



DEVELOPMENT PERMIT NO. DP000862

0874111 BC LTD

Name of Owner(s) of Land (Permittee)

679 TERMINAL AVENUE N

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, DISTRICT LOT 96G, NANAIMO DISTRICT, PLAN VIP57263

PID No. 018-411-568

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 Landscape Plan and Site Data

Schedule C Building Elevations

Schedule D Garbage Enclosure

- 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:

Part 9.5.1 – Siting of Buildings

- *Required Rear Yard Setback*
The required rear yard setback is 7.5m. The proposed rear yard setback is 2.78m, a variance of 4.72m.
- *Required Side Yard Setback*
The required side yard setback is 3m. The proposed side yard setback is 2.28m, a variance of .72m.
- *Required Front Yard Setback*
The maximum front yard setback is 6m. The proposed front yard setback is 35.2m, a variance of 29.2m.

Section 6.10.2 – Fence Height

- The maximum allowable fence height along Terminal Avenue is 1.2m. The proposed fence/retaining wall height is 3.57m, a variance of 2.37m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:
- The required parking for a mixed-use building is 27 parking spaces. There are 23 parking spaces onsite, a variance of 4 parking spaces.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE **2nd** DAY OF **DECEMBER, 2013**.



Corporate Officer

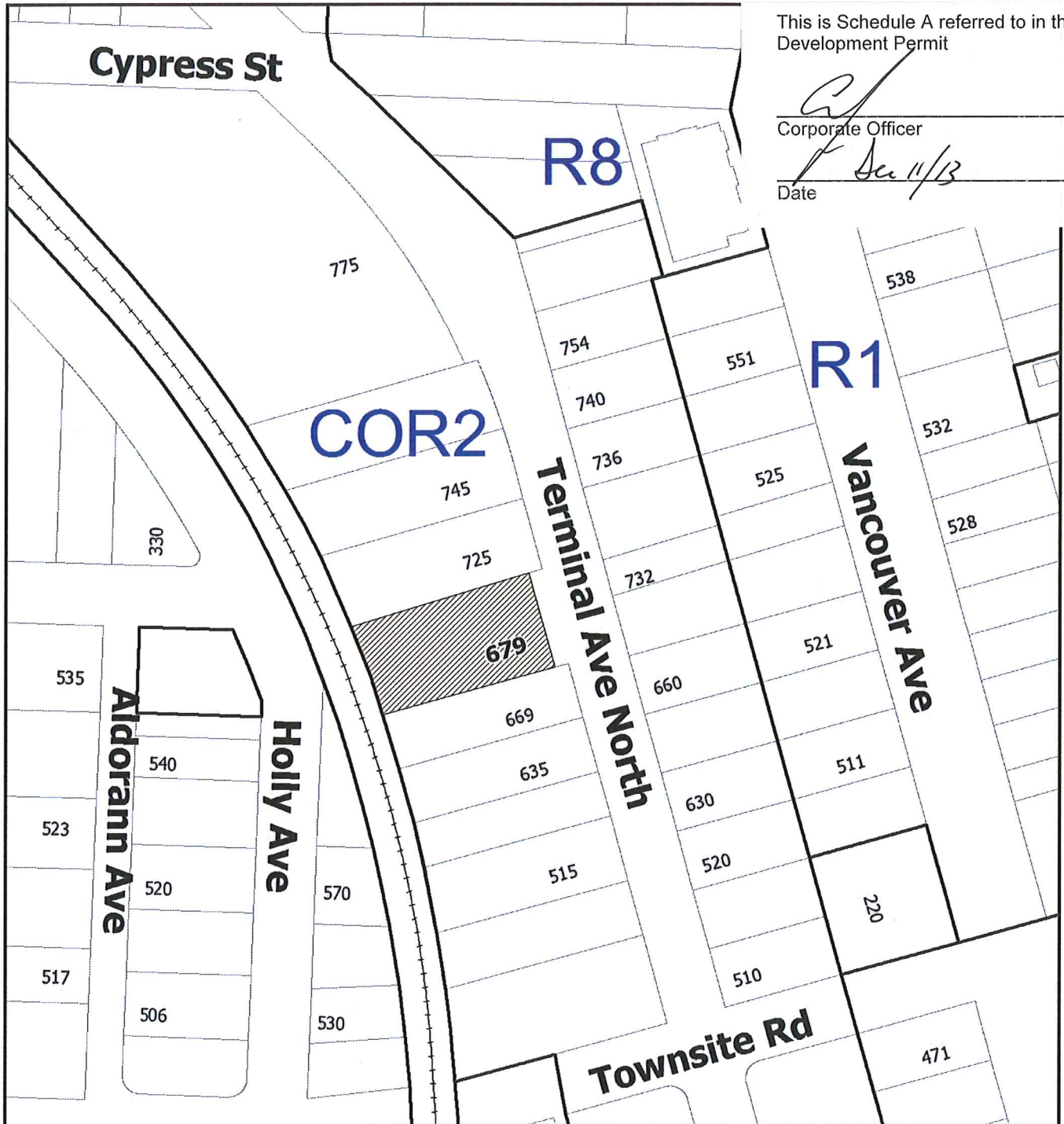


Date

GN/lb

Prospero attachment: DP000862

SCHEDULE A



This is Schedule A referred to in the
Development Permit

Corporate Officer

Date

Dec 11/13

DEVELOPMENT PERMIT NO. DP000862

LOCATION PLAN

Civic: 679 Terminal Avenue N
Lot A, District Lot 96G,
Nanaimo District, Plan VIP57263

 **Subject Property**

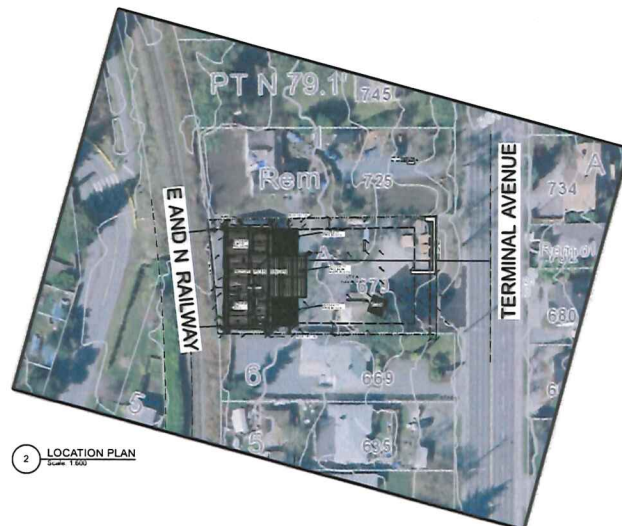
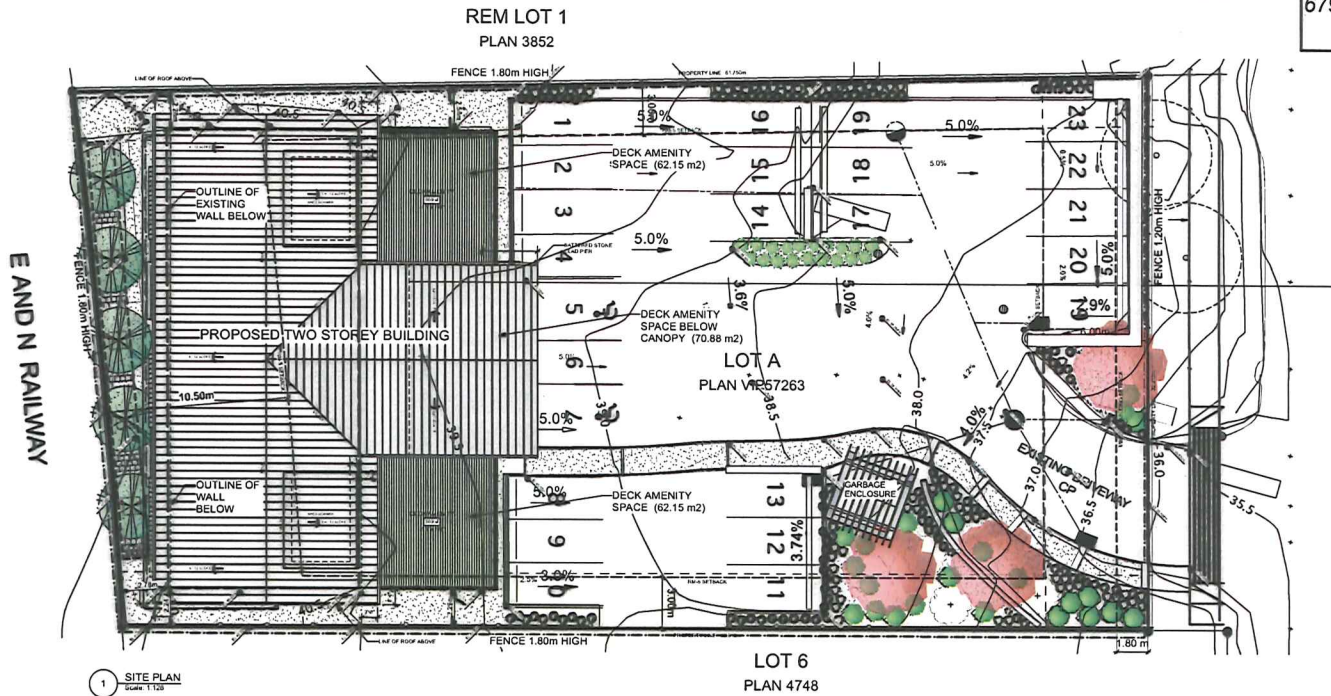
Development Permit No. DP000862
679 Terminal Avenue N

