



DEVELOPMENT PERMIT NO. DP001131

KELLAND FOODS HOLDINGS LTD.
Name of Owner(s) of Land (Permittee)

867 BRUCE 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 A, SECTION 1, NANAIMO DISTRICT, PLAN EPP60322

PID No. 030-151-775

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 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.

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 10.2.1 Permitted Uses* – to subdivide the residential use (consisting of 27 multi-family units) from the commercial use within a mixed-use development.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by D-Architecture, dated 2019-FEB-19 as shown on Schedule B.
2. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density dated 2019-JUN-11 as shown on Schedule C.

REVIEWED AND APPROVED ON

2019-July-5
Date

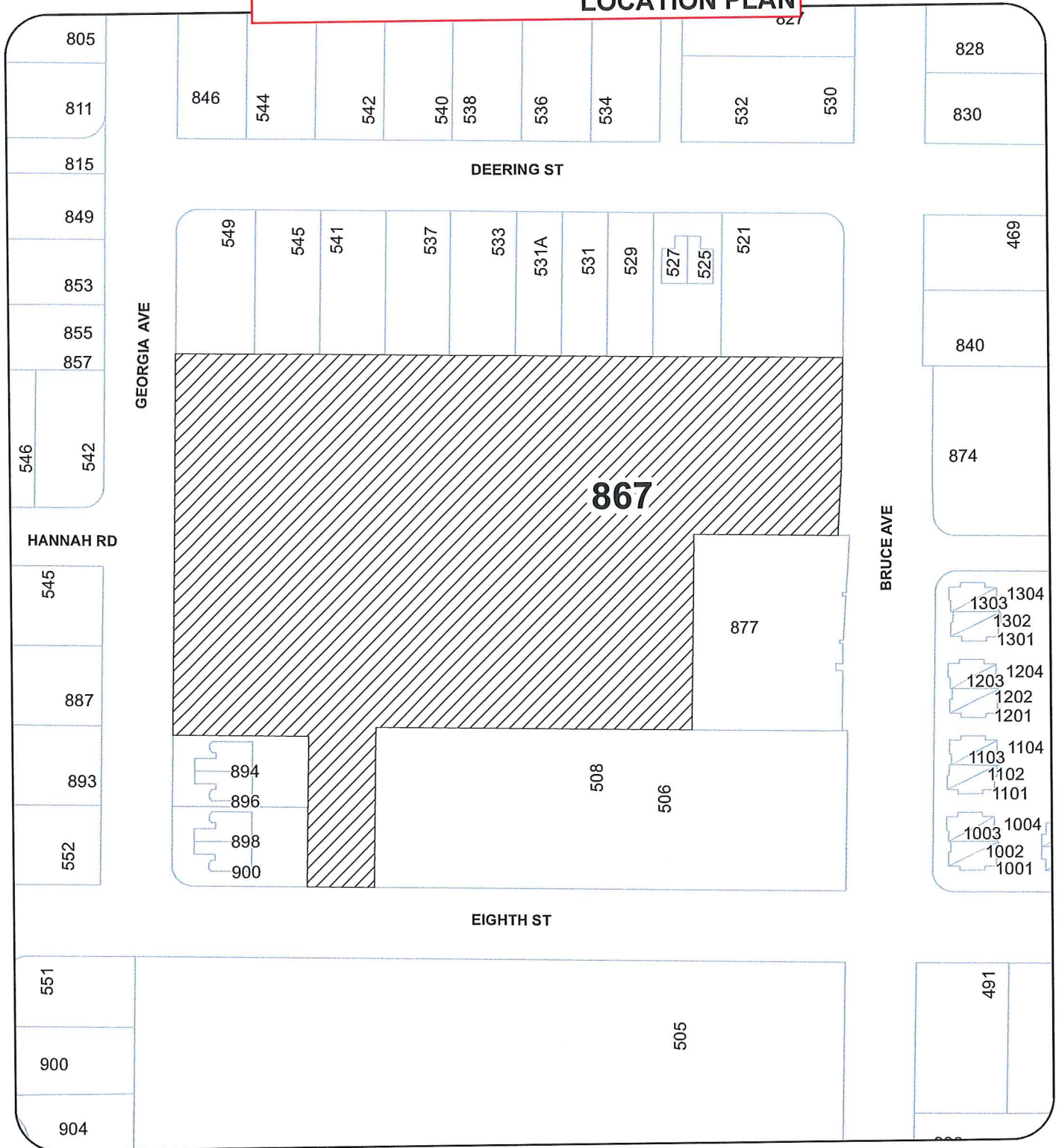
[Signature]
D. Lindsay
General Manager of Development Services
Pursuant to Section 154 (1)(b) of the Community Charter

