



**DEVELOPMENT PERMIT NO. DP001160**

**ALBANESE SALVATORE and MARGARET EVANS**  
Name of Owner(s) of Land (Permittee)

**145 STEWART 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 3, BLOCK 7, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584**

**PID No. 008-827-419**

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 and Details**

**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.

**PERMIT TERMS**

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

1. *Section 4.3 'Small Car Spaces'* – to increase the maximum allowable percentage of small car parking spaces from 40% to 56%.

**CONDITIONS OF PERMIT**

1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-OCT-01, as shown on Schedule B.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2020-AUG-05, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by JPH Consultants Inc., dated 2020-SEP-29, as shown on Schedule D.
4. The development is to comply with the "City of Nanaimo Zoning Bylaw 2011 No. 4500", 'Schedule D - Amenity Requirements for Additional Density' Tier 1, prior to building occupancy as outlined in Schedule E of this Permit.

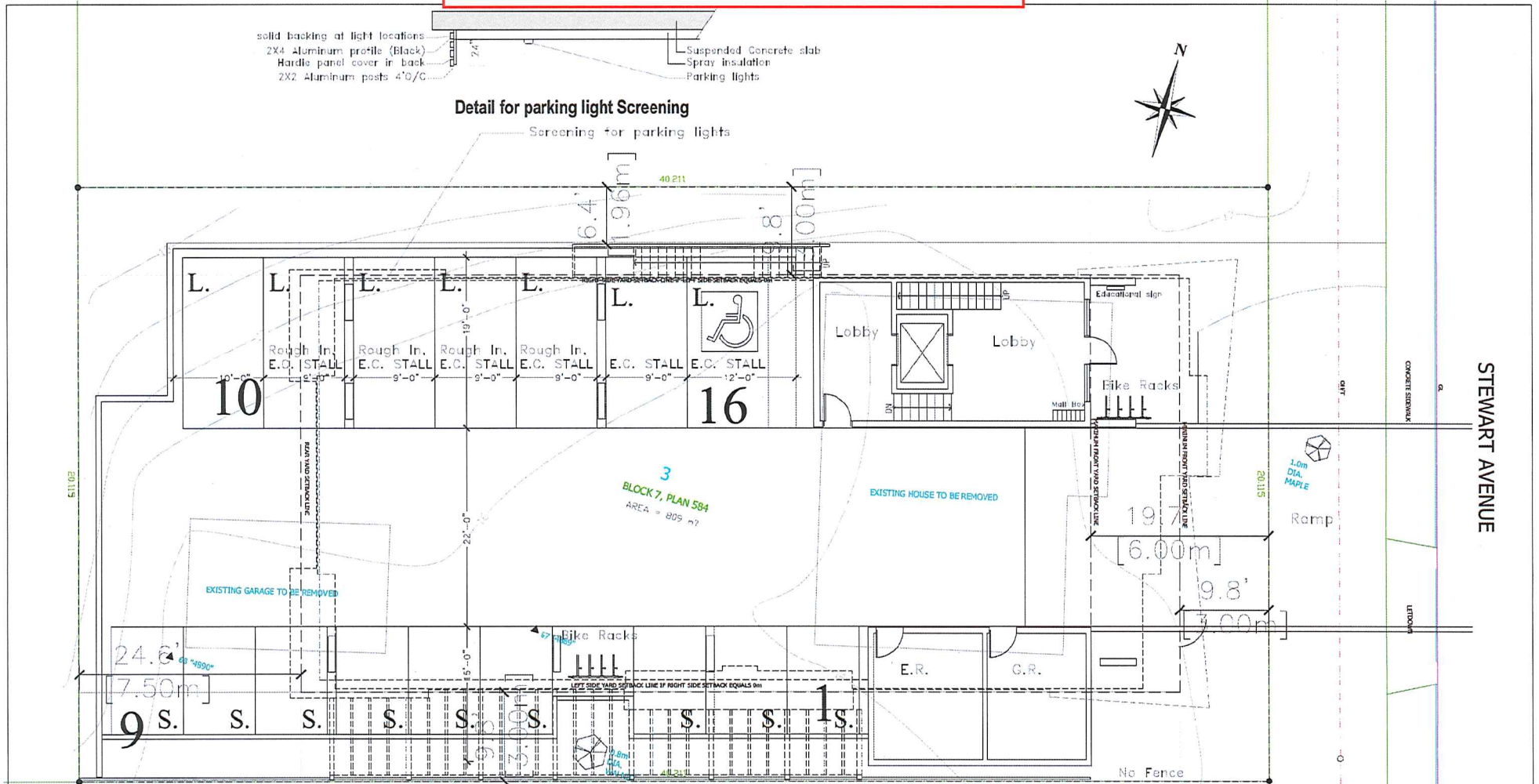
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 19<sup>th</sup> DAY OF OCTOBER, 2020 .

