

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 10.5.1 Siting of Buildings* – to reduce the minimum front yard setback for the front canopy on the east elevation from 7m to 4.7m.
2. *Section 10.5.1 Siting of Buildings and Section 6.5.1 Projections in Yards* – to reduce the minimum side yard setback for an entry portico on the south elevation from 2.25m to 0.73m.
3. *Section 10.5.1 Siting of Buildings* – to reduce the minimum rear yard setback for a principal building from 4.5m to 0.22m.
4. *Section 17.2.1 General Regulations and Section 17.11 Minimum Landscape Treatment Levels* – to reduce the required Minimum Landscape Treatment Level 1d (Wingrove Street) from 1.8m to 0m.

The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 7013” is varied as follows:

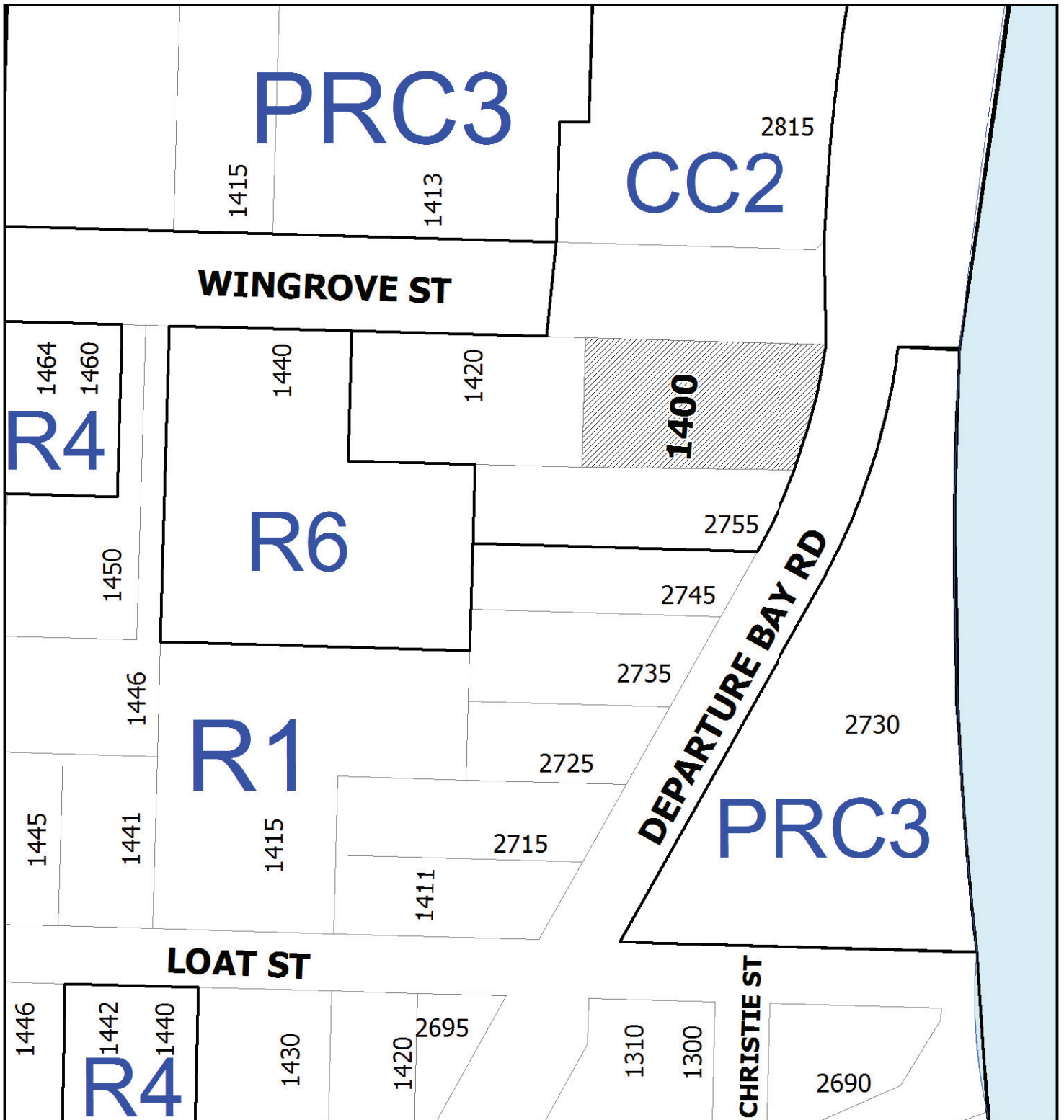
1. *Schedule ‘A’* – to reduce the required number of off-street parking spaces from 54 to 13.
2. *Section 14.8* – to reduce the required number of off-street loading spaces from 1 to 0.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ian A. Niamath Architect received 2018-APR-12 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Ian A. Niamath Architect dated 2018-JAN-19 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan & Details prepared by Fred Brooks Landscape Architect dated 2018-APR-17 as shown on Attachment F.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density dated 2018-APR-03 as outlined in Attachment G. A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, outlining in detail how all 60 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 60 required points have been achieved.
5. The provision of public art is in general accordance with the site location shown on the Site Plan in Attachment C and the Public Art Detail shown on Attachment H. The public art must be installed prior to building occupancy.

