



**DEVELOPMENT PERMIT NO. DP001200**

**0742637 B.C. LTD.**

**Name of Owner(s) of Land (Permittee)**

**155 FRY 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP55139**

**PID No. 029-835-453**

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 and Details**

**Schedule D Landscape Plan and Details**

**Schedule E Schedule D – Amenity Requirements for  
Additional Density**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 18.00m to 18.87m.

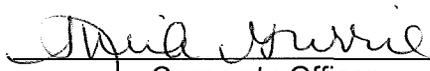
The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266 is varied as follows:

1. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of small car parking spaces from 40% to 52% of the total required parking.

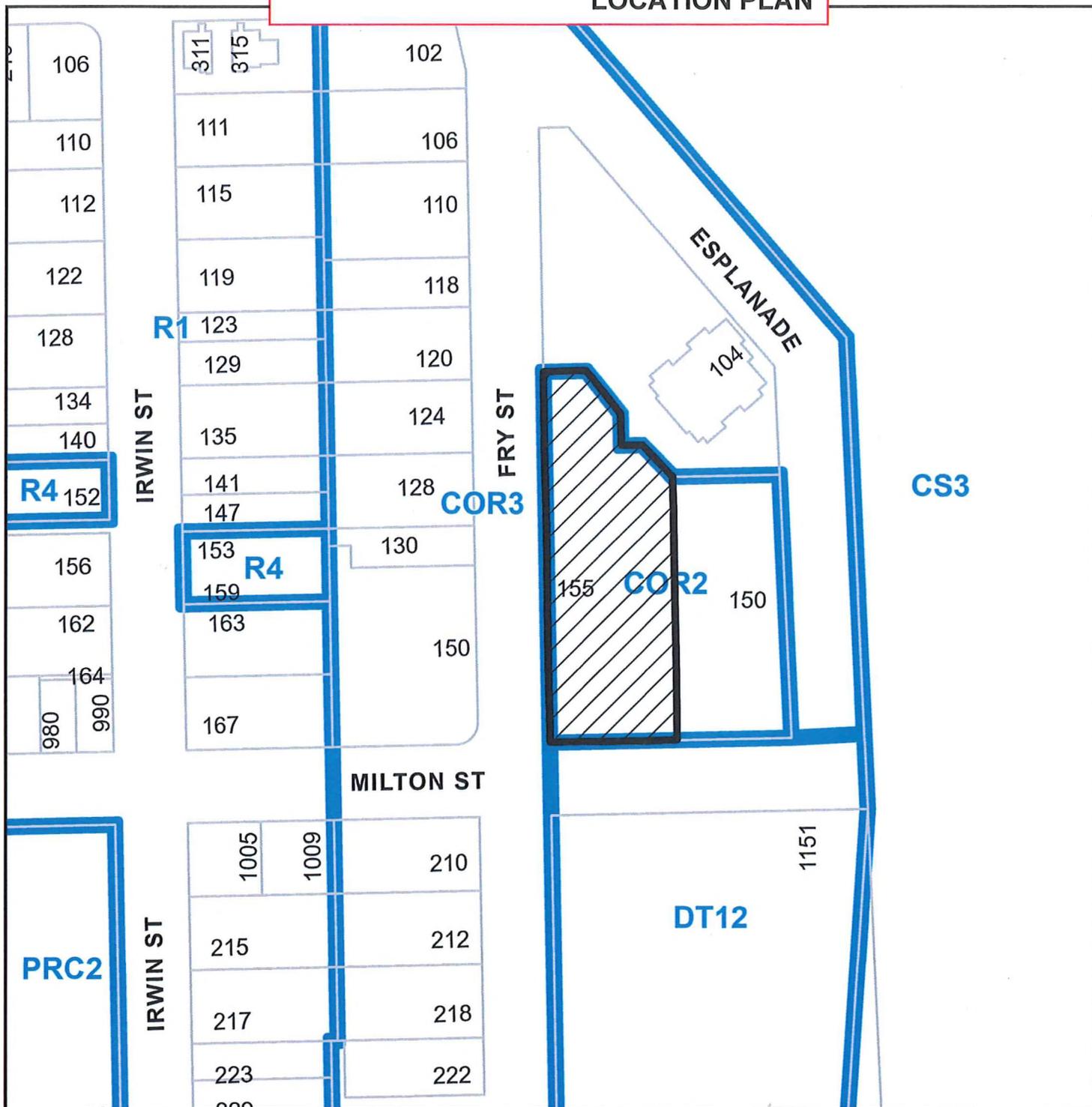
### CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site and Parking Plans prepared by D-Architecture., dated 2021-MAY-03 and 2021-APR-14, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by D-Architecture dated 2020-MAY-19 and 2021-MAY-03, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by JPH Consultants Inc., dated 2020-OCT-26, and prepared by RB Engineering Ltd., dated 2021-APR-12, as shown on Schedule D.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density', prepared by D-Architecture, dated 2020-MAY-25, as shown in Schedule E.
  - 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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 21ST DAY OF SEPTEMBER, 2021.

