

## OPPORTUNITY

This offering is for a “development permit in place” site located on the Millstream River in the heart of the City of Nanaimo. 20 Barsby consists of a permit to build one 58 unit building. The following are included in the purchase price:

- Land Size: 49,584 sq. ft. or 4606.5 sq. m. or 1.138 acres
- Zoning: RM-5 Multi-Family
- Approval: Development Permit NO. 00432 for 58 unit condominium of a total building site of 64,900 sq. ft plus 24,609 sq. ft. of parkade.
- Services: All off site services are complete to building site.
- Amenities: River front property adjacent to park, with ocean and mountain views. Approximately 500 metre walk to ocean, marina, shopping area, restaurants and transportation.
- Plans: Schematic architectural and landscape plans are complete. Structural, mechanical and electrical will be required for building permit.
- DCCs: City of Nanaimo Development Cost Charges have been waived for savings of approximately \$7800 per unit, or \$452,000 for 58 units.
- Reports: All required reports are complete, including geotechnical, environmental, archaeological impact, civil engineering, and registered landscape and riparian biologist reports.

## PROPERTY

- Civic Address: 20 Barsby Avenue, Nanaimo, BC
- Legal Description: Lot A&B Section I, Nanaimo District, Plan 5106
- P.I.D.: 006-036-635

## UNIT VALUES

This site will support high end sale prices, and the units constructed at the site would currently sell in the range of \$275 to \$375 per ft<sup>2</sup>

**ASKING: \$1,550,000 Cdn**



*Looking out the “back door”*



*The “neighbours”*



*The Waterfront Walkway*



*Walkway over the Millstream River*



**RESIDENTIAL PROJECT**  
20 BARSBY AVENUE, NANAIMO, B.C.

**DAVIDSON**  
YUEN  
SIMPSON  
ARCHITECTS



1/5 ROOF	8'-11 1/2"
LEVEL 4	7'-4"
LEVEL 3	9'-0 1/2"
LEVEL 2	9'-0 1/2"
LEVEL 1	9'-0 1/2"
PARKING	3'-0"



# LANDSCAPE CONCEPT PLAN



FIELD BROOKS  
Landscape Architecture  
1455 Queen Street West, Suite 201  
Toronto, ON M5S 2K5  
Tel: 416-593-8888



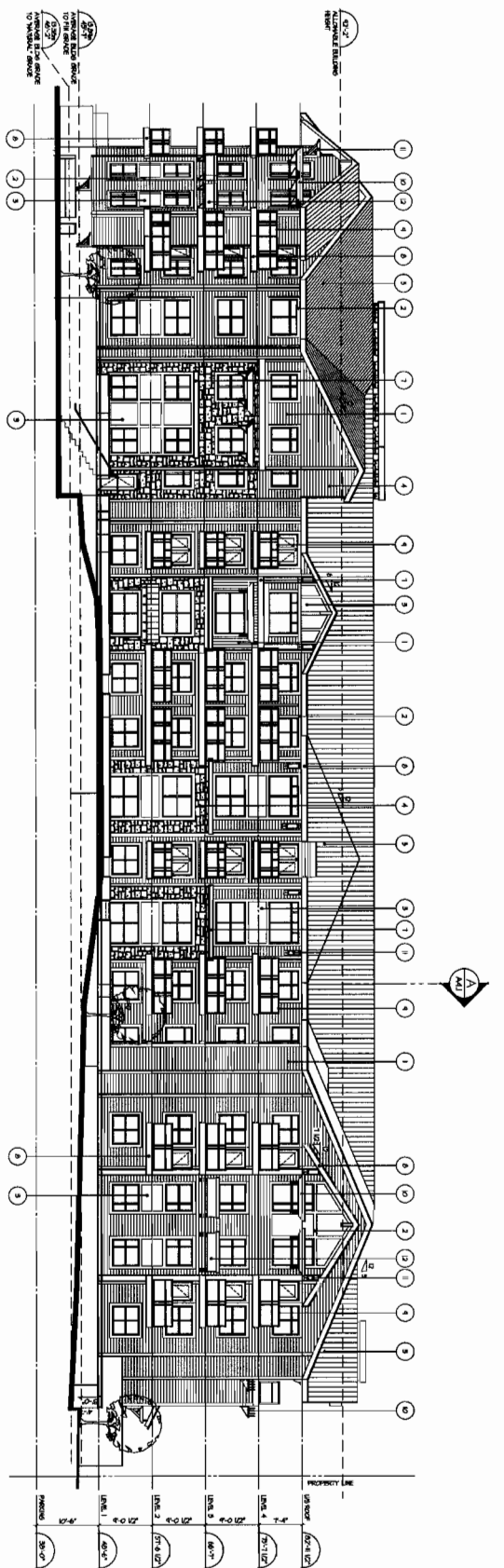
## "Millstone"

A Condominium Development  
Twenty Barsby Avenue  
Nanaimo ~ B.C.