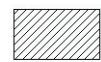
6. The provision of concrete curb, gutter and sidewalk adjacent to the City-owned property at 1413/1415 Wingrove Street as well as re-painting of the parking lot lines of the Departure Bay Activity Centre parking lot is required to be completed substantially in accordance with the Off-Street Parking Plan shown on Attachment I prior to the issuance of building occupancy. The design is to be confirmed through Design Stage Acceptance.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001064

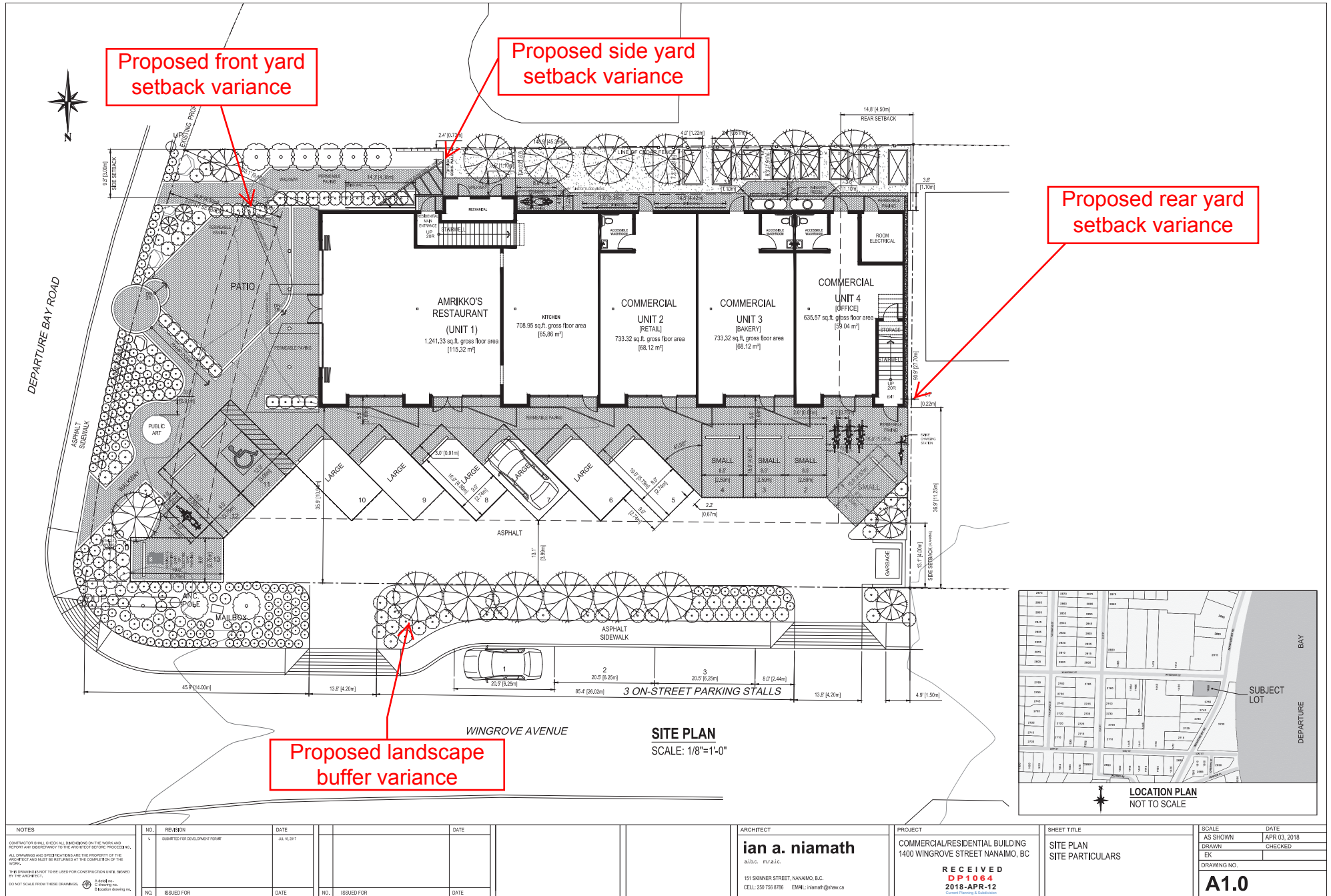
LOCATION PLAN



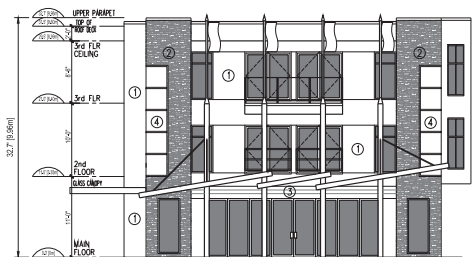
**Subject
Property**

Civic: 1400 Wingrove Street
Strata Lot 1, Section 1, Wellington District, Strata Plan 1313
Together with an interest in the Common Property in proportion
to the Unit Entitlement of the Strata Lot as shown on Form 1

