



**DEVELOPMENT PERMIT NO. DP001322**

**GOVERNING COUNCIL OF THE SALVATION ARMY IN CANADA**

**Name of Owner(s) of Land (Permittee)**

**19 NICOL 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:

**LOT B, (DD EM34637), BLOCK 12, SECTION 1, NANAIMO DISTRICT,  
PLAN 584**

**PID No. 024-122-394**

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 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.



### TERMS OF PERMIT

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

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for a principal building from 4.5m to 2.7m.
2. *Section 6.5.1 Projections* – to increase the maximum allowable projection for steps and landings within the front yard setback from 2.0m to 4.5m.
3. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard from 1.2m to 1.5m.
4. *Section 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle along the east side property line from 3.0m to 0.0m.


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

1. *Section 7.2 All Other Uses* – to reduce the number of required parking spaces from 5 to 0.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Biophilia, dated 2024-FEB-20 and 2024-MAY-07, as shown on Schedule D.

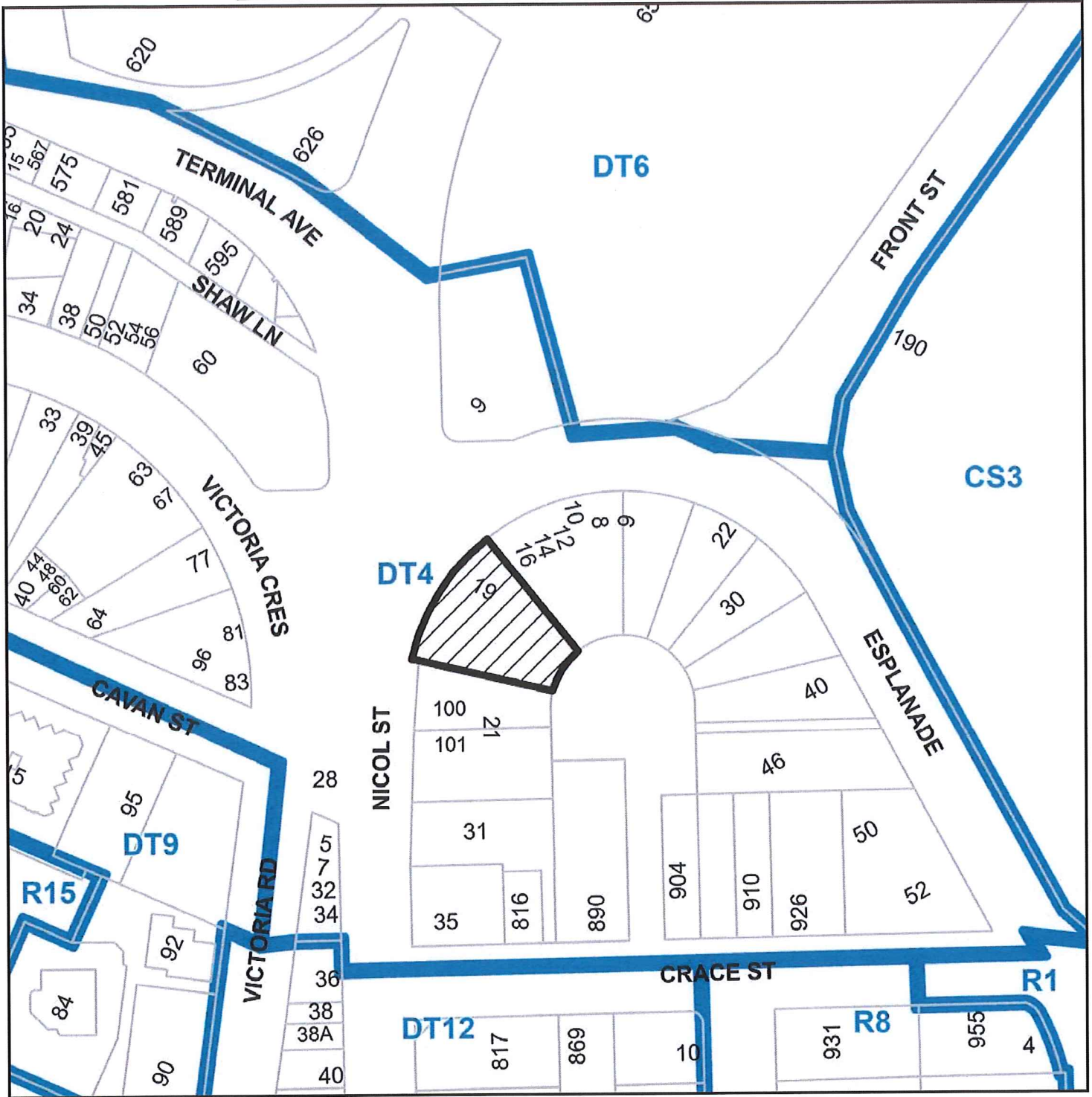
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 17TH DAY OF JUNE, 2024.

