



DEVELOPMENT PERMIT NO. DP001100

CAMARGUE PROPERTIES INC
Name of Owner(s) of Land (Permittee)

65 PRYDE AVENUE
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, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP64948
PID No. 029-933-285**

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 Schedule D – Amenity Requirements for Additional Density

- 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.

TERMS OF PERMIT

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

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback along Pryde Avenue from 6m to 3.9m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 14m to 14.6m.

The City of Nanaimo "Development Off-Street Parking and Loading" Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the required number of off-street parking spaces from 55 to 50.

CONDITIONS OF PERMIT

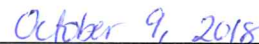
1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture dated 2018-SEP-13 as shown on Schedule B.
2. The subject property is developed in general accordance with the Building Elevations prepared by D-Architecture dated 2018-SEP-13 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by JPH Consultants Inc., dated 2018-APR-04 as shown on Schedule D.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by D-Architecture received 2018-SEP-12 as outlined in Schedule E.

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 26 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 26 required points have been achieved.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 1ST DAY OF OCTOBER, 2018.



Corporate Officer



Date

LW/in

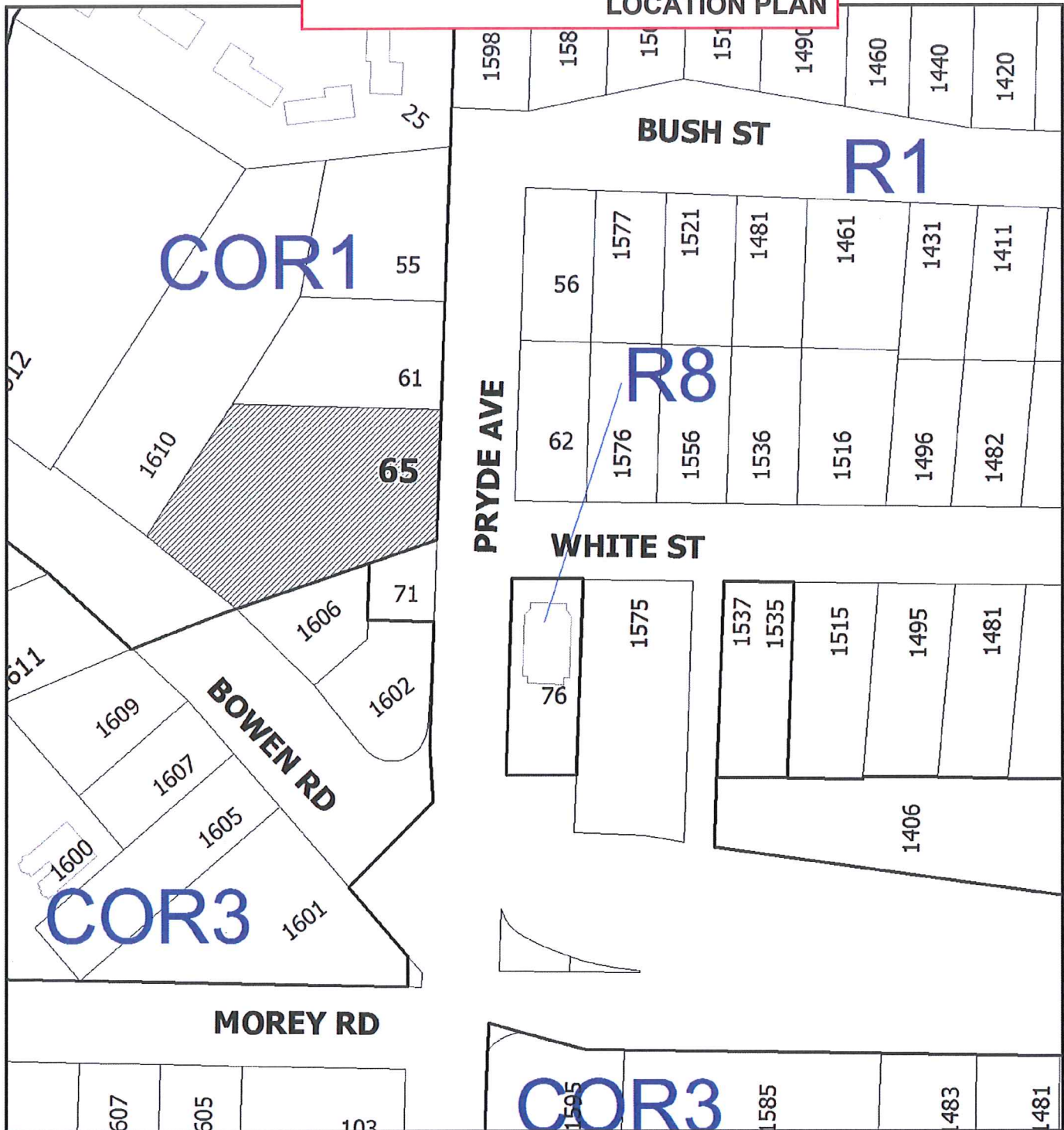
Prospero attachment: DP081100

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

Development Permit DP001100
65 Pryde Avenue

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001100

LOCATION PLAN

Civic: 65 Pryde Avenue
Lot 1, Section 14, Range 8,
Mountain District, Plan EPP64948

