



**DEVELOPMENT PERMIT NO. DP001329**

**PROVINCIAL RENTAL HOUSING CORPORATION, INC.NO. BC0052129**  
**Owner of Land (Permittee)**

**355 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 by this permit.
2. This 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 A SECTION 1 NANAIMO DISTRICT PLAN EPP29088**  
**PID NO. 029-218-560**

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 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 prevails over the provisions of the bylaw in the event of conflict.
6. 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 14.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.0m to 4.8m as shown in Schedule B.

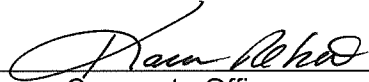
The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 2.1.i Off-Site Parking* – to allow off-site parking to be located on a lot zoned as residential as shown in Schedule B.

### CONDITIONS OF PERMIT

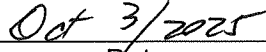
1. The subject property shall be developed generally in accordance with the Site Plan prepared by MacDonald Hagerty Architect Ltd., dated 2025-AUG-06, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by MacDonald Hagerty Architect Ltd., dated 2024-SEP-09, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-AUG-11, as shown on Schedule D.
4. Off-site landscaping shall be completed on the lots legally described as THAT PART OF SECTION 1 NANAIMO DISTRICT SHOWN ON PLAN EPP129816 (354 Haliburton Street) and EAST 1/2 OF LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 4377 EXCEPT PART IN PLAN VIP52121 (364 Haliburton) in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-AUG-11, as shown on Schedule D.
5. Registration of a Section 219 covenant and easement to secure off-site parking on the lots legally described as THAT PART OF SECTION 1 NANAIMO DISTRICT SHOWN ON PLAN EPP129816 (354 Haliburton Street) and EAST 1/2 OF LOT 8, SECTION 1, NANAIMO DISTRICT, PLAN 4377 EXCEPT PART IN PLAN VIP52121 (364 Haliburton) as shown in Schedule B, prior to building occupancy.
6. Submission of a geotechnical report to the satisfaction of the building inspector following the City of Nanaimo *Guidelines for Geotechnical Assessments Above Abandoned mine workings* and *Guidelines for Completion of Geotechnical Reports* to satisfy the objectives and guidelines of Development Permit Area No. DPA4 – Abandoned Mine Workings Hazards, and registration of a "save harmless" Section 219 covenant in favour of the City requiring compliance with any of the recommendations of the geotechnical report, prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 8TH DAY OF **SEPTEMBER, 2025.**



