CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP000869

MAPLEWOOD PROPERTIES LTD
Name of Owner(s) of Land (Permittee)

2589 KENWORTH ROAD
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 3, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 2815 EXCEPT THAT PART OF SAID LOT LYING TO THE EAST OF THE ROAD AS SHOWN ON SAID PLAN AND EXCEPT THOSE PARTS IN PLANS 25211, 22499 AND 33089

   PID No. 006-396-267

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 Location Plan
   Schedule B Site Plan & Project Data
   Schedule C Site Analysis and QEP Designated Zones
   Schedule D QEP Executive Summary
   Schedule E Landscape Plan
   Schedule F Green Roof
   Schedule G Coloured Building Elevations
   Schedule H Building Elevations
   Schedule I Building Sections
   Schedule J Building Perspectives

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 2011 NO. 4500" is varied as follows:

- *Watercourse Leave Strip Setback (Diver Lake):*
  Part 6.3.1.1 requires a watercourse leave strip for Diver Lake of 15.0m, between the water's edge and a perpendicular line inland 15.0m from the wetland boundary (see Schedule C). The proposed watercourse setback is varied to 5.5m.

- *Front Yard Setback:*
  Part 13.4.1 – Siting of Buildings
  The required front yard setback for the building siting is 4.5m. The proposed front yard for the building is varied to 0.0m.

- *Maximum Allowable Building Height:*
  The maximum allowable building height is 12.0m. The proposed maximum allowable building height is varied to 18.44m.

The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

- *Loading Spaces:*
  Part 14.8 - Parking Bylaw
  The industrial building gross floor area requires 3 loading spaces. The number of proposed loading spaces is varied to 2 loading spaces.

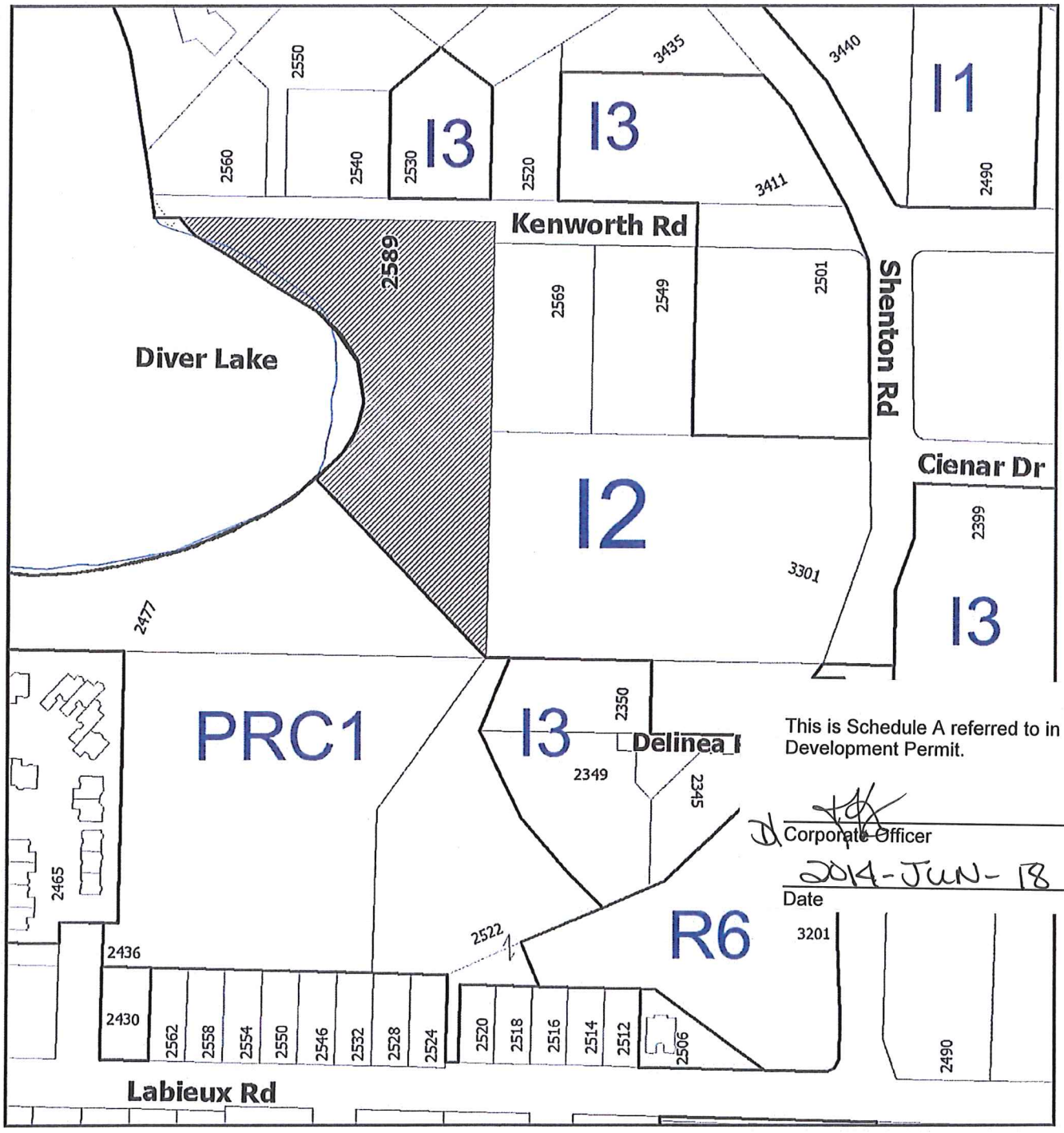
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
9TH DAY OF **JUNE**, **2014**.

Corporate Officer
Kristin King

2014-JUN-18
Date

GN/lb
Prospero attachment: DP000869

Development Permit No. DP000869 **Schedule A**
2589 Kenworth Road
Location Plan



This is Schedule A referred to in the Development Permit.

