



**DEVELOPMENT PERMIT NO. DP001350**

**6577 NANAIMO HOLDINGS LTD.**  
Name of Owner(s) of Land (Permittee)

**77 CHAPEL 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 A SECTION 1 NANAIMO DISTRICT PLAN EPP86703**  
**PID No. 030-613-809**

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.

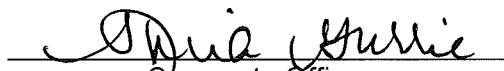
**Schedule A Subject Property Map**  
**Schedule B Site Plan and Parking Plan**  
**Schedule C Building Elevations and Details**  
**Schedule D Landscape Plan and Details**

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.

### CONDITIONS OF PERMIT

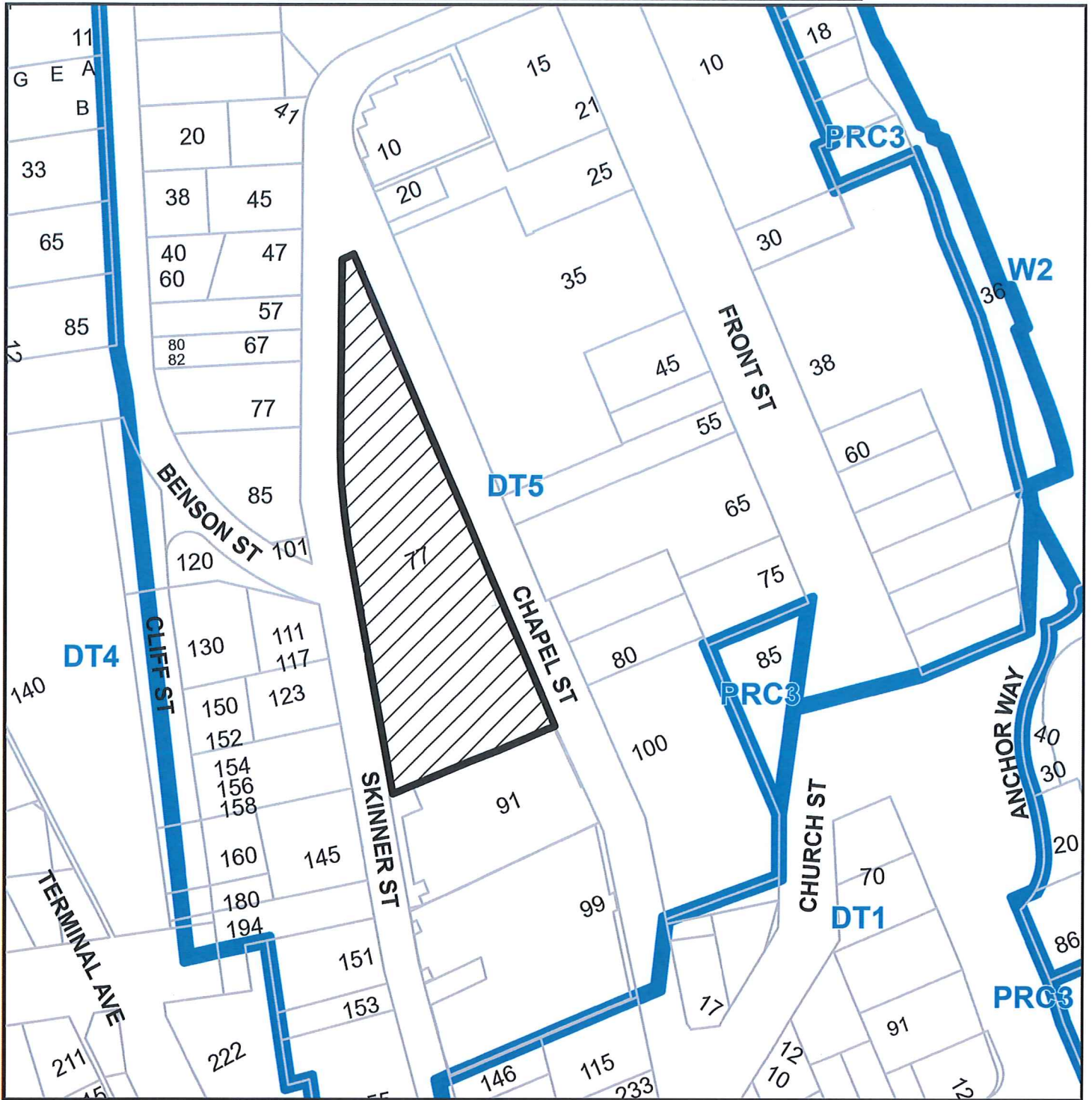
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by dHK architects, dated 2024-NOV-07 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by prepared by dHK architects, dated 2024-NOV-07 as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by MDI Landscape Architects, dated 2024-NOV-12, as shown on Schedule D.
4. The registration of a blanket Statutory Right-of-Way for the public plazas and pedestrian connections prior to Building Permit issuance, to be reduced to a specific Statutory Right-of-Way, prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 16TH DAY OF DECEMBER, 2024.

