



**DEVELOPMENT PERMIT NO. DP000952**

**BOBAN CONSTRUCTION LTD**  
Name of Owner(s) of Land (Permittee)

**4371 BOBAN 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 8, SECTION 5, WELLINGTON DISTRICT, PLAN 38953**

**PID No. 001-006-517**

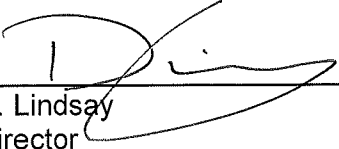
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Existing Building 1 – Elevations**  
**Schedule D Existing Building 2 – Elevations**  
**Schedule E Existing Building 1 – Rendering: New Entrance Canopy**  
**Schedule F Materials List**  
**Schedule G Invasive Plant Management 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.

REVIEWED AND APPROVED ON

2015 - NOV - 12.  
Date

  
D. Lindsay  
Director

**Community Development**

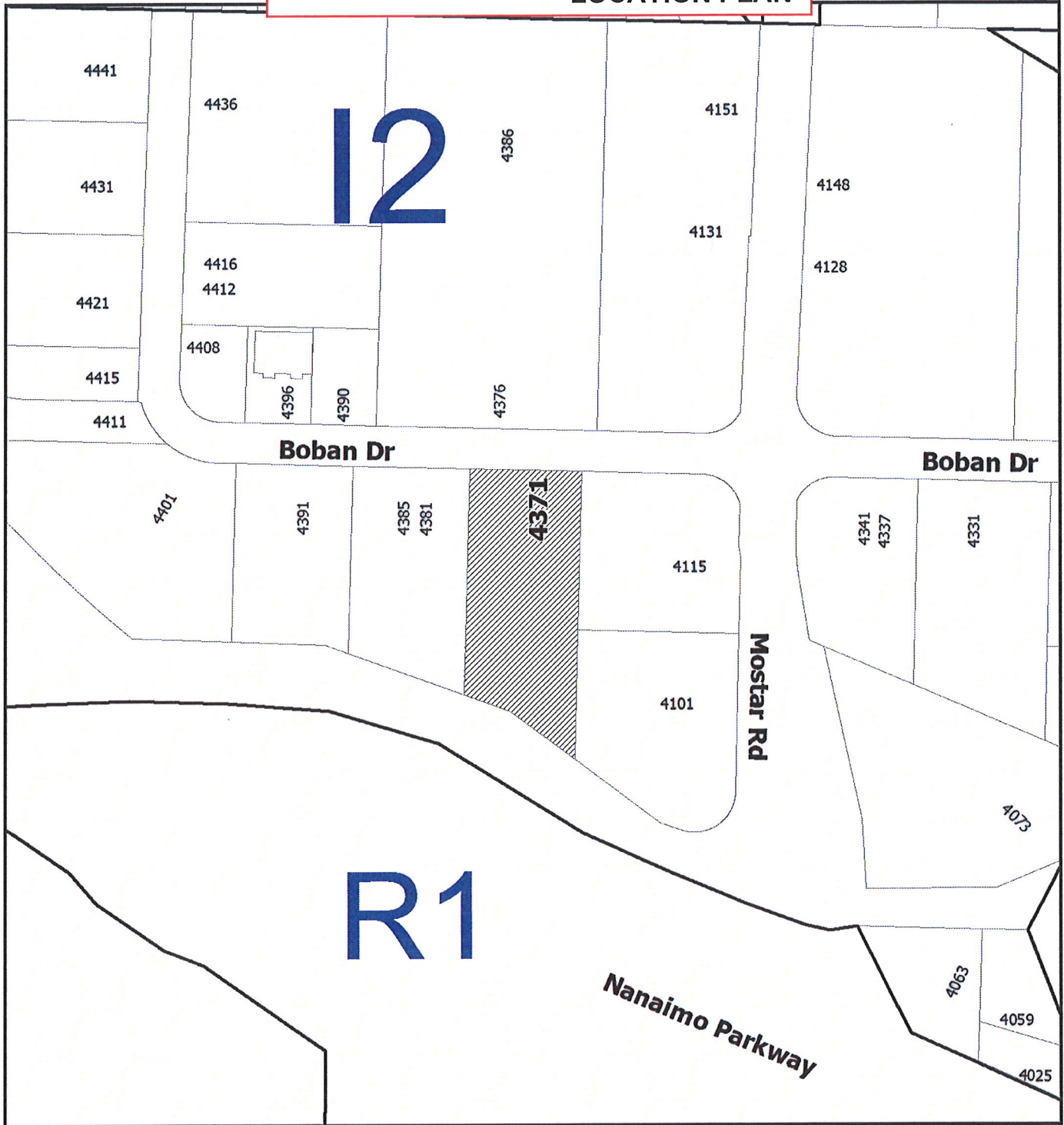
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in  
Prospero attachment: DP000952

Development Permit DP000952  
4371 Boban Drive

Schedule A

### LOCATION PLAN




DEVELOPMENT PERMIT NO. DP000952

### LOCATION PLAN

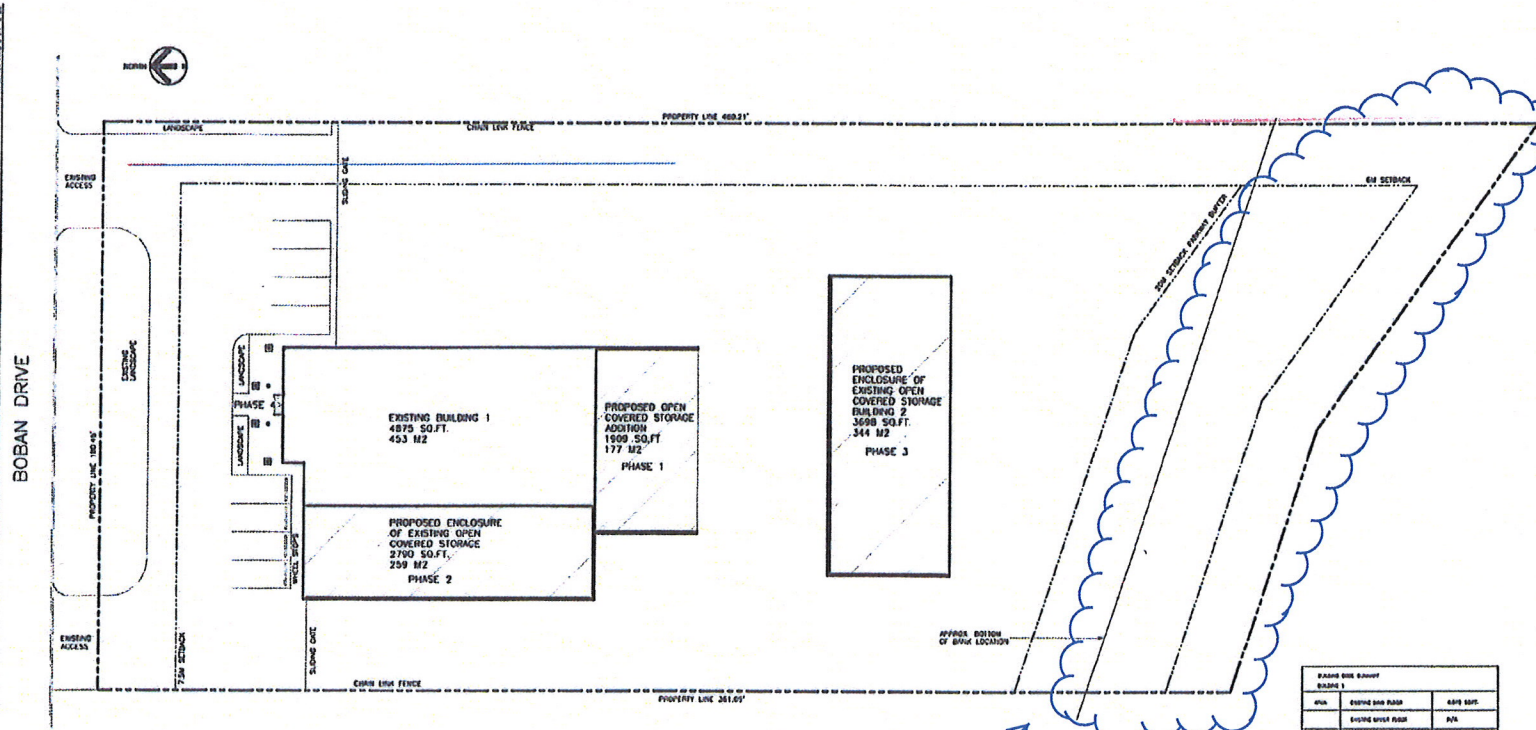
Civic: 4371 Boban Drive  
Lot 8, Section 5, Wellington District, Plan 38953



 **Subject Property**

Development Permit DP000952  
4371 Boban Drive

Schedule B  
SITE PLAN



Existing Landscape Buffer

**ISSUES**

1	UNSATISFACTORY FOR PHASE 3
2	UNSATISFACTORY FOR PHASE 3
3	UNSATISFACTORY FOR PHASE 3

CONVOY SUPPLY RENOVATIONS  
4371 BOBAN DRIVE, NANAIMO BC  
LOT 7, SEC 5, WELLINGTON DIST. PLAN 38953

**HEROLD ENGINEERING**  
3051 BURNING BAY, NANAIMO, BC V9T 5G6  
Tel: 250-751-8114 Fax: 250-751-8518  
Email: herold@herold-engineering.com

**SITE PLAN**

DESIGNED BY	ENGINEER'S SEAL
DESIGNED	
DATE	
SCALE	
PROJECT NO.	
DATE	
PROJECT NO.	
DATE	

**PROPERTY DATA**

LEGAL DESCRIPTION	LOT 7, SECTION 5, REGISTRY DISTRICT PLAN 38953
DATE ACQUIRED	1978 B.C. REGISTRY DISTRICT PLAN 38953
OWNER	CONVOY SUPPLY RENOVATIONS
OWNER ADDRESS	4371 BOBAN DRIVE, NANAIMO BC
OWNER PHONE	
OWNER FAX	
OWNER EMAIL	
OWNER OCCUPANCY	
OWNER TYPE	
OWNER USE	
OWNER ZONING	
OWNER TAX ID	
OWNER TAX VALUE	
OWNER TAX YEAR	

**BUILDING DATA SHEET**

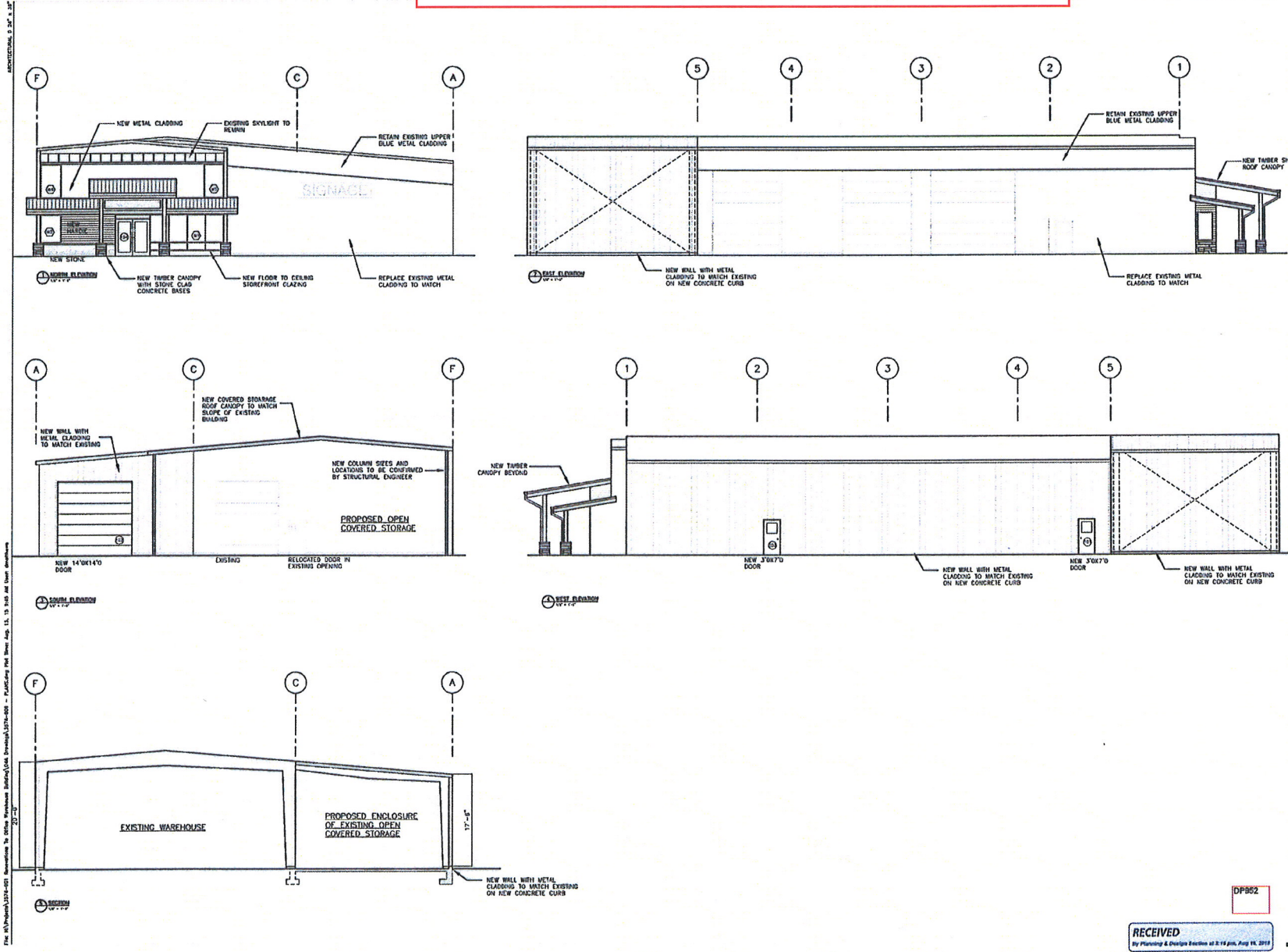
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7000	7000	7000	7000
8000	8000	8000	8000
9000	9000	9000	9000
10000	10000	10000	10000