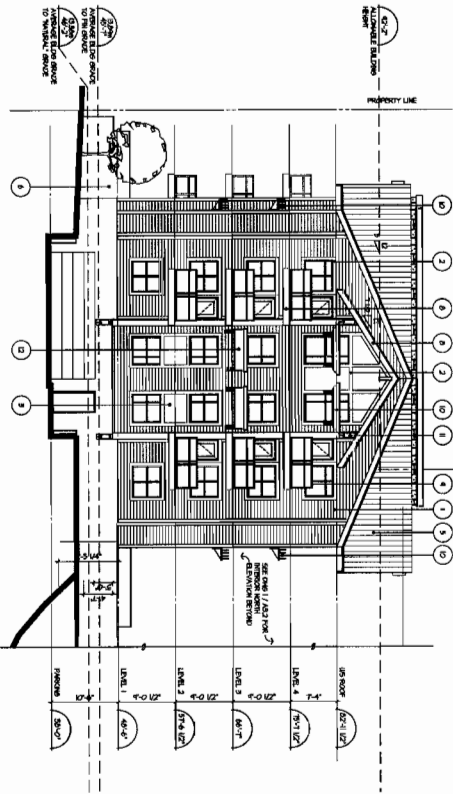
Scale 3/32" = 1' 16 November 2006







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



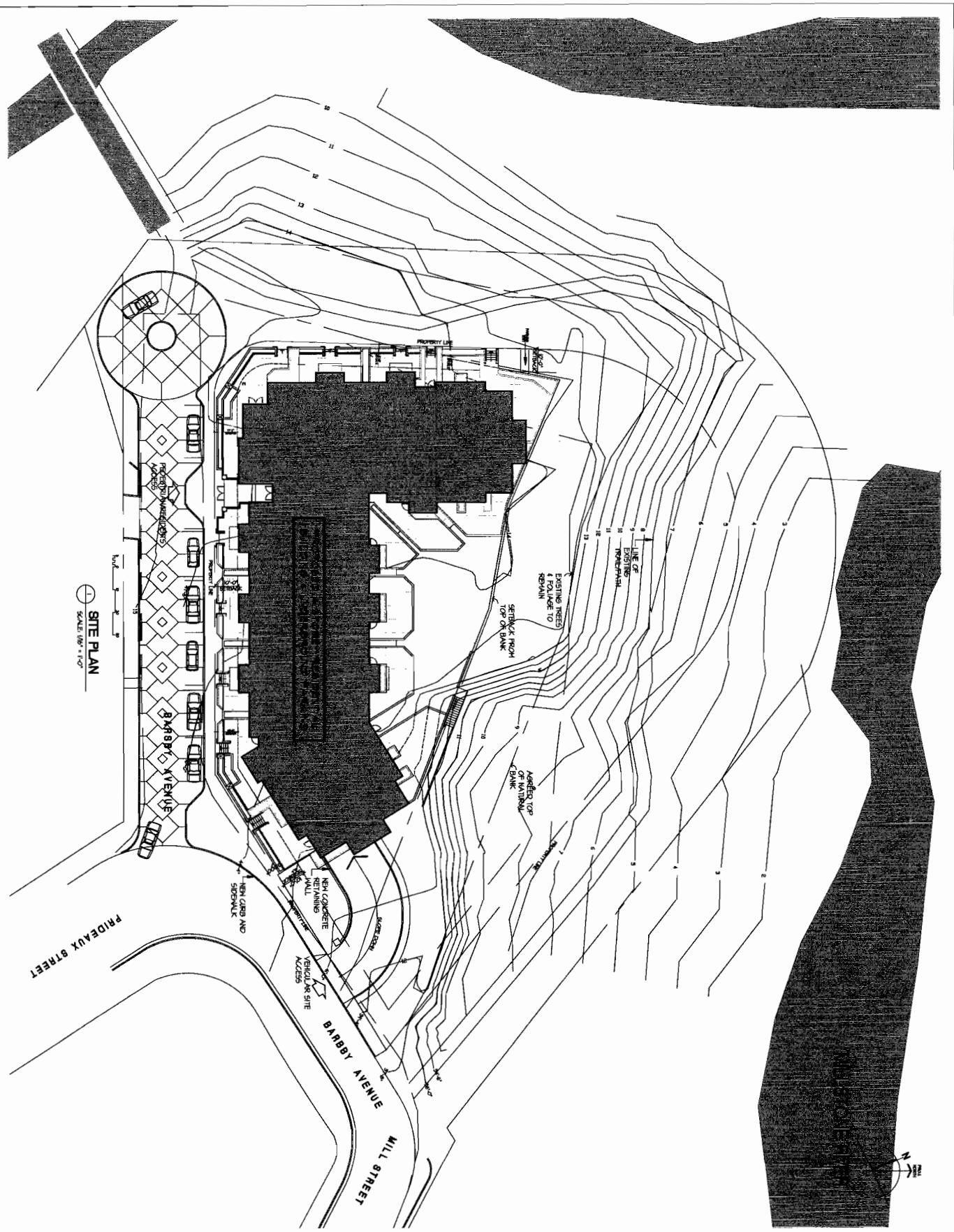
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