  
Corporate Officer

2021-SEP-28  
Date



**DEVELOPMENT PERMIT NO. DP 001200**

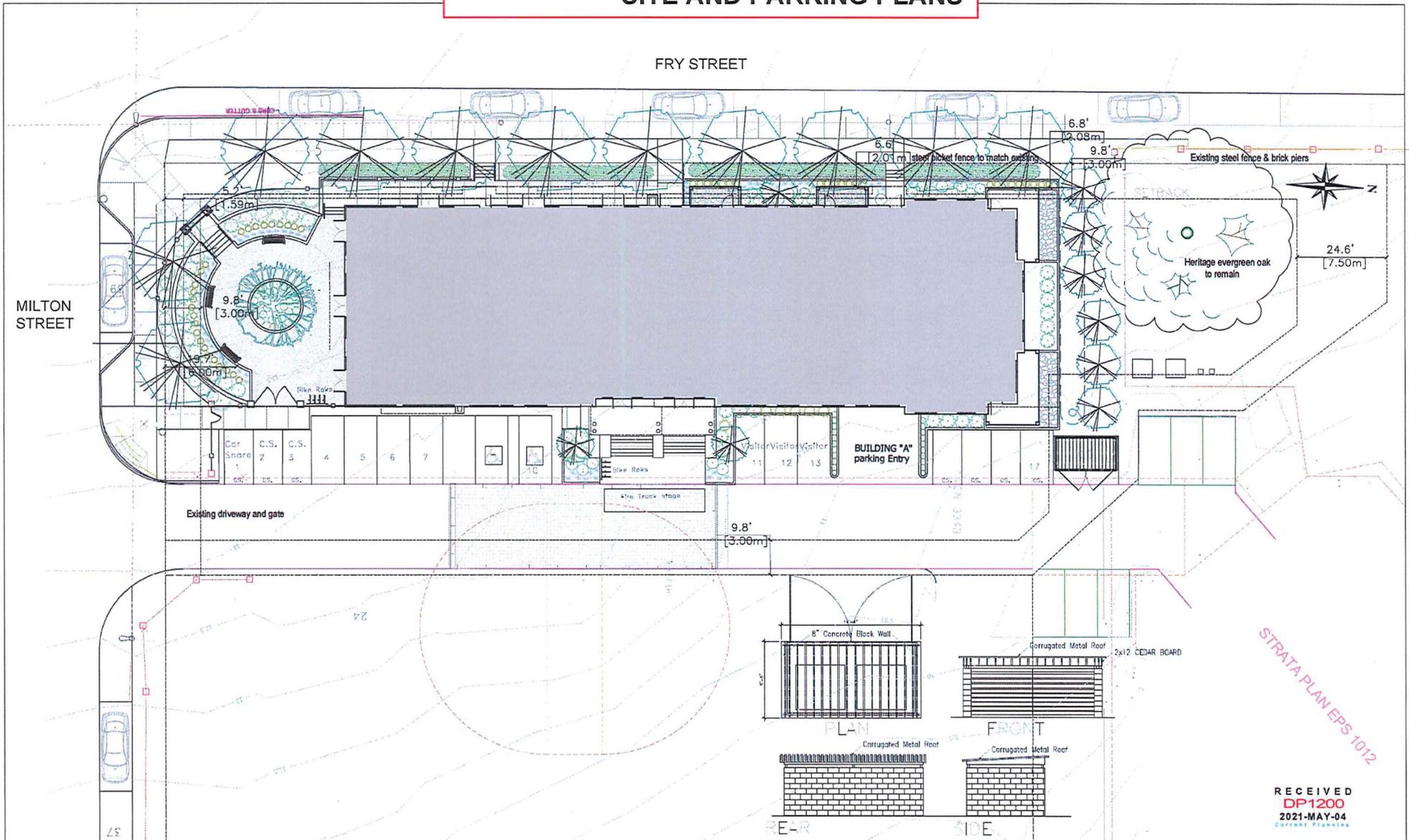


**Subject Property**

CIVIC: 155 FRY STREET

LEGAL: LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP55139

**SITE AND PARKING PLANS**



STRATA PLAN EPS 1012

RECEIVED  
 DP1200  
 2021-MAY-04  