  
Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date

**SUBJECT PROPERTY MAP**

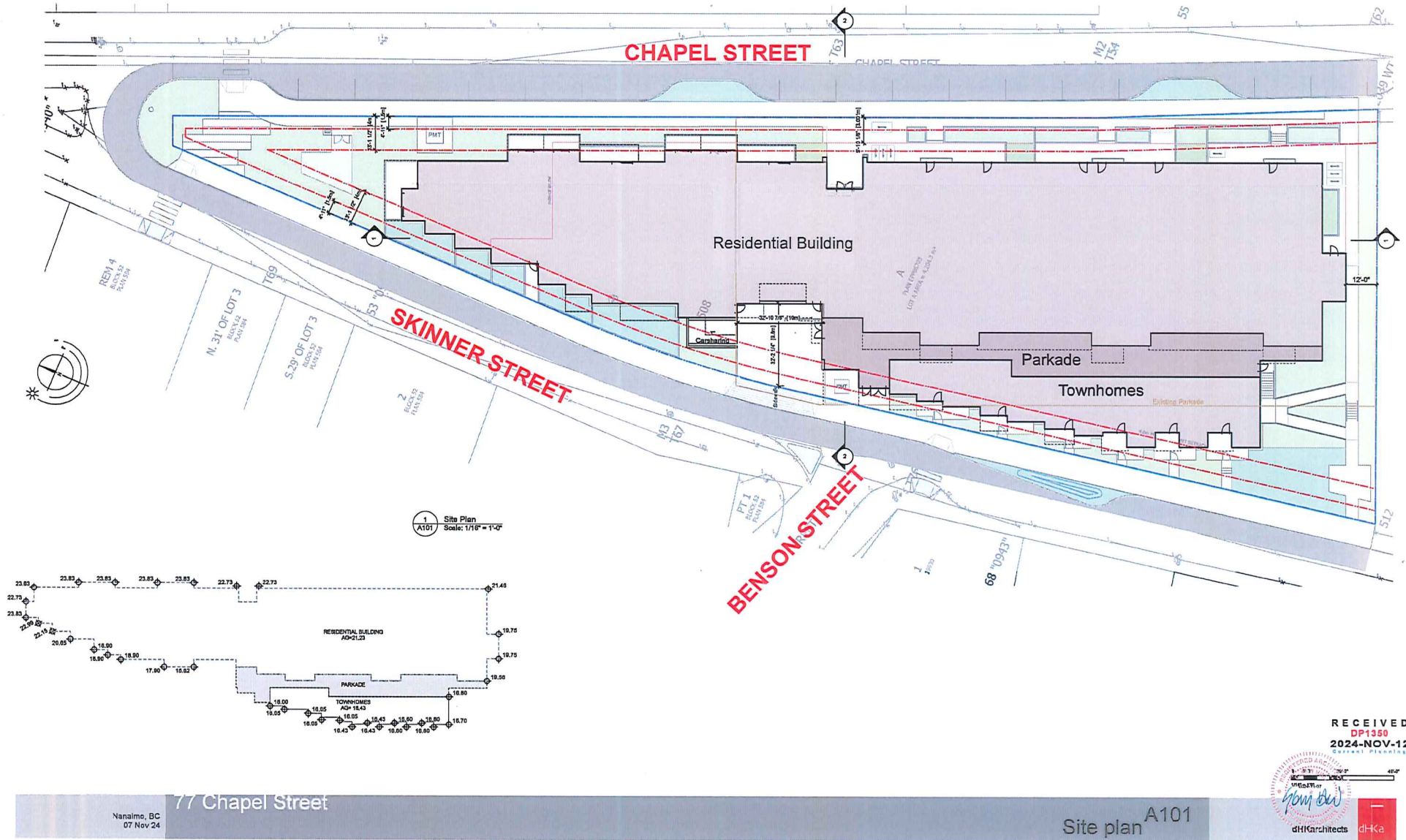


 77 CHAPEL STREET

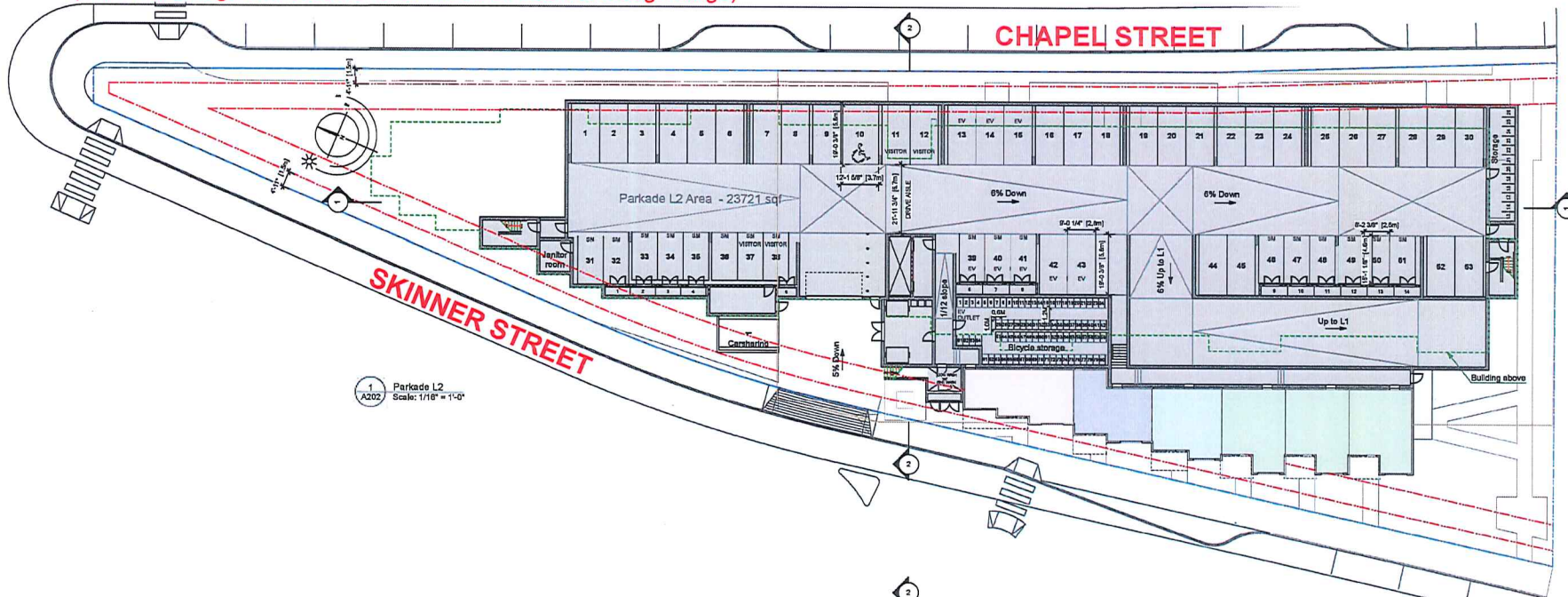




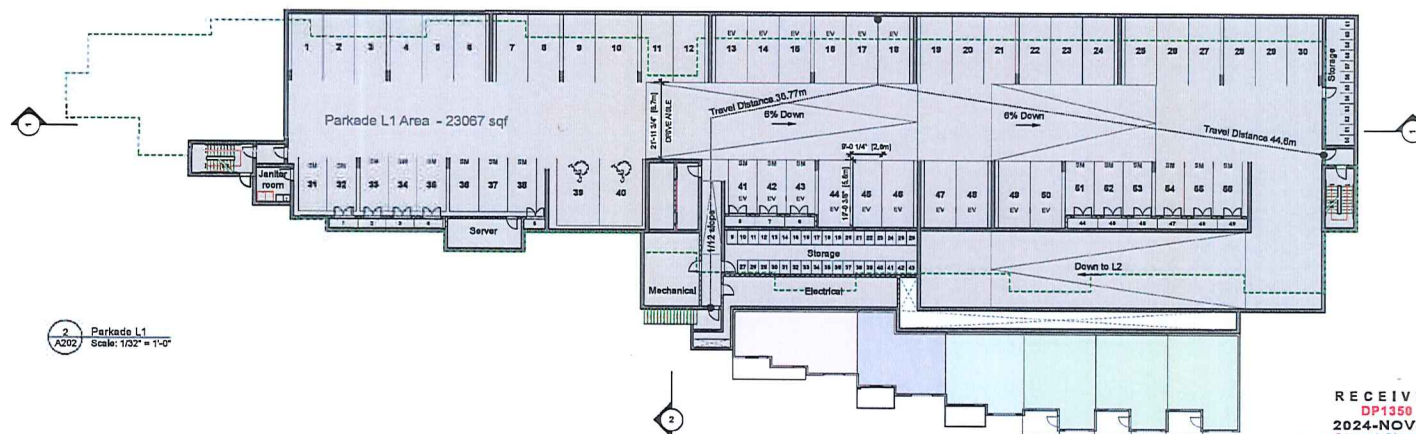
SITE PLAN AND PARKING PLAN



(Off site frontage works to be determined at detailed design stage)



1 Parkade L2  
Scale: 1/16" = 1'-0"



2 Parkade L1  
Scale: 1/32" = 1'-0"

0 10' 20' 40'

77 Chapel Street

Nanaimo, BC  
07 Nov 24

Floor Plans. Parkade A202

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DP1350  
2024-NOV-12



dH Architects dH&A



BUILDING ELEVATIONS AND DETAILS



1 Chapel Street Elevation  
A301 Scale: 3/32" = 1'-0"

Facing Chapel Street

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL SIDING, IN "ARCTIC WHITE" COLOUR
- 2 FIBRE CEMENT PANEL SIDING, IN "IRON GREY" COLOUR
- 3 FIBRE CEMENT PANEL SIDING, IN "GREY SLATE" COLOUR
- 4 FIBRE CEMENT PANEL SIDING, IN "LIGHT MIST" COLOUR
- 5 WOOD-LOOK SIDING IN "TRID" COLOUR
- 6 WOOD-LOOK FINISH IN "TRID" COLOUR
- 7 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 8 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN "IRON GREY", WITH ALUMINIUM CAP FLASHING IN "IRON GREY"
- 9 SOFFIT: WOOD-LOOK IN "TRID" COLOUR
- 10 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, BACK FINISHED, PAINT SEALED