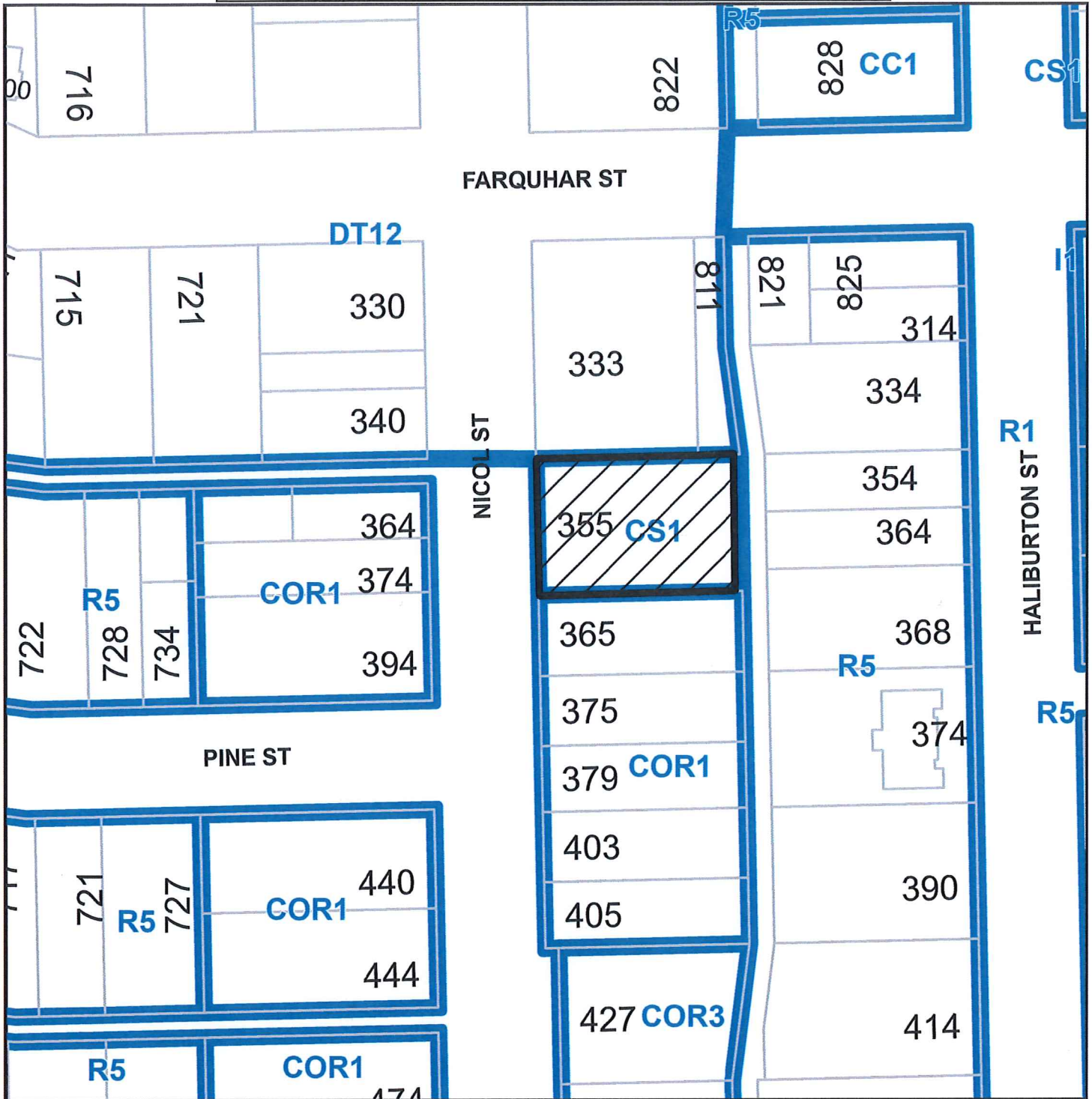
Corporate Officer

**Karen Robertson**  
Deputy Corporate Officer  
City of Nanaimo



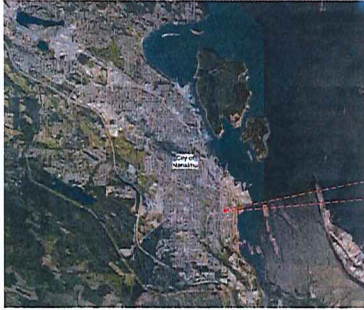
Date

SUBJECT PROPERTY MAP



 355 NICOL STREET

PROJECT CONTEXT



3 Community context and zoning  
Scale: NTS



4 Street view looking south-east  
Scale: NTS

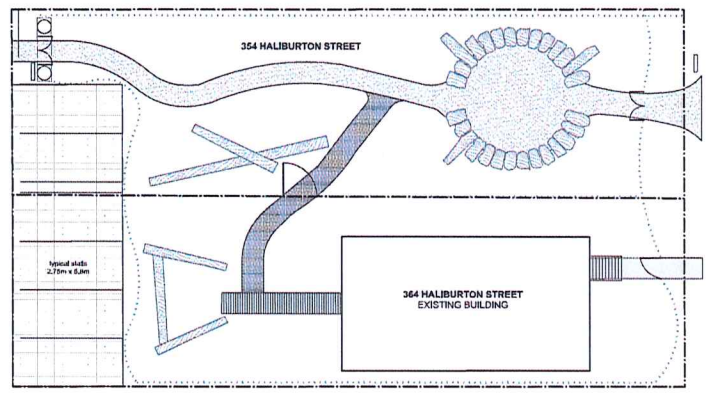
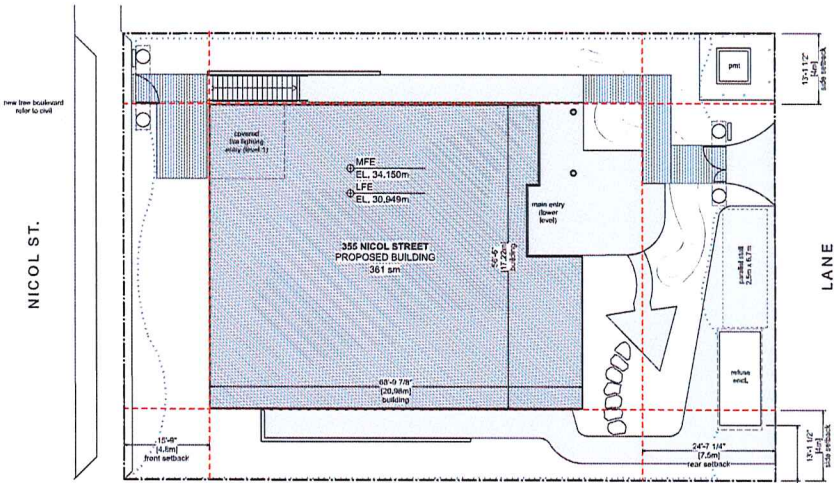


5 Street view looking south  
Scale: NTS

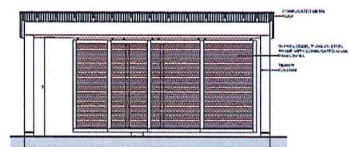
ZONING INFORMATION

Authority: City of Nanaimo  
Street Address: 355 Nicol St  
Legal Description: Lot A, Section 1, Nanaimo District, Plan EPP29088  
Property Identification Number: PID 020-218-560  
Project Description: The subject land is a .23 acre parcel bordered by Nicol Street to the West, a meadow to the North, single family residential to the South, single family to the East. It is located in close proximity to the downtown core and several nearby parks.

