



**DEVELOPMENT PERMIT NO. DP001223**

**340 CAMPBELL HOLDINGS LTD**  
Name of Owner(s) of Land (Permittee)

**340 CAMPBELL 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:

**LOTS 4, 5, 6, & 7, BLOCK 44, SECTION 1, NANAIMO DISTRICT, PLAN 584**  
**PID Nos. 008-813-272, 008-813-299, 008-813-302, 008-813-329**

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**

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**

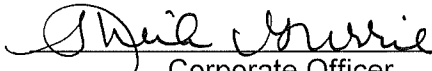
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 18.82m.

**CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Urban Solutions Architecture Ltd., dated 2021-MAR-17 and 2021-SEP-19 as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Urban Solutions Architecture Ltd., dated 2021-MAR-17, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Urban Solutions Architecture Ltd. Landscape Architecture, dated 2021-MAR-17 and 2021-OCT-26 as shown on Schedule D.
4. Prior to issuance of a Building Permit, the applicant must register a statutory Right-of-Way 2.5m in width for the public sidewalk along the Wallace Street property frontage.

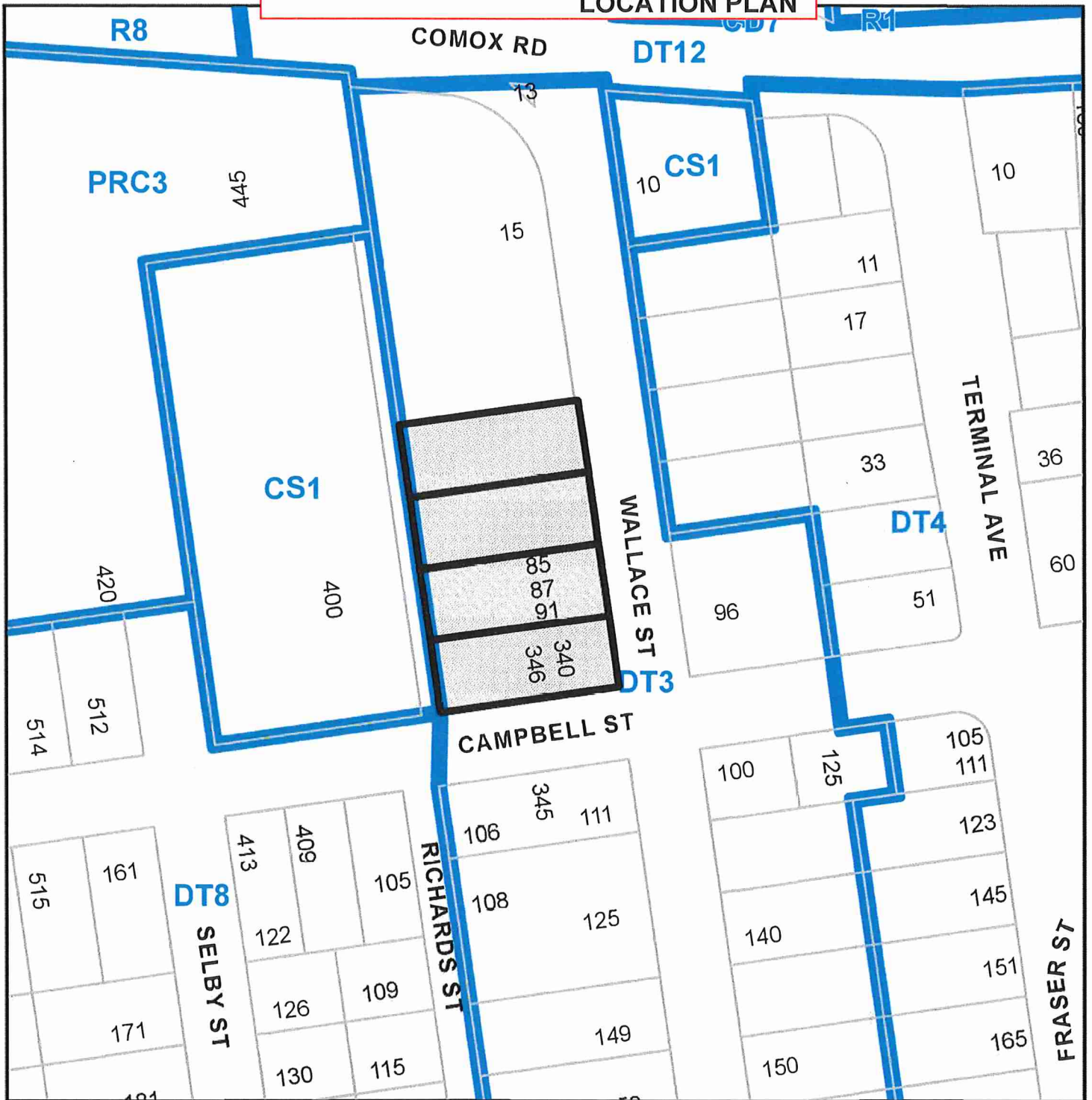
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 15TH DAY OF NOVEMBER, 2021.