- 11 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED
- 12 METAL SIDING IN "ARCTIC WHITE" COLOUR
- 13 ALUMINIUM STORE FRONT GLAZING, IN "IRON GREY"
- 14 ALUMINIUM STORE FRONT WINDOWS IN "IRON GREY"
- 15 ALUMINIUM STORE FRONT DOORS, IN "IRON GREY", WITH CLEAR TEMPERED GLASS INFILL PANELS
- 16 VINYL WINDOWS, IN "IRON GREY"
- 17 VINYL SLIDING GLASS DOORS, IN "IRON GREY"
- 18 VINYL SWING GLASS DOOR, IN "IRON GREY"
- 19 VINYL SWING DOOR, IN "IRON GREY", WITH TRANSPARENT GLAZING ABOVE (ENTRY & WALKWAY, TBC)
- 20 STEEL DOOR, IN "IRON GREY"
- 21 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN "ARCTIC WHITE" COLOUR
- 22 GUARDRAIL HEIGHT PARAPET WALLS, WITH 2 FIBRE CEMENT PANEL SIDING, IN "IRON GREY" COLOUR
- 23 ALUMINIUM RAILING AND GUARDRAILS, IN "IRON GREY" FINISH, WITH FROSTED TEMPERED GLASS PANELS
- 24 PRIVACY SCREEN: WOOD-LOOK METAL FINISH
- 25 BALCONIES WITH VINYL DECKING, IN "LIGHT GREY"
- 26 GARAGE OH DOOR, OPEN PICKET STYLE, IN "IRON GREY"
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- 29 GUARDRAIL HEIGHT PARAPET WALLS, WITH 3 FIBRE CEMENT PANEL SIDING, IN "GRAY SLATE" COLOUR
- 30 GUARDRAIL HEIGHT PARAPET WALLS, WITH 4 FIBRE CEMENT PANEL SIDING, IN "LIGHT MIST" COLOUR
- 31 METAL SIDING IN "GREY SLATE" COLOUR
- 32 SOFFIT: VINYL SOFFIT IN "IRON GREY" COLOUR