Corporate Officer

2014-JUN-18
Date

DEVELOPMENT PERMIT NO. DP000869

N

LOCATION PLAN

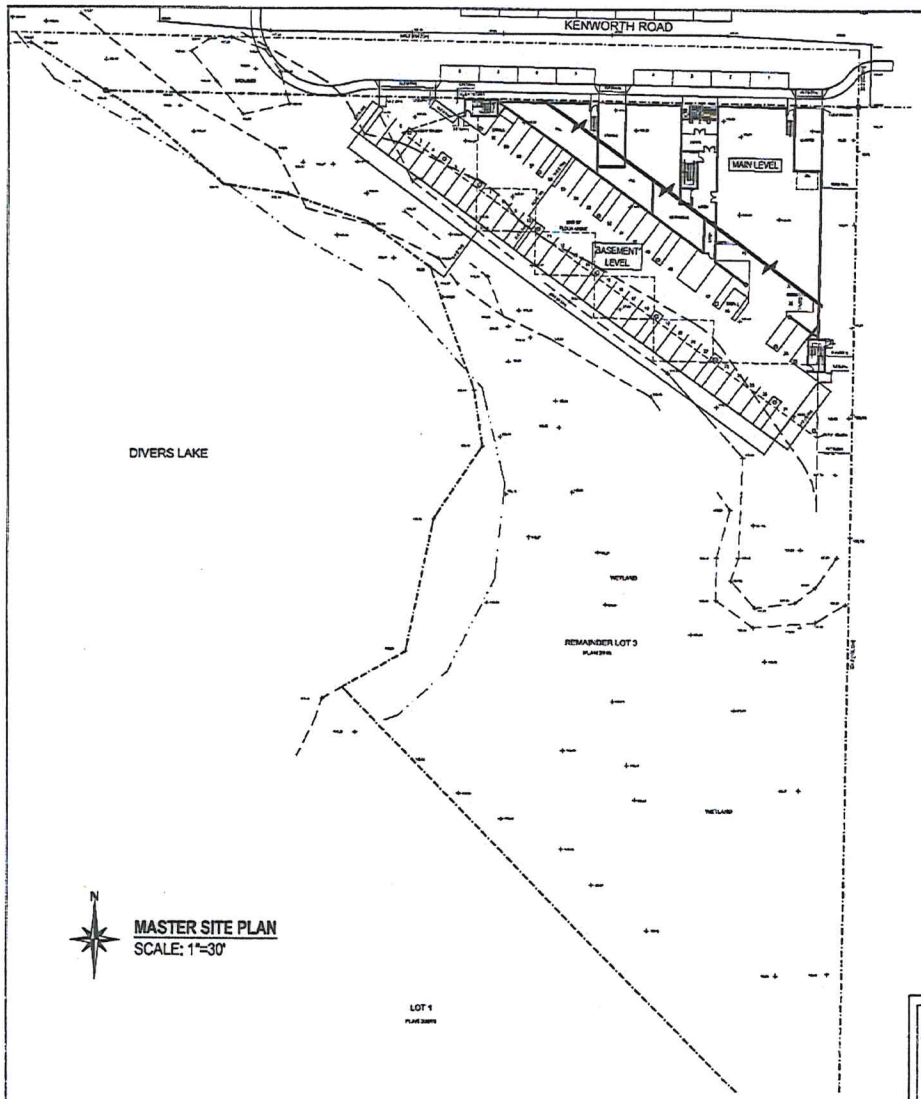
Subject Property

Civic: 2589 Kenworth Road
Lot 3, Section 20, Range 6, Mtn District, Plan 2815
Except Part of said Lot lying to the East of the Road
as shown on said Plan and Except those parts in
Plans 25211, 22499 and 33089

Development Permit No. DP000869
2589 Kenworth Road

Schedule B

Site Plan and Project Data



N

MASTER SITE PLAN
SCALE: 1"=30'

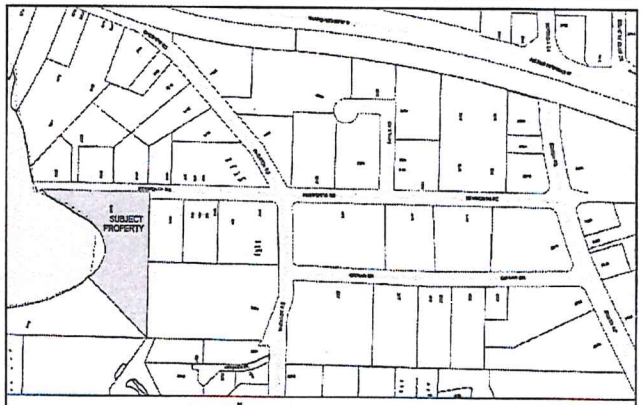
SITE PARTICULARS

CIVIC ADDRESS:	2589 Kenworth Road
LEGAL ADDRESS:	Lot 3, Section 20, Range 6, Mountain District, Plan 2815 Except That Part of Said Lot Lying to The East of The Road As Shown On Said Plan And Except Those Parts In Plans 25211, 22499, And 33089
SITE AREA:	2.9968 Acres (1.2128 Ha) 130,541.83 sq.ft. (12,127.73 m2)
ZONING:	I2 Light Industrial
DEVELOPEMENT PERMIT AREA:	DPA1

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Principle Uses: LIGHT INDUSTRY Accessory Uses: Office	Principle Uses: LIGHT INDUSTRY Accessory Uses: Office
LOT AREA	12,917 sq.ft. (1,200.00 m2) Min.	130,541.8 sq.ft. (12,127.73 m2)
LOT COVERAGE	49% = 32,216.7 sq.ft. (4,851.89 m2) An additional 15% can be added when development provides sufficient amenity to meet minimum required points for one category in Schedule D of Bylaw 4500.	20.2% = 26,380 sq.ft. (2,450.78 m2)
BUILDING GROSS FLOOR AREA		Third Floor 14,150 sq.ft. (1,315.31 m2) Second Floor 22,459 sq.ft. (2,086.64 m2) Main Floor 18,487 sq.ft. (1,718.64 m2) * Basement 5,148 sq.ft. (478.38 m2) TOTAL 60,232 sq.ft. (5,595.74 m2) * Excludes 719 sq.ft. (66.80 m2) main floor lobby.
DENSITY	n/a	
SETBACKS	FRONT: 24.6' (7.5 m) Min. FRONT (no front parking): 14.8' (4.5 m) Min. SIDE 1: 19.7' (6.0 m) Min. SIDE 2: 0' (0 m) Min. SIDE (Planting): 14.8' (4.5 m) Min. REAR: 14.8' (4.5 m) Min.	FRONT: 0.2' (0.06 m) *** SIDE: 15' (4.85 m) REAR: 32' (9.76 m)
HEIGHT OF BUILDINGS	39.37' (12.00m) Max	58.4' (17.82 m) +/- ***
OFF-STREET PARKING	Industrial: 1 per 1,076.4 sq.ft.(100 m2) gross area 37,528 sq.ft. div by 1,076.4 sq.ft. = 35 stalls Office: 1 per 237 sq.ft.(22 m2) net area 8,934 sq.ft. div by 237 sq.ft. = 42 stalls TOTAL REQUIRED: 77 spaces 2 Spaces are required to be for handicapped use.	46 Large spaces 10 Small spaces 2 H/C spaces TOTAL 60 spaces ***
LOADING	If total gross area of building is between 25,027 - 50,034 sq.ft. (2,325 - 4,650 m2), then 3 spaces are required.	2 spaces ***

*** Variance required



LOCATION PLAN
NOT TO SCALE

NO.	REVISION	DATE

NO.	ISSUED FOR	DATE

NO.	ISSUED FOR	DATE

NOTES

ARCHITECT
ian a. niamath
dip. arch. poly. m.a.i.b.c.
5 - 1420 KENSRUNE STREET, NANAIMO, B.C. V9S 3L7
TEL. 250 729 7311 , FAX 250 729 7311

PROJECT
LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH ROAD
NANAIMO, BC

SHEET TITLE
SITE PLAN
SITE PARTICULARS
& PROJECT DATA

SCALE	DATE
AS SHOWN	MAR 7, 2014
DRAWN	CHECKED
EK	

DRAWING NO.
A1.0

This is Schedule B referred to in the Development Permit.

