CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP000968

BOXWOOD VENTURES INC
Name of Owner(s) of Land (Permittee)

1930 / 1940 BOXWOOD ROAD
Civic Addresses

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 1, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398
   PID No. 028-790-006

   LOT 2, SECTION 15, RANGE 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP17398
   PID No. 028-790-014

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 and Site Data
   Schedule C Building Elevations (Buildings 1, 2 & 3)
   Schedule D Landscape Plan
   Schedule E Building Renderings (Buildings 1, 2 & 3)

   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 13.4.2 - Required Front Yard Setback
   The required front yard setback is 7.5m as Boxwood Road is classified as a major road. The proposed front yard setback is 4.5m, a variance of 3.0m.

   Section 13.4.1 - Required Side Yard Setback (northeast property line)
   The required side yard setback is 6.0m. The proposed side yard setback is 0.3m, a variance of 5.7m.

   Section 13.4.1 - Required Rear Yard Setback
   The required rear yard setback is 4.5m. The proposed rear yard setback is 0.8m, a proposed variance of 3.7m.

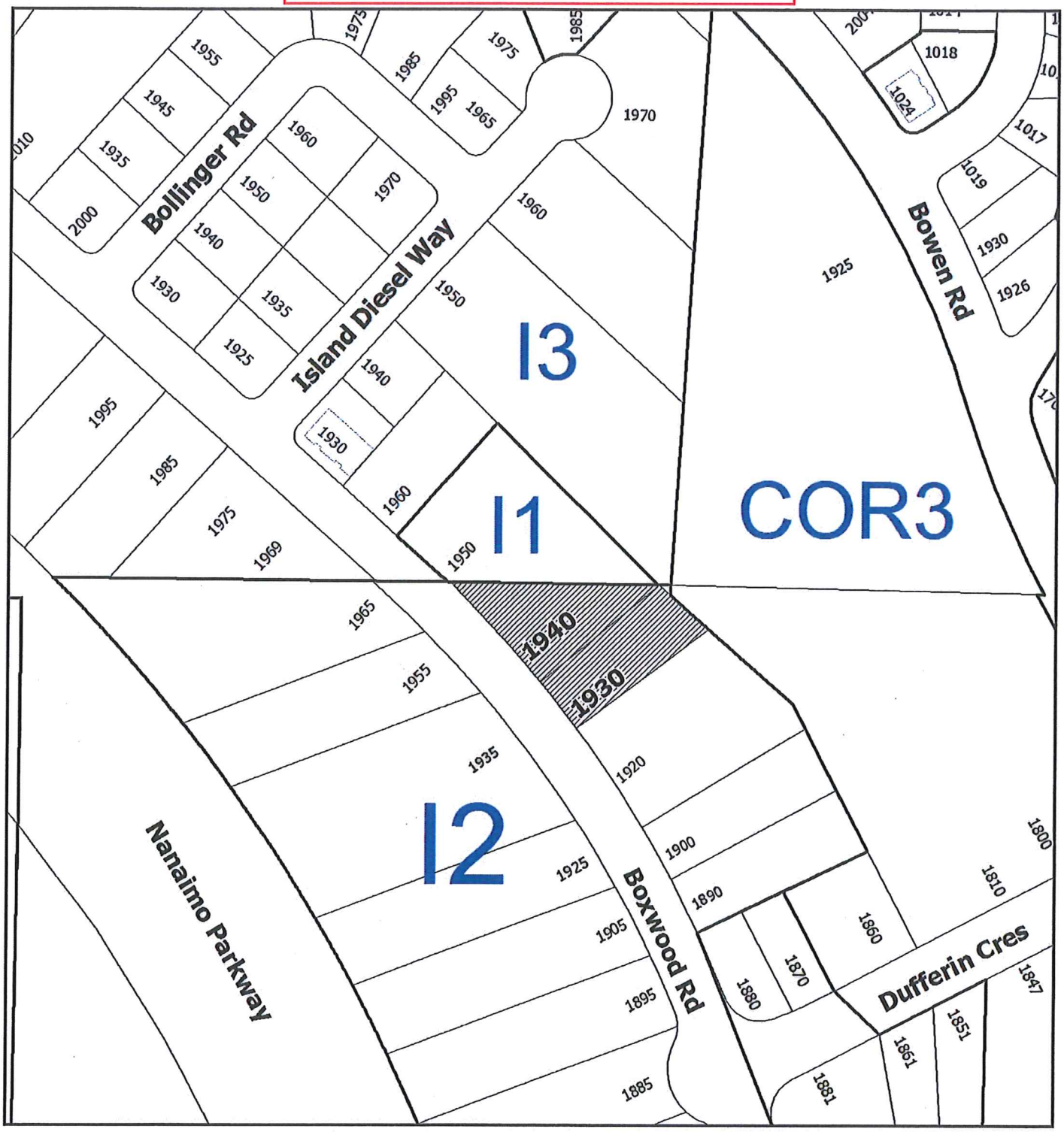
   Section 17.14 – Figure B
   Required Minimum Landscape Level 2d – Rear Yard
   The required minimum landscape treatment width is 1.8m. The proposed width is 0.8m, a variance of 1.0m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF MARCH, 2016.