Schedule B
Site & Landscape Plan
and Site Data

This is Schedule B referred to in the
Development Permit.

Corporate Officer

Date



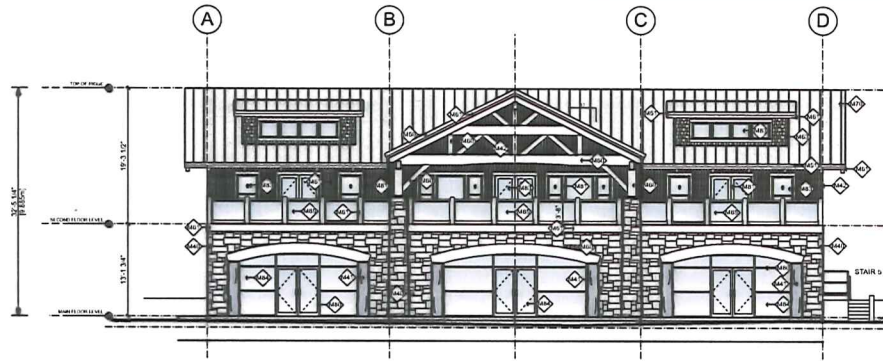
DEVELOPMENT DATA		
679 TERMINAL AVENUE N, NANAIMO		
LOT A, DISTRICT LOT 960, NANAIMO DISTRICT, PLAN V657263		
LEGAL DESCRIPTION		
PROPOSED DATA	PERMITTED	PROPOSED
ZONING	C-11	C-11
SITE AREA	(MIN) 750 m ²	1890.96 m ²
SITE COVERAGE (%)	100.00 %	27.23 %
NUMBER OF UNITS	COMMERCIAL	3
	RESIDENTIAL	2
NUMBER OF STOREYS		2
FLOOR AREA (GROSS)		843.56 m ²
FLOOR AREA (NET - OFFICES)		404.87 m ²
FLOOR AREA (NET - RESIDENTIAL)	(RESIDENTIAL DECKS)	195.19 m ²
FLOOR AREA RATIO (FAR)		0.213
BUILDING GRADE (AVERAGE)		40.47 m
BUILDING HEIGHT	(MAX) 100 m	9.90 m
PARKING		
- MULTIFAMILY	1.66 PER UNIT	6
- OFFICE (BACK)	1 PER 18 m ² NET	17
- VISITOR		23
- INC SPACES		2
- VISITOR	1 PER 22 REQ'D	1
SETBACKS C-11		
- FRONT	1.80 m	(MIN) 35.2 m
- SIDE (NORTH)	0.00 m	(MIN) 2.28 m
- SIDE (SOUTH)	0.00 m	(MIN) 2.24 m
- REAR	0.00 m	(MIN) 2.78 m

Issued for Building Permit 08 February 2011
Issued for Development Permit 09 JULY 2010

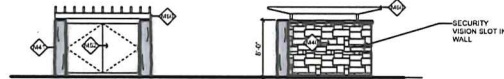
Fittiehed Forge Inc.	679 TERMINAL AVENUE NANAIMO, BC	AS SHOWN
Vertex Land Solutions Inc.	SITE PLAN & DEVELOPMENT DATA	JUNE 2010
		A101