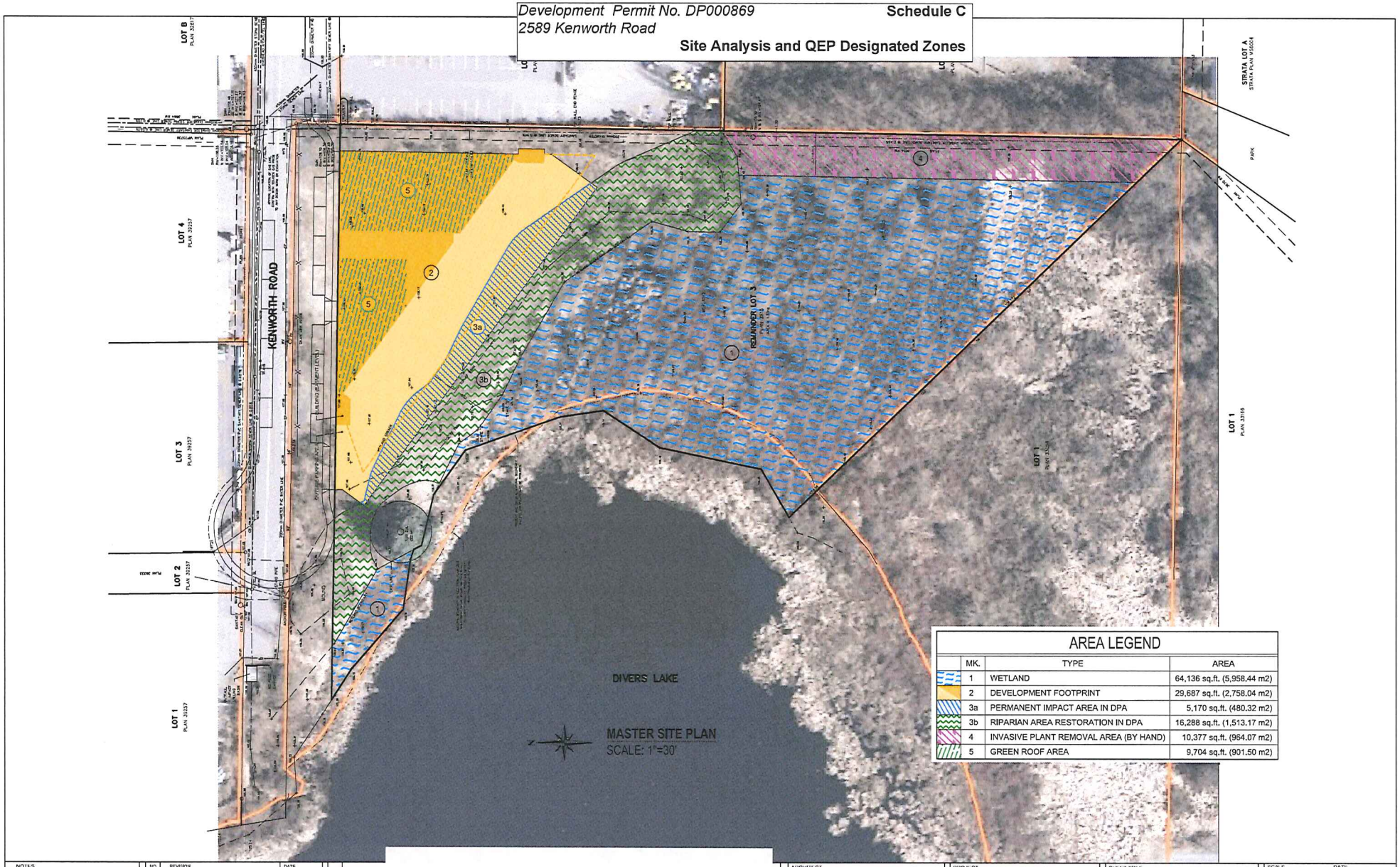
Corporate Officer

2014-JUN-18
Date

Development Permit No. DP000869 **Schedule C**

2589 Kenworth Road

Site Analysis and QEP Designated Zones



AREA LEGEND

MK.	TYPE	AREA
1	WETLAND	64,136 sq.ft. (5,958.44 m2)
2	DEVELOPMENT FOOTPRINT	29,687 sq.ft. (2,758.04 m2)
3a	PERMANENT IMPACT AREA IN DPA	5,170 sq.ft. (480.32 m2)
3b	RIPARIAN AREA RESTORATION IN DPA	16,288 sq.ft. (1,513.17 m2)
4	INVASIVE PLANT REMOVAL AREA (BY HAND)	10,377 sq.ft. (964.07 m2)
5	GREEN ROOF AREA	9,704 sq.ft. (901.50 m2)

NOTES

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.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE FROM THESE DRAWINGS.

NO.	REVISION	DATE
1.	-	-

NO.	ISSUED FOR	DATE

NO.	ISSUED FOR

ARCHITECT

ian a. niamath
dip. arch. poly. m.a.i.b.c.
5 - 1400 WINGROVE STREET, NANAIMO, B.C. V9S 3L7
TEL. 250 729 7311, FAX 250 729 7311

PROJECT

LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH ROAD
NANAIMO, BC

SHEET TITLE

SITE PLAN W/ ENVIRONMENTAL ZONES

SCALE	DATE
AS SHOWN	MAR 12, 2014
DRAWN	CHECKED
EK	

DRAWING NO.

A1.2

This is Schedule C referred to in the Development Permit.

D/ Corporate Officer

2014-JUN-18

Date

AQUAPARIAN
Environmental Consulting Ltd.

May 12, 2014

City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

This is Schedule D referred to in the Development Permit.

Corporate Officer

2014-JUN-18
Date

RE: 2589 KENWORTH ROAD
VARIANCE EXECUTIVE SUMMARY

1.0 BACKGROUND

The Science and Technology Building proposed to be constructed at 2589 Kenworth Road overlooking Diver Lake is designed to be an innovative and unique development for Nanaimo. The purpose of the building is to provide high-end commercial space for a science and technology business; the Nanaimo branch of Inuktun Services Ltd; an international company that designs world class remotely operated systems. As such, the building design is intended to reflect the technical creativity of the business which it will house. The design incorporates development Best Management Practices such as solar panels, a green roof, a rain garden and extensive riparian habitat restoration. Road design has included a turnaround that is reduced in size with a modified shape to avoid encroachment into the lake's setback area.

The site is currently undeveloped and shows evidence of historical impacts including fill placement and invasive plant species. Once the development is complete, the site will be significantly improved over its current degraded condition. Seen from above, the impermeable surface will be restricted to a series of small angular roof sections covered by solar panels and a small portion of the parking area.

2.0 RIPARIAN IMPACT SUMMARY

The property is 1.165ha (2.88 acres) in size located on the east side of Diver Lake surrounded by long established commercial and light industrial developments. The developable area of the site is restricted to a small, triangular upland area covering 24% of the lot as the remainder of the site is comprised of wetland and riparian habitat.

The building covers 2758m^2 of which 480m^2 (approx. 6m x 80m) lies within DPA1. In order to offset the impact and exceed the "no net loss" of habitat, 1,513m^2 of riparian habitat fronting the building will be replanted with native species – it is currently dominated by Himalayan

blackberry; 964m^2 of riparian habitat along the east boundary will have invasive species removed; and a Green Roof covering 901m^2 will be installed. The total area of habitat restoration/creation is 3378m^2. The following table summarizes the riparian habitat impact as shown in Figure A1.2 by Ian A. Niamath:

Description	Area	Before	After
3a. Building area in setback	480m^2	Poor value, invasive dominant	Permanent impact area
3b. Riparian restoration area	1513m^2	Marginal value, invasive dominant, few trees	Temporary impact area to remove invasive sp and prep soil. High value, multi-canopy multi-species, native trees, shrubs.
4. Invasive removal area	964m^2	Moderate value, invasive species in ground cover.	High value, invasive species removed.
5. Green Roof	901m^2	Fill pad dominated by scotch broom, few cottonwood regeneration.	High value, herbaceous dominant.
NET BENEFIT	**3378m^2 restored, high quality habitat**		

3.0 GREEN ROOF HABITAT CONNECTION

The green roof has been designed to integrate with the ecology of the Diver Lake ecosystem. The design includes a variety of shrub, grass and flowering plants to support birds and insects (bees, spiders, beetles) typical in the Diver Lake riparian area. Summer and fall-flowering herbaceous plants on the roof will extend the insect and bird foraging season and adds to overwintering habitat for beetles, spiders and bees, as well as nesting habitat for solitary bees. In other words, it will add an additional dimension of habitat diversity that would otherwise not exist in a typical riparian tree/shrub dominant zone.

Insects do very well on green roofs and are integral to lake habitats as a food supply and as pollinators. Many insects have aquatic larval or nymph stages and then metamorphose into flying adults (e.g. dragonflies). The lake edge and upland habitats are critical to both. Increasing the diversity of plants supports a wider variety of insects that live on them. Insects are food for fish, birds and bats that live and forage in these edge habitats.

