



**DEVELOPMENT PERMIT NO. DP000885**

**ISLAND CRISIS CARE SOCIETY**  
Name of Owner(s) of Land (Permittee)

**355 NICOL 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 EPP29088**

**PID No. 029-218-560**

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 Data Sheet**  
**Schedule D Road Right-of-Way Plan**  
**Schedule E Building Elevations**  
**Schedule F Landscape Plan**  
**Schedule G Letter of Understanding**

- 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:

*Section 14.5.1 – Siting of Buildings*

- Front Yard Setback - The required front yard setback is 8.5m as the subject property abuts a major road. The proposed front yard setback is 5.37m, a variance of 3.13m.
- North Side Yard Setback - The required side yard setback is 4.0m. The proposed front yard setback is 1.79m, a variance of 2.21m.

*Part 6 – General Regulations*

*Section 6.10.2*

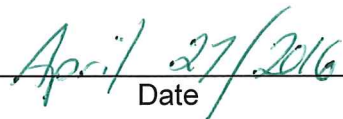
- Maximum Fence Height - The maximum fence for a side yard is 1.2m. The existing fence on the south property line was constructed to 2.9m, a variance of 1.7m in height.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2015 NO. 7013" is varied as follows:

Schedule A – Required Number of Off-Street Parking Spaces

- The requirement for onsite parking is 6 parking spaces. 4 parking spaces are provided onsite, a variance of 2 parking spaces.

AUTHORIZING RESOLUTION PASSED BY  
COUNCIL THE 18<sup>TH</sup> DAY OF APRIL, 2016.

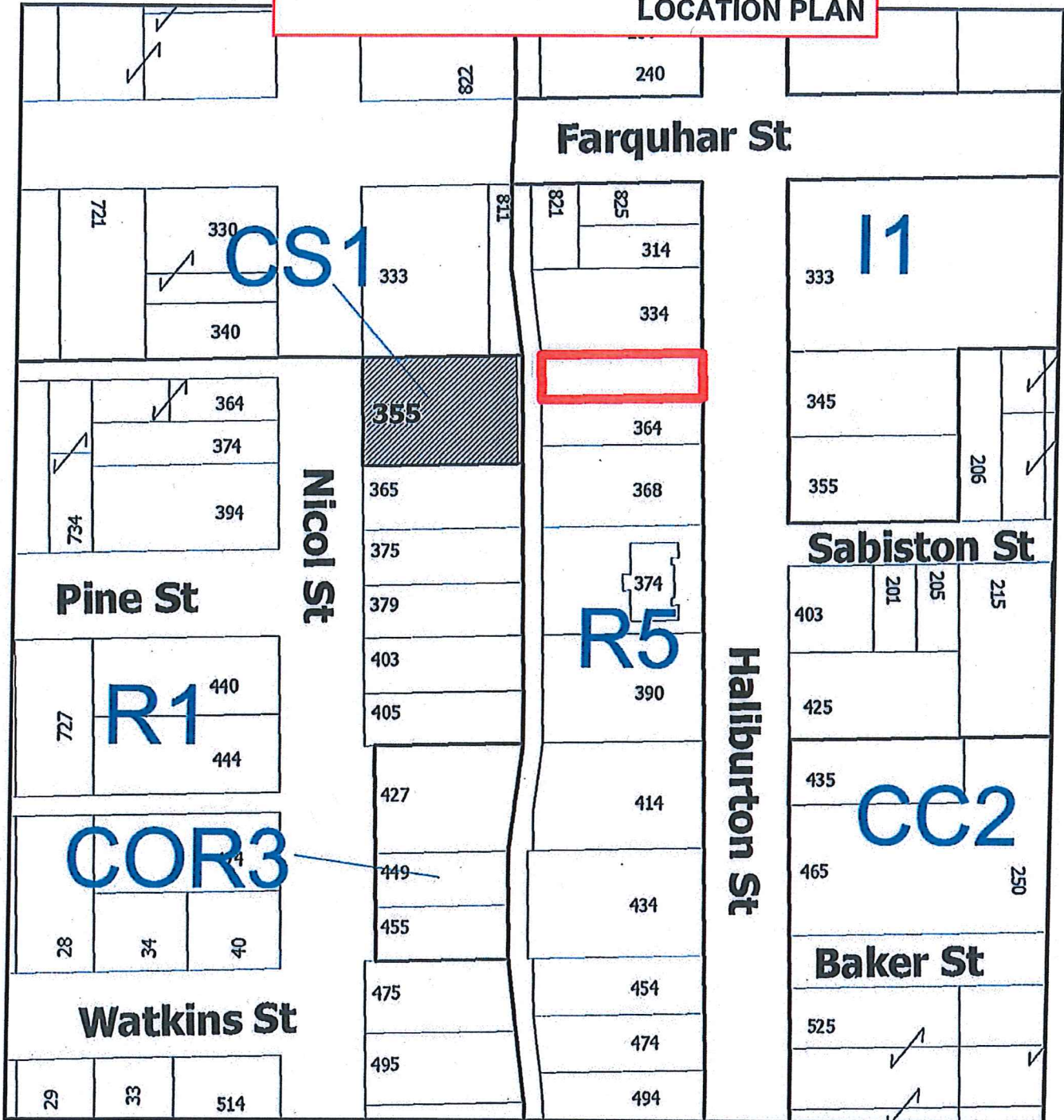
  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