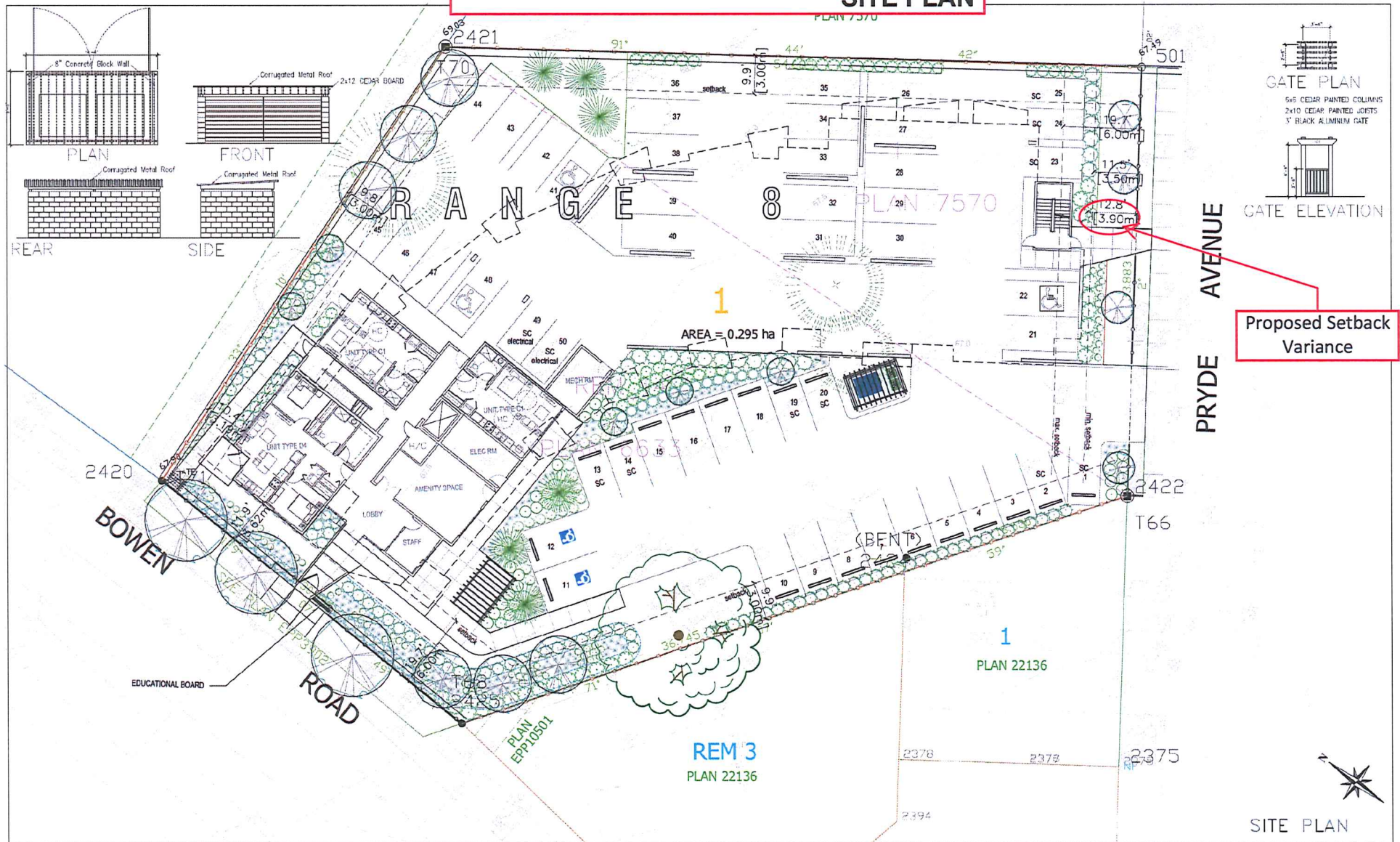


 **Subject Property**

Development Permit DP001100
65 Pryde Avenue

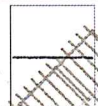
Schedule B

SITE PLAN



Proposed Setback
Variance

NO.	DATE	REVISION
1	13 SEPT 18	ISSUED FOR PERMIT



PRELIMINARY
D-ARCHITECTURE
8377 HANBLE DRIVE, NANAIMO, BC V9Y 1H4
T: 250-423-1091, E: D@DARCHITECTURE.COM

DATE	3/32"=1'-0"
SCALE	
PROJECT	65 PRYDE AVENUE NANAIMO, BC
CLIENT	Robin Kelley Investissements Camargue Inc.
PROJECT NO.	2754

DATE	13 SEPT 18
PROJECT	65 PRYDE AVENUE NANAIMO, BC
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BUILDING ELEVATIONS

Proposed Public Art Locations

