



DEVELOPMENT PERMIT NO. DP001045

CARMAGUE PROPERTIES INC

Name of Owner(s) of Land (Permittee)

1895, 1905 and 1925 BOXWOOD 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 5, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398
PID No. 028-790-049**

**LOT 12, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP15172
PID No. 028-727-525**

**LOT 13, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN
EPP15172
PID No. 028-727-533**

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 Project Data
Schedule C Building Elevations
Schedule D Exterior Finishes
Schedule E Landscape Plan and Details

- 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 13.4.4 Siting of Buildings - to reduce the minimum front yard setback abutting a major road from 7.5m to 4.5m.

CONDITIONS OF PERMIT

- 1. The subject property is developed in accordance with the Site Plan prepared by de Hoog and Kierulf Architects, received 2017-JUL-14 as shown on Schedule B.
- 2. The development is in general compliance with the Building Elevations prepared by de Hoog and Kierulf Architects, received 2017-APR-11 as shown on Schedule C.
- 3. The development is in general compliance with the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect, received 2017-AUG-08 as shown on Schedule E.

REVIEWED AND APPROVED ON

2017-SEP-29
Date


D. Lindsay
Director

Community Development

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

GN/ln

Prospero attachment: DP001045

Schedule A

LOCATION PLAN

I1

I2

I3

COR3

I3

ISLAND DIESEL WAY

BOWEN RD

NANAIMO PARKWAY

BOXWOOD RD

DUFFERIN CRES

1940
1930
1925
1935
1940
1930
1960
1950
1985
1975
1969
1965
1955
1935
1930
1920
1900
1890
1860
1870
1880
1861
1851
1847
1849
1885
1926
1925
1800
1881

1925
1905
1895

Subject Properties

Civic: 1895, 1905 and 1925 Boxwood Road
Lot 12 and 13, Section 15, Ranges 7 and 8,
Mountain District, Plan Epp15172 and Lot 5, Section 15,
Range 7, Mountain District, Plan EPP17398



LEGAL DESCRIPTION

LOT 5, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398
 &
 LOT 12, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172
 & part off
 LOT 13, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172

Municipal Address

1925, 1905 & 1895 Boxwood Road,
Nanaimo, B.C.

SITE DATA PHASE 1, BUILDING 1

Site Area : 0.826 ha (proposed lot size)
 Site coverage : 23.83%

Building Area:

Gross:	21193	sq.ft.	1968	m2
Floor area	22740	sq.ft.	2112	m2

Parking Calculation for building 1

(Based on possible anticipated occupancy)

Service/repair & similar, workshops, manufacturing,	74.0%	1562	m2
<u>1562</u>	15	Stalls required	
100			

Accessory Offices,	17.5%	369	m2
<u>369</u>	16	Stalls required	
22			

Accessory Retail,	8.5%	179	m2
<u>179</u>	8	Stalls required	
20			

a total of 39 Stalls Required, 39 provided

SITE DATA PHASE 2, BUILDING 2+3

Site Area : 0.305 ha (proposed lot size)
 Site coverage : 29.1%

Building Area:

Gross:	9564	sf2	888.52	m2
Floor area	10885	sf2	1011.24	m2

Parking Calculation for building 2+3

(Based on possible anticipated occupancy)

