



**DEVELOPMENT PERMIT NO. DP000918**

**BROOKS LANDING CENTRE INC**  
Name of Owner(s) of Land (Permittee)

**2180 HIGHLAND BOULEVARD**  
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 B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143**

**PID No. 028-963-784**

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 Building Renderings**  
**Schedule E Landscape Plan**  
**Schedule F Landscape Details**  
**Schedule G Schedule D Calculations**  
**Schedule H Schedule D 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:

Section 10.5.1 – Siting of Buildings

*Front Yard Setback*

The required building siting requires a maximum front yard setback of 7.5m. The building is sited 8.96m from the front property line, a variance of 1.46m.

6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

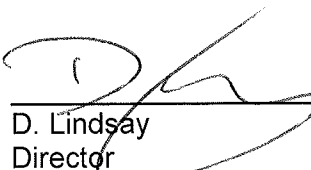
Section 14.9 – Exceptions and Additional Requirements

*Loading Spaces*

The proposed office gross floor area requires 1 loading space. No loading space is provided, a variance of 1 loading space.

REVIEWED AND APPROVED ON

2015 - May - 13  
Date

  
D. Lindsay  
Director

**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

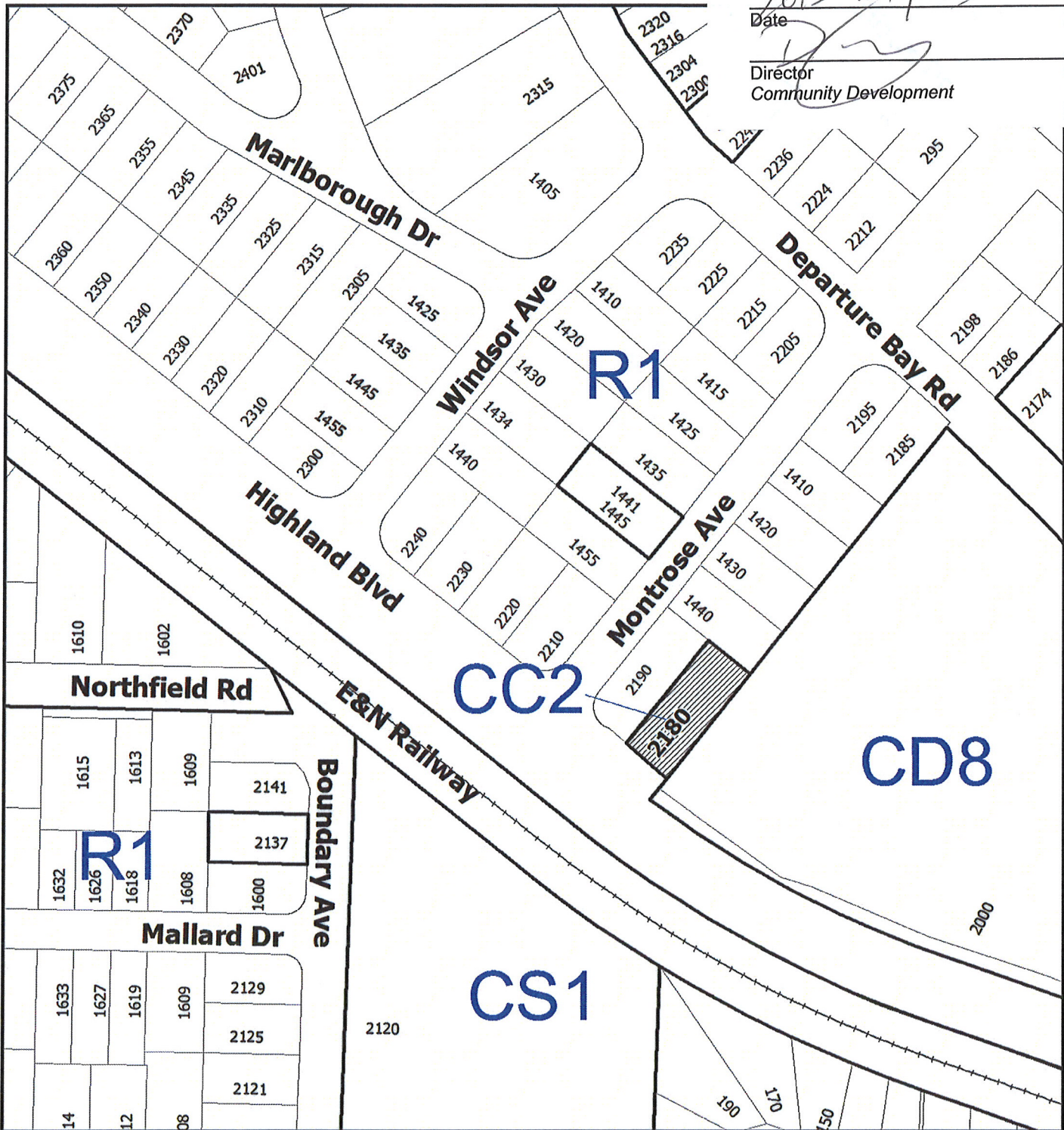
GN/In  
Prospero attachment: DP000918

This is Schedule A referred to in the Development Permit.