1 Skinner Street Elevation  
A302 / Scale: 3/32" = 1'-0"

Facing Skinner Street

#### MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL SIDING, IN "ARCTIC WHITE" COLOUR
- 2 FIBRE CEMENT PANEL SIDING, IN "IRON GREY" COLOUR
- 3 FIBRE CEMENT PANEL SIDING, IN "GREY SLATE" COLOUR
- 4 FIBRE CEMENT PANEL SIDING, IN "LIGHT MIST" COLOUR
- 5 WOOD-LOOK SIDING, IN "TBD" COLOUR
- 6 WOOD-LOOK FIBER IN "TBD" COLOUR
- 7 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 8 FIBRECEMENT PANEL FACIA, SMOOTH TEXTURE, IN "IRON GREY", WITH ALUMINUM CAP FLASHING IN "IRON GREY"
- 9 SOFFIT, WOOD-LOOK IN "TBD" COLOUR
- 10 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED
- 11 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED
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- 25 PALMAY SCREEN, WOOD-LOOK METAL FIBER
- 26 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 27 GARAGE CAR DOOR, OPEN PICKET STYLE, IN "IRON GREY"
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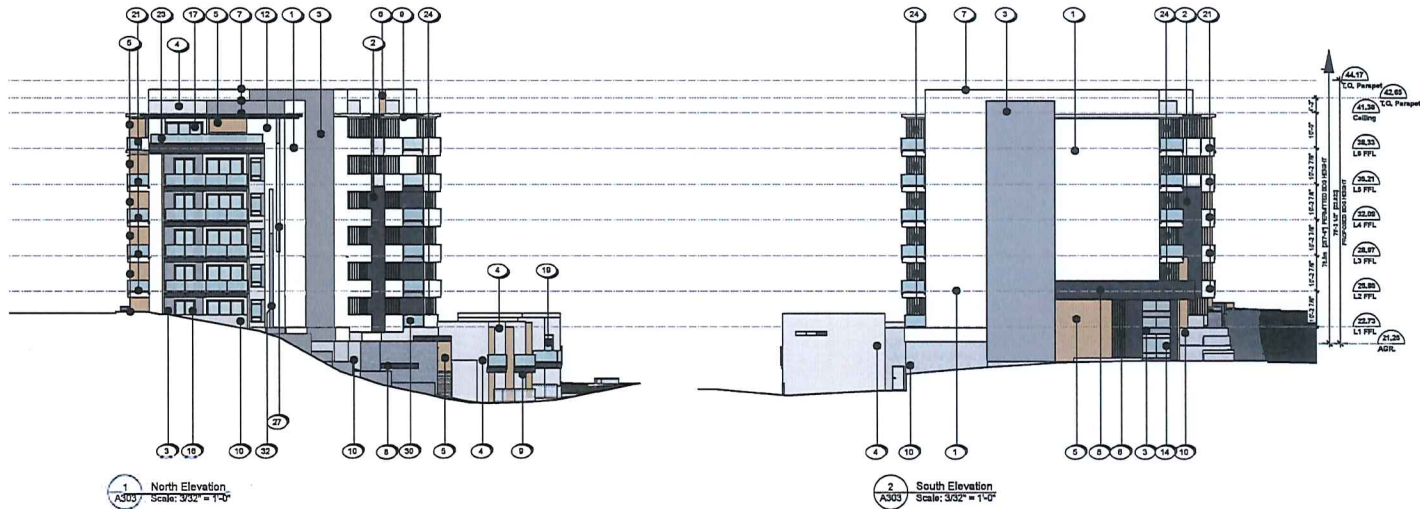
Nanaimo, BC  
07Nov24

77 Chapel Street

Skinner Street Elevation A302

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2024-NOV-12  
CITY OF NANAIMO



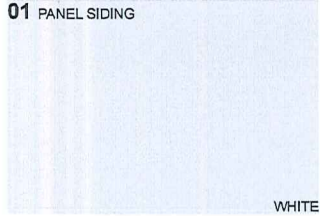


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- 7 LGW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
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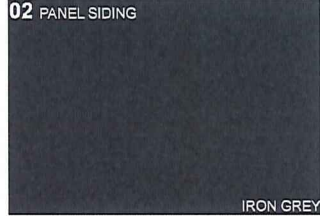


01 PANEL SIDING



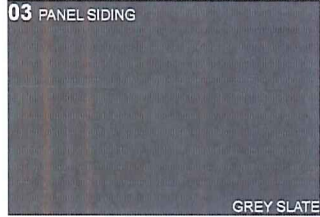
WHITE

02 PANEL SIDING



IRON GREY

03 PANEL SIDING



GREY SLATE

04 PANEL SIDING



LIGHT MIST

05 WOOD-LOOK SIDING



06, 24 WOOD-LOOK FINIS



13-15 STORE FRONT GLAZING & DOORS

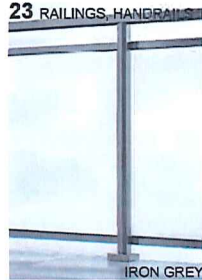
IRON GREY

10 C.I.P. CONCRETE, SACK FINISH



LIGHT GREY

23 RAILINGS, HANDRAILS



IRON GREY

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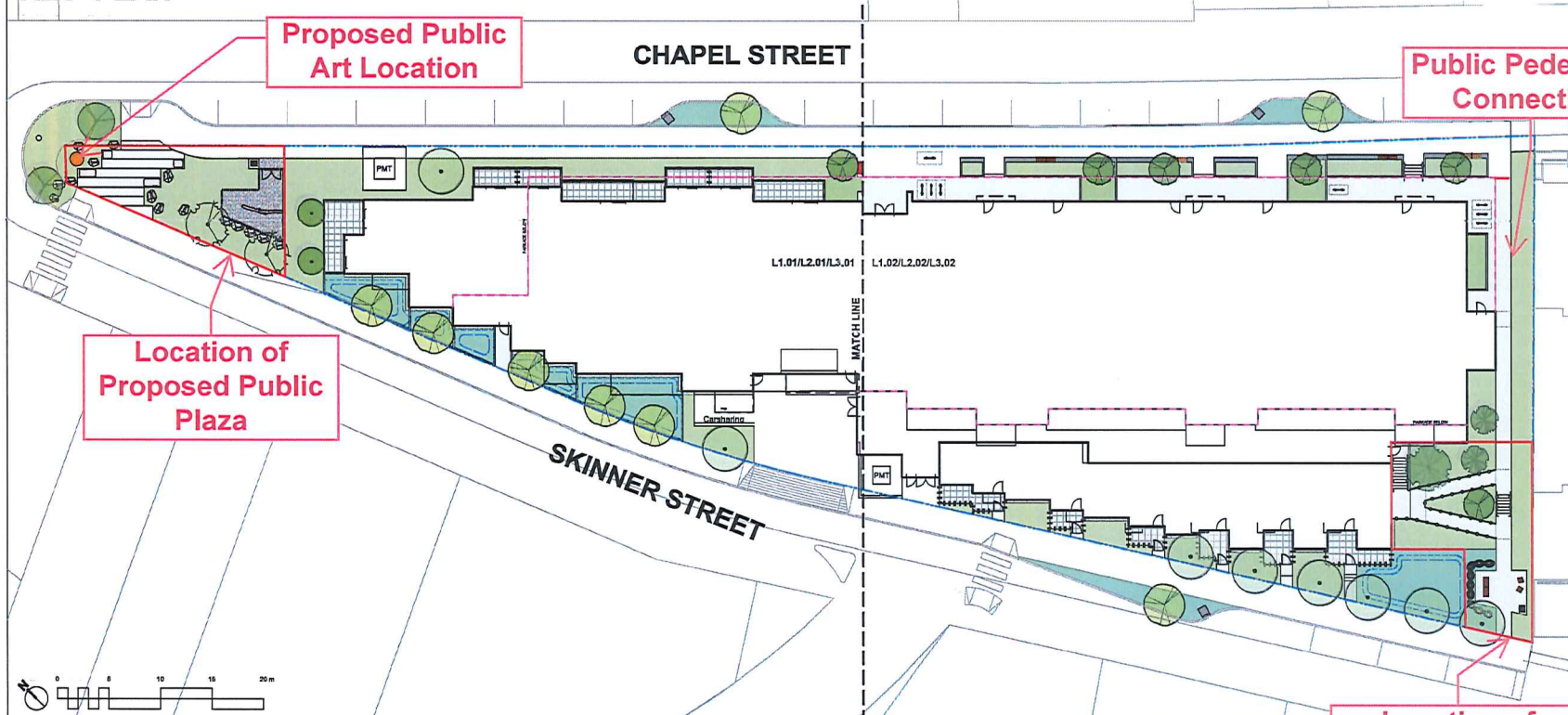
LANDSCAPE PLAN AND DETAILS