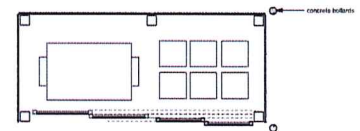
ZONING SUMMARY	PERMITTED UNDER CS1	PROPOSED CS1 (CD)
SETBACKS	FRONT YARD SETBACK: 6 METERS REAR YARD SETBACK: 7.5 METERS SIDE YARD: 4 METERS * SEE SITE PLAN FOR PROPOSED DISTANCES TO LOT LINES	4.8 METERS (Variation) 7.5 METERS 4 METERS
LOT COVERAGE / FSR	PERSONAL CARE FACILITY Max Coverage: 40% Max FSR: 2.23	TOTAL LOT AREA: 829 SQM TOTAL BUILDING AREA: 361.11 SQM TOTAL LOT COVERAGE: 38% TOTAL CHOCOLATE LOGAN AREA: 2200 SQM PROPOSED FSR: 2.23
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT: 18.0 METERS	18.6 METERS * SEE ELEVATIONS FOR BUILDING HEIGHTS
USABLE OPEN SPACE	N/A	N/A
OFF STREET PARKING + LOADING	PERSONAL CARE FACILITY: 62 5.2 FEET CLEARANCE LIMIT: N/A	Total provided: 7 SPACES
LANDSCAPE + SCREENING	Landscaping Buffer: N/A Fence Height: 2 METERS	SEE LANDSCAPE PLAN



1 Site Plan  
Scale: 1:125  
refer to landscape plans for surfaces and fencing  
refer to civil plans for leveling and grading  
refer to electrical and landscape for lighting



2 Refuse Enclosure - Plan & Elevation  
Scale: 1/4" = 1'-0"



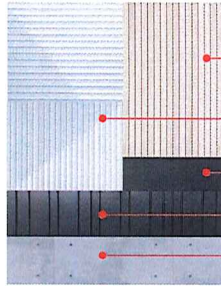
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DP1329  
2025-AUG-21  
CULTURAL PLANNING



Supportive Housing  
355 Nicol Street Nanaimo

**BUILDING ELEVATIONS AND DETAILS**

MATERIAL BOARD



- Material board**
1. Wood tone metal cladding
  2. Smooth finish cementitious board, colour charcoal
  3. 7/8" corrugated metal, colour white, two orientations
  4. variegated metal cladding, colour charcoal
  5. exposed sealed concrete base.

01234  
56789



BC Housing  
 355 Nicol St



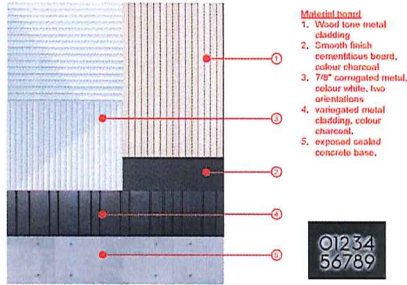
C	2/23/2024	Checked (P) DP001329
D	2/23/2024	Designed (P) DP001329
E	2/23/2024	Engineered (P) DP001329
F	2/23/2024	Field (P) DP001329

2024-09-09  
 Elevations

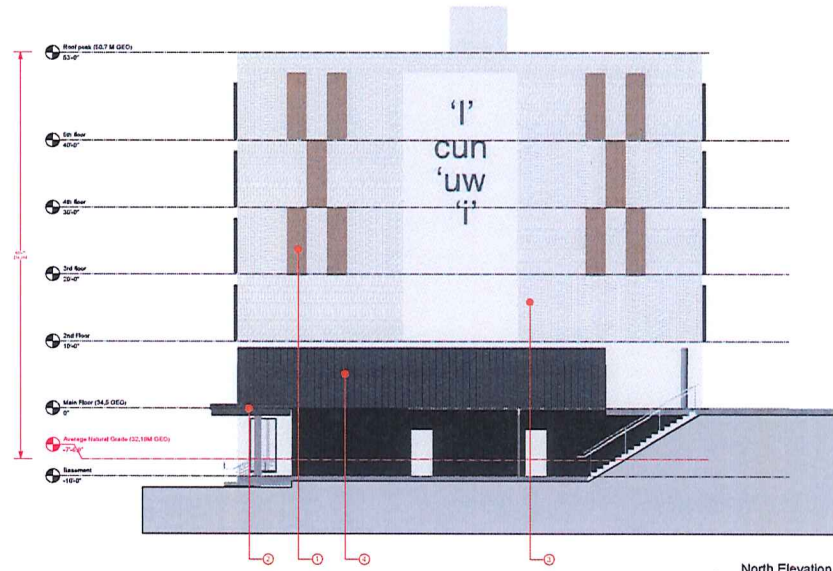
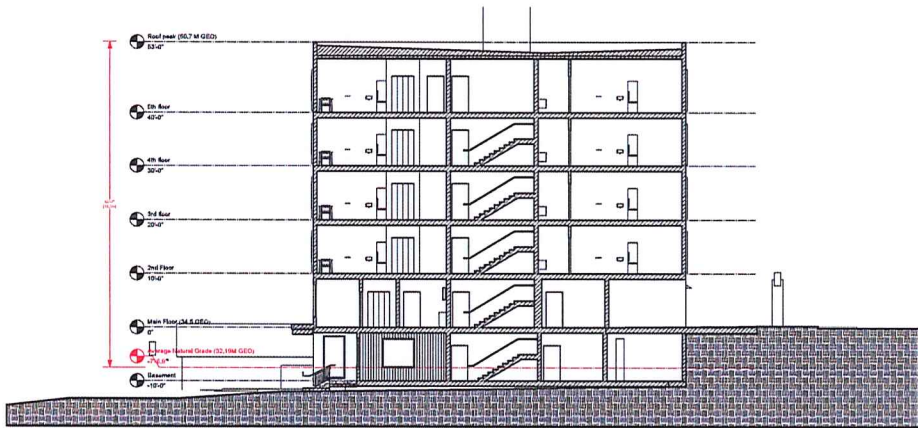
RECEIVED  
 DP1329  
 2024-SEP-09  
 BC HOUSING