  
Corporate Officer

  
Date

LB/ln  
Prospero attachment: DP1160





parking Floor Plan / SITE PLAN

RECEIVED  
DP1160  
2020-OCT-01  
Carroll Planning

DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



**PRELIMINARY**  
D-ARCHITECTURE  
6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4  
T: 250-933-1991, E: FROUZEL@D-ARCH.COM  
DARYLUSH FROUZEL ARCHITECTURE INC.

SCALE	CONTRACT NO.

DATE

PROJECT  
145 STEWART AVENUE,  
NANAIMO, BC

CLIENT	Salvatore Albanese
PROJECT NO.	2860

SHEET FILE	SITE PLAN/PARKING
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SHEET NO.	A1.1
REVISION	

**BUILDING ELEVATIONS**

**EXTERIOR MATERIALS & COLORS**

CODE	COLOR	MATERIAL
1		HARDIPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # HC-99 Abingden Putty
2		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
3		6" HARDIEPLANK SIDING (HORIZONTAL) COLOR TO BE SELECTED
4		HARDIPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
5		2"x4" ALUMINUM
6		VINYL WINDOWS
7		ALUMINUM RAILING
8		CONCRETE COLUMNS



**SOUTH ELEVATION**

RECEIVED  
 05/18/20  
 0226-857-16  
 Gifford Planning

NO.	DATE	REVISION

NO.	DATE	REVISION



**D-ARCHITECTURE**  
 6377 IBARUA DRIVE, NANAIMO, BC V9Y 1M4  
 T: 250-933-1991, E: FIRDUZLI@D-ARCH.CA  
 DARYOUSH FIRDUZLI ARCHITECTURE INC.

**PRELIMINARY**

SCALE	DATE

SCALE	1/4" = 1'-0"
DATE	
DATE	05 AUG 20

PROJECT	145 STEWART AVENUE, NANAIMO, BC
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DESIGNER	Salvatore Albanese
PROJECT NO.	2860

SHEET TITLE	SOUTH ELEVATION
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SHEET NO.	<b>A3.1</b>
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**WEST ELEVATIONS**

**EAST ELEVATIONS**

DATE	DESCRIPTION

NO.	DATE	REVISION



**PRELIMINARY**

**D-ARCHITECTURE**  
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-933-1991, E: PRODUZLI@D-ARCH.COM  
 ©2014 D-ARCHITECTURE INC.

SCALE	1/8" = 1'-0"
DATE	
DESIGNED BY	
CHECKED BY	
DATE	08-10-20

PROJECT	145 STEWART AVENUE, NANAIMO, BC
CLIENT	Salvatore Albanese
PROJECT NO.	2860

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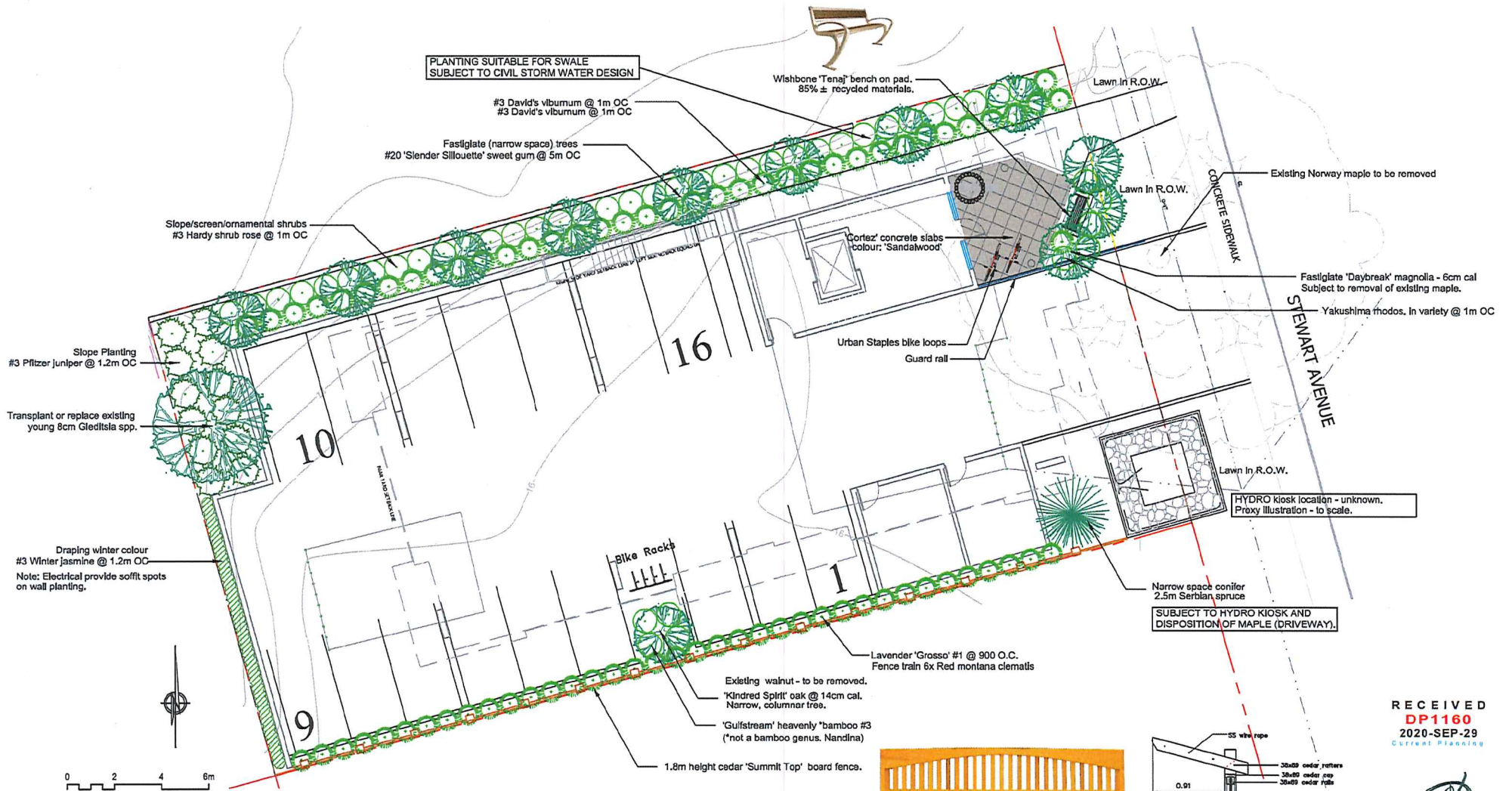
PROJECT	145 STEWART AVENUE, NANAIMO, BC
CLIENT	Salvatore Albanese
PROJECT NO.	2860