- FINISH LEGEND**
- 1 WOOD CLADDING (WOOD SHOWN)
  - 2 BRICK (WOOD SHOWN)
  - 3 STAINLESS STEEL
  - 4 LOCAL STONE VENEER
  - 5 STAINLESS STEEL METAL
  - 6 STAINLESS STEEL METAL
  - 7 FINE CAST CONCRETE (W/ FINISH)
  - 8 WOOD FINISH
  - 9 FINE FINISHED ALUMINUM GLAZED WINDOW
  - 10 FINISH (WOOD SHOWN)
  - 11 FINISH (WOOD SHOWN)

PROJECT TITLE  
**BARBSBY AVENUE  
RESIDENTIAL  
PROJECT  
NANAIMO, BC**

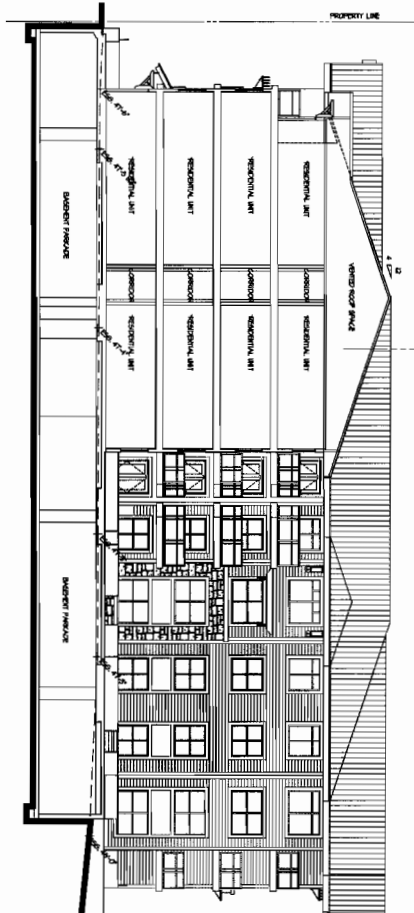
ELEVATIONS

DATE: 16 NOV 2006  
SCALE: 1/8" = 1'-0"  
DRAWN: MZ/TJ/H  
CHECKED: HW/S/H  
PROJECT NUMBER: N205001

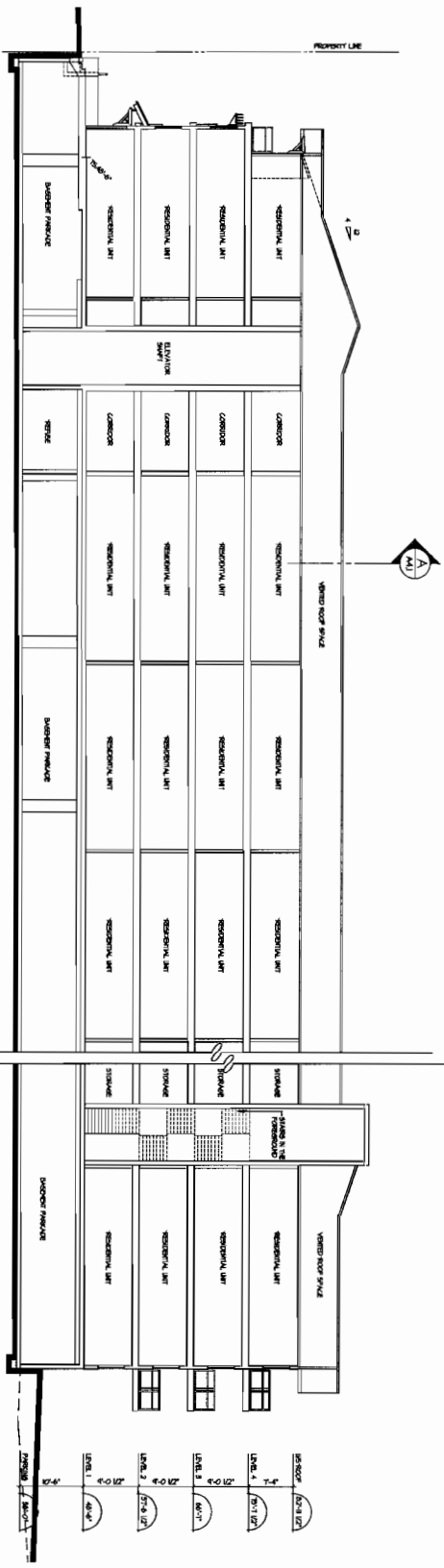


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

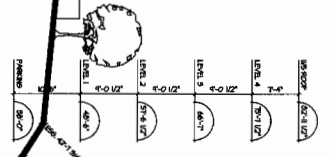
<p>NO. DATE/REVISION</p> <p>1. 16 NOV 2008 S.W.E.R. (P.S.W.E.R.)</p>	<p>1/8" = 1'-0"</p>	<p>NO. DATE/REVISION</p>	<p>NO. DATE/REVISION</p>	<p><b>BARBBY AVENUE RESIDENTIAL PROJECT NANAIMO, BC</b></p>	<p><b>SITE PLAN</b></p>	<p>DATE: 16 NOV 2008 SCALE: 1/8" = 1'-0" DESIGN: MCT/TJ DRAWN: S.W.E.R./P.S.W.E.R. PROJECT NUMBER: N200001</p>	<p>NO. DATE/REVISION</p> <p>1. 16 NOV 2008 S.W.E.R. (P.S.W.E.R.)</p>
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1 SECTION AA  
SCALE: 1/8" = 1'-0"



