

DATE OF MEETING | November 15, 2021 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT                      DEVELOPMENT PERMIT APPLICATION NO. DP1223 –  
340 CAMPBELL STREET**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a multi-family development with 163 rental units at 340 Campbell Street. |

### **Recommendation**

That Council issue Development Permit No. DP1223 for a multi-family development with 163 rental units at 340 Campbell Street with one variance to:

- increase the maximum permitted building height from 14m to 18.82m. |

## **BACKGROUND**

A development permit application, DP1223, was received from Urban Solutions Architecture Ltd., on behalf of Caledon Holdings Ltd., for a multi-family development with 163 rental units and underground parking at 340 Campbell Street.

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

|                                      |  |
|--------------------------------------|--|
| <i>Zoning</i>                        | DT3 Wallace  |
| <i>Location</i>                      | The subject property is located on the corner of Wallace Street and Campbell Street.   |
| <i>Total Area</i>                    | 4,044 m <sup>2</sup>   |
| <i>Official Community Plan (OCP)</i> | Map 1 – Future Land Use Plan – Urban Node<br>Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development |
| <i>Neighbourhood Plan</i>            | Nanaimo Downtown Plan (Wallace character area)   |
| <i>Relevant Design Guidelines</i>    | Downtown Urban Design Plan and Guidelines<br>General Development Permit Area Design Guidelines   |

The subject property consists of four lots that will be consolidated into one parcel. The existing development (former Caledonian medical building) straddles the four lots and would be removed for the proposed development. The site is bound by Wallace Street to the east, Campbell Street to the south, a lane and elementary school to the west, and Tim Hortons to the north. The property line at the lane is the highest elevation of the site, with the grade sloping down approximately 5m to Wallace Street.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a six-storey building with 163 rental residential units and underground parking. The first storey will contain 15 live-work units at street level, and the upper storeys will contain one-, two-, and three-bedroom residential units. The subject property is zoned DT3 ‘Downtown Wallace’, which permits a base Floor Area Ratio (FAR) of 2.55. Additional FAR is permitted when parking is provided underground. A total of 138 parking spaces are provided and 104 spaces are underground, thus a FAR of 2.73 is permitted. A FAR of 2.6 is proposed for the development, and the unit composition is as follows:

| <i>Unit Type</i> | <i>Number of Units</i> | <i>Unit Size</i>                    |
|------------------|------------------------|-------------------------------------|
| Studio           | 32                     | 38m <sup>2</sup> - 42m <sup>2</sup> |
| Live-work        | 15                     | 40m <sup>2</sup> - 62m <sup>2</sup> |
| One bedroom      | 70                     | 50m <sup>2</sup> - 59m <sup>2</sup> |
| Two bedroom      | 38                     | 68m <sup>2</sup> - 88m <sup>2</sup> |
| Three bedroom    | 8                      | 94m <sup>2</sup> - 95m <sup>2</sup> |
| <i>Total</i>     | 163                    |                                     |

### *Site Design*

The property is sloped such that six storeys are visible from Wallace Street and five storeys are visible from the lane at the rear. The building is sited to ensure an active and engaging street presence along Wallace Street and Campbell Street. A statutory right-of-way (2.5m in width) will be provided to allow for a wider public sidewalk along Wallace Street. Access to the primary building entrance and lobby is from Campbell Street. A driveway is proposed along the north property line to the underground parking entrance. Each ground-level live-work unit contains a covered patio and unit entrance from the public sidewalk. The building is proposed to be sited 10m from the property line at the rear (lane), and within this area, a number of common amenities are proposed above the parking podium.

### *Building Design*

The building composition is well balanced with vertical and horizontal visual breaks in the building massing. The design includes a distinct base to anchor the building, an articulated middle volume of four storeys, with the sixth storey stepped back to de-emphasize the uppermost level and create additional amenity space. Along the Wallace Street elevation, the building is further articulated with a recessed centre bay at its midpoint. The primary exterior façade material is fibre cement siding, with brick at the base of the building, and metal and wood accents. The primary building entrance is accessed from Campbell Street and leads to the lobby area, indoor amenity room, and indoor bicycle storage room for 87 bicycles. The live-work units along Wallace Street and the driveway have generous glazing, canopies, and access from the sidewalk level. The upper-level units also contain generous glazing and each unit has a Juliet balcony. The building is U-shaped to allow for an interior courtyard at the rear of the building. Two levels of underground parking are proposed: one level is partially underground at the rear of the live-work units on the first storey, and one level is fully underground, which is accessed by an internal ramp within the parking garage. The garbage/recycling/organics storage room is proposed to be located within the parking garage.

### *Landscape Design*

Along Campbell Street, plantings will be stepped down in terraces to the street and will contain a mix of trees, shrubs, ornamental grasses, and groundcovers. Along Wallace Street, the ground-level live-work units have planting beds integrated into the front entries. The north property line is proposed to be landscaped with a decorative metal fence, trees, and mixed plants.

The common outdoor amenity area in the interior of the site is landscaped with a pedestrian path and lawn area 148m<sup>2</sup> in size. The patios facing the interior courtyard are defined with planters. A children's play area, garden boxes, and picnic tables will be provided at the rear along the lane and will be partially enclosed with landscaping and decorative metal fencing.

The site, building, and landscape design complies with the Downtown Urban Design Plan and Guidelines, as well as the General Development Permit Area Design Guidelines and Official Community Plan policy for development within the Downtown Urban Node.