  
Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date



**SUBJECT PROPERTY MAP**



19 Nicol Street



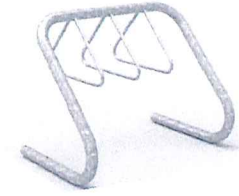
Refuse Receptacle  
Variance

Projections Variance

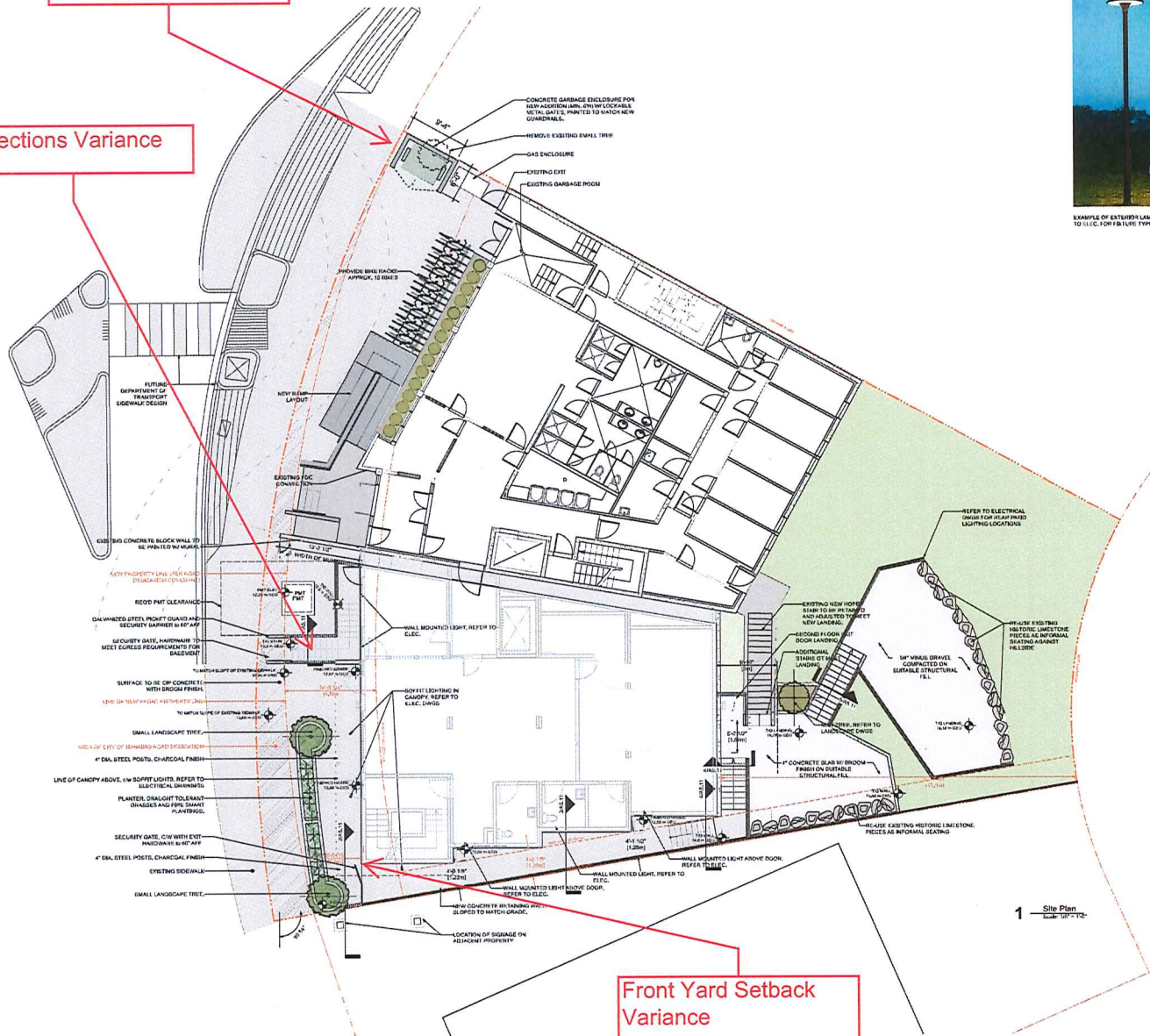