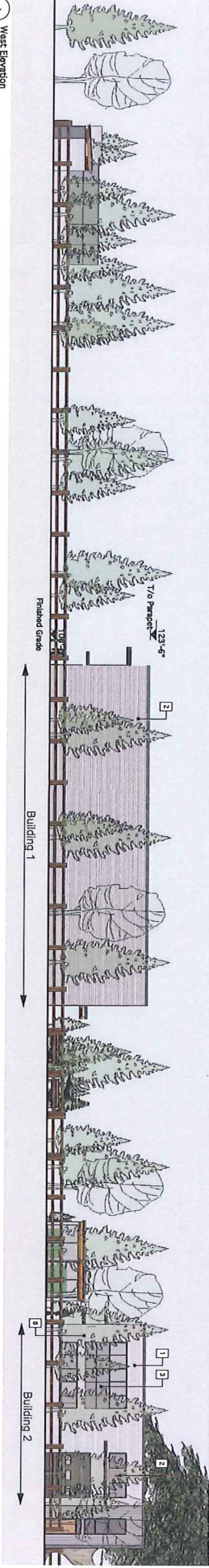
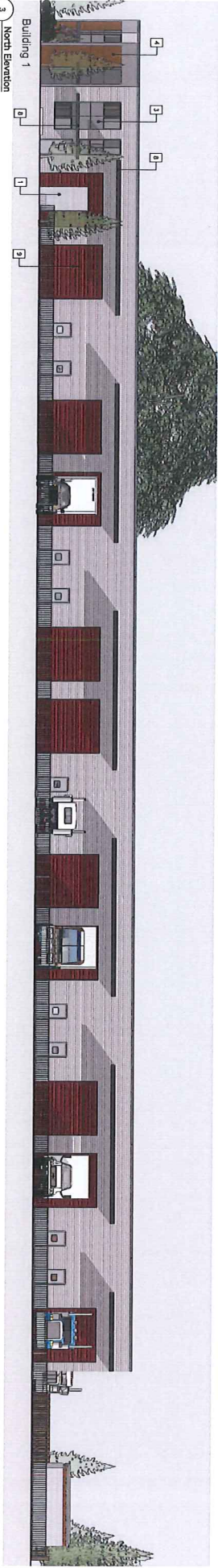
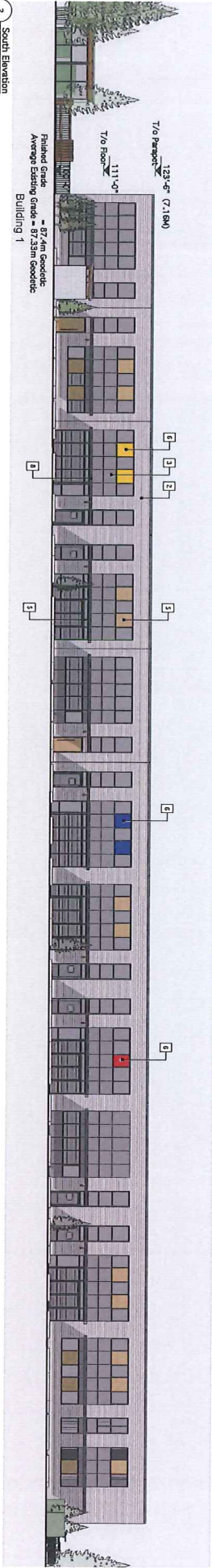
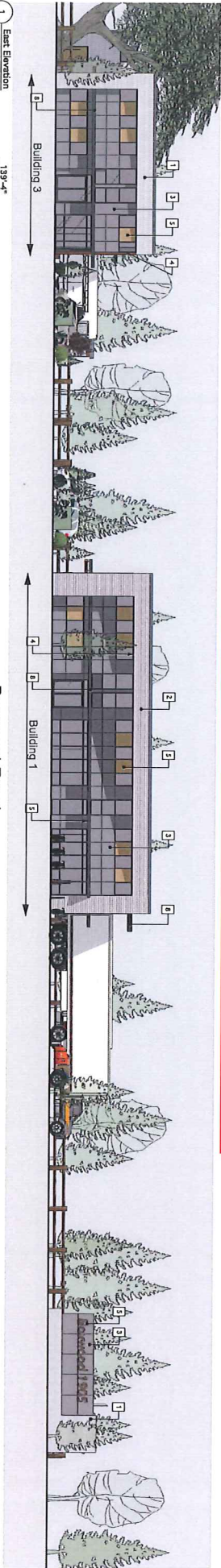
Service/repair & similar, workshops, manufacturing,	68%	688	m2
<u>688</u>	6	Stalls req'd	
100			

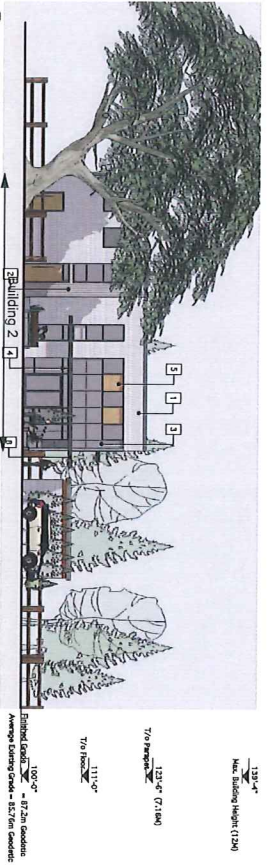
Accessory Offices,	17%	172	m2
<u>172</u>	7	Stalls req'd	
22			