**BUILDING DATA SHEET**

BUILDING DATA SHEET		BUILDING DATA SHEET	
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DATE: 2023-08-10 10:15 AM

EXISTING BUILDING 1 - ELEVATIONS



ISSUES

NO.	DATE	ISSUED FOR
1	2015.05.01	ISSUED FOR PERMIT
2	2015.05.01	ISSUED FOR PERMIT 2
3	2015.05.01	ISSUED FOR DP

CONVOY SUPPLY RENOVATIONS  
 4371 BOBAN DRIVE, NANAIMO BC  
 LOT 7, SEC 5, WELLINGTON DIST, PLAN 38953

**HEROLD ENGINEERING**  
 3041 Gordon Rd, Nanaimo, BC V9T 2H3  
 Tel: 250-751-8168 Fax: 250-751-8168  
 Email: info@heroldengineering.com  
Herold Engineering Ltd. is a member of the Canadian Engineering Council and is a member of the International Engineering Council. All work is done in accordance with the Engineering Act and the Engineering Council of British Columbia.

**MODIFIED ELEVATIONS**

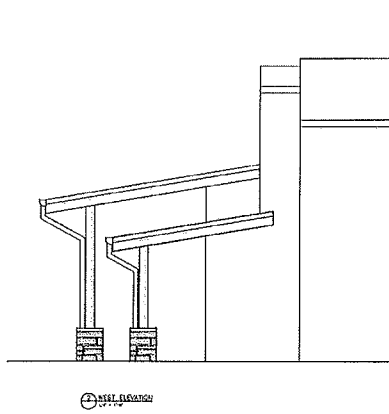
REVISION	ENGINEER'S SEAL
DESIGN REVIEW	
PREPARED	
DATE	
PREPARED BY	
DATE	
PROJECT NO.	CLIENT DRAWING NO.
3574-001	n/a
SCALE	PERMIT NO.
AS SHOWN	n/a
DATE DRAWING NO.	REVISION
A301	

RECEIVED  
 By Planning & Design Section at 2:14 pm, Aug 19, 2015

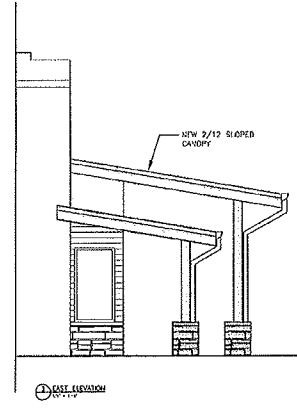
File: S:\Projects\3574-001 - Renovation to Convoy Supply Warehouse (048) (2015)\048 - Preliminary and Permit Set\15 - 1/2 - EXISTING BUILDING 1 - ELEVATIONS.dwg



① NORTH ELEVATION SLOPED ROOF OPTION



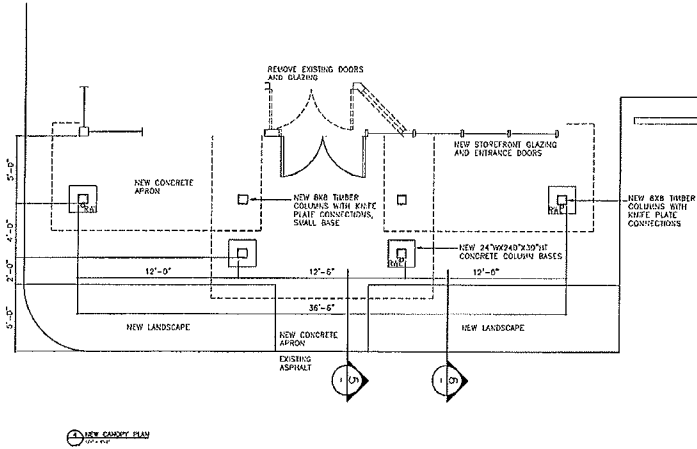
② WEST ELEVATION



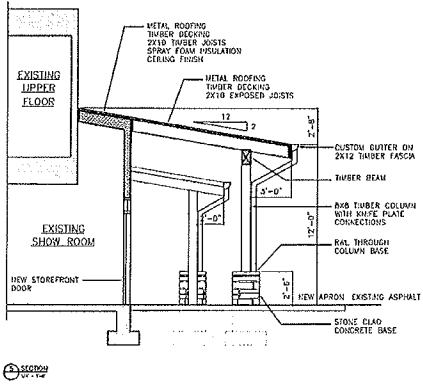
③ EAST ELEVATION

ISSUES	
NO.	DESCRIPTION
1	2018.04.01 ISSUED FOR PERMITS
2	2018.05.01 ISSUED FOR PERMITS 2
3	2018.08.18 ISSUED FOR IP

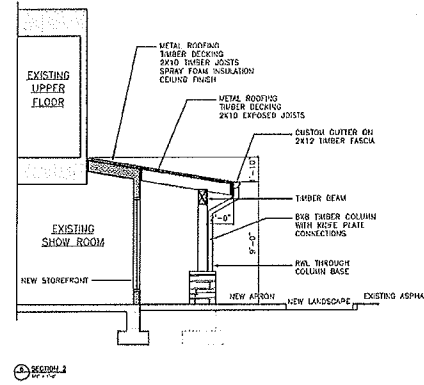
SEE TOWER PLAN



④ NEW CANOPY PLAN



⑤ SECTION 1



⑥ SECTION 2

CONVOY SUPPLY RENOVATIONS

4371 BOBAN DRIVE, NANAIMO BC

LOT 7, SEC 5, WELLINGTON DIST, PLAN 38953

**HEROLD ENGINEERING**

3301 SHIPWAY RD. NANAIMO, BC V1Y 2N1  
 TEL: 250-751-8505 FAX: 250-751-8503

EMAIL: info@herold-engineering.com

CANOPY ELEVATIONS AND SECTION

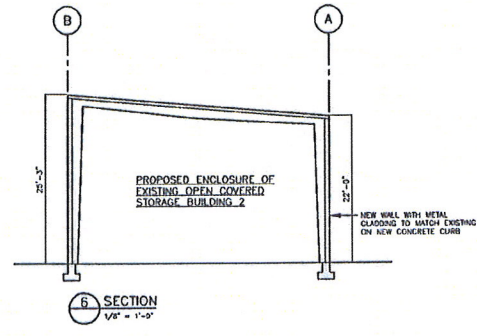
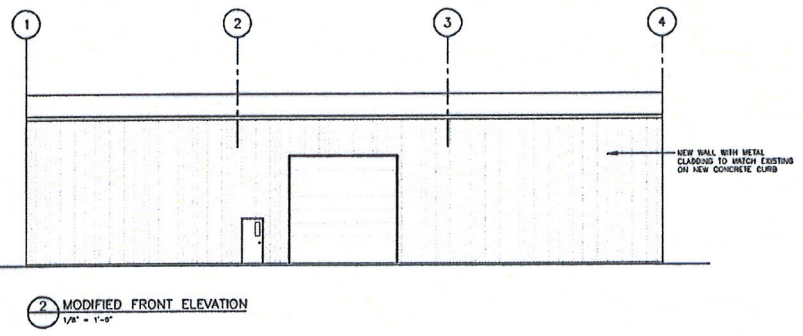
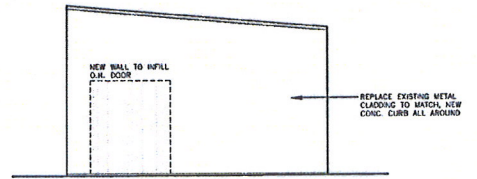
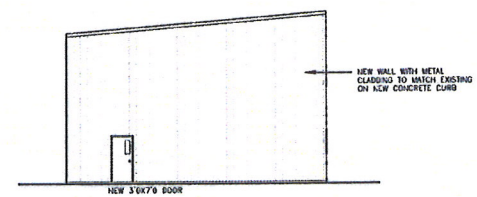
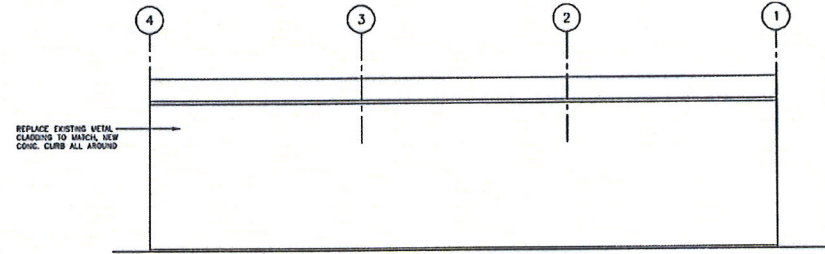
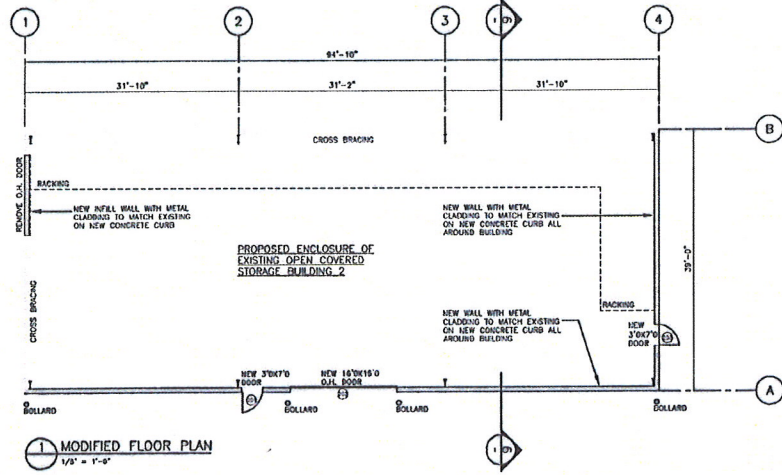
DATE	ENGINEER'S SEAL
DESIGN REVIEW	
CHECKED	
DATE	
DESIGN REVIEW	
DATE	
PROJECT NO.	CUSTOMER NAME
3874-001	HEROLD
SCALE	DATE
AS SHOWN	n/a
SHEET NUMBER	TOTAL SHEETS
DP952	REV:000