Primex Investments Ltd.  
**77 Chapel Street**  
Nanaimo, British Columbia

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Removal Plan
L0.03	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials
L2.01	Landscape Grading & Drainage
L2.02	Landscape Grading & Drainage
L2.03	Landscape Elevations
L3.01	Planting
L3.02	Planting

(Off-site frontage works to be determined at detailed design stage)

KEY PLAN



NOT FOR CONSTRUCTION

No.	Issued For	Issue Date
2	DP Resubmission	2024-11-12
1	DP Submission	2024-07-22



client  
Primex Investments Ltd.  
1758 W 4th Ave #200  
Vancouver, BC

project  
77 Chapel Street  
77 Chapel Street  
Nanaimo, BC

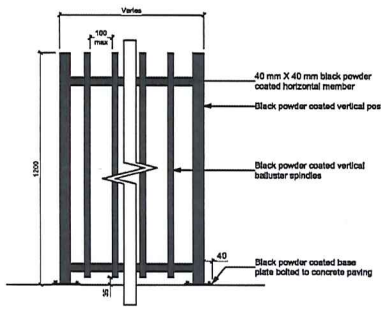
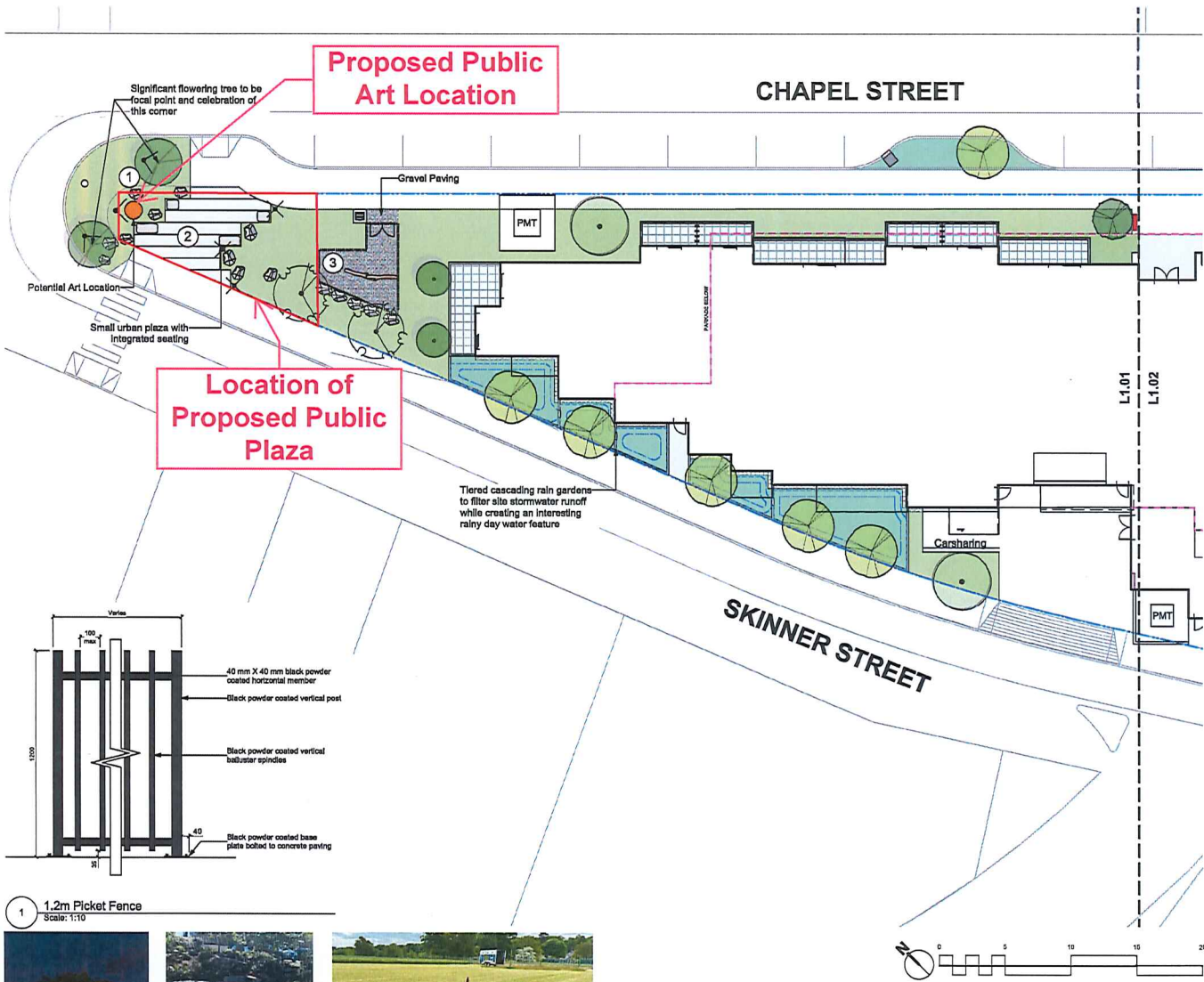
drawn title  
Cover

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DP1350  
2024-NOV-12  
General Planning

project no. 124.09  
scale 1:200 @ 24"x36"  
drawn by MDI  
checked by SM  
sheet no.

