



DEVELOPMENT PERMIT NO. DP001136

FREEDOM 56 INVESTMENTS LTD.
Name of Owner(s) of Land (Permittee)

470 FRANKLYN 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:

THE SOUTHERLY 92 FEET OF LOT 3, BLOCK 27, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT THAT PART IN PLAN 221R

PID No. 008-779-112

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 and Details
Schedule D Landscape Plans

- 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

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

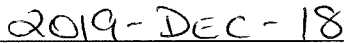
1. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 12m to 15.3m.
2. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum setback for a dumpster or container from any lot line adjoining a property zoned for residential use from 3m to 0m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared Raymond de Beeld Architect Inc., dated 2019-OCT-11, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2019-OCT-11, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by Fred Brooks Landscape Architect, dated 2019-MAR-25 and 2019-SEP-18, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF DECEMBER, 2019.


Corporate Officer


Date

CH/In
Prospero attachment: DP001136

Development Permit DP001136
470 Franklyn Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001136

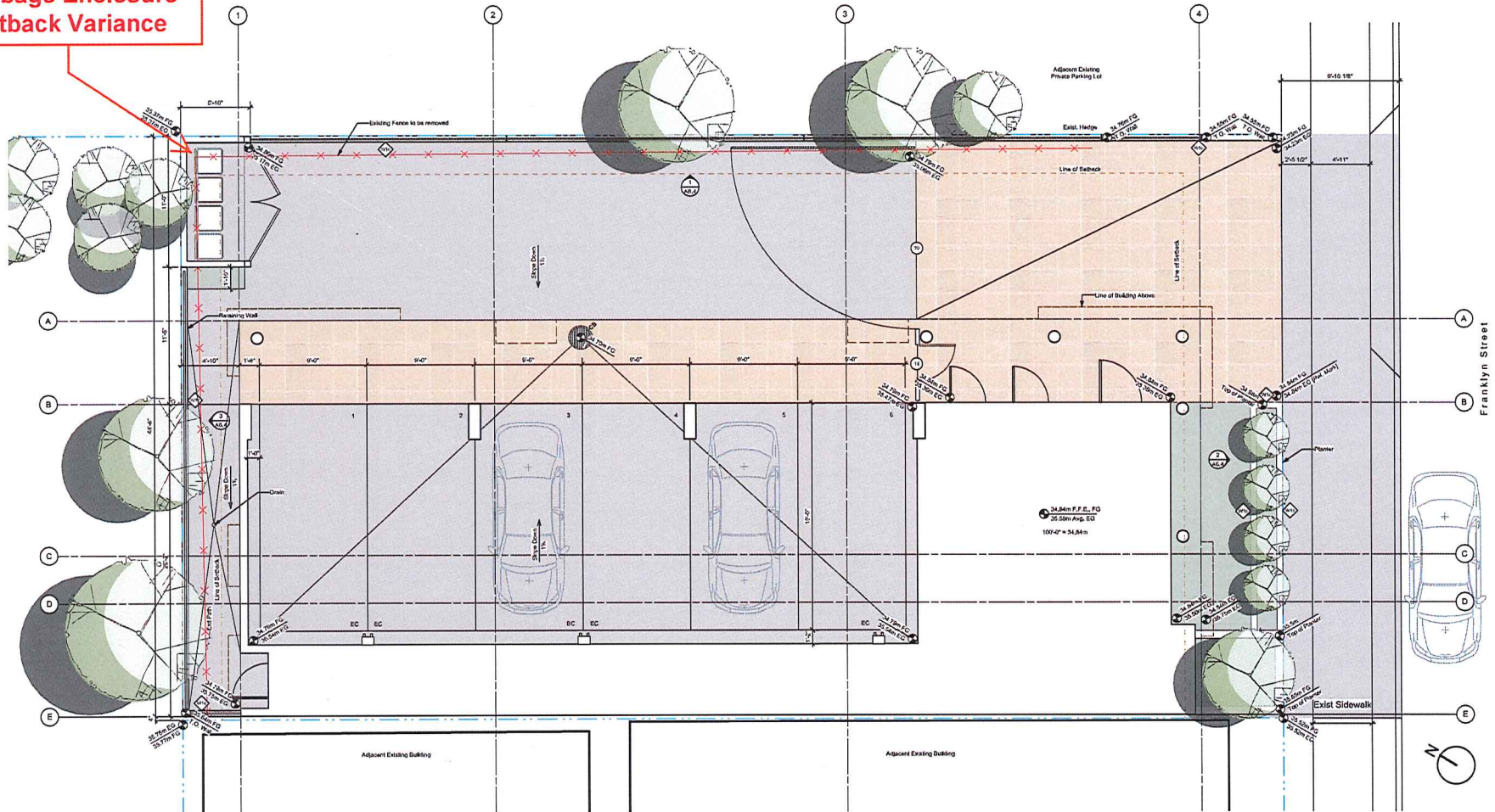
LOCATION PLAN

Civic: 470 FRANKLYN STREET
Legal: THE SOUTHERLY 92 FEET OF LOT 3, BLOCK 27
SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT
THAT PART IN PLAN 221R



