



DEVELOPMENT PERMIT NO. DP001106

WESTCORE HOLDINGS LTD.
Name of Owner(s) of Land (Permittee)

1870 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 4, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN
EPP70084**

PID No. 030-666-911

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 Conceptual 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.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2018-DEC-12 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Delinea Design Consultants Ltd., dated 2019-MAY-24 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Conceptual Landscape Plan prepared by Victoria Drakeford Landscape Architect, dated 2019-MAR-30 as shown on Schedule D.

REVIEWED AND APPROVED ON

2019-JUN-10

Date



D. Lindsay, Director

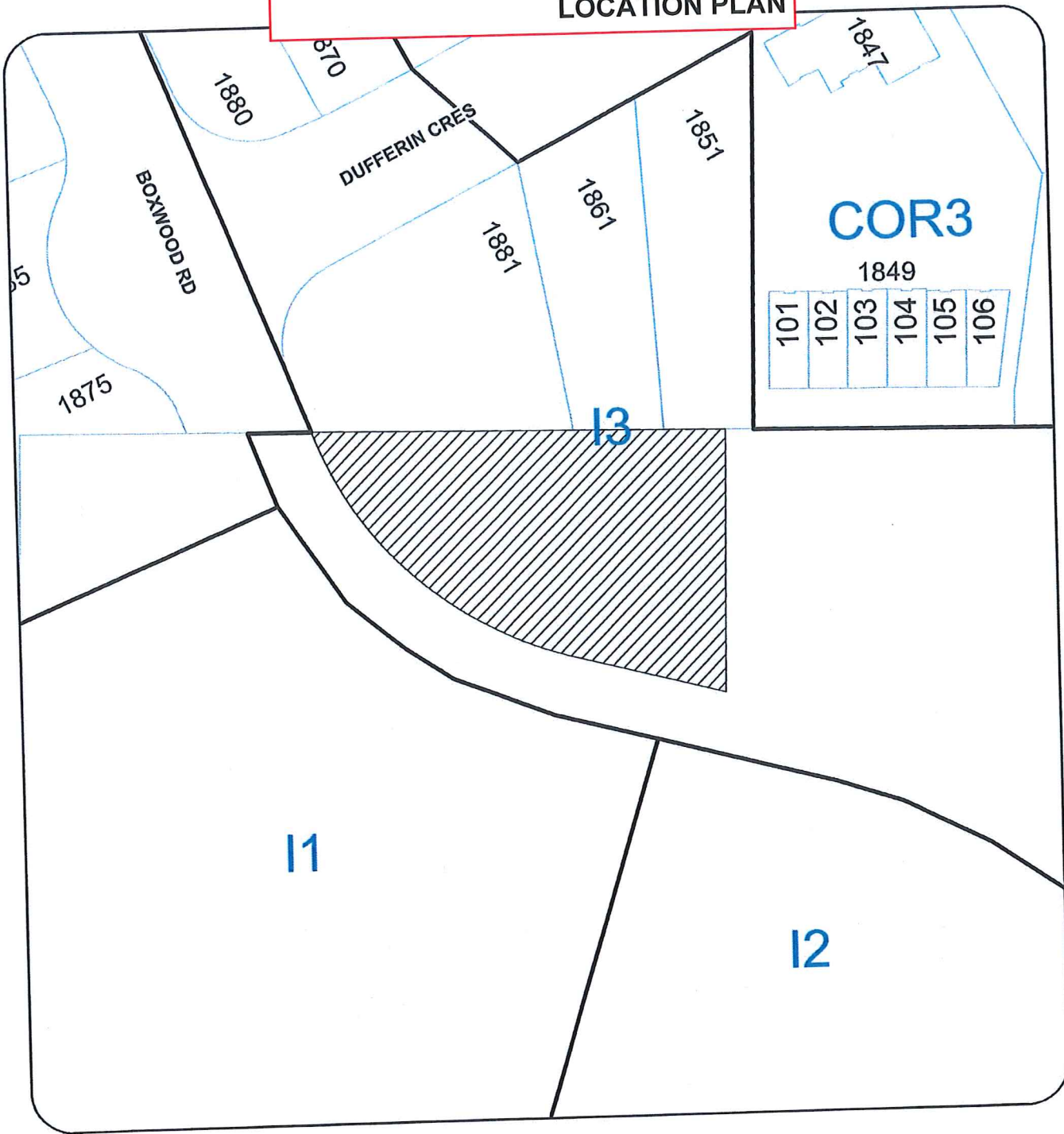
Community Development

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

LR/mw

Prospero attachment: DP001106

Development Permit DP001106 Schedule A
1870 Boxwood Road
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP01106