A2.00

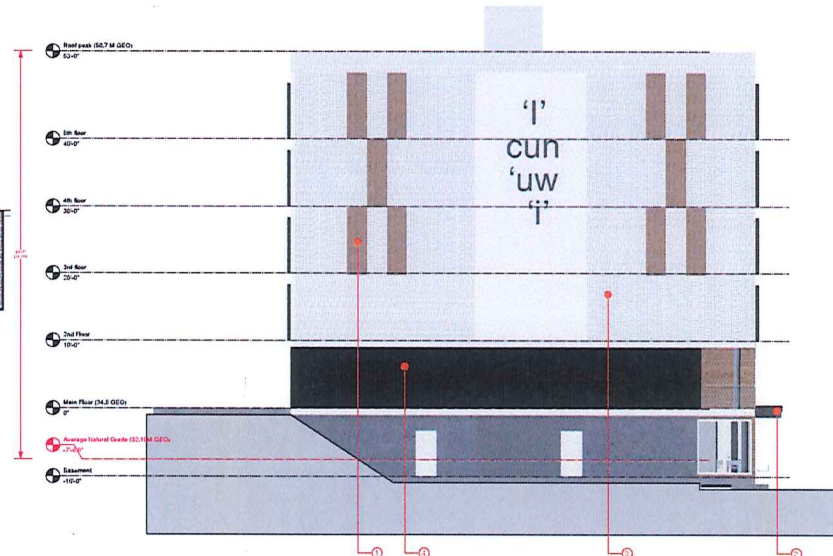
MATERIAL BOARD



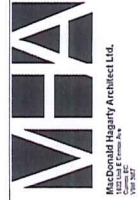
- Material board**
1. Wood tone metal cladding.
  2. Smooth finish cementitious board, colour charcoal.
  3. 7/8" corrugated metal, colour white, two orientations.
  4. Variegated metal cladding, colour charcoal.
  5. Exposed casted concrete base.



8 North Elevation  
Scale: 1:100



9 South Elevation  
Scale: 1:100



BC Housing  
355 Nicol St

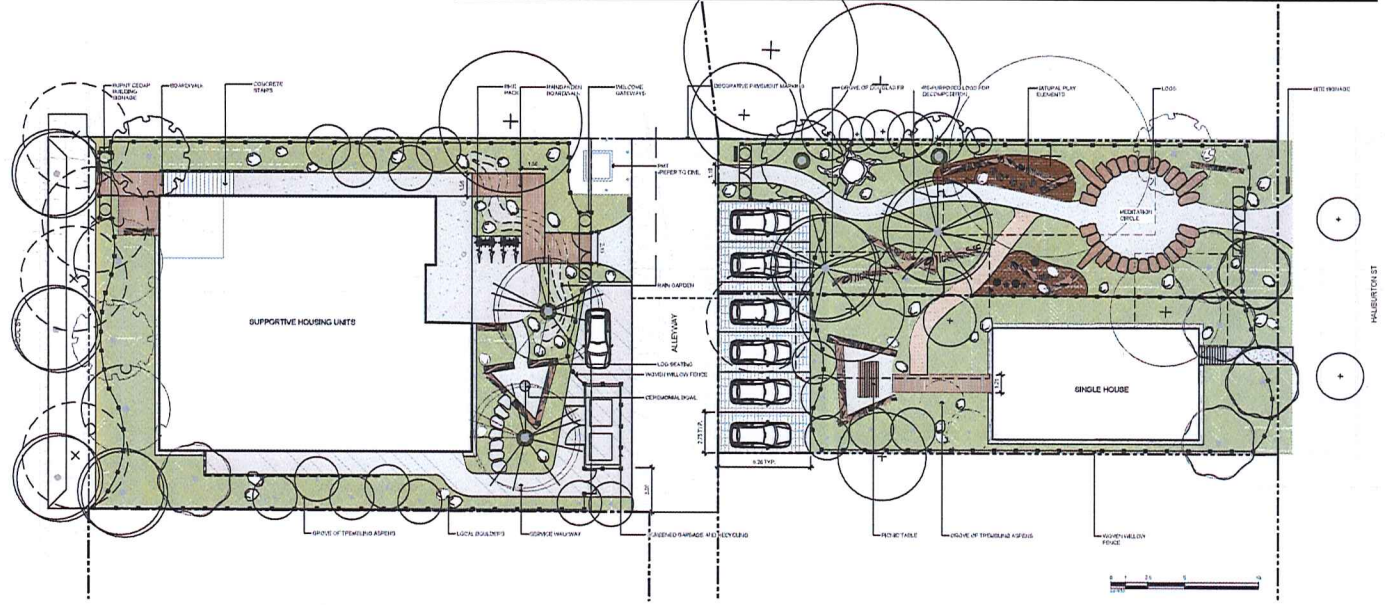


C	2/24/2024	Issue #1 (DMS)
D	2/24/2024	Issue #2 (DMS)
E	2/24/2024	Issue #3 (DMS)
REV	2/24/2024	Issue #4 (DMS)

Elevations

RECEIVED  
DP1320  
2024-SEP-09  
Sustainable Planning

A2.01



**LEGEND**

- PROPERTY LINE
- FRONT SETBACK
- REAR SETBACK
- PROJECT FOOTPRINT
- NATURAL PLANT ELEMENTS
- CEREMONIAL DRIVE
- WELCOME GATEWAYS
- LANDSCAPE BOARDWALKS
- PLANTERS
- PERGOLAS
- OUTDOOR SEATING
- OUTDOOR TABLES
- EXTERIOR TREE PLANTING
- INDOOR TREES