A wide variety of plants creates microhabitats with height diversity and structure of the plants themselves i.e. leaf and flower shapes, stem shape, height etc. Seasonal changes from spring to fall attract a diverse population of insects and birds. Flying insects are food for aerial

insectivores such as swallows and bats flying over the lake in the evening. Fish also eat insects and can be seen surfacing during a larval hatch. The green roof will become more connected with the existing and new riparian vegetation over time as the surrounding trees and shrubs mature and gain in height.

The green roof will also connect to the lake via rainwater which will be captured in the roof garden and will be retained and absorbed by the soils and plants; some will evaporate and the excess will slowly flow off the roof into the rain garden where it will enter the lake. This design avoids typical storm water diversion though pipes and provides clean runoff.

4.0 REGULATORY TRIGGERS

No other regulatory review is triggered by this project. The 15m DPA from the edge of wetland is the same as the Riparian Areas Regulation (RAR) setback for lakes and wetlands. A RAR report was completed and submitted to the Province for this project.

Changes to the *Fisheries Act 2012* are significant and rely on the Professional Reliance Model. The DFO no longer reviews projects if the QEP determines there will be no *Serious Harm to Commercial, Aboriginal or Recreational Fisheries.* As a result, this has created a change to the RAR process for encroachment cases. If the project can be carried out with sufficient protection measures in place to prevent *Serious Harm*, the QEP signs off on the last page of the report as follows: 7a) there will be no Harmful Alteration Disruption or Destruction to the Features Functions or Conditions provided the proponent follows QEP recommendations.

5.0 MONITORING

The construction phase of this project is to be monitored by a suitably qualified Environmental Monitor to ensure that the protection and restoration measures identified in the report are carried out. Under the new *Fisheries Act* there is a *duty to notify* if Serious Harm does occur by accident or intent.

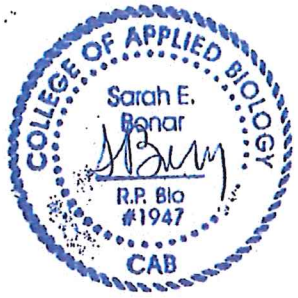
Annual monitoring of the site is to be completed to ensure survival of the plantings and invasive species removal areas. Any areas with more than 10% die-off are to be replanted. After a period of five years the site should be well established. Removal of invasive species over time will be on-going as part of the overall landscape management.

6.0 TRAIL

The developer is agreeable to the idea of a public trail or boardwalk through the property as part of the City Park's future plan of a public trail system to circumnavigate Diver Lake. Interpretive signage would provide educational opportunities for the public to learn about Divers Lake and its ecology.

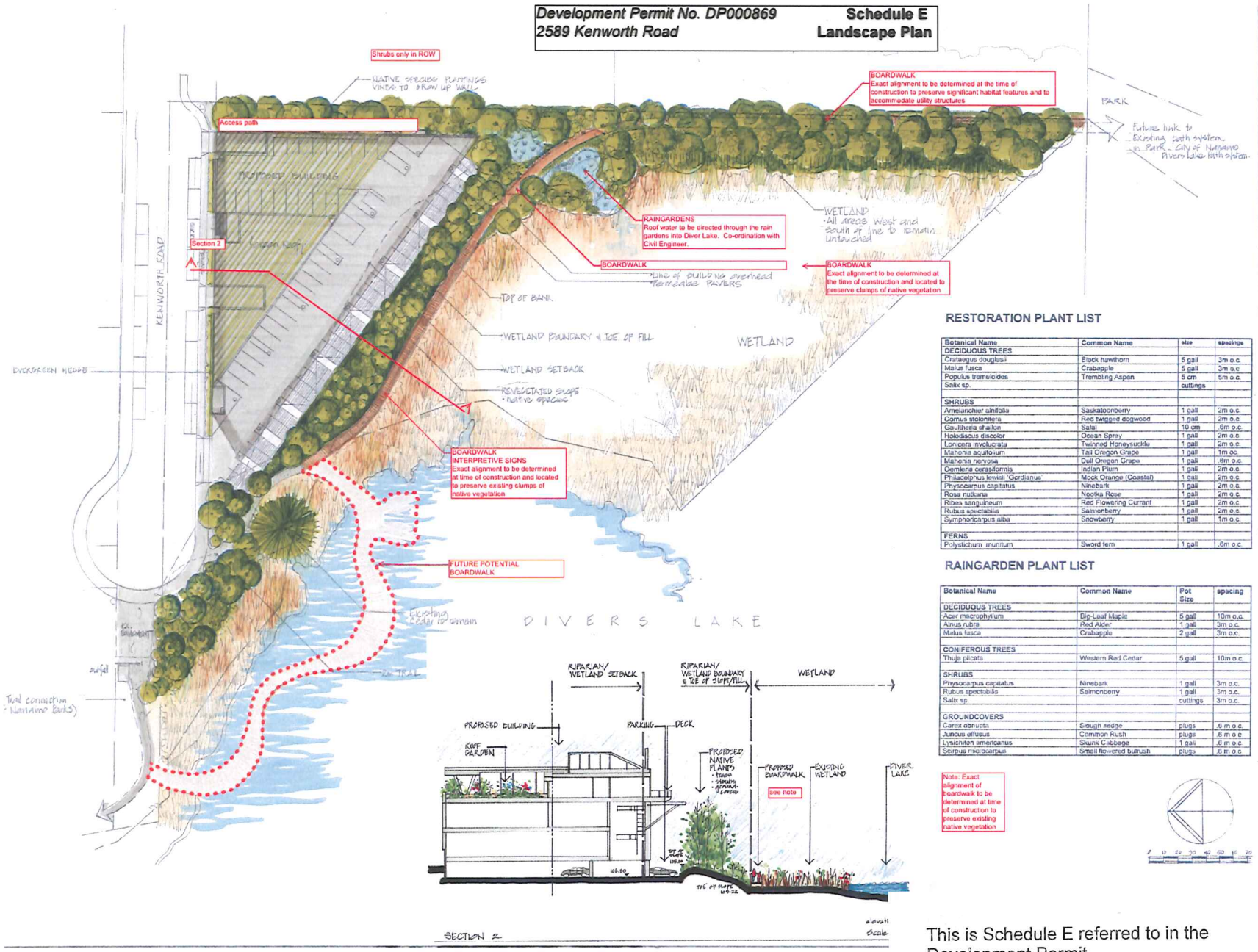
Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD



Sarah Bonar, R.P.Bio.
Principal

Development Permit No. DP000869 **Schedule E**
2589 Kenworth Road **Landscape Plan**



RESTORATION PLANT LIST

Botanical Name	Common Name	size	spacings
DECIDUOUS TREES			
Crataegus douglasii	Black hawthorn	5 gall	3m o.c.
Malus fusca	Crabapple	5 gall	3m o.c.
Populus tremuloides	Trembling Aspen	5 cm	5m o.c.
Salix sp.		cuttings	
SHRUBS			
Amelanchier alnifolia	Saskatoonberry	1 gall	2m o.c.
Cornus stolonifera	Red twigged dogwood	1 gall	2m o.c.
Gaultheria shallon	Salal	10 cm	.6m o.c.
Holodiscus discolor	Ocean Spray	1 gall	2m o.c.
Lonicera involucrata	Twinned Honeysuckle	1 gall	2m o.c.
Mahonia aquifolium	Tall Oregon Grape	1 gall	1m oc.
Mahonia nervosa	Dull Oregon Grape	1 gall	.6m o.c.
Oemleria cerasiformis	Indian Plum	1 gall	2m o.c.
Philadelphus lewisii 'Gordianus'	Mock Orange (Coastal)	1 gall	2m o.c.
Physocarpus capitatus	Ninebark	1 gall	2m o.c.
Rosa nutkana	Nootka Rose	1 gall	2m o.c.
Ribes sanguineum	Red Flowering Currant	1 gall	2m o.c.
Rubus spectabilis	Salmonberry	1 gall	2m o.c.
Symphoricarpus alba	Snowberry	1 gall	1m o.c.
FERNS			
Polystichum munitum	Sword fern	1 gall	.6m o.c.

