



**DEVELOPMENT PERMIT NO. DP000955**

**KELLAND FOODS HOLDINGS LTD.**

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

**867 BRUCE AVENUE / 538 EIGHTH 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(s):

**PID - 025-520-016**

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP74483**

**PID - 005-947-812**

**LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 5937 EXCEPT PART IN PLAN 37506 & VIP74483**

**PID - 001-174-223**

**LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 12363**

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**

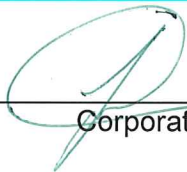
- Schedule D Elevations, Grocery Store
- Schedule E Elevations, Commercial Rental Unit
- Schedule F Elevations, Multi-family Residential Building
- Schedule G Floor Plan, Multi-family Residential Building
- Schedule H Site Sections
- Schedule I Overall Landscape Plan
- Schedule J Technical Information, Pedestrian/Bike Pathway

- 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:

*Maximum Height – Section 10.6.1 (Size of Buildings)*

The maximum permitted building height for the multi-family residential building is 10m. The building height is 12.69m, a variance of 2.69m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
**15TH DAY OF FEBRUARY, 2016**



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

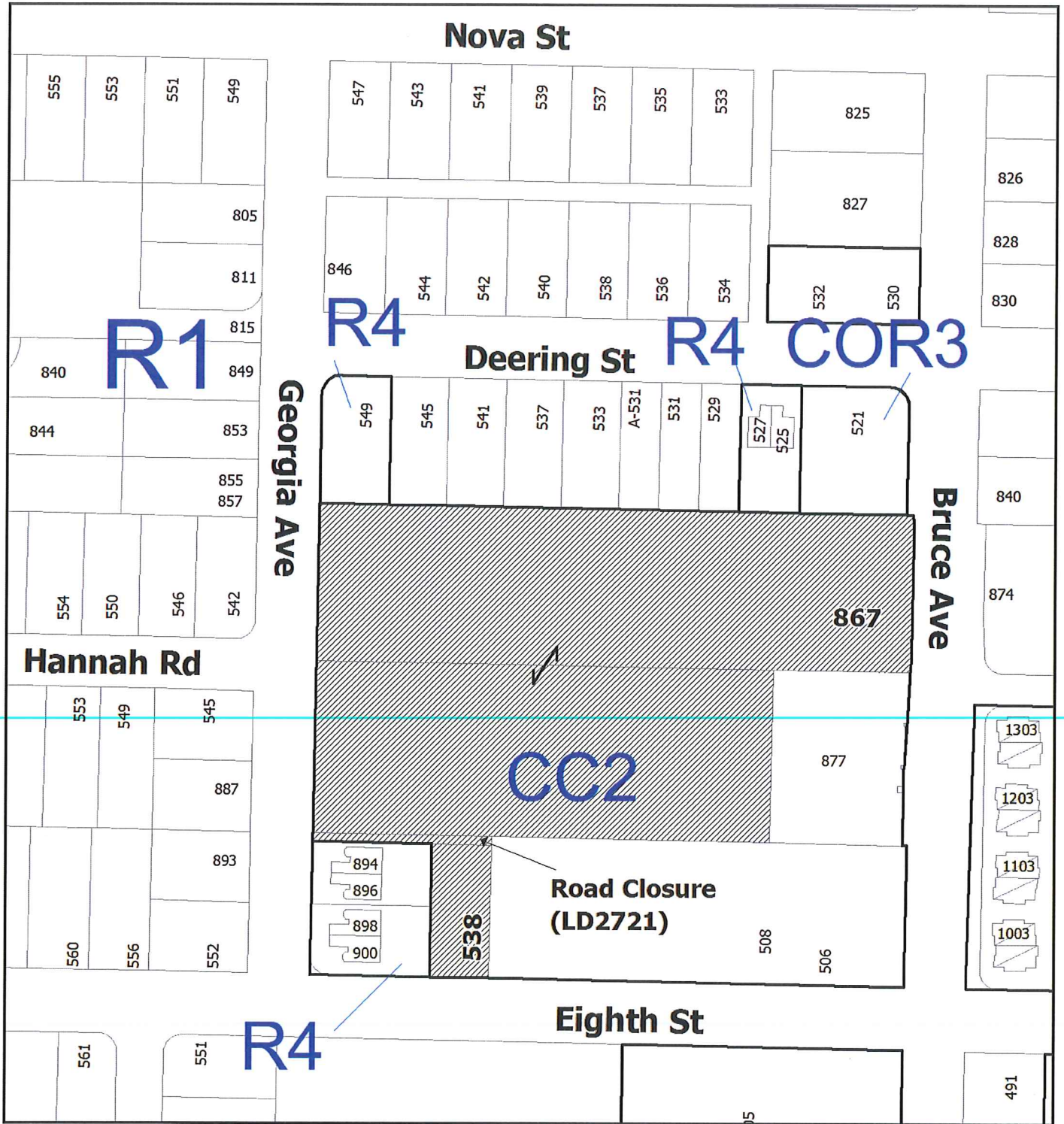
*Feb 19/2016*

\_\_\_\_\_  
Date

GN/in

\\PROSPERO\PLANNING\DEVPERMIT\DP000955\ATT A Development Permit dp955.docx