**MATERIALS SCHEDULE**

SYMBOL	DESCRIPTION	QTY
[Color swatch]	Paint Type 1 - SP FLAKE	75.00 m <sup>2</sup>
[Color swatch]	Paint Type 2 - SP FLAKE	150.00 m <sup>2</sup>
[Color swatch]	Paint Type 3 - SP FLAKE	150.00 m <sup>2</sup>
[Color swatch]	Paint Type 4 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 5 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 6 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 7 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 8 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 9 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 10 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 11 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 12 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 13 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 14 - SP FLAKE	15.00 m <sup>2</sup>
[Color swatch]	Paint Type 15 - SP FLAKE	15.00 m <sup>2</sup>



2105 Straits View, Nanaimo, BC V8M 1T3  
 info@biophilialia.com 250 590 1156

PROJECT NAME  
**355 Nicol St**  
 PROJECT ADDRESS  
**355 Nicol St,  
 Nanaimo, BC**

DESIGNER: **BIANCA BOOLEY**  
 DRAWN BY: **CHARLIE TWYFORD**

**RECEIVED**  
**DP1329**  
**2025-AUG-21**  
 Current Planning

PRECEDENTS



RAIN GARDENS    CUSTOM FURNITURE    RAINGARDEN BOARDWALKS    BURNT CEDAR BUILDING SIGNAGE    NATURAL PLAY ELEMENTS    CUSTOM LOG SEATING/ MEDITATION CIRCLE    WELCOME GATEWAYS    WILLOW WOVEN FENCE

DECORATIVE PAVEMENT MARKING APPLIED TO ALLEYWAY TO REINFORCE VISUAL CONNECTION BETWEEN LOTS. PATTERN TO BE DEVELOPED.

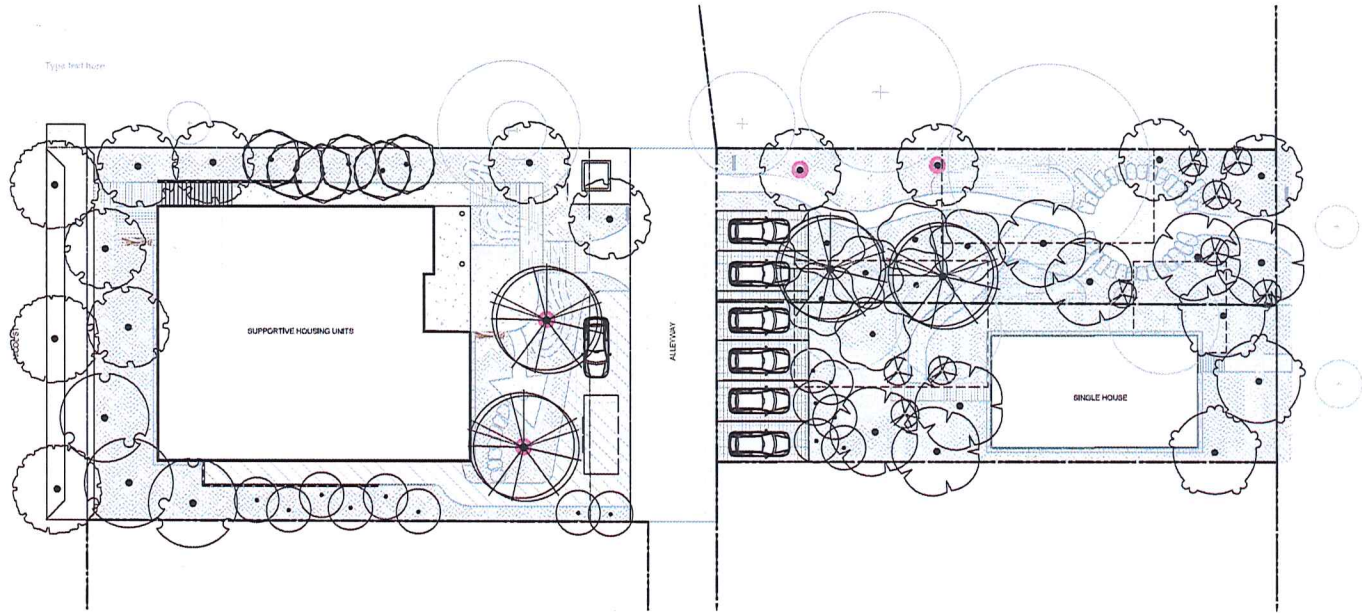
NO.	REVISION	DATE
7	REVISED FOR DP	14/08/21
7	ISSUED FOR SP	22/07/21
6	ISSUED FOR SP, COORDINATION	25/06/21
5	ISSUED FOR SP, COORDINATION	25/06/21
4	REVISED FOR DP	24/06/21
3	REVISED FOR DP	24/05/21
2	ISSUED FOR DP	25/10/20
1	ISSUED FOR BIDDING	23/05/20
NO.	REVISION	BY/DATE