Dina Smith — Corporate Officer

2016-MAR-09 — Date

Development Permit DP000968 **Schedule A**
1930 / 1940 Boxwood Road
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000968

N

LOCATION PLAN

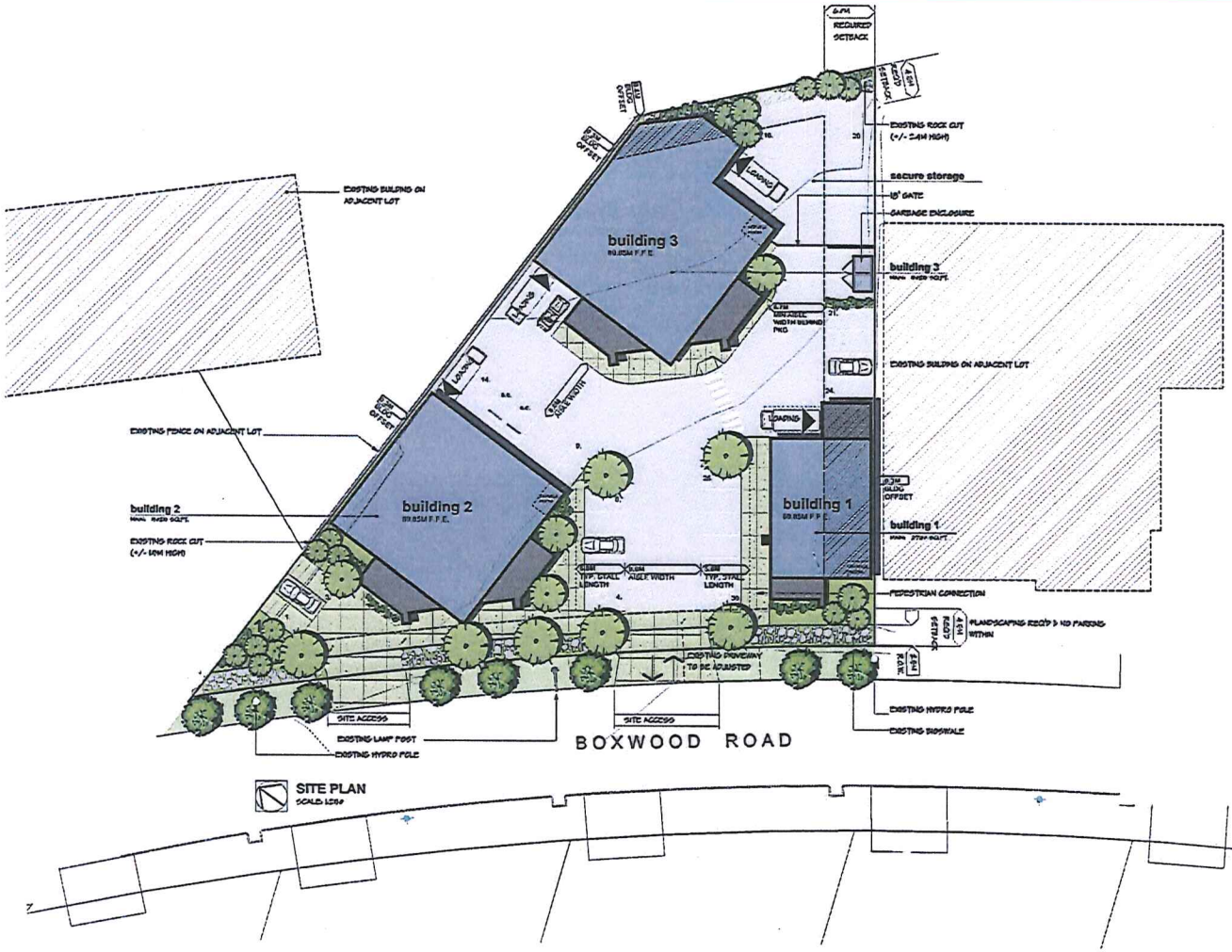
Civic: 1930 and 1940 Boxwood Road
Lot 2, Section 15, Ranges 7 and 8, Mountain District,
Plan EPP17398 and Lot 1, Section 15, Range 7,
Mountain District, Plan EPP17398

