

DATE OF MEETING | September 21, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1200  
– 155 FRY STREET |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a mixed-use residential and commercial building at 155 Fry Street.

### **Recommendation**

That Council issue Development Permit No. DP1200 for a mixed-use residential and commercial development at 155 Fry Street with the following variances to:

- increase the maximum allowable building height from 18.00m to 18.87m; and
- increase the maximum allowable percentage of small car parking spaces from 40% to 52%.

## **BACKGROUND**

A development permit application, DP1200, was received from D-Architecture on behalf of 0742637 BC Ltd. to permit a mixed-use residential and commercial development at 155 Fry Street. This proposal will be Phase 2 of the Robin’s Grove development. Phase 1 at neighbouring 104 Esplanade was completed in 2016 and Phase 3 is anticipated at 150 Esplanade in the future. The subject property was rezoned on 2021-AUG-30 to the COR2 zone (RA419).

### **Subject Property and Site Context**

<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located on the northeast corner of Fry Street and Milton Street.
<i>Total Area</i>	4,390m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and South End Neighbourhood Plan Urban Design Framework & Guidelines

The subject property is located in the South End Neighbourhood and is approximately 600m away from the City’s downtown core. The property slopes downhill from west to east and has views towards the ocean to the east. The property features a cluster of heritage trees at the

north end of the site that are protected by covenant, and a private easement that crosses the eastern side of the property that is reserved to provide drive aisle access to 104 Esplanade.

The surrounding neighbourhood is designated Corridor in the Official Community Plan (OCP). Existing uses are predominantly industrial with some older single residential dwellings nearby. The railway yard is located one block away to the east. Phase 1 of Robin's Grove to the north contains a four-storey building with 14 residential units.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a five-storey mixed-use building with 55 dwelling units and a 161m<sup>2</sup> commercial retail unit. The dwelling unit composition consists of 37 one-bedroom units and 18 two-bedroom units. The project will include a public plaza with public art at the corner of Fry and Milton Streets, which were conditions of the previous rezoning approval.

The applicant is proposing to achieve a Floor Area Ratio (FAR) of 1.49 through the provision of additional amenities as outlined in 'Schedule D' of "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). The maximum permitted FAR under Tier 1 of 'Schedule D' in the COR2 zone is 1.5. Some of the amenities proposed include:

- Construction to exceed the required BC Energy Step Code by one step;
- Provision of a carshare parking space;
- Street trees; and
- Educational signage regarding tree retention on-site and the carshare program.

### *Site Design*

The proposed building is sited in the centre of the site, with a shared drive aisle accessed from Milton Street to the east of the building to serve the existing building, the proposed building, and the future Phase 3 at 150 Esplanade. A total of 16 surface parking stalls will be provided along the drive aisle on the subject property, and the remaining 46 parking spaces will be provided in an underground parking level, to be accessed from the drive aisle. The total number of required parking spaces will be provided on-site, including electric vehicle parking, accessible parking, visitor parking, and bicycle parking.

A large urban plaza, with public access from the corner of Fry and Milton Streets, will be provided on the south side of the building. This plaza will include a feature public art gateway feature and seating.

### *Building Design*

The proposed building design complements the existing Phase 1 of Robin's Grove and replicates similar historical references. The design contains Victorian architecture elements and includes a prominent mansard roof that wraps around the entire upper level of the building.

A mix of materials will create a strong base and prominent upper level. The ground level and portions of the second level will feature Hardie plank siding as cladding that will mimic the

appearance of bricks. The middle levels will be clad with a smooth-finish Hardie panel wall. The mansard roof will utilize a metal roof system. A series of balconies are proposed to project on all elevations for the residential portions, in addition to inset decks on the upper floor. The commercial component will feature significant ground-level fenestration and will open directly to the accessible public plaza at the corner of the site.

The primary entry to the residential component of the building will be from the drive aisle to the east, and the primary entry to the commercial component will be from Fry Street to the west.

The proposed building design is generally in compliance with the South End Neighbourhood Plan Urban Design Framework and Guidelines. The Neighbourhood Plan envisions up to four-storey buildings; however, the OCP designation (Corridor) supports up to six storeys. The proposed development meets the intent of the OCP and addresses the Neighbourhood Plan design guidelines by including commercial on the ground level with residential use above and stepping the building back above the fourth level.

### *Landscape Design*

The site was previously an arboretum and the proposed landscape design incorporates a number of trees. An existing heritage tree collection has been retained on the Phase 1 property to the north, and a significant copper beech tree to the east will be protected and retained through construction. A specimen stewartia tree in the centre of the public plaza and 11 magnolia street trees are proposed. A grass bioswale is proposed to the north of the building, to be flanked by columnar beech trees. Smaller shrubs will be incorporated around the public plaza, on the north and west sides of the building, and to border the entryway of the building from the drive aisle.

An existing perimeter fence with brick pillars will be continued around the site. A refuse receptacle enclosure is proposed adjacent to the drive aisle, near the property line for Phase 1.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2020-SEP-24, accepted DP1200 as presented and provided the following recommendations:

- Provide garbage enclosure details to Staff;
- Provide site lighting details to Staff; and
- Material choices and textures should reflect Staff comments.

The applicant subsequently provided the garbage enclosure and site lighting details, and revised the building plans with more material differentiation at ground level and along the commercial entry canopy.

### **Proposed Variances**

#### *Building Height*

The maximum allowable building height in the COR2 zone where at least 75% of the required parking is provided underground is 18.00m. In the case of the proposed development, 75% of

the required parking will be underground and the proposed building height is 18.87m; a requested variance of 0.87m.

The building height variance applies to the uppermost portion of the roof (see Attachment E) and allows the proposed building to be situated on the sloping site with its commercial retail unit at grade with the public plaza on the high point of the site at Milton Street and Fry Street. The building design also allows for a striking mansard roof to reflect heritage design elements in the neighbourhood and the existing Phase 1 building.

### *Small Car Parking*

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” allows for a maximum of 40% of the required off-street parking spaces to be reduced in size to accommodate small cars. A total of 52% of the required parking is proposed to be small car parking spaces.

