



**DEVELOPMENT PERMIT NO. DP000905**

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

**200, 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.

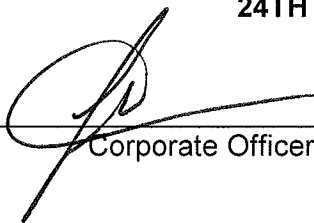
**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Building Elevations**  
**Schedule D Material Board**  
**Schedule E Building Renderings**  
**Schedule F Upper Level Landscape & Streetscapes**  
**Schedule G Landscape Plan (At Grade)**  
**Schedule H Rooftop Garden**

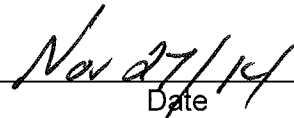
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

*Section 11.7 – Size of Buildings*

- Section 11.7.1 requires a maximum allowable building height of 12.0m. The proposed building height is 15.83m, a variance of 3.83m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
24TH DAY OF NOVEMBER, 2014.

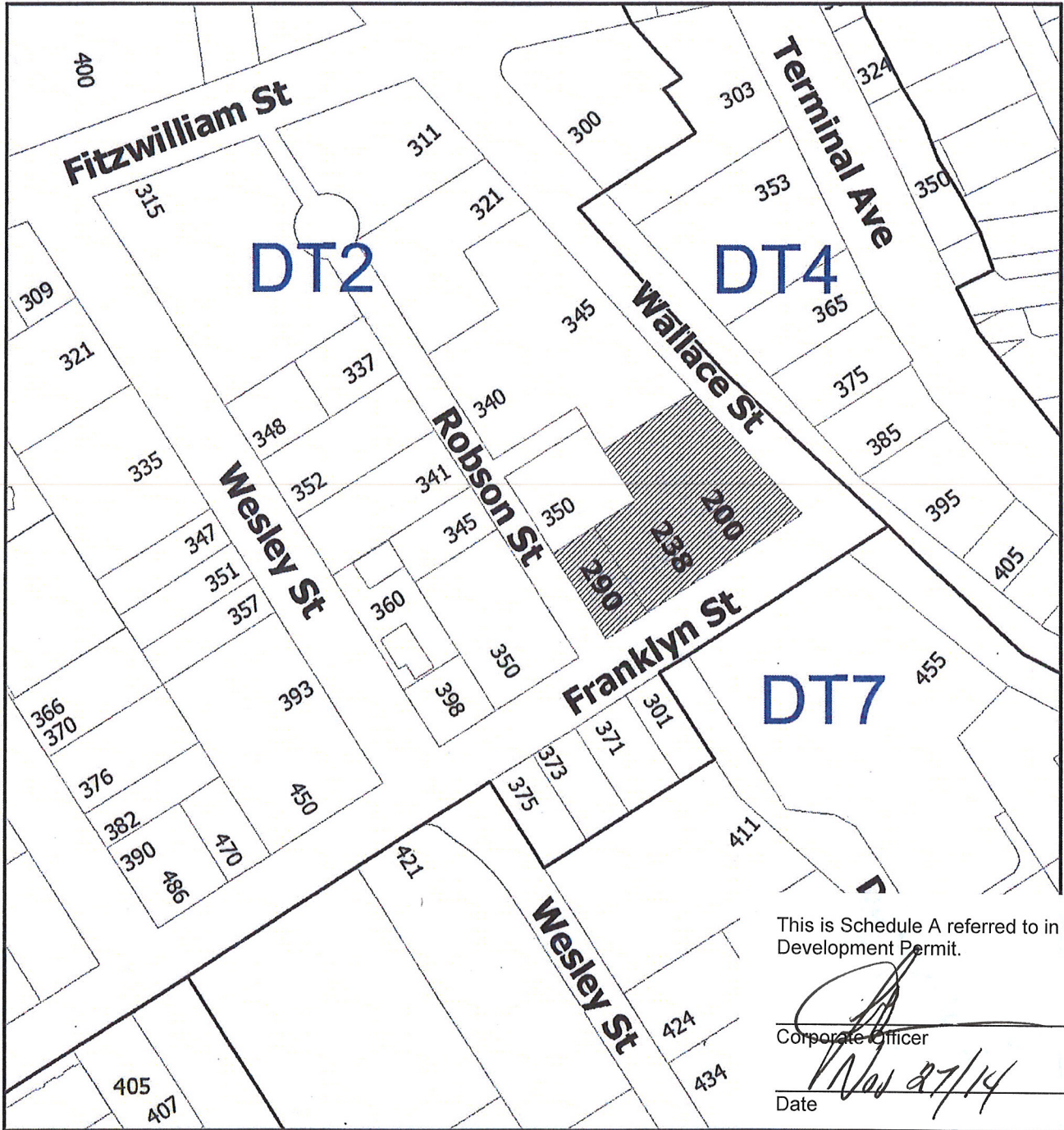
  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

GN/b

Prospero attachment: DP000905

SCHEDULE A



This is Schedule A referred to in the Development Permit.


