



**DEVELOPMENT PERMIT NO. DP000939**

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

**2912 NORWELL DRIVE**  
**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, SECTION 5, WELLINGTON DISTRICT, VIP72757**

**PID No. 025-128-256**

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**  
**Schedule C    Building Elevations**  
**Schedule D    Landscape Plan**

- 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:

Section 9.5.1 – Siting of Buildings

- *Required Minimum Front Yard Setback*

The minimum front yard setback is 3.0m. The proposed building siting meets this requirement; however, the entrance canopy does not. The end of the canopy is 0.9m from the front property line, a variance of 2.1m.

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

Schedule A

- *Required Parking*

The parking calculation for mixed use projects includes both the commercial and residential uses for a total onsite parking requirement of 21 parking spaces. The proposed site design can only accommodate 17 parking spaces, a variance of 4 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
17TH DAY OF AUGUST, 2015.

Donna Smith  
Dep. Corporate Officer

2015 Sep 14  
Date

GN/in

Prospero attachment: DP000939



This is Schedule A referred to in the Development Permit

2015. Sep. 14

Date

Anna Smith

Corporate Officer

Deputy

2015. Sep. 14

Date

Alma Smith  
Corporate Officer  
Deputy

Civic: 2912 Norwell Drive  
Lot A, Section 5, Wellington District,  
Plan VIP72757