### **Design Advisory Panel**

The Design Advisory Panel (DAP) at its meeting held on 2021-MAY-13 accepted DP001223 as presented with support for the proposed variances. The following recommendations were provided:

- Consider increasing the number of live-work units with accessibility;
- To increase the planting along the laneway edge and other areas where possible;
- Consider softening the amenity building;
- Consider adding public art at the Wallace/Campbell corner;
- Consider changing the fence detail on the north side of the property;
- Consider increasing the planting area for trees on Wallace Street; and
- Consider natural play elements in the children's play area.

The applicant responded to the DAP recommendations as follows:

- Four of the live-work units will have at-grade access into the units;
- The plantings along the lane edge (at the rear property line) have been increased;
- There is no longer an amenity building, instead an open covered seating area is provided;
- The fence along the north property line has been changed from chain link to metal; and
- Natural play elements have been integrated into the children's play area.

### **Proposed Variance**

#### **Building Height**

The maximum allowable building height is 14m, the proposed building height is 18.82m; a proposed variance of 4.82m.

The subject property is designated as Downtown Urban Node in the Official Community Plan and this designation contains policy to support highrise building forms. Also, the Downtown

Urban Design Planning and Guidelines recommend five- to six-storey buildings with underground parking for corner sites within the Wallace character area. The subject property is not located within an identified public view corridor. The height variance allows 100% of the off-street parking spaces to be fully concealed within one full level of underground parking, and a second level of parking behind the live-work units, tucked into the slope of the land on the first storey. Therefore, the variance would facilitate a building form and site design that is supported by City policy and would prioritize amenity space and pedestrian areas over parking areas. In addition, the scale of the proposed building is suitable for the site and is compatible with the existing adjacent buildings at 111 and 125 Wallace Street and other approved buildings along Wallace Street, including the five-storey Cardea building at 238 Franklyn Street, and the five- to seven-storey Telus development at 400 Fitzwilliam Street.

Staff support the proposed variance. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1223 is for a six-storey multi-family development with 163 rental units and underground parking at 340 Campbell Street.
- A variance is proposed for building height and Staff support the proposed variance.
- The proposed development addresses the City's design guidelines and OCP policy for development within the Downtown Urban Node.

### **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 Renderings  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: 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 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 Attachment D.
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 Attachment E.
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 Attachment G.
4. Prior to issuance of an 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.