Subject Property

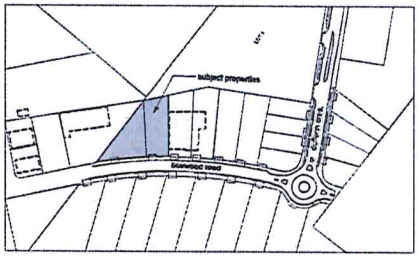
Development Permit DP000968 **Schedule B**

1930 / 1940 Boxwood Road

SITE PLAN & SITE DATA



SITE PLAN
SCALE: 1:250



project data

LEGAL DESCRIPTION:
LOT 1 & 2, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17206

CIVIC ADDRESS:
1940 & 1930 BOXWOOD ROAD, NANAIMO, BC

LOT AREAS:

LOT 1	1788.6 SQ.M	(0.44 ACRE)
LOT 2	1740.2 SQ.M	(0.43 ACRE)
TOTAL	3528.8 SQ.M.	(0.87 ACRE)

LAND USE:
INDUSTRIAL WAREHOUSE & OFFICE

ZONING:
I2 - LIGHT INDUSTRIAL

LOT COVERAGE (MAX 49%)
35.9%

BUILDING HEIGHT (MAX 12M)

BUILDING 1	+/- 9.1M
BUILDING 2	+/- 9.4M
BUILDING 3	+/- 9.4M

BUILDING AREA (FOOTPRINT ONLY)

BUILDING 1	2729 SQ.FT.	(252.7 SQ.M)
BUILDING 2	5160 SQ.FT.	(479.1 SQ.M)
BUILDING 3	5850 SQ.FT.	(543.6 SQ.M)
TOTAL:	13739 SQ.FT.	(1275.3 SQ.M)

FLOOR AREA

BUILDING 1		
	MAIN FLOOR	2729 SQ.FT.
	UPPER FLOOR	1340 SQ.FT.
BUILDING 2		
	MAIN FLOOR	5082 SQ.FT.
	UPPER FLOOR	1668 SQ.FT.
BUILDING 3		
	MAIN FLOOR	5850 SQ.FT.
	UPPER FLOOR	2000 SQ.FT.
TOTAL		18,669 (1,345.1 SQ.M)