PROJECT TITLE	EAST & WEST ELEVATIONS
PROJECT NO.	2860

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PROJECT NO.	2860

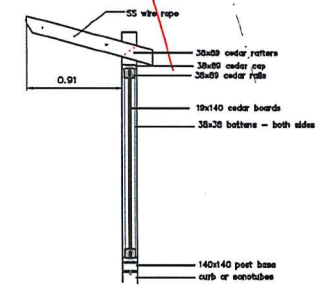
PROJECT NO.	A3.3
DATE	

LANDSCAPE PLAN and DETAILS



Revisions	Date	Detail	Init.
29/05/20	20	DPA - Maple in R.O.W. TRM	JPH
07/02/20	20	DPA - Comprehensive letter	JPH
31/07/19	19	DPA - subject to Civil Dept.	JPH
21/06/19	19	DPA - for review	JPH
29/05/19	19	pre-application mtg	JPH

145 Stewart Avenue  
Landscape Plan



RECEIVED  
DP1160  
2020-SEP-29  
Current Planning



JPH Consultants Inc.  
24 Millon Street, Norwalk, CT 06854  
Phone: 203-944-8857 Cell: 203-714-6556  
Project: 19-145 Stewart  
Date: 29/05/19  
Drawn: JPH Checked: DFA  
Scale: 1:150  
Sheet: DPA-1 of 1



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



Reference: 2860

September 30<sup>th</sup> 2020

**Dear Ms. Lisa Brinkman, Planner  
Development Planner  
Community Development**

**145 Stewart Avenue, Nanaimo BC Tier 1 proposal**

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

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

	Amenity	Points
E	The Proposed development includes Street Trees, Yes	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. No trees on site with a caliper greater than 6 cm.	1
G	Post development, the total amount of trees on 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. Yes, 8 trees in property and proposal is 27 trees,	2
H	Restore a minimum of 50% of the site area (Excluding the building footprint) by maintaining pervious surfaces.	3
I	The Development includes permanent educational signage or display regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
	<b>Total</b>	<b>8</b>

**Category 3: Parking and Sustainable Transportation (10 points required)**

	Amenity	Points
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A Minimum of 80% of the total parking area is located underground or in a parking structure incorporated into design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate, a) multiple family residential development: 1 motorized Scooter or motorcycle space per 15 dwelling units	2
H	Parking does not exceed minimum parking requirements within the City's Development parking Regulations Bylaw.	2
I	The development includes signage regarding the sustainable transportation alternatives available on site or within the immediate area.	1
	<b>Total</b>	<b>10</b>

**Category 5: Energy Management (11 points required)**

	Amenity	Points
A	The proposed development meets at least the requirements of the Step 2 of BC Energy Step Code and exceeds the requirement specified in the Building Bylaw, by one step.	10
D	The development includes permanent education signage or display regarding sustainable energy management practices used on site	1
	<b>Total</b>	<b>11</b>

Please feel free to contact if there is any question

Sincerely,

**Daryoush Firouzli**  
Architect AIBC, RAIC, AIA, MArch