



DEVELOPMENT PERMIT NO. DP000993

AKAL DEVELOPMENT LTD.
Name of Owner(s) of Land (Permittee)

745, 755 ALBERT STREET / 507, 511, 515 MILTON STREET
Civic Address(es)

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, SECTION 1, NANAIMO DISTRICT, PLAN 6925
PID 005-791-677

LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 6925
PID 002-334-259

AMENDED SECTION B (DD 58754-N) OF LOT 14, BLOCK G, SECTION 1,
NANAIMO DISTRICT, PLAN 584
PID 008-867-470

AMENDED SECTION A (DD 58818N) OF LOTS 13 AND 14, BLOCK G,
NANAIMO DISTRICT, PLAN 584
PID 007-805-390

THE WEST 1/2 OF SECTION B, OF LOT 8, BLOCK G, SECTION 1,
NANAIMO DISTRICT, PLAN 584
PID 008-864-276

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 Landscape Plan

Schedule E Proposed Public Art Location

Schedule F Public Art Concept Panels

Schedule G Schedule D – Amenity Requirements for Additional Density

4. 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.
5. 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.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 11.7.1* – to increase the maximum allowable building height for Building A from 10.5m to 10.8m.

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


1. *Schedule A (Area #3)* – to reduce the required number of off-street parking spaces for multi-family dwelling units from 25 parking spaces to 19 parking spaces.
2. *Section 14.8* – to reduce the number of required loading spaces from 1 to 0.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Ian Niamath Architecture, dated 2016-OCT-25.
2. The development is in general compliance with the elevations prepared by Ian Niamath Architecture, dated 2016-OCT-25.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Frank Basciano Landscape Architect, received 2016-AUG-28.
4. The amenity requirements for additional density shall be provided in accordance within the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", Schedule D – Tier 1 Amenity Requirements for Additional Density and as summarized in this permit.
5. A letter from the coordinating professional (architect) is required prior to issuance of building occupancy which confirms the designated points in Category 4 within Schedule D have been obtained.
6. a.) A letter from an electrical or mechanical engineer is required prior to issuance of building occupancy which confirms that the project complies to the ASHRAE 90.1 2007 ENERGY STANDARD (Schedule D – Category 5).

b.) A Letter of Credit for 1% of construction costs is required prior to the issuance of a building permit per Schedule D – Category 5.
7. The provision of public art is in general accordance with the site location and design concept included herein. A public art bond of \$17,000 and public art working drawing with specifications is required prior to building permit issuance.
8. The cash-in-lieu payment of \$39,000 for 13 commercial parking spaces not provided onsite is to be provided prior to building permit issuance.

**AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF JANUARY, 2017.**



Corporate Officer



Date

**Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo**

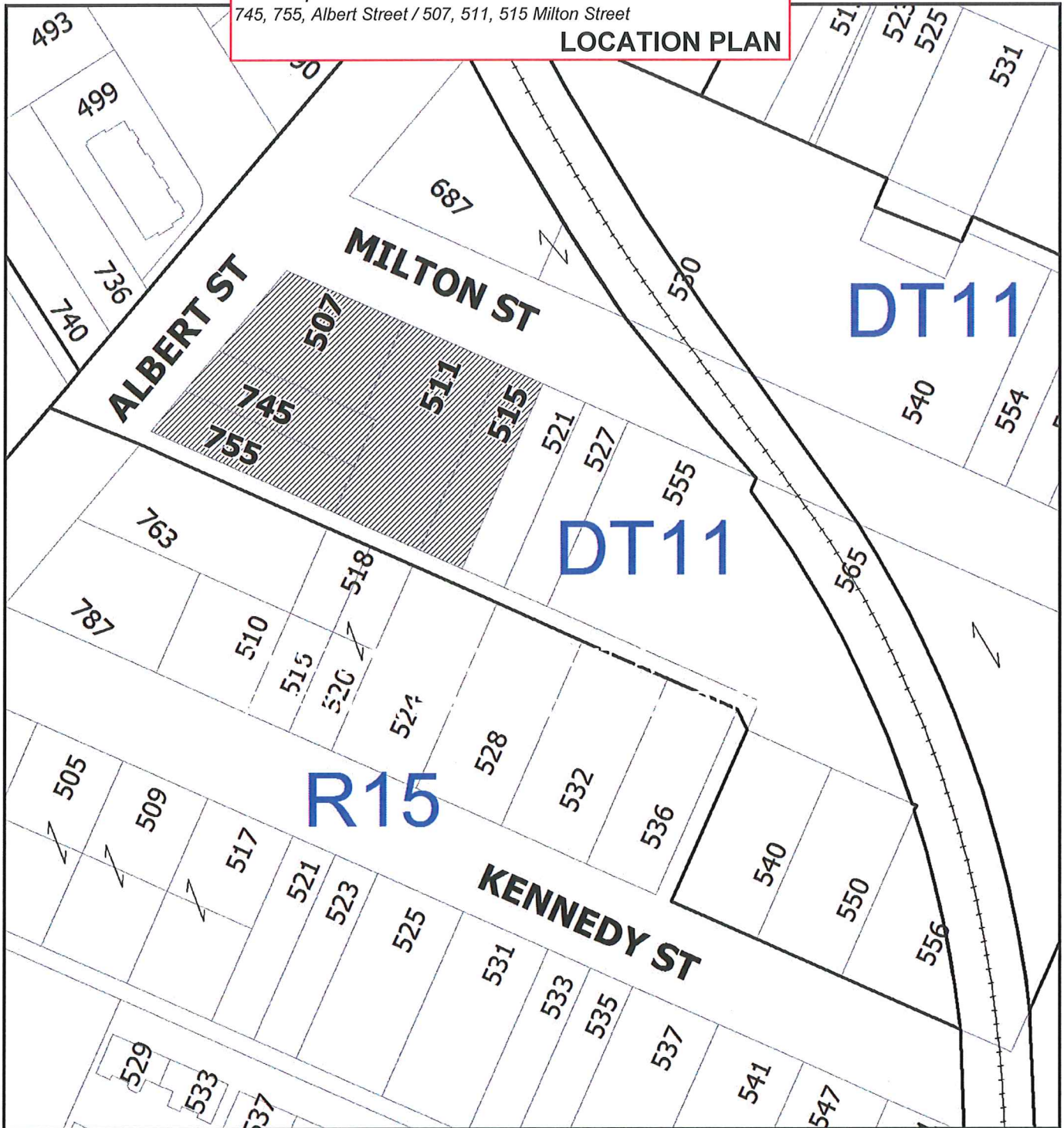
*GN/in
Prospero attachment: DP000993*

Development Permit DP000993

Schedule A

745, 755, Albert Street / 507, 511, 515 Milton Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000993