In accordance with the City’s Policy for Consideration of a Parking Variance, the applicant has provided the following rationale in support of the variance request:

- Given the constraints of the existing on-site drive aisle and required setbacks from property lines, full-size parking stalls can only be accommodated on one side of the underground parking level; and
- The requested variance will result in a development that is consistent with the City’s development guidelines by achieving the majority of parking underground and maximizing private and public amenity spaces on-site.

Staff support the proposed building height and small car parking variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1200 is for a mixed-use residential and commercial building with 55 dwelling units and one commercial retail unit at 155 Fry Street.
- Variances are requested to increase the building height from 18.00m to 18.87m and to increase the percentage of small car parking from 40% to 52%.
- Staff support the proposed variances.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site and Parking Plans  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Building Rendering  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density  
ATTACHMENT I: Aerial Photo

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### 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.

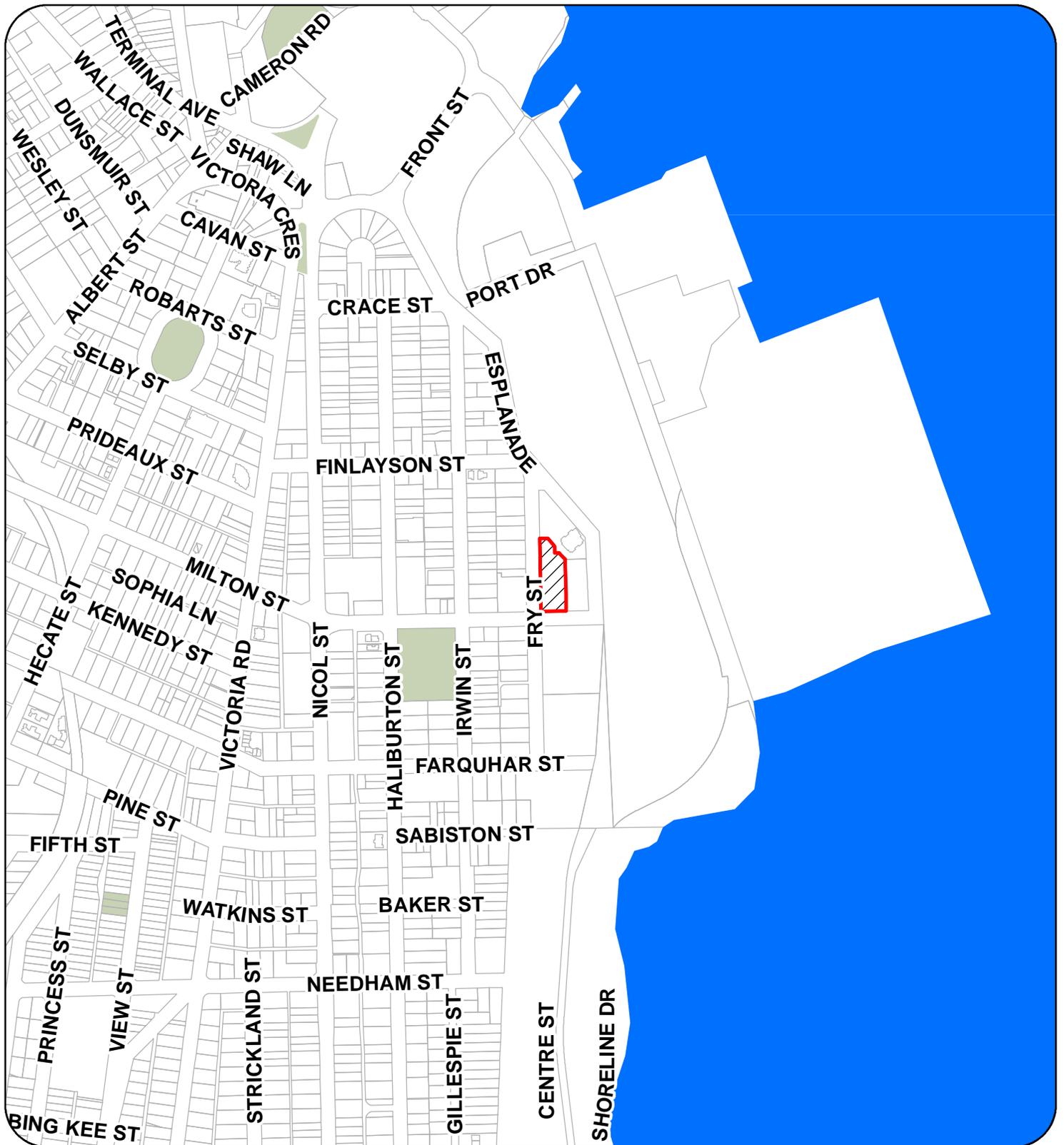
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266 is varied as follows:

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 Attachment D.
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 Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by JPH Consultants Inc., received 2020-NOV-07, and prepared by RB Engineering Ltd., dated 2021-APR-12, as shown on Attachment G.