Accessory Retail,	15%	152	m2
<u>152</u>	7	Stalls req'd	
20			

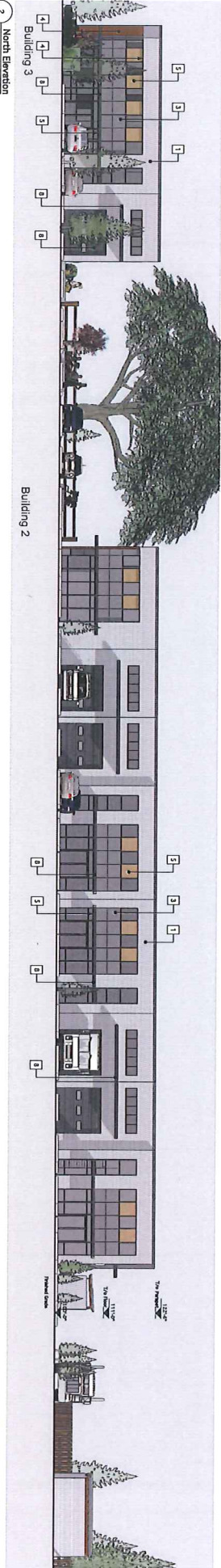
Residential Unit	2	Stalls req'd	
------------------	---	--------------	--