PARKING:
REQUIRED: 1 SPACE /100M² = 18
PROVIDED: 36

DELINEA

PROJECT # 1930/1940

ISSUED TO CONSULTANTS	5 NOV 2018
ISSUED FOR MEETING	14 OCT 2018
ISSUED TO CONSULTANTS	25 NOV 2018
ISSUED FOR DP	30 NOV 2018

RECEIVED
By Planning & Design Section at 2:58 pm, Nov 30, 2018

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

PR1.1

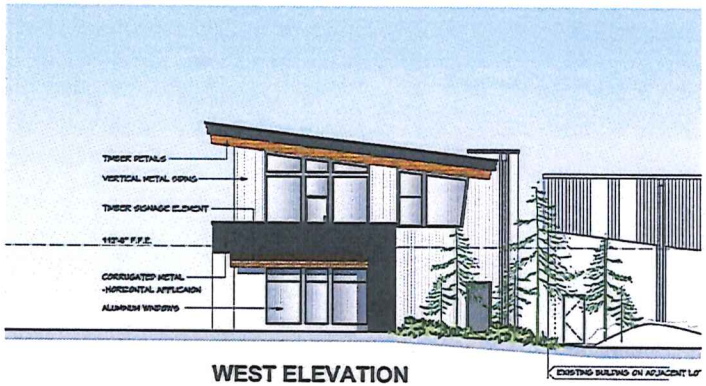
Development Permit DP000968 **Schedule C**

1930 / 1940 Boxwood Road

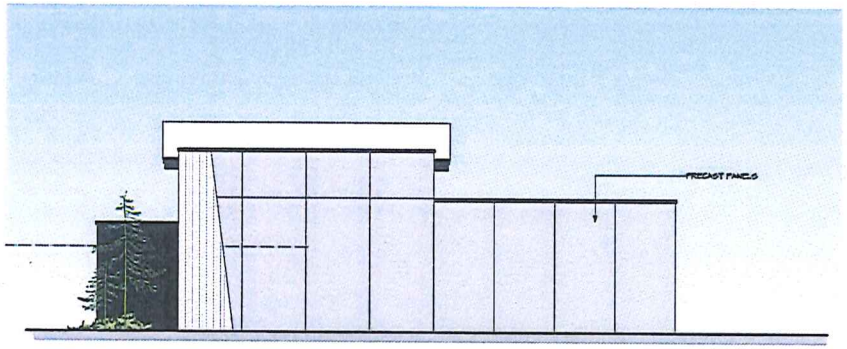
1/3

BUILDING ELEVATIONS (Buildings 1, 2 & 3)

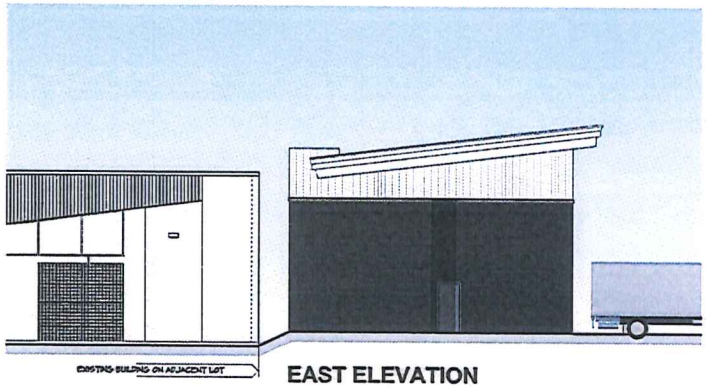
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DELINEA

PROJECT # 2014-124

ISSUED TO CONSULTANTS 24-OCT-2014
ISSUED FOR MEETING 14-OCT-2014
ISSUED TO CONSULTANTS 14-NOV-2014
ISSUED FOR DP 24-NOV-2014