  
Corporate Officer

2021-DEC-03  
Date

Development Permit No. DP001223 Schedule A  
340 Campbell Street

**LOCATION PLAN**



**DEVELOPMENT PERMIT APPLICATION NO. DP001223**

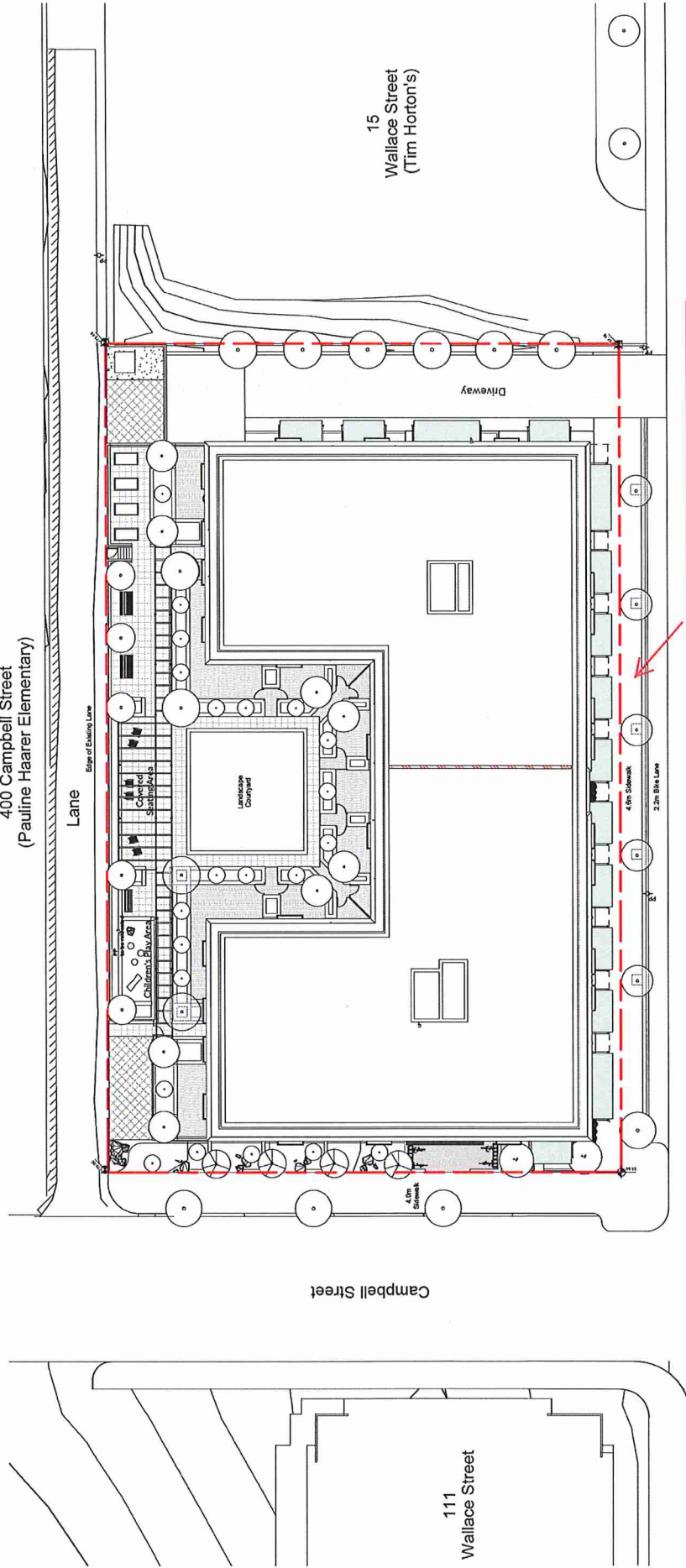
CIVIC: 340 CAMPBELL STREET



**Subject Property**

LEGAL: LOTS 4, 5, 6 and 7, BLOCK 44, SECTION 1, NANAIMO DISTRICT,  
PLAN 584

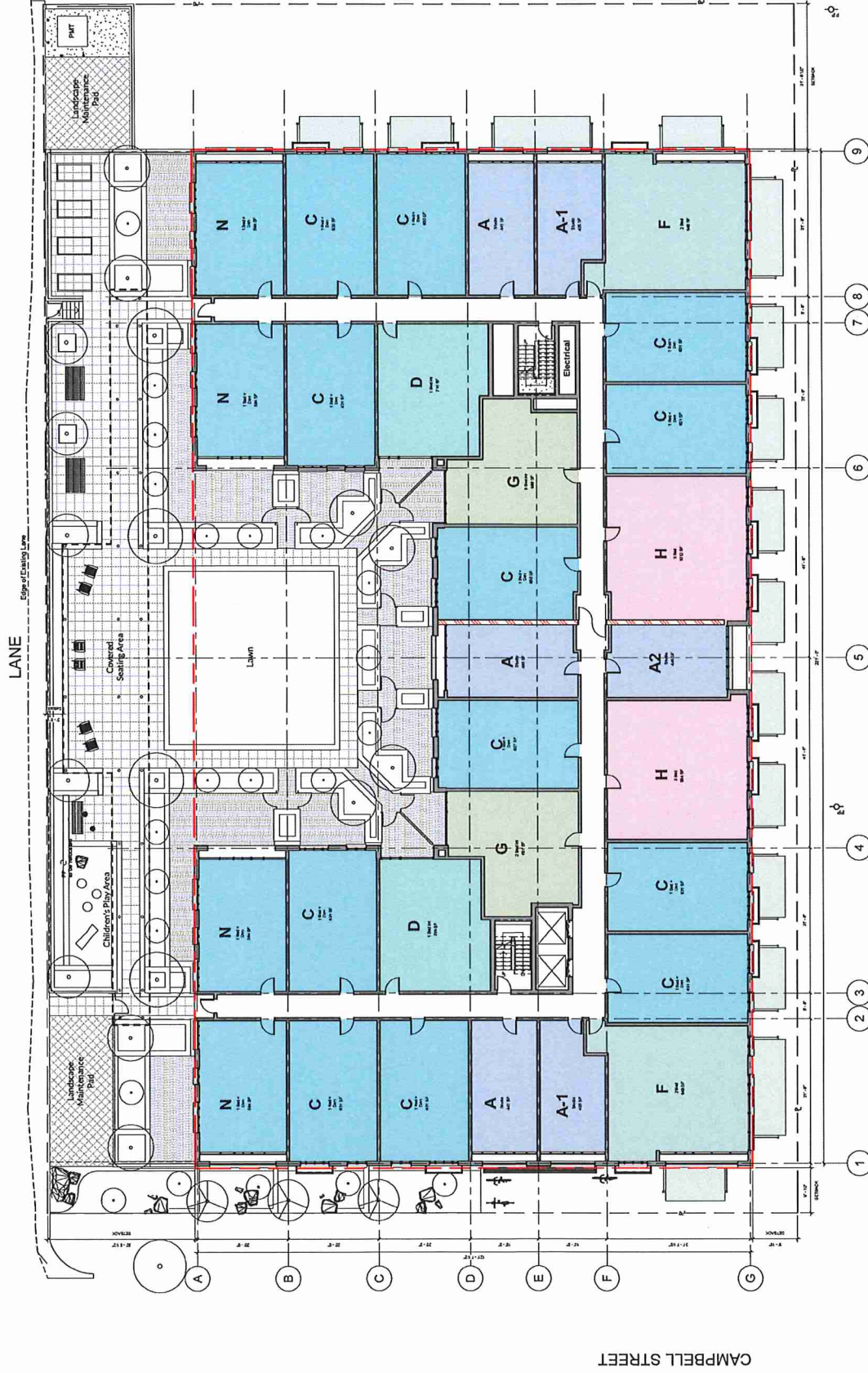
Development Permit No. DP001223 Schedule B  
 340 Campbell Street  
**SITE AND PARKING PLANS**