# ATTACHMENT B CONTEXT MAP

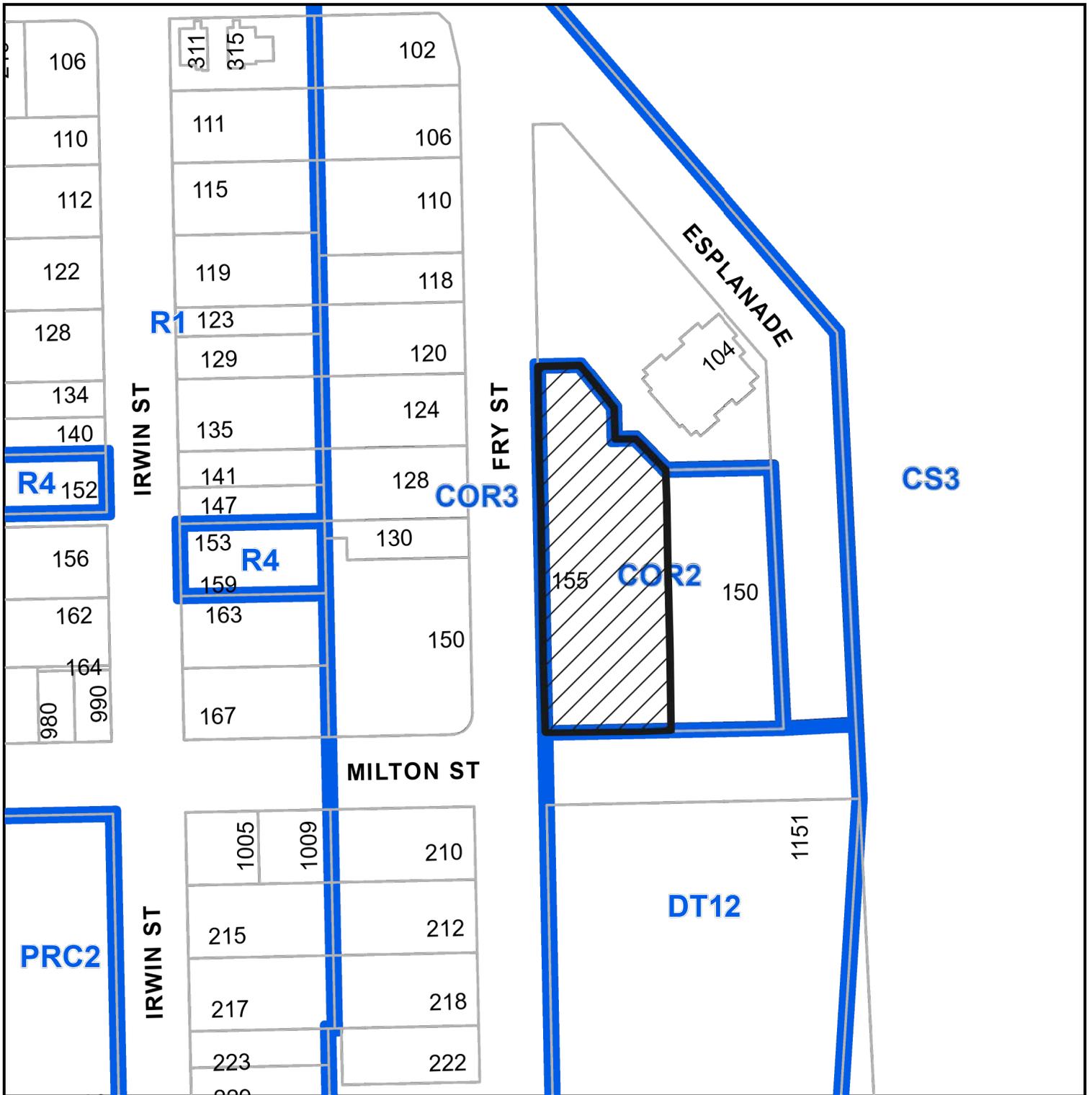


N



155 FRY STREET

# ATTACHMENT C LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP 001200**

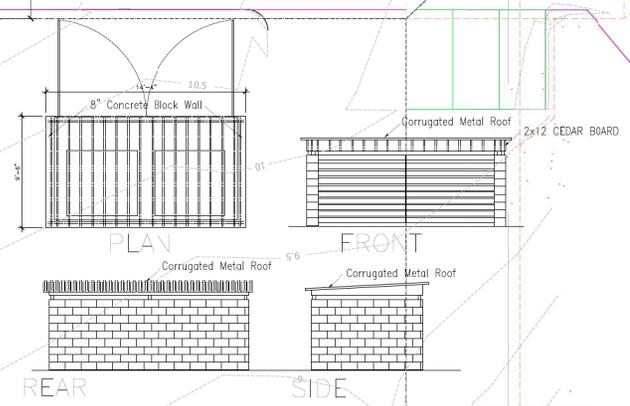
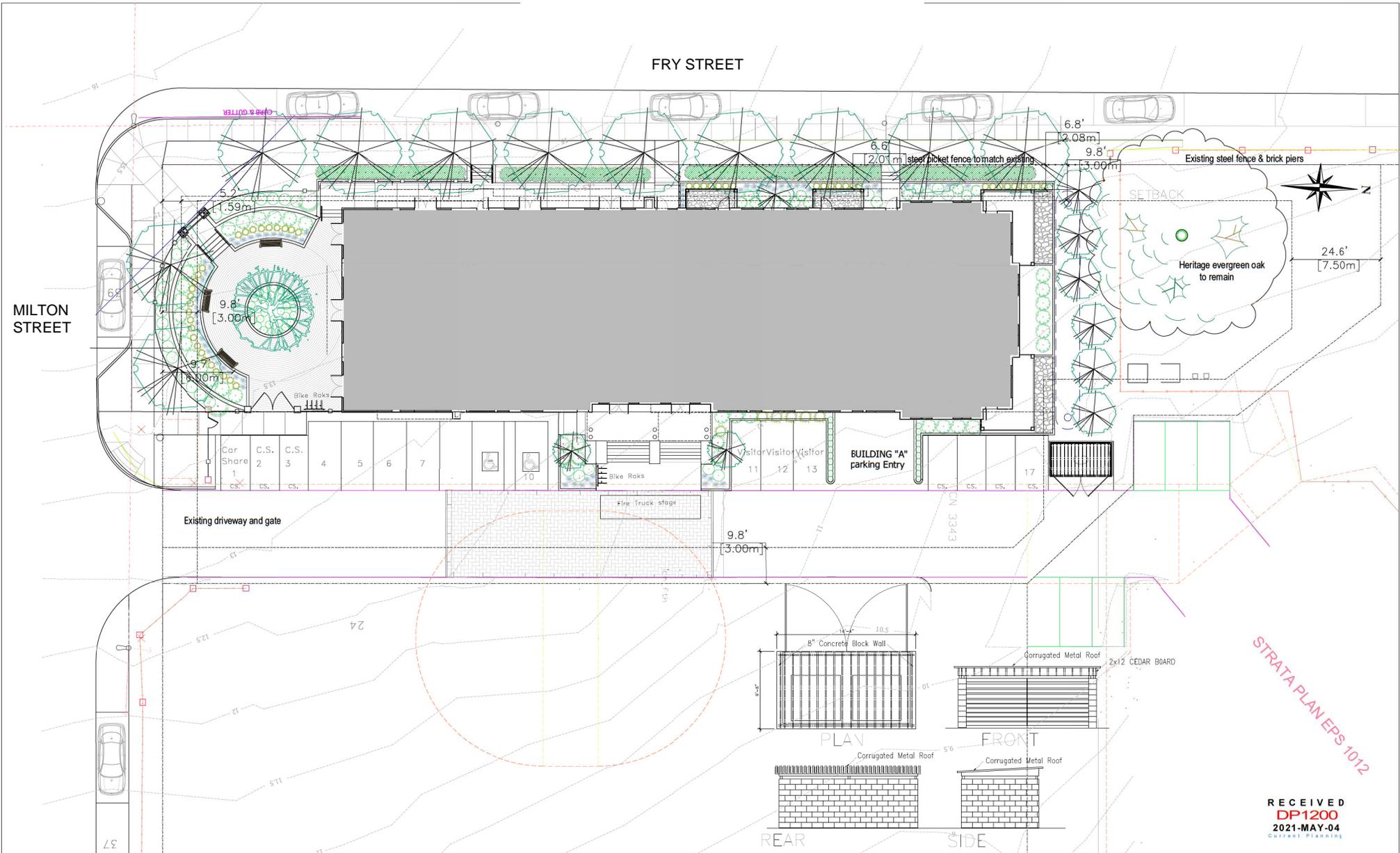