L0.00





1. 1.2m Picket Fence  
Scale: 1:10



1. Feature Tree With RGBW Uplight



2. Public Plaza with Incorporated Seating



3. Gravel Dog Run with site logs & picket fence

MATERIALS LEGEND	
	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light brown finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Wall - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCSC requirements
	Ramp with Handrail To meet BCSC requirements
FENCING & RAILS	
	Handrail To meet BCSC Requirements
	Picket Fence 1200mm height
	Picket Fence Gate 1200mm height
SITE FURNISHINGS	
	Bike Rack
	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptacle
	Stone Seating
	Planter - Metal
	Light Bollard
	Uplight
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade 450mm Depth 400mm Growing Medium
	Planting Area - Tree & Shrub - On Slab 450mm Depth 400mm Growing Medium, 100mm Slab 200mm 10" growing medium, 100mm maximum depth additional as per structural drawings
	Planting Area - Rain Garden - On Grade 450mm Depth 400mm Growing Medium
	Gravel Maintenance Edge 150mm Depth, 300mm Width 40mm gravel size 25mm (1")

W&L LANDSCAPE ARCHITECTS  
2024-11-12

No.	Issued For	Issue Date
2	DP Final Review	2024-11-12
1	DP Submission	2024-07-22

client  
Primex Investments Ltd.  
1758 W 4th Ave #200  
Vancouver, BC

project  
77 Chapel Street  
77 Chapel Street  
Nanaimo, BC

draw title  
Landscape Materials

RECEIVED  
DP1350  
2024-NOV-12  
Landscape Materials

project no.	12459
scale	1:150 @ 24"x36"
drawn by	MDH
checked by	SM
sheet no.	L1.01





1. Accessible Ramp



2. Concrete Wall with Wood Bench



3. Seating Along Walkway



4. Light Bollard

MATERIALS LEGEND	
	Municipal Curbwall (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light brown finish, sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Wall - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
FENCING & RAILS	
	Handrail To meet BCBC Requirements
	Picket Fence 1200mm height
	Picket Fence Gate 1200mm height
SITE FURNISHINGS	
	Bike Rack
	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptacle
	Stone Seating
	Planter - Metal
	Light Bollard
	Uplight
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade -400mm Depth -Shrub Growing Medium.
	Planting Area - Tree & Shrub - On Slab -Depth Varies, See Plan -Type "P" growing medium, confirm maximum depth/width as per Structural Drawings.
	Planting Area - Rain Garden - On Grade -400mm Depth -Rain Garden Growing Medium.
	Gravel Maintenance Edge -100 mm Depth, 200 mm Width After gravel sits 30mm (1").

MDI LANDSCAPE ARCHITECTS  
Suzanne Macdonald, B.Sc., L.A.S. (2008)  
Matthew D. Dyer, L.A.S. (2017)

2	DP Resubmission	2024-11-12
1	DP Submission	2024-07-22
Rev.	Issued For	Issue Date

client  
Primex Investments Ltd.  
1758 W 4th Ave #200  
Vancouver, BC

project  
77 Chapel Street  
77 Chapel Street  
Nanaimo, BC

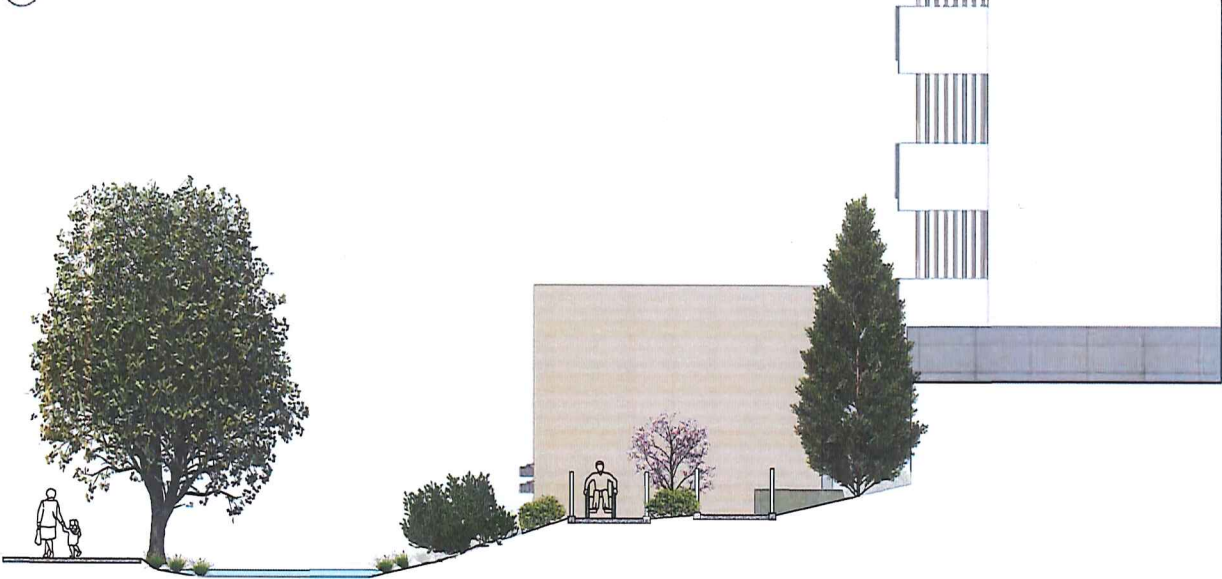
sheet title  
Landscape Materials

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DP1350  
2024-NOV-12  
DRAFT PLANNING