CLERK OF WORKS

NO.	DATE	REVISION



**PRELIMINARY**

**D-ARCHITECTURE**  
 6377 CARUS DRIVE, NANAIMO, BC V9V 1Y4  
 T: 250-633-1991, E: INFO@D-ARCH.CA  
DARYOUSH FIKOUZLI ARCHITECTURE INC.

TEL

ARCHITECT FIRM

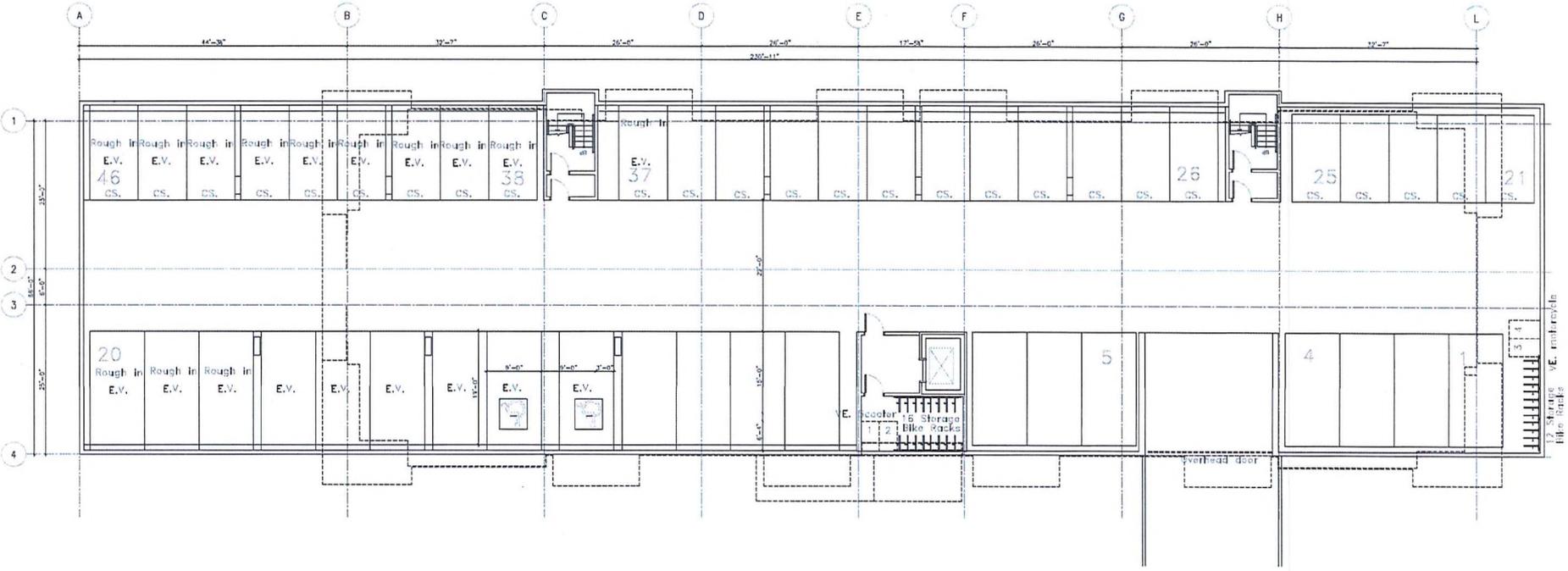
SCALE  
 1/4" = 1'-0"  
 DRAWN  
 THE DATE  
 DATE 3 MAY 21