**Subject Property**

CIVIC: 155 FRY STREET

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

# ATTACHMENT D SITE AND PARKING PLANS



STRATA PLAN EPS 1012

RECEIVED  
DP1200  
2021-MAY-04  
Current Planning

NO.	DATE	REVISIONS



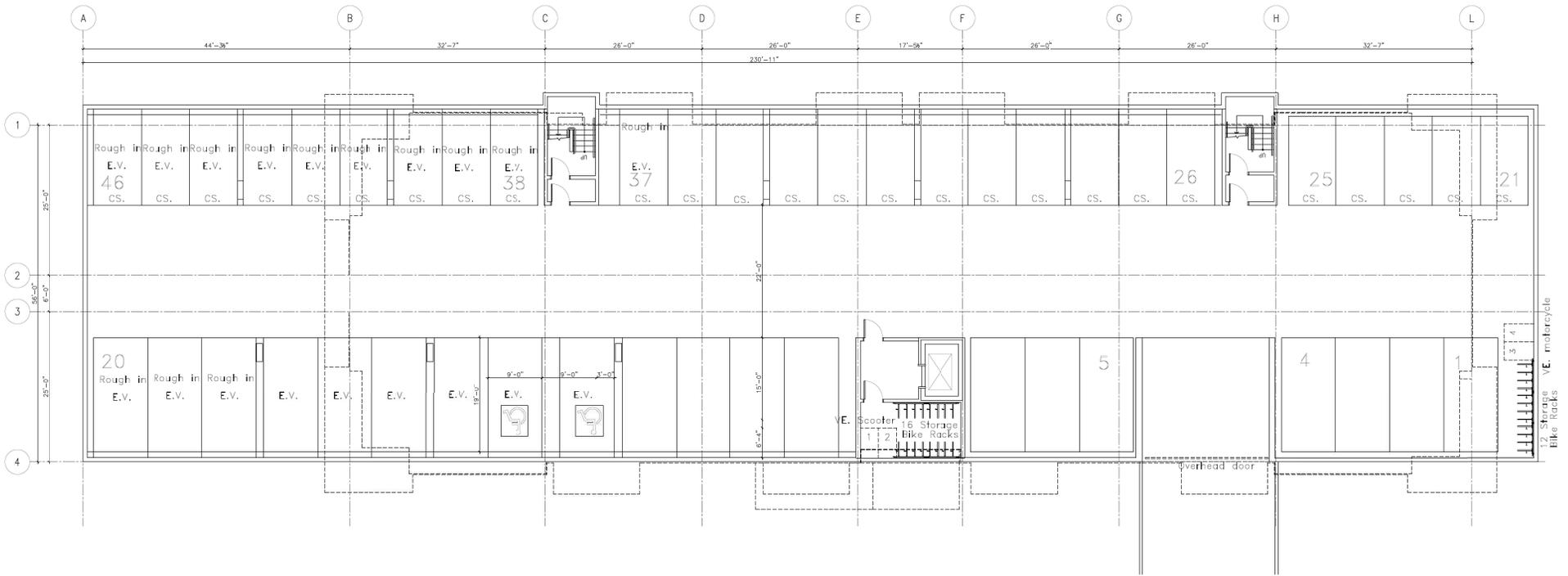
**PRELIMINARY**

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRDOUZI@SHAW.CA  
DARYOUSH FIRDOUZI ARCHITECTURE INC.

SCALE 1/16" = 1'-0"	PROJECT 155 FRY STREET NANAIMO, BC
DRAWN	DATE 3 MAY 21
CHECKED	
CONSULTANT LOGO	

CLIENT 0742637 b.c. Ltd.	SHEET TITLE SITE PLAN
PROJECT NO. 2858	

SHEET NO. <b>A1.1</b>
REVISION



UNDERGROUND PARKING

RECEIVED  
DP1200  
2021-APR-14

NO.	DATE	REVISIONS



**PRELIMINARY**

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRUZLI@SHAW.CA  
DARYLOUGH FIRUZLI ARCHITECTURE INC.