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000955

### LOCATION PLAN

 **Subject Properties**

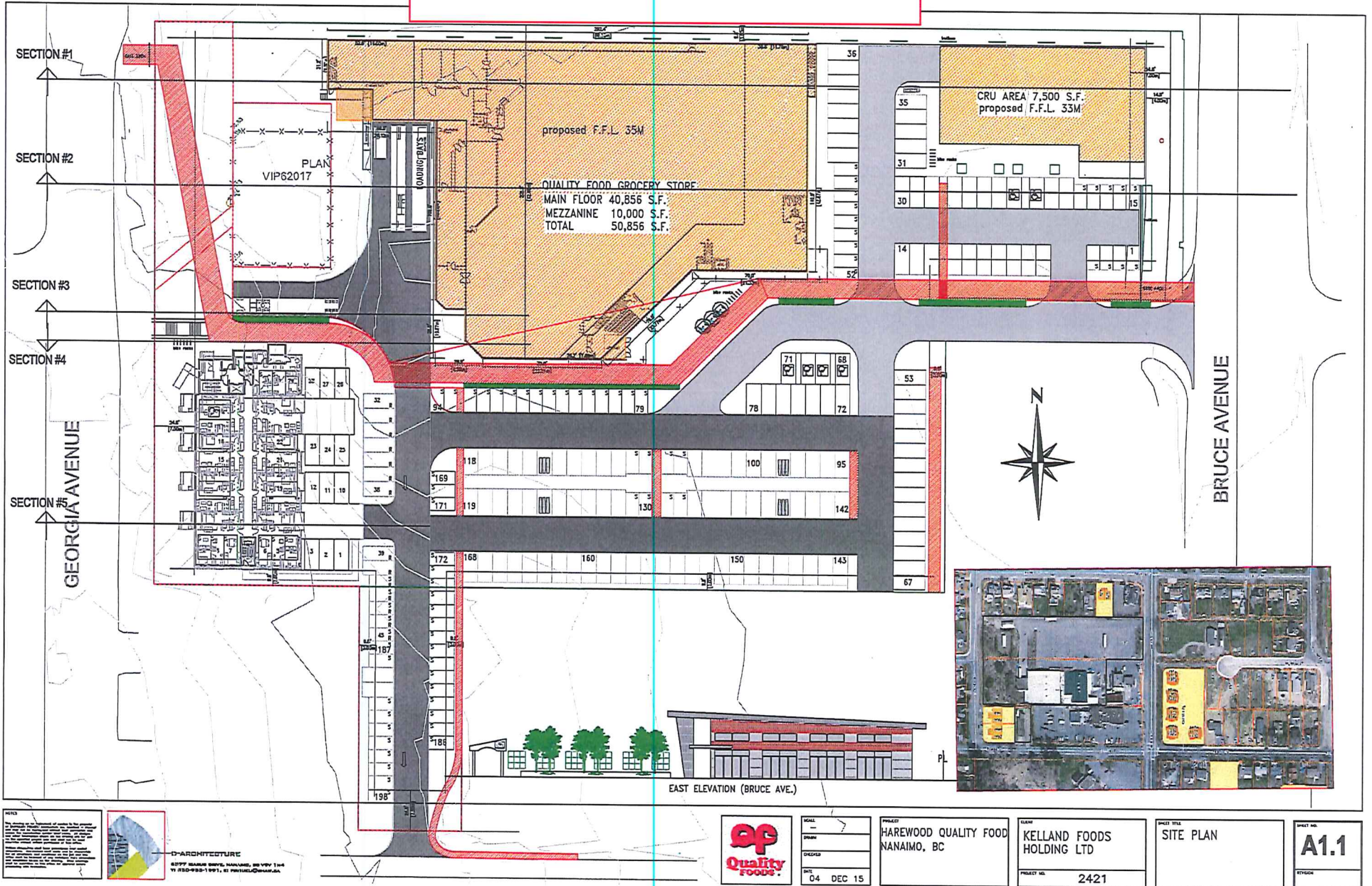
Civic: 867 Bruce Avenue and 538 Eighth Street  
 Lot 1, Section 1, Nanaimo District, Plan VIP74483  
 and Lot 2, Section 1, Plan 5937  
 Except part in Plan 37506 and Plan VIP74483



Development Permit DP000955  
867 Bruce Avenue / 538 Eighth Street

Schedule B

**SITE PLAN**



**NOTES**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
3. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
4. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
5. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
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9. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.  
10. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE SPECIFIED.



**D-ARCHITECTURE**  
8777 HANCOCK DRIVE, NANAIMO, BC V9Y 1G4  
TEL: (250) 932-1997, 61 PROJECT@DARCHITECTURE.COM



SCALE: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 04 DEC 15

PREPARED BY: HAREWOOD QUALITY FOOD  
NANAIMO, BC

CLIENT: KELLAND FOODS HOLDING LTD  
PROJECT NO: 2421

SHEET TITLE: SITE PLAN

SHEET NO: **A1.1**  
REVISION: \_\_\_\_\_

## SITE PARTICULARS

**CIVIC ADDRESS:** 867 Bruce Avenue & 538 Eighth Street, NANAIMO, BC  
**LEGAL ADDRESS:** - LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP74483 AND LOT 2 SECTION 1, PLAN 5937 EXCEPT PART IN PLAN 37506 & PLAN VIP74483  
 and LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 12363