2 SECTION BB  
SCALE: 1/8" = 1'-0"



18 NOV 2008  
1/8" = 1'-0"

18 NOV 2008  
1/8" = 1'-0"

18 NOV 2008  
1/8" = 1'-0"

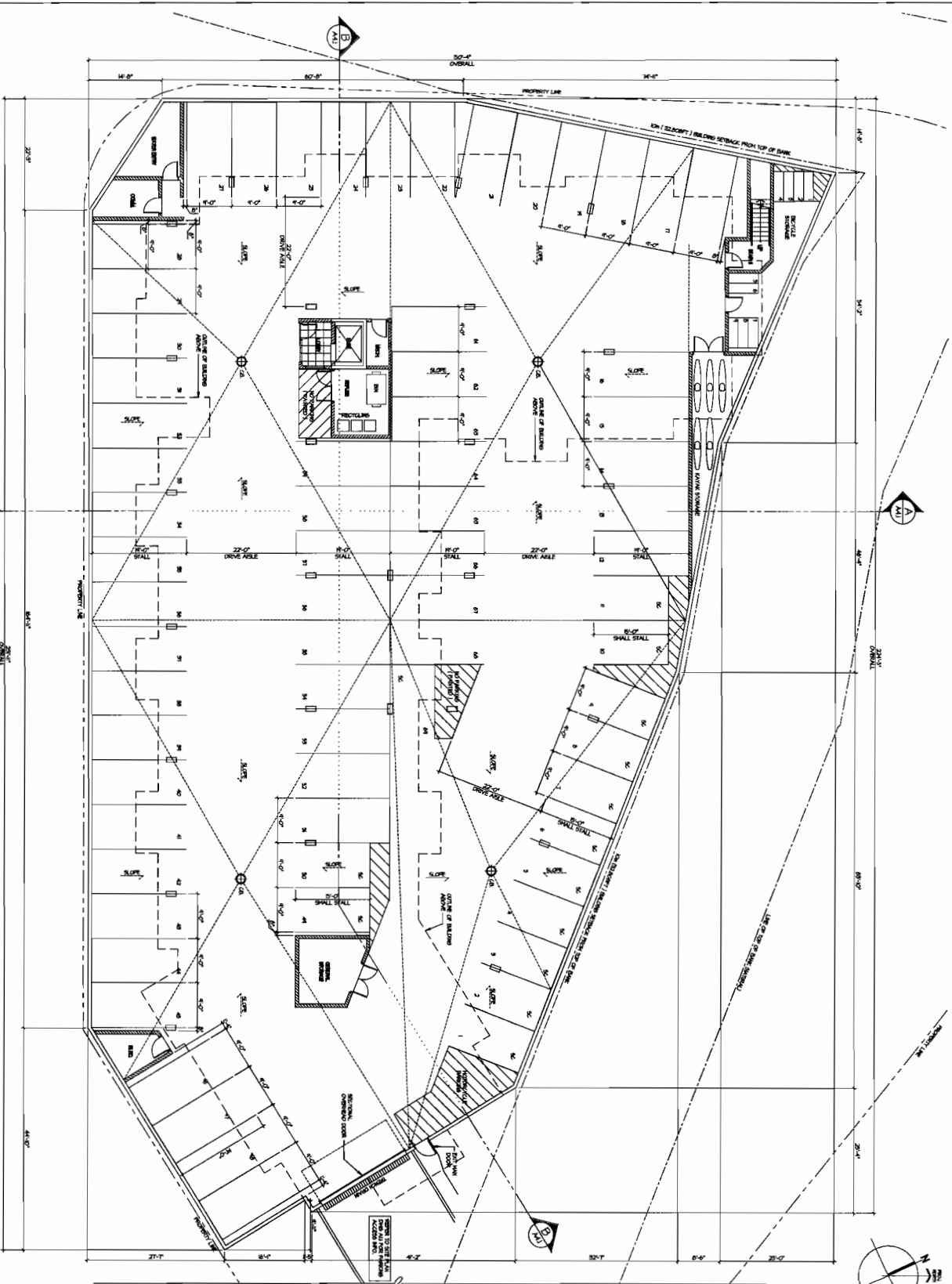
BARBARY AVENUE  
RESIDENTIAL  
PROJECT  
NANAIMO, BC

BUILDING SECTIONS  
AA AND BB

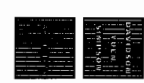
18 NOV 2008  
1/8" = 1'-0"

18 NOV 2008  
1/8" = 1'-0"

AA1