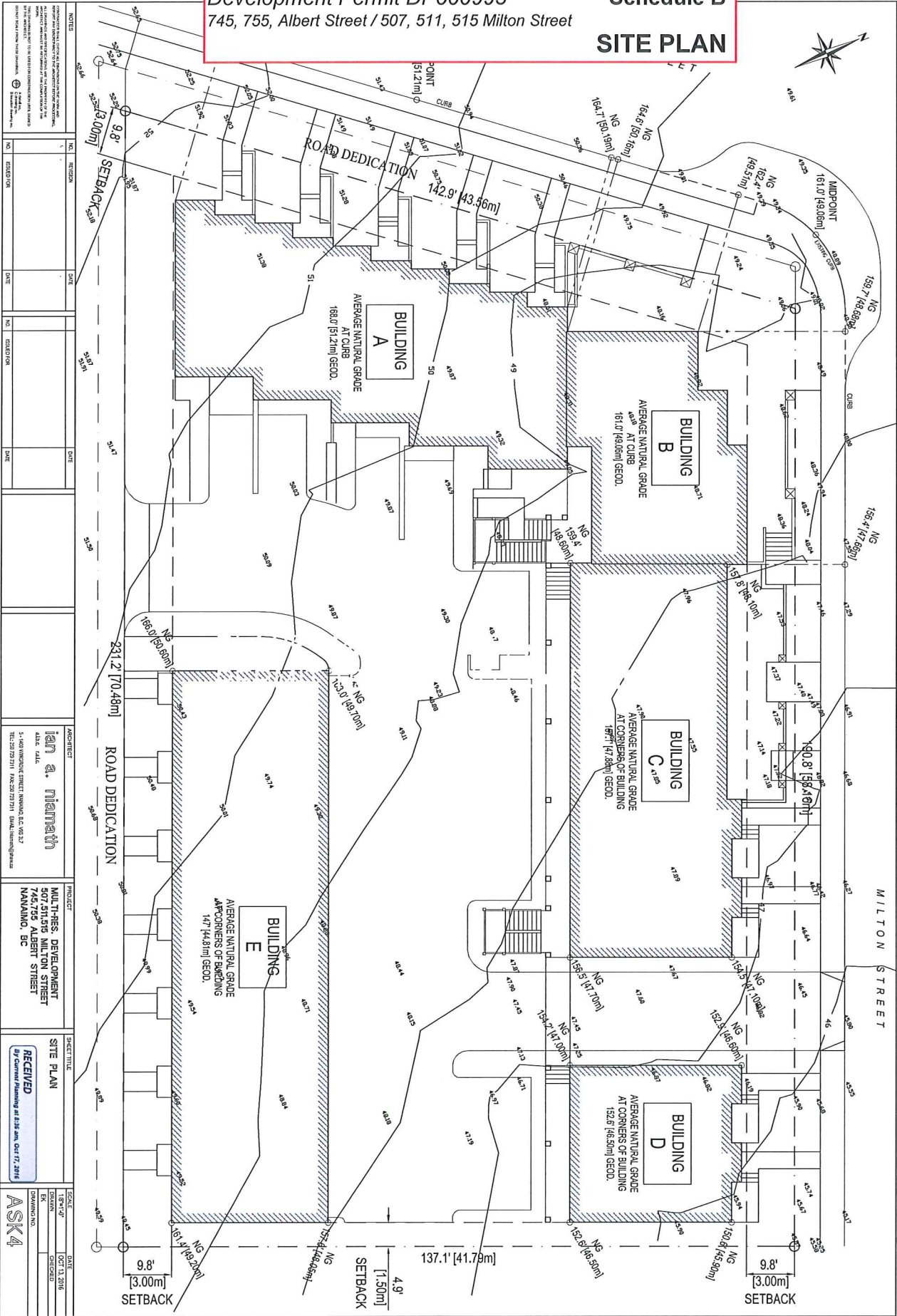
LOCATION PLAN

Civic: 507, 511 and 515 Millton Street
and 745 and 755 Albert Street



 **Subject Properties**

Development Permit DP000993
 Schedule B
 745, 755, Albert Street / 507, 511, 515 Milton Street
SITE PLAN



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2018
2	REVISED	2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018
2	REVISED	2018

ARCHITECT	Ian & Namath
ARCHITECT	5-1460 WINDSOR STREET (NANAIMO, BC V9X 2J7)
ARCHITECT	TEL: 250-252-7311 FAX: 250-731-5114 EMAIL: IAN@IANANDNAMATH.COM