**SITE AREA:** 4.55 Acres  
198,252 sq.ft. (18,418 m<sup>2</sup>)  
**ZONING:** CC2 Neighbourhood Centre

## PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED		
USE	Commercial & Retail & Residential	Commercial & Retail & Residential		
LOT AREA	10,764 sq.ft. (1,000 m <sup>2</sup> ) Minimum	198,252 sq.ft. (18,418 m <sup>2</sup> )		
LOT COVERAGE	50% = 99,126 sq.ft. (9,209 m <sup>2</sup> )	28.5 % = 56,502 sq.ft. (5,249 m <sup>2</sup> )		
BUILDING GROSS FLOOR AREA		CRU: Main Floor: 7,500 sq.ft.	Quality Foods: Main Floor Plan: 40,408 sq.ft. Mezzanine: 9,665 sq.ft.	Residential: Covered parking: 8,594 sq.ft. Main Floor Plan: 8,015 sq.ft. Second Floor Plan: 7,968 sq.ft. Third Floor Plan: 7,968 sq.ft.
		Total 7,500 sq.ft.	Total 50,073 sq.ft.	Total 32,545 sq.ft.
		Total Buildings Area: 90,118 sq.ft. (8,372 m <sup>2</sup> )		
DENSITY	0.55 = 109,038 sq.ft. (10,130 m <sup>2</sup> )	0.45 = 90,118 sq.ft. (8,372 m <sup>2</sup> )		
SETBACKS	FRONT (Min.): 14.76' (4.5 m) Min. FRONT (Max.): 24.61' (6.0 m) Max. REAR: 14.76' (4.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 14.76' (4.5 m) Min. FRONT (Max.): 24.61' (6.0 m) Max. SIDE: 14.76' (4.5 m) Min. REAR: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.		
HEIGHT OF BUILDINGS	32.81' (10 m) Max.	CRU: 24.2' (7.35 m <sup>2</sup> )	Quality Foods: 32.33' (9.85 m <sup>2</sup> )	Residential: 41.64' (12.69 m <sup>2</sup> ) variance required: 4'4" - 8'10"
AMENITY AREAS				
OFF-STREET PARKING	- Shopping Mail Retail stores parking stall requirement: 1 stall per 23.25m <sup>2</sup> net space Total net area (minus entry) of retail is 4,744 m <sup>2</sup> - Residential 1.66 spaces for each unit Retail 204 stalls Residential 44 stalls TOTAL REQUIRED: 248 stalls	RETAIL STALLS PROVIDED: - 123 large stalls provided - 70 small stalls provided - 5 Loading bay provided - 6 HC stalls provided Total: 204 provided TOTAL PROVIDED : 249 stalls provided		Residential Stalls provided: - 30 large stalls provided - 14 small stalls provided - 1 HC stalls provided Total: 45 provided

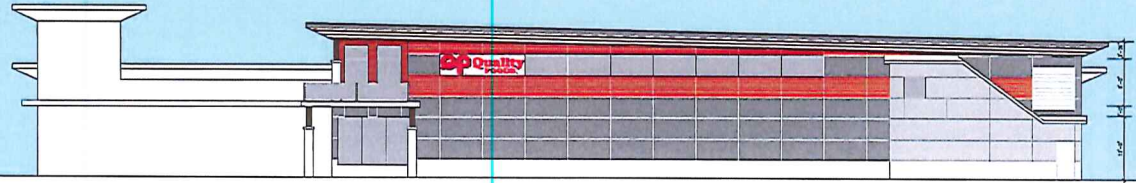
**RECEIVED**

By Planning & Design Section at 11:25 am, Feb 17, 2016

Development Permit DP000955  
867 Bruce Avenue / 538 Eighth Street

Schedule D

**BUILDING ELEVATIONS,  
Grocery Store**

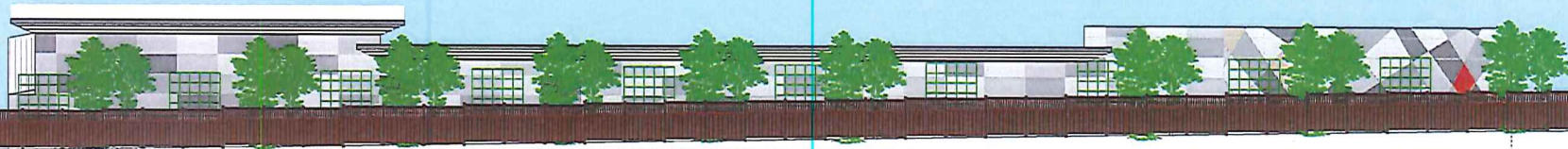


EAST ELEVATION

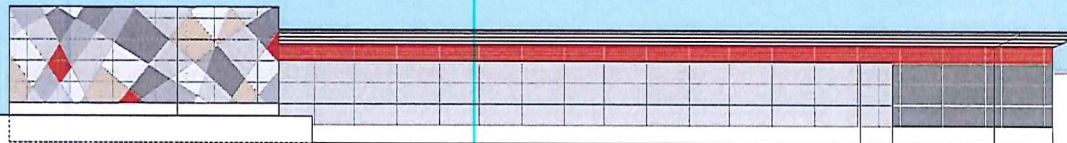


SOUTH ELEVATION

Main Entrance visible to Bruce Avenue and Parking Lot



NORTH ELEVATION (Facing Single Family Dwelling back yards)



WEST ELEVATION

NOTES  
1. All elevations are shown as they appear from the street.  
2. All elevations are shown as they appear from the street.  
3. All elevations are shown as they appear from the street.  
4. All elevations are shown as they appear from the street.  
5. All elevations are shown as they appear from the street.



**D-ARCHITECTURE**  
6377 HANCOCK STREET, NANAIMO, BC V9Y 1A6  
TEL: 250-753-1991 FAX: 250-753-1992  
DAIYOUKH FIRDOUZ ARCHITECTURE INC.