Corporate Officer

Date

*[Signature]*  
Nov 27/14

DEVELOPMENT PERMIT NO. DP000905

**LOCATION PLAN**

 **Subject Property**



Civic: 200, 238 and 290 Franklyn Street  
Lot 1, (DD F94704), Section 1, Nanaimo District, Plan 5108  
Lot C, Section 1, Nanaimo City, Plan 5108

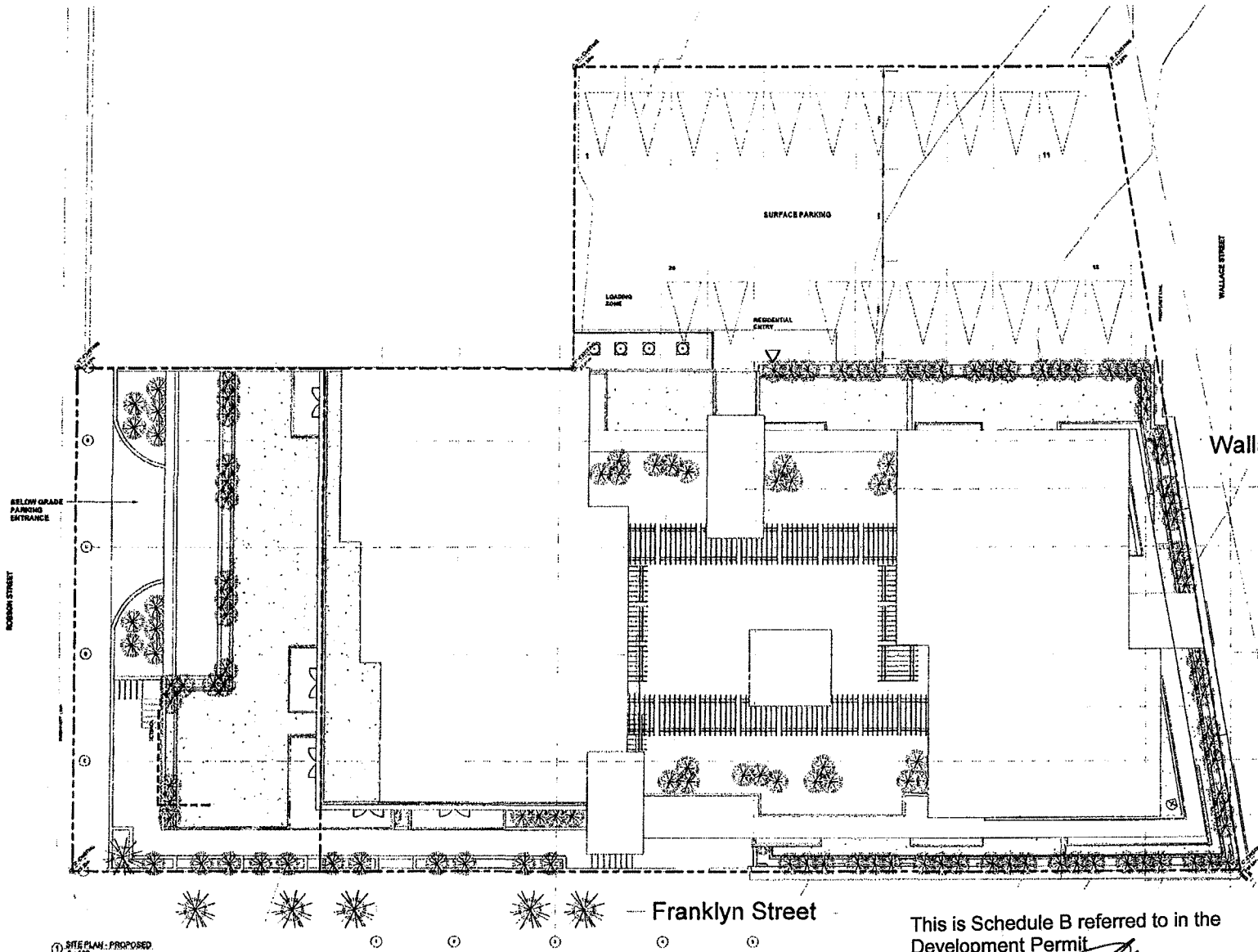
Development Permit DP000905  
200, 238, 290 Franklyn Street