Development Permit DP000885  
355 Nicol Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000885

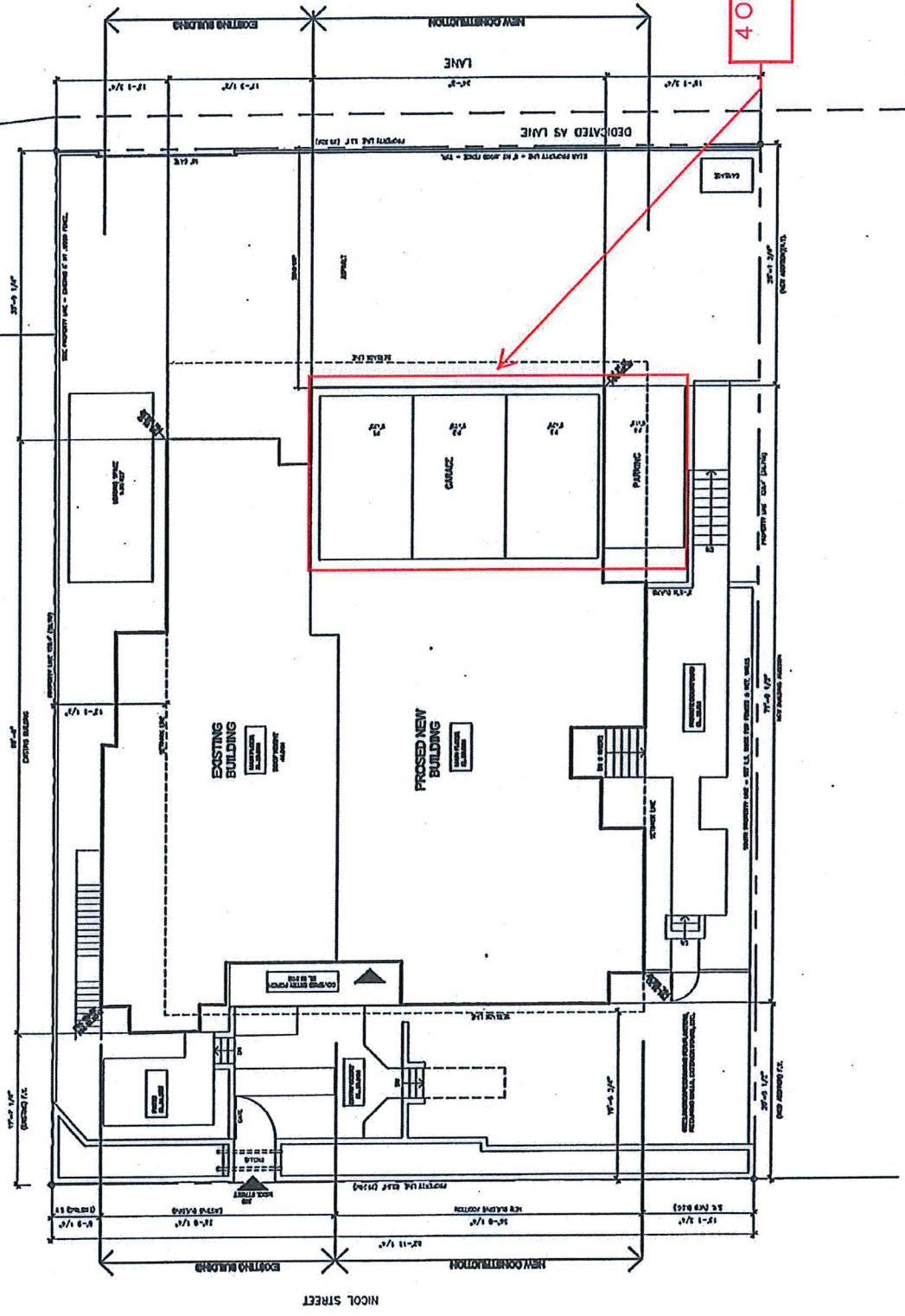
LOCATION PLAN

Civic: 355 Nicol Street  
Lot A, Section 1, Nanaimo District,  
Plan EPP29088

 Subject Property

 Area of ROW  
Licence of Use/  
Maintenance Agreement

**Development Permit DP000885**      **Schedule B**  
**355 Nicol Street**  
**SITE PLAN**



4 Onsite Parking Spaces

Development Permit DP000885  
355 Nicol Street

Schedule C

**SITE DATA SHEET**

**DEVELOPMENT DATA**

**CIVIC ADDRESS:** 359 NICOL STREET  
**LEGAL DESCRIPTION:** LOT 1, SECT. 1, NANAIMO DISTRICT,  
PLAN 6091, EXCEPT PART  
IN PLAN VIP57495

**HEIGHT**  
PERMITTED 45.93/14 m  
EXISTING 39.2/12 m  
PROPOSED 39.2/12 m

**AVERAGE GRADE CALCULATION**  
AV. EXISTING (33.2+31.17+30.8+33.2)/4 = 32.09M (105.28')  
AV. FINISHED (33.2+31.17+31.17+33.2)/4 = 32.19m (105.60')

**ZONING** CS1  
**USE** SUPPORTIVE HOUSING

**SITE**  
**BEFORE LANE DEDICATION\***

**DIMENSIONS** 82.0 X 124.4 'X 83.1' X 124.4'  
(25.28m X 37.91 m X 25.32 m 37.91 m)  
**AREA** 10324.2 sf (959.123m<sup>2</sup>)  
**BUILDING FOOT PRINT** 4018 sf/373.3 m<sup>2</sup>  
**LOT COVERAGE** 39%  
4018 sf/10324.2 sf