Subject Property

Proposed
Garbage Enclosure
Setback Variance

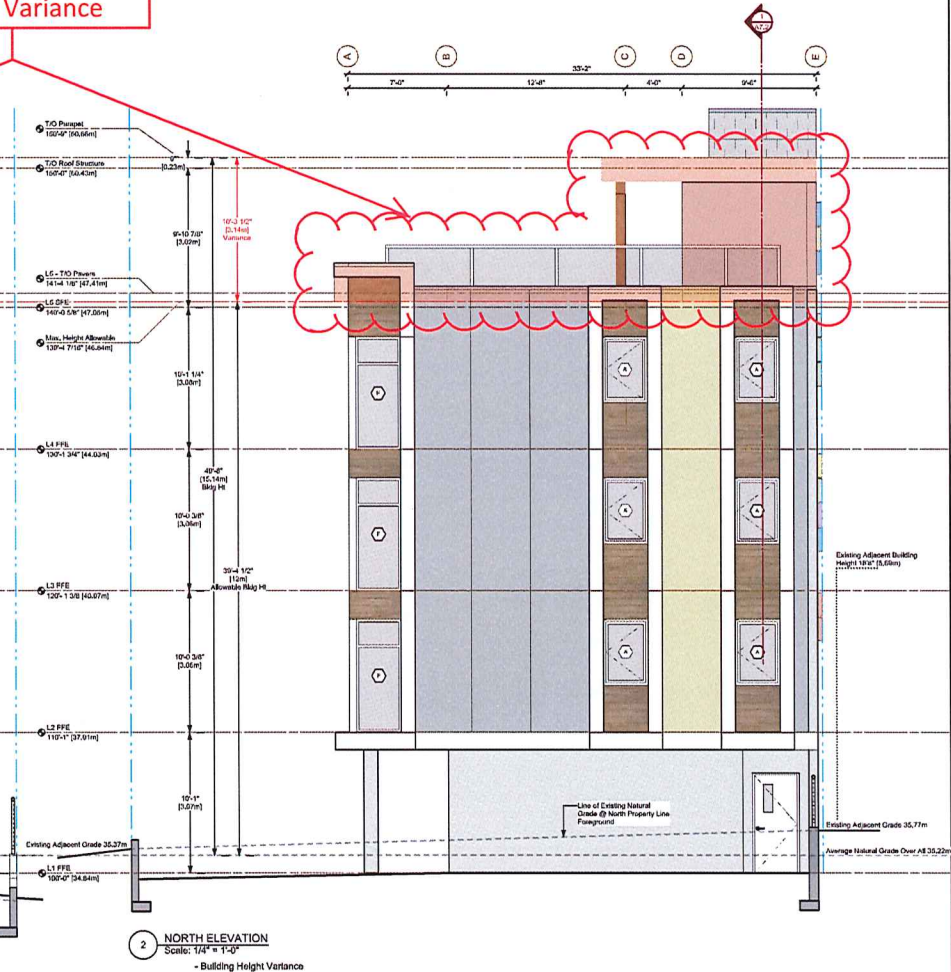
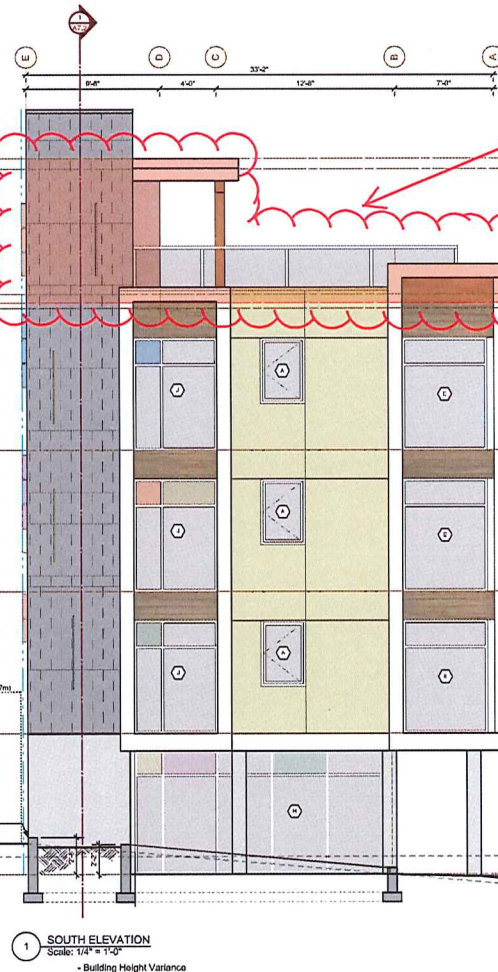