Front Yard Setback  
Variance



EXAMPLE OF EXTERIOR LAMP POSTS (PREFER TO ULC LISTED TYPE)



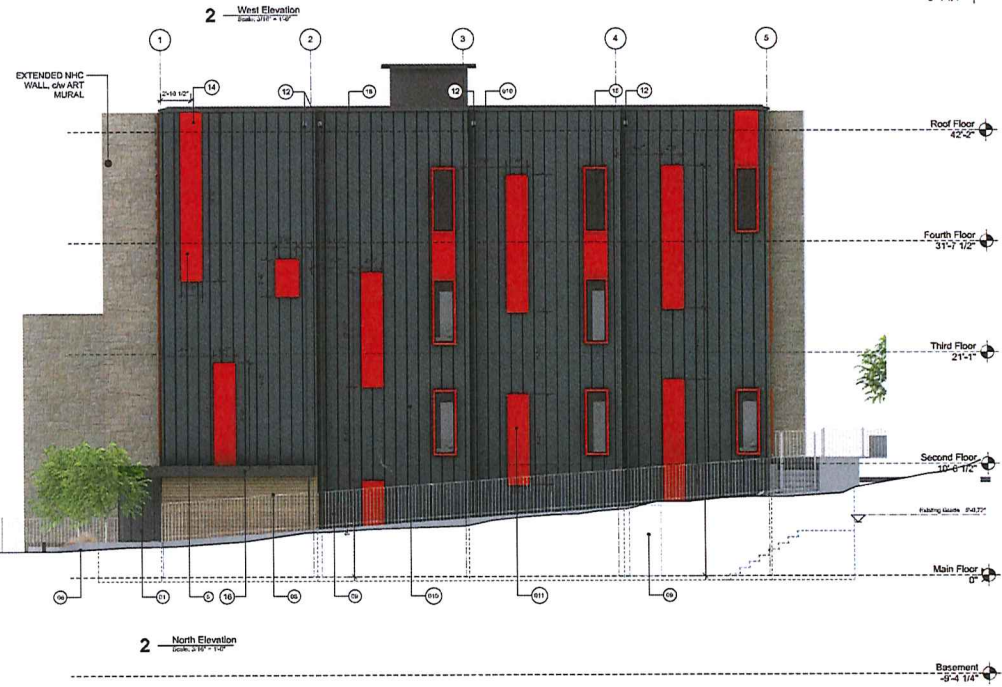
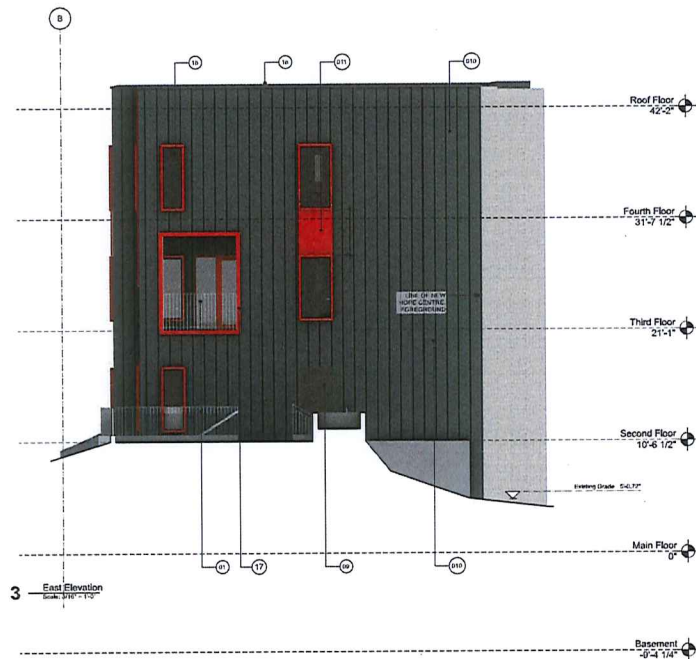
EXAMPLE OF EXTERIOR BENCH