RAINGARDEN PLANT LIST

Botanical Name	Common Name	Pot Size	spacing
DECIDUOUS TREES			
Acer macrophyllum	Big-Leaf Maple	5 gall	10m o.c.
Alnus rubra	Red Alder	1 gall	3m o.c.
Malus fusca	Crabapple	2 gall	3m o.c.
CONIFEROUS TREES			
Thuja plicata	Western Red Cedar	5 gall	10m o.c.
SHRUBS			
Physocarpus capitatus	Ninebark	1 gall	3m o.c.
Rubus spectabilis	Salmonberry	1 gall	3m o.c.
Salix sp.		cuttings	3m o.c.
GROUNDCOVERS			
Carex obnupta	Slough sedge	plugs	.6 m o.c.
Juncus effusus	Common Rush	plugs	.6 m o.c.
Lysichiton americanus	Skunk Cabbage	1 gall	.6 m o.c.
Scirpus microcarpus	Small flowered bulrush	plugs	.6 m o.c.

Note: Exact alignment of boardwalk to be determined at time of construction to preserve existing native vegetation

DATE	REV.	DESCRIPTION
12.5.14		revisions
12.4.14		Cultural notes revised
12.1.14		Issued for DP
22.14		ISSUED FOR REVIEW

CONSULTANT
VICTORIA DRAKEFORD
B.Sc. M.Phil. BCSLA CSLA
LANDSCAPE ARCHITECT
236 Pine Street Nanaimo British Columbia
V9R 2B6 Phone/Fax: (250) 754 4335

PROJECT
LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH RD NANAIMO BC

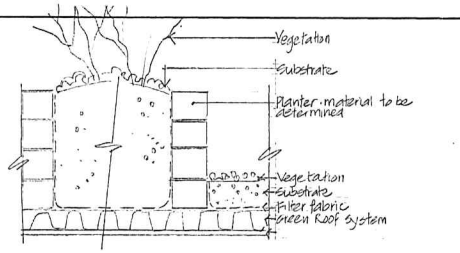
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1:250 (11) DATE 29.1.14
DRAWN YJD CHECKED
PROJECT NUMBER KENWORTH 14
DRAWING NUMBER L2

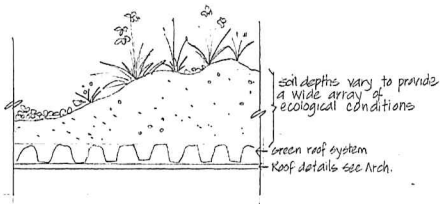
This is Schedule E referred to in the Development Permit.

Corporate Officer

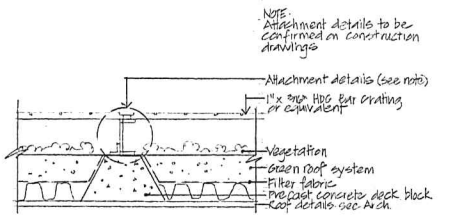
2014-JUN-18
Date



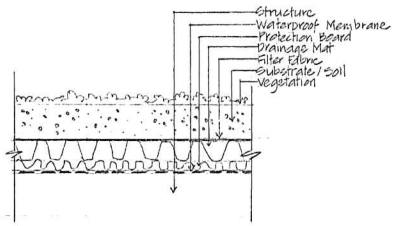
TYPICAL SECTION 24" DEPTH / PLANTERS NTS



TYPICAL SECTION 4" - 16" SOIL DEPTH NTS



TYPICAL SECTION GRATING / FOOTING NTS



TYPICAL SECTION 4" SOIL DEPTH NTS

SECTIONS

HABITAT VALUES

The design of the green roof has been driven by the need to maximize the biodiversity of plants and animals on the roof:

Substrate/soil:

Soil depth is limited on a green roof due to weight considerations. However in some areas, where the structural design of the building allows, the soil depth can be increased to provide the ability to grow a wider variety of plants. Plants and seeds are more likely to survive temperature fluctuations in deeper soil, providing a more stable plant community which can be sustained over time.

Soil depth variety creates more habitat for invertebrates. For example, spiders and beetles are more likely to be able to over winter in deeper substrates. Burrowing insects such as native bees will be able to nest in the deeper soils.

Deeper soils allow for mounding, creating variations in aspect and therefore temperature and moisture. These small changes to the microclimates result in a variation of ecosystems on the roof.

Plants:

The greater diversity of plants means that we can provide a fcrage source for a wide range of wildlife throughout the seasons. A wide selection of herbs, grasses and sedums have been selected to provide nectar from spring until the fall for birds, bees, butterflies and other insects. For example, spring bulbs provide an early spring nectar source for native solitary bees. Yarrow provides a summer nectar source for butterflies. The early flush of growth on grasses provides habitat for songbirds and insects.

Plants with different growth habits will be planted to provide a variety of habitats. For example, grasses provide shelter and food for beetles, spiders and songbirds. Insects can over winter in the hollow grass stems.

People:

Metal gratings have been placed over the green roof in places to provide places for people to sit, relax and enjoy the roof.

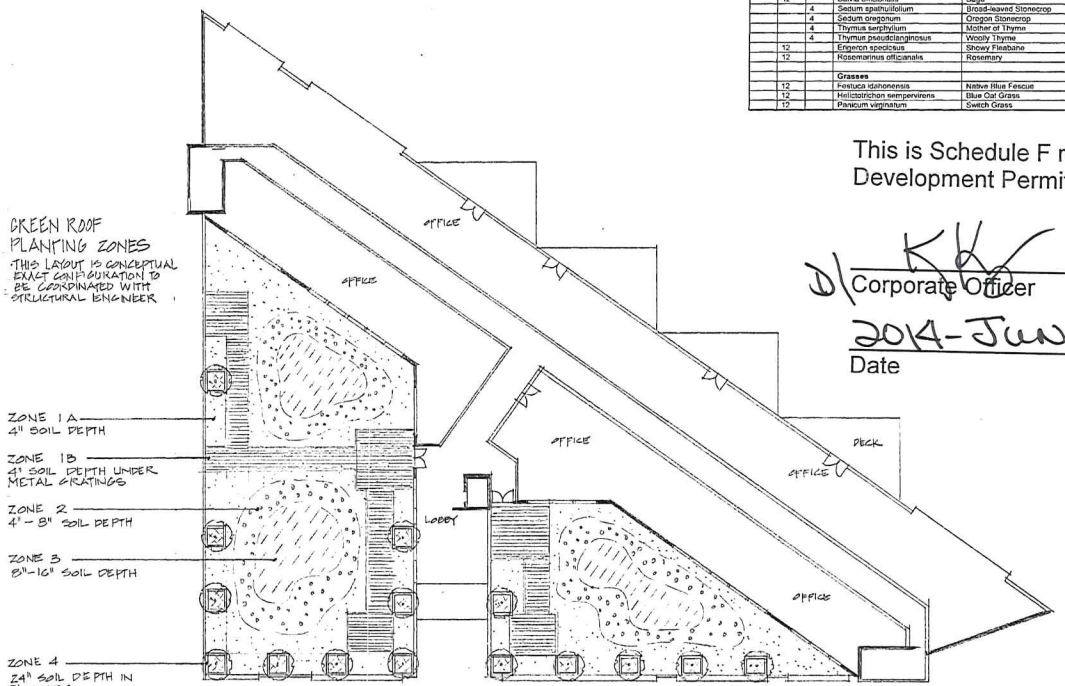
These gratings allow light to penetrate to the plants below as well as provide a shady and comparatively sheltered habitat for the plants, thereby resulting in an additional protected habitat.