RECEIVED
By Planning & Design Section at 2:39 pm, Nov 26, 2014

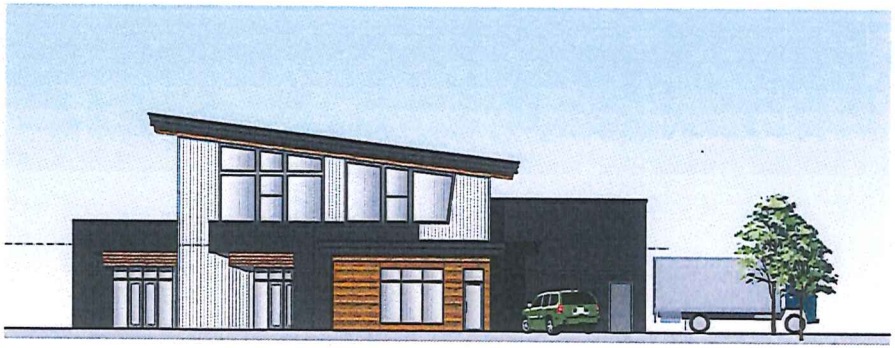
BUILDING 1

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

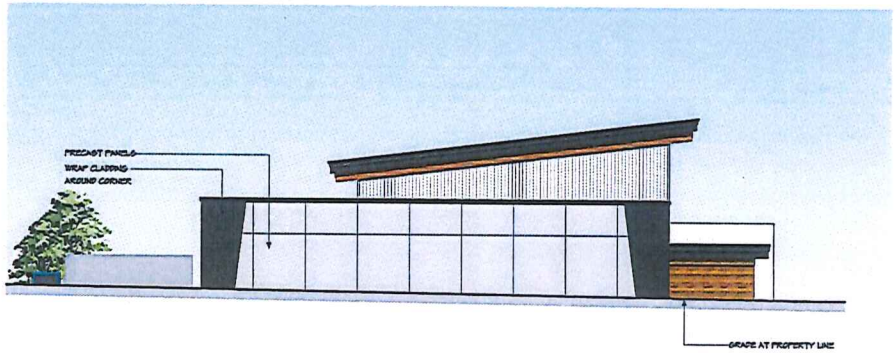
PR3.1

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

DELINEA

PROJECT # [illegible]

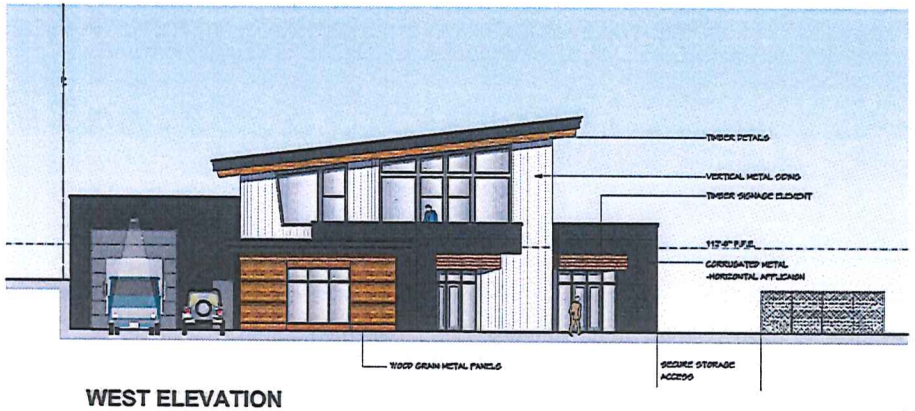
ISSUED TO CONSULTANTS	[illegible]
ISSUED FOR MEETING	[illegible]
ISSUED TO CONSULTANTS	[illegible]
ISSUED FOR DP	[illegible]