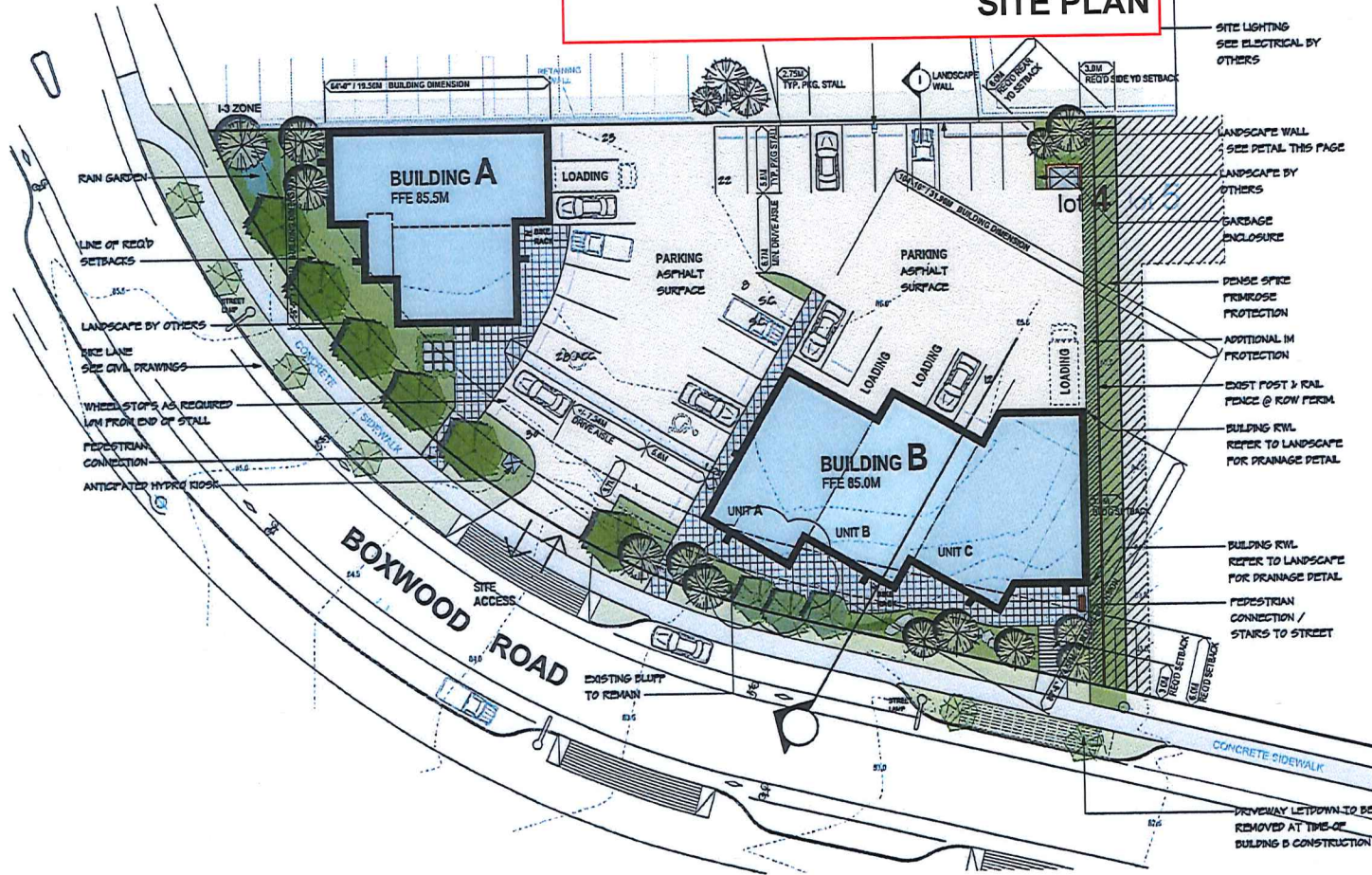
LOCATION PLAN



 Subject Property

Development Permit DP001106 Schedule B
1870 Boxwood Road

SITE PLAN



PRELIMINARY PROJECT DATA:

LEGAL DESCRIPTION:
LOT 4 - (PARENT PARCEL) LOT 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 11142

CIVIC ADDRESS:
1500 GRIFFITHS ROAD (PARENT PARCEL)

LOT AREA:
+/- 0.273HA / 0.67 ACRES / 2,711.49 SQ.M.

LAND USE:
INDUSTRIAL

ZONING:
I3 - HIGH TECH INDUSTRIAL

DP AREA:
DPA4 / DPA9

LOT COVERAGE (MAX 50%):
26.9%

PARKING REQUIRED:
1,045.34 SQ.M @ 1/100 SQ.M. = 10

PARKING PROVIDED:

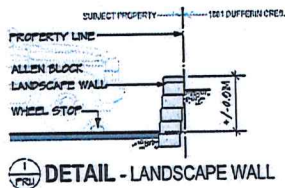
STANDARD STALLS	26
SMALL CAR	2
ACC. PARKING	2
LOADING	4

FLOOR AREA:

BUILDING A	MAIN: 2,940 SQ.FT. / 273.13 SQ.M.
	UPPER: 1,088 SQ.FT. / 100.89 SQ.M.
	MEZZANINE: 623 SQ.FT. / 57.88 SQ.M.
	TOTAL: 4,649 SQ.FT. / 431.9 SQ.M.
BUILDING B	UNIT A MAIN: 1,450 SQ.FT. / 134.71 SQ.M.
	MEZZ: 493 SQ.FT. / 45.8 SQ.M.
	UNIT B MAIN: 1,450 SQ.FT. / 134.71 SQ.M.
	UPPER: 605 SQ.FT. / 56.2 SQ.M.
	UNIT C MAIN: 2,000 SQ.FT. / 185.81 SQ.M.
	UPPER: 605 SQ.FT. / 56.2 SQ.M.
	TOTAL: 6,603 SQ.FT. / 613.44 SQ.M.

** ALL AREAS ARE APPROXIMATE

SCHEMATIC SITE PLAN
SCALE: 1:250 METRIC



PROPOSED DEVELOPMENT
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)
Nanaimo, B.C.

ISLAND WEST COAST DEVELOPMENTS LTD.

RECEIVED DP 1186 2019-APR-04

DELINIA

FOR BY: []
REVISION: []
DATE: []
PROJECT: []

