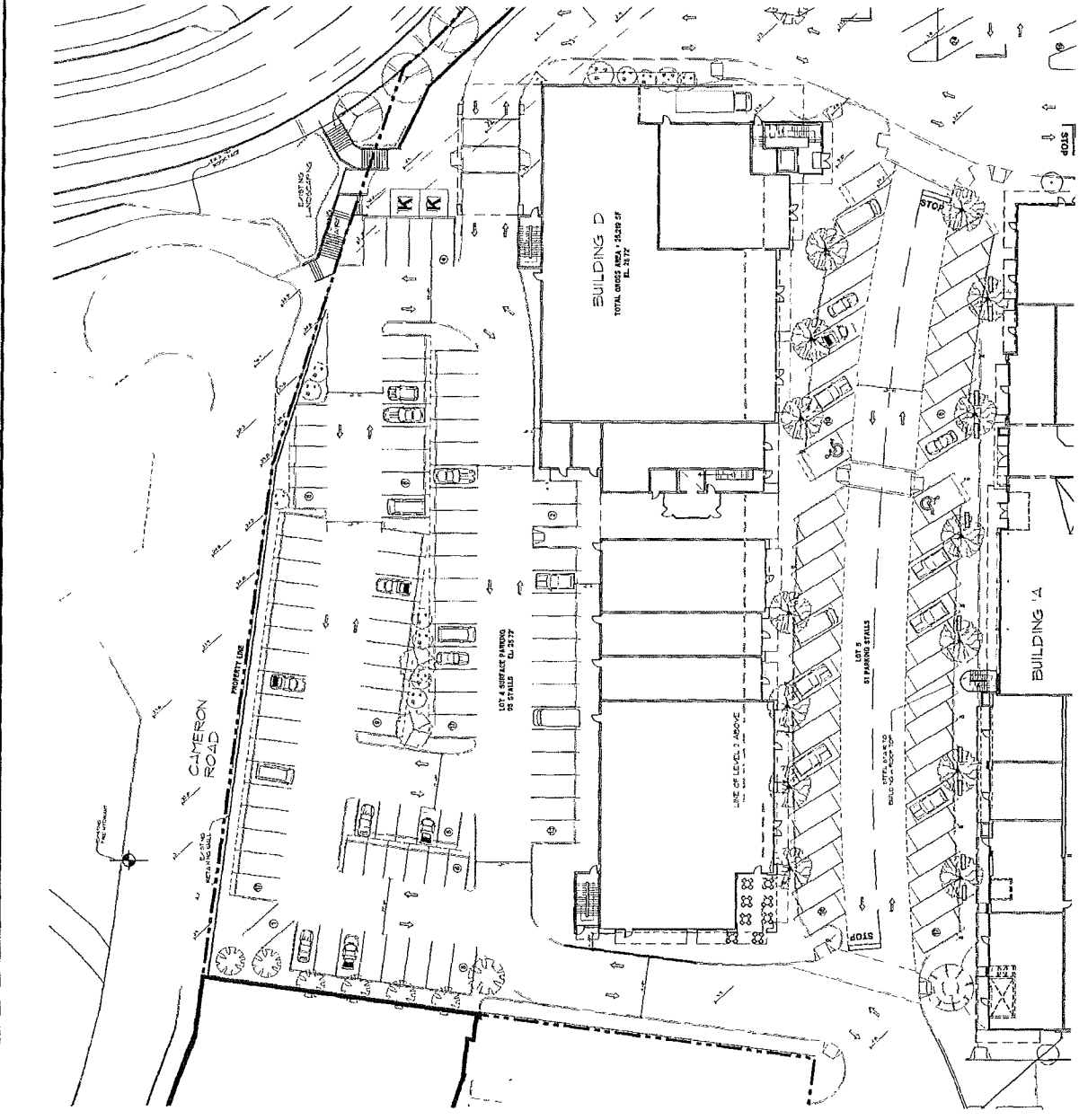






Development Permit No. DP000781  
650 Terminal Avenue

Schedule  
Site Plan - Building D & At-Grade Parking (Phase 1)



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2012-10-27
2	REVISION	
3	REVISION	
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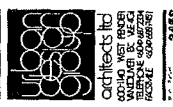


This is Schedule C referred to in the Development Permit.