**NOTE:**  
 Design of off-site improvement to be determined at Detailed Design Stage.

Wallace Street

96 Wallace Street



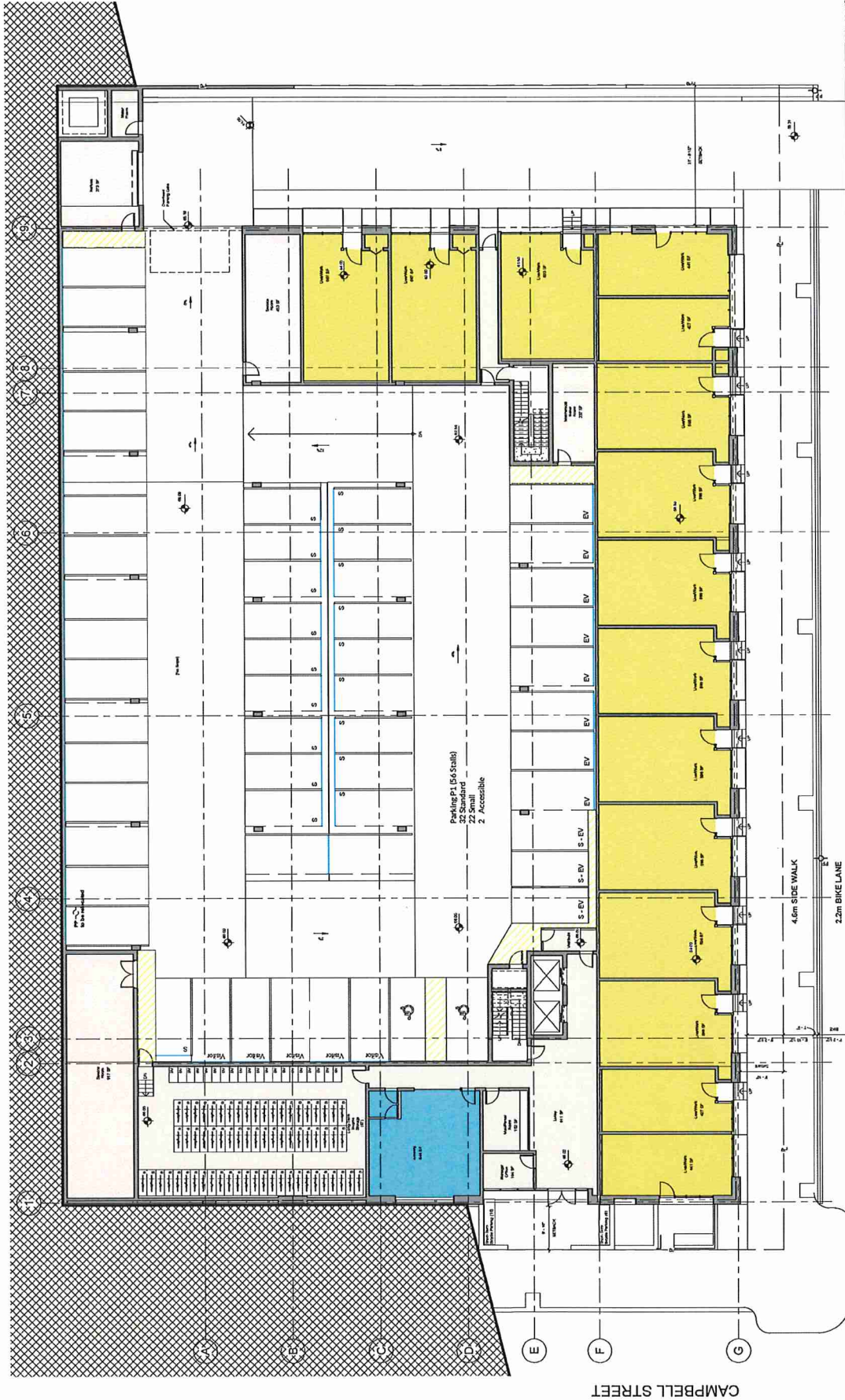
1 2021.10.18 Issue for DP Update

**340 Campbell**  
 Nanaimo, British Columbia  
 Second Floor/Courtyard Level  
 3/32" = 1'-0"  
 2021.03.17  
**A-2.2**

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 DP-0223  
 2021.03.17



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2021.10.18 Issue for DP Update

**340 Campbell**  
 Nanaimo, British Columbia  
 Parking Layout P1/Ground Floor Plan  
 3/32" = 1'-0" 2021.03.17  
**A-2.1**

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**DP 1223**  
 2021-OCT-19  
 CAPITAL PROJECTS