1 SITE PLAN
1/4" = 1'-0"

LEGEND:
3/2 Concrete Pavement
Planters (see landscape)
Concrete

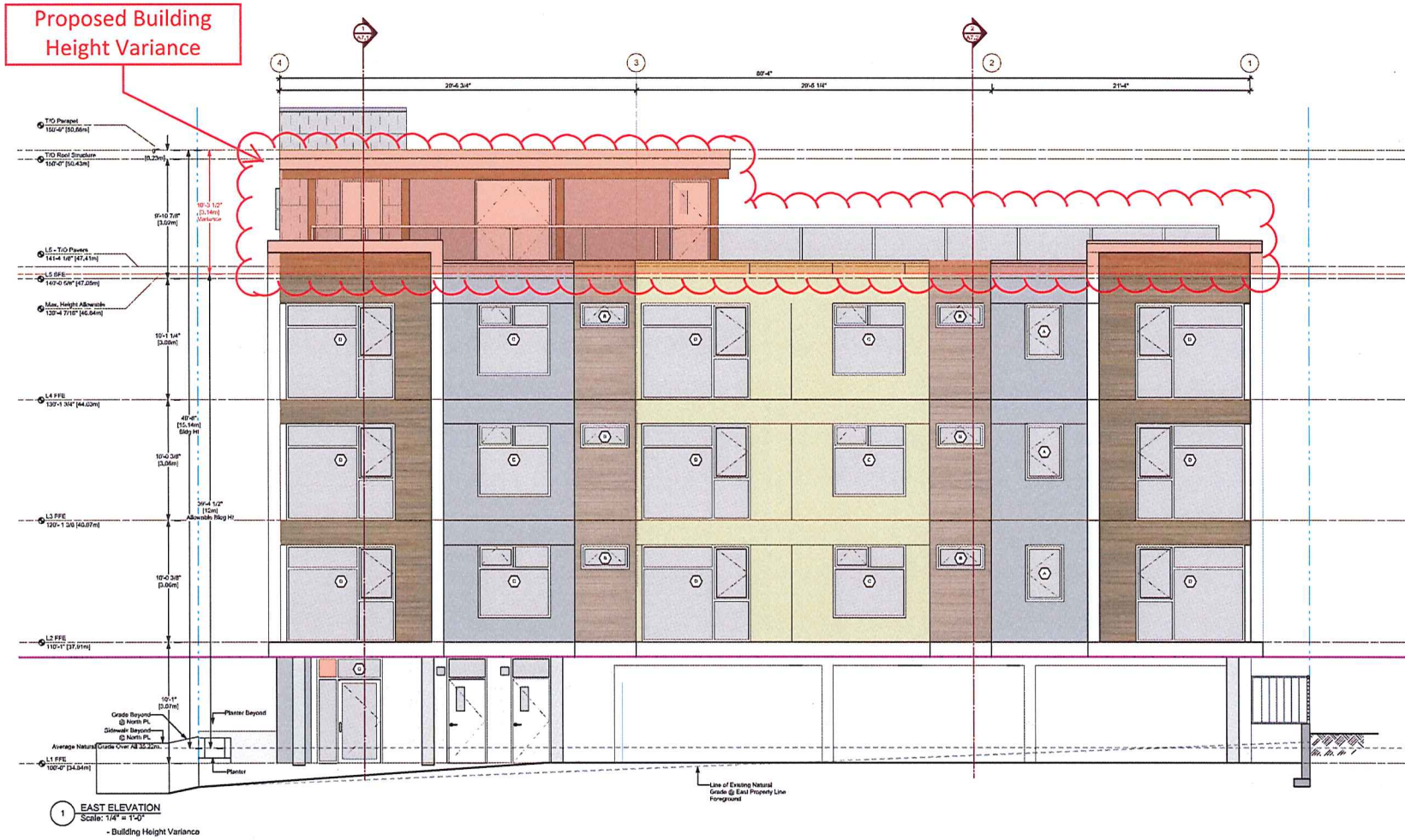
BUILDING ELEVATIONS AND DETAILS

Proposed Building
Height Variance



RECEIVED
DP1136
2019-NOV-29
Curial Planning

	RAYMOND de BEELD ARCHITECT INC.	PROJECT CLIENT	Corris		SHEET TITLE: ELEVATIONS 1	<table><tr><th>No.</th><th>Date</th><th>Issue Notes</th></tr><tr><td>1</td><td>2019-10-10</td><td>Issued For DP Review To City Of Nanaimo</td></tr><tr><td>2</td><td>2019-11-29</td><td>Revised For DP Revision 10 To City Of Nanaimo</td></tr></table>	No.	Date	Issue Notes	1	2019-10-10	Issued For DP Review To City Of Nanaimo	2	2019-11-29	Revised For DP Revision 10 To City Of Nanaimo	<table><tr><th>No.</th><th>Date</th><th>Revision Notes</th></tr><tr><td>1</td><td>2019-10-10</td><td>DP Revision 01</td></tr></table>	No.	Date	Revision Notes	1	2019-10-10	DP Revision 01	Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect. As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.	U.S. (150-P-001)	<table><tr><td>DRAWING RB, RH, KM, KK</td><td>CHECKED RdB</td></tr><tr><td>DATE 1803</td><td>SHEET NO.</td></tr><tr><td>As Noted</td><td rowspan="2">A6.1</td></tr><tr><td>DATE Nov. 29, 2019</td></tr></table>	DRAWING RB, RH, KM, KK	CHECKED RdB	DATE 1803	SHEET NO.	As Noted	A6.1	DATE Nov. 29, 2019
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755 Terminal Ave, North, Nanaimo, B.C. V9S 4K1 Tel: (250) 754-2108 Email: info@rdbarchitect.ca www.rdbarchitect.ca																																
470 Franklyn Street, Nanaimo, BC The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 Except That Part In Plan 221r				1803 470 Franklyn 14 - Elev & Sect.vmx																												



RECEIVED
DP1136
2019-NOV-29
Current Planning



RAYMOND
de BEELD
ARCHITECT Inc.

755 Terminal Ave, North, Nanaimo, B.C. V9S 4K1
Tel: (250) 754-2108
Email: info@rdbarchitect.ca
www.rdbarchitect.ca

PROJECT CLIENT	Corris
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470 Franklyn Street, Nanaimo, BC
The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District,
Plan 584 Except That Part In Plan 221r

ELEVATIONS 2

No.	Date	Issue Notice	No.	Date	Revision Notice
1	2019 10 09	Second Tier EP Revision 01 To City Of Merano	1	2019 10 09	EP Revision 01
2	2019 11 29	Second Tier EP Revision 02 To City Of Merano			