# ATTACHMENT B CONTEXT MAP

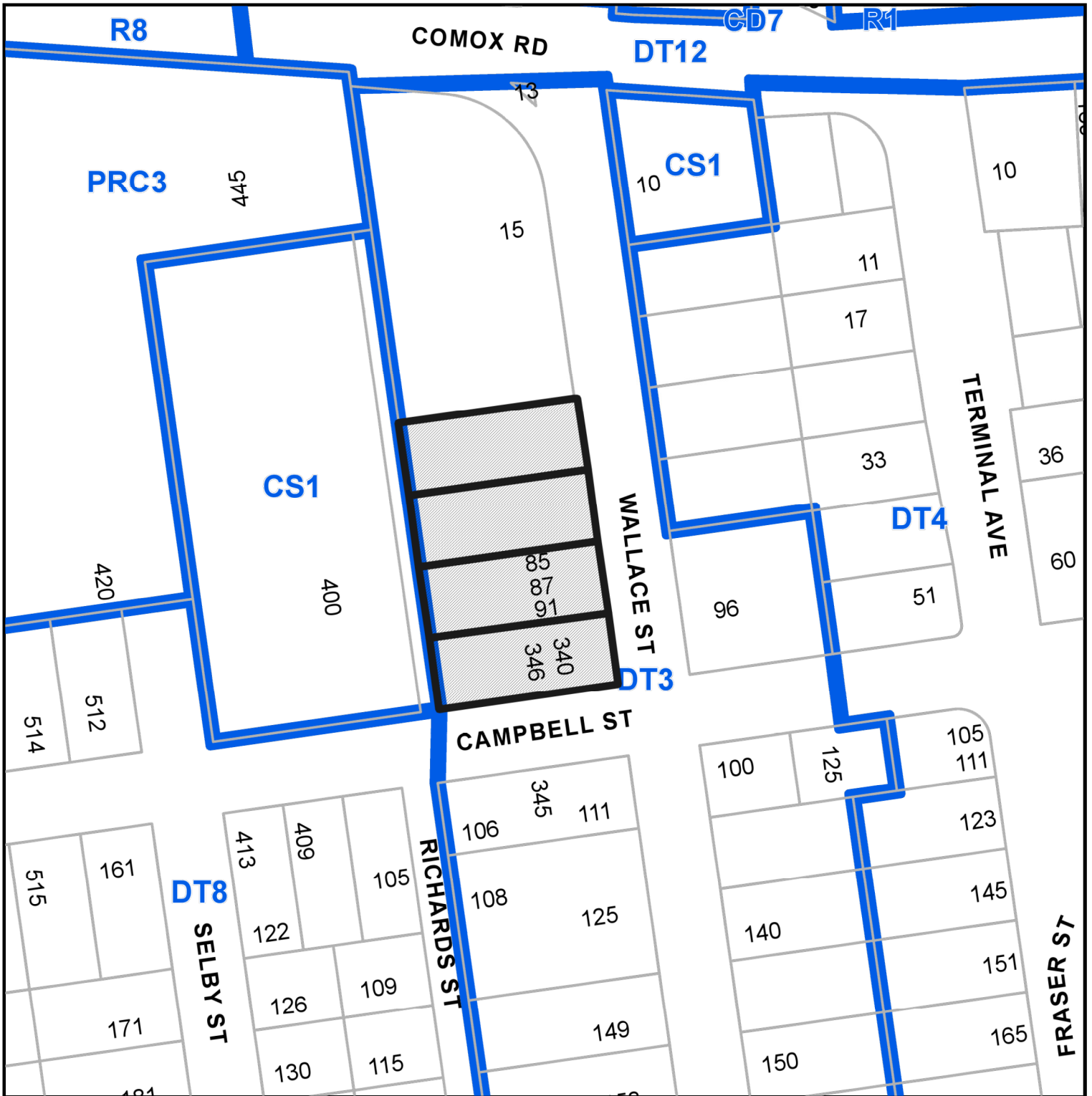


DEVELOPMENT PERMIT APPLICATION NO. DP001223



340 CAMPBELL STREET

ATTACHMENT C  
LOCATION PLAN



**DEVELOPMENT PERMIT APPLICATION NO. DP001223**

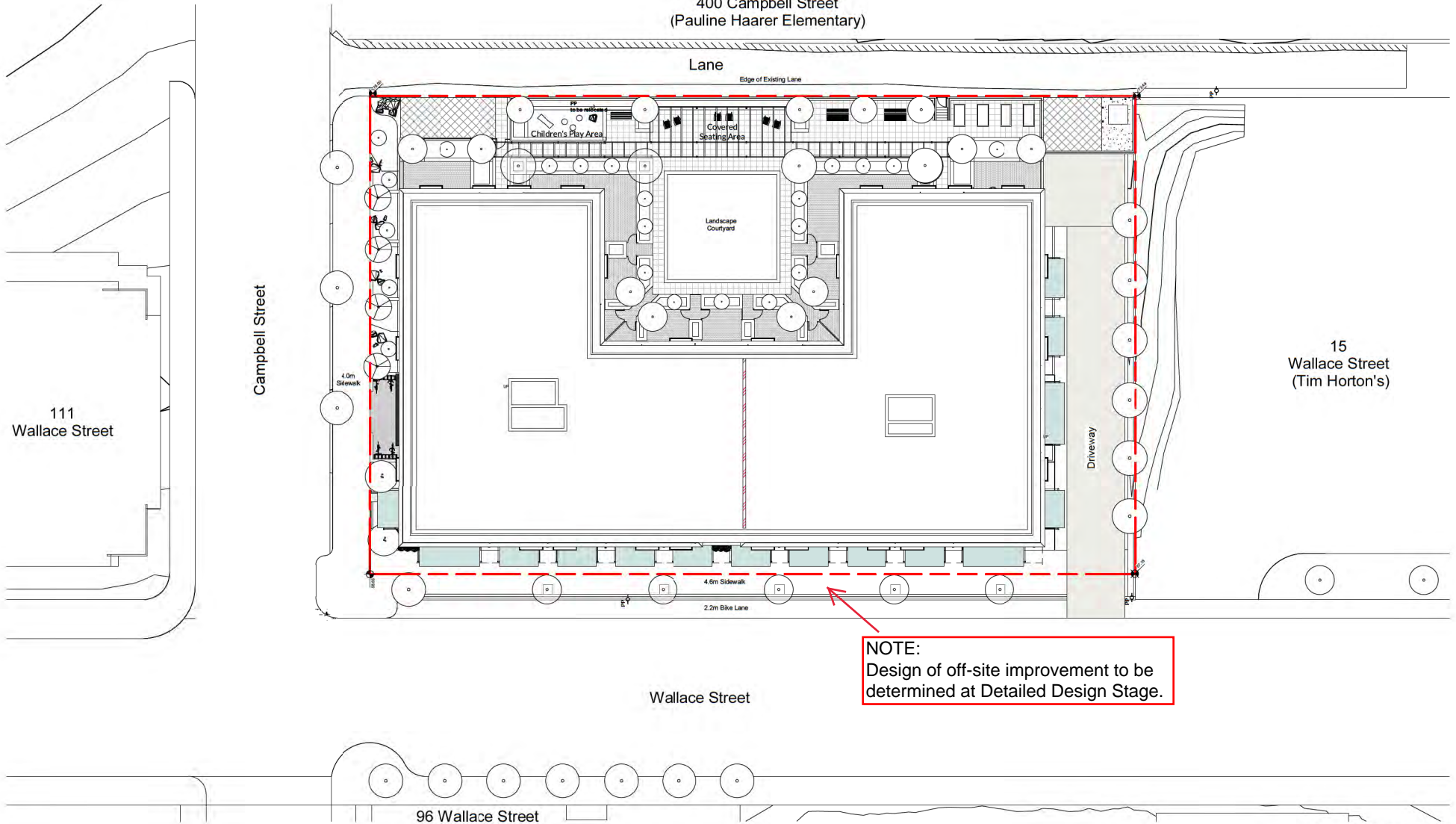


**Subject Property**

CIVIC: 340 CAMPBELL STREET

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

# ATTACHMENT D SITE AND PARKING PLANS







1 2021.10.18 Issue for DP Update

### 340 Campbell

Nanaimo, British Columbia

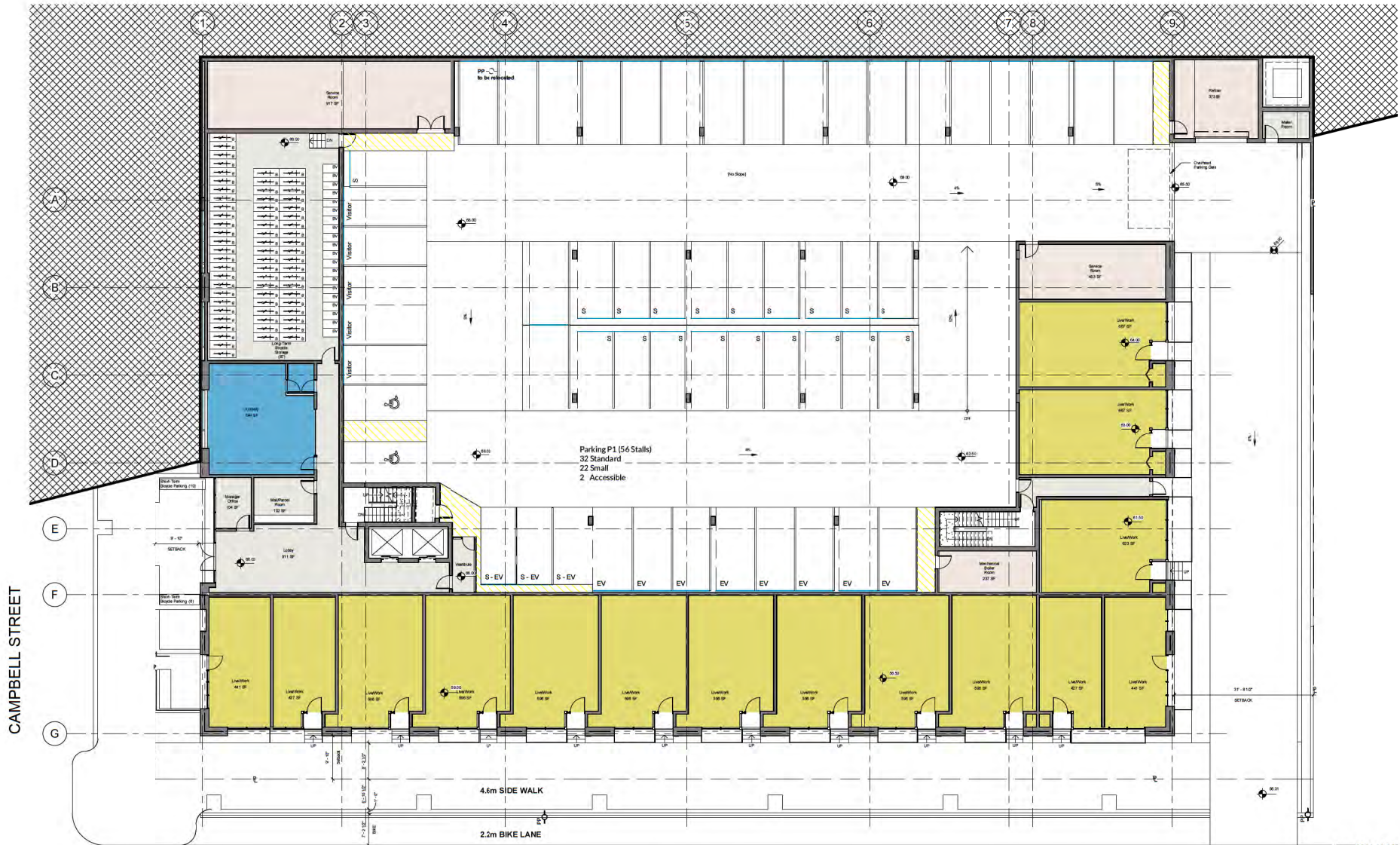
Second Floor/Courtyard Level

3/32" = 1'-0" 2021.03.17

### A-2.2

RECEIVED  
DP 1223  
2021-OCT-19

ISSUED FOR DEVELOPMENT PERMIT - MARCH 17, 2021



1 - 2021.10.18 Issue for DP Update

WALLACE STREET

### 340 Campbell

Nanaimo, British Columbia

Parking Layout P1/Ground Floor Plan

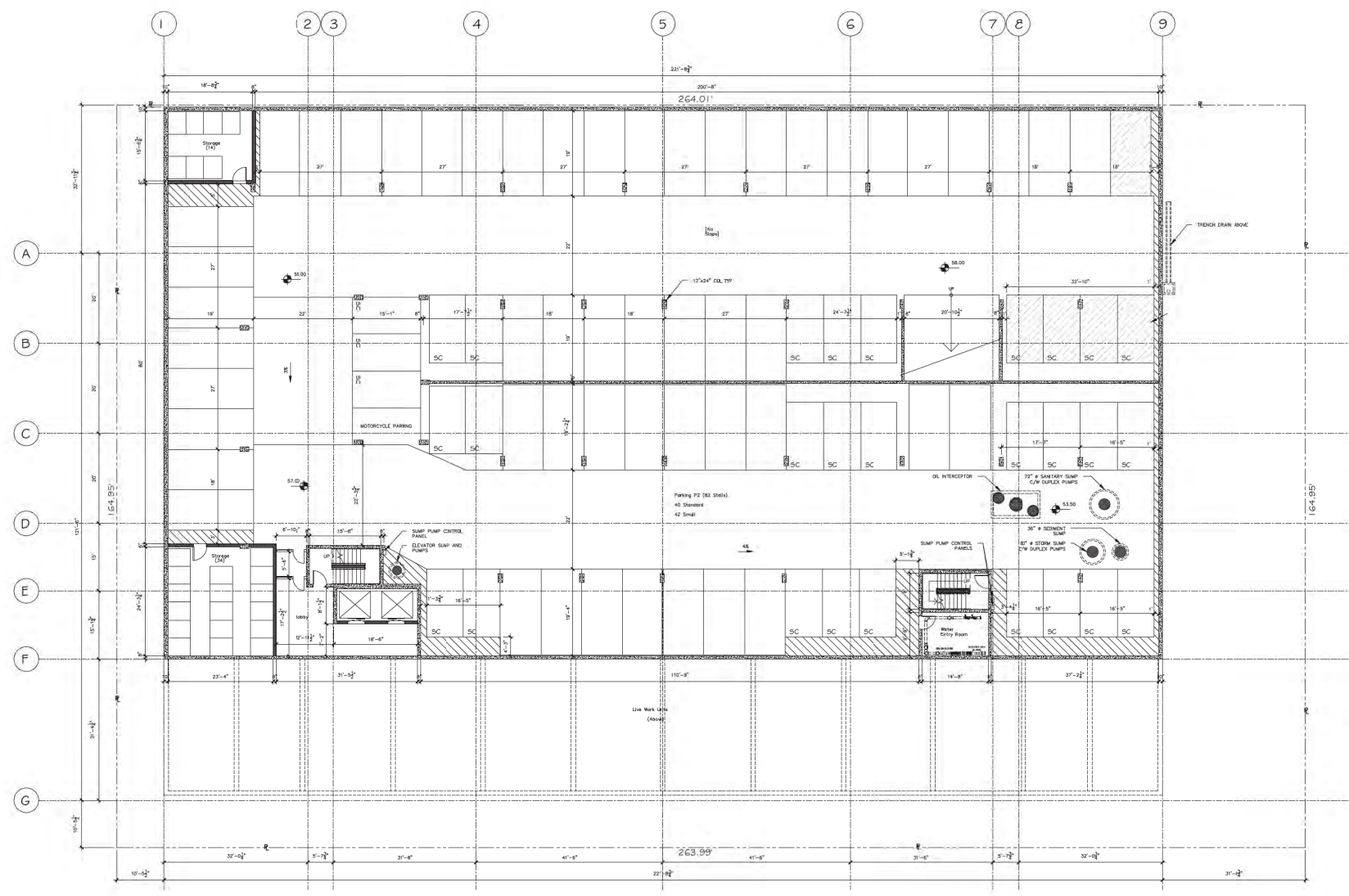
3/32" = 1'-0" 2021.03.17

A-2.1

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 DP 1223  
 2021-OCT-19  
 CIVILIAN PLANNING



2021.09.19 Issued for DP Update

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |

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PROJECT  
**MULTI-FAMILY DWELLING**  
 340 CAMPBELL STREET  
 NANAIMO, BC

CLIENT: 340 CAMPBELL LP

PROJECT NO.  
 2021-05-100  
 CONSULTANTS

|                                  |      |
|----------------------------------|------|
| DRAWN BY<br>TVD                  | SEAL |
| ACAD FILE NO.                    |      |
| DATE<br>2021.04.09               |      |
| SCALE<br>AS NOTED                |      |
| SHEET TITLE<br><b>PARKING P2</b> |      |

|                           |               |
|---------------------------|---------------|
| SHEET NO.<br><b>A-200</b> | REVISION<br>- |
|---------------------------|---------------|

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 DP 1223  
 2021-SEP-22



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

# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

Wallace Street East Elevation



**340 Campbell**  
Nanaimo, British Columbia

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**DP1223**  
2021-MAR-18  
CITY PLAN

3/32" = 1'-0"

Elevations  
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  
Colour: Vicwest Regent Grey or Galvalume Plus  
Natural Finish
7. Insulated Metal Spandrel Panels  
Colour: Benjamin Moore 2126-60 (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 manufacture's colour range
13. Prefinished Anodized Aluminum  
Storefront Glazing Frames and Solid  
Core Birch Wood Doors  
Colour: Black as per manufacture'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 Faced

### Driveway North Elevation



**340 Campbell**  
 Nanaimo, British Columbia

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

**A-3.3**

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 DP1223  
 2021-MAR-18  
 Current Planning

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# Lane West Elevation



**340 Campbell**  
 Nanaimo, British Columbia

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**DP1223**  
 2021-MAR-18  
 Current Planning

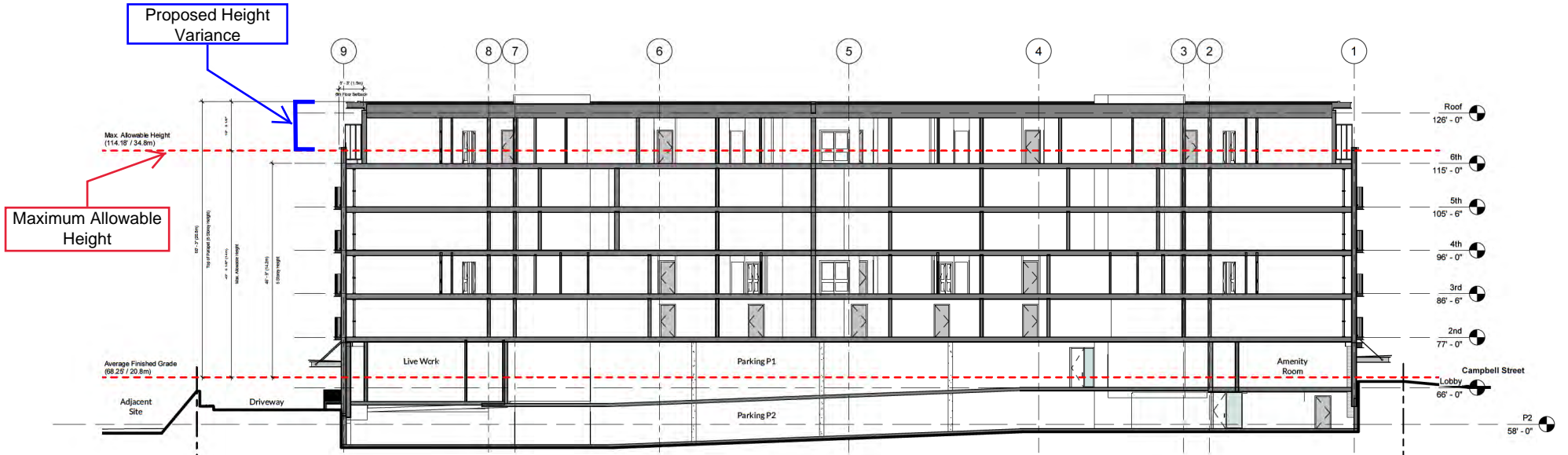
3/32" = 1'-0"

Elevations

2021.03.17

**A-3.2**

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



1 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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2021-OCT-19  
CUPPERS PLANNING

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## Architectural Materials

The main building materials pallet of the Project are:



**Modular Panels: 7/8" Corrugated Metal Panel**

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 Manufacture's colour range.<br>Texture: Smooth faced | Mutual Materials Face Brick, standard size  |   |
| 2.   | Modular Panels: Ceramic Coated Fibre Cement   | Colour: Ridged Concrete White<br>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<br>- Juliet Balconies |
| 5.   | Wood Timber Purlins (stained)   | Colour: Sikkens 077 Cedar   | Sikkens Prolux Cetol Translucent Stain  | - Street-Level Canopies<br>- Trellises        |
| 6.   | Modular Panels: 7/8" Deep Round Prefinished Corrugated Metal Panels                     | Colour: Vicwest Regent Grey or Galvalume Plus Natural Finish              | Vicwes: 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 manufacture'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 manufacture'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<br>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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**DP1223**  
2021-MAR-18  
CONTRACT PLANNING

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# ATTACHMENT F BUILDING RENDERINGS









Campbell Street



**340 Campbell**  
 Nanaimo, British Columbia

Rendered Perspectives  
 2021.03.17

**A-6.3**

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 2021-MAR-18  
Current Planning

**ISSUED FOR DEVELOPMENT PERMIT - MARCH 17, 2021**







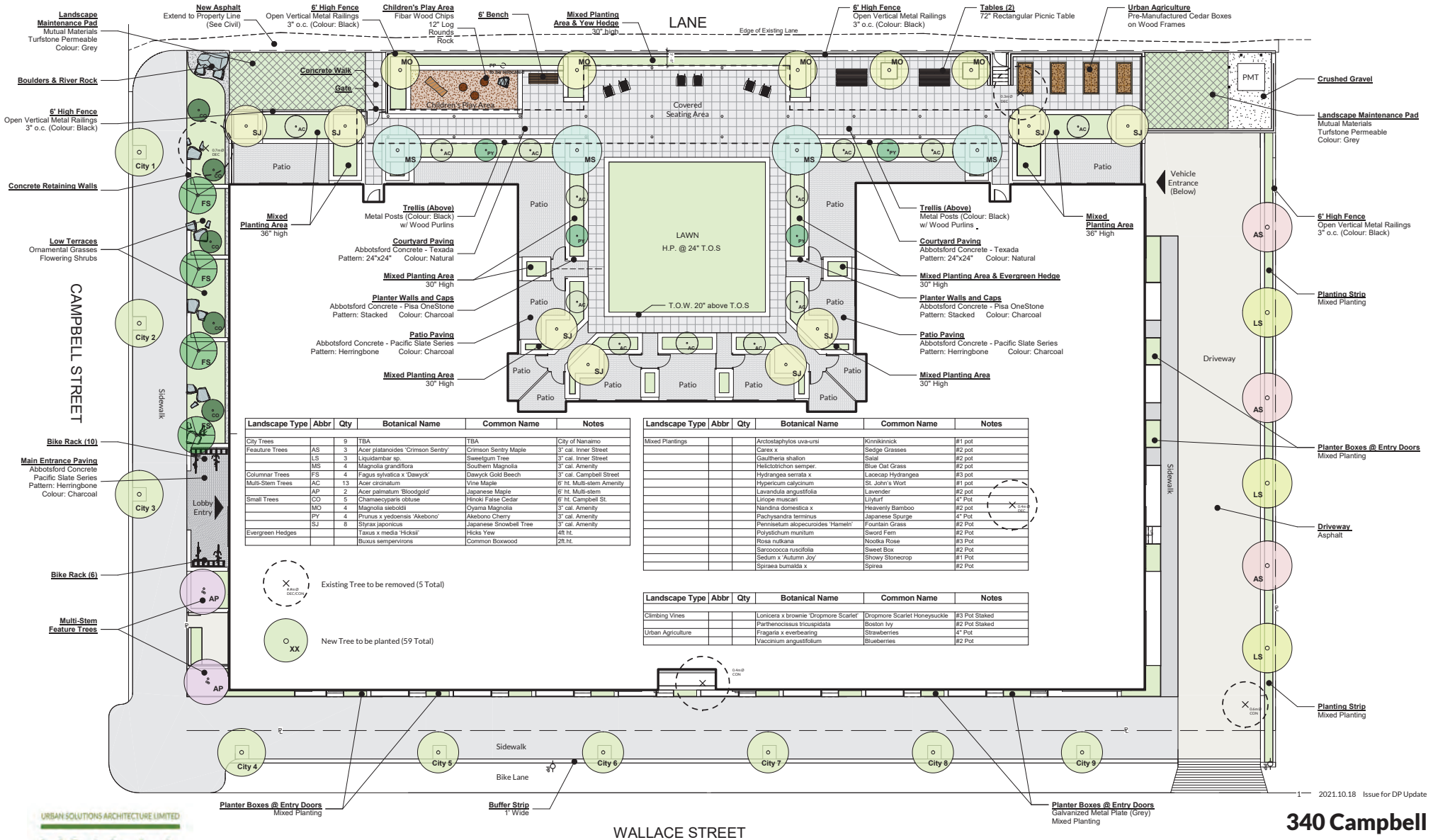
Conceptual View along Wallace Street







# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



| Landscape Type   | Abbr | Qty | Botanical Name                    | Common Name            | Notes                     |
|------------------|------|-----|-----------------------------------|------------------------|---------------------------|
| City Trees       | TBA  | 9   | TBA                               | TBA                    | City of Nanaimo           |
| Feature Trees    | AS   | 3   | Acer platanoides 'Crimson Sentry' | Crimson Sentry Maple   | 3' cal. Inner Street      |
|                  | LS   | 3   | Liquidambar sp.                   | Sweetgum Tree          | 3' cal. Inner Street      |
|                  | MS   | 4   | Magnolia grandiflora              | Southern Magnolia      | 3' cal. Amenity           |
| Columnar Trees   | FS   | 4   | Fagus sylvatica x Dawyck          | Dawyck Gold Beech      | 5' cal. Campbell Street   |
| Multi-Stem Trees | AC   | 13  | Acer cronquistii                  | Vine Maple             | 6' ht. Multi-stem Amenity |
|                  | AP   | 2   | Acer palmatum 'Bloodgold'         | Japanese Maple         | 6' ht. Multi-stem         |
| Small Trees      | CO   | 5   | Chamaecyparis obtusa              | Hinoki False Cedar     | 6' ht. Campbell St.       |
|                  | MO   | 4   | Magnolia sieboldii                | Cyania Magnolia        | 3' cal. Amenity           |
|                  | PY   | 4   | Prunus x yedoensis 'Akebono'      | Akebono Cherry         | 3' cal. Amenity           |
|                  | SJ   | 8   | Styrax japonicus                  | Japanese Snowbell Tree | 3' cal. Amenity           |
| Evergreen Hedges |      |     | Taxus x media 'Hicksii'           | Hicks Yew              | 4ft ht.                   |
|                  |      |     | Buxus sempervirens                | Common Boxwood         | 2ft ht.                   |

| Landscape Type  | Abbr | Qty | Botanical Name                    | Common Name         | Notes  |
|-----------------|------|-----|-----------------------------------|---------------------|--------|
| Mixed Plantings |      |     | Arctostaphylos uva-ursi           | Kinnikinnick        | #1 Pot |
|                 |      |     | Carex x                           | Sedge Grasses       | #2 Pot |
|                 |      |     | Gaultheria shallon                | Saltai              | #2 Pot |
|                 |      |     | Helictotrichon sempere            | Blue Oat Grass      | #2 Pot |
|                 |      |     | Hydrangea serrata x               | Landscape Hydrangea | #3 Pot |
|                 |      |     | Hypericum calycinum               | St. John's Wort     | #1 Pot |
|                 |      |     | Lavandula angustifolia            | Lavender            | #2 Pot |
|                 |      |     | Liriope muscari                   | Lilyturf            | #4 Pot |
|                 |      |     | Nandina domestica x               | Heavenly Bamboo     | #2 Pot |
|                 |      |     | Pachysandra terminalis            | Japanese Spurge     | #4 Pot |
|                 |      |     | Pennisetum alopecuroides 'Hameln' | Fountain Grass      | #2 Pot |
|                 |      |     | Polystichum munifolium            | Sword Fern          | #2 Pot |
|                 |      |     | Rosa nutkana                      | Nootka Rose         | #3 Pot |
|                 |      |     | Sarcococca ruscifolia             | Sweet Box           | #2 Pot |
|                 |      |     | Sedum x 'Autumn Joy'              | Showy Stonecrop     | #1 Pot |
|                 |      |     | Spiraea bumalda x                 | Spiraea             | #2 Pot |

| Landscape Type    | Abbr | Qty | Botanical Name                        | Common Name                  | Notes         |
|-------------------|------|-----|---------------------------------------|------------------------------|---------------|
| Climbing Vines    |      |     | Lonicera x brownie 'Dropmore Scarlet' | Dropmore Scarlet Honeysuckle | #3 Pot Staked |
|                   |      |     | Parthenocissus tricuspidata           | Boston Ivy                   | #2 Pot Staked |
| Urban Agriculture |      |     | Fragaria x evebearing                 | Strawberries                 | #4 Pot        |
|                   |      |     | Vaccinium angustifolium               | Blueberries                  | #2 Pot        |



