



DEVELOPMENT PERMIT NO. DP001340

CITY OF NANAIMO

Name of Owner(s) of Land (Permittee)

350 and 398 FRANKLYN STREET

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:

LOTS A and B, SECTION 1, NANAIMO DISTRICT, PLAN 5108, (PID Nos 006-037-674 & 006-037-682); THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTION 1, NANAIMO DISTRICT, PLAN 584 (PID 008-779-392); and, LOT I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 (PID 006-037-712)

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 Plans
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 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a flanking side yard setback (abutting Franklyn Street) from 1.8m up to 2.8m as shown on Schedule C.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 12.0m to 19.0m as shown on Schedule C.

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

1. *Section 6.1(i)(a) Required Number of Loading Spaces Parking Table* – to reduce the minimum required number of loading spaces from 1 space to 0 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Ace Architecture Inc., dated 2024-JUL-02, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Ace Architecture Inc., dated 2024-JUL-02, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Macdonald Gray, dated 2024-JUL-02, as shown on Schedule D.
4. Registration of a 2.0m wide Statutory Right-of-Way (SRW) along the front lot line (abutting Robson Street) as shown on Schedule B prior to building permit issuance.
5. Lot Consolidation of 350 & 398 Franklyn Street prior to building permit issuance.

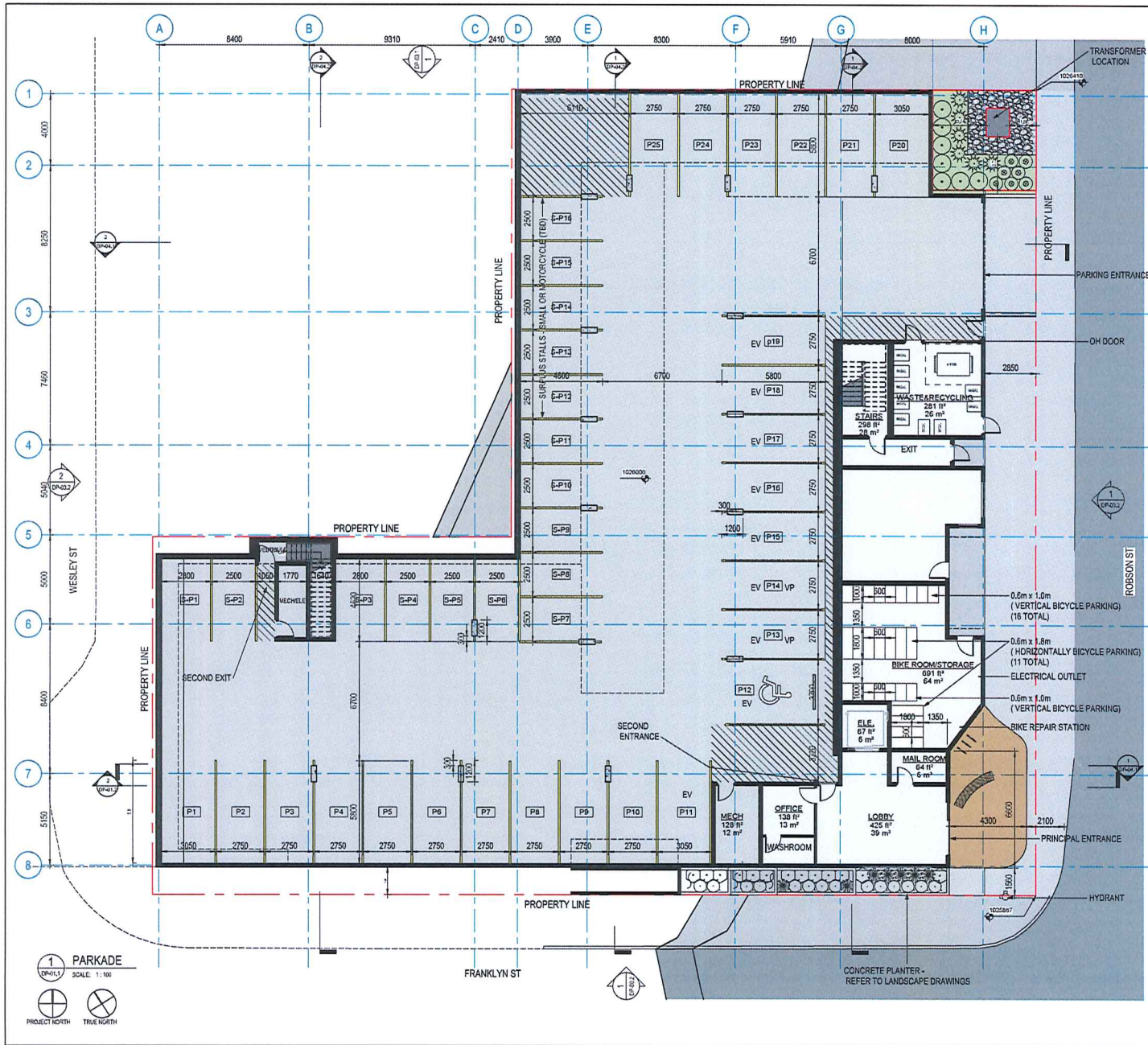
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
22ND DAY OF JULY, 2024.