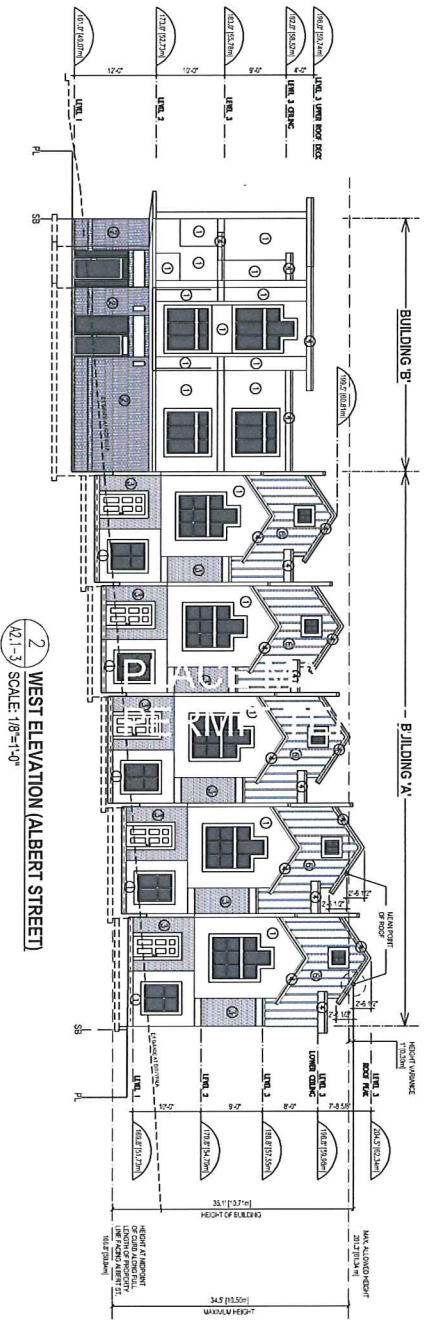
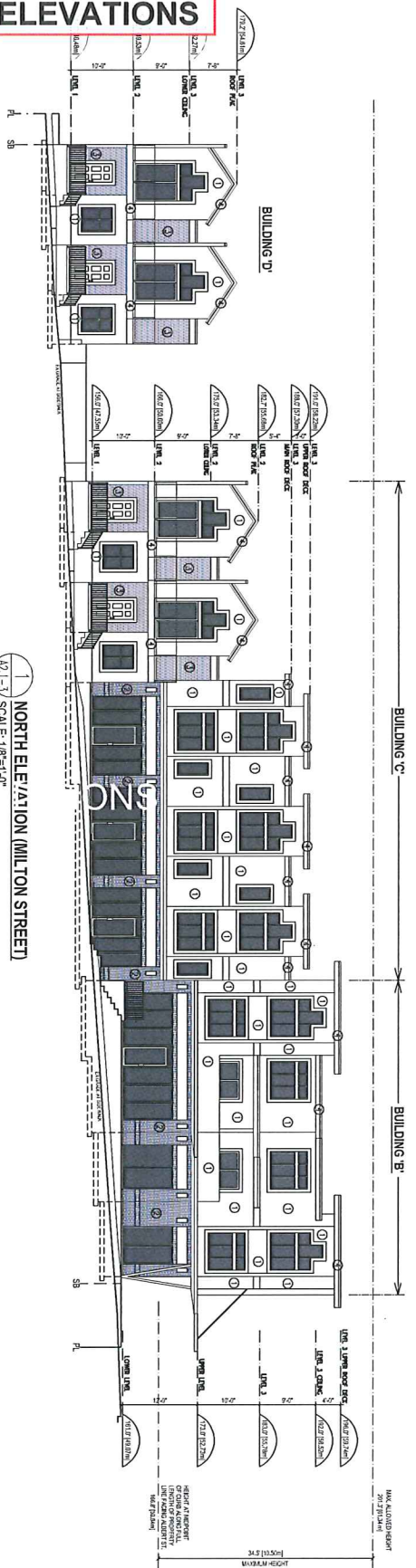
PROJECT	MULTI-RES. DEVELOPMENT
PROJECT	507, 511, 515 MILTON STREET
PROJECT	745, 755 ALBERT STREET
PROJECT	NANAIMO, BC

SHEET TITLE	SITE PLAN
DATE	2018
SCALE	AS SHOWN

RECEIVED	19/10/2018
19/10/2018	17/10/2018

DESIGNER	DATE
EX	2018
DRAWING NO.	
ASK4	

Development Permit DP000993
 745, 755, Albert Street / 507, 511, 515 Milton Street
Schedule C
BUILDING ELEVATIONS



- LEGEND**
- ① STUCCO
 - ② BRICK FACIA
 - ③ BRICK FACIA
 - ④ FIBRE BOARD SIDING
 - ⑤ GABLET FIBRE BOARD
 - ⑥ METAL ROOFING
 - ⑦ BOARD BATTENS SIDING