SCALE  
3/32" = 1'-0"  
DRAWN  
CHECKED  
DATE 04 DEC 15

PROJECT  
HAREWOOD QUALITY FOOD  
NANAIMO, BC

CLIENT  
KELLAND FOODS  
HOLDING LTD  
PROJECT NO. 2421

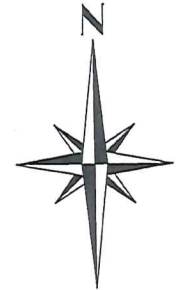
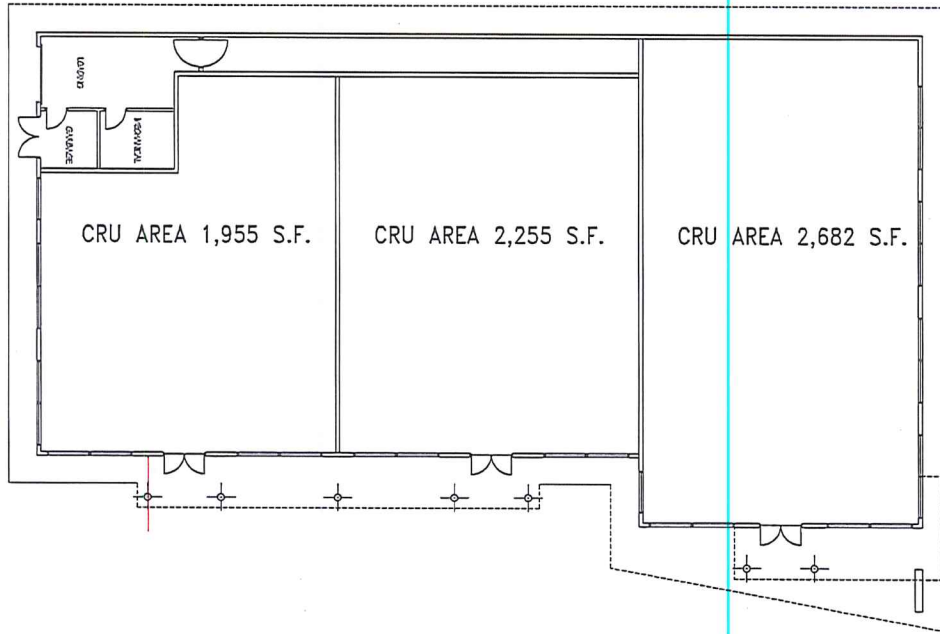
SHEET TITLE  
QF GROCERY STORE  
ELEVATIONS  
PRELIMINARY  
RECEIVED  
By Planning & Design Section at 12:58 pm, Dec 21, 2015

SHEET NO.  
**A2.5**  
DESIGN

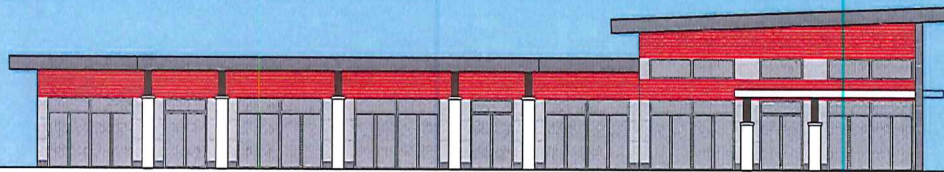
Development Permit DP000955  
 867 Bruce Avenue / 538 Eighth Street

Schedule E

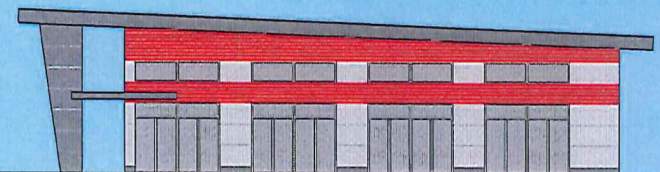
**BUILDING ELEVATIONS,  
 Commercial Rental Unit**



CRU FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION (BRUCE AVE.)

**NOTES**  
 1. The owner is responsible for obtaining all necessary permits from the appropriate authorities.  
 2. The owner is responsible for providing all necessary information to the architect.  
 3. The architect is responsible for providing all necessary drawings and specifications.  
 4. The architect is not responsible for the construction of the building.



**D-ARCHITECTURE**  
 8577 BRUCE DRIVE, NANAIMO, BC V9Y 1M6  
 TEL: 250-753-1911, 250-753-1912  
 DANYOURH.PINDOULI@D-ARCHITECTURE.COM