Schedule B

Site Plan

KPL James  
architecture

BY ARCHITECT: KPL JAMES ARCHITECTURE, 600 W 4th St  
Vancouver, BC V6B 1A1



Wallace Street

Franklyn Street

PROPOSED BELOW GRADE PARKING  
EXISTING BELOW GRADE PARKING

NANAIMO ANNEX

238 Franklyn Street  
Nanaimo, BC

SEAL

DRAWING TITLE

SITE PLAN -  
PROPOSED

PROJECT NUMBER: 1511  
DRAWN BY: AG  
CHECKED BY: BK  
SCALE: 1:100  
DATE: 15 SEP 2014

D1.01

① SITE PLAN - PROPOSED  
1:100

This is Schedule B referred to in the  
Development Permit

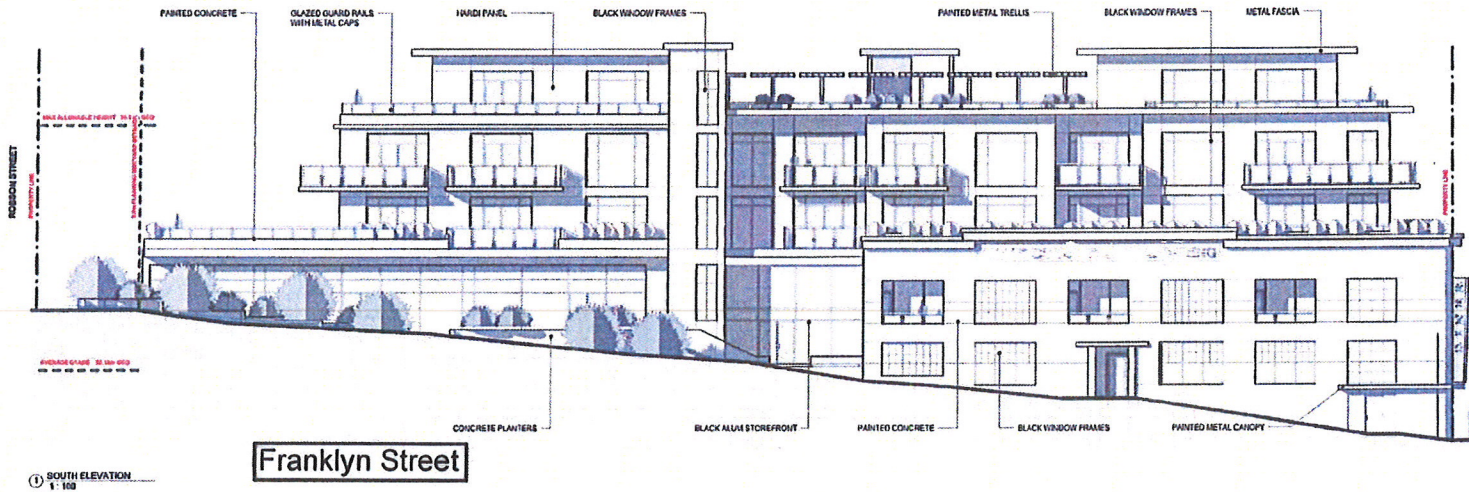
Corporate Officer

Date

*[Signature]*  
Nov 27/14

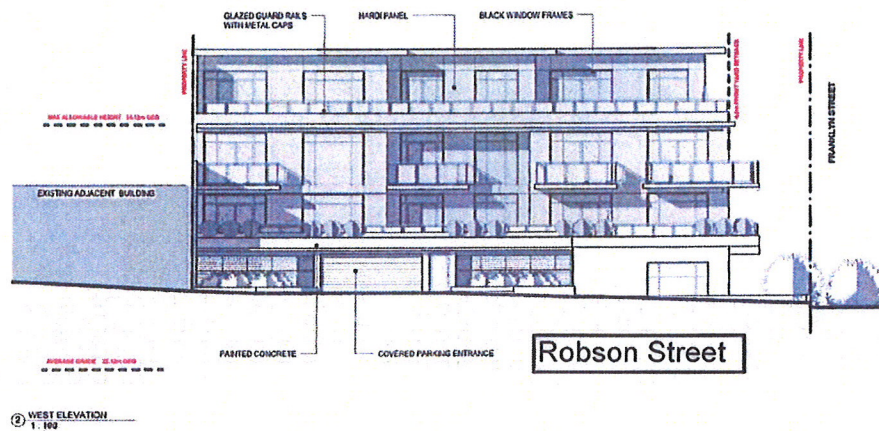
KPL James  
architecture

111 PROQUADRIQUE, VICTORIA, B.C. V8W 1M6  
250-684-0033



Franklyn Street

1 SOUTH ELEVATION  
1:100



Robson Street

2 WEST ELEVATION  
1:100

This is Schedule C referred to in the  
Development Permit.

Corporate Officer

Date

*[Signature]*  
Nov 27/14

1 KPL JAMES ARCHITECTURE  
2 KPL JAMES ARCHITECTURE

NANAIMO ANNEX

238 Franklyn Street  
Nanaimo, BC

SEAL:

DRAWING TITLE

ELEVATIONS

PROJECT NUMBER: 1311  
DRAWN BY: AG  
CHECKED BY: BK  
SCALE: 1:100  
DATE: 15 SEP 2014

D3.00

Development Permit DP000905  
200, 238, 290 Franklyn Street

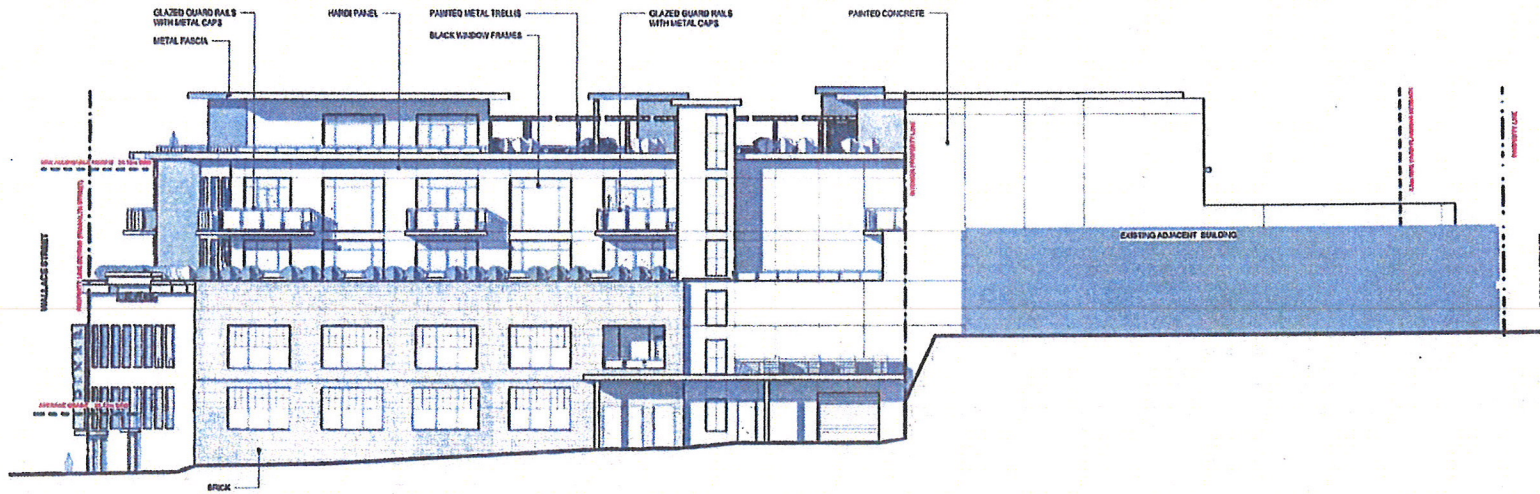
1/2

Schedule C

Building Elevations

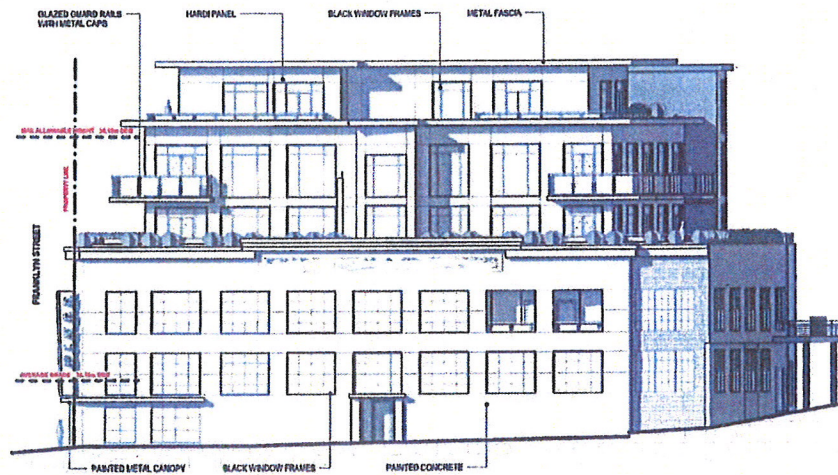
KPL James  
architecture

29 PARKVA BOULEVARD, S.C. 29110  
312-351-4318



At Grade Parking Side

① NORTH ELEVATION  
1" = 100'



Wallace Street

② EAST ELEVATION  
1" = 100'



HANAMIO ANNEX

238 Parkva Street  
Mooresville, NC

SEAL:

DRAWING TITLE:

ELEVATIONS

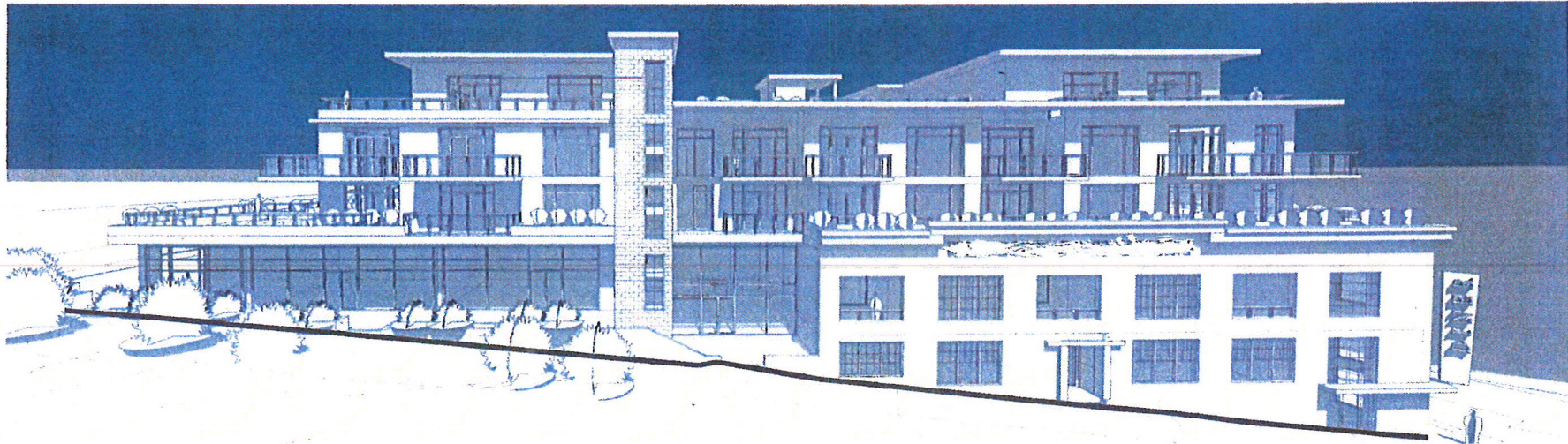
PROJECT NUMBER: 1311  
DRAWN BY: AG  
CHECKED BY: BK  
SCALE: 1" = 100'  
DATE: 15 SEP 2014