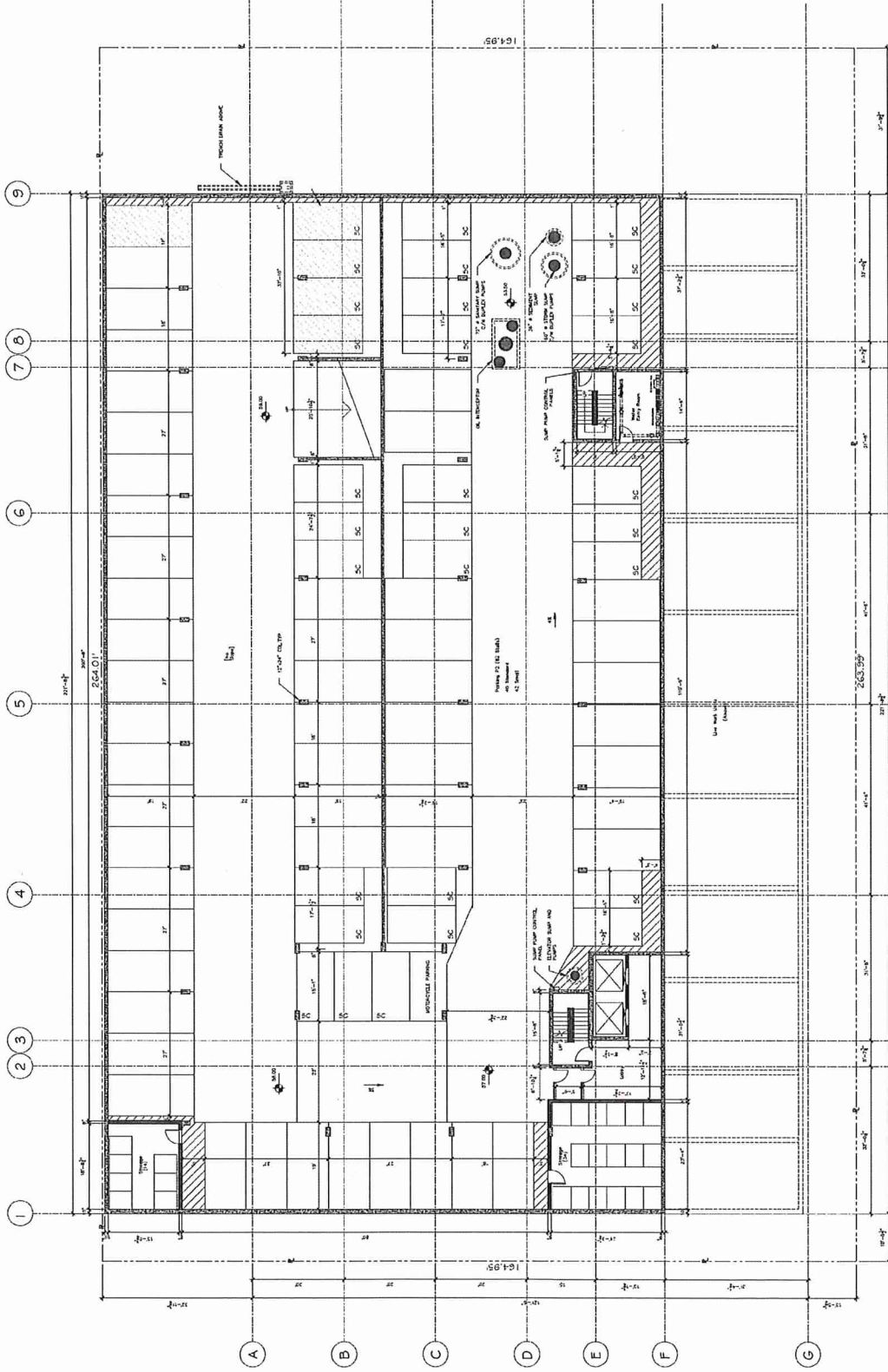
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WALLACE STREET

CAMPBELL STREET



**U R B A N**  
**S O L U T I O N S**  
 ARCHITECTURE  
 LIMITED



2021.09.19 issued for DP Update

NO.	DATE	REVISION
1	2021.09.19	ISSUED FOR DP UPDATE

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**U R B A N SOLUTIONS ARCHITECTURE INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111  
 WWW.URBANSOLUTIONSARCHITECTURE.COM