Corporate Officer


Date



 350 & 398 FRANKLYN STREET



PROJECT INFORMATION

MUNICIPAL ADDRESS
310 & 308 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS
LOTS 8 & 9 AND 1, SECTION 1, NANAIMO DISTRICT, PLAN 688 AND THE SOUTHWESTLY 48 FEET OF LOT 1, BLOCK 28, SECTION 1, NANAIMO DISTRICT, PLAN 584

LAND USE ZONING
U7: (DOWNTOWN) MEDIUM DENSITY

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT = 12 m
EXISTING BUILDING HEIGHT = 17.37 m

SITE AREA
1,733 m²

SETBACKS
REAR YARD: 0
FRONT YARD: 0
SIDE YARD: 0
FRONT SETBACK: MIN = 0, MAX = 6m
SIDE SETBACK: 3m

USE AREAS
PROVIDED USES INCLUDE:
MULTIPLE FAMILY RESIDENCE

GROSS FLOOR AREA - GFA
3,908 m²

FLOOR AREA RATIO
TOTAL BUILDING AREA / TOTAL SITE
2,366 m² / 1,733 m² = 1.36
MAXIMUM F.A.R. = 1.36

NUMBER OF PROPOSED UNITS
13

PARKING STALLS

REQUIRED
SUITE_MACRO: 0.48 STALL/UNIT = 76.45 = 76
SUITE_MICRO: 0.50 STALL/UNIT = 270.56 = 271
SUITE_MED: 0.69 STALL/UNIT = 249.56 = 250
TOTAL PARKING REQUIRED: 596

PROVIDED
SMALL PARKING STALLS PROVIDED: 135 (5% OF 596) = 135
STANDARD PARKING STALLS: 13 (2% OF 596) = 13
TOTAL PROVIDED: 148

BIKE STALLS

REQUIRED
27

PROVIDED
17

WASTE AND RECYCLING
1 X 4.00 M BIN CABINETS
15 60 GAL TOTES ORGANICS
40 60 GAL TOTES WASTE
40 60 GAL TOTES RECYCLING

PARCEL AND BUILDING COVERAGE
RUE 50% COVERAGE / TOTAL SITE
1,871 m² / 1,733 m² = 82 %

SITE NOTES

- FOR ADDITIONAL SITE INFORMATION REFER TO CIVIL AND LANDSCAPE DRAWINGS
- ALL PARKING ADJACENT TO SIDEWALKS C/W CITY STANDARD FREIGHT WHEEL STOP

SITE LEGEND

- GREEN ROOF
- PARKADE ROOF - SOLAR PANEL
- 1.5M CURB/GRAVEL SURROUND - REFER TO LANDSCAPE DRAWINGS
- DECORATIVE PAVING
- ASPHALT
- CONCRETE
- BROOK FRESH CONCRETE - REFER TO LANDSCAPE DRAWINGS
- PAINTED LINES TO INDICATE AREA FOR NO PARKING
- PROPERTY LINE
- SNW SETBACK
- PROJECTION OF FLOOR ABOVE
- SMALL PARKING STALL
- REGULAR PARKING STALL
- VP VISITOR PARKING STALL
- EV ELECTRICAL VEHICLE CHARGING READY

ACCEPTED

ACE ARCHITECTURE
1055 HOP FURNACE ROAD, NANAIMO, BC V9S 1A5
TEL: 250.754.1111 FAX: 250.754.1112

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REV.	DESCRIPTION	DATE
1	ISSUED FOR DP	24.03.24
2	REVISION FOR DP	04.07.24