BARBARY AVENUE



100 - 100 Barbary Avenue  
 Nanaimo, BC V9R 5K7  
 250.755.1111  
 www.jstarchitect.com

DATE: 15 NOV 2008  
 SCALE: 1/8" = 1'-0"  
 PROJECT: BARBARY AVENUE RESIDENTIAL PROJECT  
 SHEET: P001

PROJECT TITLE:

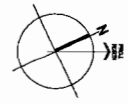
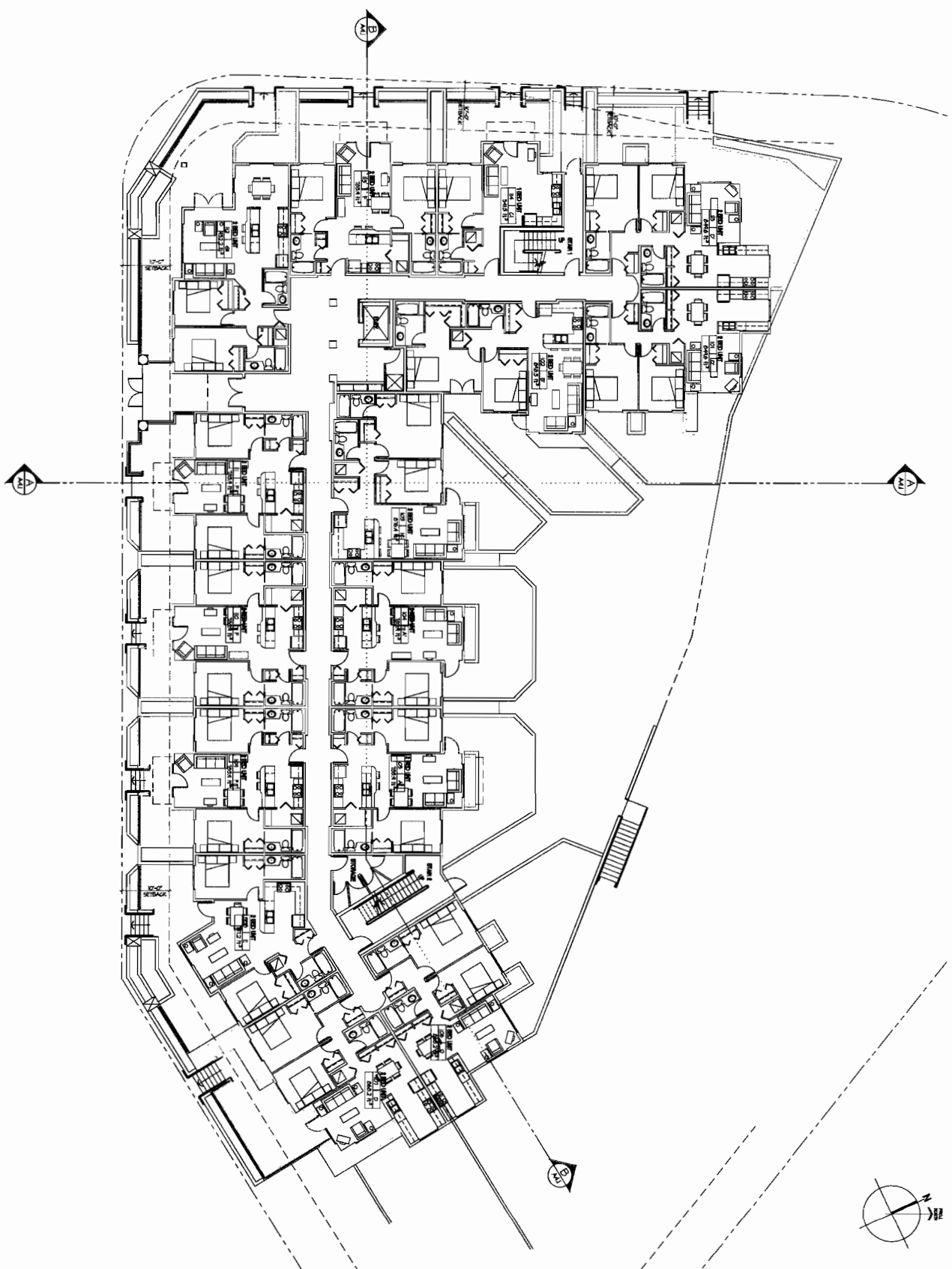
BARBARY AVENUE  
 RESIDENTIAL  
 PROJECT  
 NANAIMO, BC