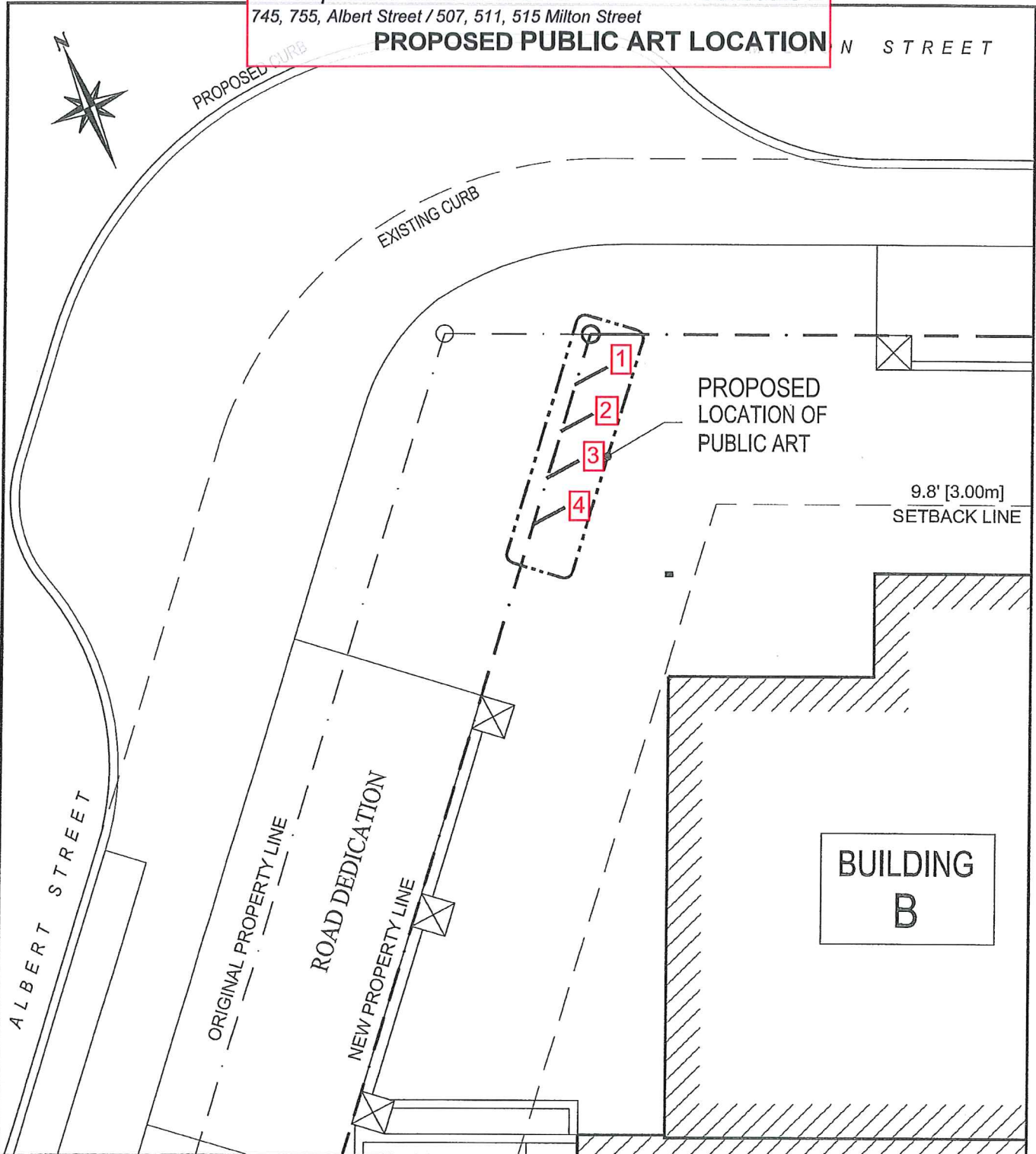
NO.	REVISION	DATE	NO.	REVISION	DATE

ARCHITECT ian a. namanth 1-410 WINDOZE STREET, VANCOUVER, BC, V6V 2Z1 TEL: 250 729 1211 FAX: 250 729 7111 EMAIL: ian@ianamant.com	