



DEVELOPMENT PERMIT NO. DP001342

1392056 B.C. LTD.
Name of Owner(s) of Land (Permittee)

116 PRYDE AVENUE
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 3, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT,
PLAN 6116
PID No. 005-891-078**

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

TERMS OF PERMIT

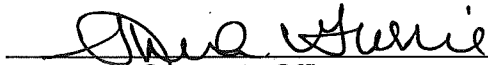
The "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" is varies as follows:

1. *Section 7.1 Multiple Family Dwelling Parking* – to reduce the minimum number of required off-parking spaces from 19 to 16.
2. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of off-street small car parking from 40% to 50%.

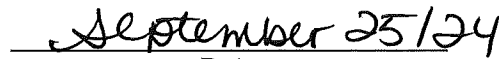
CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2024-AUG-02 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by prepared by Joyce Reid Troost Architecture, dated 2024-AUG-06, as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JUL-15, as shown on Schedule D.
4. The registration of a 2.5m Statutory Right-of-Way, along the west property line, prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 9TH DAY OF **SEPTEMBER, 2024.**

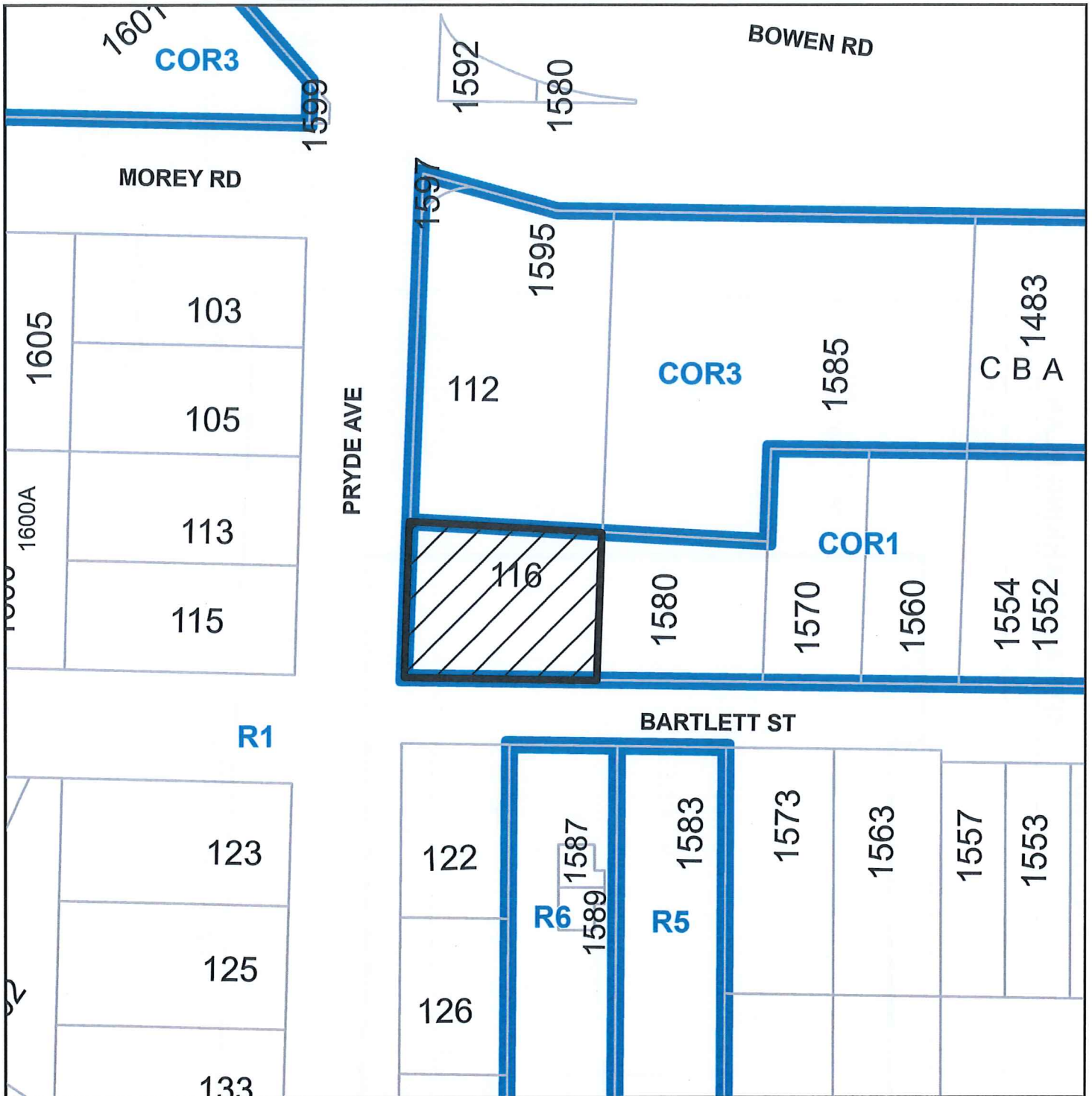


Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo



Date

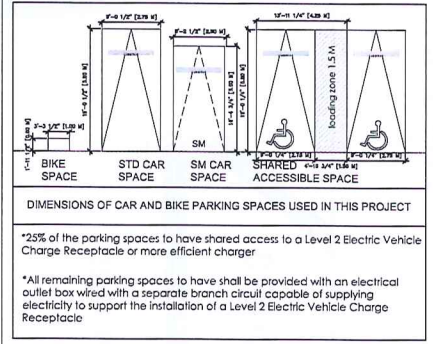
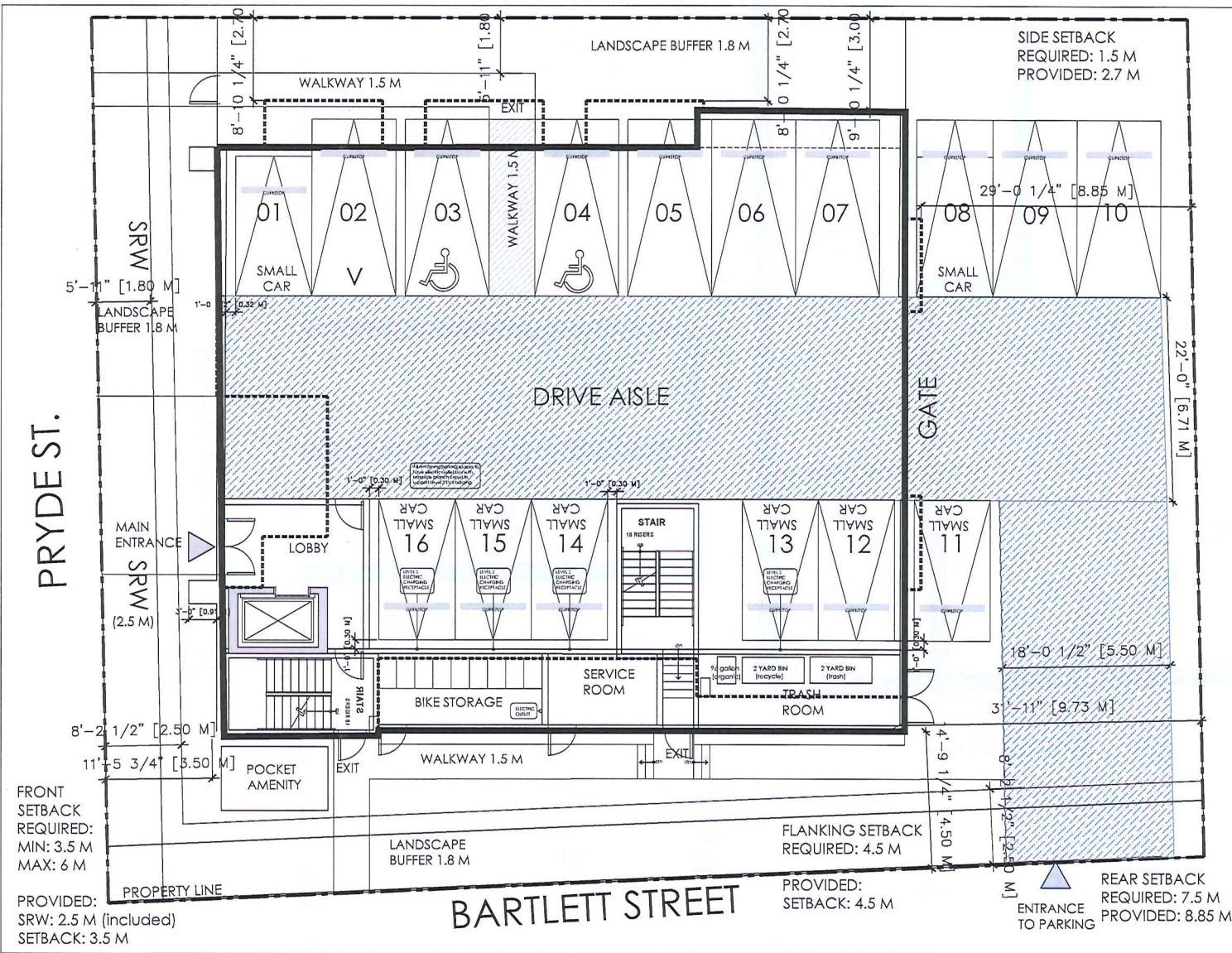
SUBJECT PROPERTY MAP