DRAWING TITLE  
**MATERIALS PLAN**

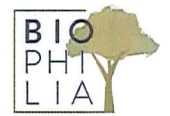
SCALE: **1:150**    **L1.01**





PLANT SCHEDULE

SYMBOL	CODE	QTY	NOTANCIAL NAME	COMMON NAME	REMARKS	SIZE
<b>TREES</b>						
	AM	10	Acer macrophyllum	Big Leaf Maple	Ball & Burlap	100mm Cal.
	AR	3	Acer rubrum	Red Maple	Ball & Burlap	100mm Cal.
	AS	9	Amelanchier alabamica	Serviceberry	Ball Multi-Stem	100mm Cal.
	AP	3	Arbutus menziesii	Pacific Madrone	Ball & Burlap	100mm Cal.
	CH	6	Comus nuttallii	Pacific Dogwood	Ball & Burlap	100mm Cal.
	CR	7	Crataegus douglasii	Douglas Hawthorn	Ball & Burlap	100mm Cal.
	PI	14	Populus tremuloides	Quaking Aspen	Ball & Burlap	100mm Cal.
	PE	3	Prunus emarginata	Bitter Cherry	Ball & Burlap	100mm Cal.
	PD	7	Platanus mexicana	Douglas Fr	Ball & Burlap	75mm Cal.
	TP	4	Thuja plicata	Western Red Cedar	Ball & Burlap	75mm Cal.



2105 Strata View, Stanicton, BC V6M 1T3  
 info@biophilacollective.ca 250 590 1156

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**355 Nicol St**  
 PROJECT ADDRESS:  
**355 Nicol St,**  
**Nanaimo, BC**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **CHARLIE TWYFORD**

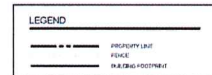
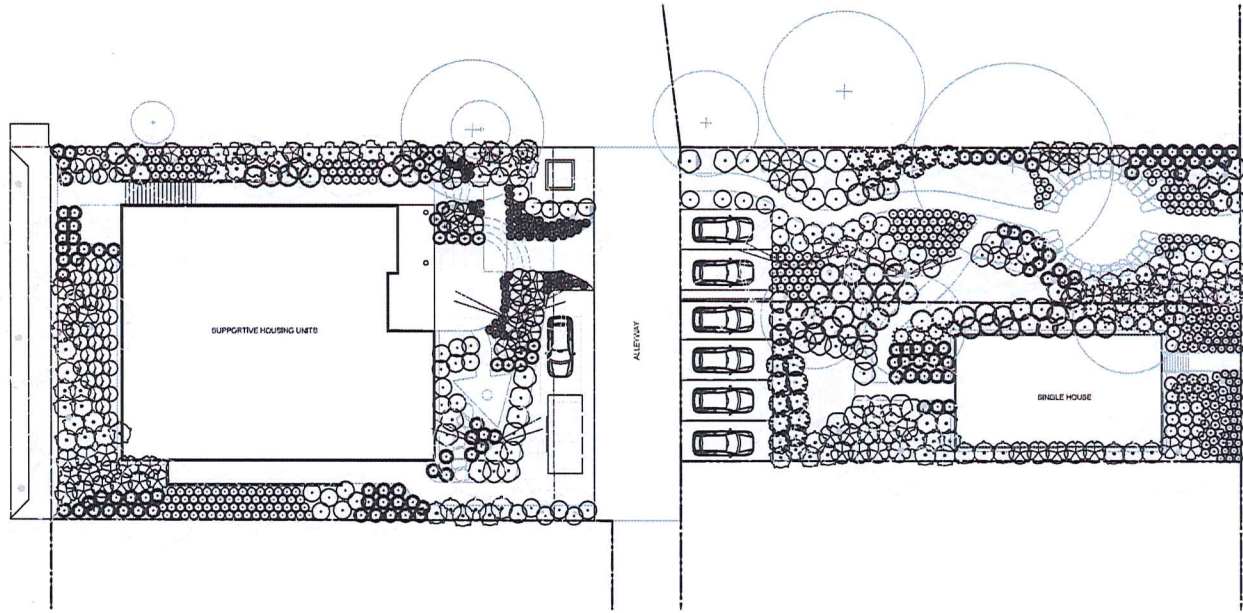
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**DP1329**  
**2025-AUG-21**  
 Current Planning

NO.	REVISION	DATE
7	RE-ISSUED FOR DP	250811
7	ISSUED FOR EP	250721
6	ISSUED FOR 50% COORDINATION	250626
5	ISSUED FOR 50% COORDINATION	250614
4	RE-ISSUED FOR DP	240927
3	RE-TRAINED FOR EP	240131
2	ISSUED FOR DP	231008
1	ISSUED FOR SCOP	230204
NO.	REVISION	SYMMG00



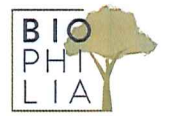
DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO.: **L2.01**  
 SCALE: **1:150**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	AM2	37	Achillea millefolium	Common Yarrow	#1 Container
	A1	42	Achillea Millefolium	Yarrow Leaf	#1 Container
	CG2	73	Carex obovata	Slough Sedge	#1 Container
	FF	32	Festuca nemoralis	Rhenn's Fescue	#1 Container
	GG2	11	Gaultheria shallon	Sidal	#3 Container
	HD2	26	Hedera decora	Climbing Ivy	#3 Container
	JE2	16	Juncus effusus	Soft Rush	#1 Container
	ME1	20	Mahoea nervosa	Creeping Chape	#1 Container
	OC	36	Oenothera caerulea	Cosmos	#3 Container
	PM2	37	Polystichum medium	Western Dwarf Fern	#1 Container
	PW	103	Platanus aquilum	Western Emerald Fern	#1 Container
	RH	64	Rosa rubra	Hybrid Rose	#2 Container
	SG	17	Salix rosmarinifolia	Gullweed	#1 Container
	SD3	16	Spiraea douglasii	Western Spiraea	#1 Container
	SA3	68	Symplocarpus albus	Common Snowberry	#2 Container
	SD2	16	Symphoricarpos rotundifolia	Douglas Aster	#1 Container
	TT2	240	Tieria trifida	Thicket Foamflower	#1 Container
	UD2	34	Urtica dioica	Stinging Nettle	#1 Container
	VO2	26	Vaccinium oxycoccos	Evergreen Huckleberry	#2 Container
	VP2	19	Vaccinium paniculatum	Red Huckleberry	#3 Container