2015-04-13  
Date


*[Signature]*  
Director  
Community Development

### SCHEDULE A



DEVELOPMENT PERMIT NO. DP000918

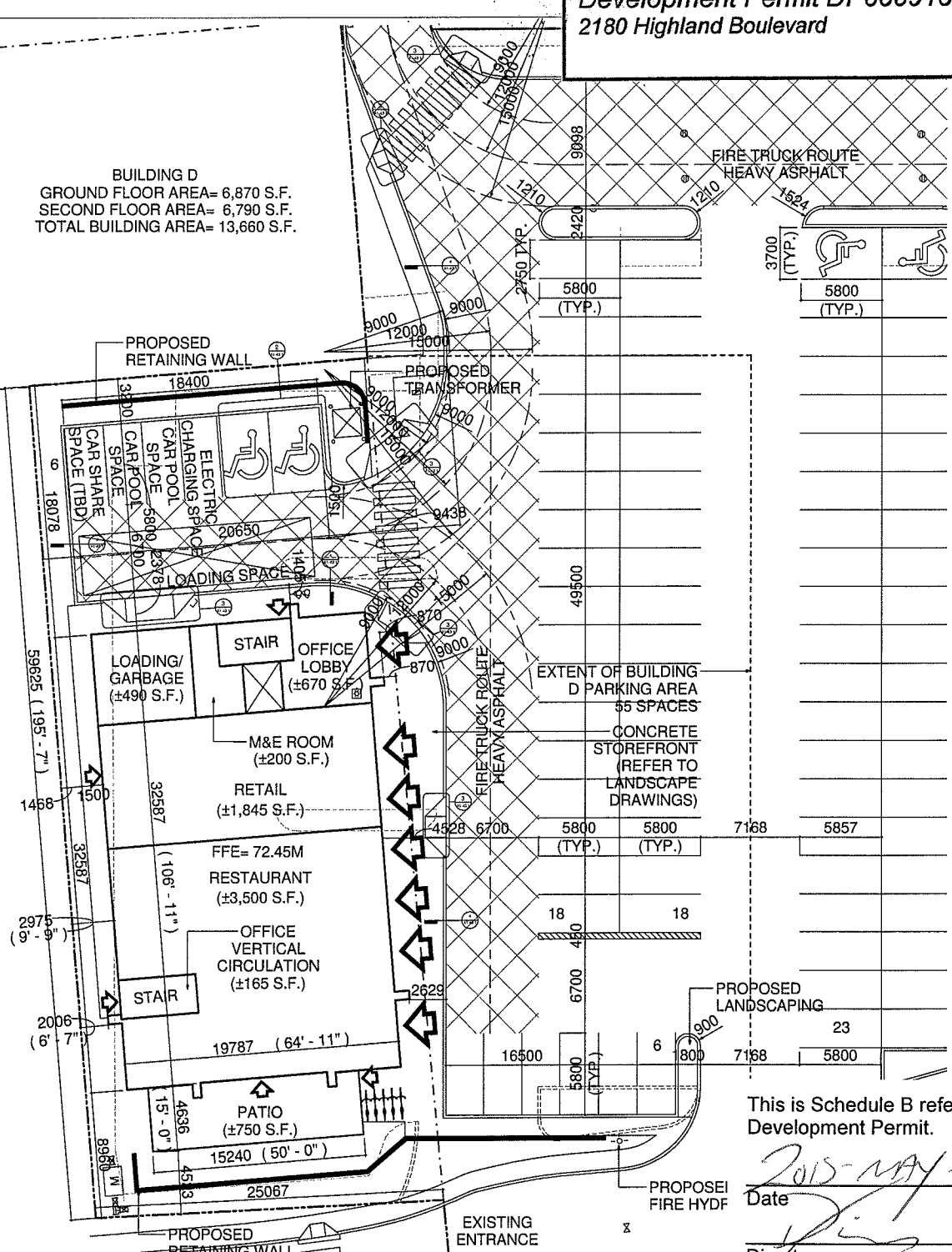
## LOCATION PLAN

 **Subject Property**

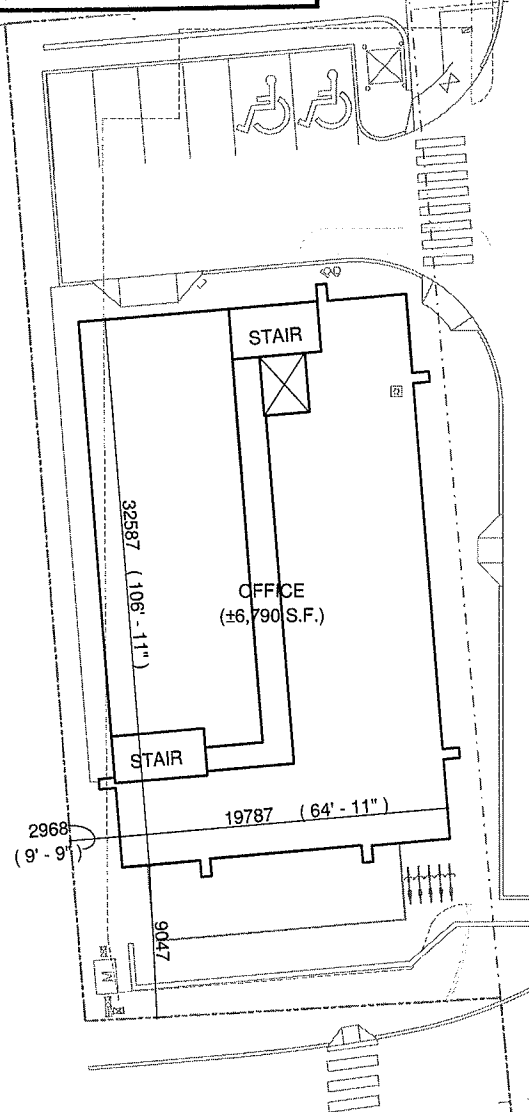


Civic: 2180 Highland Boulevard  
Lot B, Section 1, Nanaimo District, Plan EPP25143

BUILDING D  
GROUND FLOOR AREA= 6,870 S.F.  
SECOND FLOOR AREA= 6,790 S.F.  
TOTAL BUILDING AREA= 13,660 S.F.



2ND FLOOR PLAN  
1:100



BUILDING D SITE

ITEM	VALUE	UNIT
SITE AREA	±0.37 ACRES	±1.49 HA
BUILDING D HEIGHT	10M	
PROPOSED BUILDING D	13,660 S.F.	1,269 S.M.
GROUND FLOOR AREA	6,870 S.F.	638 S.M.
GROSS FLOOR AREA EXCLUDING LOBBY AREA	12,890 S.F.	1,207 S.M.
FSR	0.8	
SITE COVERAGE	42.63 %	
PARKING PROVIDED	55 CARS	
REQUIRED PARKING	55 SPACES	
RETAIL	1 SPACE/20 S.M. = 9 SPACES	
OFFICE	1 SPACE/22 S.M. = 29 SPACES	
RESTAURANT	1 SPACE/3 SEATS = 17 SPACES	
REQUIRED BICYCLE PARKING	4 BIKES	

This is Schedule B referred to in the Development Permit.

2015-MAY-13  
Date

Director  
Community Development

UNIVERSITY OF CALIFORNIA  
SCHOOL OF ARCHITECTURE  
ARCHITECTS

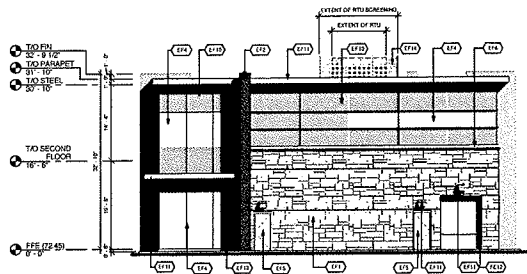
TURNER FURCHER  
PLANNERS ARCHITECTS

UNIVERSITY ASSOCIATION OF ARCHITECTS

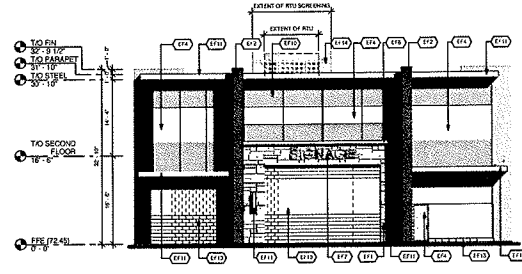
BROOKS LANDING  
PLANNING ARCHITECTS

SITE PLAN

A1-43

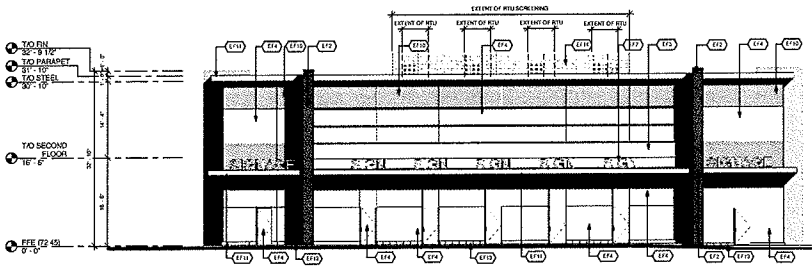


① BUILDING D NORTH ELEVATION  
1/8" = 1'-0"



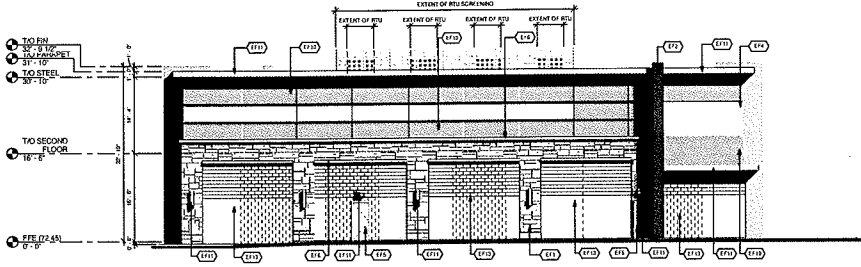
② BUILDING D SOUTH ELEVATION  
1/8" = 1'-0"

Highland Boulevard



③ BUILDING D EAST ELEVATION  
1/8" = 1'-0"

Facing Mall Parking



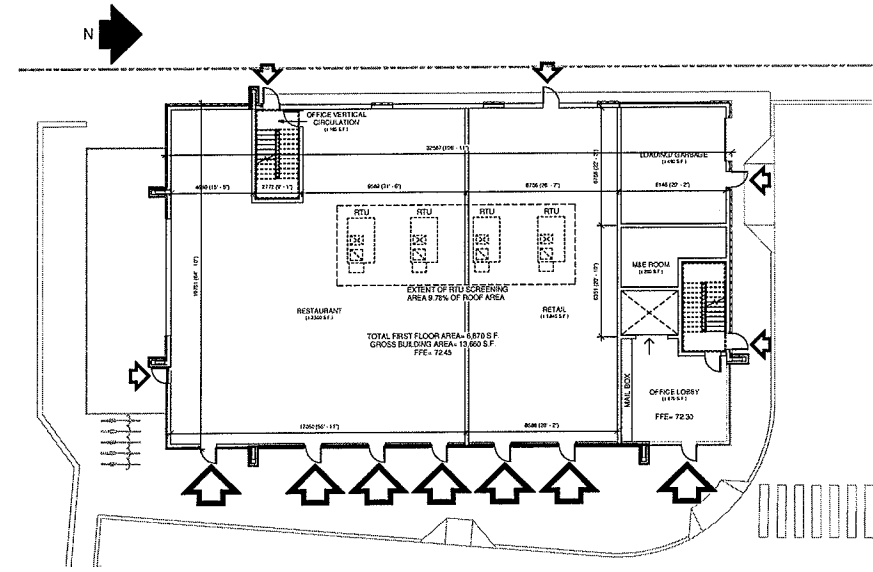
④ BUILDING D WEST ELEVATION  
1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

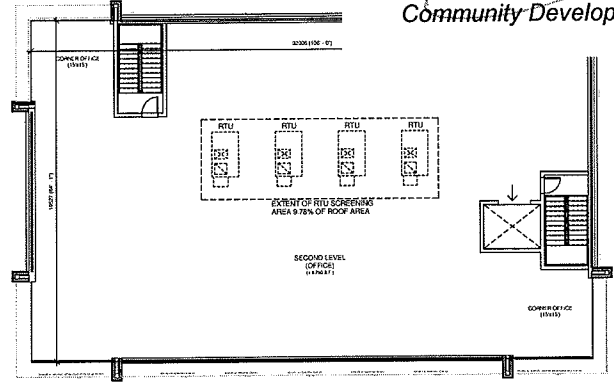
- ① STAINLESS STEEL
- ② BRASS
- ③ ALUMINUM
- ④ POLYURETHANE
- ⑤ POLYURETHANE
- ⑥ POLYURETHANE
- ⑦ POLYURETHANE
- ⑧ POLYURETHANE
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This is Schedule C referred to in the Development Permit.

*2015-07-13*  
Date  
  
*[Signature]*  
Director  
Community Development



⑤ BUILDING D FIRST FLOOR PLAN  
1/8" = 1'-0"



⑥ BUILDING D SECOND FLOOR PLAN  
1/8" = 1'-0"

Development Permit DP000918  
2180 Highland Boulevard

Schedule C

**BUILDING ELEVATIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/13/15
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
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47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	

**BROOKS LANDING**  
Architectural & Engineering

PROJECT: BUILDING D ELEVATIONS & FLOOR PLANS

DATE: 7/13/15

SCALE: AS SHOWN

PROJECT NO: A2-14

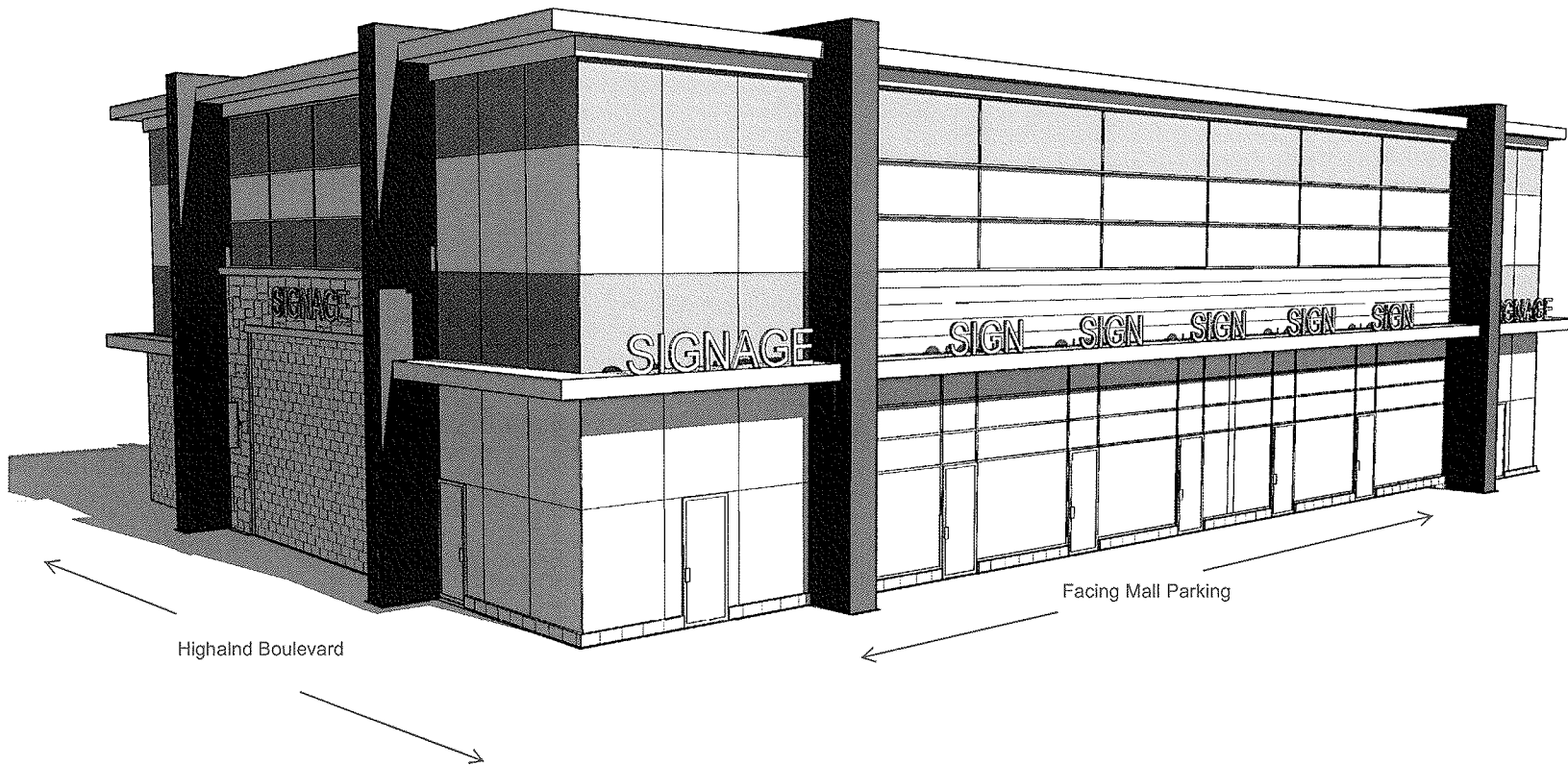
Development Permit DP000918

Schedule D

2180 Highland Boulevard

**BUILDING RENDERINGS**

1/2



PRELIMINARY

F:\p0\08327\08327-15\_REVIT\ELEVATIONS\08327\08-14 (RETAIL D).vt



**BROOKS LANDING**

NANAIMO, BRITISH COLUMBIA

BUILDING D PERSPECTIVE 2

TURNER FLEISCHER  
www.turnerfleischer.com



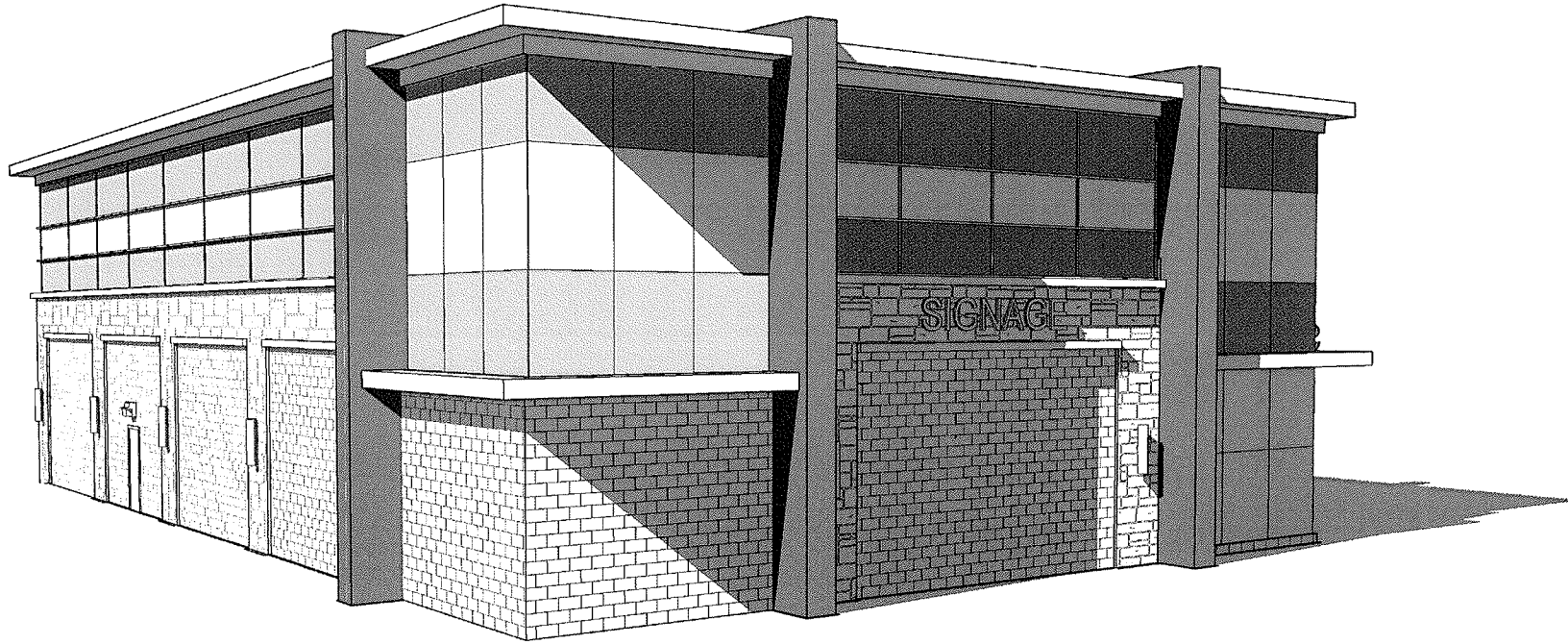
MARCH 20, 2015  
08.327 A2-14.2

This is Schedule D referred to in the Development Permit.