## BUILDING ELEVATIONS AND DETAILS

- ① GALVANIZED PEST OCCUPY FENCE, TO MATCH CHARCOAL METAL CLADDING
- ② PINE VENEER WAFER FLAME
- ③ WHITE VENEER, CHARCOAL PAINT & TRIM
- ④ ALUMINUM EXTRUSION (FISH, STEEL, DUMKAM COATING) TO MATCH ACENT THARGE
- ⑤ ALUMINUM EXTRUSION (FISH, STEEL, DUMKAM COATING) TO MATCH ACENT THARGE
- ⑥ PLASTER, CHALK WHITE, REPAIR TO ELEG
- ⑦ SMOOTH LIGHT FIBRE, MATCH TO ELEG
- ⑧ HORIZONTAL FIBRE CONCRETE, WOOD TONE
- ⑨ PRESSED TRIM, FIBRE BOARD, PAINTED TO MATCH CHARCOAL METAL CLADDING
- ⑩ WATER BASED PAINT, CHALKING, CHALK, GRAY
- ⑪ SMOOTH HARDE, PAINT, ACENT COLOUR RED
- ⑫ PEANUTS RED, PAINT, CHALKING, METAL CLADDING
- ⑬ METAL CLADDING, PLASING, TO MATCH HARDE ACENT
- ⑭ ROCK LETTERING, WHITE, KEYS TO ELEG
- ⑮ WHITE VENEER, TRIM, CHARCOAL, PEARLS & PEARLS ACENT TRIM
- ⑯ HARDE, FIBRE, CHARCOAL, TO MATCH METAL CLADDING
- ⑰ HARDE TRIM, ACENT POLISHING
- ⑱ PEANUTS RED, PAINT, CHALKING, TO MATCH CHARCOAL METAL CLADDING