**PROJECT:** MULTI-FAMILY DWELLING  
**340 CAMPBELL STREET**  
**VANUOVO, BC**

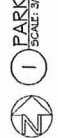
**CLIENT:** 340 CAMPBELL LP

**PROJECT NO:** 2021-05-100  
**CONSULTANT:**

DESIGNED BY	SEAL
T.Y.C.	
ACAD FILE NO.	
DATE	2021.04.09
SCALE	AS NOTED
SHEET TITLE	PARKING P2

SHEET NO.	TOTAL
A-200	-

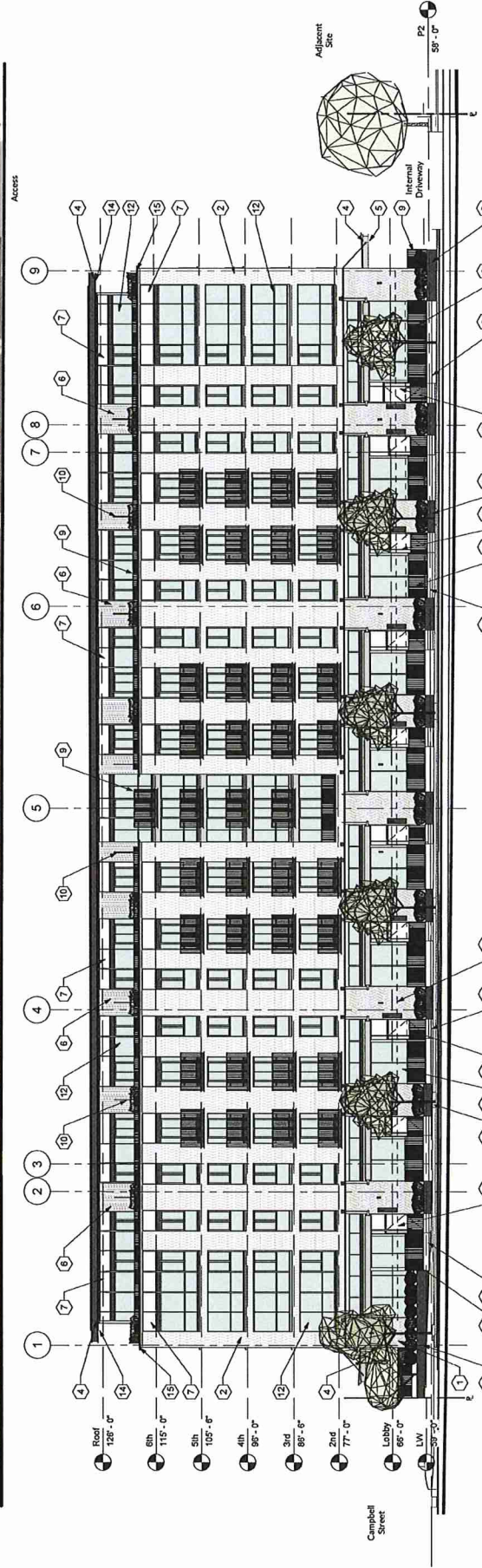
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**1 PARKING P2**  
 SCALE: 3/32" = 1'-0"

Development Permit No. DP001223 Schedule C  
 340 Campbell Street  
**BUILDING ELEVATIONS AND DETAILS**

Wallace Street East Elevation



**340 Campbell**  
 Nanaimo, British Columbia  
 Elevations  
 3/32" = 1'-0"  
 2021.03.17  
**A-3.0**

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Campbell Street South Elevation



Finish Schedule Materials

1. Modular Brick Masonry  
Colour: Aspen Texture: Smooth faced
2. Modular Panels:  
Ceramic Coated Fibre Cement  
Colour: Ridged Concrete White Pattern: Cast-Strip
3. Architectural Concrete  
Colour: Natural Grey
4. Structural Steel (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
5. Wood Timber Purlins (stained)  
Colour: Sikens 077 Cedar
6. Modular Panels: 7/8" Deep Round  
Prefinished Corrugated Metal Panels  
Natural Finish  
Colour: Viewlet Regent Grey or Galvalume Plus
7. Insulated Metal Spandrel Panels  
Colour: Benjamin Moore 2126-40 (Gray Cloud)
8. Galvanized Metal Planters  
Colour: Natural Grey
9. Architectural Metal Railings (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
10. Prefinished Aluminum Privacy Screens  
w/ translucent glazing  
Colour: Black
11. Prefinished Mech. Louvres & Vents  
Colour: Benjamin Moore 2125-10 (Black Panther)
12. Prefinished Anodized Aluminum or  
Vinyl Glazing Frames and Patio Doors  
Colour: Black as per manufacturer's colour range
13. Prefinished Anodized Aluminum  
Storefront Glazing Frames and Solid  
Core Birch Wood Doors  
Colour: Black as per manufacturer's colour range
14. Prefinished Woodtone 4" Wide V-  
Groove Metal Soffit Panels  
Colour: Woodtone
15. Prefinished Architectural Metal  
Cornice Plates (Painted) & Flashings  
Colour: Benjamin Moore 2125-10 (Black Panther)
16. Prefinished Architectural Metal  
Fencing (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
17. Split-Faced Concrete Masonry Unit  
Colour: Charcoal  
Texture: Split Face

**340 Campbell**  
Nanaimo, British Columbia

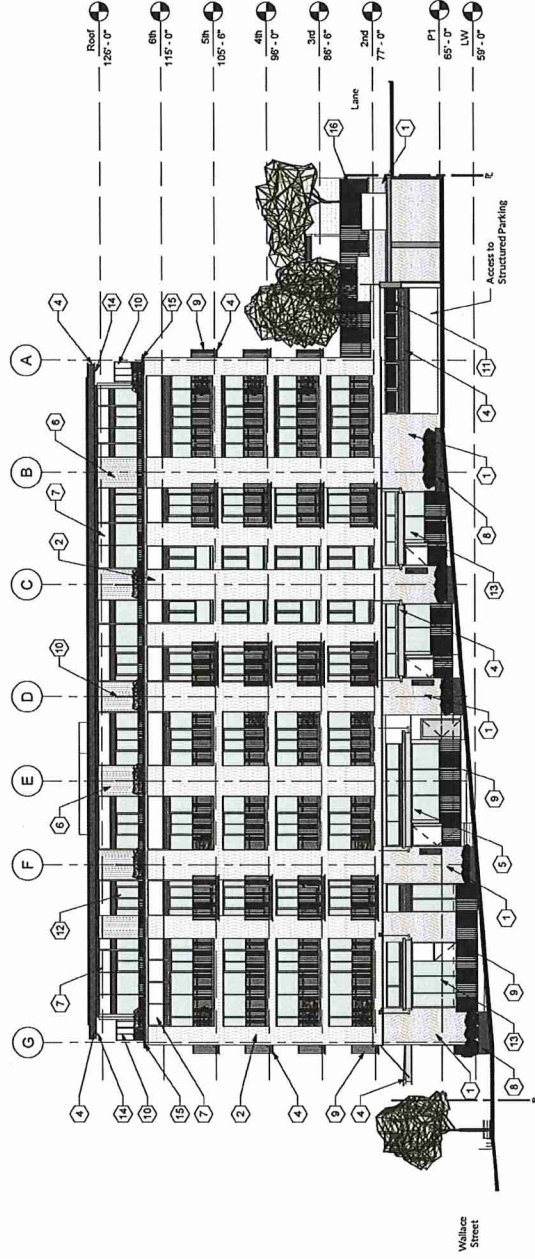
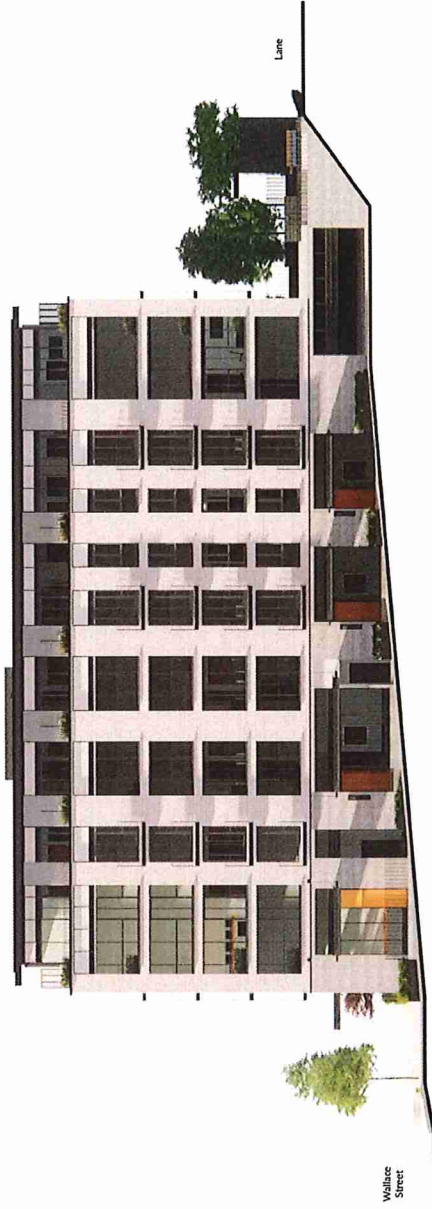
As indicated  
Elevations  
2021.03.17