ATTACHMENT C SITE PLAN



ATTACHMENT D
BUILDING ELEVATIONS

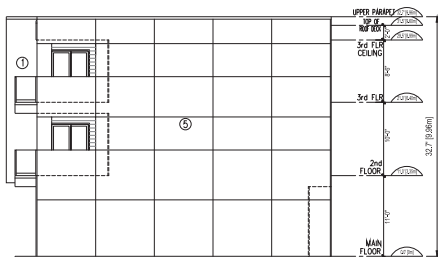


1 EAST ELEVATION
SCALE: 1/8"=1'-0"

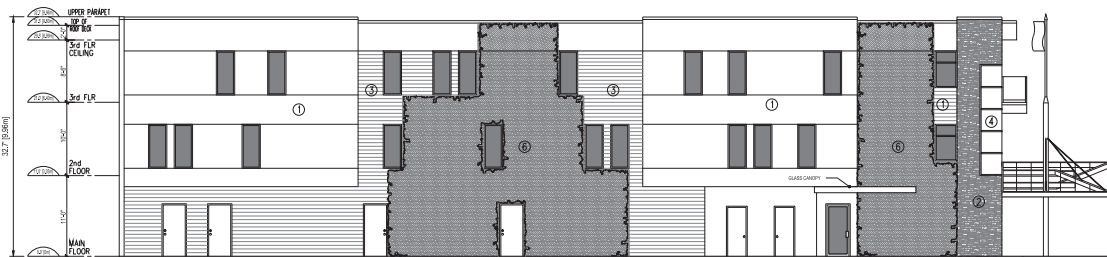


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

LEGEND	
1	STUCCO
2	STONE FASCIA
3	CEDAR TAG SIDING
4	GLASS PANELS
5	PAINTED CAST CONC.
6	LIVING WALL



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

NOTES	NO.	REVISION	DATE		DATE			ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE	
	1.	SUBMITTED FOR DEVELOPMENT PERMIT	JUL 16, 2017								AS SHOWN	JAN 19, 2018	
											DRAWN	CHECKED	
											EK		
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.												DRAWING NO.	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.												A4.0	
DO NOT SCALE FROM THESE DRAWINGS.  A SHAW CO. COMPANY INC. (Shawco drawing file)													
NO.	ISSUED FOR	DATE		NO.	ISSUED FOR	DATE							