## LANDSCAPE PLAN AND DETAILS



EDDIE'S WHITE WONDER DOGWOOD



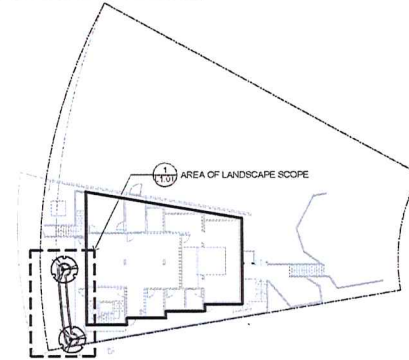
EVERGREEN HUCKLEBERRY



MAHONIA NERVOZA



WESTERN SWORD FERN

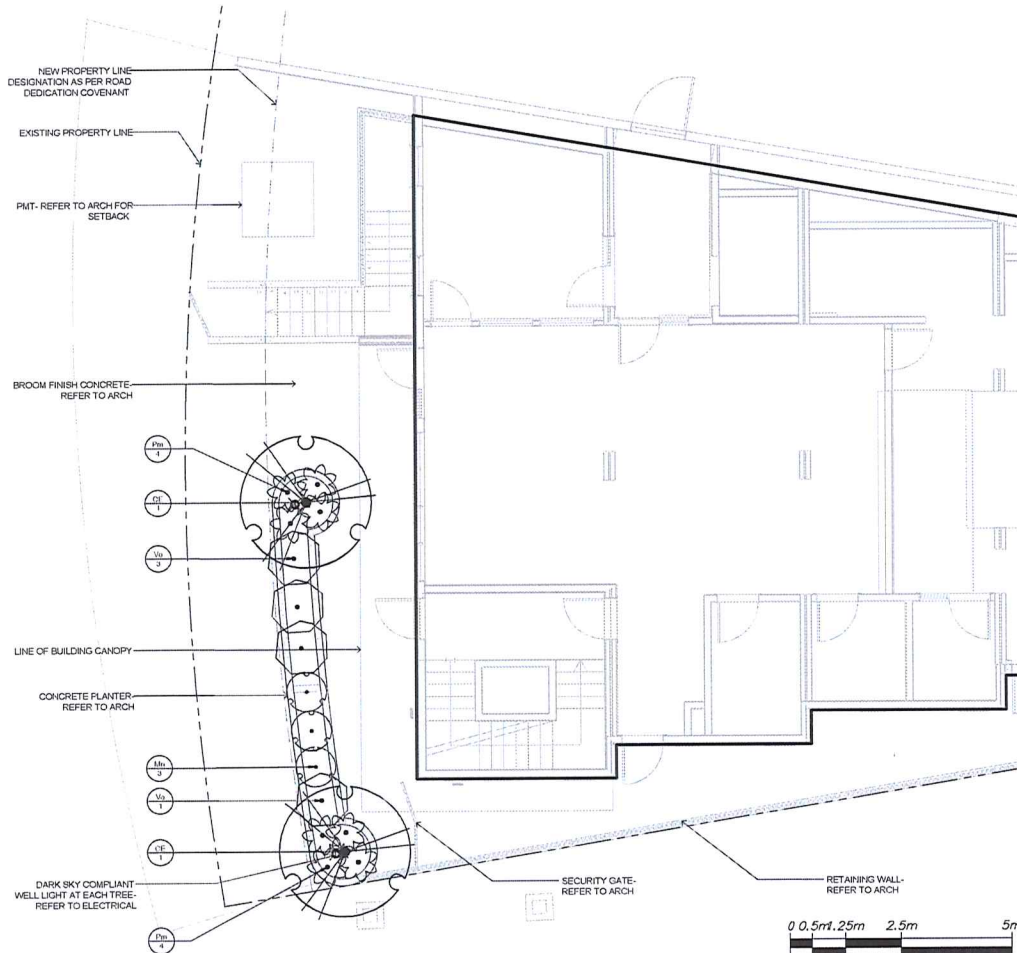
LANDSCAPE SITE PLAN  
SCALE 1:250

## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
<b>TREES</b>						
	CE	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	6 cm cal.	As Shown	B&B, Dense, Uniform Tree	2
<b>SHRUBS</b>						
	Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.9m	Full, Well Established	3
	Vb	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot	1.2m	Full, Well Established	4
<b>FERNS</b>						
	Pm	Polystichum munitum / Western Sword Fern	#2 Pot	0.6m	Full, Well Established	3