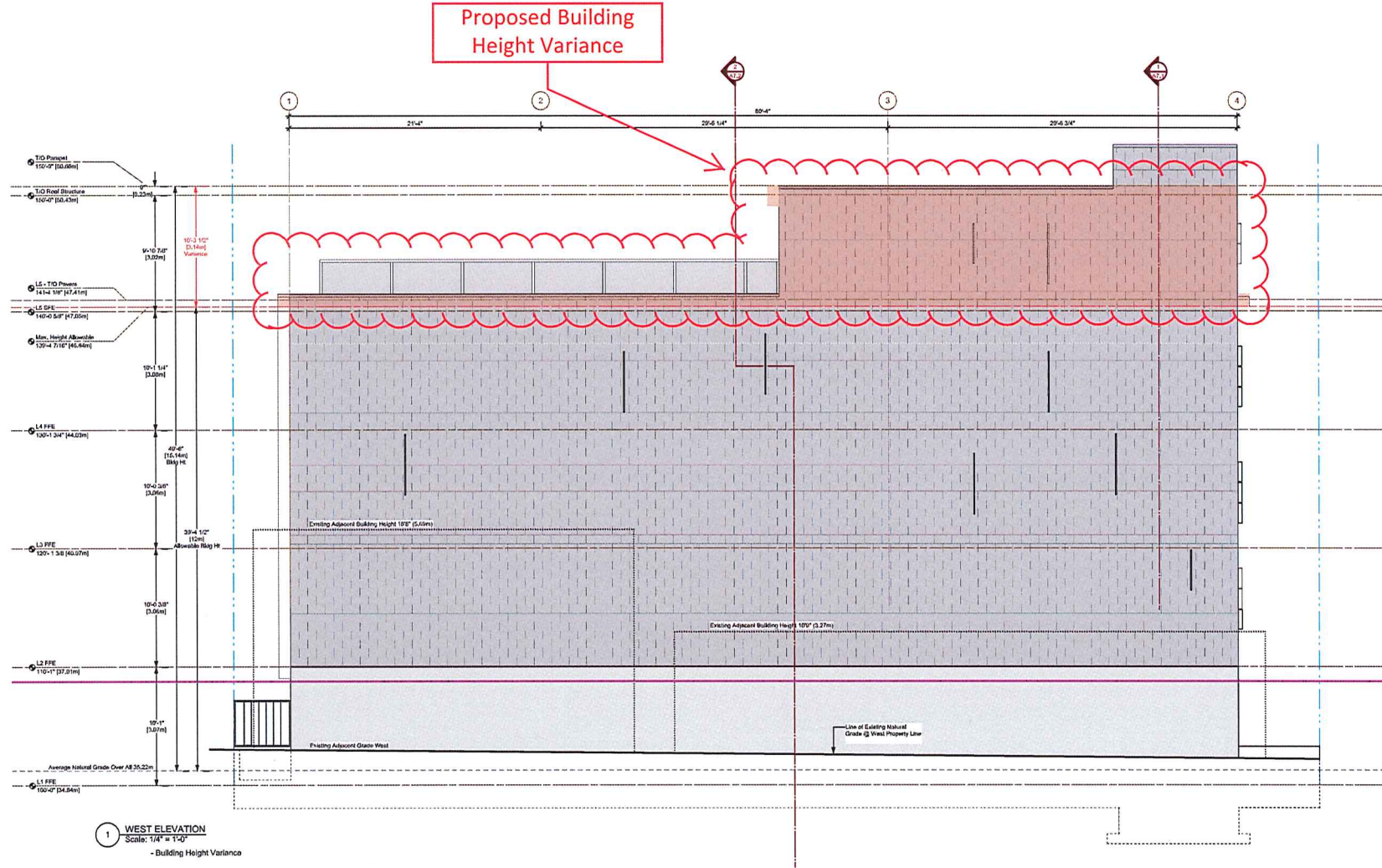
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by	LEGAL (FIELD NO.)
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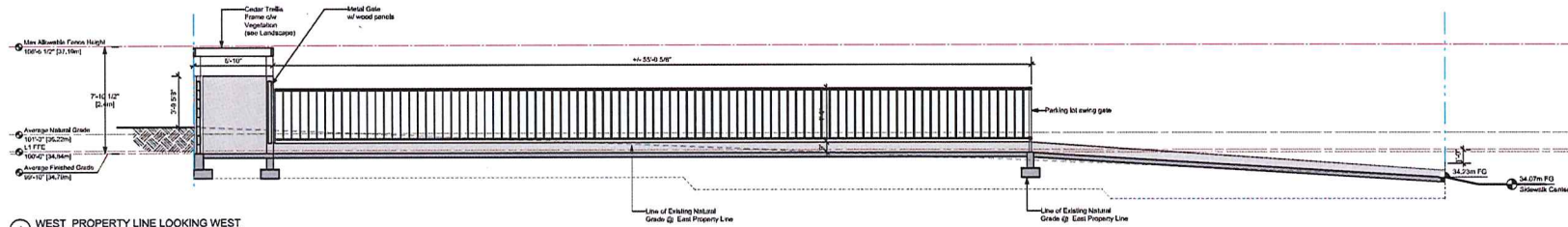
DRAWING: RB, RH, KM, KK		CHECKED: RdB
JOB NO: 1803	A6.2	
SCALE: As Noted		
DATE: Nov. 29, 2019		
CAD FILE: 1803 470 Franklyn 14 - Elev & Sect.vwx		

A6.2

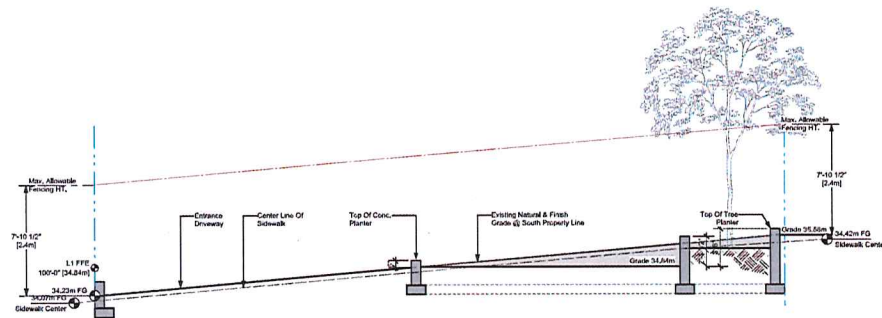


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DP1136
2019-NOV-29
Current Planning