*[Signature]*  
Manager of Legislative Services

2012-JUN-27  
Date

**COMMERCIAL DEVELOPMENT**  
650 TERMINAL AVE NANAIMO, B.C.  
**FOR FIRST CAPITAL REALTY**

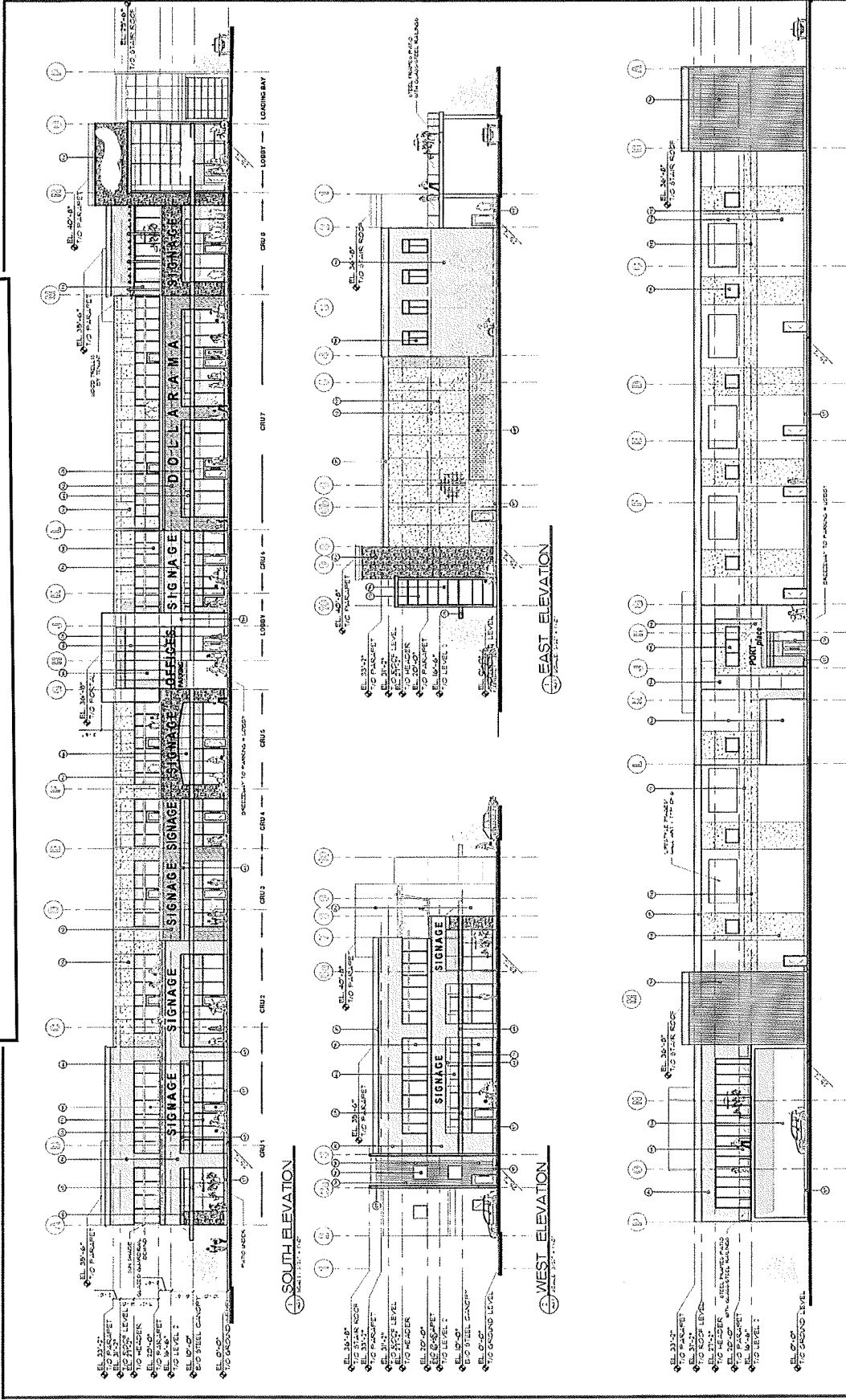


**PARTIAL SITE PLAN**  
DATE: 2012-10-27  
SCALE: AS SHOWN  
PROJECT NO. 2012-0101

SITE STATISTICS	
LEGAL DESCRIPTION	LOT 4, DISTRICT OF NANAIMO, B.C.
LEGAL ADDRESS	650 TERMINAL AVE NANAIMO, B.C.
OWNER	FOR FIRST CAPITAL REALTY
DEVELOPER	FOR FIRST CAPITAL REALTY
DESIGNER	ARCHITECTS LLC
DATE	2012-10-27
PROJECT NO.	2012-0101
BUILDING AREA: COMMERCIAL	
NO. OF FLOORS	1
TOTAL FLOOR AREA (S.F.)	26,547
TOTAL FLOOR AREA (M <sup>2</sup> )	2,453
TOTAL PARKING STALLS PROVIDED: 50 STALLS	
STALLS	50
STALLS PER 1,000 S.F.	1.88
STALLS PER 1,000 M <sup>2</sup>	0.83
TOTAL PARKING STALLS PROVIDED: 50 STALLS	
STALLS	50
STALLS PER 1,000 S.F.	1.88
STALLS PER 1,000 M <sup>2</sup>	0.83

Development Permit No. DP000781  
650 Terminal Avenue

**Schedule D  
Building Elevation – Building D (Phase 1)**



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

This is Schedule D referred to in the  
Development Permit.

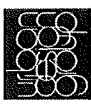
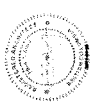
*[Signature]*  
Manager of Legislative Services

2012 - JUN 27  
Date

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Notes:  
1. All work shall be in accordance with the City of Vancouver Building Code and the applicable British Columbia Building Code.  
2. All materials shall be approved by the City of Vancouver Building Department.  
3. All elevations shall be in accordance with the City of Vancouver Building Code and the applicable British Columbia Building Code.  
4. All elevations shall be in accordance with the City of Vancouver Building Code and the applicable British Columbia Building Code.  
5. All elevations shall be in accordance with the City of Vancouver Building Code and the applicable British Columbia Building Code.

**COMMERCIAL DEVELOPMENT**  
650 TERMINAL AVE, NANAIMO, B.C.  
For FIRST CAPITAL REALTY



architects ltd  
4000 WEST BUCHANAN ST.  
VANCOUVER, B.C. V6J 1A6  
PHONE: 604-681-1111  
FAX: 604-681-1112  
WWW.ARLTD.COM