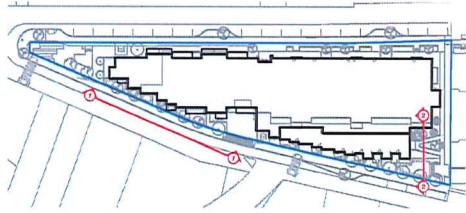
project no.	124.09
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	L1.02



1 South Elevation - Stepped Rain Garden  
Scale: 1:100



2 Section Elevation - Rain Garden + Ramp  
Scale: 1:50



JLD LANDSCAPE ARCHITECTS  
12884 Fairview Ave. P. 250-4-10000  
Vancouver, BC V6L 1T5

2	DP Plan/Drawings	2024-11-12
1	DP Submission	2024-07-22
No.	Issued For	Issue Date



Client  
Primex Investments Ltd.  
1758 W 4th Ave #200  
Vancouver, BC

Project  
77 Chapel Street  
77 Chapel Street  
Nanaimo, BC

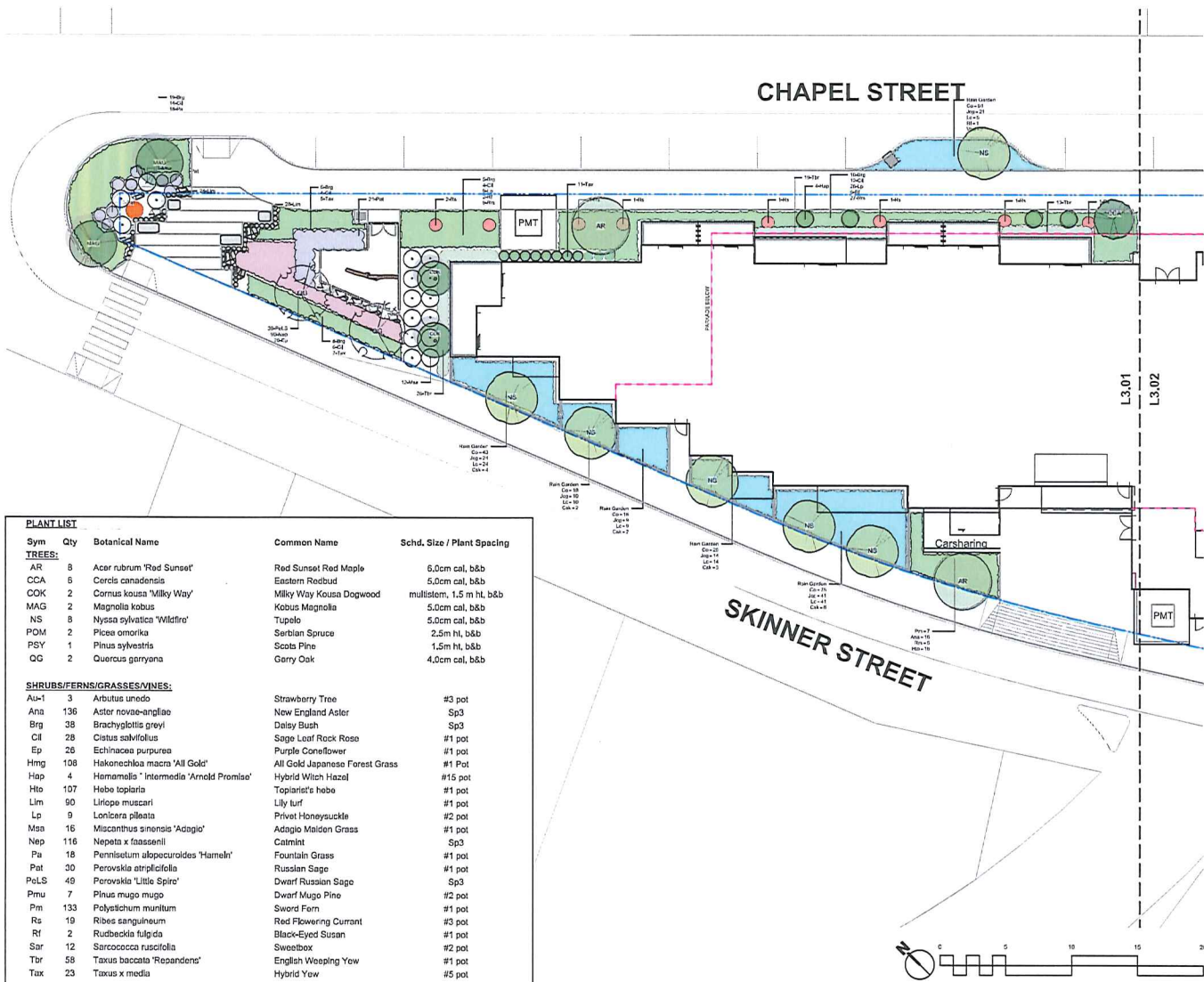
Drawn Title  
**Landscape  
Elevations**

**RECEIVED**  
**DP1350**  
**2024-NOV-12**  
GARDEN DESIGN

Project no. 124.09  
Scale AS SHOWN @ 24"x36"  
Drawn by MDI  
Checked by SM  
Sheet no.