a total of 22 Stalls required, 22 spaces provided

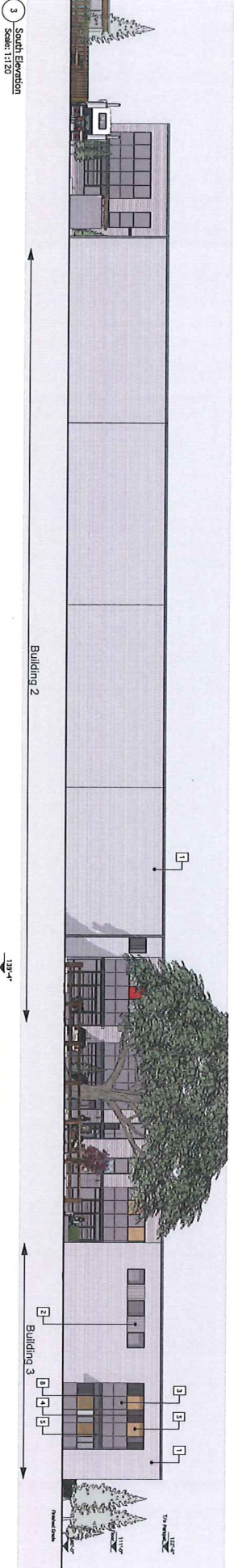




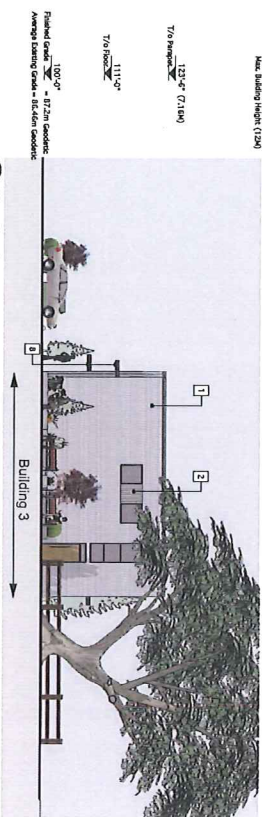
1 East Elevation
Scale: 1:120



2 North Elevation
Scale: 1:120



3 South Elevation
Scale: 1:120



4 West Elevation
Scale: 1:120

RECEIVED
DP001045
2017-APR-11
City of Nanaimo, British Columbia

Nanaimo, BC
March 31st, 2017

Green Rock Industrial

Elevations Bldg 2+3

A2.3
1:11/10/17

de Hoog & Kienit architects dtk

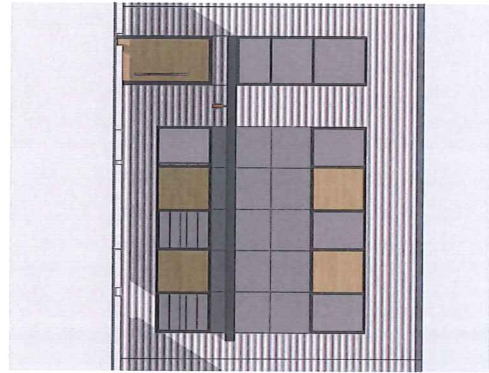
Development Permit DP001045

Schedule D

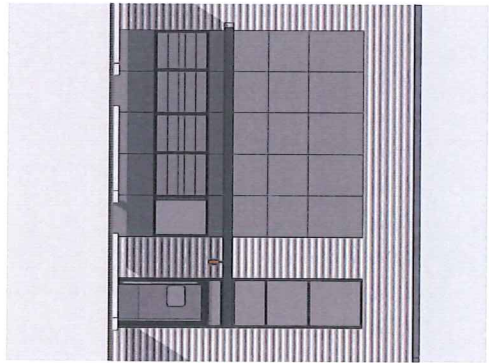
1895, 1905, 1925 Boxwood Road

1/2

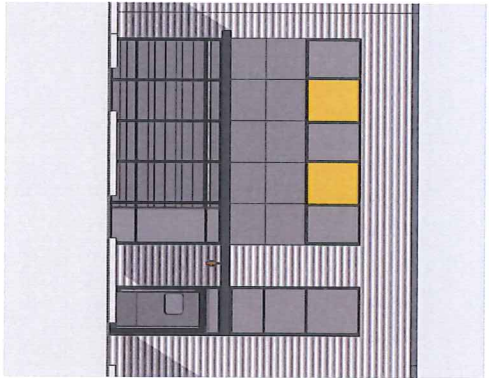
EXTERIOR MATERIALS



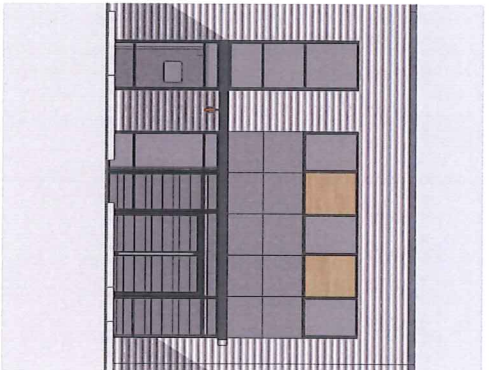
LAYOUT 1 (STANDARD)



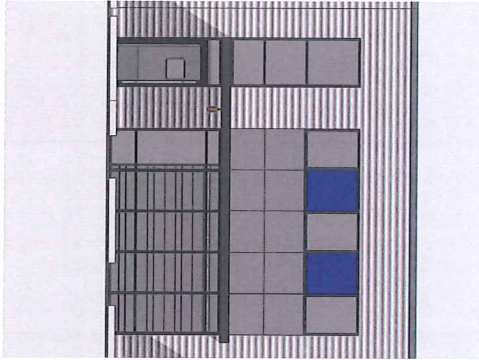
LAYOUT 2 (STANDARD)