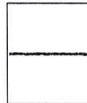
EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		8" HARDIE PLANK SIDING
2		VERTICAL HARDIE PANELS
3		HORIZONTAL HARDIE PANELS (BROWN GRAY JH90-JD)
4		HARDIE PANELS FASCIA (BROWN GRAY JH90-JD)
5		2x4 CEDAR WOOD SCREENING
6		ALUMINUM/GLASS RAILING
7		VINYL WINDOWS
8		CONCRETE COLUMNS



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PRELIMINARY

D-ARCHITECTURE
6377 CARUS DRIVE, NANAIMO, BC V9Y 1N4
T: 250-923-1091, F: 250-923-1092

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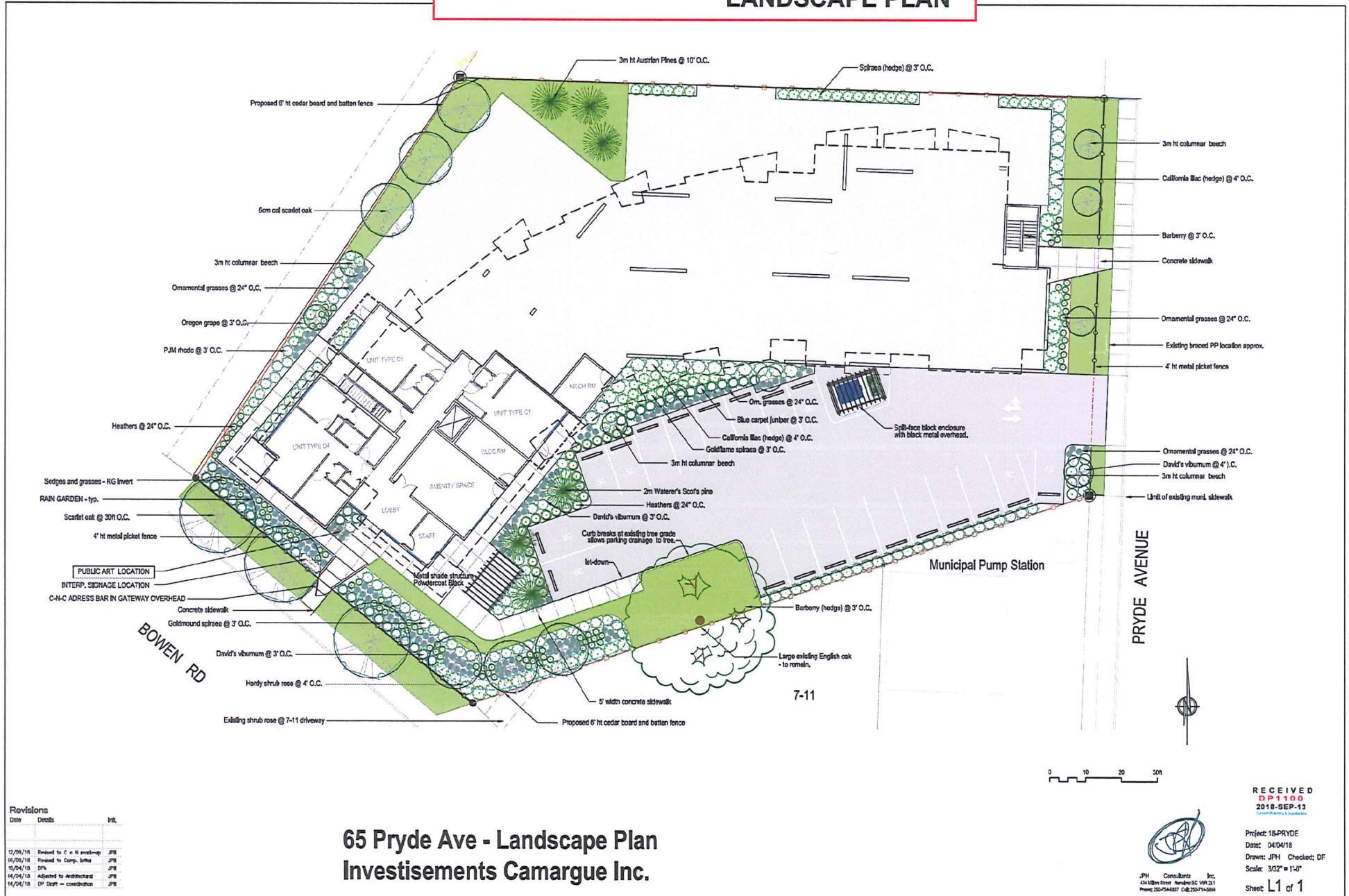
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LANDSCAPE PLAN