**A-3.1**

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CAMPBELL STREET

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# Driveway North Elevation



**340 Campbell**  
Nanaimo, British Columbia

Elevations  
3/32" = 1'-0" 2021.03.17

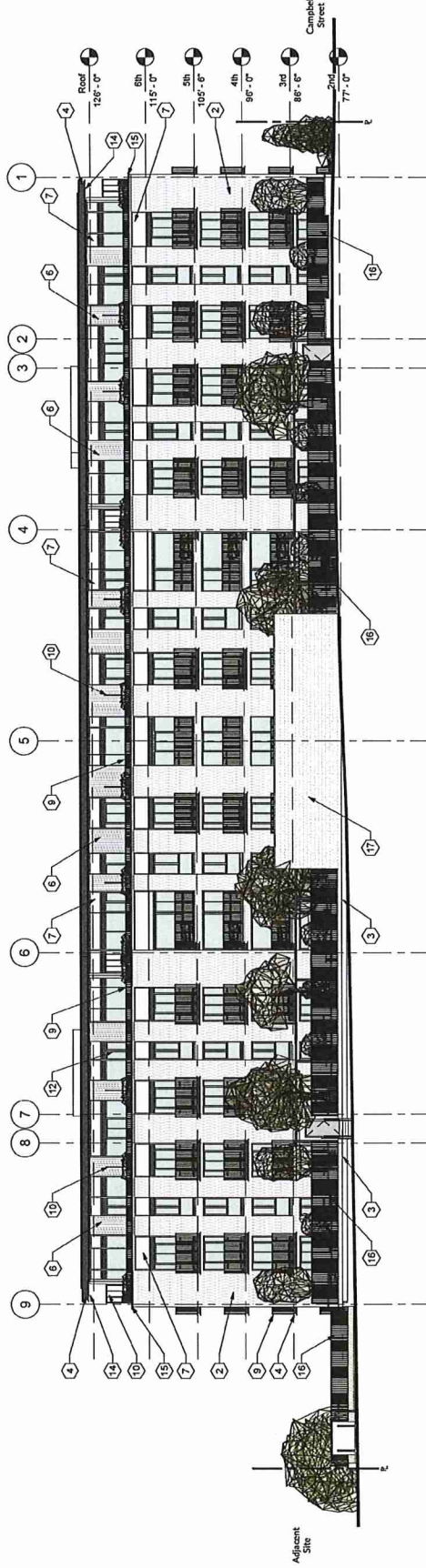
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CITY OF NANAIMO