## Subject Property

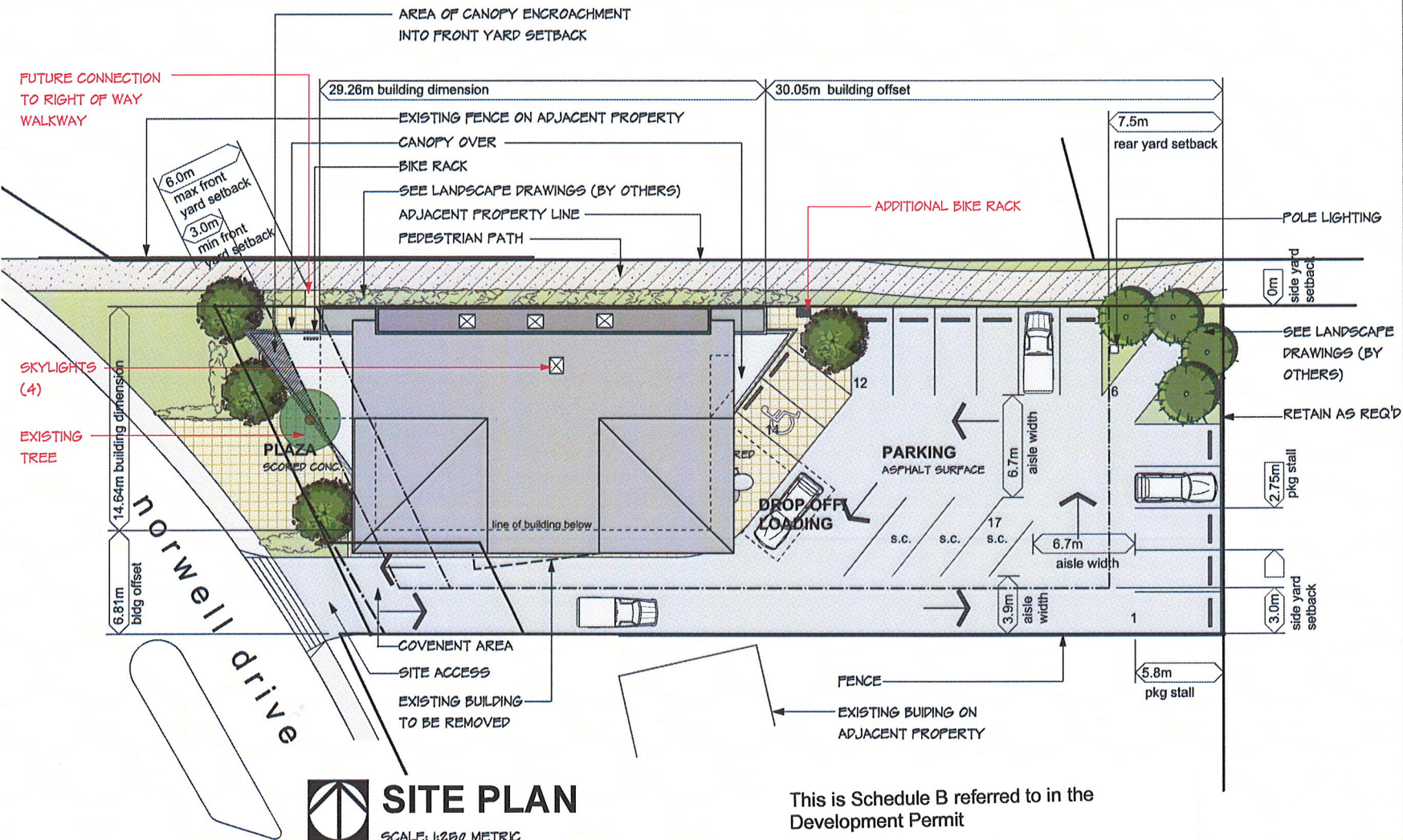


Development Permit DP000939  
2912 Norwell Drive

Schedule B  
**SITE PLAN**



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**SITE PLAN**

SCALE: 1:250 METRIC

This is Schedule B referred to in the  
Development Permit

2015. Sep. 14  
Date

Donna Smith  
Corporate Officer  
Deputy

RECEIVED  
By Planning & Design Section at 4:13 pm, Jul 24, 2015

**PROPOSED DEVELOPMENT**  
2912 Norwell Drive  
Nanaimo, B.C.

PROJECT #: d1373.15.15  
ISSUED: 25.MAR.2015  
ISSUED FOR DP: 03.JUNE.2015  
REVISED: 05.JUNE.2015  
REVISED: 24.JULY.2015  
DRAWING #:

**PR9**

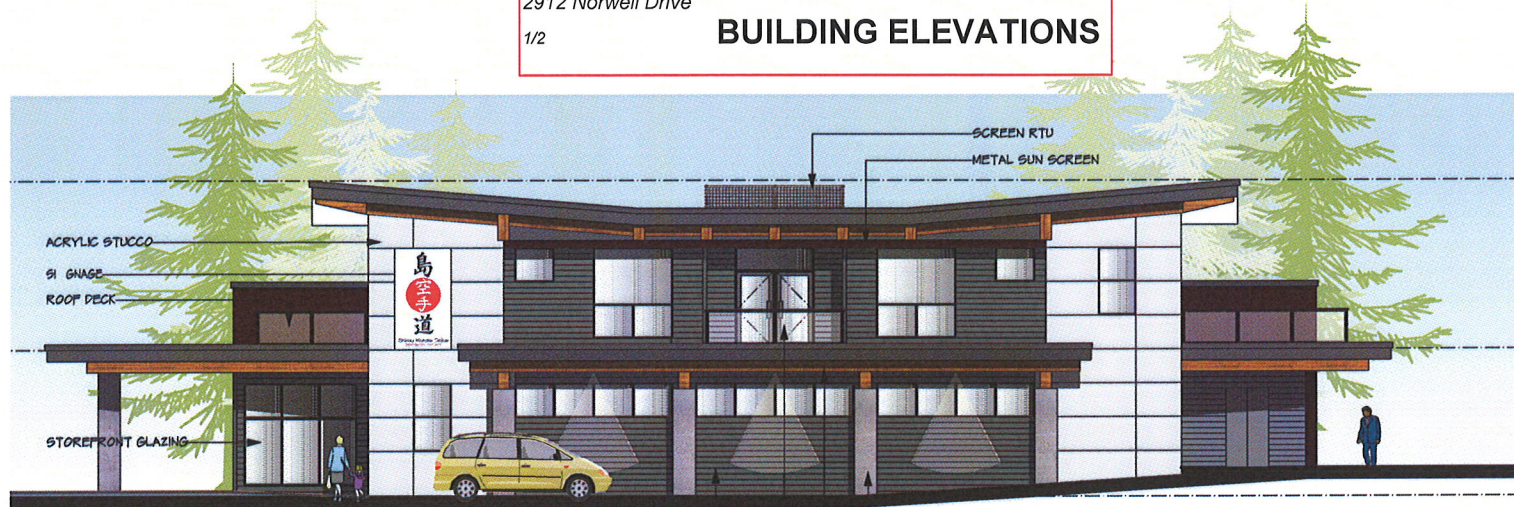


Development Permit DP000939  
2912 Norwell Drive

Schedule C

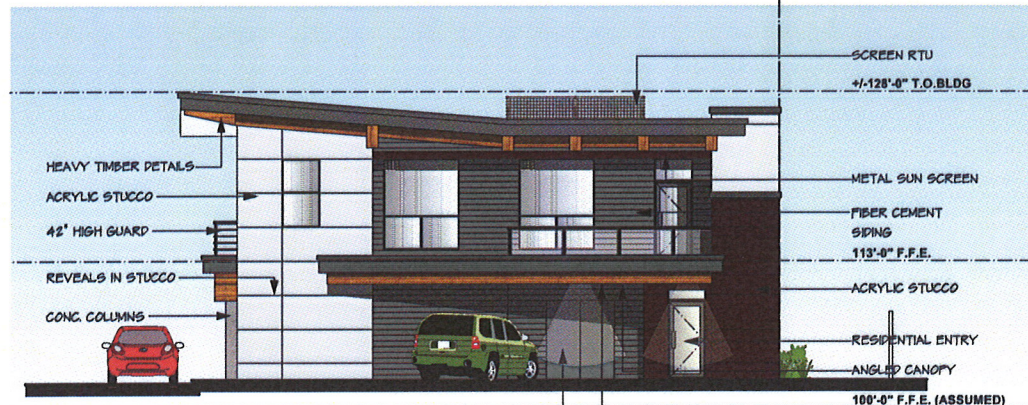
1/2

## BUILDING ELEVATIONS



### SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



### EAST ELEVATION

SCALE: 3/32" = 1'-0"

This is Schedule C referred to in the  
Development Permit

Date

2015. Sep. 14

Corporate Officer

Deputy

**DELINER**  
design consultants ltd.

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**PROPOSED DEVELOPMENT**

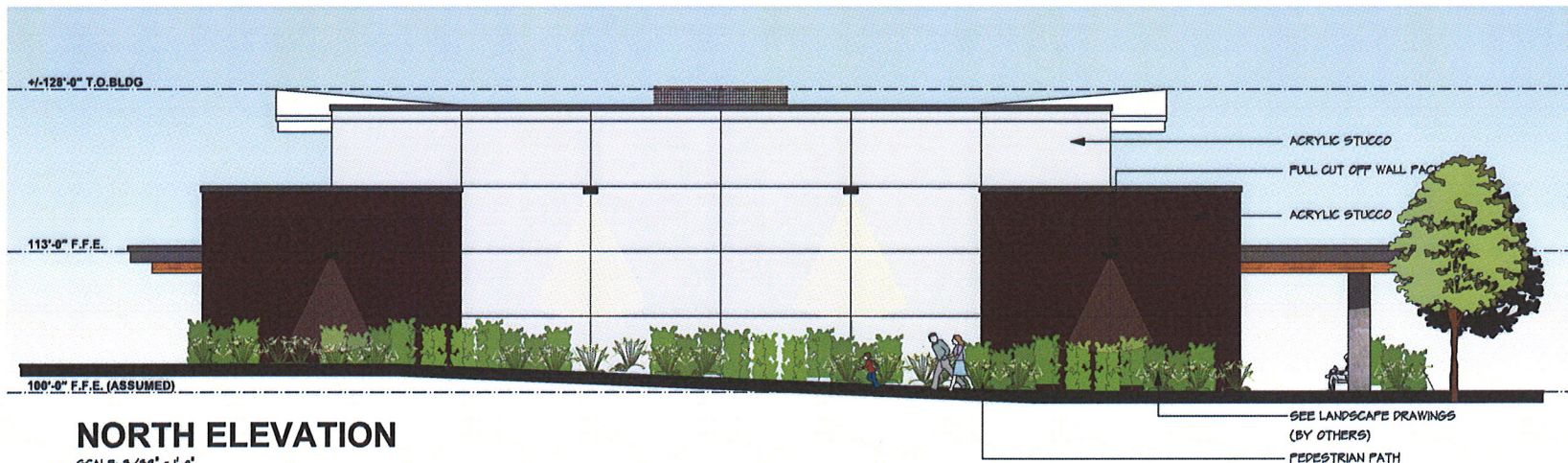
2912 Norwell Drive  
Nanaimo, B.C.