3485  
ELEVATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Development Permit No. DP000781  
650 Terminal Avenue

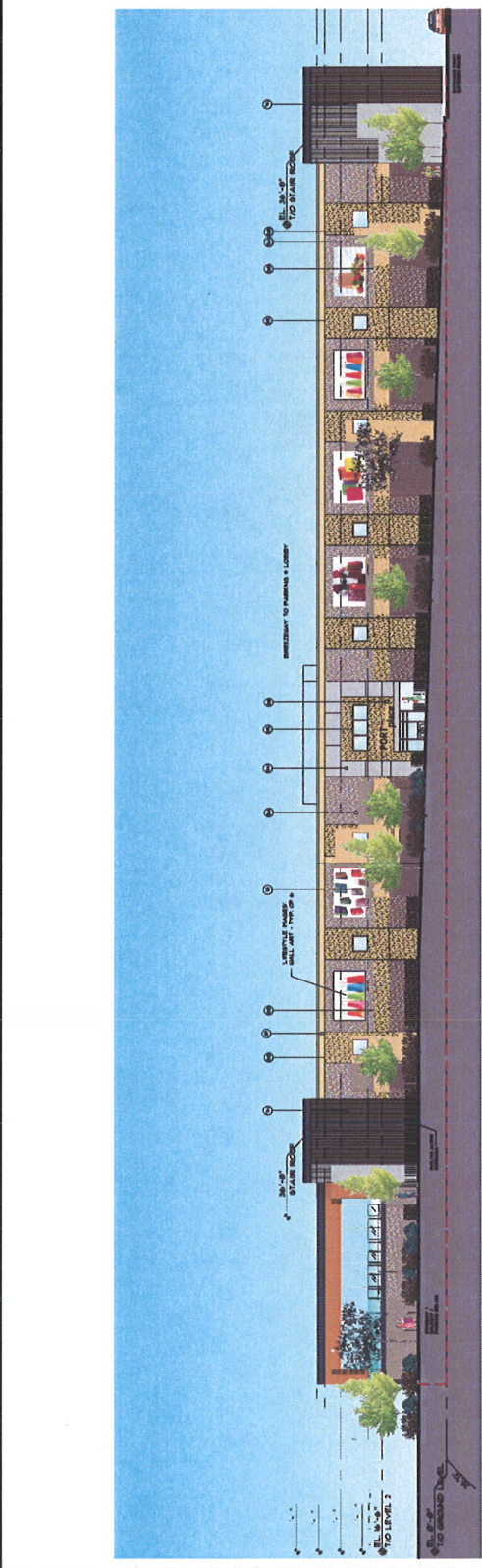
### Schedule E Building Elevation- Building D (North)

DATE	
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	
SCALE	

Architects Inc.  
6500 West Fraser  
Nanaimo, B.C. V9S 2M9  
Tel: 250-752-1111  
Fax: 250-752-1112  
www.architectsinc.com

**COMMERCIAL DEVELOPMENT**  
650 TERMINAL AVE NANAIMO, B.C.  
FOR FIRST CAPITAL REALTY

architects inc  
6500 WEST FRASER  
NANAIMO, B.C. V9S 2M9  
Tel: 250-752-1111  
Fax: 250-752-1112  
www.architectsinc.com



**NEW RE-DEVELOPMENT NORTH ELEVATION**

1. BRICK LAMBERT - 3.5" BRICK	8. CONCRETE CLAY TILE	12. BRICK	16. BRICK
2. BRICK LAMBERT - 3.5" BRICK	9. BRICK	13. BRICK	17. BRICK
3. BRICK LAMBERT - 3.5" BRICK	10. BRICK	14. BRICK	18. BRICK
4. BRICK LAMBERT - 3.5" BRICK	11. BRICK	15. BRICK	19. BRICK
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6. BRICK LAMBERT - 3.5" BRICK	13. BRICK	17. BRICK	21. BRICK
7. BRICK LAMBERT - 3.5" BRICK	14. BRICK	18. BRICK	22. BRICK

*Handwritten in green:*  
NEW RE-DEVELOPMENT  
PANEL RECOMMENDATION



This is Schedule E referred to in the Development Permit.

*Signature:*  
Manager of Legislative Services

2012 - JUN - 27  
Date



Development Permit No. DP000781  
650 Terminal Avenue

Schedule F  
Rendering – Building D (High Street Elevation)



This is Schedule F referred to in the  
Development Permit.

  
Manager of Legislative Services

2018 - June - 27  
Date



Development Permit No. DP000781  
650 Terminal Avenue

Schedule G

Rendering – Building D (South East Corner)



650 TERMINAL AVE, NANAIMO, B.C.  
BUILDING 'D' IN PORT PLACE  
for FIRST CAPITAL REALTY

## COMMERCIAL REDEVELOPMENT

This is Schedule G referred to in the  
Development Permit.