FLOOR PLAN  
 PARKING LEVEL  
 P001

DATE: 15 NOV 2008  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: SJA/AM  
 CHECKED BY: NDO/AM

REVISIONS:

NO.	DESCRIPTION



10/2/2008  
 10/2/2008  
 10/2/2008

10/2/2008  
 10/2/2008  
 10/2/2008

PROJECT TITLE

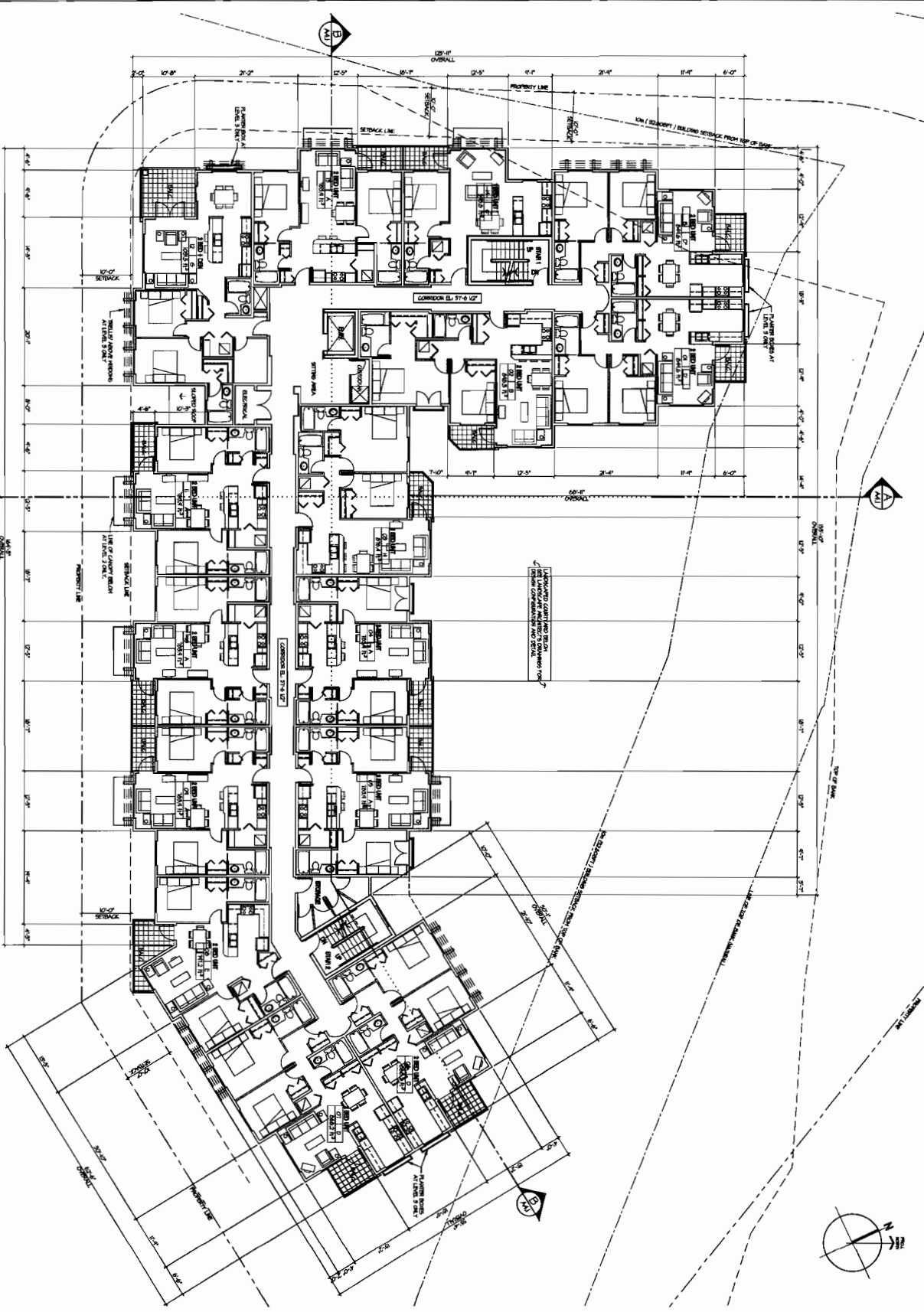
BARBRY AVENUE  
 RESIDENTIAL  
 PROJECT  
 NANAIMO, BC

FLOOR PLAN  
 LEVEL 1 (GROUND)

