



**DEVELOPMENT PERMIT NO. DP001133**

**RED HARE REALTY DEVELOPMENT LTD.**  
Name of Owner(s) of Land (Permittee)

**930 TERMINAL AVENUE N**  
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 OF LOTS 96B AND 96G, NEWCASTLE RESERVE, SECTION 1,  
NANAIMO DISTRICT, PLAN EPP80711**

**PID No. 030-401-143**

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 and Parking Plans**

**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.

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

1. *Section 6.3.1.5 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback as measured from the top of bank of St. George Creek from 15m to 7.5m.
2. *Section 9.5.1 and Section 9.5.3 Siting of Buildings* – to reduce the combined minimum front yard setback from 5.5m to 3.6m.
3. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 18m to 18.6m.

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

1. *Section 4.3 Small Car Spaces* – to increase the permitted percentage of small car parking spaces from 40% to 45%.
2. *Section 7.1 Multiple Family Dwelling Parking Table and Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of off-street parking spaces from 56 to 54.

#### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site and Parking Plans prepared by Joyce Reid Troost, dated 2019-DEC-13, as shown on Schedule B.
2. The proposed development is in substantial compliance with the Building Elevations prepared by Joyce Reid Troost, dated 2019-DEC-13, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by 4 Site Landscape Architecture and Site Planning, dated 2019-DEC-23, as shown on Schedule D.
4. Permanent fencing and signage built to City of Nanaimo aquatic setback fence standards to be installed prior to Building Permit issuance, to be located as shown on Schedule D.

5. The subject property is development in accordance with the Schedule D – Amenity Requirements for Additional Density summary, received 2019-DEC-13, as shown in Schedule E and to include the following items:
  - A letter from the coordinating professional submitted prior to Building Permit issuance, outlining how the required items for additional density will be achieved; and
  - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
  
6. A Vegetation Restoration Plan with bonding for a three-year maintenance period for the riparian area to be submitted prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 13TH DAY OF JANUARY, 2020.

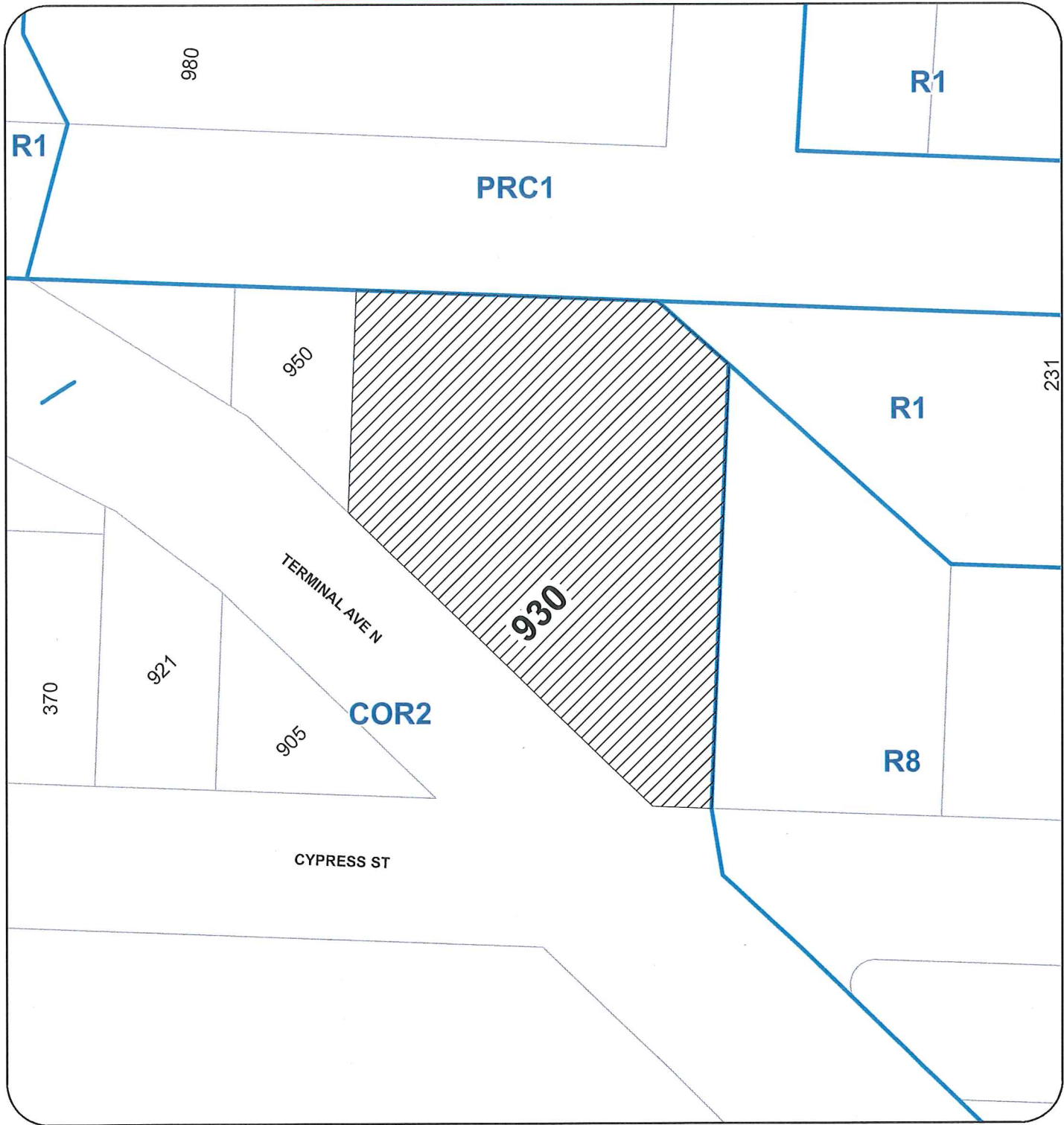
  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

CH/in

Prospero attachment: DP001133

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001133**

**LOCATION PLAN**

Civic: 930 TERMINAL AVENUE N  
Legal: LOT 1 OF LOTS 96B AND 96G  
NEWCASTLE RESERVE, SECTION 1  
NANAIMO DISTRICT, PLAN EPP80711



 Subject Property

Development Permit DP001133 Schedule B  
 930 Terminal Avenue N  
**SITE PLAN AND PARKING PLANS**



JOYCE REID TROOST, ARCHITECT AIBC  
 2515 GLENARY DRIVE, BC V9S 3K7  
 250.714.6746 - joyce@jrtarchitect.com

PROJECT NAME:  
**930 TERMINAL AVENUE**

ADDRESS:  
 930 TERMINAL AVENUE  
 NANAIMO, BC

CLIENT:  
 RED HARE  
 REALTY DEVELOPMENT LTD

THE DRAWING, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-LAW AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

ISSUE:  
 19-02-211 DEVELOPMENT PERMIT

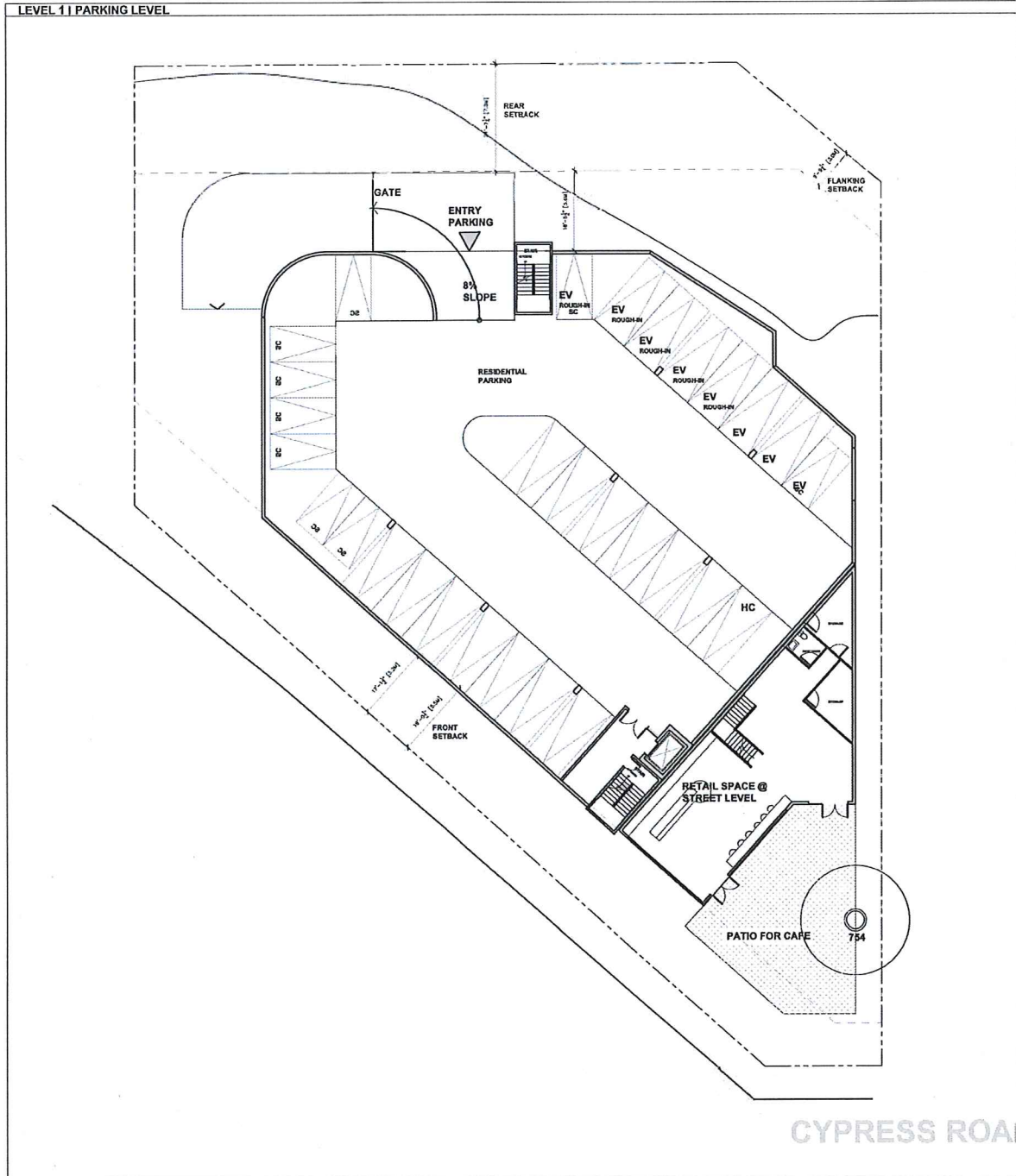
DATE:  
 DECEMBER 13, 2019

DRAWN BY:  
 JOYCE TROOST

SCALE:  
 1/4" = 1'-0"

DRAWING TITLE:  
 BUILDING PLANS

SHEET:  
**A1-1a**



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**DP1133**  
 2019-DEC-20  
 Current Planning





JOYCE REID TROOST, ARCHITECT AIBC  
 2515 GLENAYR DRIVE, BC V9S 3R9  
 250.714.6745 - joyce@jrchitecture.com

PROJECT NAME:  
**930 TERMINAL AVENUE**

ADDRESS:  
 930 TERMINAL AVENUE  
 NANAIMO, BC

CLIENT:  
 RED HARE  
 REALTY DEVELOPMENT LTD

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ISSUE:  
 19-02-21: DEVELOPMENT PERMIT

DATE:  
 DECEMBER 13, 2019

DRAWN BY:  
 JOYCE TROOST

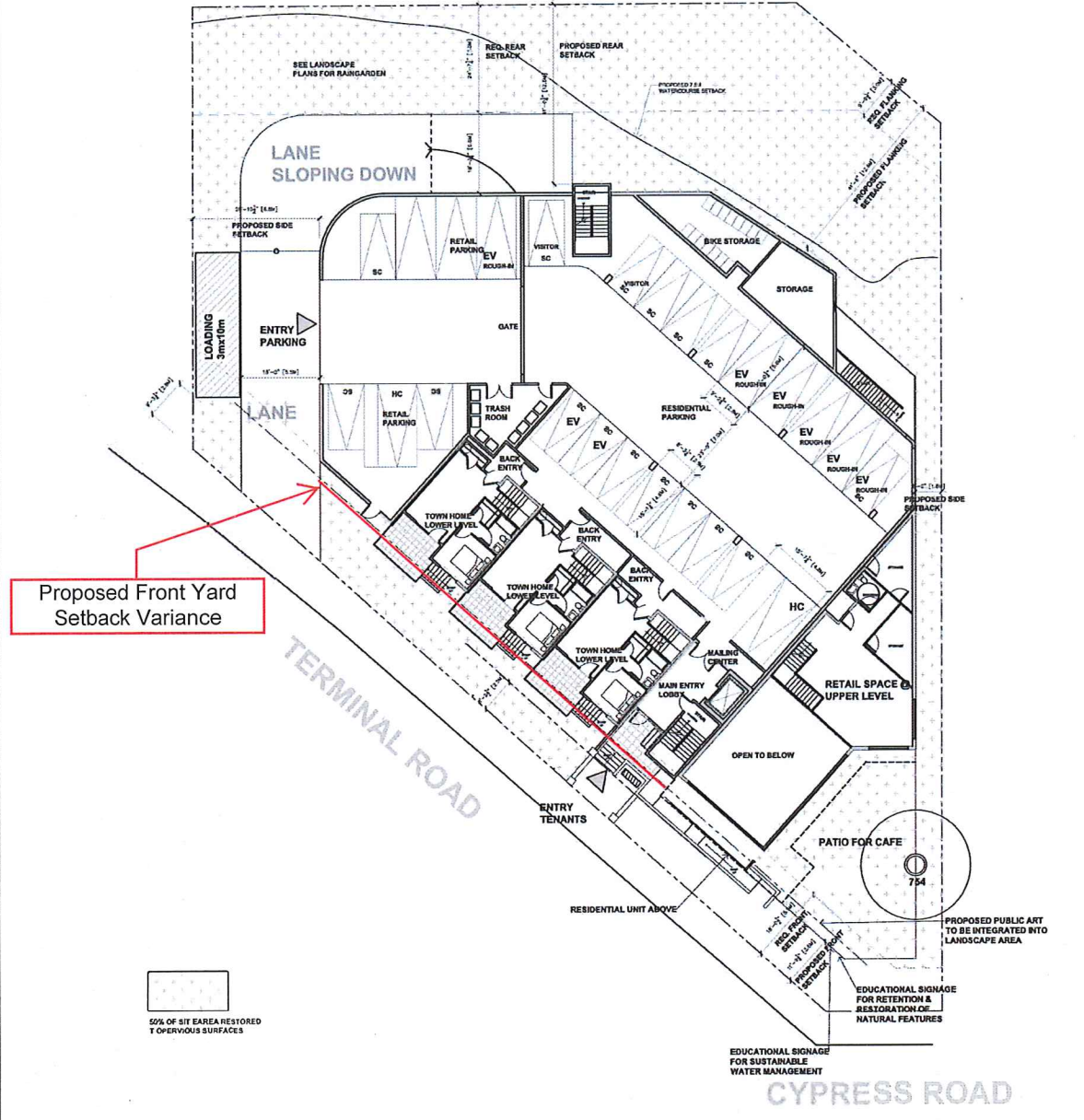
SCALE:  
 1/4" = 1'-0"

DRAWING TITLE:  
 LEVEL 1 PLAN & SECTION

SHEET:

**A1-1b**

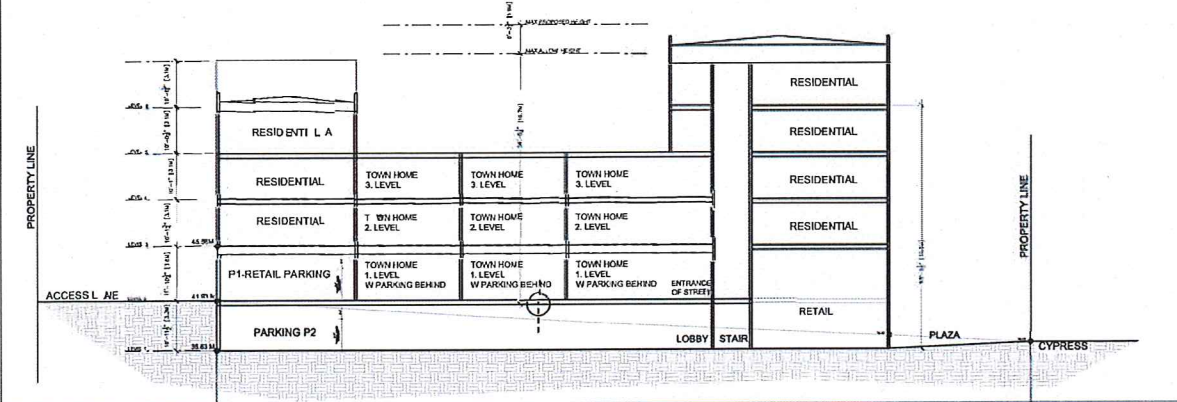
LEVEL 2 | STREET LEVEL



Proposed Front Yard Setback Variance

50% OF SIT EAREA RESTORED TO PAVEMENT SURFACES

CROSS SECTION



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 DP1133  
 2019-DEC-20  
 Current Planning



Development Permit DP001133 Schedule C  
 930 Terminal Avenue N  
**BUILDING ELEVATIONS**



WEST ELEVATION ALONG TERMINAL AVE



NORTH ELEVATION

**JRT** arch

2175 KING STREET WEST, VANCOUVER, BC V6M 1A5  
 TEL: 604-273-8888 | WWW.JRTARCHITECTURE.COM

PROJECT NAME  
**930 TERMINAL AVENUE**

ADDRESS  
 930 TERMINAL AVE  
 NANAIMO, BC

CLIENT  
 RED HARE REALTY  
 DEVELOPMENT, LTD

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ISSUE  
 19-023 | DEVELOPMENT PERMIT

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DATE  
 DECEMBER 13, 2019

DRAWN BY  
 JOYCE TROOTT

SCALE  
 NOT TO SCALE

DRAWING TITLE  
 ELEVATIONS

SHEET  
**A3-1**

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 DP1133  
 2019-DEC-20





EAST ELEVATION



SOUTH ELEVATION ALONG CYPRESS



Joyce Troost Architect Inc.  
2115 Glena Park Drive, BC V9T 3K9  
250.749.8888 - joyce@joycearch.com

PROJECT NAME:  
**930 TERMINAL AVENUE**

ADDRESS:  
930 TERMINAL AVE  
NANAIMO, BC

CLIENT:  
RED HARE REALTY  
DEVELOPMENT, LTD

ISSUE:  
194023 | DEVELOPMENT PERMIT

DATE:  
DECEMBER 13, 2019

DRAWN BY:  
JOYCE TROOST

SCALE:  
AS SHOWN

DRAWING TITLE:  
ELEVATIONS

SHEET:

**A3-2**

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DP1133  
2019-DEC-20  
CITY OF NANAIMO





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

980 TERMINAL AVE. DEVELOPMENT PERMIT  
SCHEDULE D

Category 1: Site Selection (10 points required)

Amenity		Points	Used
A	The proposed development is located on a brownfield site.	5	
B	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.	3	3
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>retail store; @ MB Mart on Steward Street (400m)</li> <li>daycare facility; @ 679 Terminal Avenue (160m)</li> <li>Nanaimo Regional District transit bus stop; @ Cypress (350m)</li> <li>any PRC (Parks, Recreation and Culture) Zoned property; and / or located @ St Andrew Street</li> <li>a CS-1 (Community Service One) zoned property.</li> </ul>	1 point each	
			1
			1
			1
			1
E	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	
			1
			1
Total		20	10

Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points	Used
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	
C	The proposed development includes at least 50% retention of natural soils.	1	
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1
Total		16	8

Category 6: Water Management (8 points required)

Amenity		Points	Used
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. (15,163 sf-70%)	2	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	0
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total		16	8