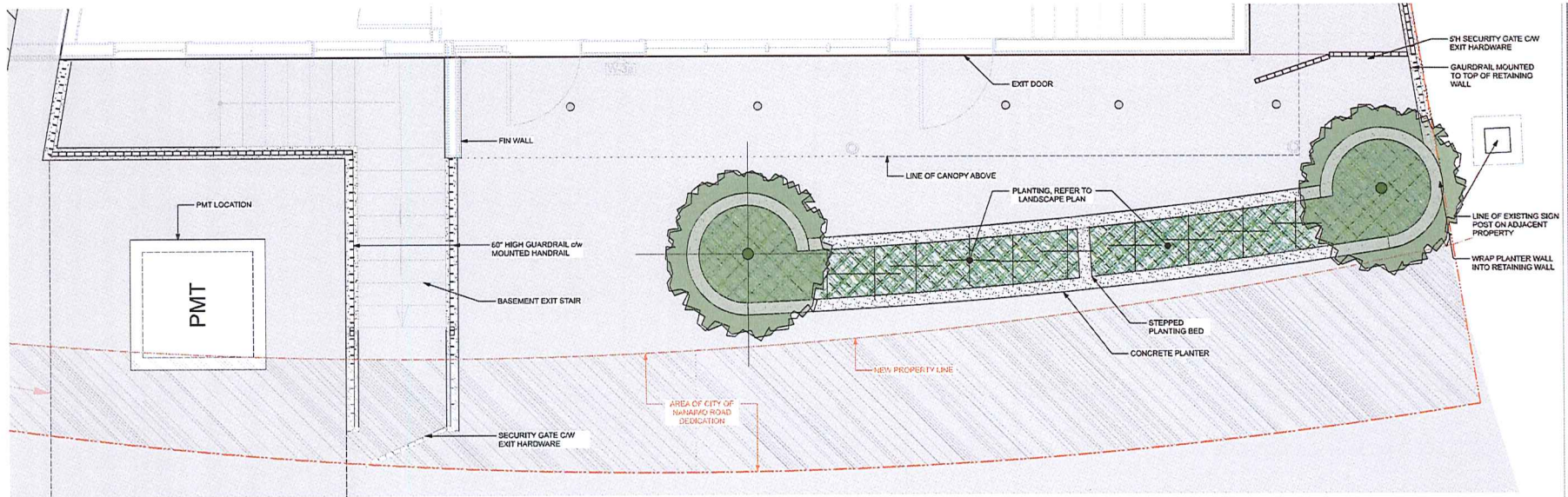
## NOTES

1. A TREE SURVEY HAS NOT BEEN COMPLETED FOR THIS SITE, THERE ARE NO EXISTING TREE LOCATIONS ON SITE.
2. REFER TO ARCH FOR HARDSCAPE GRADING AND MATERIAL.
3. ALL LANDSCAPE AREAS TO BE DRIP IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
4. REFER TO CIVIL FOR WORKS ON MUNICIPAL SIDEWALKS, BIKE LANE AND CURBS.
5. ALL PLANT MATERIAL TO MEET BCSLA STANDARDS.
6. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
7. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF NANAIMO.
8. TREES IN PLANTER TO BE PLANTED IN 1M OF TOPSOIL DEPTH.
9. SHRUBS IN PLANTER TO BE PLANTED IN MINIMUM OF 450MM OF TOPSOIL DEPTH.
10. PLANTER TO RECEIVE 50MM OF BARK MULCH.
11. ALL CROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS.
12. REFER TO CIVIL AND MECHANICAL FOR DRAINING.
13. REFER TO ELECTRICAL FOR ALL PRODUCTS AND CONNECTIONS.

0 0.5m 1.25m 2.5m 5m  
SCALE: 1:50

WELL LIGHT





1 Enlarged Site Plan @ Street  
Scale: 1/2" = 1'-0"



2 Street Elevation  
Scale: 1/4" = 1'-0"

**MHA**  
MacDonald Hargay Architects Ltd.  
1332 Uptown Centre Ave. Courtenay, BC V9M 3M7



SALVATION ARMY NEW HOPE CENTRE  
19 NICOL ST NANAIMO BC

4. 10/20/2023 10/20/2023 10/20/2023  
5. 10/20/2023 10/20/2023 10/20/2023  
6. 10/20/2023 10/20/2023 10/20/2023  
7. 10/20/2023 10/20/2023 10/20/2023

PROVISION

LANDSCAPE DETAILS  
RECEIVED  
DP1322  
2024-MAY-14

**A5.10**