DATE: 04 DEC 15

SCALE: 1/8" = 1'-0"  
 DRAWN:  
 CHECKED:  
 DATE: 04 DEC 15

PROJECT: HAREWOOD QUALITY FOOD  
 NANAIMO, BC

CLIENT: KELLAND FOODS  
 HOLDING LTD  
 PROJECT NO.: 2421

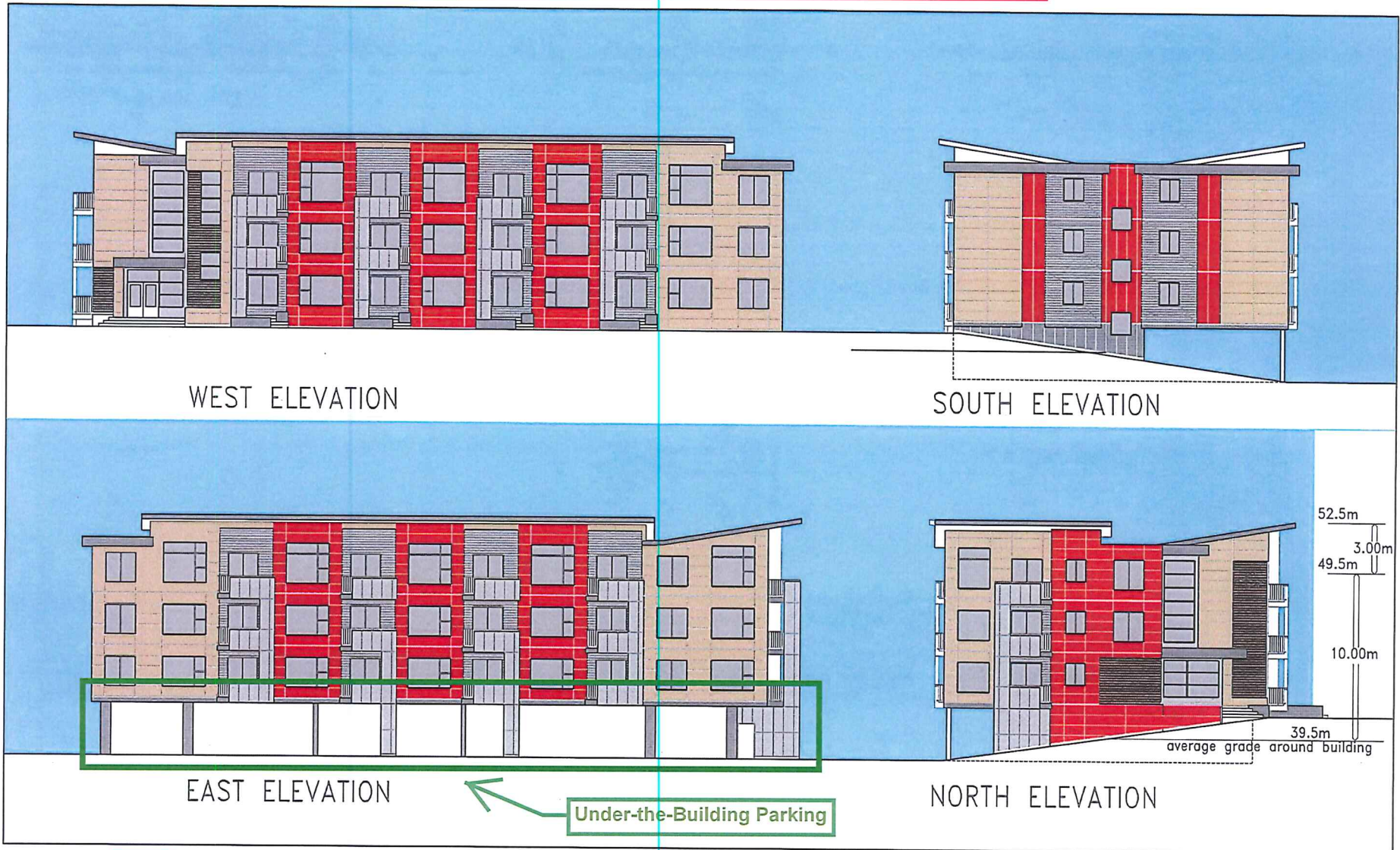
SHEET TITLE: CRU PLAN & ELEVATIONS  
 PRELIMINARY  
**RECEIVED**  
 By Planning & Design Division at 12:59 pm, Dec 21, 2015

SHEET NO.: **A3.1**  
 REGION:

Development Permit DP000955  
 867 Bruce Avenue/ 538 Eighth Street

Schedule F

**FLOOR PLAN**  
**Multi-family Residential Building**



**NOTES**  
 1. All dimensions are in metric unless otherwise stated.  
 2. The owner is responsible for obtaining all necessary permits.  
 3. The architect is not responsible for the accuracy of the information provided by the owner.  
 4. The architect is not responsible for the accuracy of the information provided by the owner.



**D-ARCHITECTURE**  
 8577 HAZARD DRIVE, NANAIMO, BC V9Y 1K4  
 TEL: 250-752-1111, WWW.D-ARCHITECTURE.COM

CONSULTANT SEAL
SCALE
1/8" = 1'-0"
DRAWN
CHECKED
DATE
04 DEC 15

PROJECT
HAREWOOD QUALITY FOOD
NANAIMO, BC

CLIENT
KELLAND FOODS
HOLDING LTD

PROJECT NO.
2421

SHEET TITLE
RESIDENTIAL
ELEVATIONS
PRELIMINARY

SHEET NO.
<b>A4.2</b>

FIGURE
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Development Permit DP000955  
867 Bruce Avenue / 538 Eighth Street

Schedule G

**FLOOR PLANS**  
**Multi-family Residential Building**



NOTES  
1. All dimensions are in Imperial units unless otherwise specified.  
2. All work shall conform to the current editions of the National Building Code of Canada and the applicable local bylaws.  
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
4. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications.  
5. The contractor shall maintain access to all adjacent properties at all times.  
6. The contractor shall be responsible for the removal and disposal of all construction waste.  
7. The contractor shall ensure that all workers are properly trained and licensed.  
8. The contractor shall ensure that all safety protocols are followed at all times.  
9. The contractor shall ensure that all work is completed within the specified time frame.  
10. The contractor shall ensure that all work is completed to the satisfaction of the owner and the appropriate authorities.



**D-ARCHITECTURE**  
8377 MARLER DRIVE, NANAIMO, BC V9Y 1M4  
TEL: 250-753-1181, 250-753-0111  
DANYSZUCH PRELUZU ARCHITECTURE INC.