DS/ln
Prospero attachment: DP001131

Development Permit DP001131
867 Bruce Avenue

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001131

LOCATION PLAN

Civic: 867 BRUCE AVENUE

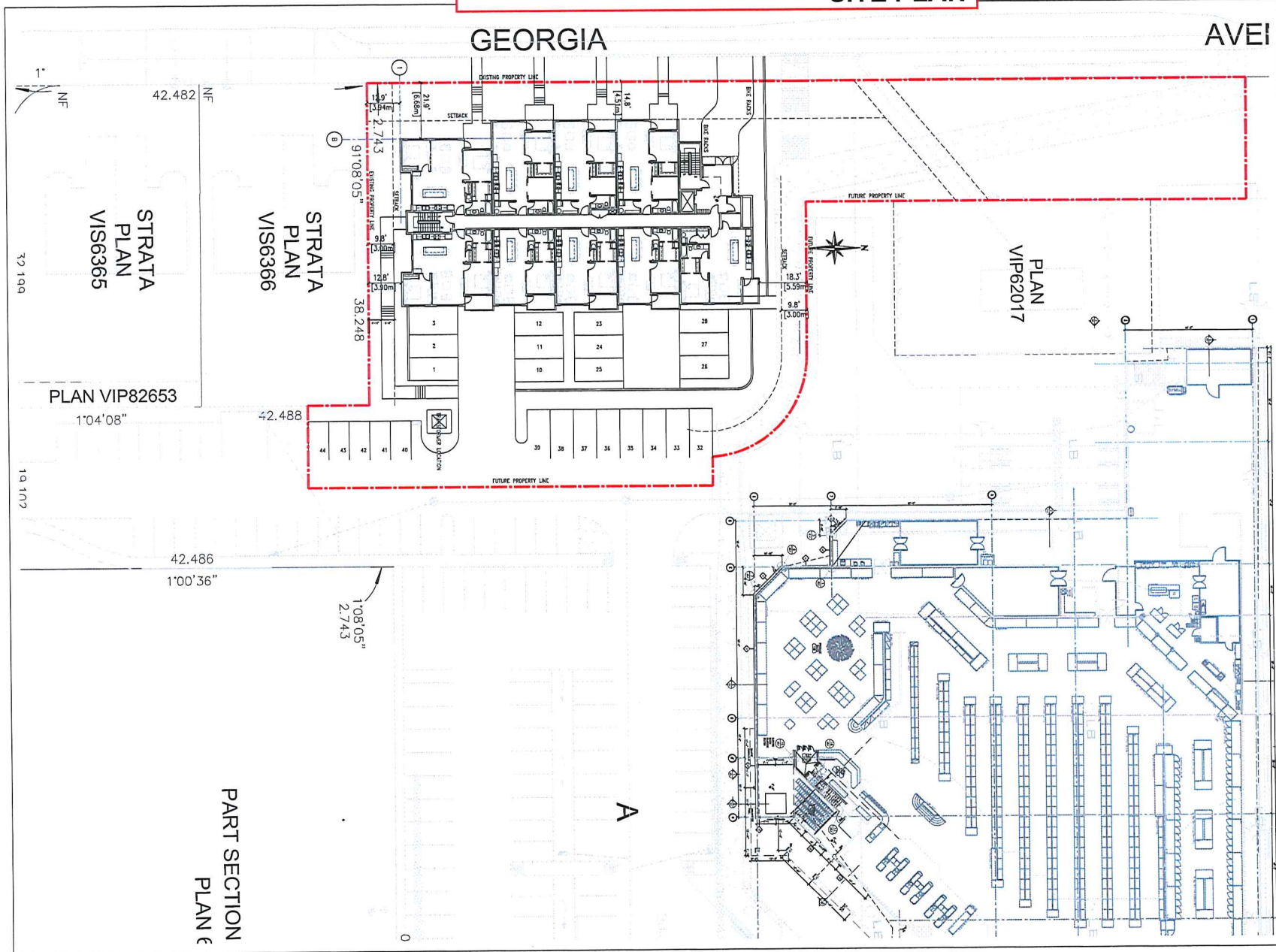
Legal: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP60322



Subject Property

Development Permit DP001131
867 Bruce Avenue

Schedule B
SITE PLAN



NOTE: This drawing is an instrument of service to the property of the client. It is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawing. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall not be responsible for any errors or omissions in the drawing. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NO.	DATE	REVISION

SITE DATA

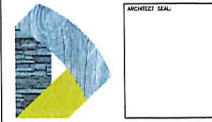
LEGAL DESCRIPTION:
LOT A, SECTION 1, NANAIMO DISTRICT,
PLAN E190322

Civic ADDRESS:
867 BRUCE AVENUE, NANAIMO, BC

LOT AREA:
33,200 SF. (3,256 M²)

FLOOR GROSS AREA

ENCLOSED SPACES AT PARKING LEVEL	1,503 sq ft
MAIN FLOOR	8,504 sq ft
SECOND FLOOR	8,460 sq ft
THIRD FLOOR	8,460 sq ft
TOTAL:	27,019 sq ft
COVERED PARKING AREA	7,500 sq ft



D-ARCHITECTURE
6377 GARDNER DRIVE, NANAIMO, BC V9Y 1H4
TEL: 250-933-1991, E: INFO@DARCHITECTURE.COM

PROJECT
QUALITY FOODS
HAREWOOD
NANAIMO, BC

CLIENT
KELLAND FOODS
HOLDINGS LIMITED

PROJECT NO. 2751

SHEET TITLE
SITE PLAN

RECEIVED
DP1131
2019-FEB-19

SCALE
1/16" = 1'-0"

DRAWN
D.F.

CHECKED
D.F.

DATE
Jan 30/19

SHEET NO.
A1.1

REVISION
1

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



Reference: 2751

May 6th, 2019

Dear Mr. Brian Zurek, MPLAN, RPP

Planner

City of Nanaimo

858 Georgia Avenue, Nanaimo BC Tier 1 proposal

The proposed project proposing to use Tier 1 additional density:

Category 1: Site Selection

	Amenity	Points
B	The proposed development is located on an existing street where the location dose not required any new infrastructure such as storms drains...	3
C	The Proposed development is located within 200m of 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 add the following amenities on the site: <ul style="list-style-type: none"> - Retail store or public market (Original Development add CRU & Grocery Store) 	1
	Total	10

Category 2: Retention and Restoration of Natural Features

	Amenity	Points
E	The proposed development includes Street trees.	1

Category 3: Parking and Sustainable Transportation

	Amenity	Points
A	Long term protected bicycle storage is provided (no shower or change room added as all tenant have their own in side units and no employee will be in this building)	3
B	At least one parking space in clearly marked and designated for the exclusive use of a vehicle belonging to car share or car co-op. Stall 44 will mark as Car Share / Car Co-Op. We contact Modo Coop and they already have a location and car in area and they cannot add another car to area at this time.	0
D	The Parking area within the proposed development includes at least one electric vehicle charging station. (stalls # 14 & 15)	1
G	A Pedestrian network is included in 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-wat, provided the City agree to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area. Please see attached proposal	1
	Total	20

Category 4: Building Materials

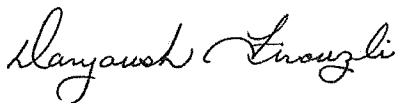
	Amenity	Points
A	Wood is the primary building material	1
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of total value of materials in project	2
E	The project developer will submitted a 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, Please see the attached proposal	1
	Total	26

Category 6: Water Management

	Amenity	Points
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project. All tall retaining concrete wall around parking area at site will be green living wall, please see attached Landscape Architect proposal.	2
F	A water efficient irrigation system (such as drip) is installed.	1
	Total	29

Please feel free to contact if there is any question

Sincerely,



Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch



Kelland Properties Inc. has included the following alternative transportation elements to 858 Georgia Avenue Condo building to benefit the residents of building to support Tier #1 requirements,

These elements:

- **2 Parking stalls in building have EV Plugin Stations**
- **Enclosed Bicycle Storage Room for 16 Bicycle**
- **4 Bicycle rack at front of building entry**
- **Bike / Pedestrian (3m wide) Right Of Way provided through overall development provided as part of project**
- **Commercial spaces and Grocery store built as part of overall project**



RECEIVED
DP 1131
2019-JUN-11
Current Planning



D - ARCHITECTURE

6377 Icarus Drive, Nanaimo, BC V9V1N4
phone. 250-933-1991 | mobile. 250-751-9479

DARYOUSH FIROUZLI ARCHITECTURE INC

Reference: 2421

May 6th 2019

Dear Mr. **Brian Zurek**, MPLAN, RPP
Planner

City of Nanaimo

858 Georgia Avenue part of for 867 Bruce Avenue.

Post-Consumer recyclable / Re-usable

This letter prepared to support the Tier #1 Proposal for project at 858 Georgia Avenue Category 4D,

After reviewing all cost and material for this project here is the summary of our finding,

- Project cost \$4.8 M and material cost \$ 2.39 M, almost 50% of building cost is material
- More than 50% of (\$1.4M) of Material will use in building have post-Consumer recycle content or are recyclable / re-useable after life of building.

Please feel free to contact if required any further information

Sincerely,

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

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DP1131
2019-JUN-11
Current Planning