2015-MAY-13  
Date

Director  
Community Development

1/2



F:\p\0\06270\06271-15\_PREV\ELEVATIONS\0627102-4\_PRETAL.Dwg PRELIMINARY

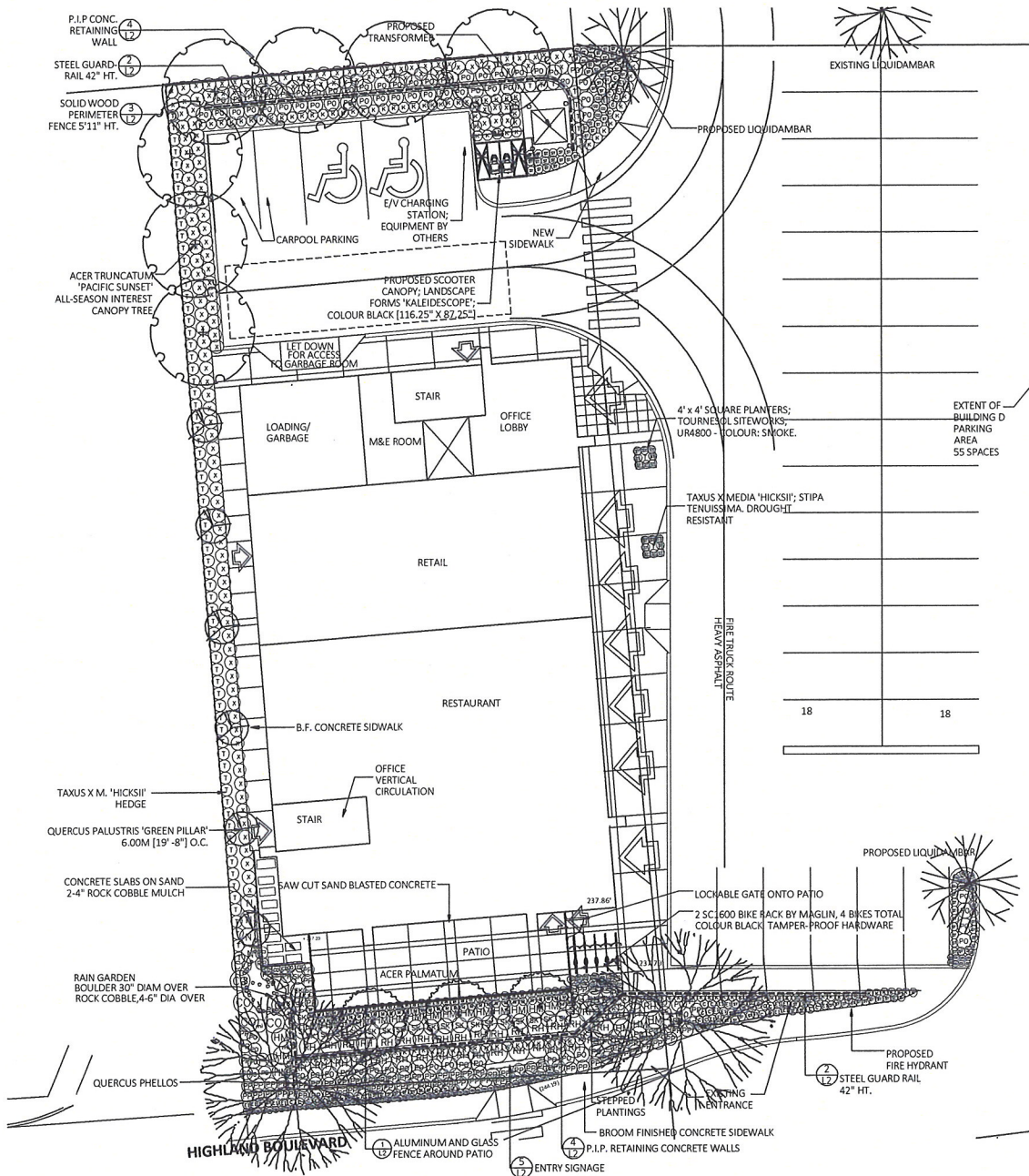
 TURNER FLEISCHER  
www.turnerfleischer.com