PROJECT  
 155 FRY STREET  
 NANAIMO, BC

SUBJECT  
 0742637 b.c. Ltd.  
 PROJECT NO. 2858

SHEET TITLE  
 SITE PLAN

SHEET NO.  
**A1.1**  
 REVISION



UNDERGROUND PARKING

RECEIVED  
DP1200  
2021-APR-14  
CITY OF NANAIMO

NO.	DATE	REVISION



**PRELIMINARY**

**D-ARCHITECTURE**  
6377 GARUS DRIVE, NANAIMO, BC V9V 1H4  
T: 250-933-1991, E: FROULI@D-A.CA  
DARYL/DREW FROULI ARCHITECTURE INC.

SCALE	CONSULTANT LOGO

DATE	17-APR-21
TIME	11:00 AM
PROJECT	
DATE	14 APR 21

155 FRY STREET  
NANAIMO, BC

CLIENT  
0742637 b.c. Ltd.  
PROJECT NO. 2858

PROJECT TITLE  
UNDERGROUND PARKING

SHEET NO.  
**A2.3**  
DRAWN

**BUILDING ELEVATIONS AND DETAILS**

**EXTERIOR MATERIALS & COLORS**

CODE	COLOR	MATERIAL
①		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # TBS
②		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
③		6" HARDIEPLANK SIDING (HORIZONTAL) COLOUR # TBS
④		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # TBS
⑤		METAL ROOF COLOUR # TBS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING



RECEIVED  
DP1200  
2021-AUG-27

DATE	BY	REVISION

DATE	BY	REVISION



**D-ARCHITECTURE**  
6377 IDARUS DRIVE, NANAIMO, BC V9Y 1M4  
T: 250-933-1991, E: FIRUZU@SHAWCA  
DARYOUSH FIRUZU ARCHITECTURE INC.

**PRELIMINARY**

TITLE

CONSULTANT LIST

SCALE	1/4" = 1' - 0"
DATE	13 MAY 20

PROJECT	155 FRY STREET NANAIMO, BC
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CLIENT	0742637 b.c. Ltd.
PROJECT NO.	2858

OTHER TITLE	BUILDING "A" BUILDING ELEVATION
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HEET NO.	<b>A3.1</b>
REVISION	



DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



**D-ARCHITECTURE**  
 6377 IGARUS DRIVE, NANAIMO, BC V9Y 1N4  
 T: 250-933-1991, E: FROUZLI@SHAW.CA  
 DARYLUSH FROUZLI ARCHITECTURE INC.