RECEIVED
DP1340
2024-JUL-03



NANAIMO MULTIFAMILY
350 & 308 FRANKLYN STREET, NANAIMO, BC

SITE PLAN - PARKADE

Project number: **23-002**
Date: 2024-07-03 8:29:55 AM
Designer: SE
Checker: CC

DP-01.1
Scale: As indicated

1 PARKADE
SCALE: 1:100

PROJECT NORTH
TRUE NORTH

Author: Kevin Harman; Manager: Suzanne Jace; Project: Nanaimo Multifamily_P23-002

Development Permit No. DP001340 Schedule D
 350 & 398 Franklyn Street
LANDSCAPE PLAN AND DETAILS

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACACIA PALMATIFORMIS 'EMPEROR' 1' JAPANESE MAPLE	#15 POT	SEE PLAN	3	IN PLANTERS
	JUNIPERUS PROCUMBENS MOONSHADOW MOONSHADOW JUNIPER	#10 POT	SEE PLAN	6	COLLUMBAR OASIS/EE ENLIGHTEN TOUGHRANT
	PAEONIA OFFICINALIS GOLDEN BELLFLOWER GOLDEN BELLFLOWER IRONWOOD	#25 POT	SEE PLAN	3	IN PLANTERS
SHRUBS					
	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	#3 POT	0.75m O.C.	24	EVERGREEN FORMAL HEDGE
	POLYSTICHUM MUNIUM SWORD FERN	#1 POT	1.0m O.C.	6	NATIVE SPECIES
	TAXUS X MEDIA THICKSHY THICKSHY	#2 POT	0.6m O.C.	30	FORMAL HEDGE SCREEN IN PLANTERS
	VACCINIUM CORYMBOSUM EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	7	NATIVE SPECIES
CASCADING VINES & PERENNIALS					
	GALLTHRAEA SPALLAN SALAL	#1 POT	0.75m O.C.	7	NATIVE SPECIES
	HOSTA SP. HOSTA	#1 POT	(4) PER POT	12	MIX LEAF COLOURS & SIZES IN PLANTERS
	IRIS SP. SNOW CAME SNOW CAME	#1 POT	0.3m O.C.	26	CASCADING IN PLANTERS
	MISCANTHUS SINENSIS 'YAKU JAKU' DWARF BIRDEN GRASS	#1 POT	0.75m O.C.	21	ORNAMENTAL GRASS
	ROSA RUGOSA 'SNOW FAVEMENT' WHITE SHRUB ROSE	#2 POT	0.75m O.C.	25	FLOWERING GROUNDCOVER

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- SIGIL DEPTH: SHRUBS - 450mm TREES - 1000mm AROUND AND BELOW ROOTBALL IN PLANTERS
- MULCH SHALL BE COMPOST FOR SECTION 1.0 INCLUDING THE SIGILTA BOLA DG LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS AND PLANTERS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
- ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	TBD	TBD	SMART (ET) AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
	SCHEDULE 40	SCHEDULE 40	25mm (1") PVC MAINLINE
	PVC SLEEVES UNDER PAVING	PVC SLEEVES UNDER PAVING AND THROUGH WALLS (MIN. 1")	MANHOLE & CONTROL WIRE: 100mm (4") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CAUSED PIPE. EXACT LOCATIONS TBD.

IRRIGATION NOTES

- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PLANTING AREAS SHALL BE WATERED VIA THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
- ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-Spray GATE ADJACENT HARD SURFACES, PAVINGS AND PAVEMENT LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. SCHEDULE 40 PVC SLEEVES SHALL BE CONNECTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

GENERAL NOTES

- THE LANDSCAPING CONTRACTOR AREA FOR THE SITE IS OLD NANAIMO.
- REFER TO SITE PLAN PREPARED BY ACE ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY J.C. ANDERSON & ASSOCIATES FOR ALL SITE SERVICES, GRADING AND DRAINAGE INFORMATION.

TERRAZZO SPACE BIKE RACK



Wishbone WITH INTERLUDES

PRODUCT DESCRIPTION
 A modern, minimalist outdoor furniture piece designed for urban environments. It features a wishbone-shaped frame and is available in various materials and finishes. The design is both functional and aesthetically pleasing, making it a perfect addition to any outdoor space.