**FAR**  
PERMITTED 1.25 12495 sf/1160.79 m<sup>2</sup>  
PROPOSED 0.9 8988 sf/835 m<sup>2</sup>

**GROSS FLOOR AREA**  
LEVEL 1 1728 sf/160.5 m<sup>2</sup>  
LEVEL 2 3981 sf/369.8 m<sup>2</sup>  
LEVEL 3 3279 sf/304.6 m<sup>2</sup>  
TOTAL 8988 sf/834.9 m<sup>2</sup>

**AFTER LANE DEDICATION**  
**DIMENSIONS** 82.0 X 120.4 'X 83.1' X 120.4'  
(25.281m X 36.699 m X 25.318 m 36.713 m)  
**AREA** 9996 sf (928.64 m<sup>2</sup>)  
**BUILDING FOOT PRINT** 4018 sf/373.3 m<sup>2</sup>  
**LOT COVERAGE** 40.2%  
4018 sf/9996 sf

**PARKING\***  
**REQUIRED** 6 SPACES  
**PROPOSED** 6 SPACES (4 ON SITE PLUS 2 ON  
ADJACENT CITY R/W)

**SETBACKS & YARDS**  
**FRONT (WEST)SETBACK\***  
**PREQUIRED** 19.7' /6.0 m  
**EXISTING/PROPOSED** 17.6'/5.37 m

**LOADING**  
**REQUIRED** 1 SPACE  
**PROPOSED** 1 SPACE  
**FENCES\***

**NORTH YARD\***  
**REQUIRED** 13.13/4.0 m  
**EXISTING (TO REMAIN)** 5.08/1.79 m

**MAX. HEIGHT** ALL YARDS 3.03' / 1.2m  
**PROPOSED** FRONT YARD NONE  
NORTH YARD EXISTING 6' / 1.83m  
REAR YARD 6' / 1.83m  
WEST YARD MAX 9.6' / 2.9m

**REAR (EAST)SETBACK**  
**REQUIRED** 24.61/7.5 m  
**EXISTING** 32.47/9.895 m  
**PROPOSED** 27.96/8.525 m

\*VARIANCE REQUESTED.