SCALE  
1/8" = 1'-0"

CONSULTANT LOGO

DATE  
14 APR 21

PROJECT  
155 FRY STREET  
NANAIMO, BC

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

SHEET TITLE  
UNDERGROUND PARKING

SHEET NO.  
**A2.3**  
REVISION

# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

## EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDIPANEL 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		HARDIPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # TBS
⑤		METAL ROOF COLOUR # TBS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING



RECEIVED  
DP 1200  
2021-AUG-27

<p>NOTE</p> <p>1. ALL WORK IS TO BE ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS AND THE NATIONAL BUILDING CODE OF CANADA.</p> <p>2. ALL WORK IS TO BE ACCORDANCE WITH THE BC ELECTRICAL ACT AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE OF CANADA.</p> <p>3. ALL WORK IS TO BE ACCORDANCE WITH THE BC PLUMBING ACT AND REGULATIONS AND THE NATIONAL PLUMBING CODE OF CANADA.</p> <p>4. ALL WORK IS TO BE ACCORDANCE WITH THE BC MECHANICAL ACT AND REGULATIONS AND THE NATIONAL MECHANICAL CODE OF CANADA.</p> <p>5. ALL WORK IS TO BE ACCORDANCE WITH THE BC FIRE ALARMS ACT AND REGULATIONS AND THE NATIONAL FIRE ALARMS CODE OF CANADA.</p> <p>6. ALL WORK IS TO BE ACCORDANCE WITH THE BC SAFETY ACT AND REGULATIONS AND THE NATIONAL SAFETY CODE OF CANADA.</p> <p>7. ALL WORK IS TO BE ACCORDANCE WITH THE BC OCCUPANCY ACT AND REGULATIONS AND THE NATIONAL OCCUPANCY CODE OF CANADA.</p> <p>8. ALL WORK IS TO BE ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS AND THE NATIONAL ENVIRONMENTAL CODE OF CANADA.</p> <p>9. ALL WORK IS TO BE ACCORDANCE WITH THE BC LAND-USE ACT AND REGULATIONS AND THE NATIONAL LAND-USE CODE OF CANADA.</p> <p>10. ALL WORK IS TO BE ACCORDANCE WITH THE BC INFRASTRUCTURE ACT AND REGULATIONS AND THE NATIONAL INFRASTRUCTURE CODE OF CANADA.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1			2			3			4			5			6			7			8			9			10			 <p><b>D-ARCHITECTURE</b> 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4 T: 250-933-1991, E: FIRDOUZU@SHAW.CA DARYOUSH FIRDOUZU ARCHITECTURE INC.</p>	<p><b>PRELIMINARY</b></p>	<table border="1"> <tr> <td>DESIGNER</td> <td>CONSULTANT LOGO</td> </tr> <tr> <td>SCALE</td> <td>1/8" = 1'-0"</td> </tr> <tr> <td>DRAWN</td> <td></td> </tr> <tr> <td>CHECKED</td> <td></td> </tr> <tr> <td>DATE</td> <td>19 MAY 20</td> </tr> </table>	DESIGNER	CONSULTANT LOGO	SCALE	1/8" = 1'-0"	DRAWN		CHECKED		DATE	19 MAY 20	<table border="1"> <tr> <td>PROJECT</td> <td>155 FRY STREET NANAIMO, BC</td> </tr> </table>	PROJECT	155 FRY STREET NANAIMO, BC	<table border="1"> <tr> <td>CLIENT</td> <td>0742637 b.c. Ltd.</td> </tr> <tr> <td>PROJECT NO.</td> <td>2858</td> </tr> </table>	CLIENT	0742637 b.c. Ltd.	PROJECT NO.	2858	<table border="1"> <tr> <td>SHEET TITLE</td> <td>BUILDING "A" BUILDING ELEVATION</td> </tr> </table>	SHEET TITLE	BUILDING "A" BUILDING ELEVATION	<table border="1"> <tr> <td>SHEET NO.</td> <td><b>A3.1</b></td> </tr> <tr> <td>REVISION</td> <td></td> </tr> </table>	SHEET NO.	<b>A3.1</b>	REVISION	
	NO.	DATE	REVISIONS																																																												
1																																																															
2																																																															
3																																																															
4																																																															
5																																																															
6																																																															
7																																																															
8																																																															
9																																																															
10																																																															
DESIGNER	CONSULTANT LOGO																																																														
SCALE	1/8" = 1'-0"																																																														
DRAWN																																																															
CHECKED																																																															
DATE	19 MAY 20																																																														
PROJECT	155 FRY STREET NANAIMO, BC																																																														
CLIENT	0742637 b.c. Ltd.																																																														
PROJECT NO.	2858																																																														
SHEET TITLE	BUILDING "A" BUILDING ELEVATION																																																														
SHEET NO.	<b>A3.1</b>																																																														
REVISION																																																															



RECEIVED  
DP1200  
2021-MAY-04  
CITY OF NANAIMO

<p>NOTE</p> <p>1. This drawing is a preliminary drawing and is not for construction. It is subject to change without notice. The project is preliminary and subject to change without notice. The project is preliminary and subject to change without notice.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION																<p><b>D-ARCHITECTURE</b> 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4 T: 250-933-1991, E: FIRUZLI@SHAW.CA DARYOUSH FIRUZLI ARCHITECTURE INC.</p>	<p>SCALE 1/8" = 1'-0"</p> <p>DESIGN</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE 3 MAY 21</p>	<p>PROJECT</p> <p>155 FRY STREET NANAIMO, BC</p>	<p>CLIENT</p> <p>0742637 b.c. Ltd.</p> <p>PROJECT NO. 2858</p>	<p>SHEET TITLE</p> <p>BUILDING "A" BUILDING ELEVATION</p>	<p>SHEET NO.</p> <p><b>A3.2</b></p> <p>REVISION</p>
	NO.	DATE	REVISION																						
<p><b>PRELIMINARY</b></p>																									

**ATTACHMENT F  
BUILDING RENDERING**



PROPOSED BUILDING (155 FRY STREET)

POTENTIAL FUTURE PHASE  
(150 ESPLANADE)