PROJECT MULTI-RES. DEVELOPMENT 507, 511, 515 MILTON STREET 745, 755 ALBERT STREET NANAIMO, BC
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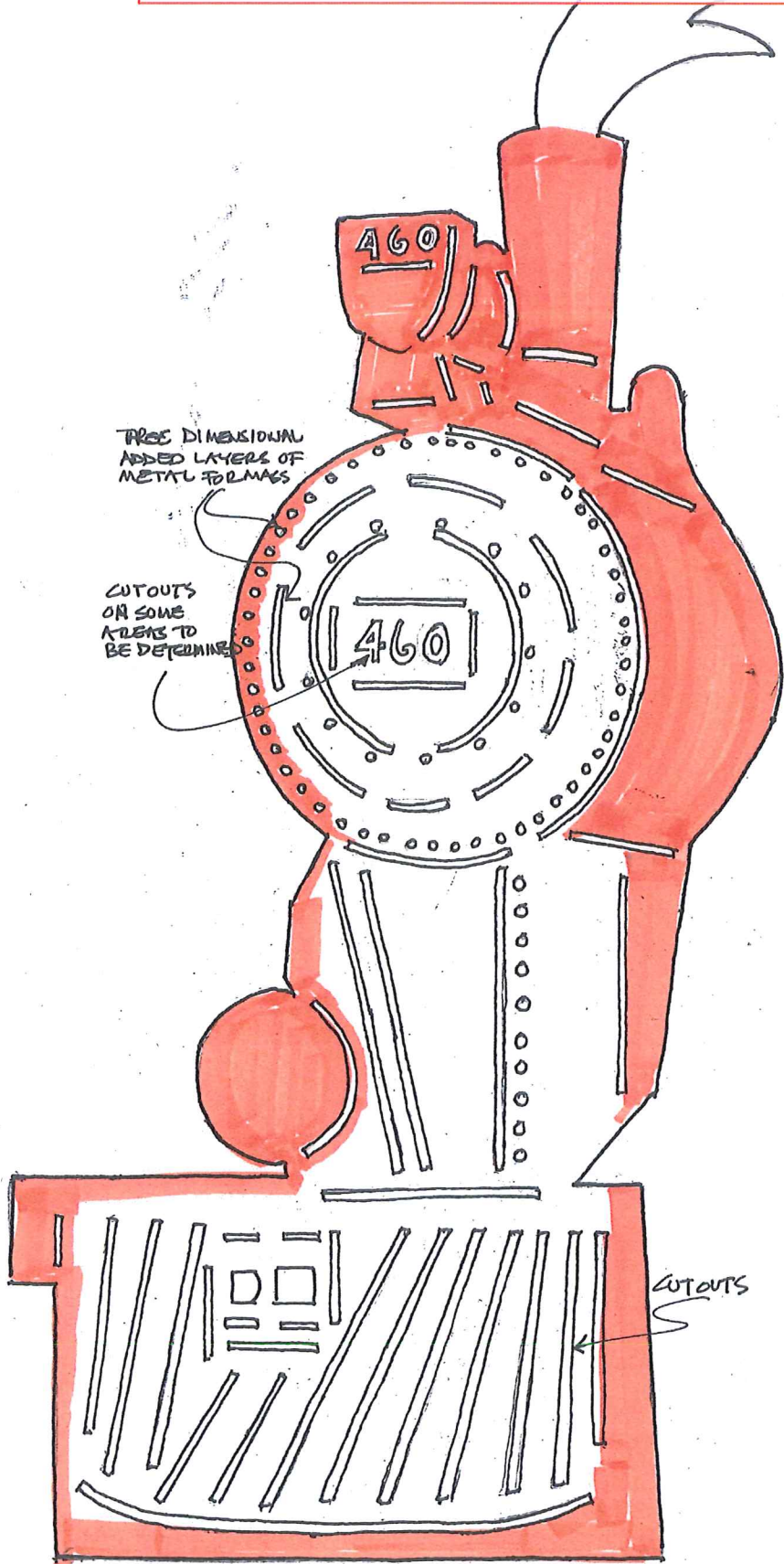