D3.01

Development Permit DP000905  
200, 238, 290 Franklyn Street

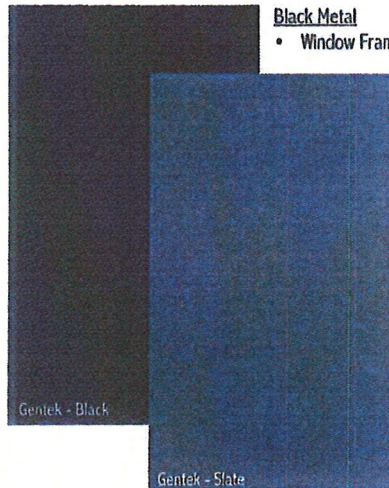
Schedule D

Material Board



Wood Features

- Wall Cladding on upper floors
- Soffits

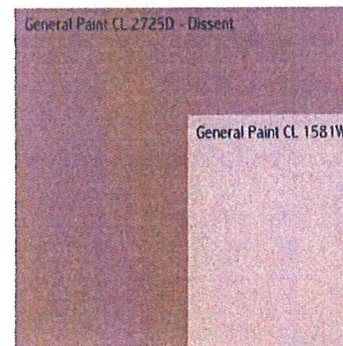


Black Metal

- Window Frames

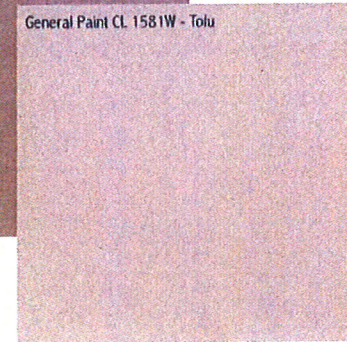
Grey Metal

- Flashings
- Guardrails
- Accent Trim



Painted Concrete

- Historic Warehouse Building



Painted Hardi-panel

- Wall cladding and painted concrete on addition

2014-Sept-15

238 Franklyn Street, Nanaimo, BC Proposed Mixed-Use Development

This is Schedule D referred to in the Development Permit.

PL James architecture

Corporate Officer

Date

*[Signature]*  
Nov 27/14

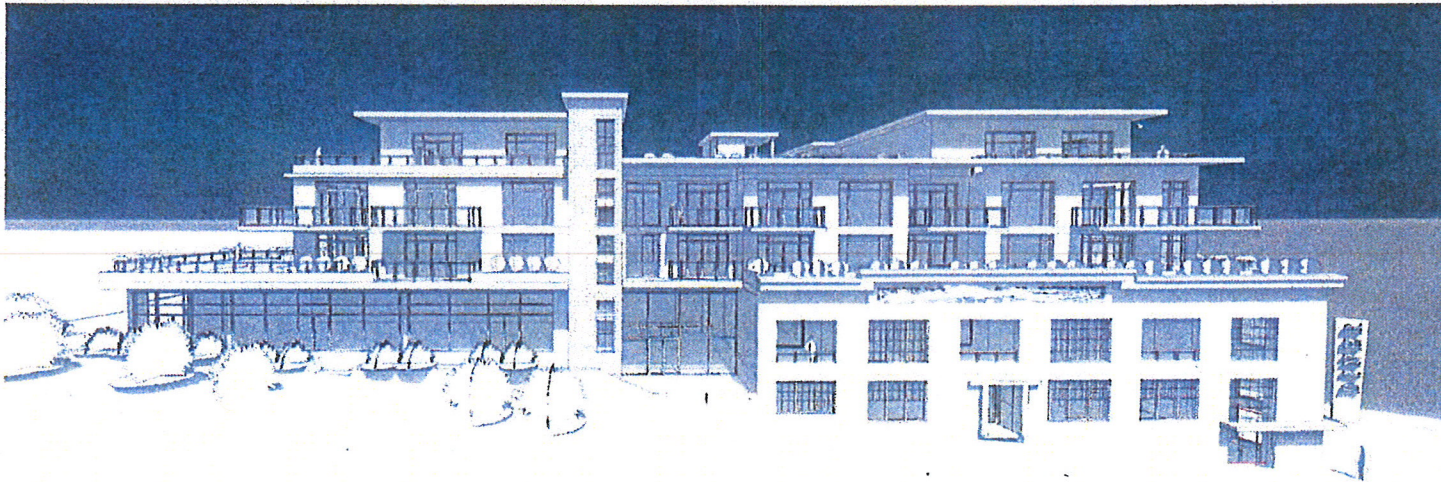
Development Permit DP000905  
200, 238, 290 Franklyn Street  
1/3

Schedule E

Building Renderings

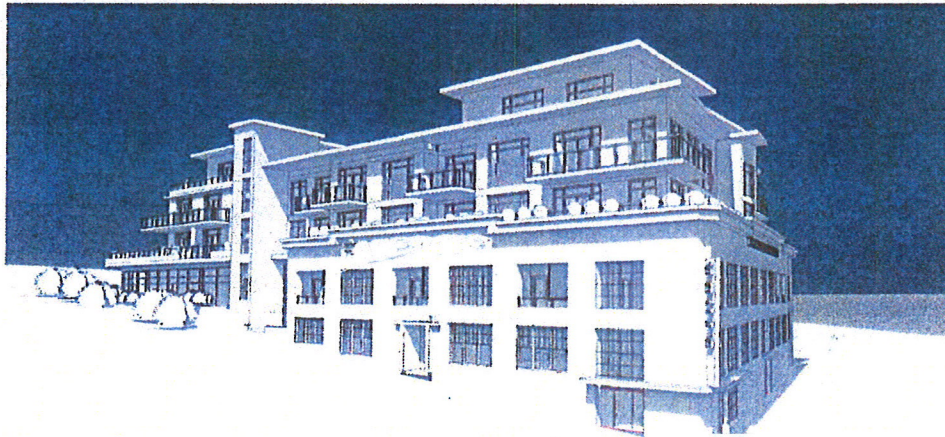
THE NANAIMO ANNEX

238 FRANKLYN STREET  
NANAIMO, BC



1 VIEW FROM THE SOUTH

Franklyn Street



Corner of Franklyn Street and Wallace Street

2 VIEW FROM THE SOUTHEAST CORNER

KPL James  
architecture

238 FRANKLYN STREET, NANAIMO, BC V9R 4R3  
07-06-031

NAME: KPL JAMES ARCHITECTURE  
ADDRESS: 238 FRANKLYN STREET, NANAIMO, BC  
V9R 4R3

NANAIMO ANNEX

238 Franklyn Street  
Nanaimo, BC

SCALE:

DRAWING TITLE

VIEWS

PROJECT NUMBER: 1016  
DRAWN BY: AG  
CHECKED BY: BK  
SCALE: 1:1  
DATE: 10 SEP 2014

D0.01

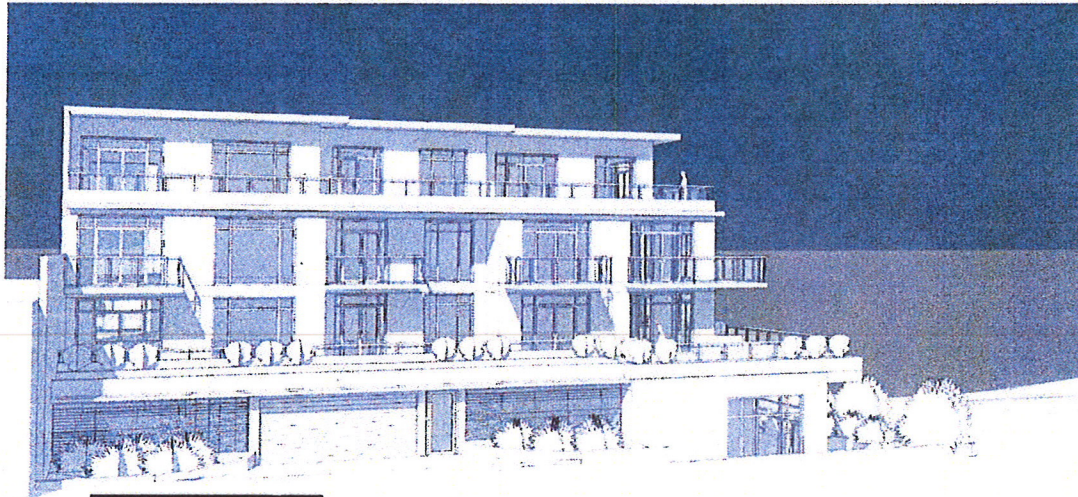
This is Schedule E referred to in the  
Development Permit.