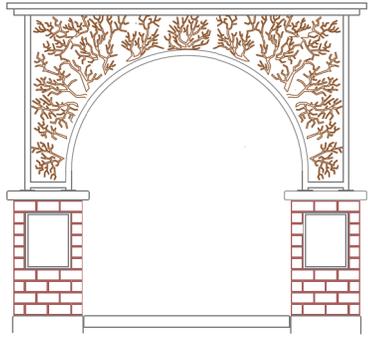
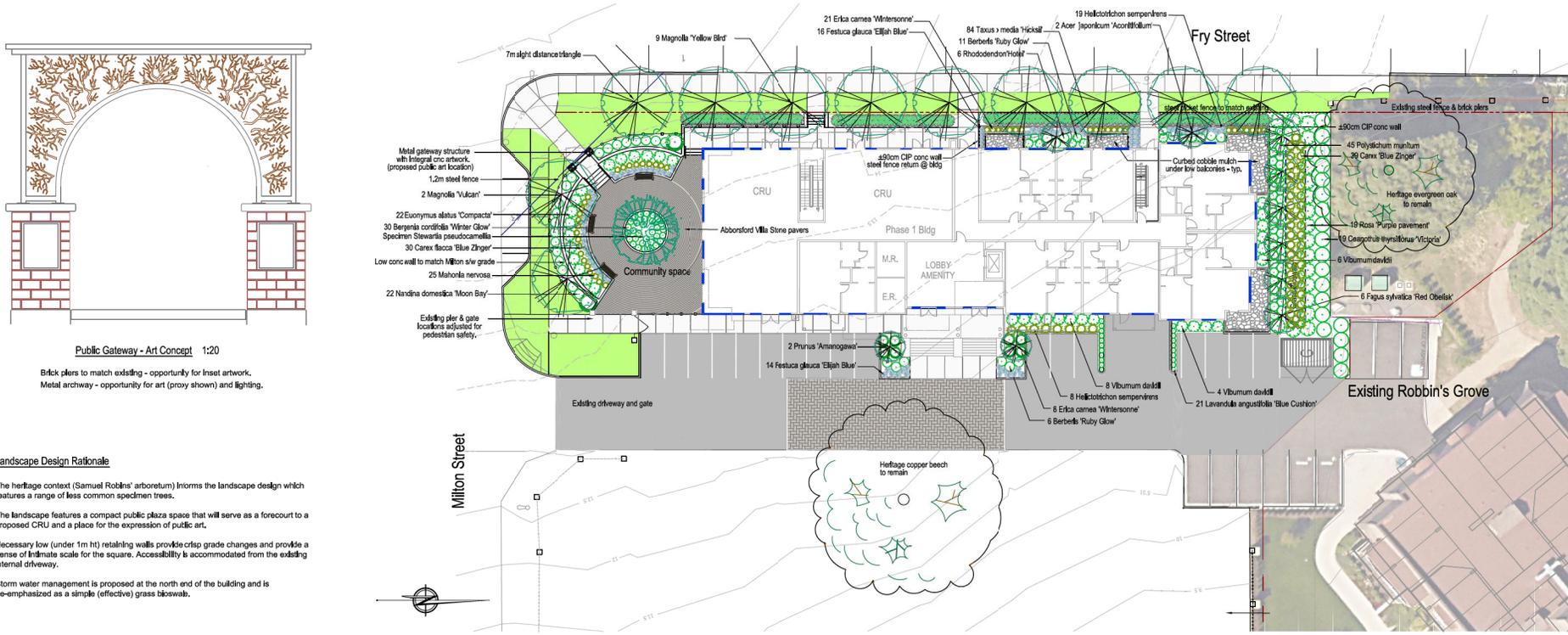


D-ARCHITECTURE  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRUZLI@SHAW.CA  
DARYOUSH FIRUZLI ARCHITECTURE INC.

**RECEIVED**  
**DP1200**  
**2020-MAY-27**  
Current Planning

155 FRY STREET  
150 ESPLANADE,  
NANAIMO, BC

# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



Public Gateway - Art Concept 1:20

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

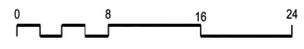
**Landscape Design Rationale**

The heritage context (Samuel Robins' arboretum) 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 bioswale.



DRAFT - NOT FOR CONSTRUCTION

**Plant List**

Sym. No.	Botanical Name	Common Name	Size	Spacing
<b>TREES</b>				
AJA 2	Acer japonicum 'Aconitifolium'	Full moon maple	#20	
FSR 6	Fagus sylvatica 'Red Obelisk'	RO columnar beech	#20	3.6m O.C.
MV 2	Magnolia 'Vulcan'	Vulcan magnolia	6cm cal.	
MYB 9	Magnolia 'Yellow Bird'	YB magnolia	6cm cal.	8m O.C.
PA 2	Prunus serrulata 'Amanogawa'	Amanogawa cherry	5cm cal.	
SP 1	Stewartia pseudocamellia	Stewartia specimen	9-10cm cal.	
<b>SHRUBS</b>				
BGR 17	Berberis thunbergii 'Ruby Carousel'	RC barberry	#3 pot	1m O.C.
CTV 19	Ceanothus thyrsiflorus 'Victoria'	California lilac	#2 pot	1.5m O.C.
ECW 29	Erica carnea 'Wintersone'	Wintersone heather	#1 pot	1m O.C.
EAC 22	Eucymnus alataus compacta	Dwarf burning bush	#3 pot	1.2m O.C.
MN 46	Mahonia nervosa	Dahl Oregon grape	#1 pot	70cm O.C.
NDM 22	Nandina domestica 'Moon Bay'	MB heavenly bamboo	#2 pot	1m O.C.
RH 6	Rhododendron 'Hotel'	Hotel (yellow) rhodo	#3 pot	1m O.C.
TMH 88	Taxus x media 'Hicksii'	Hick's Yew	#3 pot	61cm O.C.
VD 18	Viburnum davidii	David's viburnum	#2 pot	1m O.C.
<b>PERENNIALS &amp; GRASSES</b>				
BOW 30	Bergenia cordifolia 'Winter Glow'	WG bergenia	#1 pot	61cm O.C.
CFB 69	Carex flacca 'Blue Zinger'	BZ sedge	#1 pot	1m O.C.
FGE 20	Festuca glauca 'Elijah Blue'	Elijah blue fescue	#1 pot	61cm O.C.
HS 27	Helictotrichon sempervirens	blue oat grass	#1 pot	1m O.C.
LSC 21	Lavandula 'Blue Cushion'	BC lavender	#1 pot	61cm O.C.
PMU 45	Polystichum minimum	Sword fern	#1 pot	91cm O.C.