Development Permit No. DP000862
679 Terminal Avenue N

Schedule C
Building Elevations

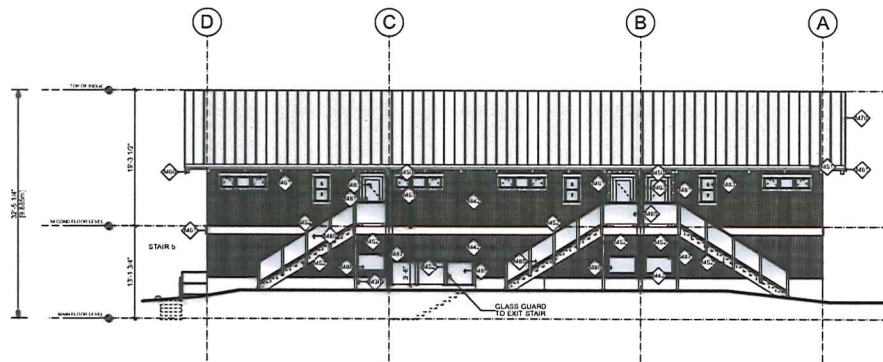


EAST ELEVATION
Scale: 1/8" = 1'-0"

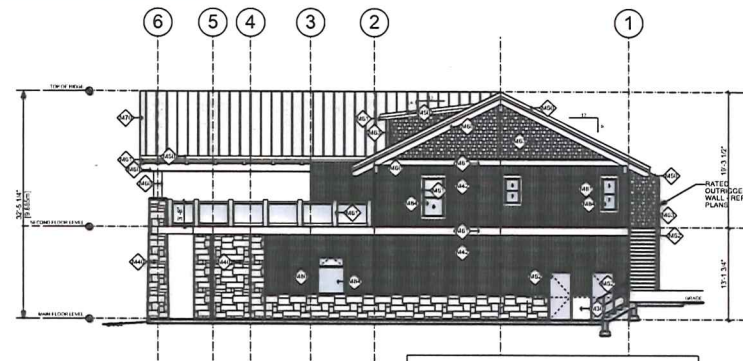


GARBAGE ENCL FRONT
Scale: 1/8" = 1'-0"

GARBAGE ENCL SIDE
Scale: 1/8" = 1'-0"

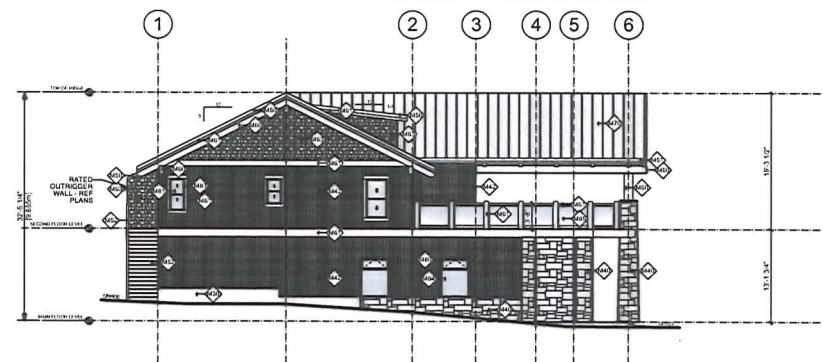


WEST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"

OUTSIDE MATERIAL LEGEND	
M00	CONCRETE IN-SITU
M40	STONE FACING - BASALT
M41	STONE MONOLITHIC FLINT
M42	STUCCO
M50	METAL PREFINISHED FLASHING
M51	METAL PREFINISHED RWL & GUTTER
M52	STEEL PAINTED
M60	WOOD HEAVY TIMBER POSTS & BEAMS STAINED
M61	WOOD TRIM STAINED
M62	CEDAR TAG SOFFIT STAINED
M63	CEMENTITIOUS COMPOSITE SHINGLE - 'HARD SHINGLE' SIDING
M70	METAL PREFINISHED STANDING SEAM
M80	PREFINISHED ALUMINUM STOREFRONT WINDOW/DOOR FRAME
M81	WOOD WINDOW/DOOR FRAME
M82	ALUMINUM PREFINISHED GUARDRAIL & HANDRAIL
M83	GLASS DOUBLE INSULATING LOW 'E' CLEAR
M84	GLASS DOUBLE INSULATING CLEAR
M85	GLASS GUARD TAMPORED CLEAR
M86	GLASS SINGLE GEORGIAN WIRE
M87	PRESSED STEEL WINDOW FRAME - PREFINISHED



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

This is Schedule C referred to in the
Development Permit.