Corporate Officer

Date

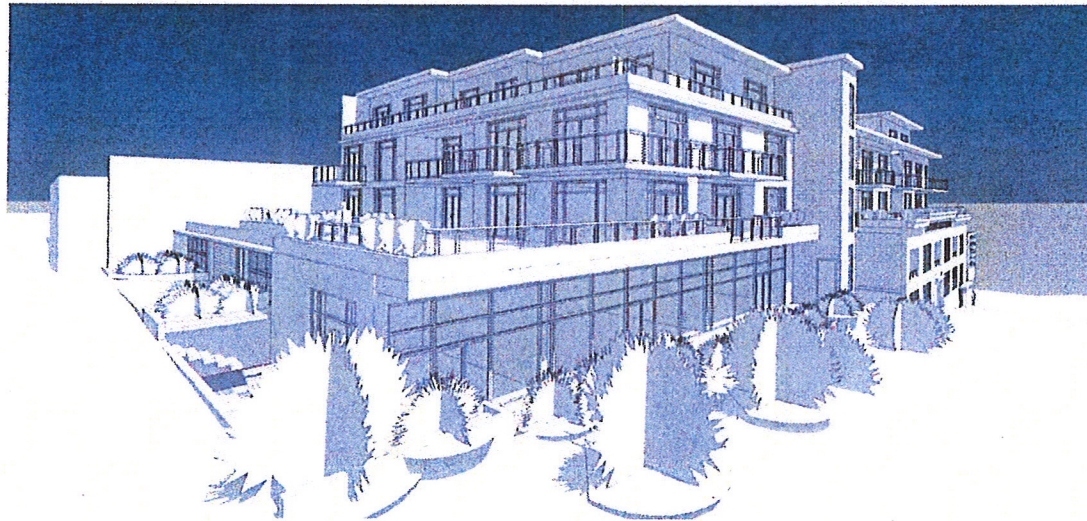
*[Signature]*  
Nov 27/14





**Robson Street**

① VIEW FROM THE WEST



**Corner of Robson Street and Franklyn Street**

② VIEW FROM THE SOUTHWEST

**KPL James**  
architecture

218 FRANKLYN STREET, VICTORIA, BC V8W 1Y6  
250-568-4211

DATE	DESCRIPTION	BY
15 SEP 2014	ISSUED FOR PERMIT	AG
15 SEP 2014	REVISED	AG

**NANAIMO ANNEX**

218 Franklyn Street  
Nanaimo, BC

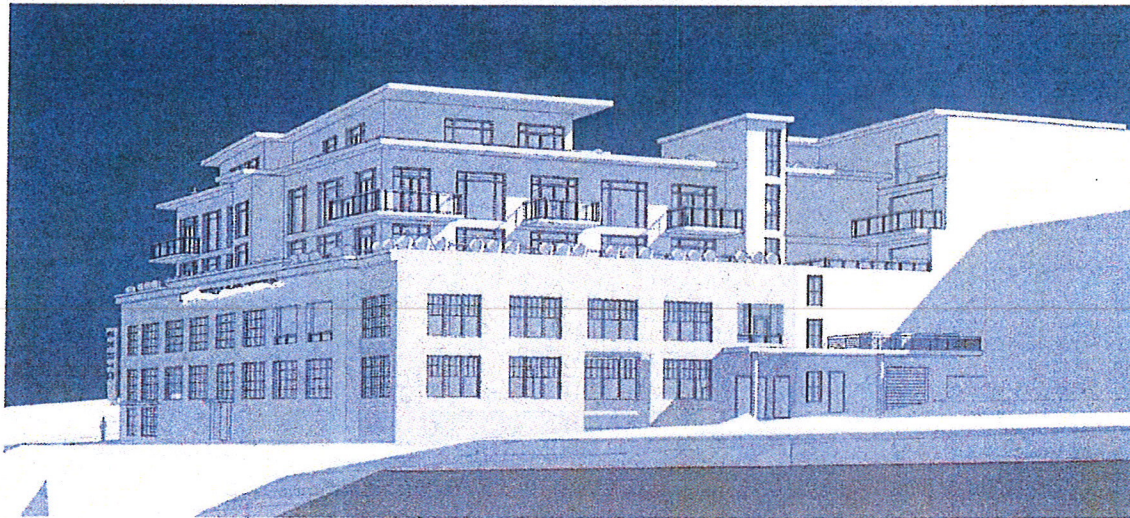
REAL:

DRAWING TITLE

**VIEWS**

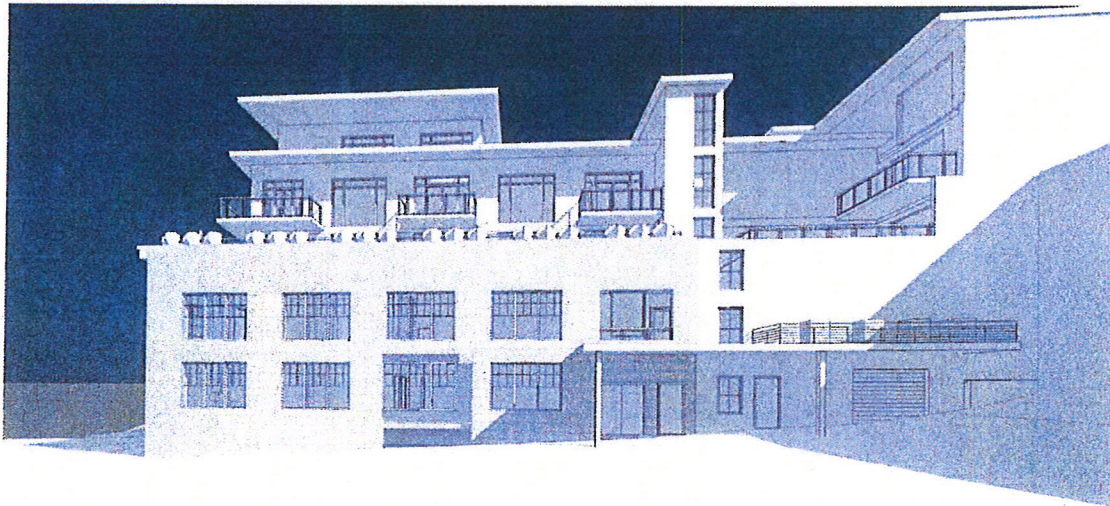
PROJECT NUMBER 1311  
DRAWN BY: AG  
CHECKED BY: BK  
SCALE:  
DATE 15 SEP 2014

**D0.02**



① VIEW FROM THE NORTHEAST

**Wallace Street and At-grade Parking Lot**



② VIEW FROM NORTH

KPL James  
architecture

510 PHOENIX AVENUE, VICTORIA, B.C. V8W 1K6  
250.421.4011

1	PROPOSED ARCHITECTURE	1/15/14
2	REVISIONS	
3		

NAWAMMO ANNEX

238 Franklin Street  
Nanaimo, BC

SEAL:

DRAWING TITLE

VIEWS

PROJECT NUMBER: 1311  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: .  
DATE: 15 SEP 2014

**D0.03**

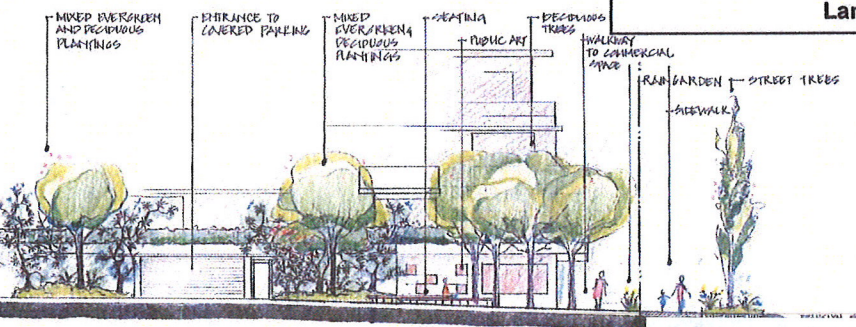
Development Permit DP000905  
200, 238, 290 Franklyn Street

Schedule F

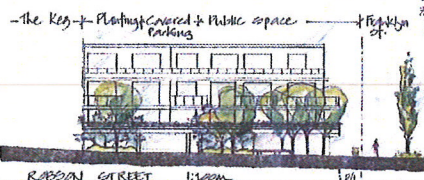
Upper Level  
Landscape & Streetscapes



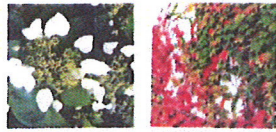
FRANKLYN STREET 1:200m



ROBSON STREET 1:100m



ROBSON STREET 1:200m



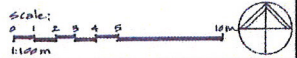
This is Schedule F referred to in the Development Permit.