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# Lane West Elevation



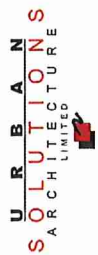
## 340 Campbell

Nanaimo, British Columbia

Elevations  
2021.03.17

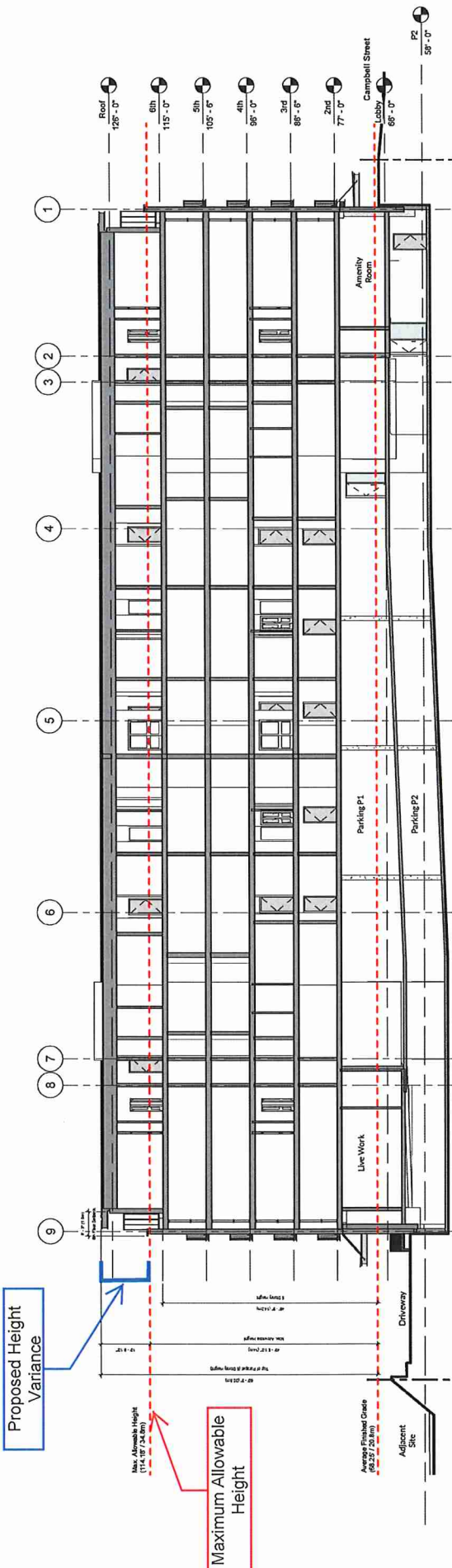
3/32" = 1'-0"

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2021-MAR-18  
CITY OF NANAIMO

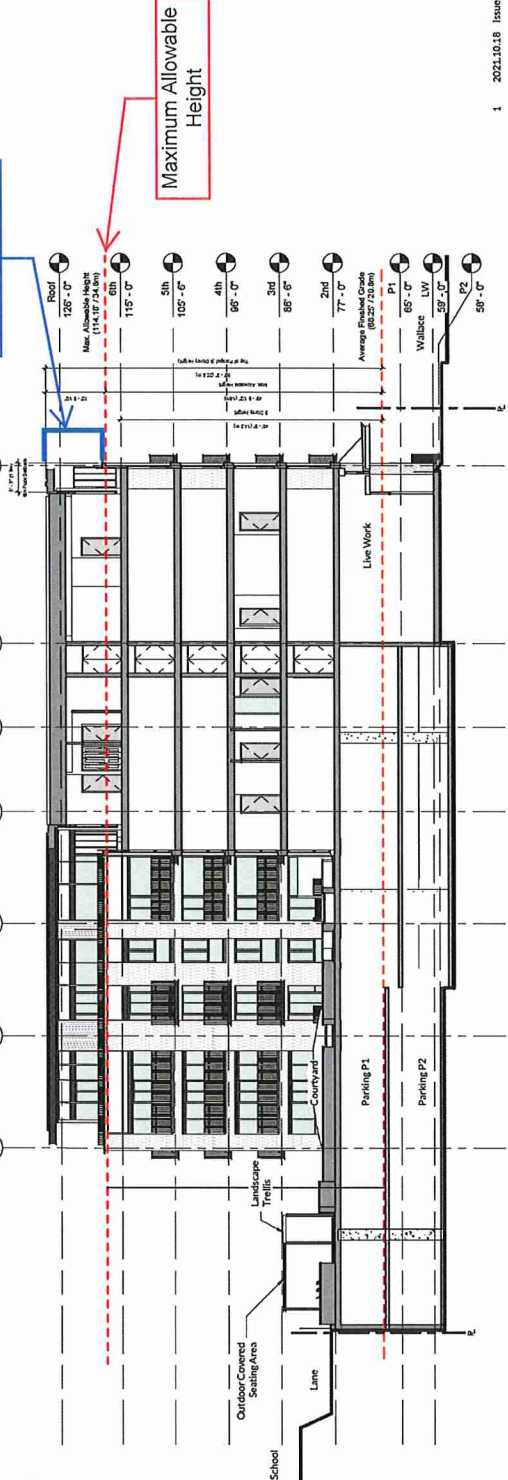
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Proposed Height Variance

Maximum Allowable Height

Proposed Height Variance



Section BB  
3/32" = 1'-0"

Section AA  
3/32" = 1'-0"

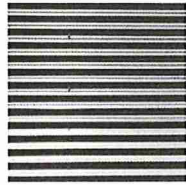
1 2021.10.18 Issue for DP Update  
**340 Campbell**  
Nanaimo, British Columbia  
Sections  
3/32" = 1'-0"  
2021.03.17  
**A-4.0**

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CITY OF NANAIMO

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## Architectural Materials

The main building materials pallet of the Project are:



### Modular Panels: 7/8\"/>

Reference: Vicwest Steel Cladding  
"Vicwest Regent Grey"



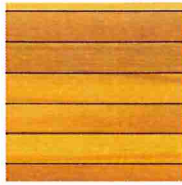
### Modular Panels: Ceramic Coated Fibre Cement

Reference: CERACLAD Rainscreen Exterior Siding Systems  
Colour: Ridged Concrete White  
Pattern: Cast Strip



### Architectural Metals and Metal Railings

Reference: Benjamin Moore 2125-10 (Black Panther)



### Structural Steel with Wood Timber Purlins

Reference: Benjamin Moore 2125-10 (Black Panther)/Sikkens Prolux Cetol Translucent Stain



### Modular Brick Masonry

Reference: Mutual Materials Face Brick "Aspen"