2105 Straits View, Saanichton, BC V8M 1T3  
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DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **CHARLIE TWYFORD**

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**2025-AUG-21**  
 CURRENT PLANNING

NO.	ISSUE	DATE
7	REVISED FOR DP	25/08/21
7	ISSUED FOR RP	25/07/21
6	ISSUED FOR RP COORDINATION	25/06/21
5	ISSUED FOR RP COORDINATION	25/05/21
4	REV. ISSUED FOR DP	24/02/21
3	REV. ISSUED FOR DP	24/01/21
2	ISSUED FOR DP	23/10/20
1	ISSUED FOR RUPP	23/07/20
NO.	ISSUE	DATE



DRAWING TITLE  
**PLANTING PLAN**

DWG NO.  
**L2.02**  
 SCALE: 1:150

OVERSTORY PLANTING - TREES



XPEYI/ THUJA PLICATA/  
WESTERN RED CEDAR



TS'SEYI/ PSEUDOTSUGA  
MENZIESII/ DOUGLAS-FIR



TS'ALHULHP/ ACER  
MACROPHYLLUM BIGLEAF  
MAPLE



KWITXULHP/ CORNUS  
NUTTALLII/ FLOWERING  
DOGWOOD



QANLHP/ ARBUTUS  
MENZIESII/ PACIFIC  
MADRONE



TUSHNETS/ AMELANCHIER  
ALNIFOLIA/ SASKATOON  
BERRY



TULLMULHP/ PRUNUS  
EMARGINATA/ BITTER  
CHERRY



QWITQWITUL/ USHULHP/  
POPULUS TREMULOIDES/  
DANCING TREE

UNDERSTORY PLANTING - SHRUBS, FERNS AND GROUNDCOVERS



EPILOBIUM  
ANGUSTIFOLIUM/  
FIREWEED

MEDICINAL USE:  
RICH IN VITAMIN C,  
FLOWERS A GREAT  
SOURCE OF HONEY.  
NECTAR: MATURE STEMS  
PRODUCE FIBRE FOR  
CORDAGE



ATHYRIUM FILIX-FEMINA/  
LADY FERN

MEDICINAL USE:  
WOUND HEALING



SUNIELHP/ MAHONIA  
NERVOSA/ OREGON-GRAPE

MEDICINAL USE:  
ANTIOXIDANT, RICH IN  
VITAMIN C



TEGE/ GAULTHERIA  
SHALLOW/ SALAL

MEDICINAL USE:  
EDIBLE BERRIES, USED  
AROUND FOOD IN  
PITCOOKING AS  
FLAVOURING



TTHULETTHLEY/ ASARUM  
CAUDATUM/ WILD GINGER

MEDICINAL USE:  
AROMATIC PLANT FOR  
GOOD FORTUNE, STEMS  
USED TO ALLEVIATE  
INDIGESTION, BLOATING,  
AND OTHER DIGESTIVE  
DISCOMFORTS