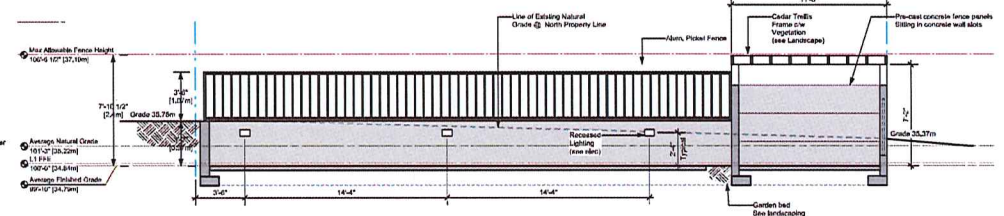
	RAYMOND de BEELD ARCHITECT Inc.	755 Terminal Ave. North, Nanaimo, B.C. V9S 4K1 Tel: (250) 754-2108 Email: info@rdbarchitect.ca www.rdbarchitect.ca	PROJECT CLIENT:	Corris	470 Franklyn Street, Nanaimo, BC The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 Except That Part In Plan 221r	SHEET TITLE: ELEVATIONS 3	<table><tr><th>No.</th><th>Date</th><th>Issue Notes</th></tr><tr><td>1</td><td>2019-10-26</td><td>Revised For DP Revision 13 To City of Nanaimo</td></tr><tr><td>2</td><td>2019-11-29</td><td>Revised For DP Revision 14 To City of Nanaimo</td></tr></table>	No.	Date	Issue Notes	1	2019-10-26	Revised For DP Revision 13 To City of Nanaimo	2	2019-11-29	Revised For DP Revision 14 To City of Nanaimo	<table><tr><th>No.</th><th>Date</th><th>Revision Notes</th></tr><tr><td>1</td><td>2019-10-26</td><td>DP Revision 13</td></tr></table>	No.	Date	Revision Notes	1	2019-10-26	DP Revision 13	Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect. As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.	<table><tr><td>OWNER: RB, RH, KM, KK</td><td>DESIGNER: RdB</td></tr><tr><td>PROJECT: 1803</td><td>SHEET NO.: A6.3</td></tr><tr><td>DATE: Nov. 29, 2019</td><td></td></tr><tr><td colspan="2">TITLE: 1803 470 Franklyn 14 - Elev & Sect. vwx</td></tr></table>	OWNER: RB, RH, KM, KK	DESIGNER: RdB	PROJECT: 1803	SHEET NO.: A6.3	DATE: Nov. 29, 2019		TITLE: 1803 470 Franklyn 14 - Elev & Sect. vwx	
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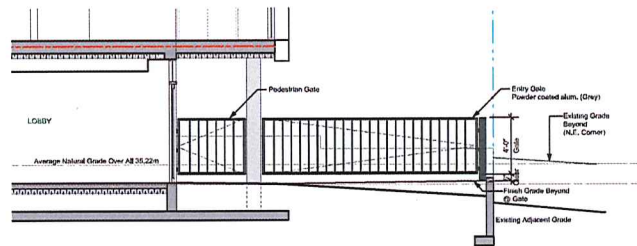
1 WEST PROPERTY LINE LOOKING WEST
Scale: 1/4" = 1'-0"



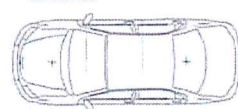
2 SOUTH PROPERTY LINE LOOKING SOUTH
Scale: 1/4" = 1'-0"



3 NORTH PROPERTY LINE LOOKING NORTH
Scale: 1/4" = 1'-0"

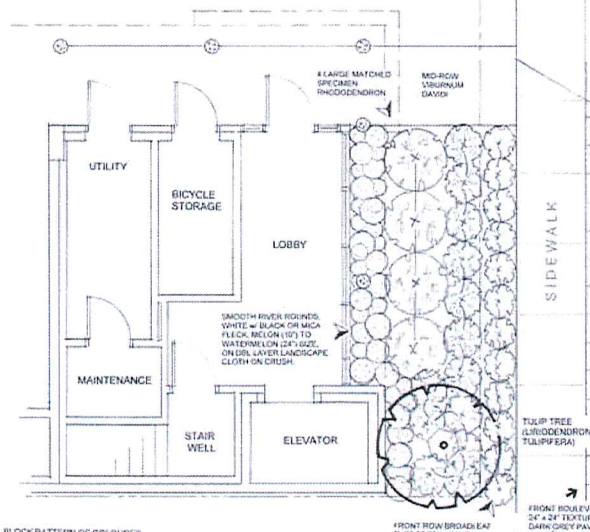


4 DRIVEWAY ENTRANCE GATE ELEVATION
Scale: 1/4" = 1'-0"



DRIVE AISLE

"STREET LEVEL"



CROSSOVER

SIDEWALK

TULIP TREE
(LIRIODENDRON
TULIPIFERA)