PERSPECTIVES



**ian a
niamath
architect**

5-1400 wingrove street
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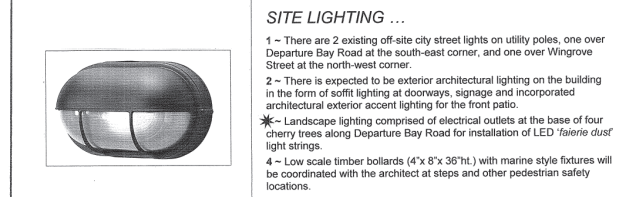
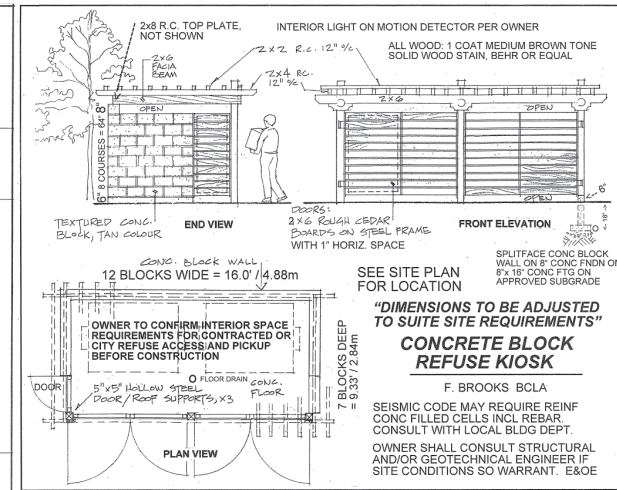
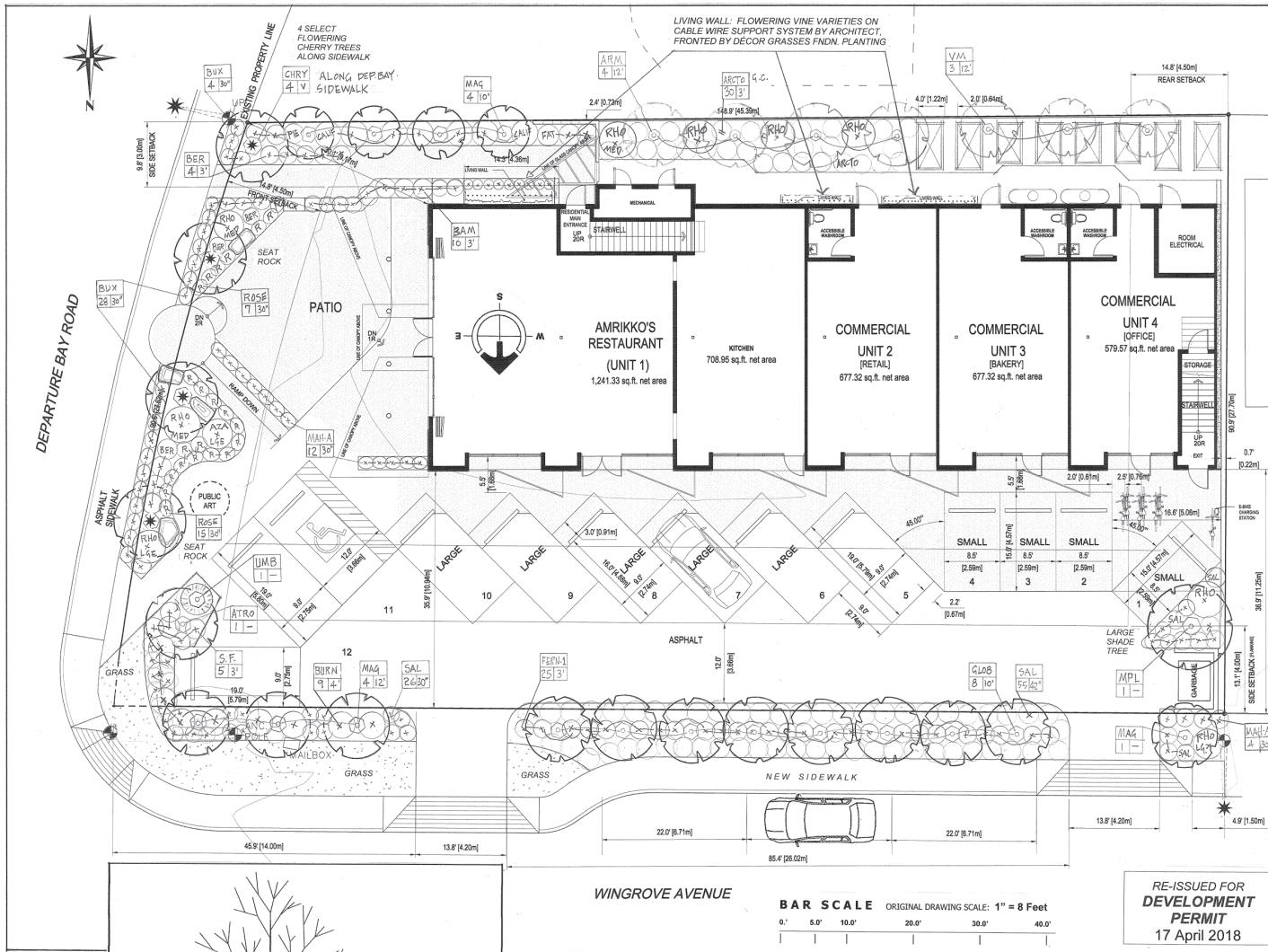
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ATTACHMENT F LANDSCAPE PLAN & DETAILS



"Amrikko's" 1400 Wingrove Avenue					
PLANT LIST	KEY	QTY.	PLANT	BOTANICAL NAME	SIZE
1	ARM	1	Acer palmatum	Globe maple	15
2	ARM	1	Acer palmatum	Globe maple	15
3	ARM	1	Acer palmatum	Globe maple	15
4	ARM	1	Acer palmatum	Globe maple	15
5	ARM	1	Acer palmatum	Globe maple	15
6	ARM	1	Acer palmatum	Globe maple	15
7	ARM	1	Acer palmatum	Globe maple	15
8	ARM	1	Acer palmatum	Globe maple	15
9	ARM	1	Acer palmatum	Globe maple	15
10	ARM	1	Acer palmatum	Globe maple	15
11	ARM	1	Acer palmatum	Globe maple	15
12	ARM	1	Acer palmatum	Globe maple	15
13	ARM	1	Acer palmatum	Globe maple	15
14	ARM	1	Acer palmatum	Globe maple	15
15	ARM	1	Acer palmatum	Globe maple	15
16	ARM	1	Acer palmatum	Globe maple	15
17	ARM	1	Acer palmatum	Globe maple	15
18	ARM	1	Acer palmatum	Globe maple	15
19	ARM	1	Acer palmatum	Globe maple	15
20	ARM	1	Acer palmatum	Globe maple	15
21	ARM	1	Acer palmatum	Globe maple	15
22	ARM	1	Acer palmatum	Globe maple	15
23	ARM	1	Acer palmatum	Globe maple	15
24	ARM	1	Acer palmatum	Globe maple	15
25	ARM	1	Acer palmatum	Globe maple	15
26	ARM	1	Acer palmatum	Globe maple	15
27	ARM	1	Acer palmatum	Globe maple	15
28	ARM	1	Acer palmatum	Globe maple	15
29	ARM	1	Acer palmatum	Globe maple	15
30	ARM	1	Acer palmatum	Globe maple	15
31	ARM	1	Acer palmatum	Globe maple	15
32	ARM	1	Acer palmatum	Globe maple	15
33	ARM	1	Acer palmatum	Globe maple	15
34	ARM	1	Acer palmatum	Globe maple	15
35	ARM	1	Acer palmatum	Globe maple	15
36	ARM	1	Acer palmatum	Globe maple	15
37	ARM	1	Acer palmatum	Globe maple	15
38	ARM	1	Acer palmatum	Globe maple	15
39	ARM	1	Acer palmatum	Globe maple	15
40	ARM	1	Acer palmatum	Globe maple	15
41	ARM	1	Acer palmatum	Globe maple	15
42	ARM	1	Acer palmatum	Globe maple	15
43	ARM	1	Acer palmatum	Globe maple	15
44	ARM	1	Acer palmatum	Globe maple	15
45	ARM	1	Acer palmatum	Globe maple	15
46	ARM	1	Acer palmatum	Globe maple	15
47	ARM	1	Acer palmatum	Globe maple	15
48	ARM	1	Acer palmatum	Globe maple	15
49	ARM	1	Acer palmatum	Globe maple	15
50	ARM	1	Acer palmatum	Globe maple	15