BUILDING 2

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

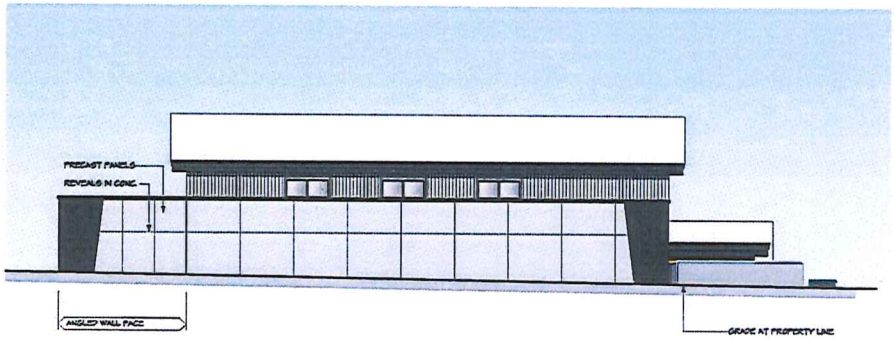
PR3.2



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

DELINEA

BUILDING 3

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

PR3.3

Development Permit DP000968 **Schedule D**

1930 & 1940 Boxwood Road

LANDSCAPE PLAN

PLANT PALETTE

Picea - spruce

Ironwood - Parrotia

Quercus · oak

Dogwood · Cornus

Fagus / Carpinus · Beech hornbeam

Rhododendron

Ribes · Red flowering currant

Polystichum · sword fern

Epimedium · barrenwort

Euphorbia · spurge

Euphorbia · spurge

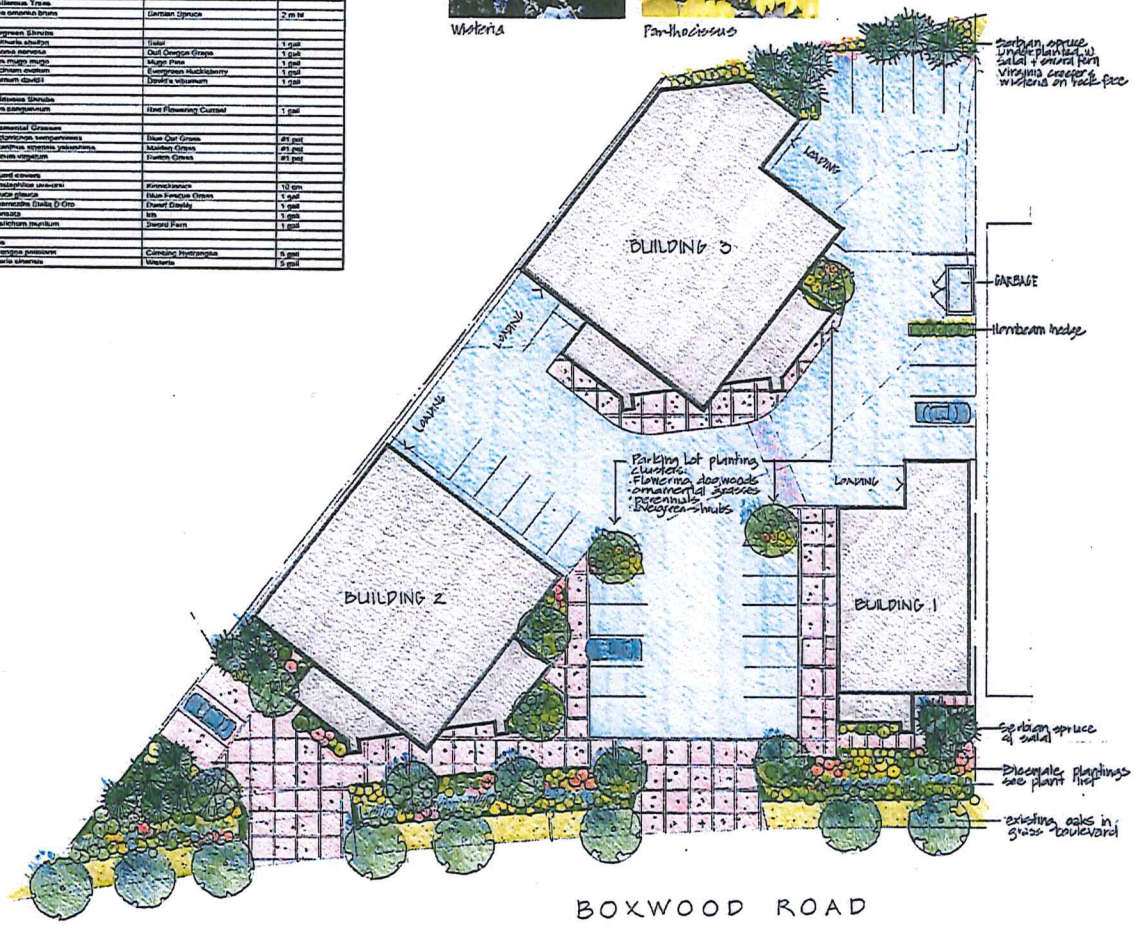
Gaura · butterfly bush

PLANT LIST

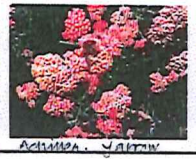
Key	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
Cn	Cornus nuttallii 'white wonder'	Flowering Dogwood	6 cm cal
Qr	Quercus rubrum	Red Oak	6 cm cal
	Coniferous Trees		
Pob	Picea omorika bruns	Serbian Spruce	2 m ht
	Evergreen Shrubs		
Ga	Gaultheria shallon	Salal	1 gal
Ma	Mahonia aquifolium	Oregon Grape	1 gal
Pmug	Pinus mugo mugo	Mugo Pine	1 gal
Vo	Vaccinium ovatum	Evergreen Huckleberry	1 gal
Vd	Viburnum davidii	David's viburnum	1 gal
	Deciduous Shrubs		
Ss	Ribes sanguineum	Red Flowering Currant	1 gal
	Ornamental Grasses		
Hs	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Mg	Miscanthus sinensis yakushima	Maiden Grass	#1 pot
Pv	Panicum virgatum	Switch Grass	#1 pot
	Ground covers		
Aur	Arctostaphylos uva-ursi	Kinnikinnick	10 cm