## Architectural Finish Schedule

Ref.	Description	Colour Ref.	Manufacturer	Notes
1.	Modular Brick Masonry	Colour: Aspen as per Manufacturer's colour range, Texture: Smooth faced	Mutual Materials Face Brick, standard size	
2.	Modular Panels: Ceramic Coated Fibre Cement	Colour: Ridged Concrete White Pattern: Cast Strip	CERACLAD Rainscreen Exterior Siding Systems	
3.	Architectural Concrete	Colour: Natural Grey	Cast-in-place, c/w light sandblast finish	
4.	Structural Steel (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, primed and painted	- Street-Level Canopies - Juliet Balconies
5.	Wood Timber Purlins (stained)	Colour: Sikkens 077 Cedar	Sikkens Prolux Cetol Translucent Stain	- Street-Level Canopies - Trellises
6.	Modular Panels: 7/8" Deep or Galvalume Plus Natural Metal Panels	Colour: Vicwest Regent Grey Finish	Vicwest Steel Cladding	
7.	Insulated Metal Spandrel Panels	Colour: Benjamin Moore 2126-60 (Gray Cloud)	Shop Fabricated, prefinished	
8.	Galvanized Metal Planters	Colour: Natural Grey	Shop Fabricated, prefinished	
9.	Architectural Metal Railings (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, primed and painted	- Typ. Juliet Balconies
10.	Prefinished Aluminum Privacy Screens w/ translucent glazing	Colour: Black	Shop Fabricated, prefinished	
11.	Prefinished Mech. Louvres & Vents	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
12.	Prefinished Anodized Aluminum or Vinyl Glazing Frames and Patio Doors	Colour: Black as per manufacturer's colour range	Starline Windows 9000 series or approved alternates w/ Starline 2500 Series Outswing Patio Doors	
13.	Prefinished Anodized Aluminum Storefront Glazing Frames and Solid Core Birch Wood Doors	Colour: Black as per manufacturer's colour range	Starline Windows 9000 series or approved alternates w/ Solid Core Birch Veneer Wood Doors (Stained and Varnished)	
14.	Prefinished Woodtone 4" Wide V-Groove Metal Soffit Panels	Colour: Woodtone	LUX Architectural Panel Products: Vented and Non-Vented Soffit	
15.	Prefinished Architectural Metal Cornice Plates (Painted) & Flashings	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
16.	Prefinished Architectural Metal Fencing (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
17.	Split-Faced Concrete Masonry Unit	Colour: Charcoal Texture: Split Faced	Tri Star Brick and Block, Standard Size 20cm.	

**340 Campbell**  
Nanaimo, British Columbia  
Design Rational Form and Character  
1/4" = 1'-0"  
2021.03.17  
**A-0.7**

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2021-MAR-18  
CITY OF NANAIMO

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1 Courtyard Pavers \_\_\_\_\_



2 Grasscrete \_\_\_\_\_



3 Children's Play Area \_\_\_\_\_



4 Trellis - Black Metal Post and Wood Purlins \_\_\_\_\_



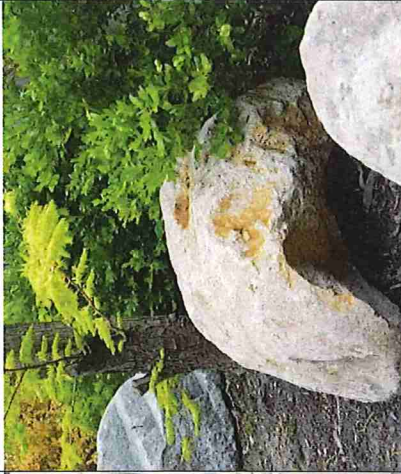
5 6' High Fencing \_\_\_\_\_



6 Bike Rack \_\_\_\_\_



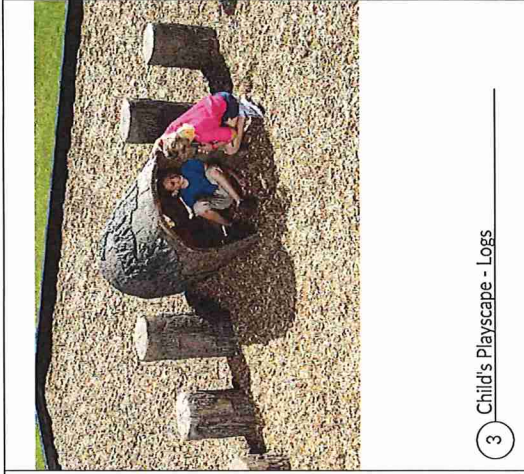
7 Urban Agriculture \_\_\_\_\_



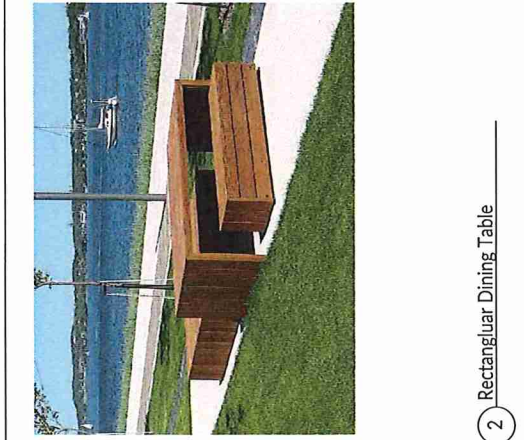
8 Landscape Boulders \_\_\_\_\_



4 Planter Boxes at Entry Doors



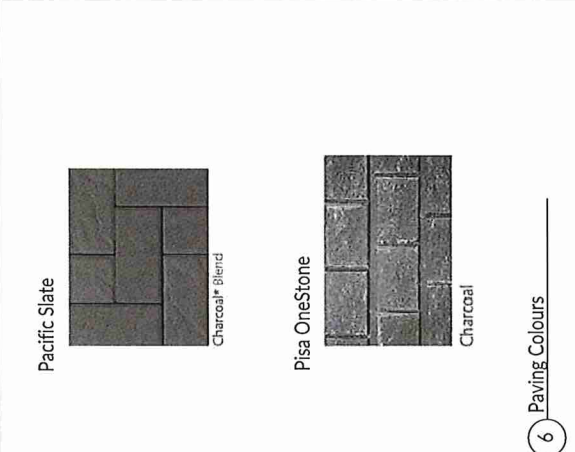
3 Child's Playscape - Logs



2 Rectangular Dining Table



1 Bench



6 Paving Colours



5 Planter Walls and Caps