  
Manager of Legislative Services

2012 - JUN - 27  
Date

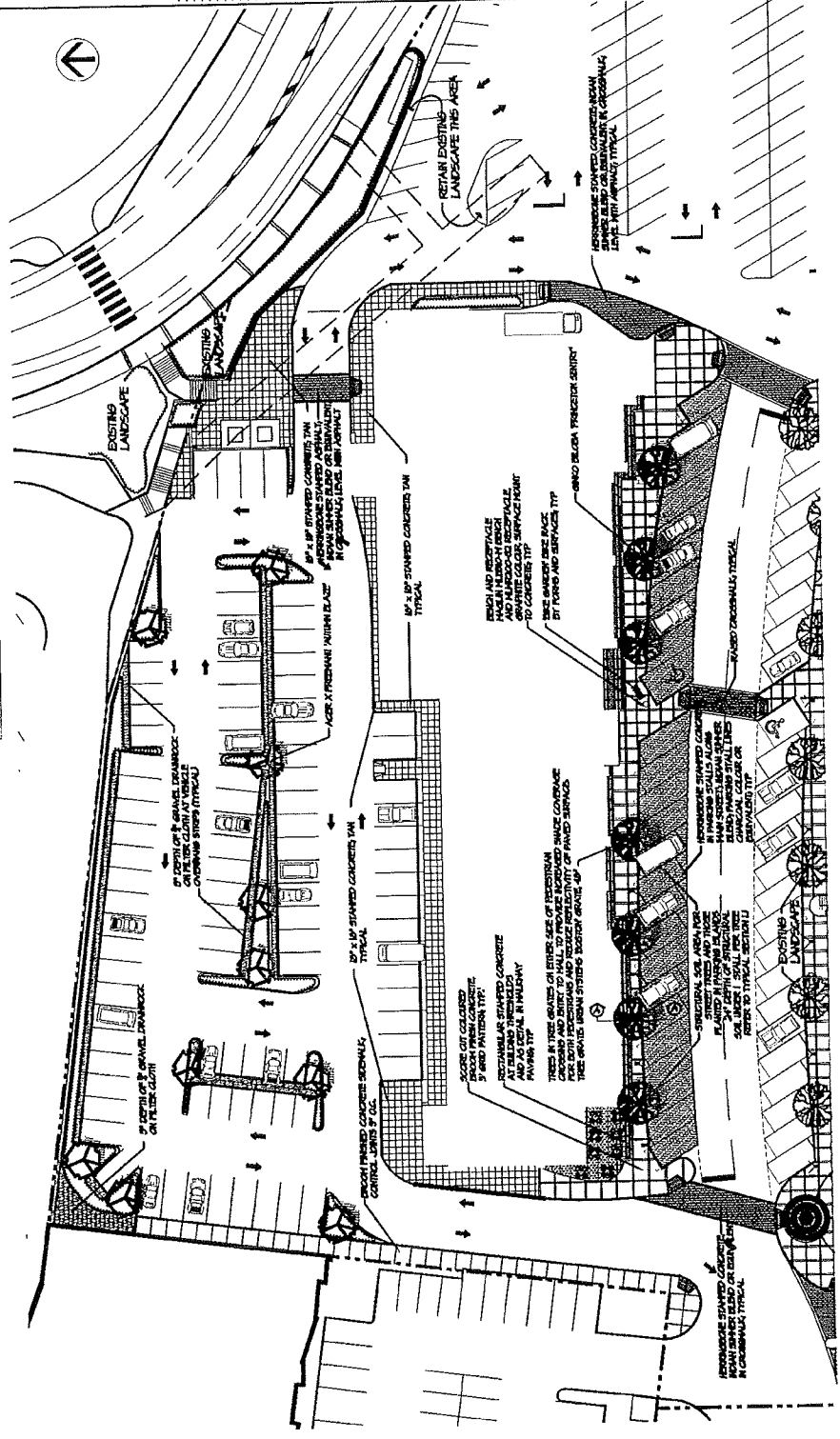


BUILDING 'D'  
SOUTH EAST LOBBY  
APRIL 2012

Development Permit No. DP000781  
 650 Terminal Avenue  
**Schedule H**  
**At-Grade Parking Lot Landscape Plan (Behind Building D)**

**PLANT SCHEDULE**

NO.	SYM.	PLANT	SIZE	PLANT	SIZE	PLANT	SIZE
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2	2	2	2	2	2	2	2
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This is Schedule H referred to in the Development Permit.