PROJECT #: d1373.15.15  
ISSUED: 25.MAR.2015  
ISSUED FOR DP: 03.JUNE.2015  
REVISED: 05.JUNE.2015  
DRAWING #:

**PR5**

**RECEIVED**  
By L. Watson at 8:43 am, Jun 08, 2015





## NORTH ELEVATION

SCALE: 5/32" = 1'-0"



**DELINIA**  
DESIGN CONSULTANTS LTD.

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## PROPOSED DEVELOPMENT

2012 Norwell Drive  
Nanaimo, B.C.

PROJECT #: d1373.15.15  
ISSUED: 25.MAR.2015  
ISSUED FOR DP: 03.JUNE.2015  
REVISED: 05.JUNE.2015  
DRAWING #:

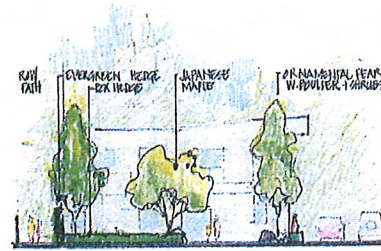
**PR6**



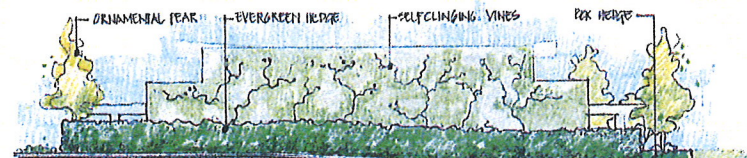
## LANDSCAPE PLAN

plant list

Key	Qty	Botanical Name	Common Name	Plant Size	Remarks
		Deciduous Trees			
Ap		<i>Acacia polyacantha</i>	Javanese Maple	2.0m ht	
Pec		<i>Pyrus californica 'chardoni'</i>	Flowering Pear	5.0m cal	
		Coniferous Trees			
Poll		<i>Picea oregona linn</i>	Sitka Spruce	2.0m ht	
		Evergreen Shrubs			
Us		<i>Buxus sempervirens</i>	Boxwood	2 gal	
Trn		<i>Thuja plicata eximilis</i>	Japanese Red Cedar	2 gal	
		Evergreen Shrubs			
Trn		<i>Rhododendron</i>	Rhododendron	2 gal	
		Ferns (Palms)			
Ar		<i>Adiantum species</i>	Maui Fern	1 gal	
Plum		<i>Prunella munida</i>	Prunella	1 gal	



WEST ELEVATION- NORWELL STREET SCAPE



NORTH ELEVATION

design rationale

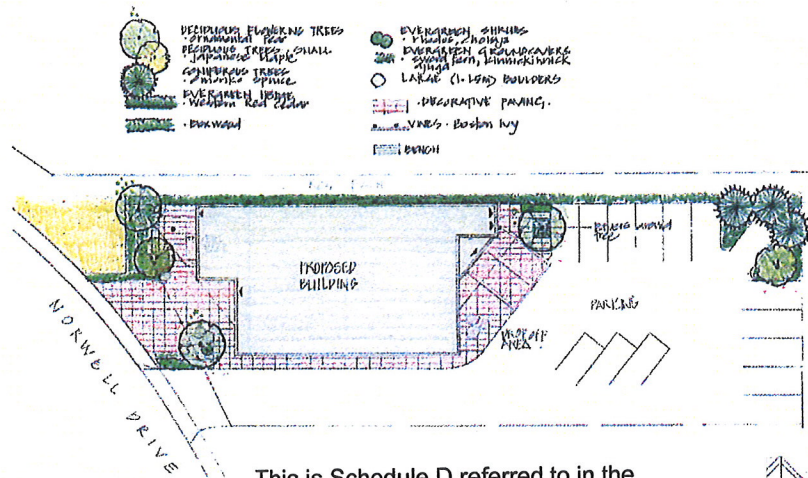
The landscape scheme has been designed to contribute to the streetscape, frame the building and create friendly places for people living and visiting the project.

The landscape design has been inspired by the architectural detailing of the building and uses traditional elements to compose the outside spaces.

- ❖ stone
- ❖ patterned ground
- ❖ sculpted evergreen plants
- ❖ fruit tree blossom
- ❖ deciduous maples



## DESIGN ELEMENTS



LANDSCAPE PLAN

This is Schedule D referred to in the  
Development Permit

Date \_\_\_\_\_

Anna Smith  
Corporate Officer  
Deputy

[illegible]