**L2.03**





FLOWERING PERENNIALS AND FOCAL TREE  
NORTH PUBLIC PLAZA (AT TRIANGLE)



EVERGREEN HEDGING AND FLOWERING PERENNIALS  
CHAPEL STREET



SEDGES AND WATER-LOVING FLOWERS  
SKINNER STREET RAIN PLANTERS



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
<b>TREES:</b>				
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	5.0cm cal, b&b
CCA	6	Corus canadensis	Eastern Redbud	5.0cm cal, b&b
COK	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multitem, 1.5 m ht, b&b
MAG	2	Magnolia kobus	Kobus Magnolia	5.0cm cal, b&b
NS	8	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b
POM	2	Picea omorika	Serbian Spruce	2.5m ht, b&b
PSY	1	Pinus sylvestris	Scots Pine	1.5m ht, b&b
QO	2	Quercus gerronana	Garry Oak	4.0cm cal, b&b
<b>SHRUBS/FERNS/GRASSES/VINES:</b>				
Au-1	3	Arbutus unedo	Strawberry Tree	#3 pot
Ans	136	Aster novae-angliae	New England Aster	Sp3
Brj	38	Brachyglottis greyi	Daisy Bush	Sp3
Cil	28	Cistus salvifolius	Sage Leaf Rock Rose	#1 pot
Ep	26	Echinacea purpurea	Purple Coneflower	#1 pot
Hmg	108	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	#1 pot
Hap	4	Hemamelis 'Intermedia' 'Arnold Promise'	Hybrid Witch Hazel	#15 pot
Hto	107	Hebe topiaria	Topiary's hebe	#1 pot
Lm	90	Liriope muscari	Lily turf	#1 pot
Lp	9	Lonicera pileata	Privet Honeysuckle	#2 pot
Msa	16	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Nep	116	Nepeta x faassenii	Catmint	Sp3
Pa	18	Pennisetum alopecuroides 'Hameln'	Fountain Grass	#1 pot
Pat	30	Perovskia angustifolia	Russian Sage	#1 pot
Pol.S	49	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3
Pmu	7	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
Pm	133	Polydichum maritimum	Sword Fern	#1 pot
Rs	19	Ribes sanguineum	Red Flowering Currant	#3 pot
Rf	2	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Sar	12	Sarcococca ruscifolia	Sweetbox	#2 pot
Tbr	58	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Tax	23	Taxus x media	Hybrid Yew	#5 pot
<b>RAIN GARDEN PLANTS:</b>				
Co	492	Carex obnupta	Slough Sedge	#1 pot
Cok	19	Cornus sericea 'Kelsey'	Dwarf Red-twigged Dogwood	#1 pot
Jog	228	Juncus communis 'Grey'	Soft Common Rush	Sp3
Lc	130	Labellia cardinalis	Cardinal Flower	#2 pot
Rf	8	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Vbd	13	Viburnum davidii	David Viburnum	#2 pot

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2	DP Resubmission	2024-11-12
1	DP Submission	2024-07-02
No.	Issued For	Draw Date

2024-11-12

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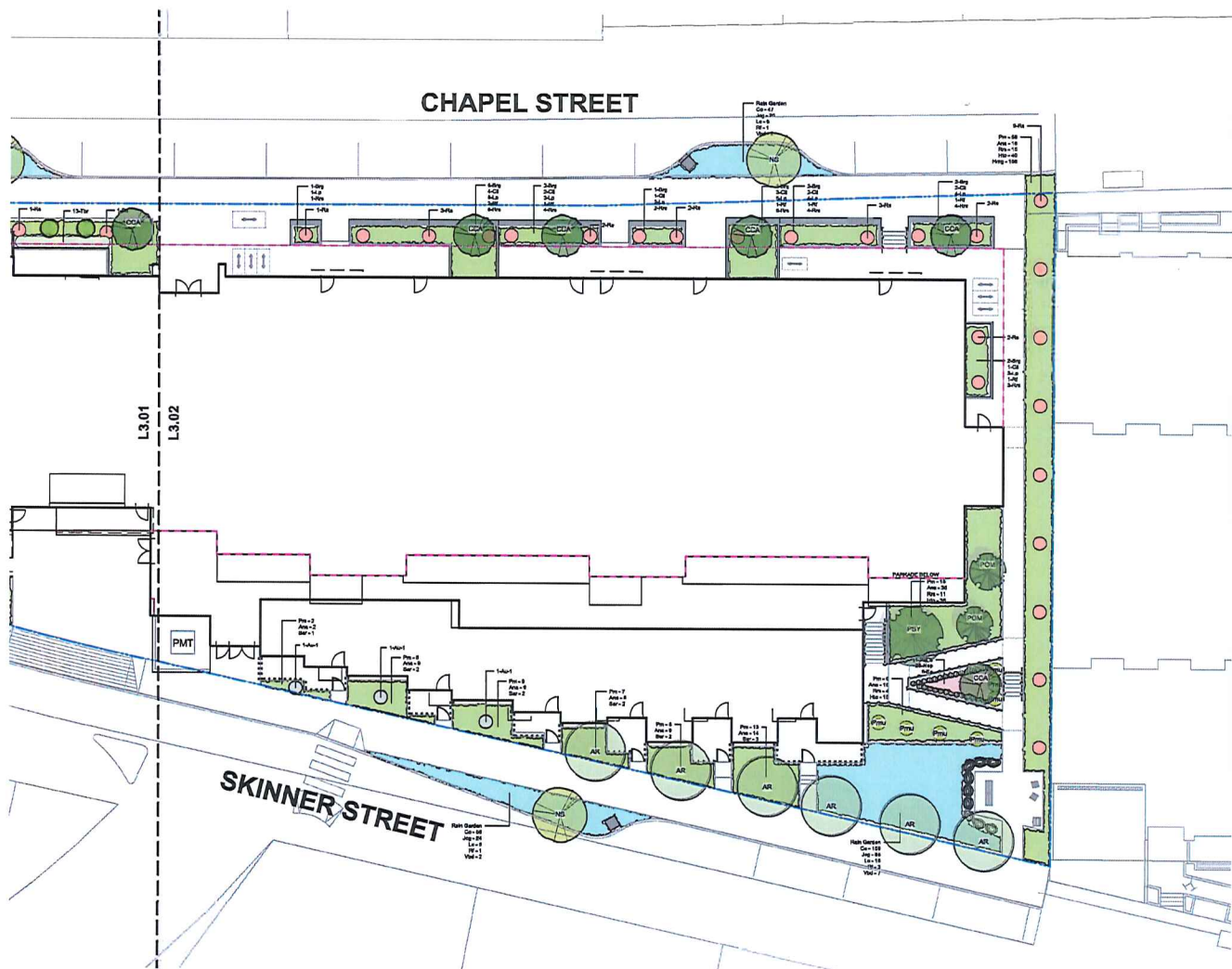
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2	DP Final Review	2024-11-12
1	DP Submission	2024-07-22
No.	Issued For	Issue Date



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