*[Signature]*  
 Manager of Legislative Services  
 Date 2012 - June - 27

**M2**  
 LANDSCAPE ARCHITECTURE  
 2411 Fabian Drive  
 Vancouver, British Columbia  
 V6L 4K2  
 Tel: 604-271-8255  
 Fax: 604-271-8256

PROJECT: COMMERCIAL DEV. REAR OF 405 PLACE MILL AND SURROUNDING AREAS  
 PERMIT: PERMIT CAPITAL BILITY  
 DRAWING NO.: LANDSCAPE PLAN  
 DATE: 2012-06-27  
 SCALE: AS SHOWN  
 SHEET NO.: L1  
 OF 4  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

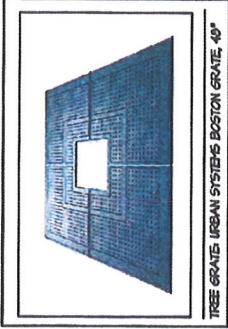


Development Permit No. DP000781  
 650 Terminal Avenue  
**Schedule I**  
**At-Grade Parking Lot Landscape Plan – Shrub Plan**

This is Schedule I referred to in the  
 Development Permit.

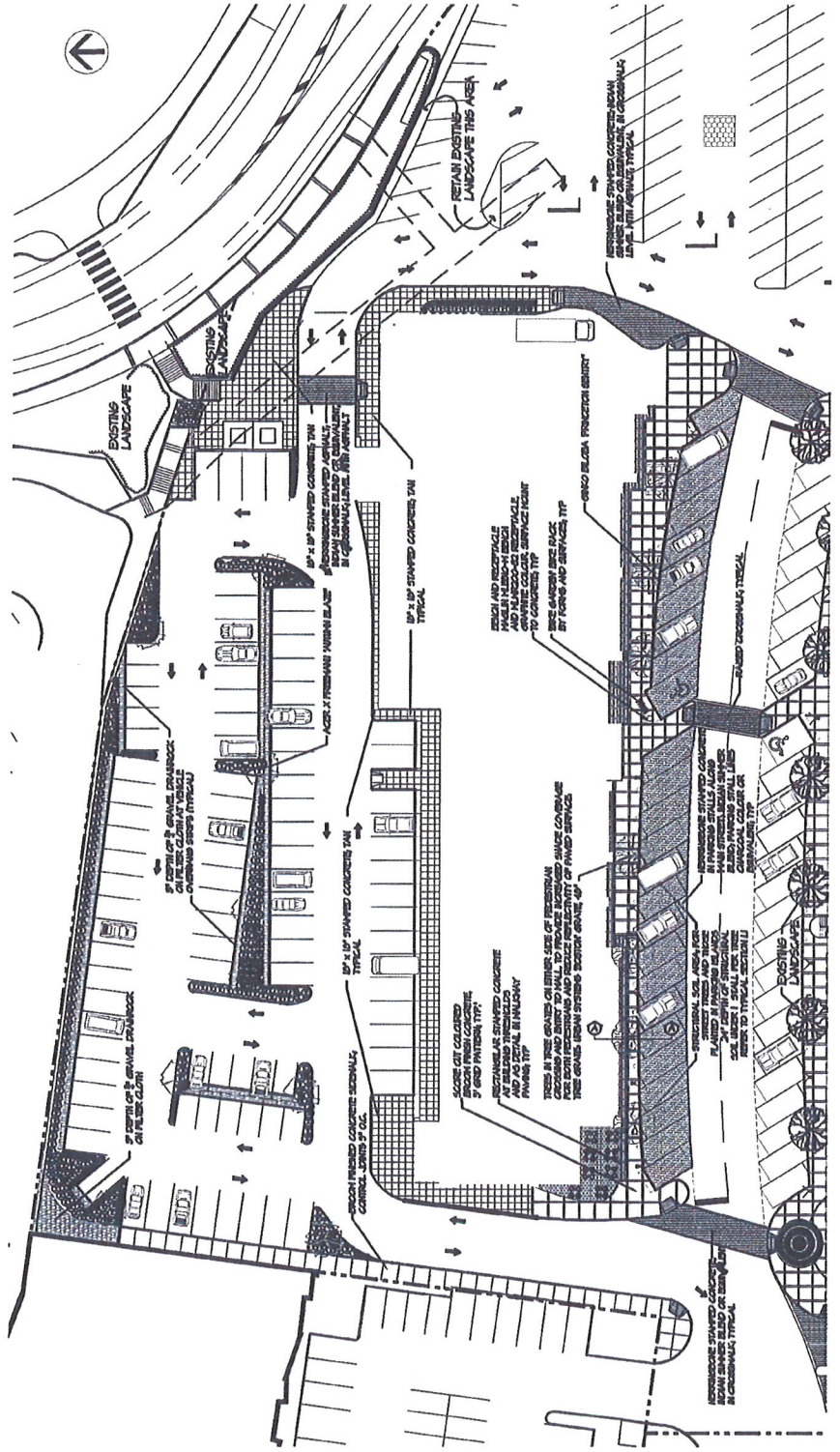
*[Signature]*  
 Manager of Legislative Services