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

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



JPH Consultants Inc.  
434 Milon Street - Nanaimo BC V9R 2L1  
Phone: 250-754-5887 Cell: 250-714-6868

RECEIVED  
DP 1200  
2020-NOV-07

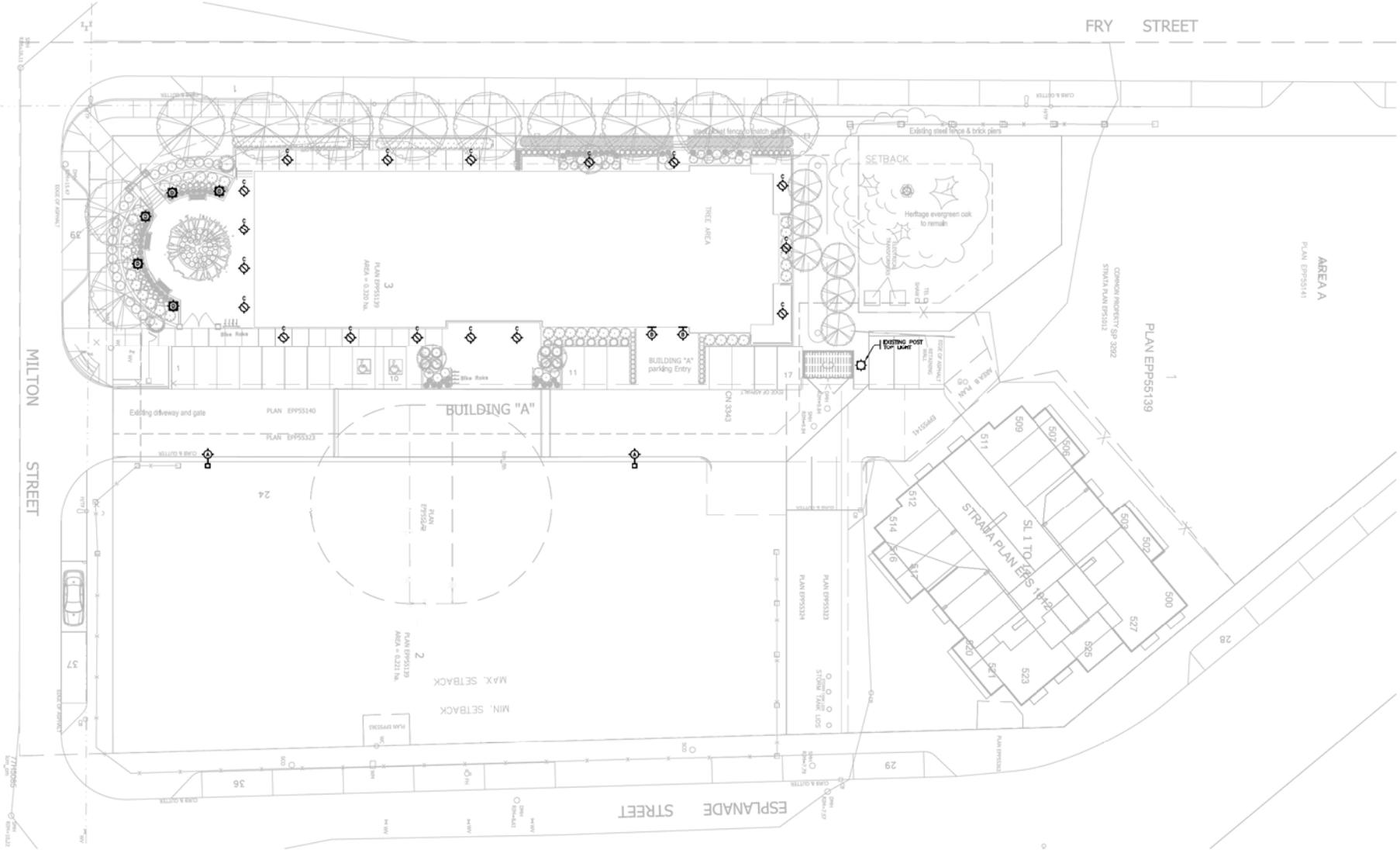
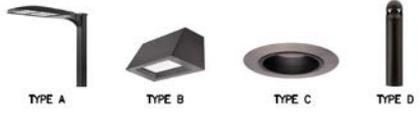
Project: 20-Fry St  
Date: 05/05/20  
Drawn: JPH Checked: DF  
Scale: 1:200  
Sheet: L1 of 1



**GENERAL NOTE:**  
ALL LIGHT FIXTURES TO BE LED  
c/w FULL CUT-OFF DISTRIBUTION.

**SYMBOL LEGEND**

SYMBOL	MOUNTING	DESCRIPTION
	CONCRETE BASE	TYPE A - PARKING LOT EXTERIOR POLE
	WALL	TYPE B - WALL MOUNTED TRIANGULAR WALL PACK
	CEILING	TYPE C - CEILING MOUNTED RECESSED DISH
	CONCRETE BASE	TYPE D - IN-GROUND 4/4 ASYMMETRIC LUMINAIRE