Fg	Festuca glauca	Blue Fescue Grass	1 gal
Hs	Hemerocallis Stella D'Oro	Dwarf Daylily	1 gal
Ie	Iris ensata	Iris	1 gal
Pmun	Polystichum munitum	Sword Fern	1 gal
	Vines		
Hs	Hydrangea petiolaris	Climbing Hydrangea	5 gal
Ws	Wisteria sinensis	Wisteria	5 gal

Wisteria

Parthenocissus



Panicum · switch grass



Achillea · Yarrow

Rudbeckia · Black eyed Susan

0 1 2 3 4 5 10 15m

DATE	REV.	DESCRIPTION

CONSULTANT

VICTORIA HARGROVE LANDSCAPE ARCHITECT
230 Fitzwilliam St. Nanaimo, B.C. V9R-2B6
250-754-4335
victoria@island.net

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
1930 + 1940 BOXWOOD RD NANAIMO BC

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1:200m DATE 27.11.19
DRAWN VIP CHECKED
PROJECT NUMBER BOXWOOD 1940/1930
DRAWING NUMBER L1

Development Permit DP000968 **Schedule E**
1930 / 1940 Boxwood Road
1/3

BUILDING RENDERINGS
(Buildings 1, 2 & 3)

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DELINEA

BUILDING 1

PROPOSED INDUSTRIAL DEVELOPMENT
1930 & 1940 BOXWOOD ROAD
NANAIMO, BC
PR4.1

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By Planning & Design Section at 3:57 pm, Nov 30, 2015

DELINEA

BUILDING 2

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

PR4.2

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By Planning & Design Section at 3:57 pm, Nov 30, 2015

DELINEA

BUILDING 3

PROPOSED INDUSTRIAL DEVELOPMENT

1930 & 1940 BOXWOOD ROAD
NANAIMO, BC

PR4.3