TL'UGIP/ POLYPODIUM  
GLCYRRHIZA/ LICORICE  
FERN

MEDICINAL USE:  
GOOD FOR COUGHS,  
COLDS, SORE THROATS



TULIQWULHP/ ACHILLEA  
MILLEFOLIUM/ YARROW  
PLANTAIN

MEDICINAL USE:  
AROMATIC BATH FOR SICK  
PEOPLE, USED TO TREAT  
COLDS AND RESPIRATORY  
AILMENTS, TEA DRUNK AS  
TONIC



SXU'ENHWEEN/ PLANTAGO  
MAJOR/ BROADLEAVED  
PLANTAIN

MEDICINAL USE:  
LEAVES USED AS A  
POULTICE FOR BURNS,  
SORES AND STINGS



T'EETO'ULHP/ SPIRAEA  
DOUGLASSII/ HARDHACK

MEDICINAL USE:  
WOOD USED FOR SALMON  
SPREADERS



LILA/ RUBUS SPECTABILIS/  
SALMONBERRY

MEDICINAL USE:  
EDIBLE SHOOTS, PEELLED  
IN SPRING



PUP'OTYASULHP/  
SYMPHORICARPOS ALBUS/  
SNOWBERRY

MEDICINAL USE:  
BERRIES USED  
MEDICINALLY AGAINST  
WARTS, TWIGS BOILED AND  
SOLUTION USED TO RELAX  
MUSCLES



'AYUM SQWILMUHW/  
EVERGREEN  
HUCKLEBERRY/ VACCINIUM  
OVATUM

MEDICINAL USE:  
ANTIOXIDANT, RICH IN  
VITAMIN C



SXWELE'ULHP/ SALIX  
SITCHENSIS/ SITKA WILLOW

MEDICINAL USE:  
BARK USED GENERALLY AS  
PAIN-KILLING MEDICINE



STHEKELUM/ POLYSTICHUM  
MUNITUM/ SWORD FERN

MEDICINAL USE:  
WOUND HEALING, FRONDS  
USED IN CEREMONIAL  
BATHING AND WINTER  
DANCES



SPEETHY/ RIBES  
BRACTEOSUM/ STINK  
CURRANT

MEDICINAL USE:  
ANTIOXIDANT, RICH IN  
VITAMIN C



XWINLHP/ ROSA  
GYMNOCARPA/ DWARF  
WILD ROSE

MEDICINAL USE:  
PETALS CONSUMED FOR  
THEIR POTENTIAL MILD  
DIURETIC OR ASTRINGENT  
PROPERTIES



TTHX'THUX/ URTICA  
DOICA/ STINGING NETTLE

MEDICINAL USE:  
RELIEVE JOINT AND  
MUSCLE PAIN.



2105 Shalla View, Saanichton, BC V8M 1T3  
info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:  
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DESIGNED BY: BIANCA BODLEY  
DRAWN BY: CHARLIE TWYFORD

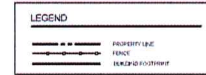
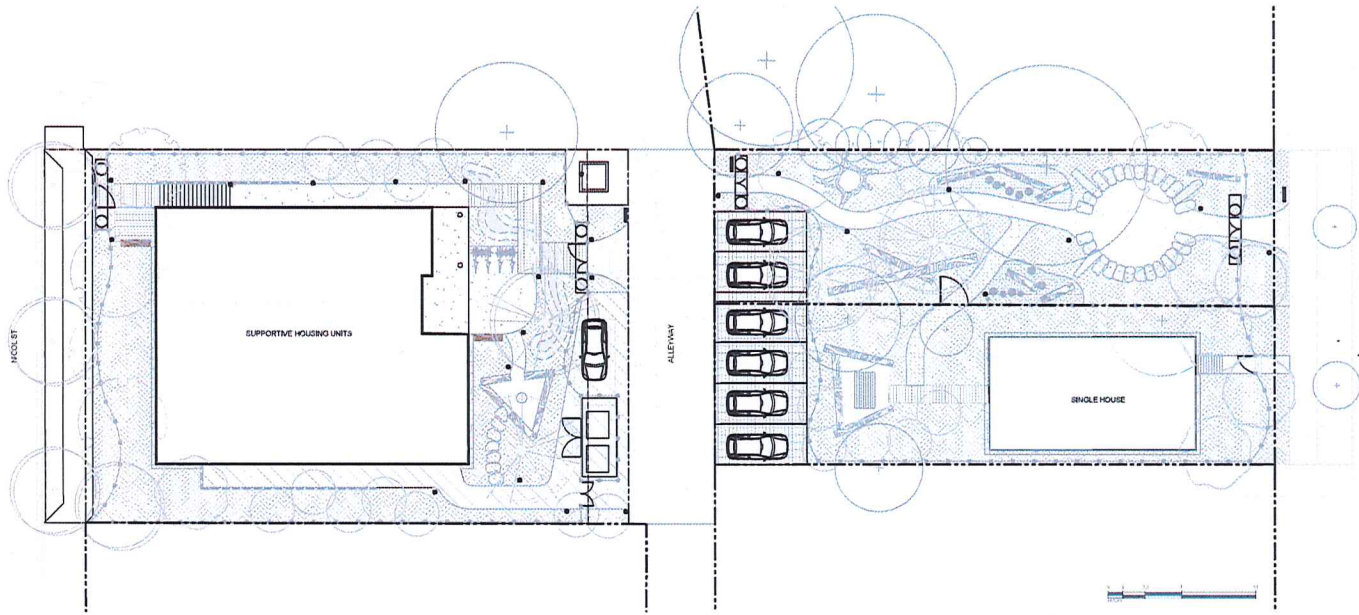
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Current Planning

7	REVISED FOR DP	25-07-01
7	ISSUED FOR DP	25-07-01
6	ISSUED FOR 50% COORDINATION	25-06-05
5	ISSUED FOR 50% COORDINATION	25-04-14
4	REVISED FOR DP	24-08-27
3	REVISED FOR DP	24-07-01
2	ISSUED FOR DP	23-10-26
1	ISSUED FOR RUPP	20-03-24
NO.	REVISION	DATE



GRAVED TITLE:  
PLANTING IMAGERY

SCALE: N/A  
L2.03



2105 Strala View, Saanichton, BC V8M 1T3  
 info@biophthalcollective.ca 250 580 1156

OWNER/CLIENT:

PROJECT NAME:  
**355 Nicol St**  
 PROJECT ADDRESS:  
**355 Nicol St,**  
**Nanaimo, BC**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **CHARLIE TWYFORD**

**RECEIVED**  
**DP1329**  
**2025-AUG-21**  
 Current Planning

7	RE-ISSUED FOR DP	250811
7	ISSUED FOR EP	250721
6	ISSUED FOR SIGN COORDINATION	250626
5	ISSUED FOR SIGN COORDINATION	250411
4	REV- ISSUED FOR DP	240927
3	REV- ISSUED FOR DP	240731
2	ISSUED FOR EP	240728
1	ISSUED FOR ESDP	230724
NO.	REVISION	YYMMDD



DRAWING TITLE:  
**LIGHTING PLAN**

DWG NO:  
**L3.01**  
 SCALE: 1:150