**PRELIMINARY**

SCALE

DATE

DATE

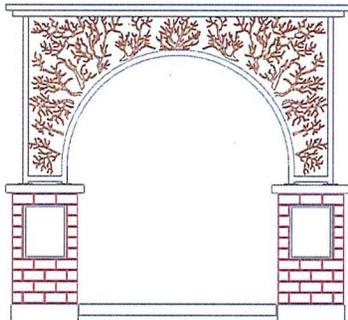
PROJECT
155 FRY STREET
NANAIMO, BC

CLIENT
0742637 b.c. Ltd.
PROJECT NO.
2858

SHEET TITLE
BUILDING "A"
BUILDING ELEVATION

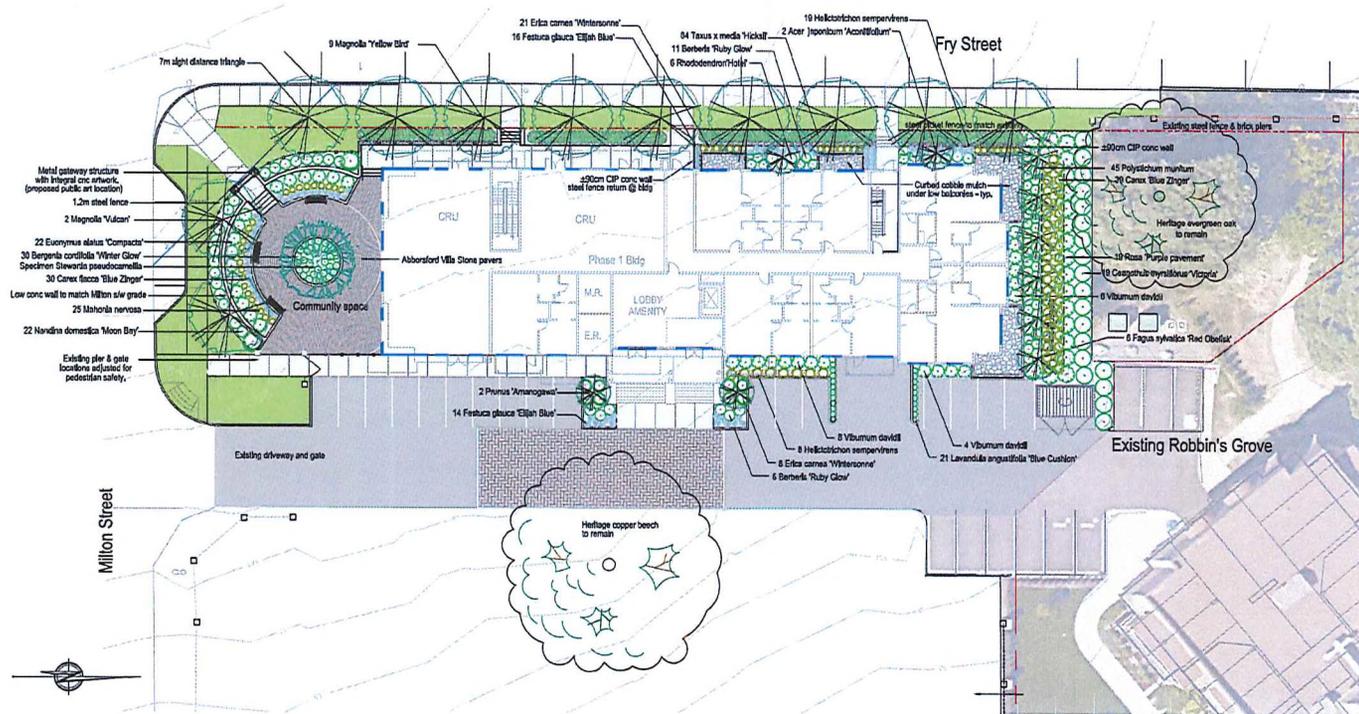
SHEET NO.
<b>A3.2</b>
REVISION

Development Permit No. DP001200 Schedule D  
 155 Fry Street  
**LANDSCAPE PLAN AND DETAILS**



Public Gateway - Art Concept 1:20

Brick plans to match existing - opportunity for inset artwork.  
 Metal archway - opportunity for art (proxy shown) and lighting.



**Landscape Design Rationale**

The heritage context (Samuel Robins' arborium) informs the landscape design which features a range of less common specimen trees.  
 The landscape features a compact public plaza space that will serve as a forecourt to a proposed CRU and a place for the expression of public art.  
 Necessary low (under 1m ht) retaining walls provide crisp grade changes and provide a sense of intimate scale for the square. Accessibility is accommodated from the existing internal driveway.  
 Storm water management is proposed at the north end of the building and is de-emphasized as a simple (effective) grass blowaway.