FRED BROOKS BCLA
Landscape Architect

4845 Legana Way
Nanaimo, B.C. V9T 5C3
Tel/Fax: 250 751 0950
email: f.brooks@bcla.ca

Project:
COMMERCIAL / RESIDENTIAL BUILDING

Address:
**1400 Wingrove Street
NANAIMO, B.C.**

Architect:
**Ian Niamath
Nanaimo, B.C.**

SCALE: **1/8" = 1'**

DWG DATE:
2 April 2018

ISSUE DATE:
17 April 2018

Drawing title:
LANDSCAPE CONCEPT PLAN

Sheet number:
L - 1 OF 1

RECEIVED
DP 1064
2018-APR-17

ATTACHMENT G
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY



SCHEDULE D

April 3, 2018

AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

CATEGORY 1 SITE SELECTION (10 POINTS REQUIRED)

	Amenity	POINTS ALLOWED	PROPOSED POINTS
A	The proposed development is located on a brownfield site.	5	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3
C	The proposed development is located within 200m of a park or trail network.	1	1
D	<p>The proposed development is located within 400m of any of the following:</p> <ul style="list-style-type: none"> • retail store;..... 1 • daycare facility; 1 <i>(2725 Departure Bay Rd. Departure Bay Children's Centre 1 min-150.0m)</i> • Nanaimo Regional District transit bus stop; 1 • any PRC (Parks, Recreation and Culture) Zoned property; and /or ...1 • a CS-1 (Community Service One) zoned Property..... 1 	1 point each	5
E	<p>The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development:</p> <ul style="list-style-type: none"> • retail store or public market; 1 • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art..... 1 <i>(Public Art design concept commissioned and will be provided pre Building Permit)</i> 	1 point each	2
	TOTAL	20	11

Category 2: Retention and Restoration of Natural Features (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	0
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	0
C	The proposed development includes at least 50% retention of natural soils. <i>(Soils must be maintained, site is a listed Archeological Site)</i>	1	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	0
E	The proposed development includes street trees <i>(Street trees proposed on city right of way, variance requested)</i>	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm <i>(There are no trees on the site presently, trees proposed in the landscape plan will result in a net gain)</i>	1	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development. <i>(There are no existing trees on the city right-of-way currently)</i>	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces <i>Site Area: 1332.59m²</i> <i>Site Area less building area: 1332.59 – 436.83 = 895.76m²</i> <i>Permeable Site area: 859.76 – 282.69m²(asphalt paving) = 613.07m²</i> <i>613.07m² = 68.44% permeable site area (greater than 50%)</i>	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site	1	1
	TOTAL	16	9

Category 3: Parking and Sustainable Transportation (10 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	0
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op	1	0
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	0
D	The parking area within the proposed development includes at least one electric vehicle charging station <i>(One car space is a designated electric charging station, see site plan)</i>	1	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building	4	0
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle. <i>(See site plan. One scooter space for residential secured, 1 motor cycle space provided, 1 electric plug in for electronic cycle) Refer to Parking Impact Study from Bunt and Associates which forms part of this application.</i>	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	0
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	0
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
	TOTAL	20	4

Category 4: Building Materials (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	Wood is the primary building material. <i>(the building will be constructed primarily as a wood frame building except for the first floor commercial space)</i>	1	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project. <i>(it is proposed to salvage more than 10% of the existing wood material in the building to be reused for construction)</i>	2	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. <i>(wood used in the project will be specified as FSC material)</i>	3	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project. <i>(All materials used on the project will be specified to have more than 25% recycled content)</i>	2	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled. <i>(The developer will submit a construction and waste management plan to identify materials to be diverted from waste disposal and will be sorted on site)</i>	2	2
F	At least 75% of the materials used in construction are renewable resources. <i>(75% of materials used in construction will be from renewable resources)</i>	2	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	0
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project. <i>(permanent educational signage will be installed to illustrate the use of sustainable building materials for the building construction)</i>	1	1
	TOTAL	16	13