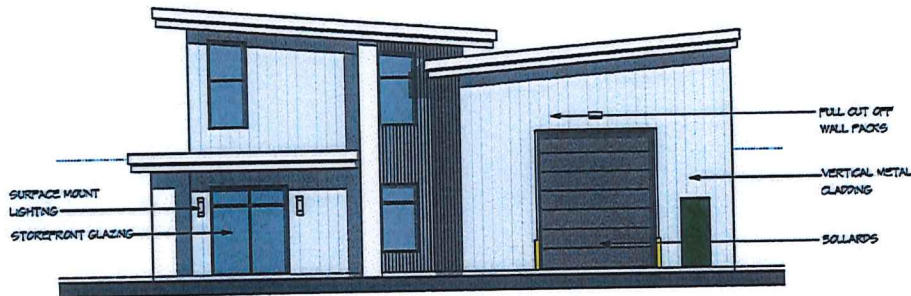
BUILDING ELEVATIONS



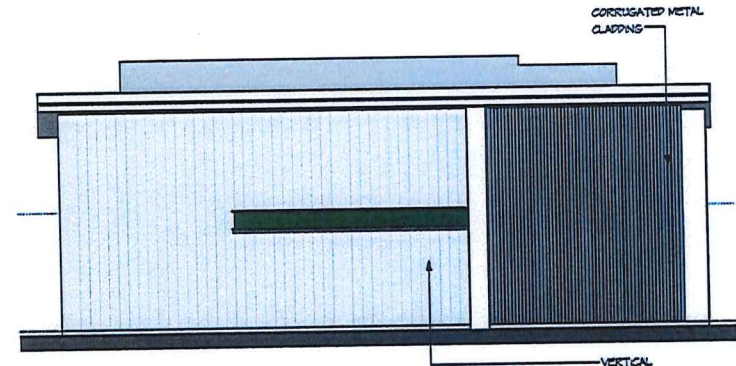
WEST ELEVATION
SCALE: 1/8" = 1'-0"



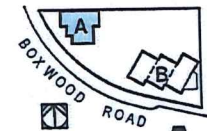
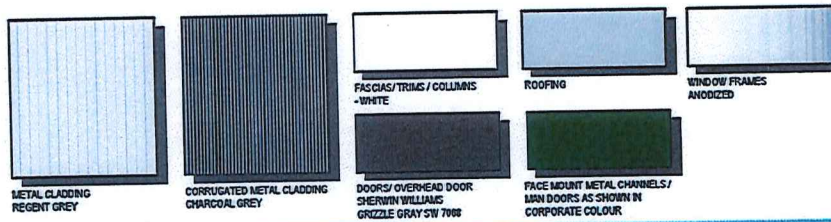
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



BUILDING A



PROPOSED DEVELOPMENT
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)
Nanaimo, B.C.



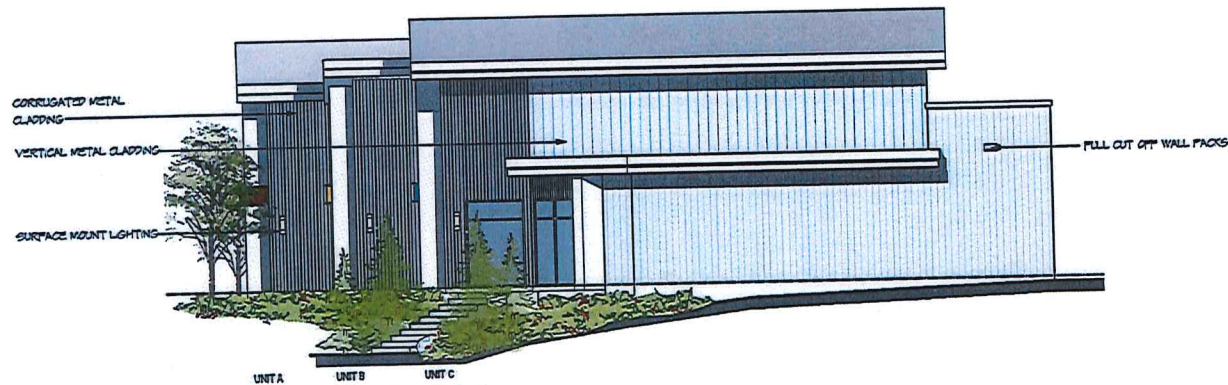
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DP1106
2019-MAY-28

17 APRIL 2018
19 APRIL 2018
24 MAY 2018
12 DEC 2018
21 MAY 2019
DRAWN BY
PR2.2



FACE MOUNT METAL CHANNELS IN CORPORATE COLOURS
STOREFRONT GLAZING

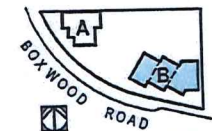
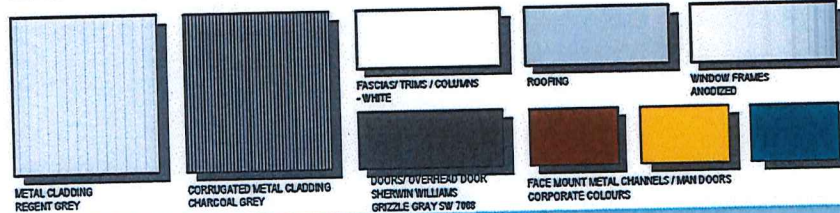
SOUTH ELEVATION - facing boxwood road
SCALE: 1/8" = 1'-0"



CORRUGATED METAL CLADDING
VERTICAL METAL CLADDING
SURFACE MOUNT LIGHTING

FULL CUT OFF WALL PANELS

EAST ELEVATION



BUILDING B



PROPOSED DEVELOPMENT
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)
Nanaimo, B.C.