RECEIVED  
By Planning & Design Section at 3:18 pm, Aug 19, 2018

DATE: JUL 26 2018 10:56 AM

**EXISTING BUILDING 2 - ELEVATIONS**

REVISED	
1	2015.04.13 ISSUED FOR PERMITS
2	2015.05.01 ISSUED FOR PERMITS 2
3	2015.05.18 ISSUED FOR 1P



CONVOY SUPPLY RENOVATIONS  
 4371 BOBAN DRIVE, NANAIMO BC  
 LOT 7, SEC 5, WELLINGTON DIST, PLAN 38953

**HEROLD ENGINEERING**  
 3781 American Rd. Nanaimo, BC V9T 8H8  
 Tel: 250-751-8558 Fax: 250-751-8558  
 Email: info@herold-engineering.com

MODIFIED PLANS AND ELEVATIONS BUILDING 2	
DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	
DRAWN	
CHECKED	
PROJECT NO.	CLIENT DRAWING NO.
SCALE	PERM. NO.
AS SHOWN	n/a
REV. DRAWING NO.	REVISION
A501	

**RECEIVED**  
 By Planning & Design Section at 3:18 pm, Aug 18, 2015

DESTROY ALL DERIVATIVE DRAWINGS PREVIOUS REVISIONS

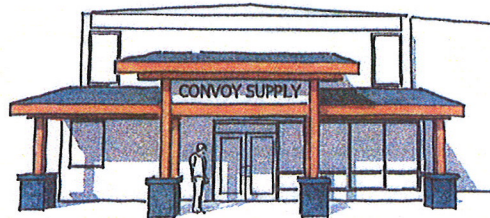
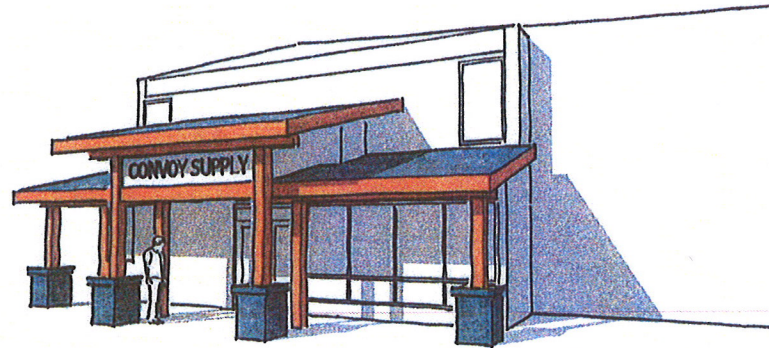
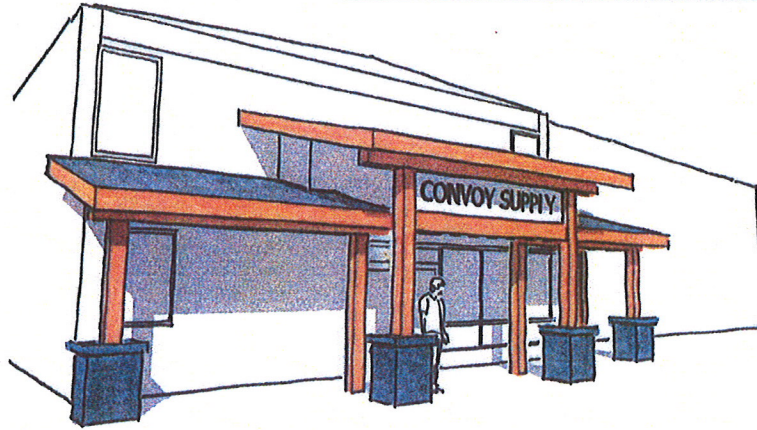
ARCHITECTURAL 2 1/8" = 1'-0"

Development Permit DP000952  
4371 Boban Drive

Schedule E

**EXISTING BUILDING 1 - RENDERING:  
New Entrance Canopy**

**CONVOY SUPPLY  
4371 BOBAN DRIVE - NANAIMO BC**



**HEROLD  
ENGINEERING**

3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

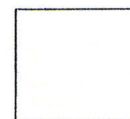
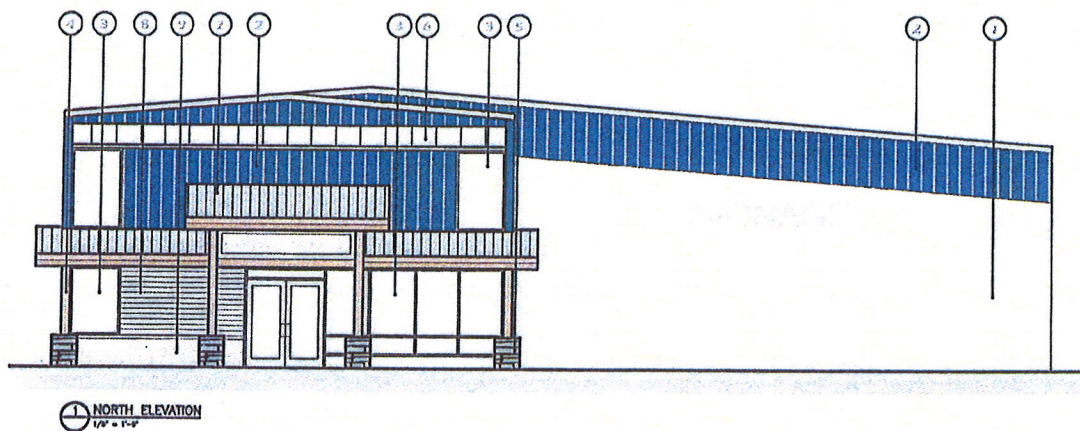


Development Permit DP000952  
4371 Boban Drive

Schedule F

## MATERIALS LIST

# CONVOY SUPPLY 4371 BOBAN DRIVE - NANAIMO BC



METAL SIDING - NEW



METAL SIDING - EXISTING

### MATERIALS LIST:

1. METAL SIDING - NEW
2. METAL SIDING - EXISTING
3. CLEAR ANODIZED ALUMINIUM STOREFRONT - NEW
4. STAINED TIMBER COLUMNS AND BEAMS - NEW
5. STONE BASE - NEW
6. SKYLIGHT - EXISTING
7. METAL ROOFING - NEW
8. HARDIE - NEW
9. STONE - NEW



3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

**INVASIVE PLANT MANAGEMENT PLAN**



August 19, 2015 (revised Nov. 2015)

Gary Noble  
Development Approvals Planner  
City of Nanaimo  
411 Dunsmuir Street  
Nanaimo, BC V9R 0E4

**RE: Development Permit Application DP952-4371 Boban Drive, Convoy Supply Renovations**

Dear Mr. Gary Noble,

This letter is supplemental to Herold Engineering's development permit application DP952-4371 Boban Drive for Convoy Supply Renovations.

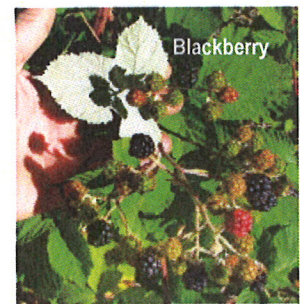
The intent of the renovation project is to preserve the existing landscape including the landscape buffer at the rear of the property that effectively screens the site from the adjacent Parkway. This young forest consists of a mix of predominately Douglas fir (*Pseudotsuga menziesii*) with a few arbutus (*Arbutus menziesii*), big-leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*) and Nootka rose (*Rosa nutkana*). The understory is dominated by invasive plants; Scotch broom (*Cytisus scoparius*), Himalayan blackberry (*Rubus armeniacus*) and tansy (*Tanacetum vulgare*).