Category 5: Energy Management (6 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	<p>The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate.</p> <p><i>(Developer to provide a letter from the Mechanical Consultant stating that the project exceeds ASHRAE 90.1 2010 energy standard by 5%)</i></p>	5	5
B	<p>The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards: • yearly heating demand ≤ 15 kWh or peak heat demand ≤ 10 W/m² • yearly cooling demand ≤ 15 kWh • building air tightness ≤ 0.6 ACH @50 • excess temp frequency $\leq 10\%$ • primary energy demand ≤ 120 kWh</p>	10	0
C	<p>The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.</p> <p><i>(Permanent educational signage will be installed to indicate the sustainable energy practices are used on the site)</i></p>	1	1
	TOTAL	16	6

Category 6: Water Management (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	0
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard. (<i>Plumbing fixtures will be specified on the project to meet this criteria</i>)	2	2
C	A green roof is installed to a minimum 30% of the roof area	3	0
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project. (<i>See elevations, living wall to be installed on the south elevation</i>) <i>Total wall area of project= 966.83m²</i> <i>Living Wall area: 101.15m² = 10.46%</i>	2	2
E	A non-potable irrigation system is installed and used for all on-site irrigation. (<i>non –potable irrigation to be designed and installed for use of irrigation</i>)	3	3
F	A water efficient irrigation system (such as drip) is installed. (<i>A drip irrigation system will be installed for the landscaping</i>)	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. (<i>As a part of the development, a cistern will be incorporated and used for collection of rainwater from the roof and will be used for the irrigation of the landscaping</i>) See location on site plan.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site (<i>permanent educational signage will be installed regarding the water management usage on the site</i>)	1	1
	TOTAL	16	11

Category 7: Social and Cultural Sustainability (10 points required)

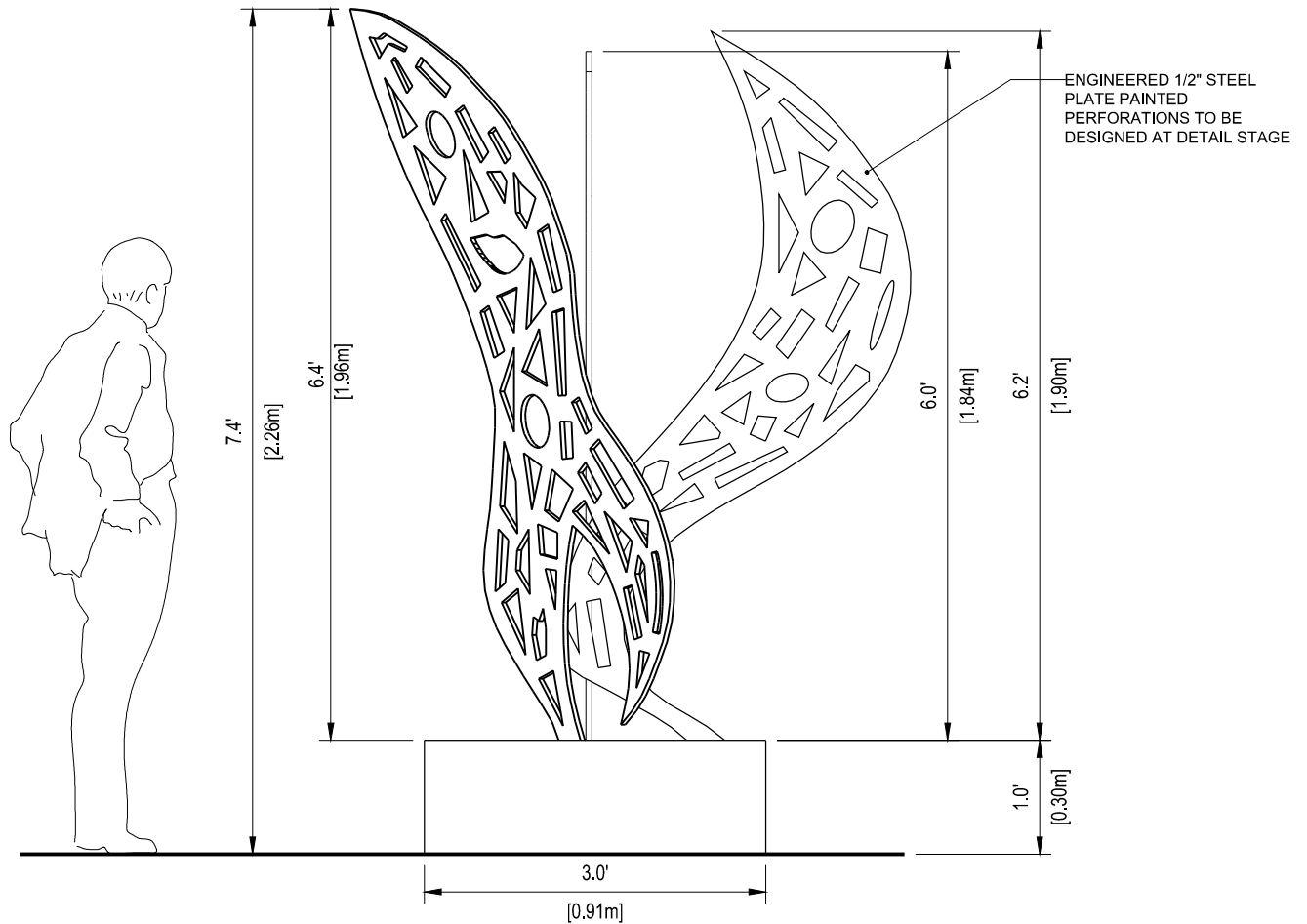
	AMENITY	POINTS	PROPOSED POINTS
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area. <i>(2 units have been designed under 29.0 sq.m.as a part of the 12 residential units in the project)</i>	1	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC) or any subsequent Act or Acts which may be enacted in substitution therefore.	3	0
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy. <i>(the developer will enter into A Housing Agreement to ensure that 50% of the units will not be stratified)</i>	3	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4	0
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	0
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art. <i>(Public Art is to be installed on the site)</i>	2	2
G	A children's play area is provided.	1	0
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden. <i>(Refer to site plan, a dedicated space will be provided on the south side of the site for use by the residents for gardening)</i>	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant. <i>(Interpretive signage will be installed to illustrate the archeological relevance of the site)</i>	1	0