116 PRYDE AVENUE



SITE AND PARKING PLAN



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
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250.714.8749
jrtarchitecture.com

ARCH. STAMP
JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
250.714.8749

116 PRYDE MULTI FAMILY
NANAIMO, BC

CLIENT
BC 1392056

REV. DATE	NUMBER	DESCRIPTION
08-11-2023	01	ADD PERM APP SUBMIT
JAN 11 2024	02	NO CHANGES
APRIL 2024	03	02
MAY 2 2024	04	CO-OPERATIONAL LETTER UPDATE
MAY 17 2024	05	02 REV

DATE OCT 11, 2023
SCALE
RECEIVED
DP1342
2024-AUG-19
CURRENT PLANNING
DRAWN BY JRT

SITE PLAN
A100

BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

- 01 Windows
Black
- 02 HARDIE Panel
Gray Slate
- 03 HARDIE Panel
Iron Gray
- 04 HARDIE Board & Batton
Night Gray
- 05 Woodtone
Sand Castle
- 06 HARDIE 7" Lap Siding
Arctic White



WEST ELEVATION | FRONT ELEVATION | Scale 3/16" = 1' |

(Facing Pryde Avenue)



EAST ELEVATION | REAR ELEVATION | Scale 3/16" = 1' |

JOYCE RBD THROST ARCHITECTURE
 2515 CLENARY DRIVE
 NANAIMO, BC V9S 3P9
 joyce@jrtarchitect.com
 250.714.6749
 jrtarchitect.com

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



116 PRYDE MULTI FAMILY
 116 PRYDE AVE, NANAIMO, BC

CLIENT
 BC 1392056

REV. DATE	NUMBER	DESCRIPTION
2024.08.19	01	ISSUE FOR PERMIT
2024.08.19	02	REVISIONS
2024.08.19	03	REVISIONS
2024.08.19	04	REVISIONS
2024.08.19	05	REVISIONS

DATE:	OCTOBER 11, 2023	ELEVATIONS	
SCALE:	SEE DRAWING		
RECEIVED DP1342 2024-AUG-19 Current Planning		A200	
DRAWN BY:	JRT	DESIGN BY:	JRT



NORTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |

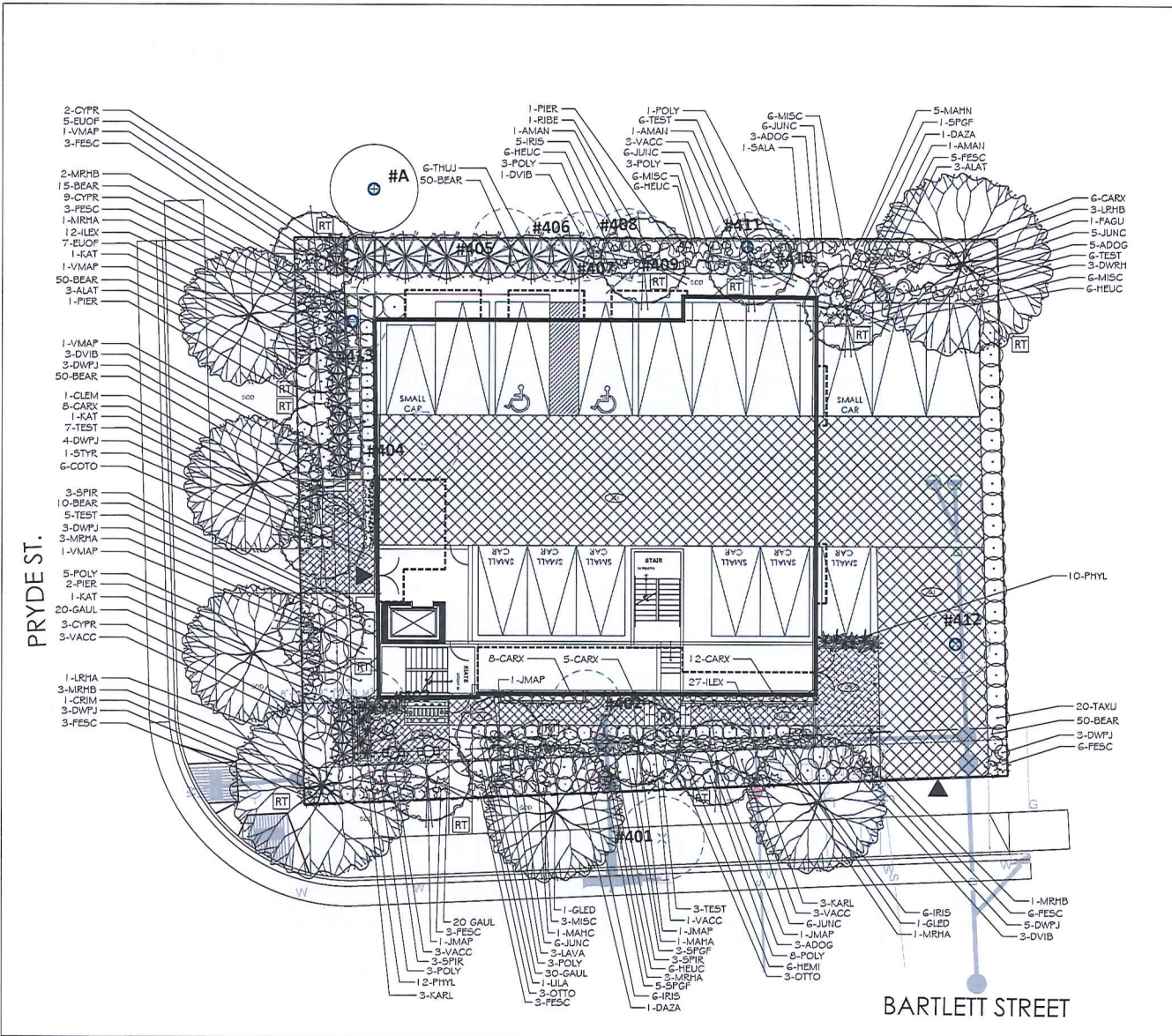


Maximum Permitted Height is 18m where 75% of Required Parking is Located Under the Building

SOUTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |

(Facing Bartlett Street)

 <p>JOYCE ROOFTOP ARCHITECTURE 2515 CLENAY DRIVE VANANIMCO, BC V9S 3P9 Joyce@jrtarchitecture.com 220.714.6749 jrtarchitecture.com</p>	<p>THE ENGINEER, DESIGNER'S AND RENDERING OF THIS PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE BC BUILDING COUNCIL REGULATIONS AND THE BC BUILDING ACT. THE ENGINEER'S OPINION IS BASED ON THE INFORMATION PROVIDED TO HIM/HER AND HE/SHE IS NOT RESPONSIBLE FOR ANY MISSTATEMENTS OR OMISSIONS IN THIS DOCUMENT. THE ENGINEER'S FIRM SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR LOSSES OF ANY KIND ARISING FROM THIS PROJECT.</p>	 <p>APRIL STARR REGISTERED PROFESSIONAL ENGINEER NO. 12345 2024-06-11</p>	<p>116 PRYDE MULTI FAMILY 116 PRYDE AVE, VANANIMCO, BC</p>	<p>CLIENT BC 1392056</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION																												<p>DATE: OCTOBER 11, 2023 SCALE: SEE DRAWING RECEIVED DP1342 2024-AUG-19 Current Planning</p>	<p>ELEVATIONS A201</p>
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<p>DRAWN BY: JRT EXAMINER: JRT</p>					<p>DATE: OCTOBER 11, 2023</p>	<p>ELEVATIONS</p>																															



PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size	
Trees	JMAP	4	Japanese Maple	Acer palmatum var. Bloodgood	60m Cal.	
	VMAP	4	Vine Maple (B)	Acer circinnatum	60m Cal.	
	GLSD	2	Honey Locust	Gleditsia tinctoria var. 'Shade Master'	60m Cal.	
	FAGU	1	Columnar Purple Beech	Fagus sylvatica var. 'Davyko Purple'	60m Cal.	
	CRIM	1	Crimson King Maple	Acer platanoides var. 'Crimson King'	60m Cal.	
	LAT	3	Lahona Tree	Cercidiphyllum japonicum	60m Cal.	
	AMAH	3	Amanogawa Flowering Cherry	Prunus serrulata var. 'Amanogawa'	60m Cal.	
	STYR	1	Japanese Snowbell	Styrax japonica	60m Cal.	
	Large Shrubs	PIER	4	Lily of the Valley Shrub (F)	Pieris japonica var. 'Forest Flame'	#5 Pot
		LRHA	1	Rhododendron (B)	Rhododendron var. 'Macrophyllum'	#5 Pot
LRHB		3	Rhododendron	Rhododendron var. 'Avalanche'	#5 Pot	
THUI		6	Urnate Cedar	Thuja occidentalis var. 'Smaragd'	1.5m ht.	
MAHA		1	Oregon Grape	Mahonia aquifolium	#5 Pot	
Medium Shrubs	MAHC	1	Dwarf Oregon Grape (N.P.F)	Mahonia aquifolium var. 'Compacta'	#2 Pot	
	MRHA	6	Rhododendron	Rhododendron var. 'Unique'	#2 Pot	
	RBC	1	Red Flowering Currant (N.P)	Ribes sanguineum var. 'King Edward'	#2 Pot	
	MRHB	6	Rhododendron	Rhododendron var. 'Fartachna'	#2 Pot	
	DVIB	7	Dwarf Viburnum (F)	Dawsonia Viburnum	#2 Pot	
	ALAT	6	Dwarf Burning Bush	Euconymus alata var. 'Fireball'	#2 Pot	
	VACC	13	Evergreen Rhododendron	Vaccinium ovatum var. 'Thunderbird'	#2 Pot	
	LILA	1	Blooming Lilac	Syringa var. 'Blommesel'	#2 Pot	
	DAZA	2	Deciduous sp. alba	Alnus x 'Winter Light'	#2 Pot	
	SALA	1	Salal	Gaultheria shallon	#1 Pot	
	CYPR	14	Upright Cypress	Cupressus var. 'Wima Goldcrest'	#2 Pot	
	OTTO	6	Otto Luyken Laurel	Prunus laurocerasus var. 'Otto Luyken'	#2 Pot	
	TAKU	20	Edulis Tree	Taxus x media var. 'M.M. Edulis'	1.5m ht.	
	Small Shrubs	ELUF	12	Creeping Eucymus	Eucymus fortunei var. 'Emerald & Gold'	#1 Pot
		DWPJ	21	Dwarf Lily of the Valley Shrub (F)	Pieris japonica var. 'Prelude'	#1 Pot
POLY		26	Sword Fern (B)	Polystichum nudum	#1 Pot	
ADOG		11	Dwarf Red Twig Dogwood (B)	Cornus sericea 'Arctic Fire'	#1 Pot	
SPIR		9	Shrubosa Spirea (F)	Spirea japonica 'Shirobana'	#1 Pot	
MAHN		5	Cascade Oregon Grape (F.N)	Sibbaldia nemosa	#1 Pot	
SPGF		9	Gold Flame Spirea (F)	Spirea bumalda var. 'Gold Flame'	#1 Pot	
ILEX		39	Dwarf False Holly	Ilex crenata convexa	#1 Pot	
DWRH		3	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' # 'Jack'	#1 Pot	
Ground Covers		BCAR	225	Bearberry (B)	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
	COTO	6	Creeping Cotoneaster (F)	Cotoneaster dammeri	SP4	
	GAUL	70	Wintergreen (B)	Gaultheria procumbens	SP4	
	Vines	CLEM	1	Clematis sp. (F)	Clematis Vine	#5 Pot
Perennials	HEMI	6	Dwarf Daylily (F)	Hemerocallis var. 'Stella d'Oro'	SP5	
	HEUC	24	Giant Bell (B)	Heuchera moranata var. 'Bronsongem Bronze'	SP5	
Grasses	IRIS	17	Sweet Iris	Iris pallida var. 'Aureo-Variagata'	SP5	
	CARX	39	Japanese Sedge	Carex morrowii 'Ice Dance'	SP5	
	FESC	31	Blue Fescue	Festuca ovina glauca 'Elijah Blue'	#1 Pot	
	JUNC	39	Common Rush (B)	Juncus effusus	SP5	
	TEST	27	Flame Sedge	Carex lasiocarpa	#1 Pot	
	LAVA	3	Lawyer (F.F)	Larix laricina	#1 Pot	
	MISC	21	Maiden Hair Grass	Miscanthus sinensis	SP5	
	KARL	6	Feather Reed Grass	Calamagrostis acutiflora var. 'Karl Foerster'	SP5	
	PHYL	22	Golden Bamboo	Phyllostachys aurea	#1 Pot	

Notes:
 - "P" = Pollinator "N" = Native "F" = Food Bearing
 - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
 - All areas to be irrigated with an automatic underground system.

116 PRYDE APARTMENTS
NANAIMO, BC

RECEIVED
DP1342
2024-AUG-06
Current Planning

CLIENT: BRYN EDWARDS

REV.	DATE	NUMBER	DESCRIPTION
1	MAY 01 2024	01	PRELIMINARY PLAN
2	MAY 01 2024	02	REVISED PLAN
3	JULY 15 2024	03	REVISED FOR SUBMISSION

DATE: JULY 15, 2024
SCALE: 1:100
DRAWN BY: RF

PLANTING PLAN
L2