Corporate Officer

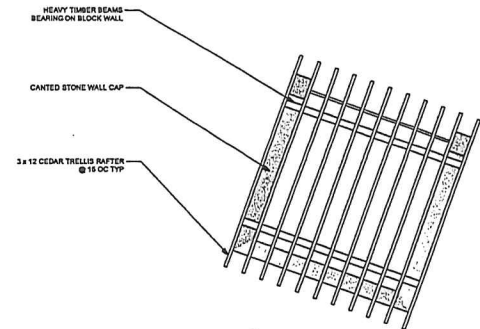
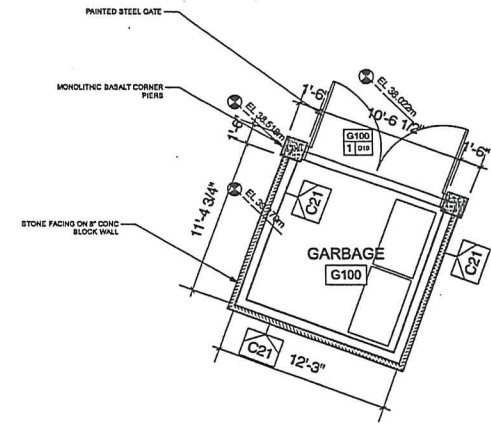
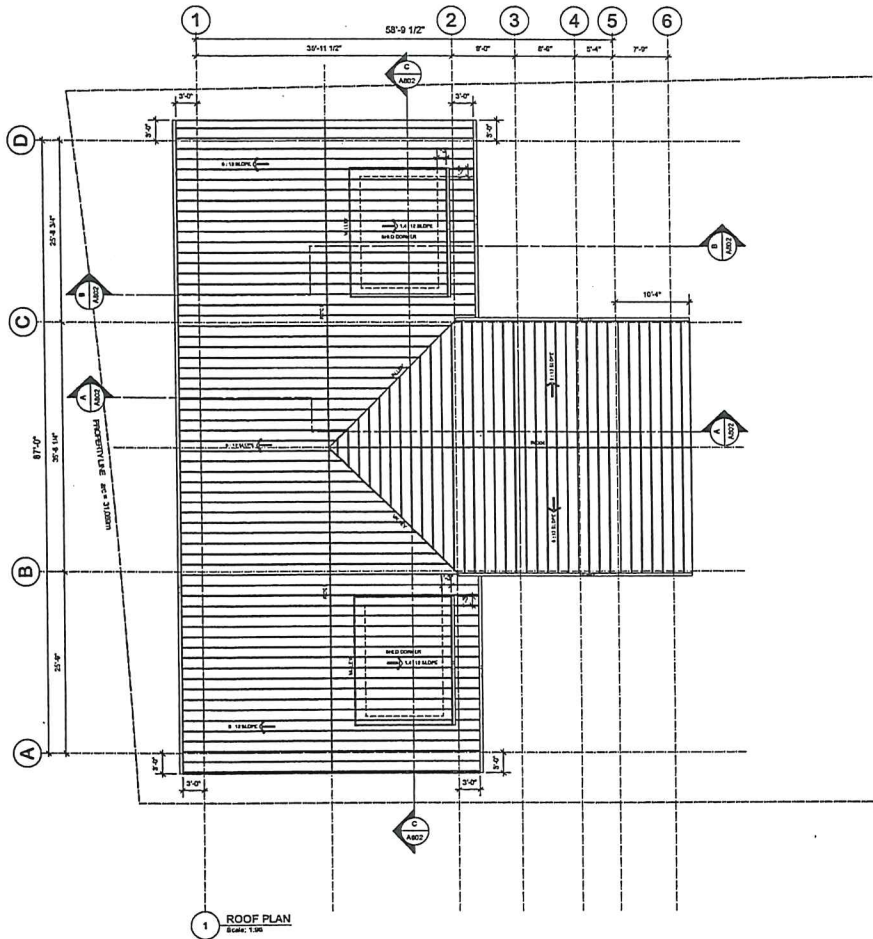
Date

Re-issued for Building Permit 16 February 2011
Re-issued for Development Permit 12 August 2010

Fitted Forge Inc.	679 TERMINAL AVENUE NANAIMO, BC	1/8" = 1'-0"
Vertex Land Solutions Inc.	BUILDING ELEVATIONS	JUNE 2010
		A601

Development Permit No. DP000862
679 Terminal Avenue N

Schedule D
Garbage Enclosure



This is Schedule D referred to in the
Development Permit.

Corporate Officer

Date

Dec 14/13



Issued for Building Permit 08 February 2011
Issued for Development Permit 09 JULY 2010

Design Firm	Fitted Forge Inc.	Project Site	679 TERMINAL AVENUE NANAIMO, BC	Project ID	
Client	Vertex Land Solutions Inc.	Building Type	BUILDING PLANS	Date	JUNE 2010
				Scale	A3 SHOWN
					A302