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">APR 12 2021</td> <td style="width: 50%; text-align: center;">ISSUED FOR DP</td> </tr> <tr> <td style="text-align: center;">NO. DATE</td> <td style="text-align: center;">TITLE</td> </tr> <tr> <td colspan="2" style="text-align: center;">REVISION</td> </tr> </table>	APR 12 2021	ISSUED FOR DP	NO. DATE	TITLE	REVISION				
APR 12 2021	ISSUED FOR DP								
NO. DATE	TITLE								
REVISION									
<p><b>KB ENGINEERING LTD</b> ELECTRICAL CONSULTING ENGINEERS 14 165 NORFOLK ROAD TEL: 250-754-8844 NANAIMO, BC V9S 8B9 KBEENGINEERING.CA</p>									
<p>THIS DRAWING IS SOLELY INTENDED TO BE USED FOR THE PURPOSE OF THE DRAWING REVISION SET AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p>									
<p>CLIENT</p>									
<p>PROJECT</p> <p><b>155 FRY STREET NANAIMO, BC</b></p>									
<p>TITLE</p> <p><b>SITE PLAN DEVELOPMENT PERMIT ELECTRICAL LAYOUT</b></p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">PROJECT NO.</td> <td style="font-size: x-small;">21-3739</td> </tr> <tr> <td style="font-size: x-small;">DATE</td> <td style="font-size: x-small;">APRIL 2021</td> </tr> <tr> <td style="font-size: x-small;">SCALE</td> <td style="font-size: x-small;">1/8" = 1'-0"</td> </tr> </table>	PROJECT NO.	21-3739	DATE	APRIL 2021	SCALE	1/8" = 1'-0"	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">SEAL</td> <td style="font-size: x-small;">FOR INFORMATION ONLY</td> </tr> </table>	SEAL	FOR INFORMATION ONLY
PROJECT NO.	21-3739								
DATE	APRIL 2021								
SCALE	1/8" = 1'-0"								
SEAL	FOR INFORMATION ONLY								
E-1									

**ATTACHMENT H  
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>

**RECEIVED**  
**DP1200**  
**2021-MAY-04**  
Current Planning

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

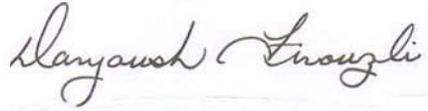
	Amenity	Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees for commercial spaces.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to car share or car 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

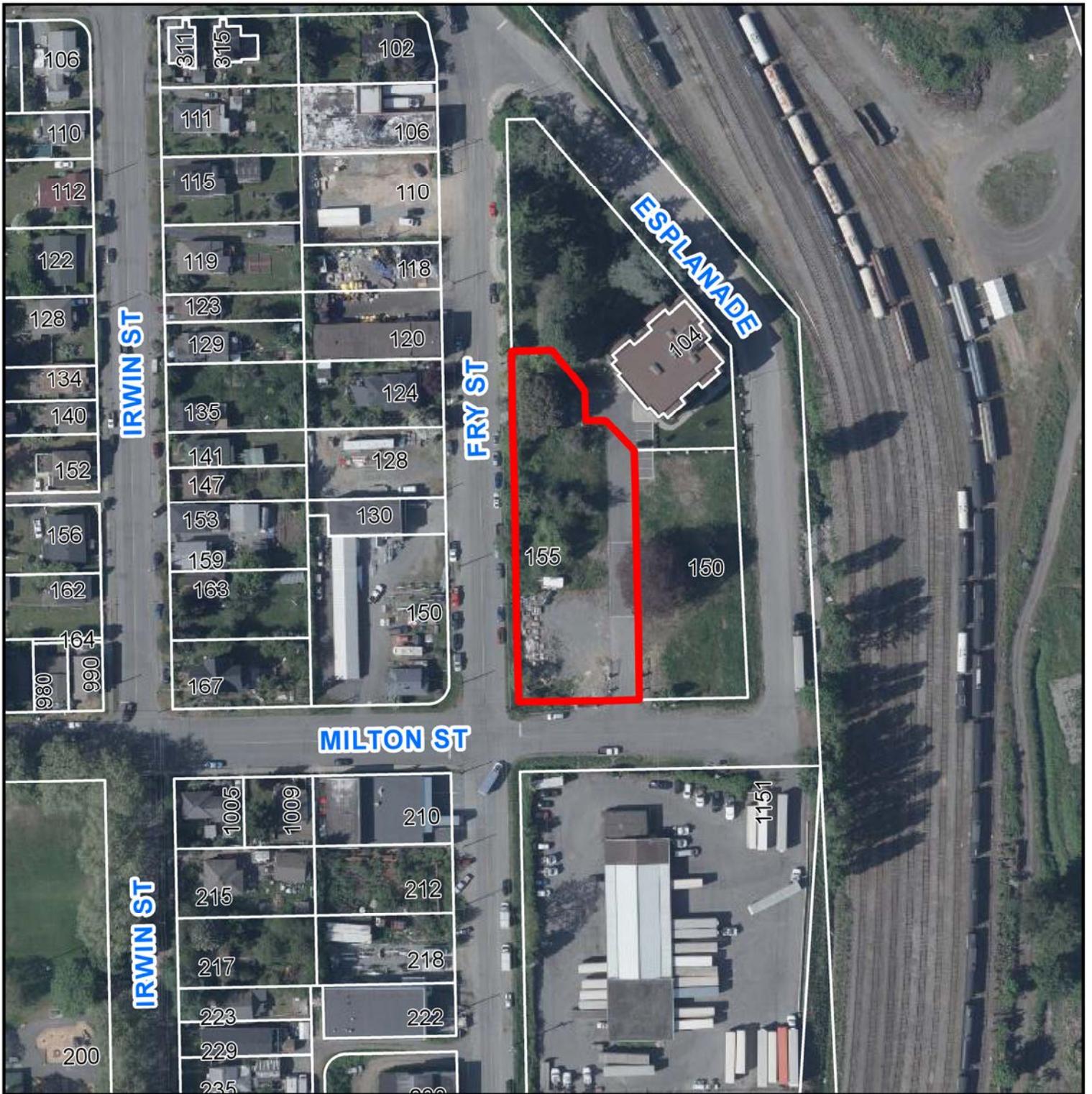
Please feel free to contact if there is any question.

Sincerely,



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

ATTACHMENT I  
AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001200**

 155 FRY STREET