SHEET TITLE BUILDING ELEVATIONS	SCALE DRAWING NO. A40
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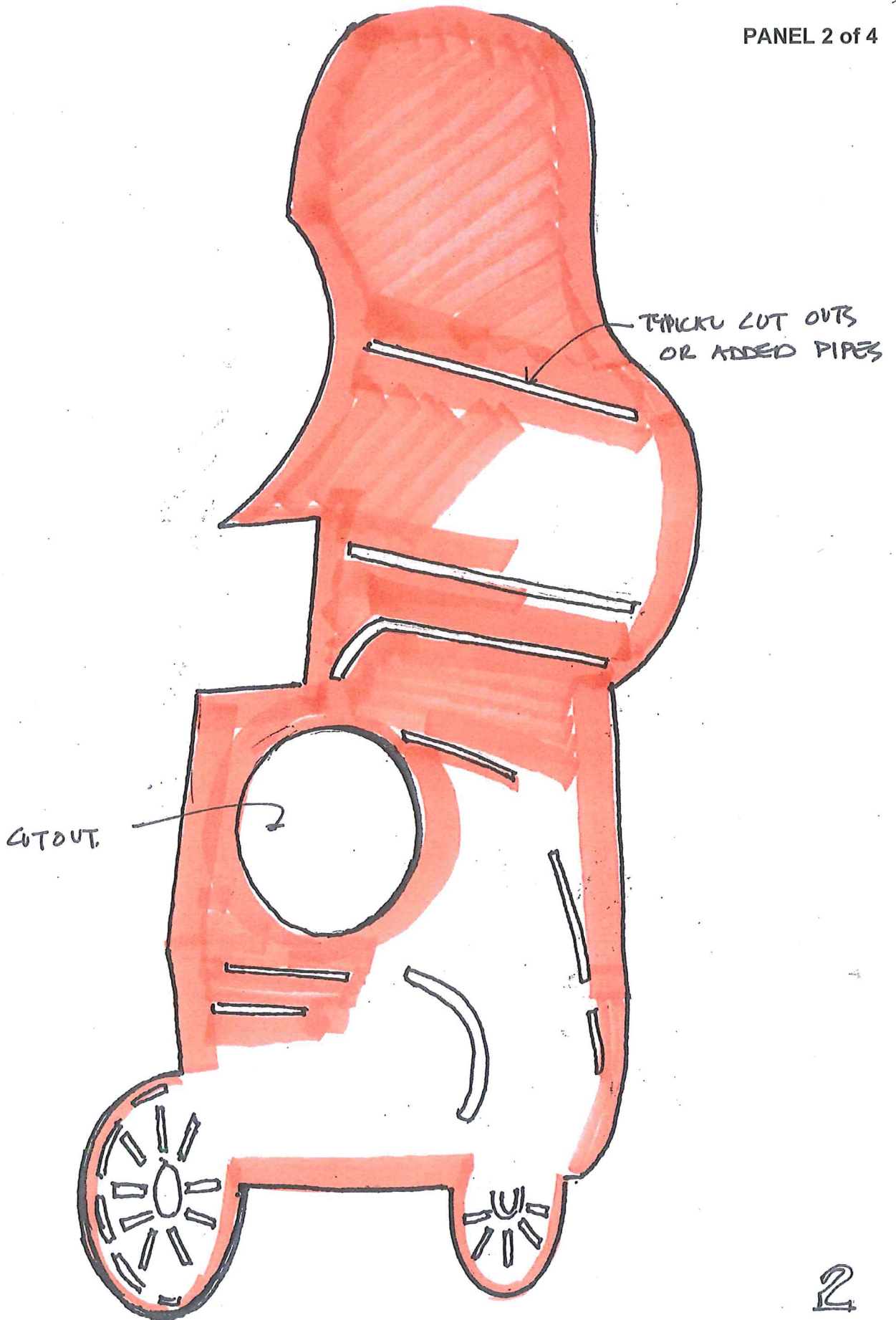
RECEIVED
 By Council Planning at 11:14 am, Oct 27, 2016

