



DEVELOPMENT PERMIT NO. DP001234

MASTHEAD PROPERTIES LTD
Name of Owner(s) of Land (Permittee)

345 NEWCASTLE AVENUE / 360 STEWART AVENUE
Civic Addresses

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 17, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID No. 008-825-297

LOT 32, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID No. 001-085-921

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 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 15m.

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


1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 25 spaces to 21 spaces.

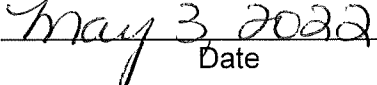
CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Middleton Architect, dated 2022-MAR-11 and 2022-APR-11 respectively, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Middleton Architect, dated 2021-NOV-19, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Masthead Properties Ltd., dated 2022-MAR-14, as shown on Schedule D.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Masthead Properties Ltd., dated 2022-MAR-25, as shown in Schedule E, and is to include the following items:
 - A detailed proposal for a public art piece to the satisfaction of the Director of Development Approvals, submitted prior to Building Permit issuance;
 - 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.
5. The subject site is consolidated into a single property prior to Building Permit issuance.

6. Stormwater and sanitary sewer connections across the subject property to service the neighbouring lot legally described as Lot 31, Block 4, Newcastle Townsite, Section 1, Nanaimo District, Plan 584 (370 Stewart Avenue) and secured by private easement registered on property title prior to building occupancy, to the satisfaction of the Director of Development Approvals.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 25TH DAY OF APRIL, 2022.


Corporate Officer

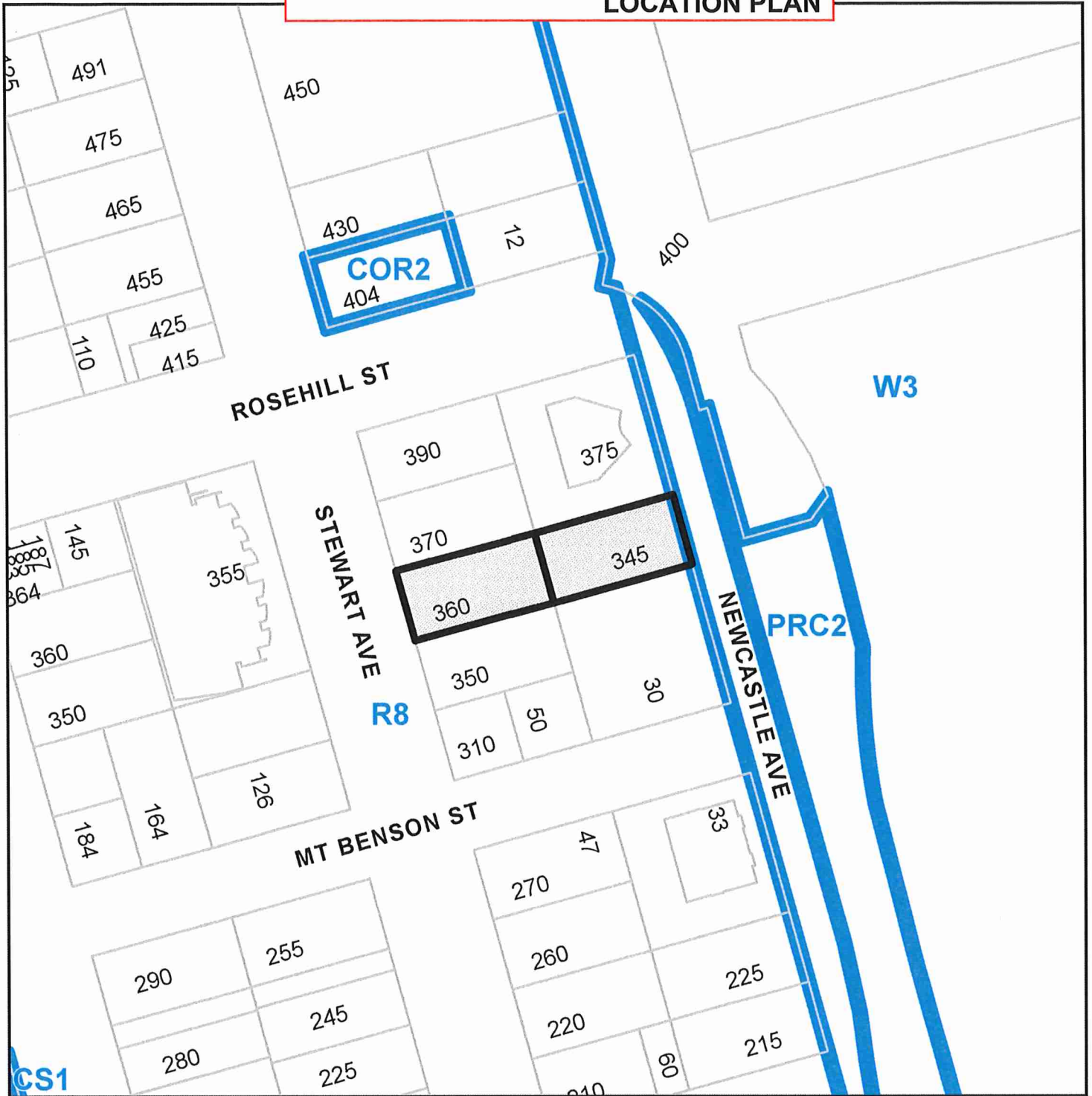

Date

CH/In/

Prospero attachment: DP001234

Development Permit No. DP001234 Schedule A
345 Newcastle Avenue/360 Stewart Avenue

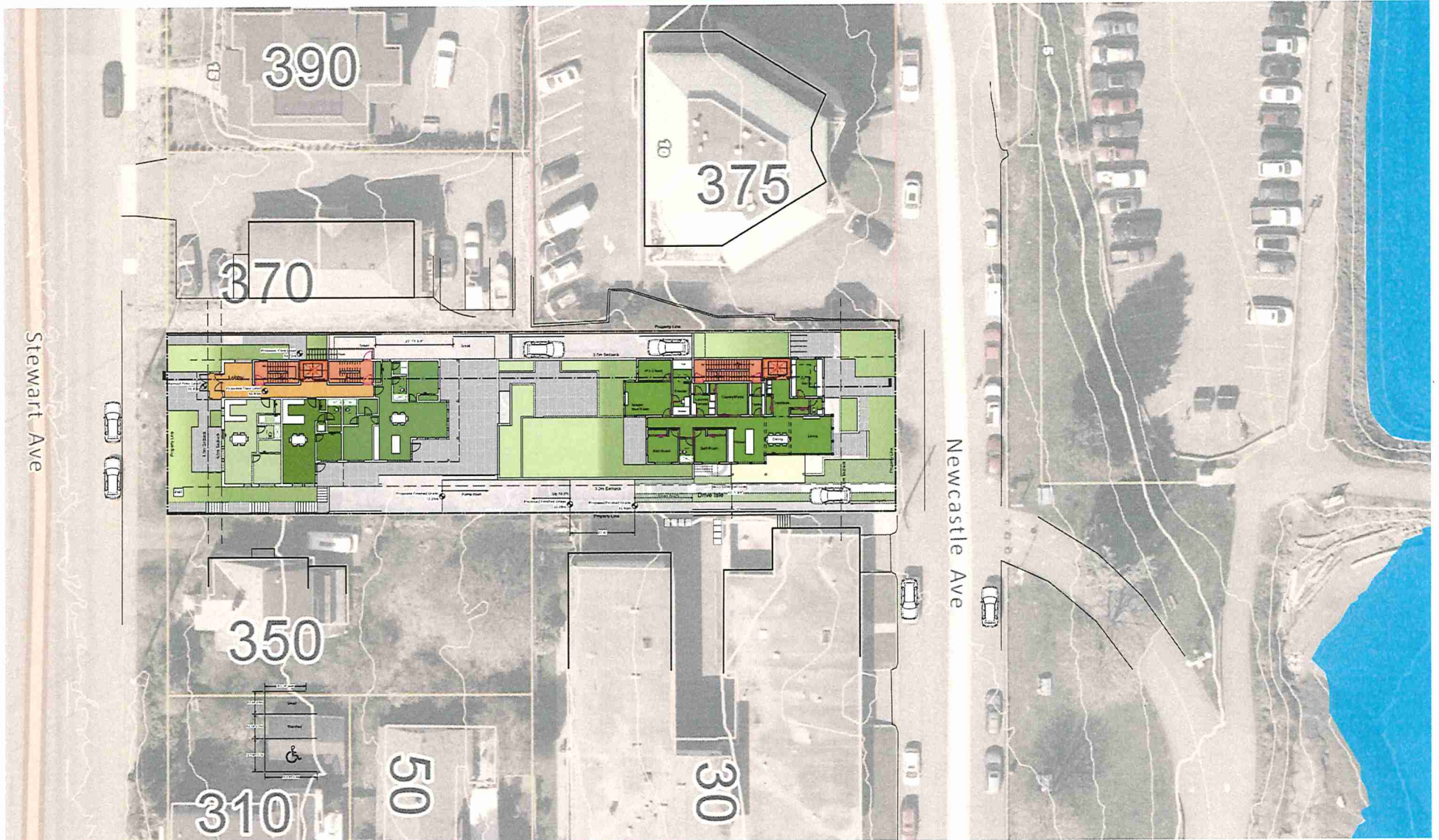
LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001234

 **Subject Property**

CIVIC: 345 NEWCASTLE AVENUE & 360 STEWART AVENUE
LEGAL: LOT 17 & 32, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 584

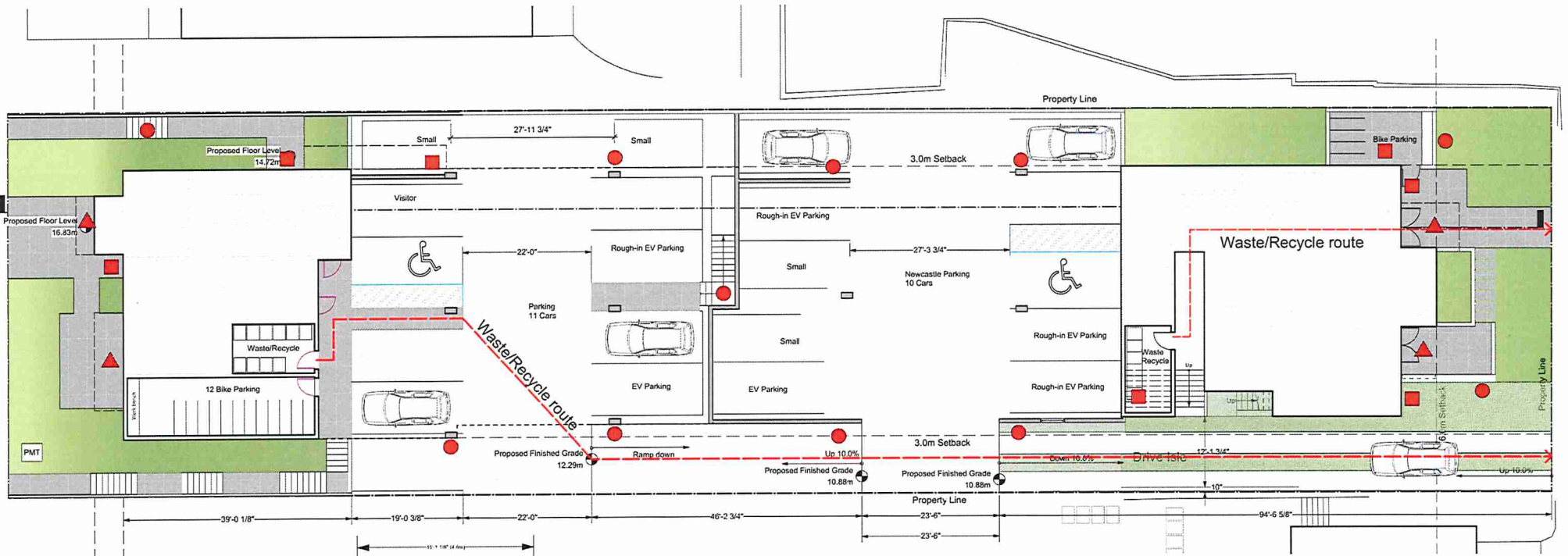


Site Plan
Scale: 1/32" = 1'-0"

MASTHEADLIVING 360 Stewart - 345 Newcastle, Nanaimo, B.C.
2022 03 11

Middleton
Architect

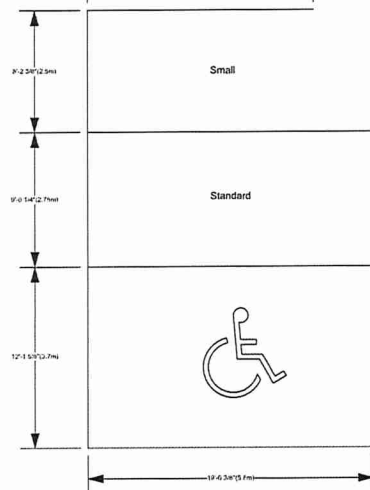
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2022-MAR-14



Site Parking
Scale: 1/16" = 1'-0"



Pad Mount Transformer (PMT)



Landscape Light key

- Decorative Fixture
- Wall Wash Fixtures
- Ceiling or Soffit Fixtures



MASTHEADLIVING

360 Stewart - 345 Newcastle, Nanaimo, B.C.
2022 04 11

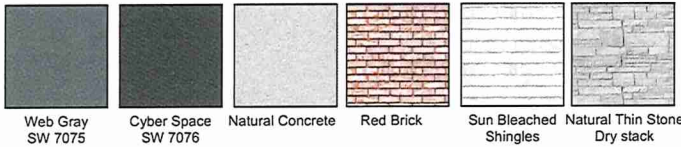
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2022-APR-11
Current Planning

Middleton
Architect



Material List

- 1 Fiber Cement Shingle (colour - Warm Sun Bleached White)
- 2 Cement Panel - Hardie Panel - Smooth - (colour - Warm White)
- 3 Cement Panel - Hardie Panel - Smooth - (colour - Web Grey - SW 7075)
- 4 Natural Concrete
- 5 Natural Thin Stone
- 6 Window Frame (colour - Cyber Space - SW 7076)
- 7 Door and Frame (colour - Cyber Space - SW 7076)
- 8 Glass Guard with Aluminium Frame
- 9 Flashing 1 (colour Cyber Space - SW 7076)
- 10 Flashing 2
- 11 Painted Metal Guard
- 12 Clear Vertical Grain Fir no. 1 or better - Stained Sikkens Cetol 1(translucent ext. base coat) Ceto 23 Plus (translucent ext. top coat)
- 13 Panel Joints
- 14 Privacy Screen
- 15 Wall Caps - Air Supply or Exhaust
- 16 Metal Rain Water Leaders (colour - Cyber Space - SW 7076)
- 17 Natural Concrete Detail
- 18 Metal Stair with perforated treads
- 19 Brick (Red)
- 20 Soffit (non combustible Fiber cement Cedar mill - wood stain)
- 21 Timber awning with metal roof



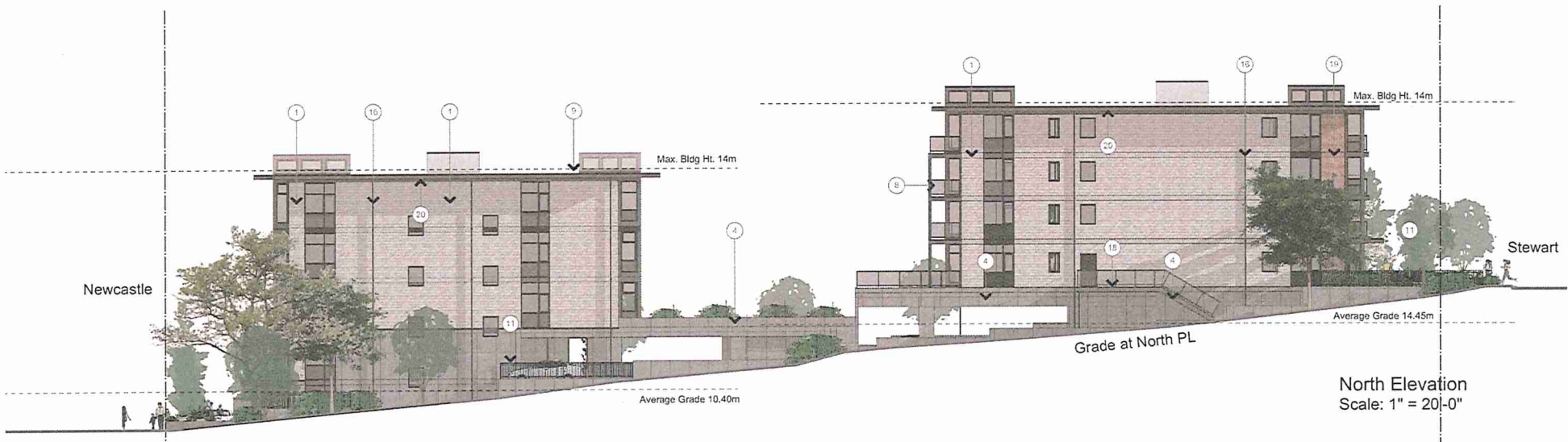
MASTHEADLIVING

360 Stewart - 345 Newcastle, Nanaimo, B.C.
 2021 11 19

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2022-FEB-13
 Current Planning

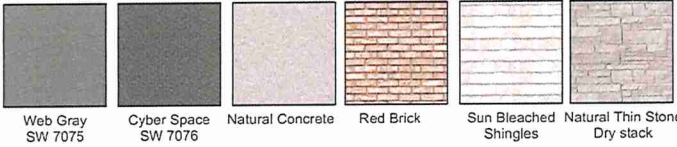
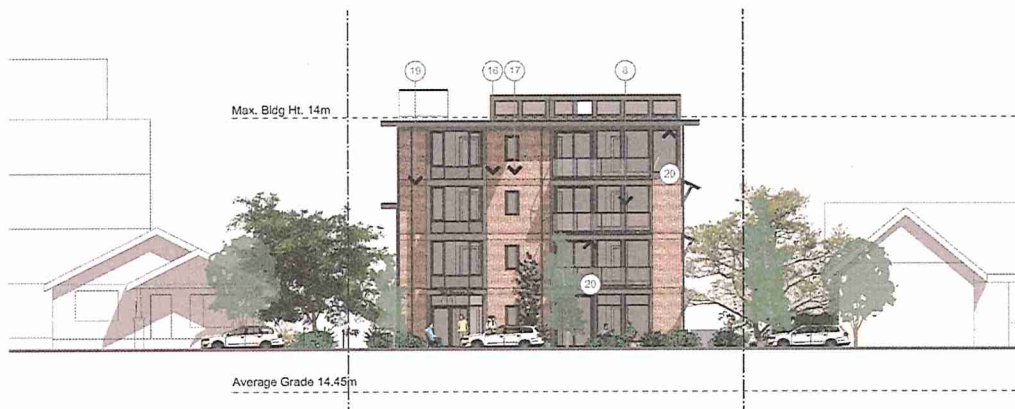
East Elevation
 Scale: 1" = 20'-0"

Middleton
 Architect



Material List

- 1 Fiber Cement Shingle (colour - Warm Sun Bleached White)
- 2 Cement Panel - Hardie Panel - Smooth - (colour - Warm White)
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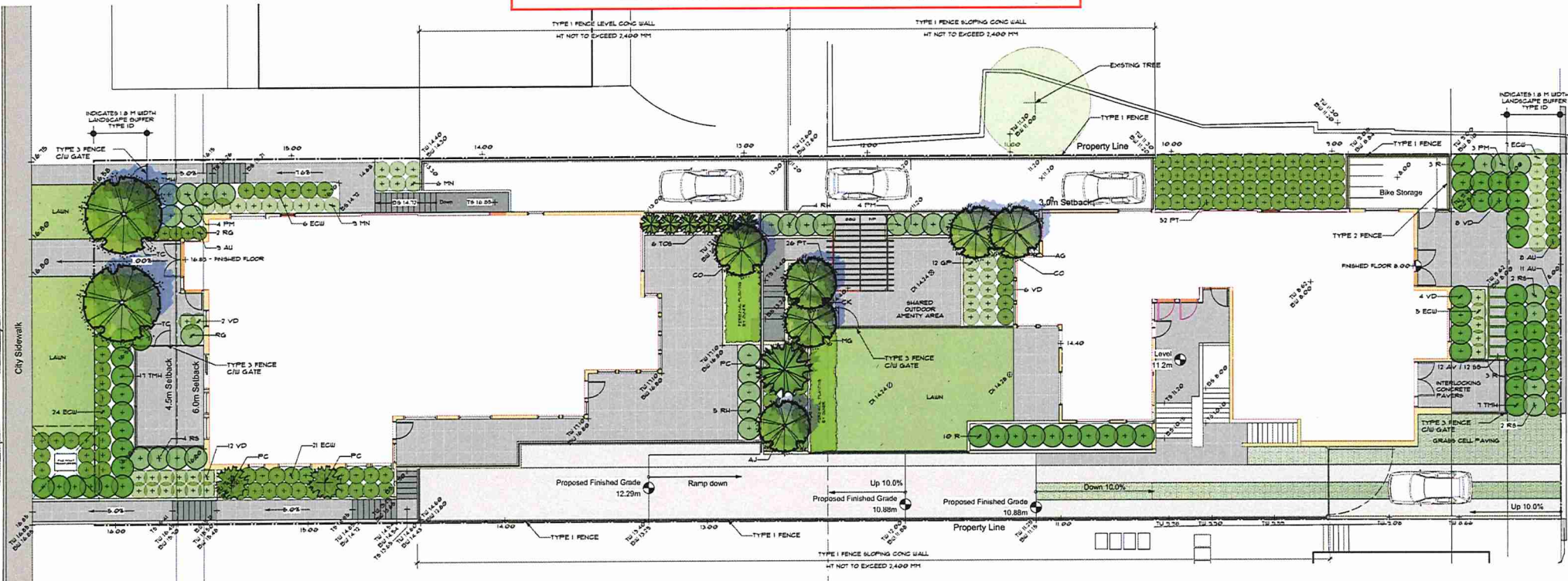


MASTHEADLIVING 360 Stewart - 345 Newcastle, Nanaimo, B.C. 2021 11 19

West Elevation
Scale: 1" = 20'-0"

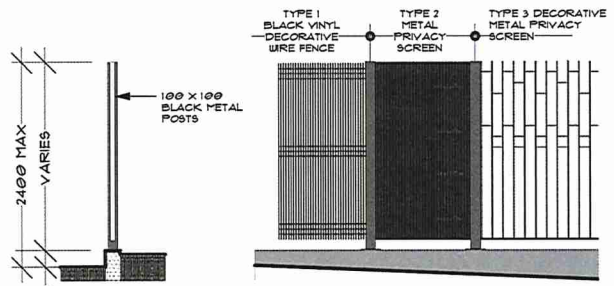
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2022-FEB-13
Current Planning
Middleton
Architect

Development Permit No. DP001234 Schedule D
 345 Newcastle Avenue/360 Stewart Avenue
LANDSCAPE PLAN AND DETAILS



KEY	CANDIDATE TREES		SIZE
	BOTANICAL NAME	COMMON NAME	
EVERGREEN TREES			
PC	3 PINUS CONTORTA 'CONTORTA'	SHORE PINE	2M HT.
CO	2 CHAMAECYPARIS OBTUSA 'HINKO'	HINKO CYPRESS	2M HT.
TOS	6 THUJA OCCIDENTALIS 'SHARAGD'	EMERALD CEDAR	2M HT.
DECIDUOUS TREES			
TC	2 TILIA CORDATA	LINDEN	5CM CAL.
CK	1 CORNUS KOUSA	KOUSA DOGWOOD	5CM CAL.
AJ	1 ACER JAPONICUM 'ACONTIFOLIUM'	JAPANESE MAPLE	MULTISTEM
AG	1 ACER GINNALA 'FLAME'	FLAME MAPLE	MULTISTEM
MG	2 MAGNOLIA GRANDIFLORA	MAGNOLIA	MULTISTEM

KEY	CANDIDATE SHRUBS AND GROUNDCOVER		KEY	SIZE
	BOTANICAL NAME	COMMON NAME		
SHRUBS				
VD	VIURNUM DAVIDII	VIURNUM	32	150 C.C. #2 POT.
TMH	TAXUS MEDIA 'HOCKSI'	HOCKSI CEDAR	28	600 C.C. #2 POT.
RS	RHOODENDRON 'SNOWBIRD'	DECIDUOUS AZALEA	8	150 C.C. #5 POT.
RG	RHOODENDRON 'GIBRALTAR'	DECIDUOUS AZALEA	3	150 C.C. #5 POT.
RH	RHOODENDRON 'HOTI'	HOTI (YELLOW) RHODO	9	150 C.C. #5 POT.
R	ROSA 'GENTLE HERMIONE'	ENGLISH ROSE	16	150 C.C. #2 POT.
EGW	ERICA CARNEA 'WINTERSONE'	WINTERSONE HEATHER	7	600 C.C. #2 POT.
GP	GAULTHERIA PROCUMBENS	WINTERGREEN	600 C.C.	#2 POT.
PM	PINUS MUGO	MUGO PINE	17	150 C.C. #2 POT.
MN	MAHONIA NERVOSA	DWARF OREGON GRAPE	9	600 C.C. #2 POT.
GROUNDCOVER				
PNP	POLYSTICHUM MUNITUM	SWOED FERN	600 C.C.	4" POT.
AJ	ARCTOSTAPHYLOS UVA URSI	KINKKINK	28	450 C.C. 4" POT.
PT	FACHYSANDRA TERMINALIS	JAPANESE SPURGE	78	450 C.C. 4" POT.
SP	SEDUM PALUDUM	STONECROP	24	300 C.C. 4" POT.
AV	ARENARIA VERNA	SCOTCH MOSS	12	300 C.C. 4" POT.
SS	SAGINA SUBULATA	IRISH MOSS	12	300 C.C. 4" POT.
FC	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	12	450 C.C. 4" POT.
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	12	450 C.C. 4" POT.



Privacy Screens - Detail
 Scale: 1/4" = 1'-0"

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2022-APR-08
 CURRENT PLANNING

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

March 25, 2022

Current Planning – Development Approvals

City of Nanaimo

411 Dunsmuir Street

Nanaimo, V9R 5J6

For the Attention of: Caleb Horn, Planner

Dear Caleb:

Re: DP001234 – Tier 1 Density Bonus – Schedule D: Amenity Requirements for Additional Density

The following description of proposed amenities is provided in support of the Tier 1 Density Bonus as described in Bylaw 4500.182; 2021-DEC-06, Schedule D. Only those amenities that the proposed project can score at will be discussed in this report.

Category 1: Site Selection (10 points required)

Amenity Requirement	Discussion	Scored Points
B.) The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	The proposed infill is located at 345 Newcastle Avenue and 360 Stewart Avenue both frontages are existing fully serviced City streets. Storm and sanitary drainage will tie into existing City drains.	3 points
C.) The proposed development is located within 200m of a park or trail network.	The proposed development is located directly across the street from Queen Elizabeth II Park and the Nanaimo Waterfront Walkway.	1 point
D.) The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property; and / or• a CS-1 (Community Service One) zoned property.	Refer to Appendix A for Locations Retail Store – MB Mart Gourmet Grocery – 572 Stewart Avenue Daycare Facility – Kidz Korner Small Fries – 679 Terminal Avenue RDN Bus Stop – Stewart Avenue (Route 20) PRC Zoning – Queen Elizabeth II Park CS1 Zoning – 261 Vancouver Avenue	1 point 1 point 1 point 1 point 1 point
E.) The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development:	The development will incorporate artwork from well-known local artist Paul Jorgenson. Paul's painting/imagery will be printed onto a weatherproof panel approximately 4' x 8' and incorporated into the East Elevation of the proposed bicycle locker. (Refer to Appendix B for proposed location).	1 point
	Total Points	10 Points

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

Amenity Requirement	Discussion	Scored Points
B.) At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	The proposed development incorporates a parking space for the exclusive use of a vehicle belonging to Modo Carsharing. (Refer to Appendix B for proposed location).	1 point
C.) The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	Working with Modo, a recognized car share provider, the developer will provide a car share as part of the proposed development. The developer's contribution to the car-sharing arrangement, including a cash payment for vehicle acquisition has been set out by Modo in the attached letter Appendix C - Carshare arrangements at 345 Newcastle Avenue.	4 points
E.) A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	The site design for the proposed development incorporates a substantial deck between the two buildings which covers more than 80% of the parking area, providing an extensive individual and shared courtyard amenity. (Refer to Appendix B for general area).	4 points
I.) The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	Signage describing the sustainable transportation alternatives that have been incorporated into the proposed development is to be provided adjacent to the Modo car share facility. In this location the signage is available for both residents and car share clients. (Refer to Appendix B for proposed location).	1 point
	Total Points	10 Points

Category 5: Energy Management (11 points required)

Amenity Requirement	Discussion	Scored Points
A.) The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.	The developer has retained Rockypoint Engineering Consultant as our mechanical engineer for this project. Aaron Mullaley has been consulted regarding mechanical design and energy modeling and will advise on design development to ensure that the proposed development will exceed the requirement specified in the Building Bylaw by one step. An energy modeling report will be submitted to the City at BP application.	10 points
D.) The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	The developer will provide permanent signage on site which introduces and describes the sustainable energy management practices used onsite. (Refer to Appendix B for proposed signage location).	1 point
	Total Points	11 Points

Closure

In closing, we are pleased to provide the forgoing to illustrate how the proposed development at 345 Newcastle/ 360 Stewart will provide amenity requirements in support of a Tier 1 Density Bonus.

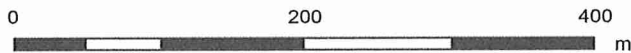
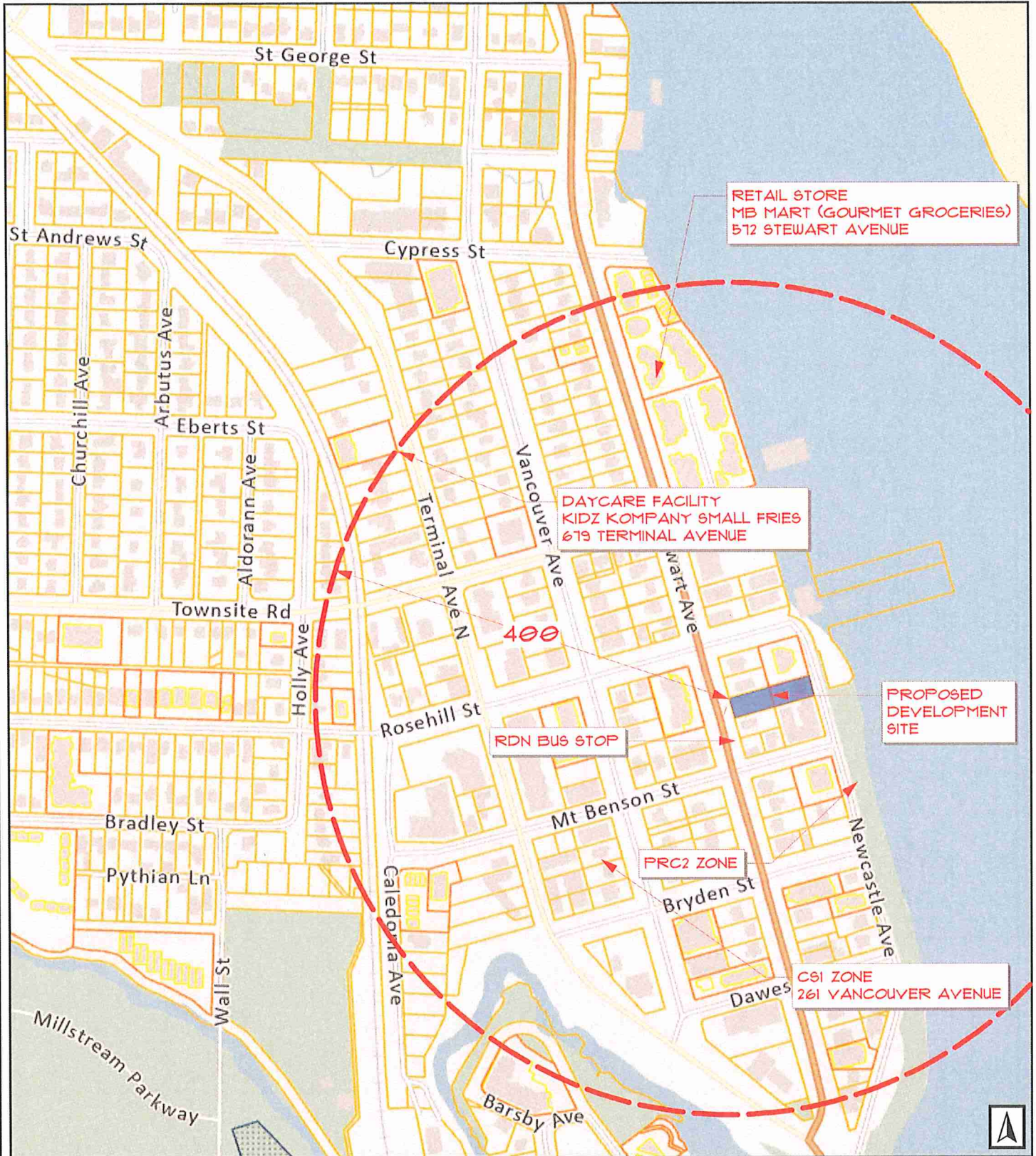
Sincerely,

Masthead Properties

A handwritten signature in blue ink, appearing to read 'Doug Backhouse', with a stylized flourish at the end.

Doug Backhouse

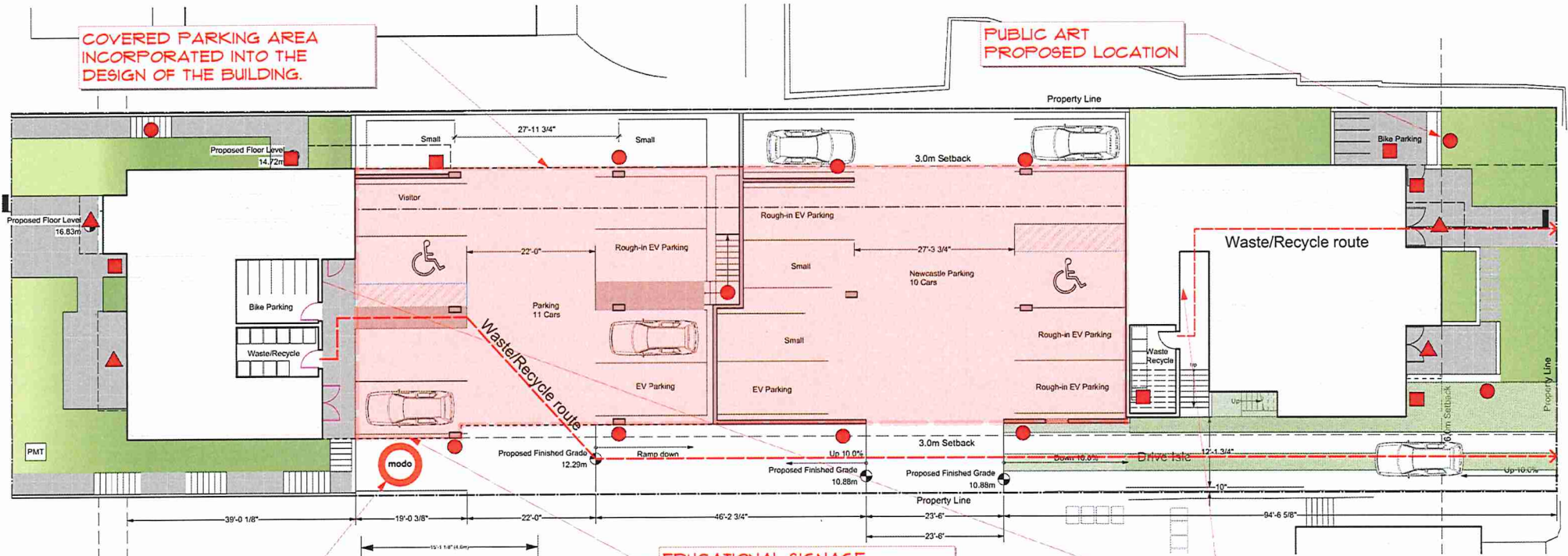
CC: Nathan Middleton Architect



Notes

The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the Information. The map and all data are available for informational purposes only and should not be considered authoritative for construction, engineering, navigational, legal or other site-specific uses. All data is provided without warranty of any kind and users assume the entire risk as to quality and performance of the data. The City of Nanaimo accepts no liability for any damages or misrepresentation caused by inaccuracies in the data.

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Current Planning



Site Parking Scale: 1/16" = 1'-0"

CAR SHARE DESIGNATED PARKING

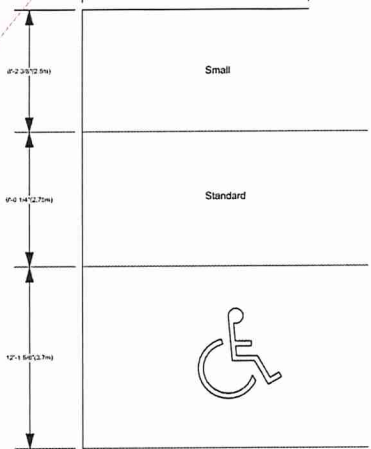


Pad Mount Transformer (PMT)

EDUCATIONAL SIGNAGE REGARDING SUSTAINABLE TRANSPORTATION ALTERNATIVES

- Decorative Fixture
- Wall Wash Fixtures
- ▲ Ceiling or Soffit Fixtures

EDUCATIONAL SIGNAGE REGARDING SUSTAINABLE ENERGY MANAGEMENT PRACTICES



Typical Parking sizes

MASTHEADLIVING

DP001234 Tier 1 Density Bonus
 Schedule D: Amenity Requirements for Additional Density -- Appendix B

360 Stewart - 345 Newcastle, Nanaimo, B.C. 2022 03 14

Middleton Architect

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DP001234 - Tier 1 Density Bonus
Schedule D: Amenity Requirements for Additional Density
Appendix C



INFORMATIONAL AND NON-BINDING

March 22, 2022

Masthead Properties
P. O. Box 400 Stn A
Nanaimo, V9R5L3

Attention: Doug Backhouse

Dear Doug,

Re: Carshare arrangements at 345 Newcastle Avenue in Nanaimo

This letter confirms that Modo sees the location of the proposed residential development at 345 Newcastle Avenue in Nanaimo as having good potential for carsharing. Under the following arrangements, Modo would be willing to enter into an agreement with Masthead Properties (the "Developer") to provide carsharing services:

1. Developer will arrange, at no cost to Modo, the provision of one (1) designated parking stall at the proposed development, equipped with a Level 2 electric vehicle charging station, and accessible to all Modo members on a 24/7/365 basis;
2. Modo will review the final parking drawings and visit the development site to ensure that the stall to be designated for Modo comply with Modo Construction Standards For Shared Vehicle Parking Space (enclosed);
3. Assuming occupancy of the proposed development in 2024, the Developer will provide Modo with a one-time financial contribution of \$30,000.00 plus GST (the "Project Fee") to be used by Modo toward the ownership costs of one (1) new shared vehicle with electric motorization to be located in the parking stall designated for carsharing;
4. Modo will provide Developer with a multi-user membership in Modo with a public value equivalent to the Project Fee, valid for the lifetime of the proposed development and allowing up to a minimum of 63 occupants of the proposed development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee; and

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200-470 Granville Street
2031 Store Street

Vancouver, BC V6C 1V5
Victoria, BC V8T 5L9

604.685.1393
250.995.0265

info@modo.coop
www.modo.coop

5. Modo will provide a promotional incentive worth \$100 of driving credits to each resident joining Modo for the first time.

Modo is interested in working with Masthead Properties and be part of the development at 345 Newcastle Avenue whose occupants and nearby residents may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing.

Regards,

A handwritten signature in black ink, appearing to read 'Sylvain Cellaire', with a stylized flourish at the end.

Sylvain Cellaire
Director of Business Development

Enclosed: as referenced above.