2012 - JUN - 27  
 Date



2111 River Drive  
 Columbus, Ohio 43221  
 614.265.1500  
 FAX: 614.265.1508

NO.	DATE	REVISION DESCRIPTION	BY
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2			
3			



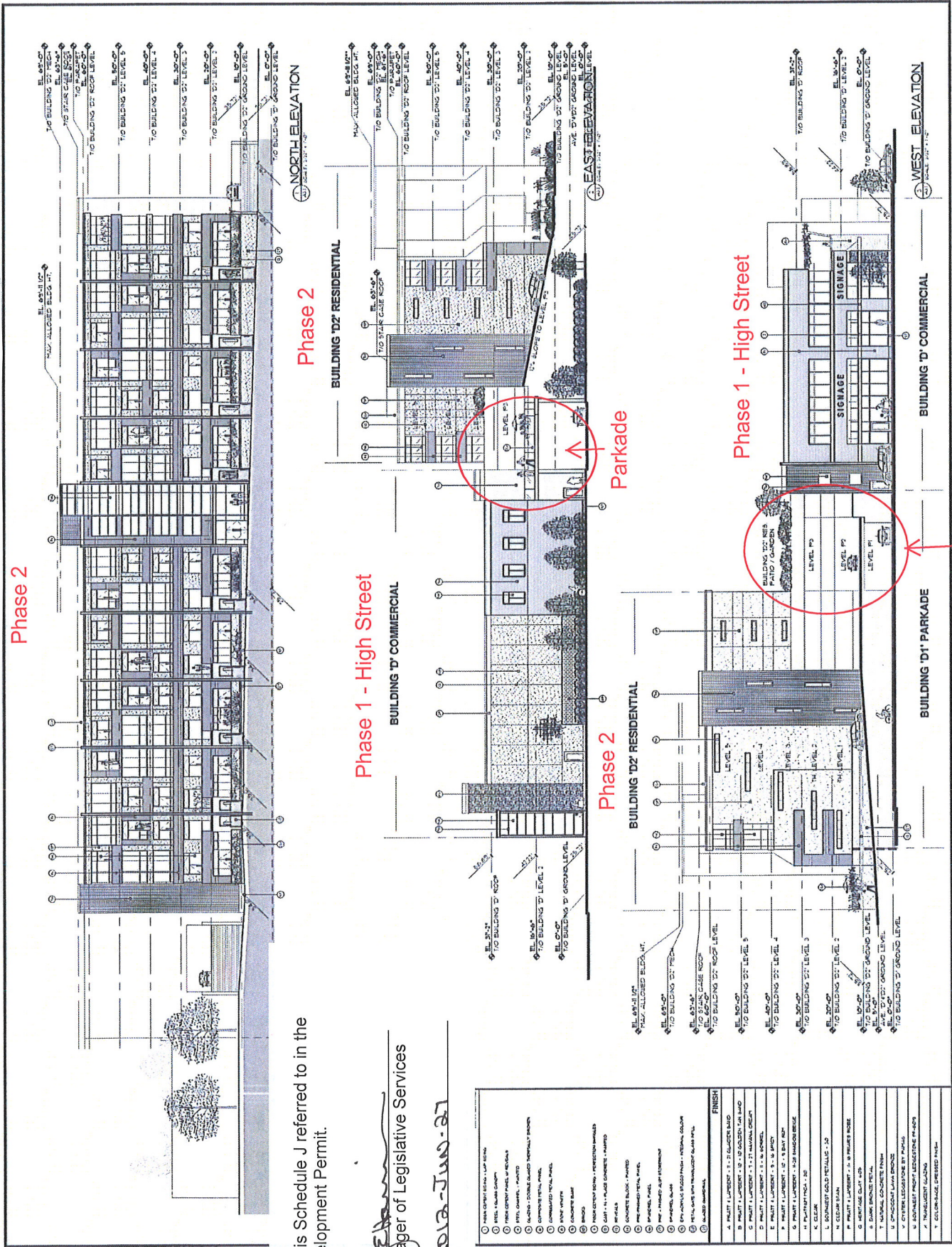
PROJECT:  
**COMMERCIAL DEV.  
 650 T. PLACE BLDG.  
 AND TERMINAL AVENUE  
 PARCEL 20**  
 PER PERMITS CAPITAL REALTY