**BROOKS LANDING**  
NANAIMO, BRITISH COLUMBIA

BUILDING D PERSPECTIVE 3

MARCH 20, 2015  
09.327 A2-14.3



PLANT SCHEDULE	DESCRIPTION	PLANT SPECIES	PLANT SIZE
1	ACER PALMATUM	ACER PALMATUM	1000
2	ACER PALMATUM	ACER PALMATUM	1000
3	ACER PALMATUM	ACER PALMATUM	1000
4	ACER PALMATUM	ACER PALMATUM	1000
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49	ACER PALMATUM	ACER PALMATUM	1000
50	ACER PALMATUM	ACER PALMATUM	1000



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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011, f. 604-294-0022

SCALE

NO. DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

**NEW BUILDING**

AT BROOKS LANDING  
2000 ISLAND HWY. NORTH  
NANAIMO, BC

DRAWING TITLE  
**LANDSCAPE PLAN**

DATE: 14 NOV 18 DRAWING NUMBER:  
SCALE: 1"=10'-0"  
DRAWN: PCM  
DESIGN:  
CHKD: PCM OF 2

This is Schedule E referred to in the Development Permit.

2018 MAY-13  
Date

Director  
Community Development





**SCHEDULE D CALCULATIONS**

**CITY OF NANAIMO  
PLANNING DIVISION**

This is Schedule G referred to in the  
Development Permit.

2015-MAY-13  
Date

Director  
Community Development

**SCHEDULE D CALCULATIONS**

- **Category 1 – 10 points required **ACHEIVED****
  - o Development within 200m of park/trail network (2 points)
  - o Development within 400m of retail store, daycare, bus stop, & PRC property x2 (5 points)
  - o Adding retail (1 point)
  - o Continuing pedestrian network (2 points)
  
- **Category 3 – 6 points required **ACHIEVED****
  - o Electric vehicle charging station (2 points)
  - o Carpool spaces x2 (2 points)
  - o Motorized scooter space (2 points)
  
- **Category 5 – 5 points required**
  - o Energy manger required to reference new standards in BC Building Code

**THE ARCHITECTURAL and/or ENGINEERING  
CONSULTANT MUST SIGN OFF ON SCHEDULE D BEFORE  
OCCUPANCY CAN BE PROVIDED**

**SCHEDULE D REQUIREMENTS**

**Schedule D**

**Amenity Requirements for Additional Density**

In order for a development to include the additional Tier 1 density provided for within this Bylaw, 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.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in all of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

<b>Category 1: Site selection and Connectivity (10 points required)</b>	
<b>Amenity</b>	<b>Points</b>
The proposed development is located on a brownfield site.	7
The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	2
The proposed development is located within 200m of a park or trail network.	2
The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>• retail store;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property; and / or</li> <li>• a CS-1 (Community Service One) zoned property.</li> </ul>	1 point each
The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> <li>• retail store or public market;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property;</li> <li>• a CS-1 (Community Service One) zoned property; and / or</li> <li>• public art.</li> </ul>	1 point each, in addition to the above.
A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2

This is Schedule H referred to in the Development Permit.

2008 MAY -13  
Date

*[Signature]*  
Director  
Community Development

**[ ]** = Required POINTS from Schedule D

<b>Category 3: Parking and Pedestrian Connectivity (6 points required)</b>	
<b>Amenity</b>	<b>Points</b>
<p>Covered and secure bicycle storage is provide to accommodate the following number of spaces:</p> <ul style="list-style-type: none"> <li>a) multiple family residential developments: 1 bicycle space per 2 dwelling units; and</li> <li>b) non-residential uses: 1 bicycle space per 250m<sup>2</sup> of Gross Floor Area for the first 5000m<sup>2</sup>, plus one bicycle space per 500m<sup>2</sup> of additional Gross Floor Area.</li> </ul>	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.	2 +1 point for each additional electric vehicle charge station
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
<p>The proposed development includes covered and designated parking spaces for a motorized scooter to accommodate the following number of spaces:</p> <ul style="list-style-type: none"> <li>c) multiple family residential developments: 1 motorized scooter space per 15 dwelling units; and</li> <li>a) non-residential uses: 1 motorized scooter space per 600m<sup>2</sup> of Gross Floor Area for the first 5000m<sup>2</sup> plus one space per 1500m<sup>2</sup> of additional Gross Floor Area.</li> </ul>	2

 = Required POINTS from Schedule D

**Category 5: Energy Management (5 points required)**

Amenity	Points
<p>The project developer has provided all of the following:</p> <ul style="list-style-type: none"><li>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</li><li>b) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; and</li><li>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 of the Manager of Building Inspections or designate.</li></ul>	<b>5</b>

 = Required POINTS from Schedule D