Development Permit DP001100
65 Pryde Avenue

Schedule E

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Reference: 2754

July 3, 2018

Dear Ms. Lauren Wright
Development Planner
Community Development

DP 1100, 65 Pryde Avenue, Nanaimo BC Tier 1 proposal

The proposed project proposing to use Tier 1 additional density and here are the 3 Categories requirements:

Category 1: Site Selection (10 points required)

	Amenity	Points
B	The proposed development is located on an existing street where the location dose not required ant new infrastructure such as storms drains...	3
C	The Proposed development is located within 200m of a park or trail network.	1
D	The proposed building is located within 400m of the following: <ul style="list-style-type: none"> - Retail Store - Daycare facility - Nanaimo Regional District transit bus stop - PRC zoned property - CS-1 zoned property 	5
E	The Proposed development is immediately adjacent to: <ul style="list-style-type: none"> - Nanaimo Regional District transit bus stop - A CS-1 zoned property 	2
	Total	11

Category 4: Building Materials (8 points required)

	Amenity	Points
A	Wood is the primary building material	1
B	The Proposed development uses reused material; the sum of which constitutes at least 10% of the total value of materials on the project.	2
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of total value of materials in project	2
E	The project developer will submitted a construction and waste management plan that, at a minimum, identifies the material to be diverted from disposal and whether the materials will be sorted onsite or comingled	2
H	The development includes permanent educational signage regarding the sustainable use of building materials used during construction of the project.	1
	Total	8

Category 6: Water Management (8 points required)

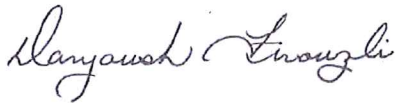
	Amenity	Points
B	The proposed building on property include plumbing features which will use 35% less water than BC Building Code standard	2
E	A non-potable irrigation system in installed and used for all site irrigation.	3
F	A water efficient irrigation system (such as drip) will be installed	1

G	The Proposed development includes a rain garden, bioswale on the property.	2
H	The development includes permanent educational signage regarding the sustainable use of building materials used during construction of the project.	1
	Total	9

Our client also proposing the apply for CMHC affordable housing agreement 9please see the attached document which reviewed by Mr. Gary Nobel and agreed can qualified for Category 7 Social and Cultural Sustainability.

Please feel free to contact if there is any question

Sincerely,



Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch