



DEVELOPMENT PERMIT NO. DP001262

AJIT SINGH MINHAS & BALWINDER KAUR MINHAS
Owner(s) of Land (Permittee)

921 TERMINAL AVENUE N
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:

**AMENDED LOT 11 (DD 48875-W), BLOCK 28, DISTRICT LOT 96-G,
NANAIMO DISTRICT, PLAN 2039, EXCEPT PLAN EPP68506
PID No. 006-491-294**

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 Subject Property Map
Schedule B Site and Parking Plan
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.

PERMIT TERMS

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

1. *Section 9.5.1 – Siting of Buildings*
 - to reduce the minimum required front yard setback (Terminal Avenue North) from 6.0m to 5.0m;
 - to increase the maximum permitted front yard setback (Cypress Street) from 6.0m to 11.3m; and
 - to reduce the minimum required 3m side yard setback to 1.5m, generally as shown on Schedule B.

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

1. *Section 4.1 – Parking Stall Dimensions (Standard Vehicle)* – to reduce the minimum required drive aisle width from 6.7m to 6.36m.
2. *Section 4.3 – Small Car Spaces* – to increase the maximum allowable percentage of small car spaces from 40% to 50%.
3. *Section 4.4 – Location of Parking* – to allow parking between the front face of the building and the front property line (Cypress Street).

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by bjk architecture inc., dated 2023-FEB-24, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by bjk architecture inc., dated 2023-APR-14, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect Inc., dated 2022-MAY-12, as shown on Schedule D.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future road widening, with an approximate width of 5.0m along the Terminal Avenue North frontage to achieve a future 'Mobility Arterial' cross-section width of 30.0m, prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
15TH DAY OF MAY, 2023.



Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo

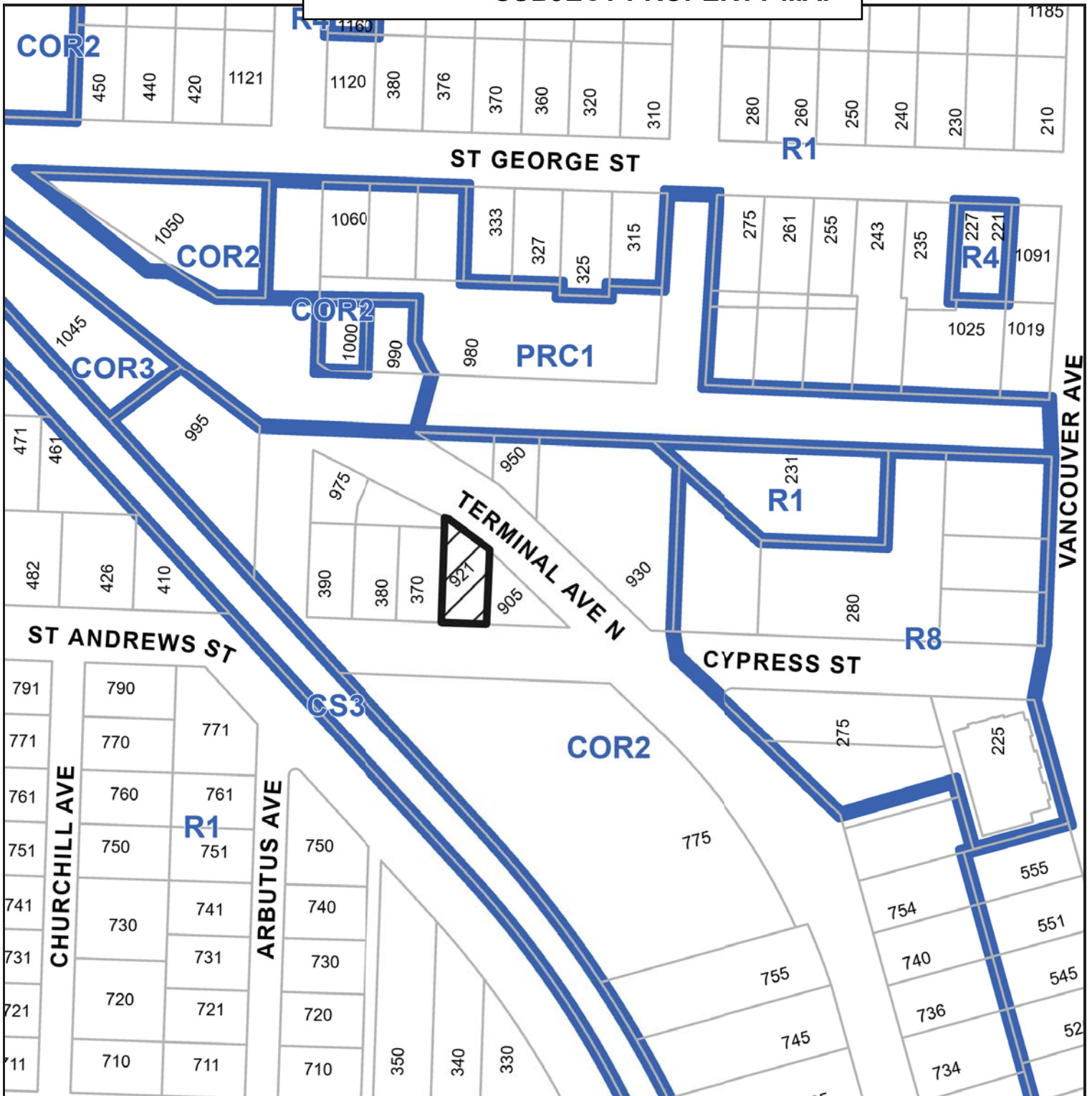


Date

SR/bb

Prospero attachment: DP001262

SUBJECT PROPERTY MAP



921 TERMINAL AVENUE

SITE AND PARKING PLAN

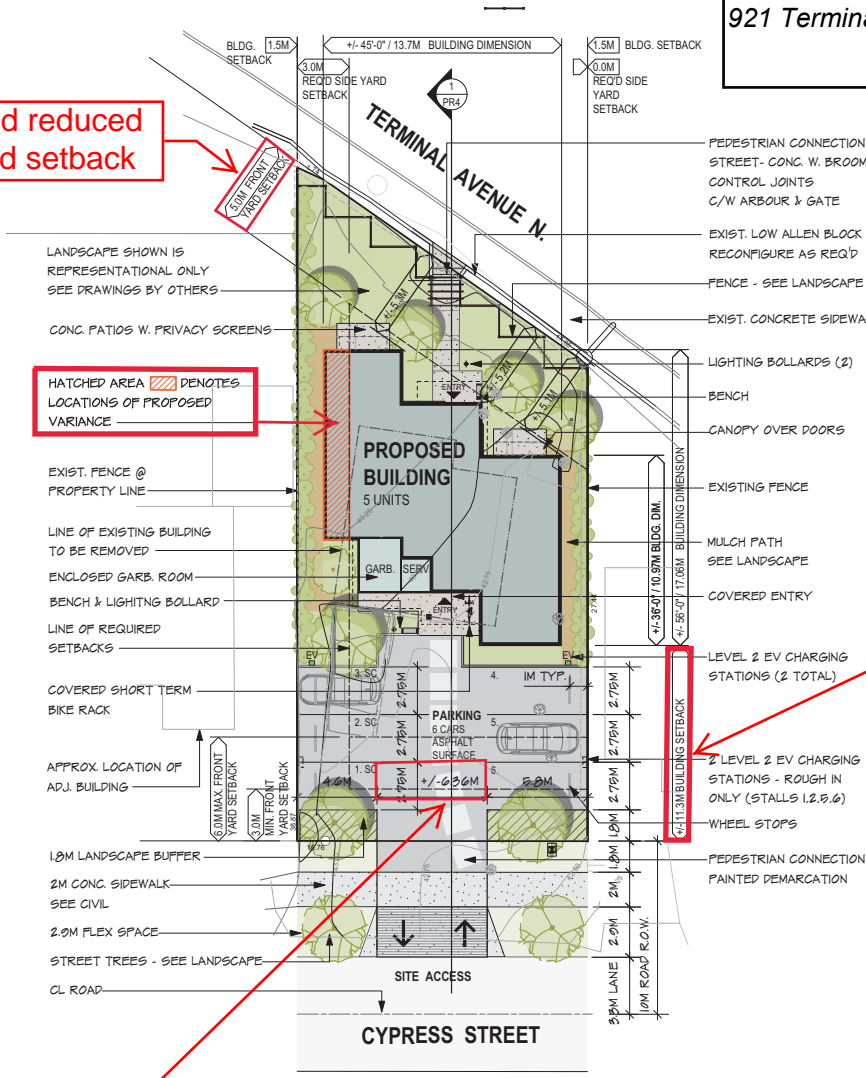


AERIAL

Proposed reduced front yard setback

HATCHED AREA DENOTES LOCATIONS OF PROPOSED VARIANCE

Proposed increased front yard setback



SITE PLAN
SCALE: 1:200 METRIC

HATCHED AREA DENOTES AREA OF PROPOSED VARIANCE

SEE LANDSCAPE PLAN FOR BENCH, LIGHTING BOLLARDS, BIKE RACK AND FENCE DETAILS

Proposed reduced drive aisle width

PROJECT DATA			
CIVIC:	921 TERMINAL AVENUE NORTH	PARKING: (AREA 2) 5-1 BEDROOM UNITS @ 1.26 / UNIT	REQ'D 6.3 PROV. 6
LEGAL:	AMENDED LOT 11 (DD 48875-W), BLOCK 28, DISTRICT LOT 96-G, SECTION 1, NANAIMO DISTRICT, PLAN 2039, EXCEPT PART IN PLAN EPP68506	PARKING TYPES: STANDARD CAR SMALL CAR (MAX 40%)	3 3 (50%)
LOT SIZE:	+/- 6,021 SQ.FT. / 559.3 SQ.M.	BICYCLE: REQ'D SHORT TERM 0.1 / UNIT REQ'D LONG TERM 0.5 / UNIT	REQ'D 0.5 PROV. 1
ZONING:	COR 2 - MIXED USE CORRIDOR	E.V. PARKING: I 25% OF ALL REQ'D OFF-STREET PKG. (LEVEL 2 EVOR) II ALL REMAINING REQ'D OFF-STREET PKG SPACES IN COMMON PKG. AREA (LEVEL 2 EVOR - ROUGH INS ONLY)	REQ'D 2.5 PROV. 5
DP AREA:	DPA7 NORTH TERMINAL AVENUE		REQ'D 1.5 PROV. 2 (STALLS 3 & 4)
OCF FUTURE LAND USE:	URBAN CORRIDOR		
NO. UNITS:	5		
LOT COVERAGE:	+/- 29% (MAX. 60%)		
FAR (MAX. 1.25):	+/- 0.76 (BASED ON FOOTPRINTS)		
HEIGHT (MAX. 14M):	+/- 34'-0" / 10.4M		
BUILDING AREAS: (FOOTPRINT)			
MAIN LEVEL -	1,712 SQ.FT. / 159 SQ.M.		
2ND LEVEL -	1,632 SQ.FT. / 152 SQ.M.		
3RD LEVEL -	1,182 SQ.FT. / 110 SQ.M.		
TOTAL:	+/- 4,526 SQ.FT. / 421 SQ.M.		
BUILDING AREAS: (GFA - AS DEFINED BY C.O.N. BYLAW NO. 4500 PART 5)			
MAIN LEVEL -	1,445 SQ.FT. / 134.25 SQ.M. (EXCL. MAIN LOBBY, SERV&GARB (TO MAX 9.29 SQ.M.), BIKE STOR.)		
2ND LEVEL -	1,515 SQ.FT. / 141 SQ.M. (EXCL. STAIRWELLS)		
3RD LEVEL -	1,065 SQ.FT. / 99 SQ.M. (EXCL. STAIRWELLS)		
TOTAL:	+/- 4,025 SQ.FT. / 374.25 SQ.M.		
UNIT AREAS:			
UNIT 1 -	470 SQ.FT.	UNIT 4 - MAIN LEVEL	17 SQ.FT.
UNIT 2 -	486 SQ.FT.	2ND LEVEL	520 SQ.FT.
		3RD LEVEL	331 SQ.FT.
UNIT 3 - MAIN LEVEL	53 SQ.FT.	UNIT 5 - MAIN LEVEL	32 SQ.FT.
2ND LEVEL	500 SQ.FT.	2ND LEVEL	515 SQ.FT.
3RD LEVEL	315 SQ.FT.	3RD LEVEL	325 SQ.FT.

* BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS.
* UNIT AREAS ARE TO INSIDE FACE OF EXTERIOR WALLS AND TO CL OF PARTY WALLS



2023-03-08

PROJECT #	2013-1564
ISSUED:	07 MAY 2020
ISSUED:	18 DEC 2020
ISSUED:	29 MAR 2021
ISSUED:	09 APR 2021
REVIEW:	07 JUNE 2021
DPA:	26 AUG 2021
REVIEW:	24 SEPT 2021
DPA REVISED:	17 DEC 2021
DAP:	28 APR 2022

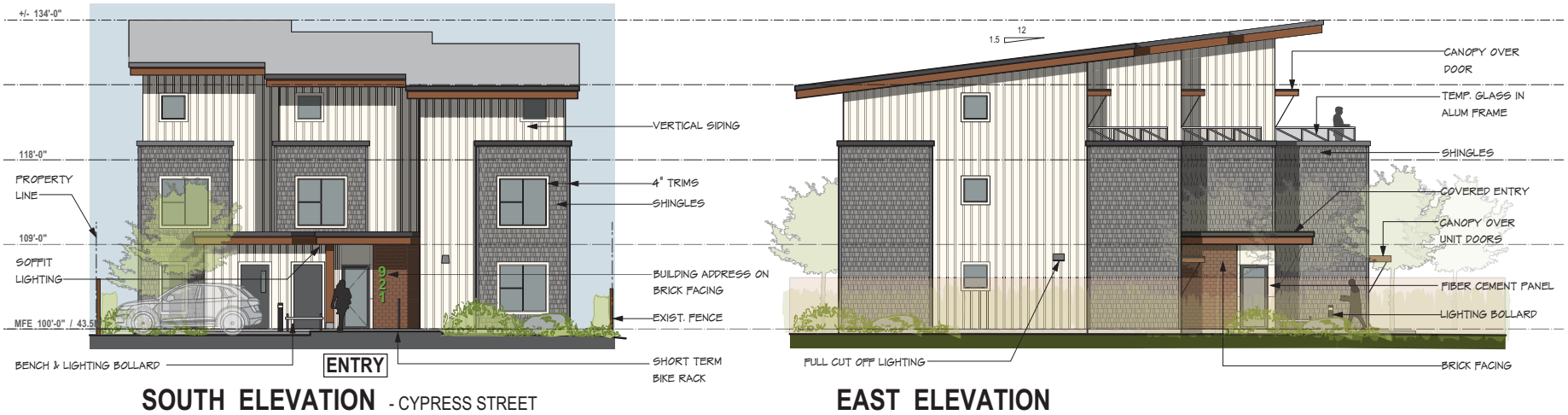
PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT
921 TERMINAL AVENUE NORTH
NANAIMO B.C.

bjk architecture inc.
2122 Blenheim Rd
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

RECEIVED
DP1262
2023-MAR-09
Current Planning

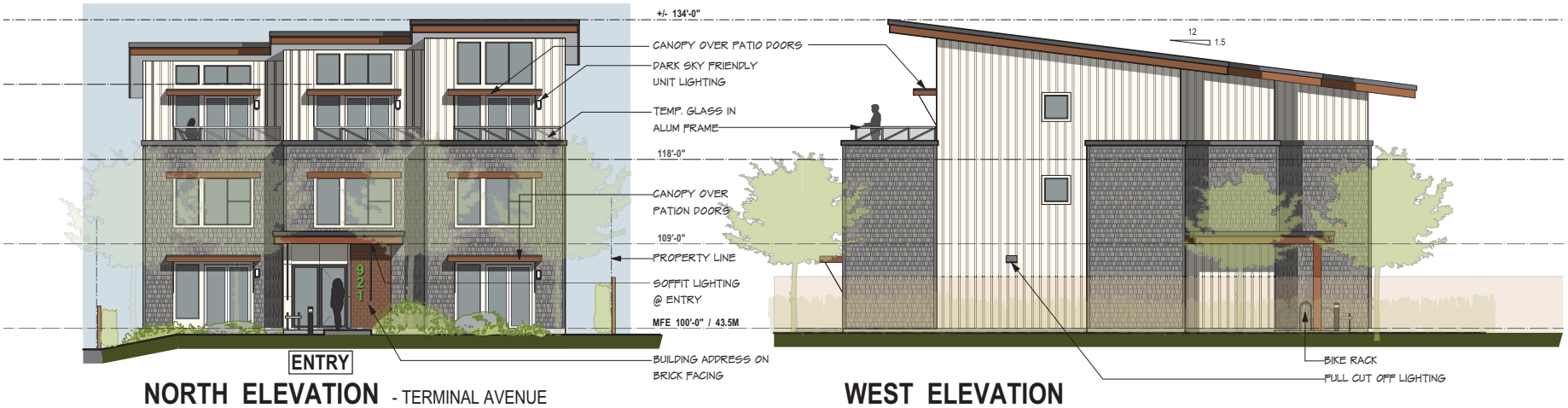
PR1

BUILDING ELEVATIONS AND DETAILS



SOUTH ELEVATION - CYPRESS STREET










EAST ELEVATION



NORTH ELEVATION - TERMINAL AVENUE

WEST ELEVATION

MATERIAL/COLOUR SCHEDULE

						
SHINGLED SIDING DARK GREY CORNER TRIMS TO MATCH	VERTICAL SIDING WARM WHITE CORNER TRIMS TO MATCH	BRICK FACING RED BROWN	FASCIAS/POSTS/ CANOPIES ROYCROFT COPPER RED	FIBER CEMENT PANEL WARM WHITE	WINDOW/DOOR TRIMS WARM WHITE	WINDOW/DOOR FRAMES ALUM. RAILINGS
						
					FLASHINGS SLATE	ROOF GREY

LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY.
SEE DRAWINGS BY OTHERS.

PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT
921 TERMINAL AVENUE NORTH
NANAIMO B.C.

bjk architecture inc.
2122 Brandon Rd
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT #:	2013-1564	ISSUED:	07 MAY 2020	ISSUED:	07 NOV 2022
ISSUED:	18 DEC 2020	REVISÉ:	11 JAN 2023	CONSULTANTS:	28 JAN 2023
CONSULTANT:	29 MAR 2021	ISSUED:	09 APR 2021	DP SUBMISSION:	24 FEB 2023
REVIEW:	07 JUNE 2021	DP:	26 AUG 2021	DP SUPPLEMENTAL INFO:	14 APR 2023
DP:	24 SEPT 2021	REVIEW:	17 DEC 2021		
DP:	28 APR 2022	DP REVISÉ:	28 APR 2022		

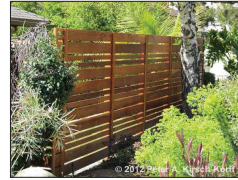
RECEIVED
DP1262
2023-APR-18
Current Planning

PR3

LANDSCAPE PLAN AND DETAILS

TERMINAL AVENUE N.

NOT FOR CONSTRUCTION



Design Rationale

The project site is located on Terminal Avenue with easy pedestrian access to Terminal Shopping Centre to the North and to Downtown via the E and H Trail to the south.

Pedestrian access to the project is via the front entrance off Terminal and the back entrance off Cypress.

The **landscape concept** uses local materials, including rocks, timber and indigenous plants. The outside spaces are small and consist of 2 communal entrance places, 2 private patios and gardens. The gardens include layers of plants with small deciduous trees, understory trees, with deciduous and evergreen shrub and herb layers.

The Streetscape/north gardens

The Terminal streetscape has been designed to provide an interesting pedestrian edge with filtered views into the site while providing privacy for the patios. This has been achieved by running the solid wood parts of a 4' high fence parallel to the building front, and a more transparent metal picket at right angles. This allows oblique views into the site. Wood screens and planting will be arranged to provide additional privacy at the patios. Deciduous trees and shrubs will be planted around a bioswale close to the building with lower plantings along the edge of the street; this low planting is designed to accommodate future street works. An entry gate underneath an arbour will guide pedestrians to the front door, which is furnished with a bench.

The side gardens

Evergreen hedges form an edge to the property with a mulch path that will allow access to the south of the building.

The south garden, parking area and "back door".

A paved area with bollard light, bench and bike rack directs pedestrians to the entry door. Larger deciduous trees, small understory trees, berry bushes and other edible plants, including herbs and strawberries will be planted in this south facing garden.

Two rows of **street trees** are proposed to frame Cypress and form an arch over the sidewalk. These trees perform ecological services by filtering pollutants, capturing carbon and shading the sidewalk and parking lot.

Plant selection is based on maintenance requirements, low moisture requirements, habitat value, aesthetic value.

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.



REVISIONS:

CAD DP Plan - June 30 2022

DP Revision - Feb 6 2023

CONSULTANT:



PROJECT:

921 TERMINAL
AVE NORTH
NANAIMO, BC

SITE LEGAL DESCRIPTION:
AMENDED LOT 11 (D048875-W),
BLOCK 28, DISTRICT LOT 98-G
SECTION 1, NANAIMO DISTRICT,
PLAN 2039, EXCEPT PART IN
PLAN EPP68506

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: 1:100 DATE: MAY 12, 2022

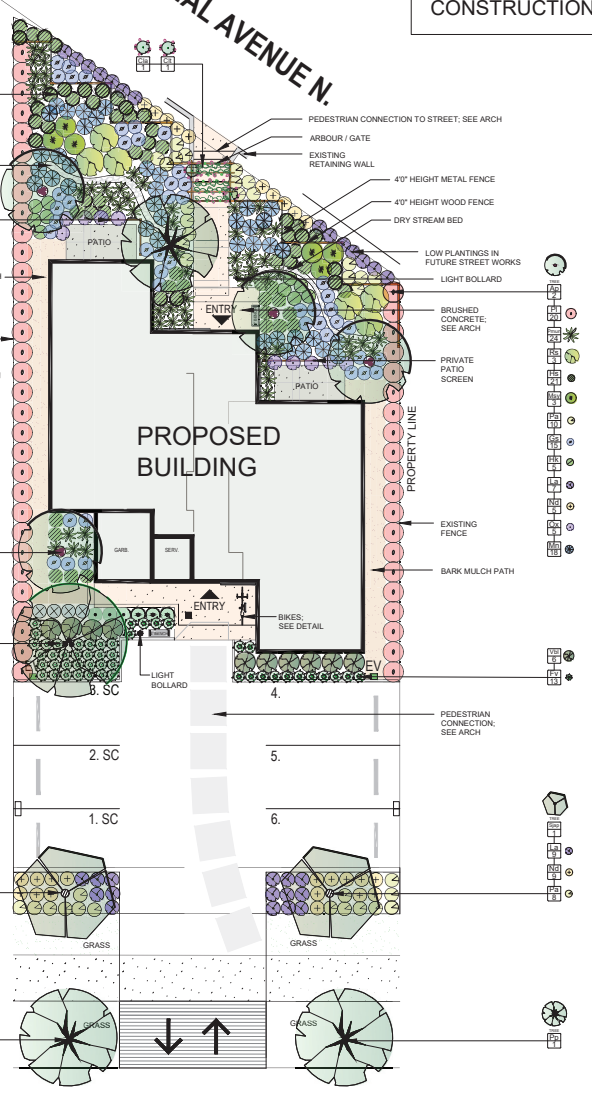
DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 921 TERMINAL AVE 2022

DRAWING NUMBER:

L0.1/DP

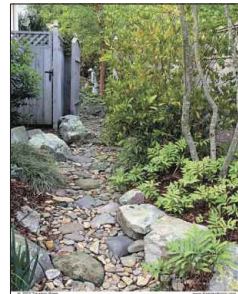
MUN. DWG#:



CYPRESS STREET

Plant Palette

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.



Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
Deciduous Trees (Total 10)						
Ap	4	Acer palmatum	Japanese Maple	2.5m ft		
Ck	1	Cornus kousa	Chinese Dogwood (multistem)	2.5m ft.		
Pp	3	Parrotia persica "anessa"	Persia Ironwood	6 cm cal	1.8m branching height	Street trees
Sjap	2	Styrax japonica	Snowball Tree	6 cm cal	1.8m branching height	
Shrubs/Grasses/Vines (Total 443)						
Hedging						
Pl	52	Prunus lusitanica	Portuguese Laurel	#2 pot	90 cm o.c.	
Shrubs/Berry plants						
Rd	6	Ribes sanguineum	Red Flowering Currant	#1	120 cm b.c.	
Vbl	10	Vaccinium	Blueberry bushes	#1	30 cm o.c.	varieties TBD
Understory/Low Shrubs						
Fv	48	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.	
Ge	45	Gaultheria shallon	Santal	#1	60 cm o.c.	
Mn	27	Muhlenbergia capillaris	Blue Chalk Grass	#1	90 cm o.c.	
Or	10	Oxalis oreopano	Redwood Sorrel	#1	60 cm o.c.	
Pmun	59	Polystichum munium	Sword Fern	#1	60 cm o.c.	
Ornamental Grasses						
Cak	4	Calamagrostis "Karl Foerster"	Feather Reed Grass	#1	60 cm o.c.	
Hk	10	Hakonechloa macra	Japanese Woodland Grass	#1	60 cm o.c.	
Hl	56	Helictotrichon sempervirens	Blue Oat Grass	#1	60 cm o.c.	
May	6	Miscanthus yakuima	Dwarf Maiden Grass	#1	90 cm o.c.	
Pa	35	Pennisetum alopecuroides	Fountain Grass	#1	60 cm o.c.	
Vines						
Cia	1	Clematis armandi	Evergreen Clematis	#1		
Cit	1	Clematis tangutica	Oriental Clematis	#1		
Herbs						
La	29	Lavandula angustifolia "Hidcote"	English Lavender	#1	90 cm b.c.	
Nai	26	Nepeta "Doronic Blue"	Catmint	#1	60 cm o.c.	
Ro	6	Rosemarinus officinalis	Rosemary	#1	60 cm o.c.	