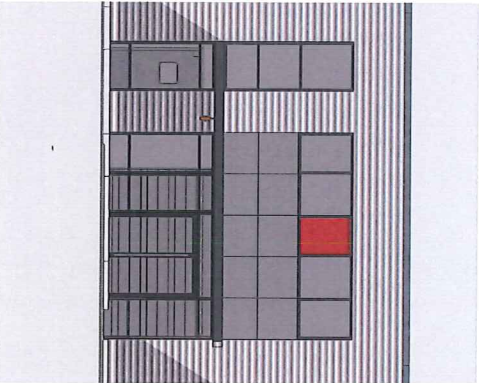
LAYOUT 3



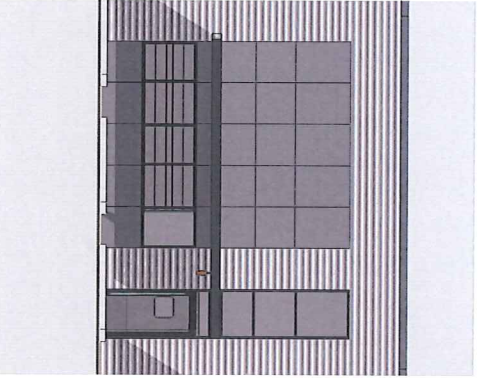
LAYOUT 4



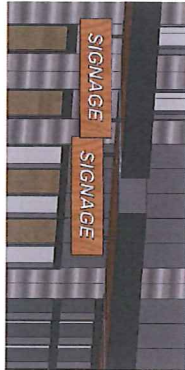
LAYOUT 5



LAYOUT 6



LAYOUT 7



STANDARD SIGNAGE



STANDARD SIGNAGE

RECEIVED
DP001045
2017-APR-11
de Hoog & Kleinfeld architects dH&K

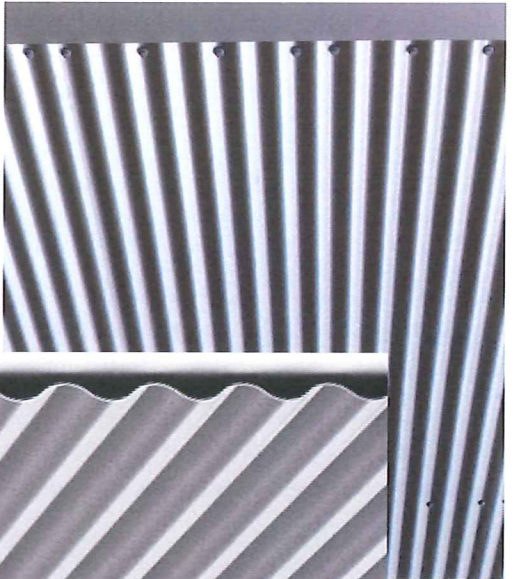
Nanaimo, BC
March 31st, 2017

Green Rock Industrial

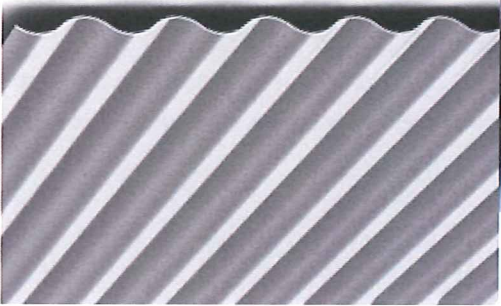
Facade Toolbox

A2.4
Nil

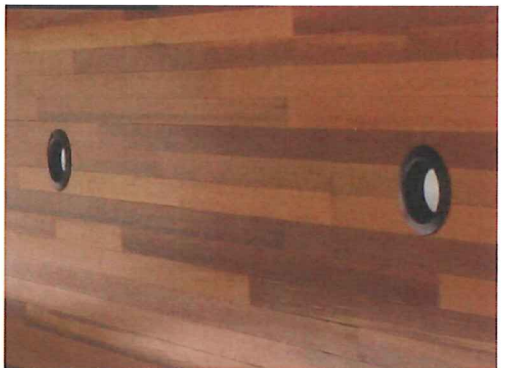
de Hoog & Kleinfeld architects dH&K



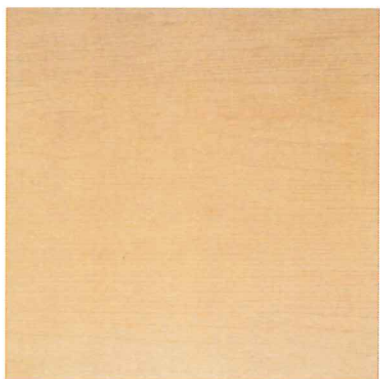
1 Corrugated Metal



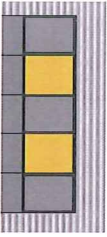
2 Contrasting Light grey Corrugated Metal