**(Under-the-Building Parking)**

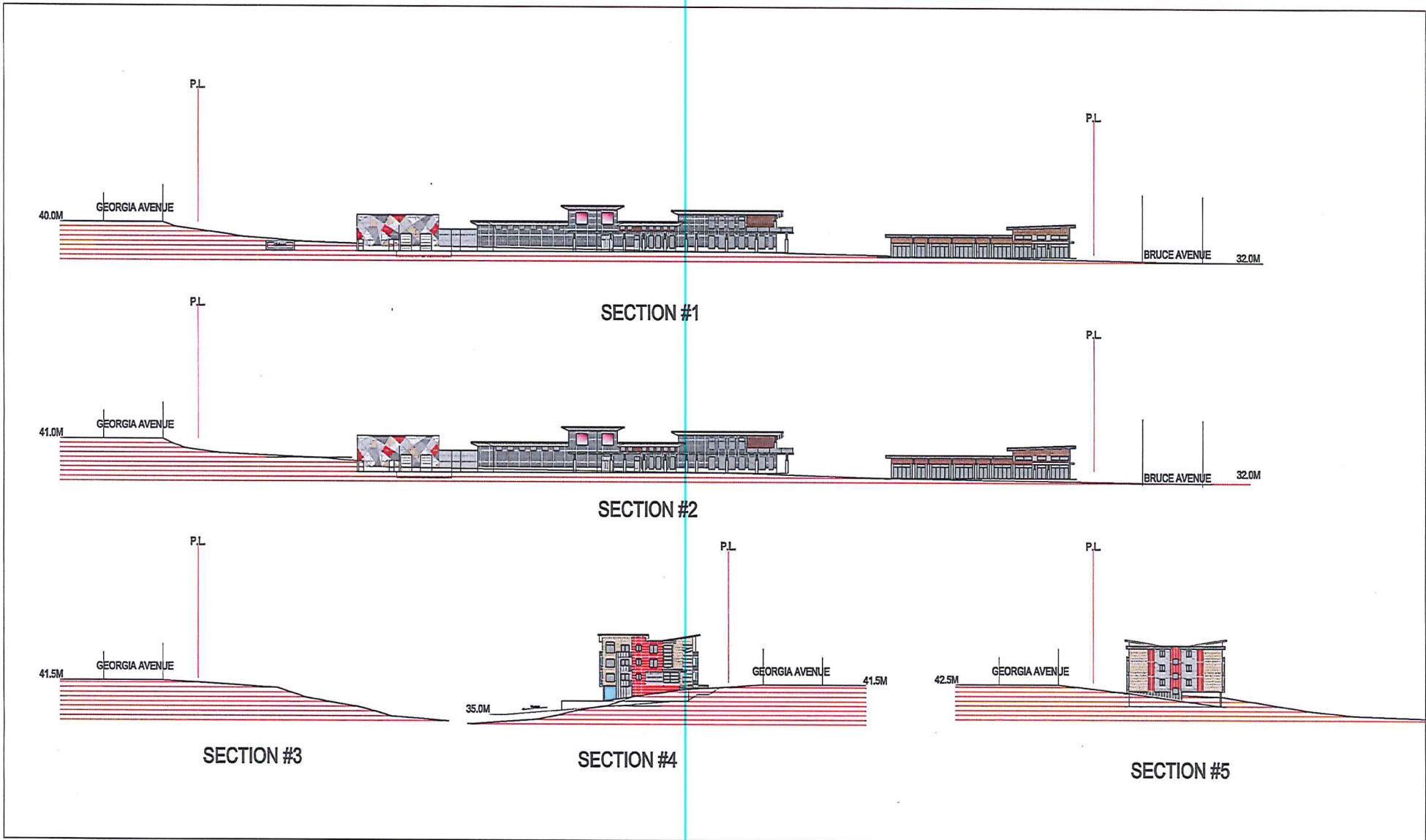
DATE: 1/8"=1'-0"  
SCALE:  
CHECKED:  
DATE: 04 DEC 15

PROJECT: HAREWOOD QUALITY FOOD  
NANAIMO, BC

CLIENT: KELLAND FOODS  
HOLDING LTD  
PROJECT NO.: 2421

SHEET TITLE: RESIDENTIAL PLANS  
PRELIMINARY  
**RECEIVED**  
By Planning & Design Section at 1:01 pm, Dec 21, 2015

SHEET NO.: **A4.1**  
REVISION:



**NOTES**

1. These sections are for informational purposes only and do not constitute a contract. The contract documents shall govern.

2. The sections are based on the information provided by the client and the site survey. The architect does not warrant the accuracy of the information provided.

3. The sections are based on the current zoning and building code requirements. The architect does not warrant the accuracy of the zoning and building code requirements.

4. The sections are based on the current site conditions. The architect does not warrant the accuracy of the site conditions.

5. The sections are based on the current design. The architect does not warrant the accuracy of the design.



**D-ARCHITECTURE**  
 6577 HANCOCK DRIVE, NANAIMO, BC V9Y 1H4  
 TEL: 250-752-1401, E: info@d-arch.com  
 DAY/OUH MICHAEL ARCHITECTURE INC.