PLANT PALETTE

Soil Depth Req'd (in inches)			Botanical Name	Common Name
			Trees	
24			Amelanchier grandiflora	Serviceberry
24			Corylus avellana	Hazel
			Evergreen Shrubs(native)	
24			Mahonia (=ervosa	Dull Oregon Grape
24			Vaccinium ovatum	Evergreen Huckleberry
			Deciduous Shrubs(native)	
24			Amelanchier alnifolia	Saskatoon berry
24			Oemleria cerasiformis	Indian Plum
24			Philadelphus lewisii 'Cordianus'	Mock Orange
24			Vaccinium parvifolium	Red Huckleberry
24			Vaccinium vitis idaea	Lingonberry

Soil Depth Req'd (in inches)			Ground Cover and Perennials	
	12		Achillea moonshine	Yarrow
	12		Alchemilla mollis	Lady's mantle
	12		Allium cernuum	Nodding Onion
	12		Campanula blue waterfall	Bellflower
	12		Centranthus rubra	Red Valerian
	12		Centurea scabiosa	Greater Knapweed
	12		Coreopsis tinctoria	Tickseed
		4	Dianthus deltoides	Maiden Pink
	12		Echinacea purpurea	Echinacea
	12		Eriophyllum	Woolly sunflower
	12		Euphorbia cyparissias	Cypress Spurge
	12		Helianthemum nummularium	Rock rose
		4	Iris reticulata	
		4	Galium verum	Lady's Bedstraw
	12		Geranium species	Hardy Geranium
	12		Geranium sanguineum	Hardy Geranium
	12		Lavendula angustifolia	lavender
	12		Nepeta dropmore blue	Catnip
		4	Origanum vulgare	Oregano
		4	Phlox subulata	Moss Phlox
		4	Phlox douglasii	
	12		Prunella vulgaris	Selfheal
	12		Rudbekia goldstrum	Black eyed Susan
	12		Salvia nemorosa May Knight	Sage
	12		Salvia officionalis	Sage
		4	Sedum spathulifolium	Broad-leaved Stonecrop
		4	Sedum oregonum	Oregon Stonecrop
		4	Thymus serphyllum	Mother of Thyme
		4	Thymus pseudolanginosus	Woolly Thyme
	12		Erigeron speciosus	Showy Fleabane
	12		Rosemarinus officianalis	Rosemary
			Grasses	
	12		Festuca idahonensis	Native Blue Fescue
	12		Helictotrichon sempervirens	Blue Oat Grass
	12		Panicum virginatum	Switch Grass

NOTES:
1. NOT FOR CONSTRUCTION
2. ALL LAYOUT TO BE CONFIRMED BY STRUCTURAL ENGINEER
3. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF DETAILS & SECTIONS.



This is Schedule F referred to in the Development Permit.

Corporate Officer

2014-Jun-18
Date

Development Permit No. DP000869
2589 Kenworth Road

Schedule F

Green Roof

DATE	REV.	DESCRIPTION

CONSULTANT

VICTORIA DRAKEFORD
LANDSCAPEARCHITECT
236 Pine St, Nanaimo, B.C. V9R 2B6
250-754-4335
victoria@island.net

PROJECT

LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH RD
NANAIMO BC

SHEET TITLE

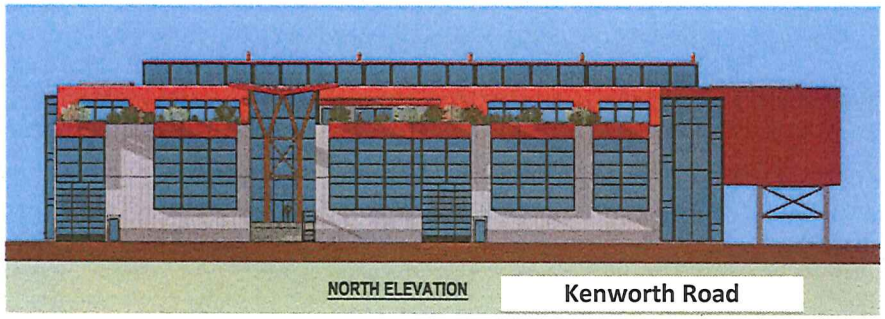
CONCEPTUAL LANDSCAPE PLAN GREEN ROOF

SCALE 1/16"=1'-0" DATE 12.01.2014
DRAWN VJD CHECKED
PROJECT NUMBER KENWORTH 14
DRAWING NUMBER L-3

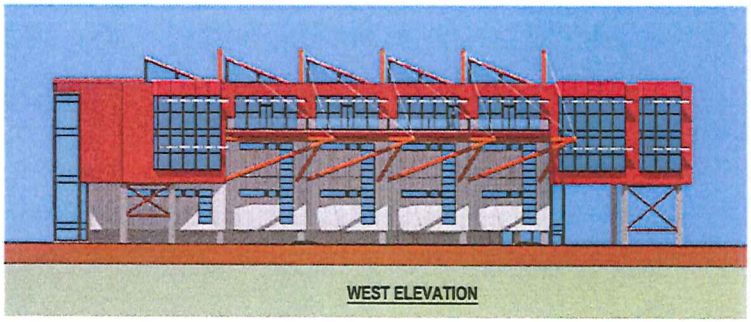
Development Permit No. DP000869
2589 Kenworth Road

Schedule G

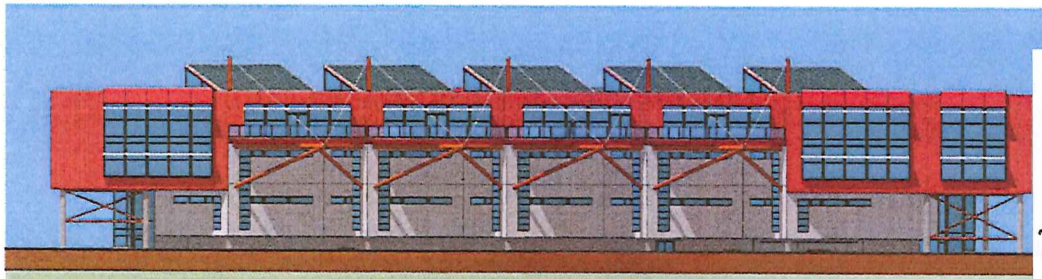
Coloured Building Elevations



NORTH ELEVATION — Kenworth Road



WEST ELEVATION

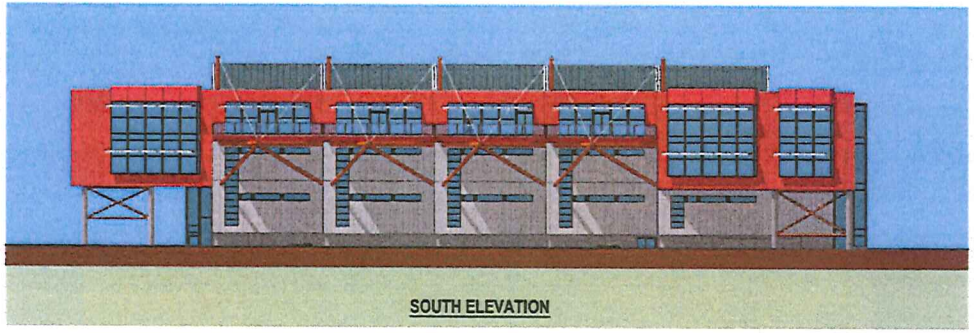


SOUTHWEST ELEVATION — Lake Front

This is Schedule G referred to in the Development Permit.