**DRAFT - NOT FOR CONSTRUCTION**

**Revisions**

Date	Details	HL
26/10/20	Adjust to DP comp. letter	JPH
11/05/20	SPA	JPH
30/09/19	Public Art location	JPH
9/1/18	Application for Rezoning	JPH

**Robins Grove - Fry Street, Nanaimo  
 Proposed Phase 1 Landscape**

**Plant List**

Sym. No.	Botanical Name	Common Name	Size	Spacing
<b>TREES</b>				
AJA	Acer japonicum 'Aconitifolium'	Full moon maple	#20	
RS	NO robinsonii beech		#20	3.6m O.C.
PSR	Fagus sylvatica 'Fied Obelisk'	Vulcan magnolia	6cm cal.	8m O.C.
MV	Magnolia 'Vulcan'		6cm cal.	8m O.C.
MYB	Magnolia 'Yellow Bird'		6cm cal.	8m O.C.
PA	Prunus serrulata 'Amanogawa'	Amanogawa cherry	5cm cal.	
SP	Stewartia pseudocamellia	Stewartia specimen	9-10cm cal.	
<b>SHRUBS</b>				
BGR	Berberis thunbergii 'Ruby Carousel'	RC barberry	#3	1m O.C.
CTV	Crataegus thyrsiflora 'Victoria'	California haw	#2	1.5m O.C.
ECW	Erica carnea 'Whitersonne'	Whitersonne heather	#1	1m O.C.
EAC	Euryvium olitae compacta	Dwarf burning bush	#3	1.2m O.C.
MIN	Mahonia nervosa	Dull Oregon grape	#1	70cm O.C.
NDM	Nandina domestica 'Moon Bay'	W. Heavenly bamboo	#2	1m O.C.
RH	Rhododendron 'Hortel'	Hortel (yellow) rhodo	#3	1m O.C.
TAL	Taxus x media 'Hickel'	Hick & Tow	#3	61cm O.C.
VO	Viburnum davidii	David's viburnum	#2	1m O.C.
<b>PERENNIALS &amp; GRASSES</b>				
BCW	Bergenia cordifolia 'Winter Glow'	WC bergenia	#1	61cm O.C.
CFB	Carex flacca 'Blue Zinger'	BZ sedge	#1	1m O.C.
FGL	Festuca glauca 'Elijah Blue'	Elijah blue fescue	#1	61cm O.C.
HS	Helictichon sempervivens	Blue oak grass	#1	1m O.C.
LDC	Lavandula 'Blue Cushion'	BC lavender	#1	61cm O.C.
PMU	Polystichum minimum	Sword fern	#1	91cm O.C.

RECEIVED  
 DP 1200  
 2020-NOV-07



JPH Consultants Inc.  
 434 Millen Street, Nanaimo BC V9R 2L1  
 Phone: 250.749.8877 Fax: 250.749.8888

Project: 20-Fry St  
 Date: 05/05/20  
 Drawn: JPH Checked: JPH  
 Scale: 1:200  
 Sheet: L1 of 1



Development Permit No. DP001200 Schedule E  
 155 Fry Street  
**SCHEDULE D - AMENITY REQUIREMENTS FOR  
 ADDITIONAL DENSITY**



Reference: 2858

May 3rd, 2021

**Dear Mr. Caleb Horn**  
**Development Planner**  
**Community Development**

**155 Fry Street, Nanaimo BC Tier 1 proposal (Updated)**

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-panting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. Yes,, 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. Please see the attached Sketch.	3
I	The Development includes permanent educational signage or display regarding the protected or planted pants, 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
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees for commercial spaces.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to car share or car co-op.	1
D	The parking stalls are within the proposed development includes at least one electric vehicle charging station.	1
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.	10
	Total	10

Please feel free to contact if there is any question.

Sincerely,



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