Development Permit DP000993 Schedule E
 745, 755, Albert Street / 507, 511, 515 Milton Street
PROPOSED PUBLIC ART LOCATION

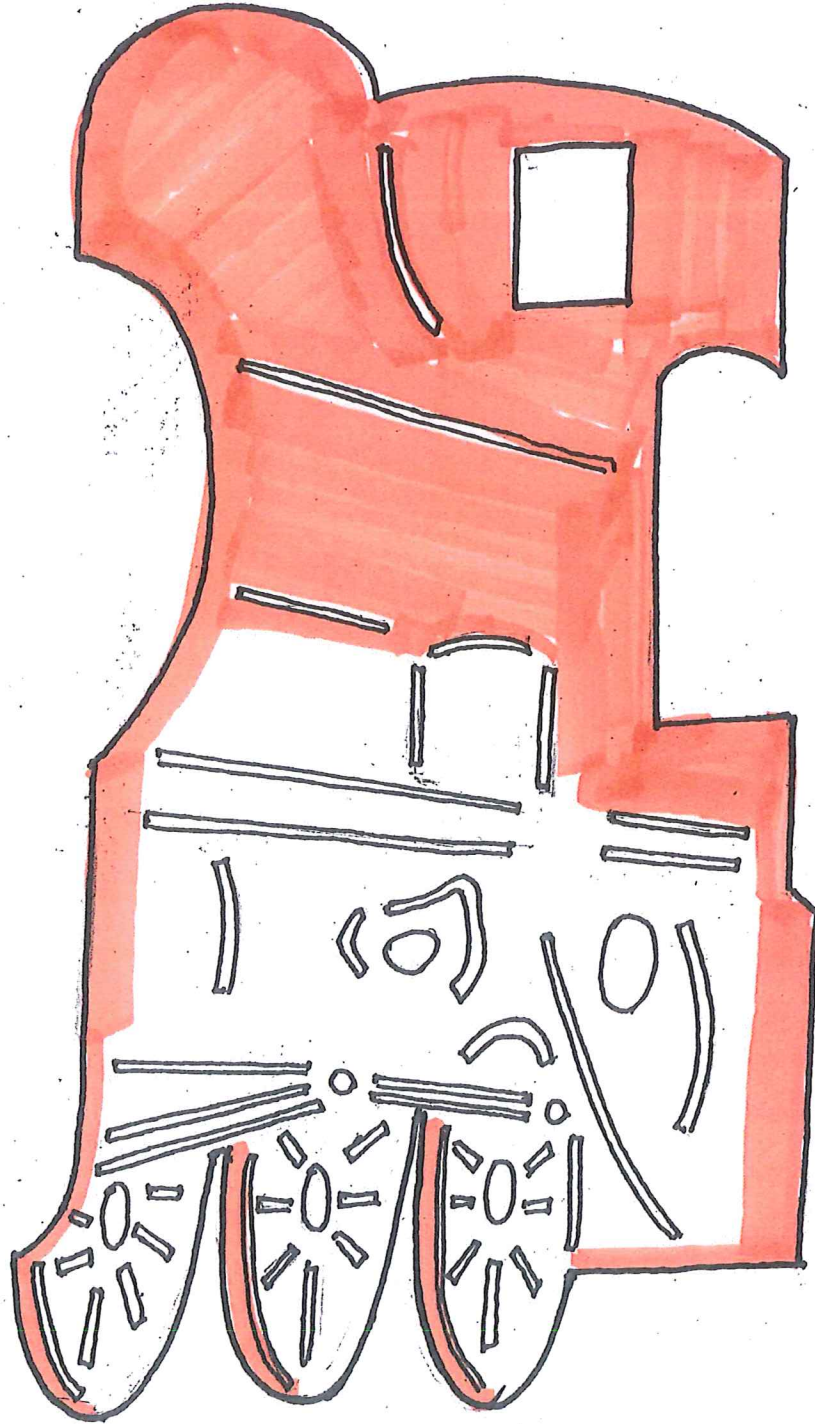


ARCHITECT	SHEET TITLE	SCALE	DATE
ian a. niamath A.I.B.C. M.A.I.B.C.	PUBLIC ART LOCATION PLAN	1/8" = 1'-0"	NOV. 9, 16
5 - 1400 WINGROVE STREET, NANAIMO, BC V9S 3L7	PROJECT	DRAWN	CHECKED
c (250) 756-8786 iniamath@shaw.ca	MULTI-RES. DEV. 745 ALBERT STREET, NANAIMO, BC	EK	
		DRAWING NO.	
		ASK6	RECEIVED DP000993 2016-DEC-30 Current Planning & Subdivision





2



3



RECEIVED
DP000993
2016-DEC-30
Current Planning & Subdivision

**SCHEDULE D - AMENITY REQUIREMENTS
FOR ADDITIONAL DENSITY**

**REVISED 745 Albert Street DT11 Multifamily / Commercial Development Tier 1
Amenity Requirements for Additional Density**

Category 1: Site selection and Connectivity (10 points required)	Required	Proposed
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	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"> • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property. 	1 1 1 1	1 1 1 1
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"> • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. 	1 1 1 1 1	1 - - - 1
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	2
TOTAL	22	10

Category 4: Building Materials (6 points required)	Required	Proposed
Wood is the primary building material.	2	2
The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 5%, of the total value of materials on the project.	3	-
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	4	4 Specification clause
The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 20%, based on costs, of the total value of the materials in the project.	3	
The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on site or comingled.	1	-
At least 75% of the materials used in construction are renewable resources.	2	
TOTAL	15	6

Specification clause to be included in the construction documents to ensure wood products supplied for construction are FSC certified.

Category 5: Energy Management (5 points required)	Required	Proposed
The project developer has provided all of the following: 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 b) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; and 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.	5	5
TOTAL	5	5