D/ Corporate Officer

2014-JUN-18
Date



SOUTH ELEVATION

EAST ELEVATION

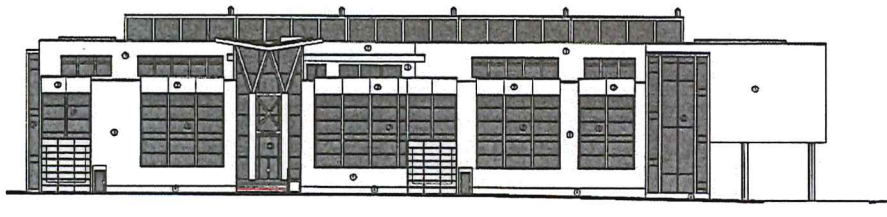
NOTES	NO.	REVISION	DATE	NO.	ISSUED FOR	DATE
	1	-	-	NO.	ISSUED FOR	DATE

ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
ian a. niamath 6- 1420 KINGSRIDGE STREET, KAMLOOPS, B.C. V2E 2L7 TEL: 250 579 7311, FAX 250 229 7311	LIGHT INDUSTRIAL DEVELOPMENT 2589 KENWORTH ROAD NANAIMO, BC	COLOUR BUILDING ELEVATIONS	AS SHOWN	MAR 18, 2014
			DRAWN	CHECKED
			BK	
			DRAWING NO.	
			A4.1	

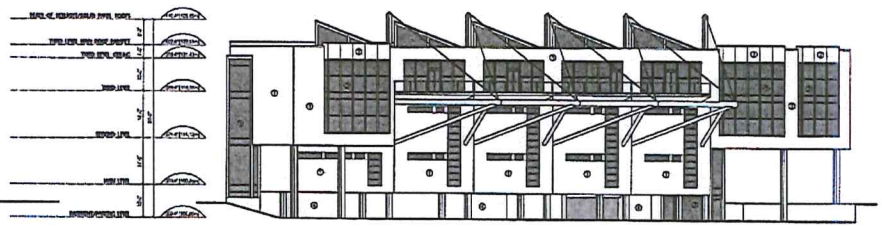
Development Permit No. DP000869
2589 Kenworth Road

Schedule H

Building Elevations

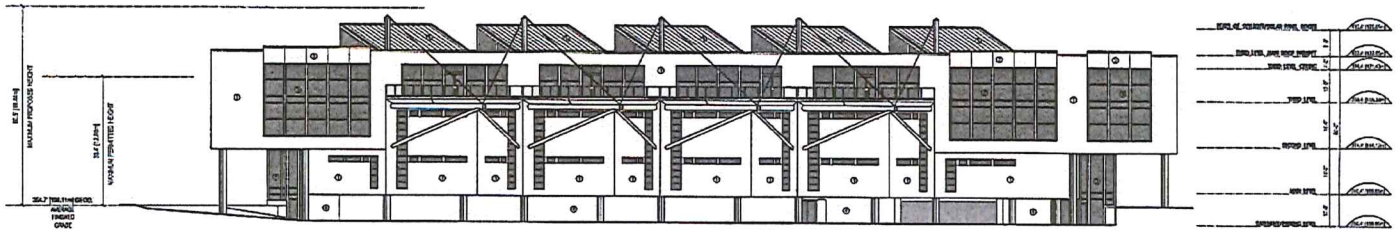


NORTH ELEVATION
SCALE: 1/16"=1'-0"

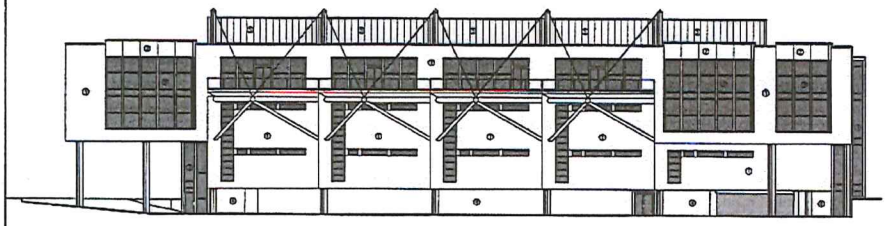


WEST ELEVATION
SCALE: 1/16"=1'-0"

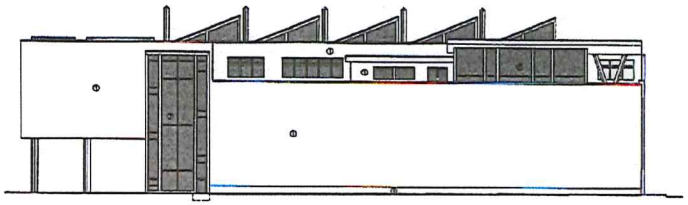
LEGEND
1. VERTICAL METAL SIDING
2. METAL PANELS
3. GLASS CURTAIN WALL
4. CONCRETE
5. SOLAR PANELS



SOUTHWEST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"

NOTES

NO.	REVISION	DATE
NO.	ISSUED FOR	DATE

ARCHITECT
ian a. niamath
dip. arch. poly. malta.
5-1400 WINDRONE STREET, NANAIMO, B.C. V9S 3L7
TEL: 250 729 7311, FAX 250 729 7311

PROJECT
LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH ROAD
NANAIMO, BC

SHEET TITLE
BUILDING ELEVATIONS

SCALE	DATE
AS SHOWN	MAR 7, 2014
DRAWN	CHECKED
EK	

DRAWING NO.
A4.0

This is Schedule H referred to in the Development Permit

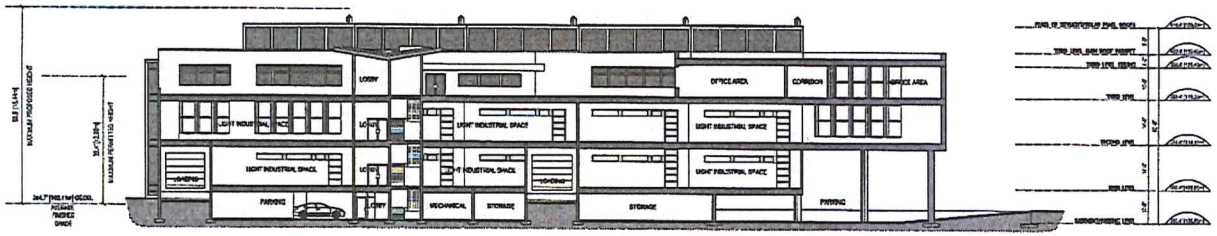
D/ Corporate Officer

2014-JUN-18
Date

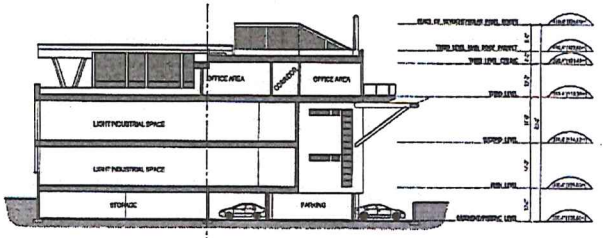
Development Permit No. DP000869
2589 Kenworth Road

Schedule I

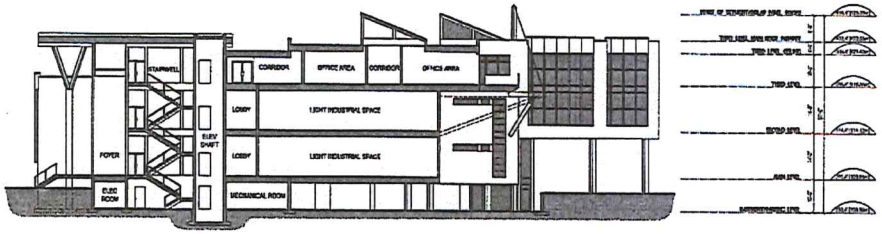
Building Sections



1 / A2.0-2 **BUILDING CROSS-SECTION**
SCALE: 1/16"=1'-0"



2 / A2.0-2 **BUILDING CROSS-SECTION**
SCALE: 1/16"=1'-0"



3 / A2.0-2 **BUILDING CROSS-SECTION**
SCALE: 1/16"=1'-0"

This is Schedule I referred to in the Development Permit.