**QUALITY FOODS**

NAME: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 DATE: 04 DEC 15

**PROJECT:**  
 HAREWOOD QUALITY FOOD  
 NANAIMO, BC

**CLIENT:**  
 KELLAND FOODS  
 HOLDING LTD

**PROJECT NO.:** 2421

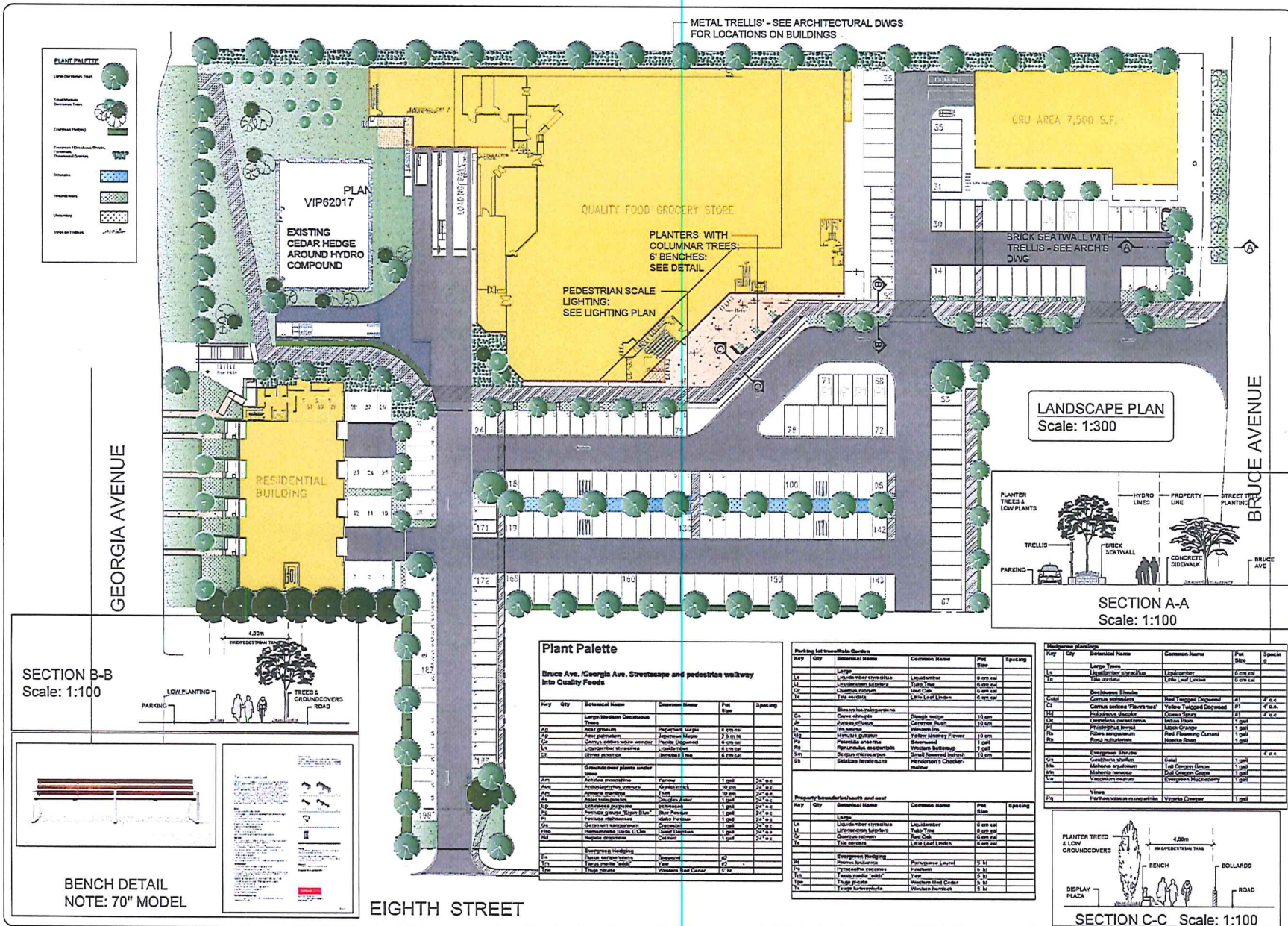
**SHEET TITLE:**  
 SITE SECTIONS

**RECEIVED**  
 By Planning & Design Section at 12:53 pm, Dec 01, 2016

**SHEET NO.:**  
**A1.2**

**REVISION:**

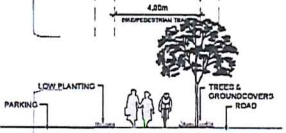
Development Permit DP000955 Schedule I  
867 Bruce Avenue / 538 Eighth Street  
**OVERALL LANDSCAPE PLAN**



**PLANT PALETTE**

Low-Deciduous Trees  
Medium-Deciduous Trees  
Evergreen  
Shrubs  
Vines and Climbers

**SECTION B-B**  
Scale: 1:100



LOW PLANTING  
TREES & GROUNDCOVERS

**BENCH DETAIL**  
NOTE: 70" MODEL

**Plant Palette**

Bruce Ave. / Georgia Ave. Streetscape and pedestrian walkway into Quality Foods

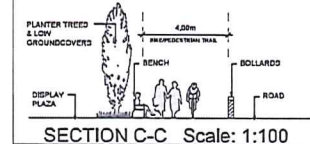
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
L1	1	Large trees	...	...	...
L2	2	Medium trees	...	...	...
L3	3	Small trees	...	...	...
L4	4	Low trees	...	...	...
L5	5	Groundcover plants	...	...	...

**Planting List**

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
L1	1	Large trees	...	...	...
L2	2	Medium trees	...	...	...
L3	3	Small trees	...	...	...
L4	4	Low trees	...	...	...
L5	5	Groundcover plants	...	...	...

**Proposed plantings**

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
L1	1	Large trees	...	...	...
L2	2	Medium trees	...	...	...
L3	3	Small trees	...	...	...
L4	4	Low trees	...	...	...
L5	5	Groundcover plants	...	...	...



**NOTES:**  
For grading information, see Civil drawings.  
For lighting information, see Electrical drawings.



**REVISIONS:**

Issued for DP - 2015Sep14
Re-issued for DP - 2015Sep21
Re-issued for DP - 2015Sep22
Re-issued for DP - 2015Dec14