J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City. <i>(The development will protect the archeological /cultural heritage of the site as specified by the site alteration permit issued by the Archeological Branch of the Province of BC)</i>	3	0
	TOTAL	21	7

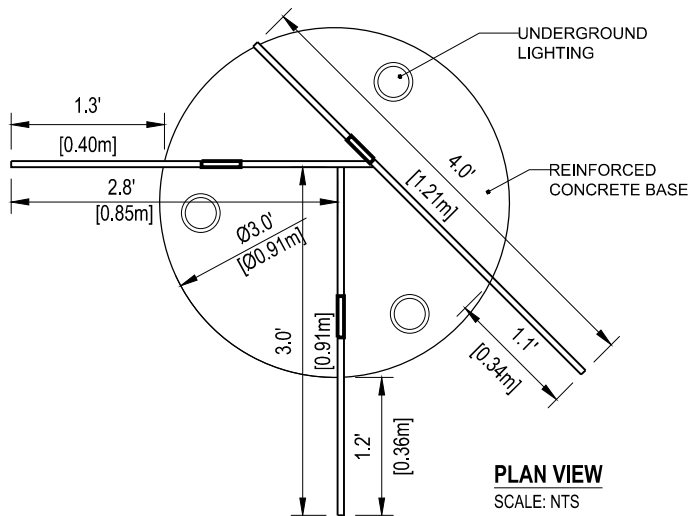
SCHEDULE D AMENITY REQUIREMENTS SUMMARY

CATEGORY	AMENITY	POINTS REQUIRED	PROPOSED POINTS
1	Site Selection (10 points required)	10	11
2	Retention and Restoration of Natural Features (8 points required)	8	9
3	Parking and Sustainable Transportation (10 points required)	10	4
4	Building Materials (8 points required)	8	13
5	Energy Management (6 points required)	6	6
6	Water Management (8 points required)	8	11
7	Social and Cultural Sustainability (10 points required)	10	7
	TOTAL POINTS REQUIRED	60	61