To manage the invasive plants in the landscape buffer, I recommend cutting or pulling invasive plants in the early spring (before flowering), then planting with native shrubs and trees in the fall. Focus management work on a 4.5m (15') wide x 45m (13.5') long strip nearest to the rear building, since the remaining buffer area is difficult to access because of steep slopes.

More specifically, the following vegetation management actions are suggested:

**1. Invasive Plant Removal in Spring**

- Remove **broom** before it flowers (late winter, early spring) to prevent seed maturation. Minimize soil disturbance while working in the area. Cut larger plants below ground level before flowering and seed set. Plants with stems less than 1.5 cm in diameter may be hand pulled, preferably in late spring when the plant is directing its energy into flower and seed production. Due to enormous 'seed banking' and re-sprouting potential (stumps and roots), cutting may need to be repeated over a 3 to 5 year period.
- Mow **blackberry** several times per year over several years is necessary to exhaust root reserves. If mowing or cutting is only done once per year, it should be done when the plants begin to flower. Do not mow where soil is highly susceptible to compaction or erosion, or where soil is very wet.



- **Tansy** may be hand pulled in early spring. Gloves and other protective clothing should be worn to prevent skin irritation. Or, mow very low to the ground before July to prevent seed production.
- Bag or tarp plants, plant parts, and seeds before transporting to a designated disposal site.
- Grazing by goats is also an effective means of controlling invasive species.



**2. Planting in Fall**

- Establish healthy plant communities to compete with invasive plants. After removal and mowing, plant competitive native trees and shrubs. Plant:

<u>Qty.</u>	<u>Stock Size</u>	<u>Common Name (Botanical Name)</u>
35	#1 pots	snowberry ( <i>Symphoricarpos albus</i> )
35	#1 pots	Nootka rose ( <i>Rosa nutkana</i> )
100	10cm pots	kinnikinnick ( <i>Arctostaphylos uva-ursi</i> )
35	#1 pots	Oregon grape ( <i>Mahonia aquifolium</i> )
10	#1 pots	red alder ( <i>Alnus rubra</i> )
10	#1 pots	big-leaf maple ( <i>Acer macrophyllum</i> )
10	#1 pots	Douglas-fir ( <i>Pseudotsuga menziesii</i> )

- Plant small plant stock in the fall to minimize the need to water for establishment.
- Cover planting areas with organic mulch to suppress weeds.
- Do not fertilize.
- Materials, installation and one year warranty to meet the BC Landscape Standard and City of Nanaimo Standards.

**3. Install Vegetation Protection Fence**

- Install a split-rail fence to restrict access to the landscape buffer to mitigate seed transmission and germination. Post a vegetation protection sign on the fence (refer to City of Nanaimo Standard). Avoid unloading, parking, or storing equipment and vehicles in the buffer area.



Existing landscape buffer including invasive broom, blackberry & tansy

Sincerely, Jessica Gemella



Principal, Landscape Architect, Arborist  
Gemella Design Inc.

**Convoy Supply Renovations: Landscape Probable Costs**

Prepared by Gemella Design Inc.

431 Boban Drive, Nanaimo

Oct. 2015

Landscape Features	UNIT	QUANTITY	UNIT-COST	TOTALS
Vegetation protection fence with sign	l.m.	45	\$50.00	\$2,250.00
Planting native species (amended pit planting and mulch surface)				
Ground Covers: <i>Arctostaphylos uva-ursi</i> -- 10 cm pots	each	100	\$6.00	\$600.00
Shrubs: <i>Symphoricarpos albus</i> , <i>Mahonia aquifolium</i> , and <i>Rosa nutkana</i> - #1 pots	each	105	\$15.00	\$1,575.00
Trees: <i>Alnus rubra</i> (10) in low area, <i>Acer macrophyllum</i> (10) and <i>Pseudotsuga menziesii</i> (10) in drier areas - #1 pots	each	30	\$15.00	\$450.00
Irrigation for establishment - plant in fall (rainy season)	not included			
<b>SUB-TOTAL</b>				<b>\$4,875.00</b>
<b>Maintenance 1 year</b> - mowing/trimming and handpulling invasive plants (twice in the early spring weekly and twice in the fall = estimated 48 hours x \$25 per hr)				<b>\$1,200.00</b>
<b>TOTAL COST BEFORE TAXES</b>				<b>\$6,075.00</b>
PROBABLE COSTS - 2015 DOLLARS (Note: Accuracy is +/-25%)				<b>\$6,075.00</b>

This is an order of magnitude cost estimate based on general recommendations -- this is not a quote. Prices for materials and labour will vary according to the market, product selection, and project timing.