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 6/27/12  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NUMBER		<b>L2</b>
DATE	BY	
DATE	BY	
DATE	BY	





Phase 2

Phase 2

Phase 1 - High Street

Phase 2

Phase 1 - High Street

Parkade

This is Schedule J referred to in the Development Permit.

*[Signature]*  
Manager of Legislative Services

2012-JUN-27  
Date

FINISH	
A	PRIME LAMBERT - 1/2" GLAZED BRID
B	PRIME LAMBERT - 2" TO GROUND FOR BRID
C	PRIME LAMBERT - 1/2" TYPICAL DECK
D	PRIME LAMBERT - 1/2" X 8 BRIDGES
E	PRIME LAMBERT - 1/2" X 8 BRIDGES
F	PRIME LAMBERT - 1/2" X 8 BRIDGES
G	PRIME LAMBERT - 1/2" X 8 BRIDGES
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T	PRIME LAMBERT - 1/2" X 8 BRIDGES
U	PRIME LAMBERT - 1/2" X 8 BRIDGES
V	PRIME LAMBERT - 1/2" X 8 BRIDGES
W	PRIME LAMBERT - 1/2" X 8 BRIDGES
X	PRIME LAMBERT - 1/2" X 8 BRIDGES
Y	PRIME LAMBERT - 1/2" X 8 BRIDGES

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

NOTES:  
1. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
2. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
3. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
4. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
5. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
6. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
7. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
8. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
9. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.  
10. ALL FINISHES TO BE APPLIED TO THE EXTERIOR SURFACE OF THE BUILDING.

**COMMERCIAL DEVELOPMENT**  
650 TERMINAL AVE. NANAIMO, B.C.  
FOR FIRST CAPITAL REALTY



**oc Architects Ltd**  
6044 WEST ROSS  
VANCOUVER, B.C. V6P 2C6  
TEL: 604.273.9999  
FAX: 604.273.9998  
3488  
**ELEVATIONS**

DATE	2012-06-27
PROJECT	PH-2
SCALE	A-3.1



Development Permit No. DP000781  
650 Terminal Avenue  
**Schedule K  
Rendering – Phase 2 Multi-Family (Facing Cameron Road)**



**COMMERCIAL REDEVELOPMENT**




650 TERMINAL AVE, NANAIMO, B.C.  
PH-2 BUILDING 'D', 'D1' & 'D2'  
for FIRST CAPITAL REALTY

This is Schedule K referred to in the  
Development Permit.

  
Manager of Legislative Services

2012-07-27  
Date

  
PROPOSED RESIDENCES  
PH-2 BUILDING 'D2'  
NORTH ELEVATION  
APRIL 2012