**SOUTH SETBACK\***  
**REQUIRED** 13.13/4.0 m  
**PROPOSED** 13.13/4.0 m

RECEIVED  
Planning & Design  
2015-NOV-16



Development Permit DP000885

Schedule E

355 Nicol Street

1/2

# BUILDING ELEVATIONS



Lane Way Elevation

RECEIVED  
Plans & Drawn  
2016-09-14

3	REVISED	DRAWING	PARSONS
2	ISSUE	02/15/16	02/15/16
1	ISSUE	02/15/16	02/15/16
REV.	DATE	DESCRIPTION	

**TURNERARCHITECTURE**  
822 WEST DUNDAS STREET  
VANCOUVER, BC V6J 1K5  
604 682 4828  
info@turnerarchitecture.com

**SAMARITAN HOUSE  
ADDITION & RENOVATIONS**  
355 NICOL STREET  
VANCOUVER, BC

**ELEVATIONS**

DATE	09/14/16	SCALE	A4-1
DATE	09/14/2016	SCALE	1/8"



FIELD  
Planning & Design  
2015-10-19

3	ARCH 1916	DWG. REVISION
4	DIFF 2016	DP APPLICATION
5	DATE	DESCRIPTION

**TURNERARCHITECTURE**

605-181 DUNBARDAVE STREET  
WINDSOR, BC V8N 2Z3  
604-692-6823  
info@turnerarch.com

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**SAMARITAN HOUSE  
ADDITION & RENOVATIONS**