16. JULY 2008  
 1/8" = 1'-0"  
 S/H/A/H  
 N200001



**BARBRY AVENUE**



NO. 1000000000  
 1000000000  
 1000000000

NO. 1000000000  
 1000000000  
 1000000000

NO. 1000000000

**BARBRY AVENUE  
 RESIDENTIAL  
 PROJECT  
 NANAIMO, BC**

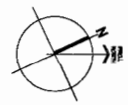
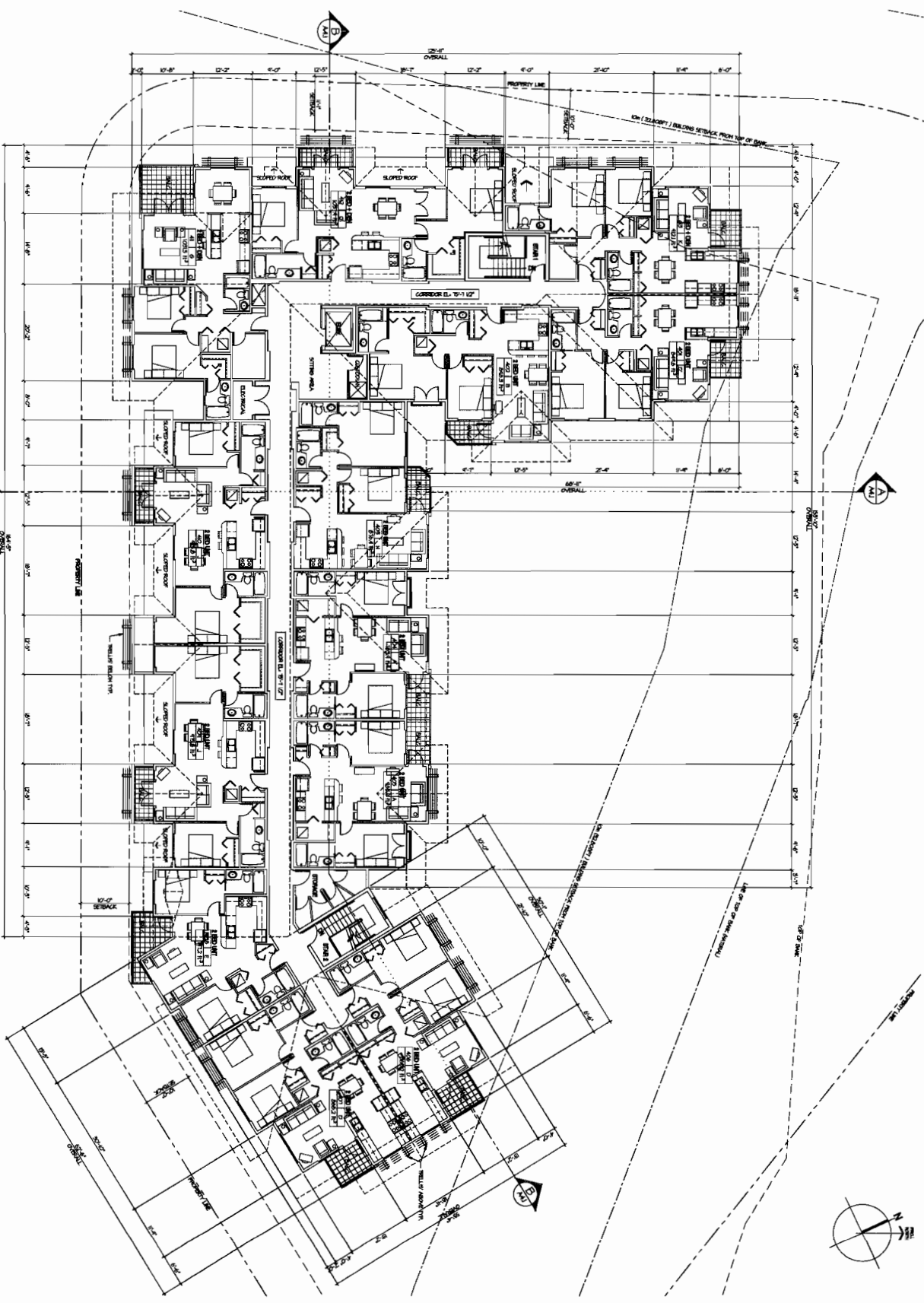
**FLOOR PLAN  
 LEVELS 2 AND 3**