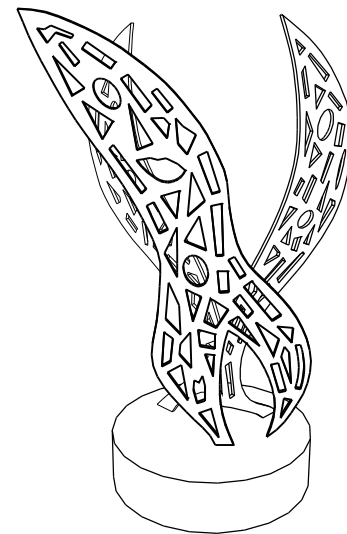
ATTACHMENT H PUBLIC ART DETAIL



ELEVATION
SCALE: NTS



PLAN VIEW
SCALE: NTS



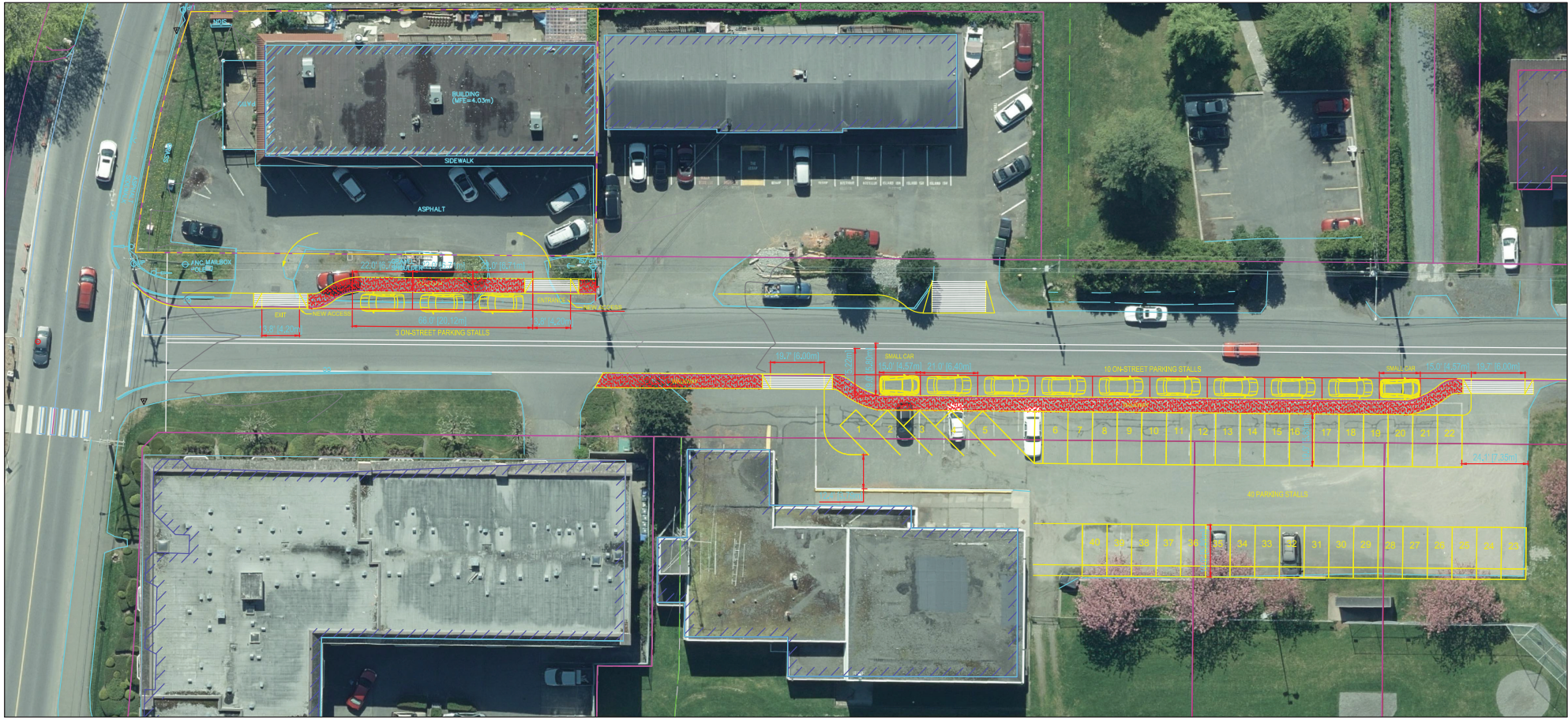
PERSPECTIVE VIEW
SCALE: NTS

RECEIVED
DP1064
2018-APR-12
Current Planning & Subdivision

NOTES		ARCHITECT		PROJECT		SCALE		DATE	
<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.</p> <p>ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.</p> <p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.</p> <p>DO NOT SCALE FROM THESE DRAWINGS.</p> <div><div><div></div></div><div>A detail no. C drawing no. B location drawing no.</div></div>		<p>ian a. niamath</p> <p>a.j.b.c. m.r.a.i.c.</p> <p>151 SKINNER STREET, NANAIMO, B.C.</p> <p>CELL: 250 756 8786 EMAIL: iniamath@shaw.ca</p>		<p>COMMERCIAL/RESIDENTIAL BUILDING</p> <p>1400 WINGROVE STREET, NANAIMO, BC</p> <p>SHEET TITLE</p> <p>PUBLIC ART DETAIL</p>		AS SHOWN		APR 11, 2018	
						DRAWN		CHECKED	
						NR			
						DRAWING NO.			
						A0.0			



ATTACHMENT I
ON-STREET PARKING PLAN



ON - STREET PARKING
SCALE: NTS

NOTES	NO.		REVISION	DATE		NO.		ISSUED FOR	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE		DATE	
													AS SHOWN		APR 12, 2018	
													DRAWN		CHECKED	
													NR			
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.													DRAWING NO.			
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.													A1.1			
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.																
DO NOT SCALE FROM THESE DRAWINGS.																
151 SKINNER STREET, NANAIMO, B.C. CELL: 250 756 8786 EMAIL: ianiamath@shaw.ca																
COMMERCIAL/RESIDENTIAL BUILDING 1400 WINGROVE STREET NANAIMO, BC																
SITE PLAN ON-STREET PARKING																

ATTACHMENT J
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP0001064