Corporate Officer

2014-JUN-18
Date

NOTES	NO.	REVISION	DATE	NO.	ISSUED FOR	DATE

ARCHITECT: ian a. niamath
arch. prof. m.a.i.b.c.
5-1420 MCKENZIE STREET, NANAIMO, B.C. V9S 3L7
TEL. 250 729 7311, FAX 250 729 7311

PROJECT: LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH ROAD
NANAIMO, BC

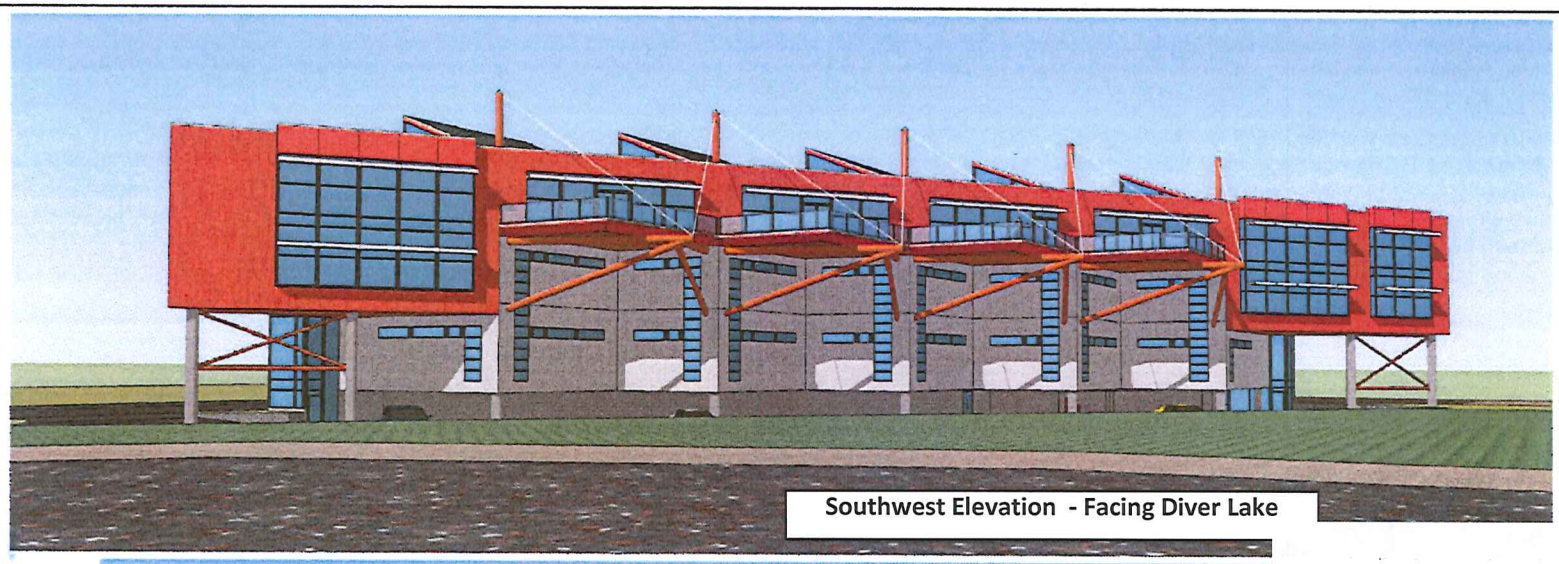
SHEET TITLE: BUILDING CROSS-SECTIONS

SCALE	AS SHOWN	DATE	MAR 7, 2014
DRAWN		CHECKED	
DRAWING NO.	A3.0		

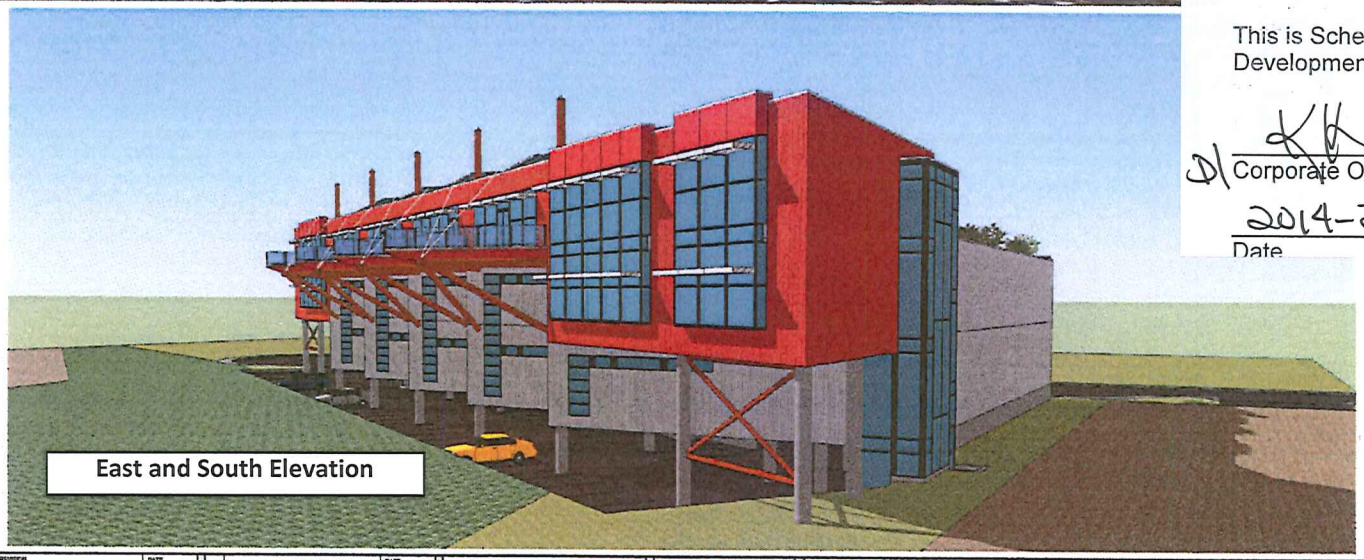
Development Permit No. DP000869
2589 Kenworth Road

Schedule J

Building Perspectives



Southwest Elevation - Facing Diver Lake



East and South Elevation

This is Schedule J referred to in the Development Permit.

Corporate Officer

2014-JUN-18
Date

NOTES	NO.	REVISION	DATE		DATE		ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
							ian a. niamath	LIGHT INDUSTRIAL DEVELOPMENT	COLOUR BUILDING PERSPECTIVES	-	MAR 18, 2014
	NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE		2589 KENWORTH ROAD NANAIMO, BC		DRAWN BC	CHECKED
										DRAWING NO. A4.3	

North Elevation - Kenworth Road

North Elevation - Kenworth Road

NOTES

NO.	REVISION	DATE
1.	-	-

NO.	ISSUED FOR	DATE

NO.	ISSUED FOR	DATE

ARCHITECT
ian a. niamath
dip. arch. (dip), m.a.i.b.c.
5 - 1429 WINGROVE STREET, NANAIMO, B.C. V9S 3L7
TEL. 250 729 7311, FAX 250 729 7311

PROJECT
LIGHT INDUSTRIAL DEVELOPMENT
2589 KENWORTH ROAD
NANAIMO, BC

SHEET TITLE
COLOUR BUILDING PERSPECTIVES

SCALE	-
DATE	MAR 10, 2014
DRAWN	EK
CHECKED	
DRAWING NO.	A4.2