**340 Campbell**  
Nanaimo, British Columbia  
Landscape Plan  
2021.03.17  
3/32" = 1'-0"  
RECEIVED  
DP 1223  
2021-OCT-26  
**LA-1.1**



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 \_\_\_\_\_



1 Bench



2 Rectangluar Dining Table



3 Child's Playscape - Logs



4 Planter Boxes at Entry Doors



5 Planter Walls and Caps

Pacific Slate



Charcoal\* Blend

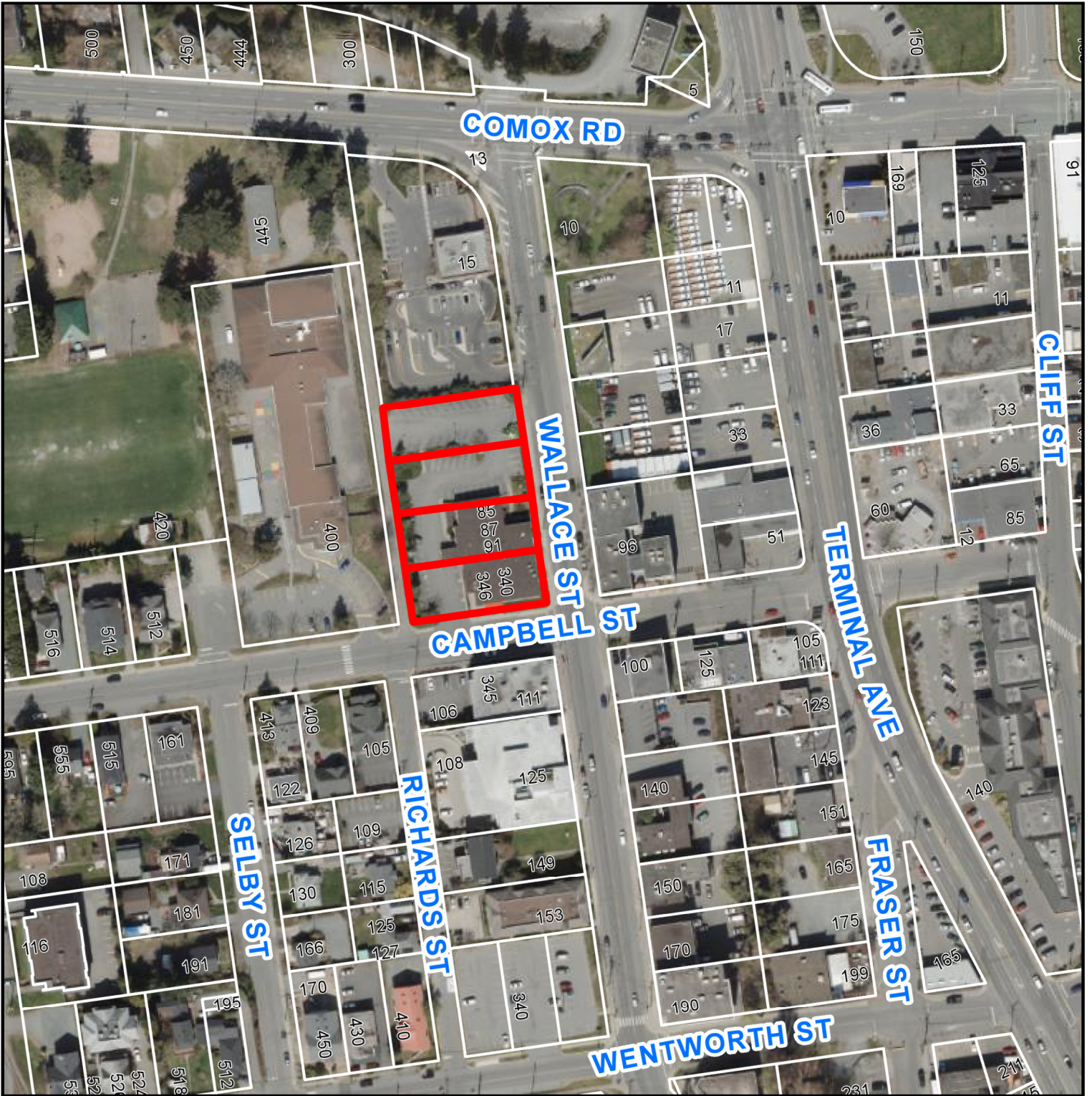
Pisa OneStone




Charcoal

6 Paving Colours

ATTACHMENT H  
AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001223**

 340 CAMPBELL STREET

## Delegation Request

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### **Delegation's Information:**

Donald Yen, Urban Solutions Architecture and 340 Campbell Street Ltd Partnership, has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is November 15, 2021.

The requested meeting is:  
Council

Bringing a presentation: No

Details of the Presentation:

340 Campbell Street, DP 1223, Report to Council

Don Yen, lead architect will be available for question on the November 15th council meeting if required. Don will have materials prepared for sharing if required.