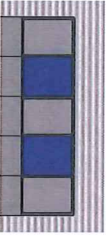
4 Cedar Soffits



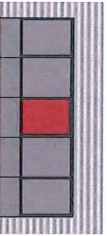
5 Wood grain Soffits and/or panels



6 Contrasting Colour window paneling



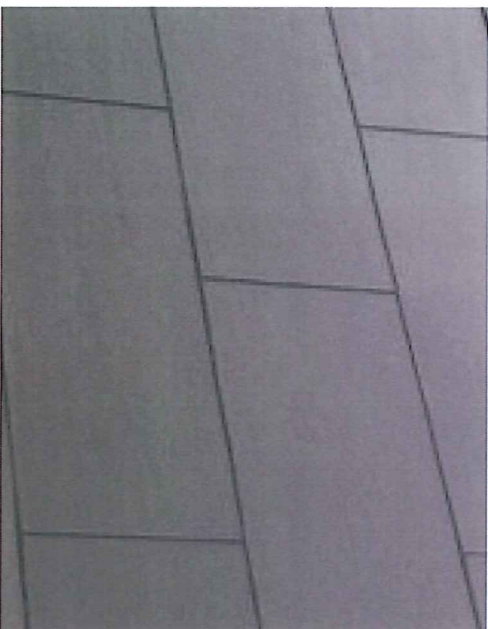
7 Wood grain window paneling



8 Charcoal Metal

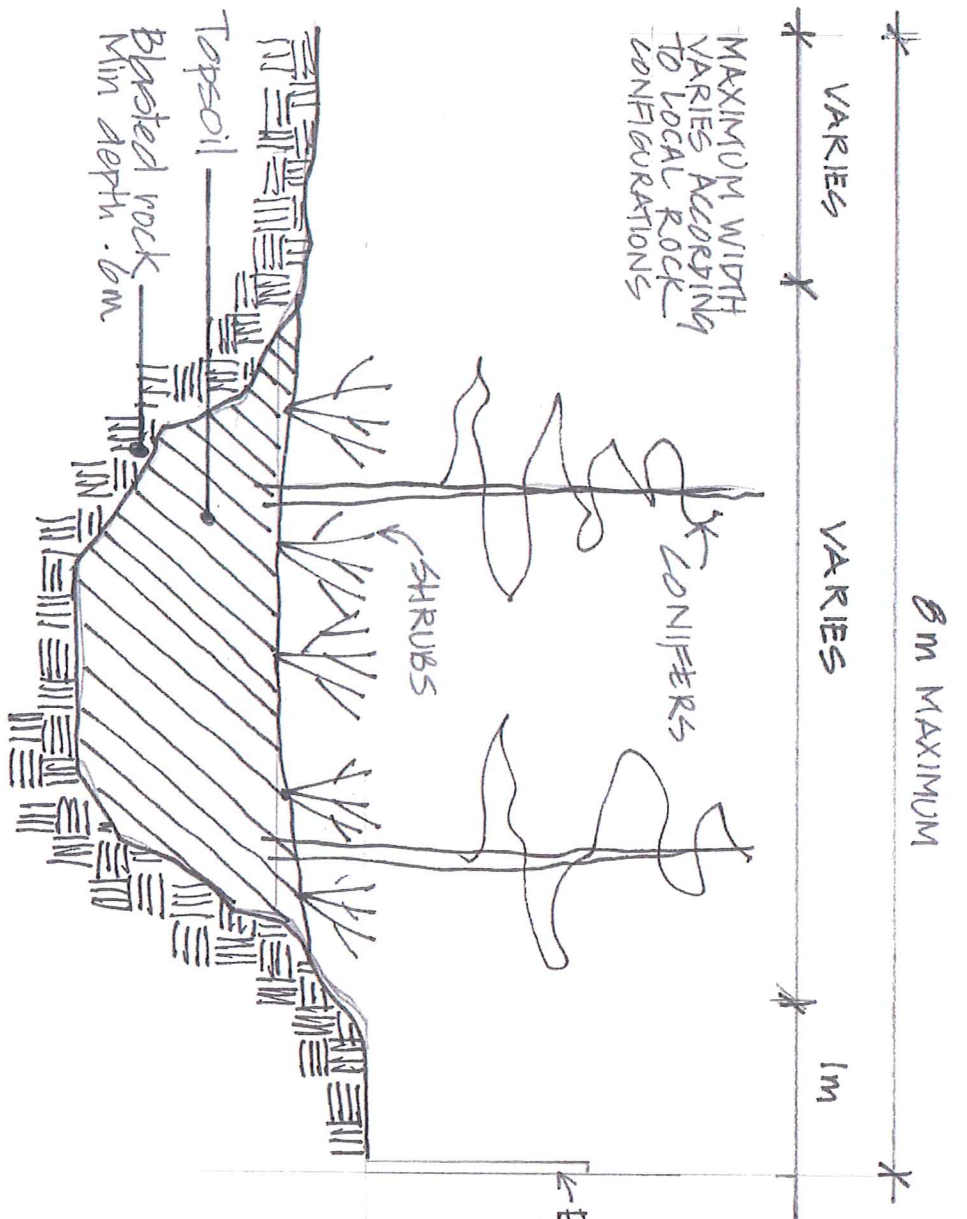


3 Base Gray composite Panels



LANDSCAPE PLAN and SPECIFICATIONS





MAXIMUM WIDTH VARIES ACCORDING TO LOCAL ROCK CONFIGURATIONS

NOTES:
THE STORMWATER WILL BE COLLECTED IN A SYSTEM OF POOLS AND CHANNELS FITTED ON SITE TO WORK WITH THE EXISTING ROCK FORMATIONS

TYPICAL BIOSWALE/RAIN GARDEN 1.50m

DETAIL #1

1905 BOXWOOD ROAD NANAIMO

4.8.17