DATE: 16 NOV 2008  
 SCALE: 1/8" = 1'-0"  
 DRAWN: K.S./T.H.  
 CHECKED: S.H./M.H.  
 PROJECT NUMBER: N208001

A23



BARBBY AVENUE



102 - St. Lawrence  
 103 - St. Lawrence  
 104 - St. Lawrence  
 105 - St. Lawrence

NO. OF SHEETS: 10  
 SHEET NO.: 10  
 SHEET TITLE: FLOOR PLAN LEVEL 4

NO. OF SHEETS: 10  
 SHEET NO.: 10  
 SHEET TITLE: FLOOR PLAN LEVEL 4

PROJECT TITLE:  
**BARBBY AVENUE  
 RESIDENTIAL  
 PROJECT  
 NANAIMO, BC**

PROJECT TITLE:  
**FLOOR PLAN  
 LEVEL 4**

DATE: 18 NOV 2006  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: NCT/7/1  
 CHECKED BY: SM/WH  
 PROJECT NUMBER: N200001

REVISIONS:  
 NO. DESCRIPTION  
 DATE

A24







**LOCAL GOVERNMENT ACT**  
**(Part 26)**

**NOTICE OF PERMIT**

TO: Registrar of Title  
Land Title and Survey Authority of BC  
PO Box 9255  
Victoria, BC V9W 9J3

TAKE NOTICE that the land described below is subject to a permit issued by the Corporation of the City of Nanaimo.

**PARTICULARS OF PERMIT**

**Permit Description**

- (a) Type of Permit: **DEVELOPMENT PERMIT**
- (b) Statutory Authority: **Section 920**

**Legal Description of Land Affected:**

**LOT A & B, SECTION 1, NANAIMO DISTRICT, PLAN 5106  
PID No. 006-036-635**

Issue Date: 2007-FEB-12

Expiry Date: 2009-FEB-12

Date: 2007-4/14-03 CORPORATION OF THE CITY OF NANAIMO

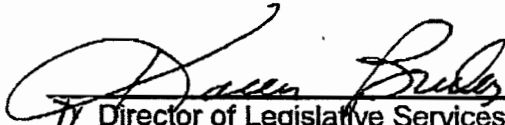
by:   
Director of Legislative Services

GN/ctb  
Prospero attachment: DP000432

- Page 2 -

- a) If the applicant does not substantially commence the development permitted by this Permit within two years of the date of this Permit, the Permit shall lapse.
4. **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.**
5. **The City of Nanaimo Zoning Bylaw 4000 (1993) is varied as follows:**
- Aquatic Setback (Millstone River)**
- o Part 5.3.1.4 requires a 30 metre leave strip along the Millstone River. The leave strip setback is reduced to 10 metres (32.8 feet).
- Required Front Yard Setback**
- o Part 7.5.6.1 requires a front yard of not less than 6 metres (19.69 feet). The setback is reduced to zero metres.
- Building Height**
- o Part 7.5.7.1 limits building height to 14 metres (46 feet). The building height is increased to 16.5 metres (54.2 feet).

**AUTHORIZING RESOLUTION PASSED BY COUNCIL THE 12TH DAY OF FEBRUARY, 2007.**

  
Director of Legislative Services

2007 - MAY - 03  
Date

GN/ctb  
Prospero attachment: DP000432



## Schedule C

**DEVELOPMENT PERMIT NO. DP000432**

**P 3 INTERNATIONAL TRADE AND INVESTMENTS INC.**  
**Name of Owner(s) of Land (Permittee)**

**20 BARSBY 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 building structures and other developments thereon:

Legal Description:

**LOT A & B, SECTION 1, NANAIMO DISTRICT, PLAN 5106**  
**PID No. 006-036-635**

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.

<b>Schedule A</b>	<b>Location Plan</b>
<b>Schedule B</b>	<b>Site Plan</b>
<b>Schedule C</b>	<b>Trail Location and Area for Park Dedication</b>
<b>Schedule D</b>	<b>Barsby Avenue Lane Design</b>
<b>Schedule E</b>	<b>Landscape Plan</b>
<b>Schedule F</b>	<b>Building Elevations</b>
<b>Schedule G</b>	<b>Building Elevations</b>
<b>Schedule H</b>	<b>Height Survey</b>
<b>Schedule I</b>	<b>Development Permit Conditions</b>
<b>Schedule J</b>	<b>Development Permit Conditions</b>