Corporate Officer

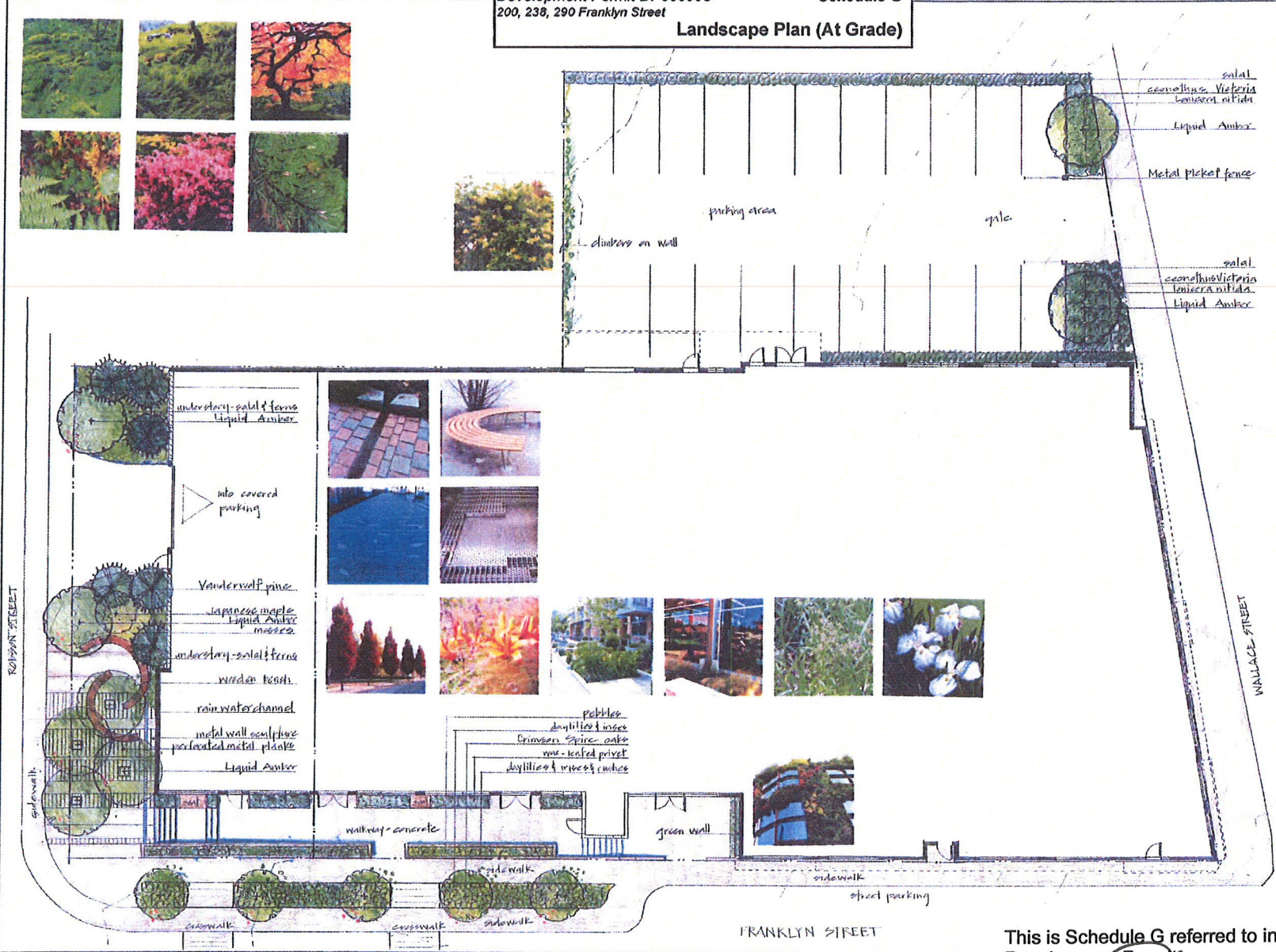
Date

*[Signature]*  
Nov 27/14

PROJECT	NANAIMO ANNEX
228 FRANKLYN ST NANAIMO BC	
SHEET TITLE	CONCEPTUAL LANDSCAPE PLAN
LEVEL ELEVATIONS	3
SCALE	1:100 DATE 2/11/2014
DRAWN	D.J.
CHECKED	
PROJECT LEADER	A.H.M.C. 14
DRAWING NUMBER	L.2.



Development Permit DP000905 Schedule G  
 200, 238, 290 Franklyn Street  
**Landscape Plan (At Grade)**



understory - salal & ferns  
Liquid Amber

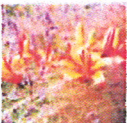
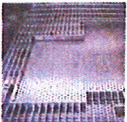
into covered parking

Vanderwolf pine  
Japanese maple  
Liquid Amber  
mosses

understory - salal & ferns  
wicker bench

rainwater channel  
metal wall sculpture  
perforated metal plate  
Liquid Amber

pebbles  
daylilies & iris  
Crimson Spice oak  
moss - kated privet  
daylilies & moss & cubes



DATE	REV	DESCRIPTION

CONTRACTOR

LANDSCAPE ARCHITECT  
 238 Fox St Nanaimo  
 BC V9B 2M6  
 250.784.4238  
 victoria@landcraft.com

PROJECT

**NANAIMO ANNEX**

238 FRANKLYN ST  
 NANAIMO BC

SHEET TITLE

**CONCEPTUAL LANDSCAPE PLAN**

STREET LEVEL

SCALE 1:100 DATE 11/14

This is Schedule G referred to in the Development Permit.

Corporate Officer

Date

*[Signature]*  
 Nov 27 / 14