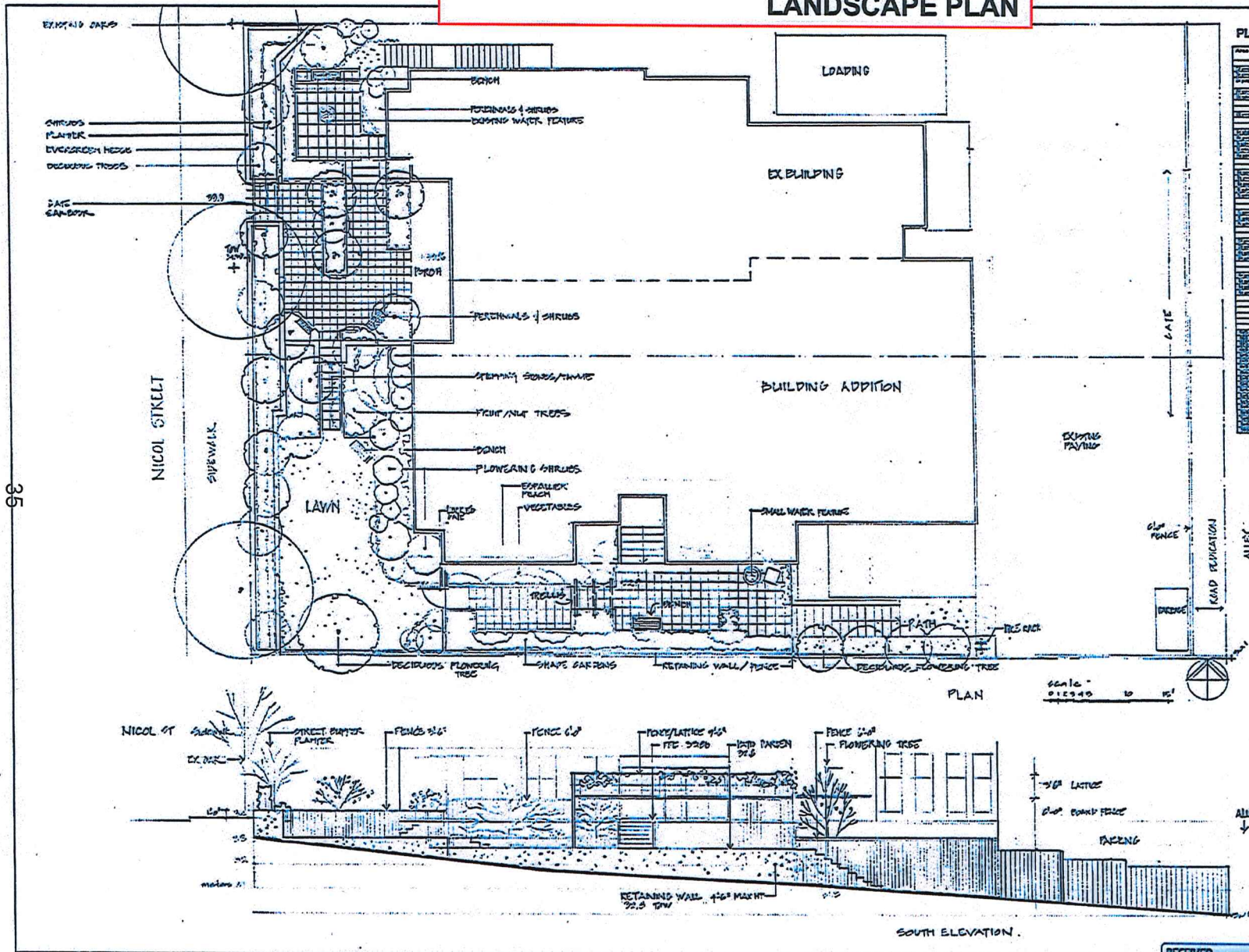
38 NICOL STREET  
WINDSOR, BC

**ELEVATIONS**

DRAWN	DATE
REV 14.2016	A4-0



LANDSCAPE PLAN



PLANT LIST

Area	Botanical Name	Common Name	Plant Type	Quantity
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LANDSCAPE ARCHITECT  
338 Pine St. Hastings  
S.C. 29929  
254-784-4333  
www.landscape.net

PROJECT  
**SAMARITAN HOUSE**  
355 NICOL STREET  
NANAIMO BC

SHEET TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

SCALE 1/4" = 1'-0" DATE APRIL 2014  
DRAWN YJC CHECKED  
PROJECT NUMBER 20140401 DATE  
DRAWING NUMBER

RECEIVED  
By Planning & Design Section of S.O.P. on May 23, 2014

**LETTER OF UNDERSTANDING**

LETTER OF UNDERSTANDING

**Island Crisis Care Society (Samaritan House)  
and the South End Community Association**

February 4, 2016

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC, V9X 1L4

City Staff and Council

Pursuant to Development Permit No. DP000885 discussions were undertaken with the above noted parties and City of Nanaimo City Real Estate Section with respect to the use of the ROW property directly east of the Samaritan House and located between 334 and 364 Halliburton Street. The discussions involved the opportunity for Samaritan House staff to use a portion the ROW immediately adjacent the lane for 3 parking spaces for Samaritan House vehicle parking and the use of the remainder of the site by the South End Community Association, (SECA) for a community garden to replace unkempt landscaping of predominantly invasive species. The existing access trail linking the lane to Halliburton Street was to remain and be enhanced. This Letter of Understanding is provided to confirm respective responsibilities for on-going maintenance of this ROW as a condition of approval for the use of this space.

The Island Crisis Care Society which manages Samaritan House shall be responsible for the construction of the gravel parking area, retaining wall and the 1.5 meter crushed limestone trail from the lane to Halliburton Street. Furthermore they will be responsible for the on going maintenance of this parking area, access trail and the care and trimming of grassed lands adjacent the trail. ICCS will also be responsible for the regular watering of the community garden and weekly maintenance.

The South End Community Association shall be responsible for one annual work party day each spring to review and trim existing plantings and to provide new plants and garden features for the community garden space in accordance with the landscape plan and plant schedule as hereby attached (dated January 16, 2016) but specifically excludes the existing maple tree central to the community garden space.

*Kathryn Hazel*

*Swannee Lee* - Director of Island Crisis Care Society  
Swannee Lee - printed name *fe feb. 19/16* - date  
*Kathryn Hazel* *via* - Chair of South End Community Assoc.  
*Kathryn-Jane Hazel* - printed name *Feb. 24th, 2016* - date

**RECEIVED**  
By Planning & Design Section at 2:07 pm, Mar 08, 2016