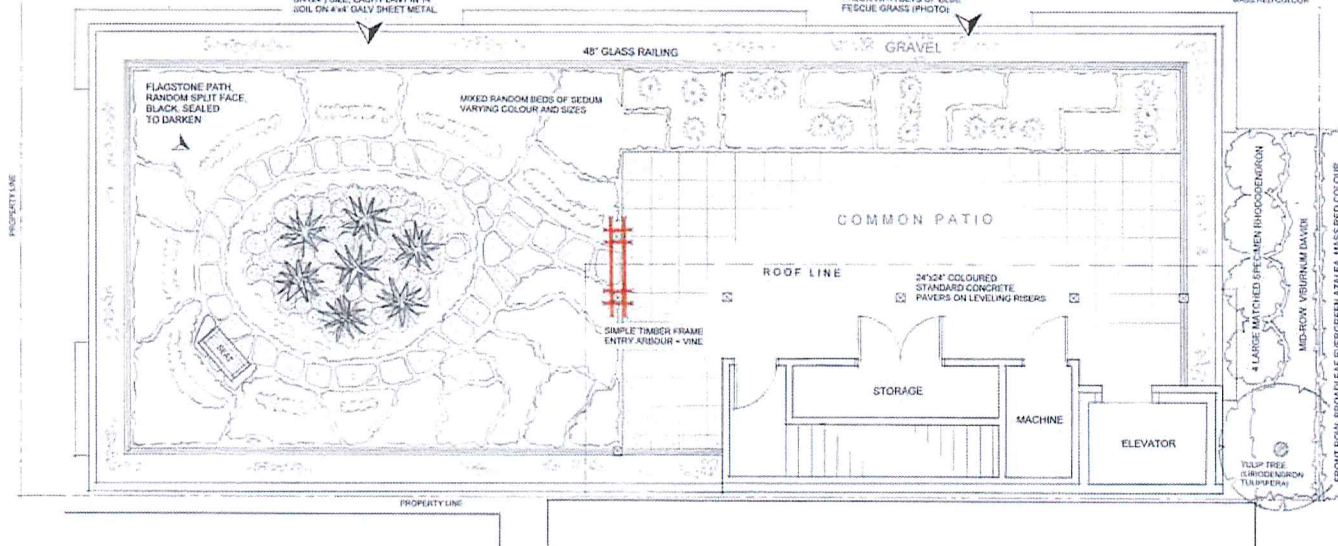
FRONT BOULEV
24" x 24" TEXTUR
DARK GREY PA

FRONT BOULEVARD
24" x 24" TEXTURED
DARK GREY PAVERS

"ROOF DECK"

CENTRAL YUCCA FILAMENTOSA
(ADAMS NEEDLE) GARDEN AMONG
LARGE SMOOTH RIVER ROUNDS,
WHITE w/ BLACK OR MICA FLECK,
ON (24") SIZE, EACH PLANT IN 14"
SOIL ON 4"x4" GALV SHEET METAL.

BLOCK PATTERN OF COLOURED
PHLOX WITH SETS OF BLUE
FESCUE GRASS (PHOTO)

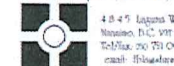


LANDSCAPE PLANT LIST

		25 March 2018	Fred Brooks BELA	
KEY	QTY	ADVANCE NAME	CURRENT NAME	NOTES
THREAT LEVEL 1				
UQ	1	THICK-LEAF EVERGREEN Loudonville tulip tree	Fulg tree, red velvet spines	# 2
THREAT LEVEL 2				
POW	4	THICK-LEAF EVERGREEN Rhoicodendron	(to be winched)	# 2
QAV	1	Adiantum laralei	Adiantum vulgatum	# 2
AZA	16	Azalea japonica	Hockley japonica, massed, thorn	# 2
THREAT LEVEL 3				
ROSE	10	ROSES Rosa rugosa	rose, 'jane'	# 2
THREAT LEVEL 4				
FERN	10	GROUND-LEVEL Polystichum	fern varieties	# 1
THREAT LEVEL 5				
GROUND COVER				
		Rubus coccineus	Tamara creeping rubus	5m
		Asplenium	Asplenium	5m
		Symplocaria	Woolly myrtle	5m
		Thymus sanguinolentus	Woolly myrtle	5m
		Vaccinium	Woolly myrtle	5m
		Fraxinus viridis glauca	Blue fraxinus	# 1



FRED BROOKS DONA CARA
landscape Architect



Review

Nine Unit
Residential
Apartment

470 Franklyn Street
Old City Quarter, Nanaimo, B.C.

Owner:
Mr Rob Grey, Nanaimo, BC

Architect:
Raymond de Beeld, Nantaimo

SCALE: **1/4" = 1'** (Orig.)