**CONSULTANT:**

**PROJECT:**

**QUALITY FOODS**

867 BRUCE AVE & 538 EIGHTH ST  
NANAIMO, BC

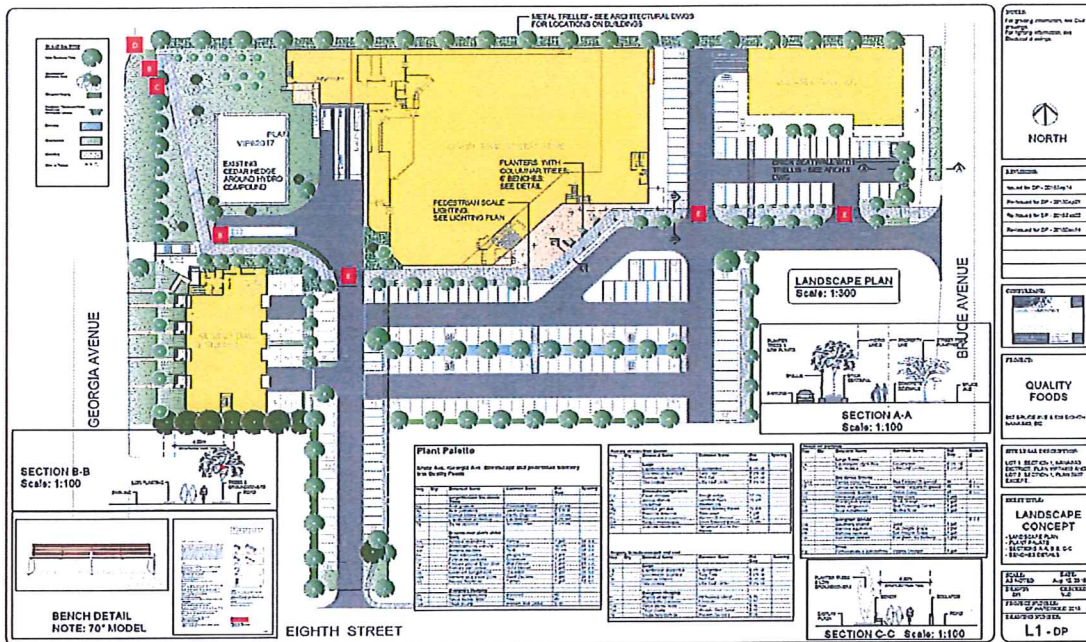
**SITE LEGAL DESCRIPTION:**  
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN V17483 AND LOT 2, SECTION 1, PLAN S937 EXCEPT...

**SHEET TITLE:**

**LANDSCAPE CONCEPT**

- LANDSCAPE PLAN
- PLANT PALETTE
- SECTIONS A-A, B-B, C-C
- BENCHES DETAILS

**SCALE:** AS NOTED  
**DATE:** Aug. 12, 2015  
**DRAWN BY:** DR  
**CHECKED BY:** VJD  
**PROJECT NUMBER:** OF HAREWOOD 2015  
**DRAWING NUMBER:** L1 - DP



**A** Call out beyond these corners to improve the alignment for bikes.

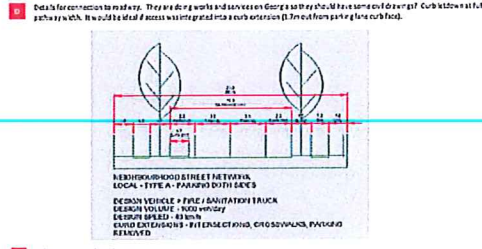
**B** Suggest signage for hill. This is from the TAC - Library Traffic Control Guidelines - 2nd Edition - 2012

**C** **4.4.2 Hill Sign for Bicycles (WA-41)**

The Hill Sign for Bicycles is used in advance of a downgrade of 10 percent or more and where the length of the downgrade is 50 m or more. It is also used where the grade is on a horizontal curve which makes higher speeds dangerous.

A Distance Advisory supplementary tab sign (WA-255) may be used to indicate the length of bike way over which the cyclist can expect to encounter the grade.

Care should be taken to ensure that all applicable advance warning signs are appropriately placed on the downgrade of the bikeway. Consideration must be given to the potentially higher speed of cyclists.



**E** Pathway signage - 10 through 15 ft  
Use 83-93, pavement markings and other signage to delineate pathway from the rest of pedestrian sidewalk.

37 18 Shared Pathway Sign (P30-47)

Use shared pathway sign to indicate that the cyclist and pedestrian are permitted to share the space.

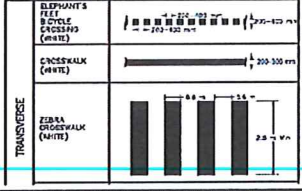


**F** Suggest curb markings with elephant feet on either side for multi-use crossing. See table below from TAC Library Guidelines

**7.3.3 Elephant Feet Bicycle Crossing Lines**

Elephant's feet bicycle markings are used to define a specific crossing area subject to a crosswalk, typically where a crosswalk and bicycle crossing overlap.

The elephant's feet markings may be placed on each side of the pedestrian crosswalk markings. The other option is to place the elephant's feet on one side of the crosswalk markings, depending on the location of the trail in relation to any sidewalk. The decision as to where the bicycle crossing and the pedestrian crossing are placed in the practitioner's or designer's, based on the specific conditions, see Figure 7-11 for typical elephant's feet markings applications (Section F).



**NOTES**

For grading information, see Civil Engineer's information and the utility drawings.

**NORTH**

**REVISIONS**

No.	By	Date	Description
1	DP	2015-01-14	Issue for DP - 2015-01-14
2	DP	2015-01-14	Revised for DP - 2015-01-14
3	DP	2015-01-14	Revised for DP - 2015-01-14
4	DP	2015-01-14	Revised for DP - 2015-01-14

**CONTENTS**

**QUALITY FOODS**

NOT SCALE TO BE USED FOR CONSTRUCTION

**KEY PLAN**

**LANDSCAPE CONCEPT**

LANDSCAPE PLAN  
SECTION A-A & B-C  
(SEE SECTIONS)

**SCALE**

DATE  
DRAWN  
CHECKED  
DESIGNED  
PROJECT NO.

**L1 - DP**

Development Permit DP000955 Schedule J  
867 Bruce Avenue / 538 Eighth Street  
**TECHNICAL INFORMATION,  
Pedestrian/Bike Path**