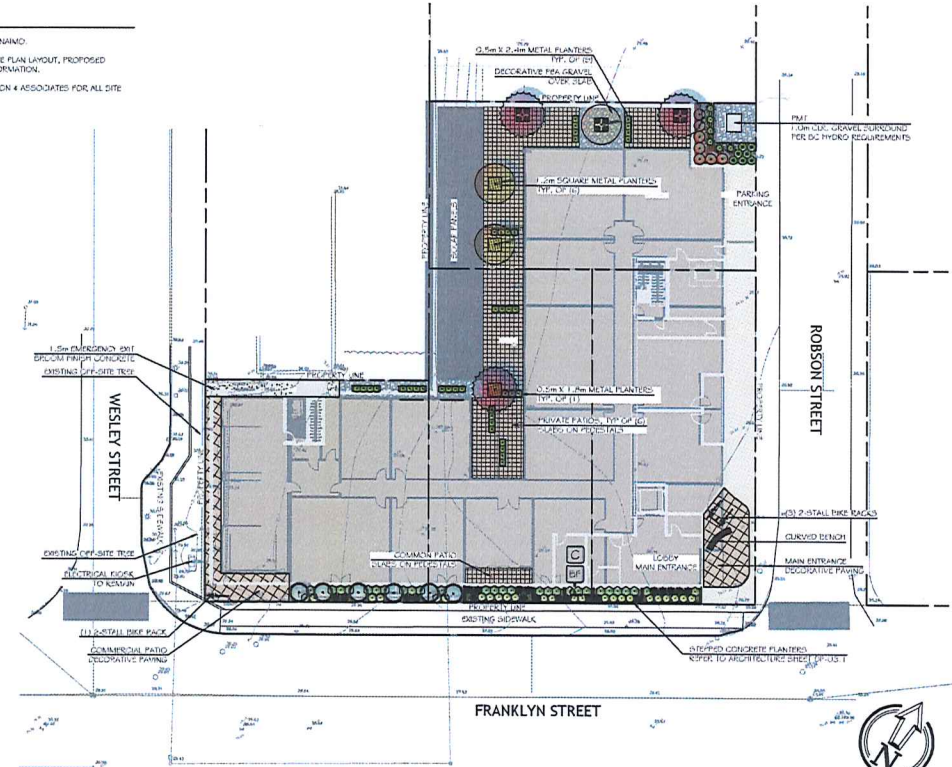
PRODUCT SPECIFICATIONS
 Material: Powder Coated Steel / Aluminum
 Finish: Black / White / Grey
 Dimensions: 100cm x 45cm x 100cm
 Weight: 15kg

INSTALLATION
 Requires a flat, paved surface. No additional hardware is required. Simply place the furniture on the ground.

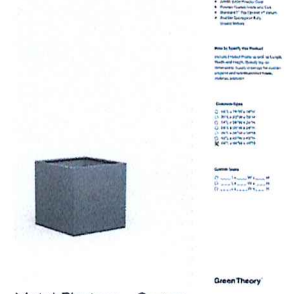
MAINTENANCE
 Wipe clean with a soft cloth and mild detergent. Avoid harsh chemicals and abrasive cleaners.

WARRANTY
 2 Year Limited Warranty against manufacturing defects.

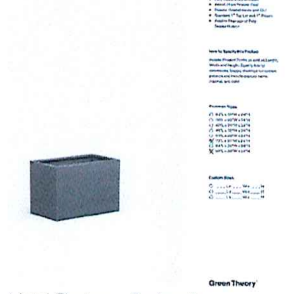
2- Stall Bike Rack



Bench Style



Metal Planters - Square



Metal Planters - Rectangle

macdonald gray
 LANDSCAPE ARCHITECTURE
 614 2nd Street West, Nanaimo, BC V9P 1S1
 TEL: 250.754.1111
 WWW.MACDONALDGRAY.CA

THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT HAS BEEN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY OF NANAIMO. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF NANAIMO.

Nanaimo Multifamily
Groupe Denux
 350 & 398 Franklyn Street, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN
 DATE: July 2, 2024
 DRAWN BY: CA
 CHECKED BY: CA
 SCALE: 1:200 metric
 PROJECT NUMBER: 24-0356
 DRAWING NUMBER: L1 of 1

#	DATE	NOTES
0	21 MAR 2024	EP Coordination
1	27 MAR 2024	Issued for DP
2	09 MAY 2024	ISP
3	02 JUL 2024	Revised for EP

RECEIVED
 2024-JUL-03