DWG DATE: 01-25-2010

ISSUE DATE: 26 March 2019

Drawing title:
**LANDSCAPE
CONCEPT
SITE PLAN**

Street number

L - 1 OF 1

Issued for:
**DEVELOPMENT
PERMIT**
APPLICATION ONLY
25 March 2019

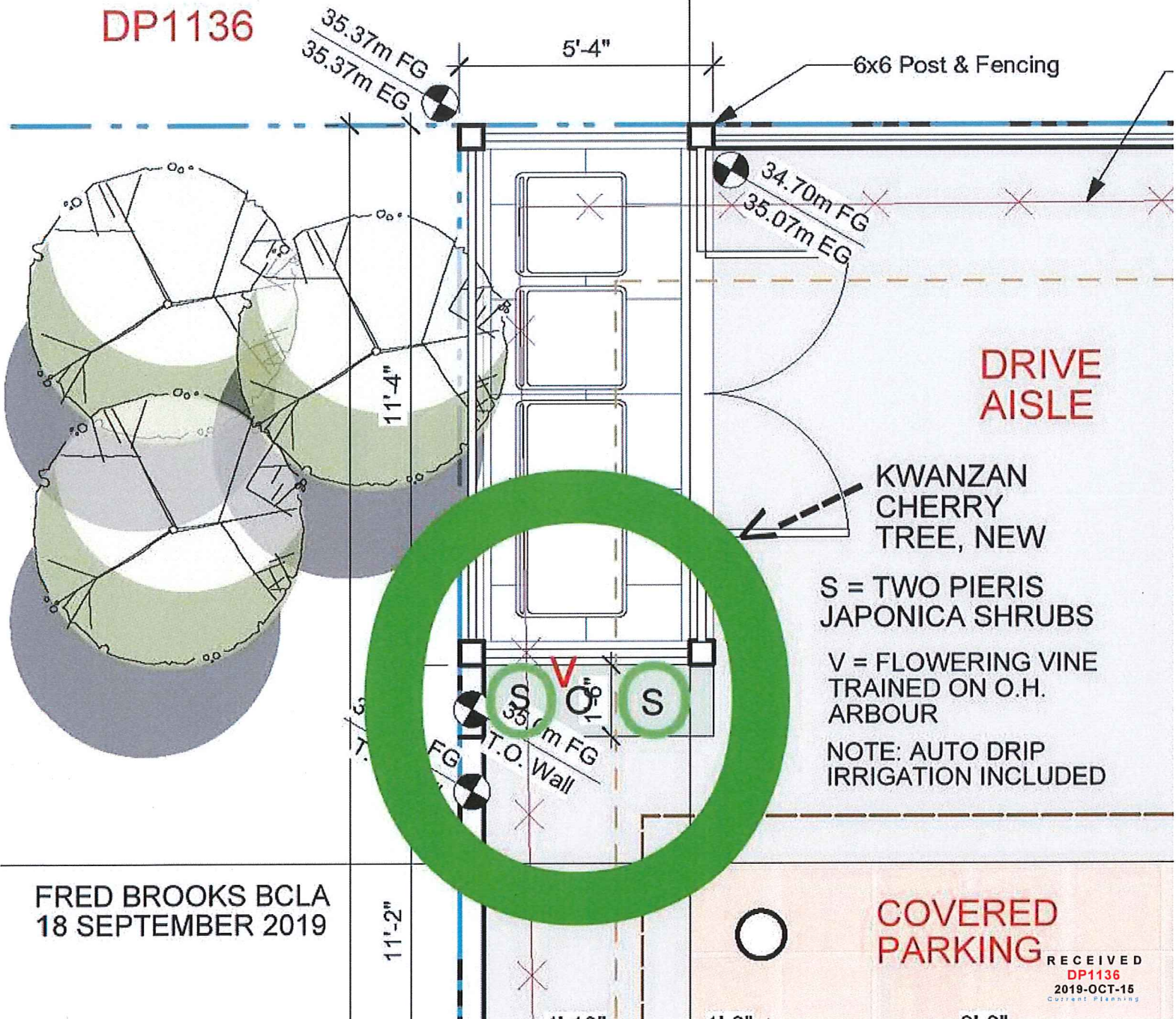
NOT ISSUED FOR B.P., TENDER
OR CONSTRUCTION PURPOSES

LANDSCAPE PLANTING AT REFUSE CORRAL

PER STAFF COMPREHENSIVE LETTER, 30 AUGUST 2019

470 FRANKLYN STREET, NANAIMO, BC

DP1136



FRED BROOKS BCCLA
18 SEPTEMBER 2019