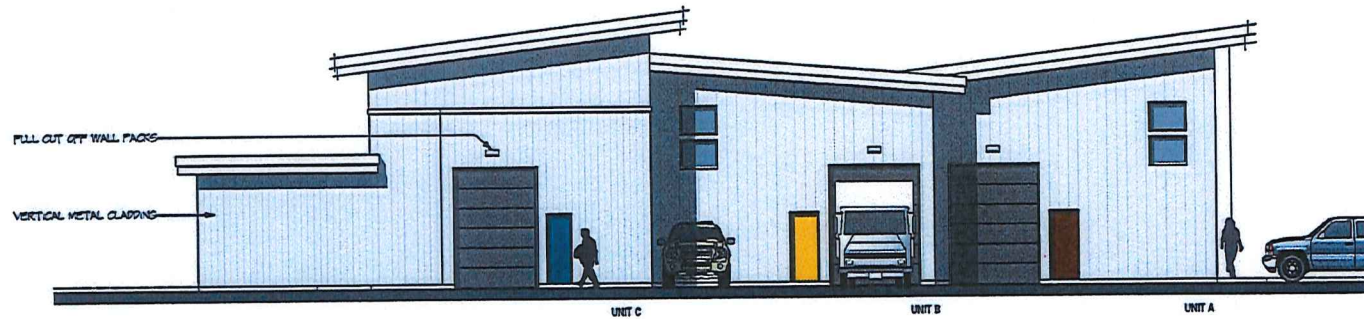


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DP1106
2019-MAY-28

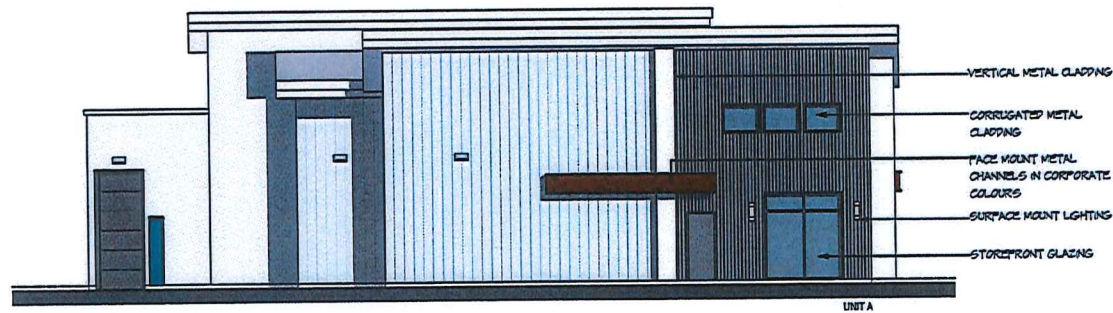


FOR D.C. REVIEW: 16 APRIL 2018
FOR D.C. REVIEW: 26 JAN 2018
FOR D.C. REVIEW: 07 OCT 2018
FOR D.C. REVIEW: 19 DEC 2018
FOR D.C. REVIEW: 24 MAY 2018

DRAWING # **PR3.2**



NORTH ELEVATION



WEST ELEVATION - facing parking lot



BUILDING B



PROPOSED DEVELOPMENT
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)
Nanaimo, B.C.



RECEIVED
DP1106
2019-MAY-28

PROJECT NO. 1901-18-11
DATE: 15 APRIL 2018
REVISED: 28 MAY 2018
DATE: 13 OCT 2018
DATE: 12 DEC 2018
DATE: 24 MAY 2019

PR3.3

Development Permit DP001106
1870 Boxwood Road

Schedule D

CONCEPTUAL LANDSCAPE PLAN



EXISTING BLUFF



ROCK PLANTS



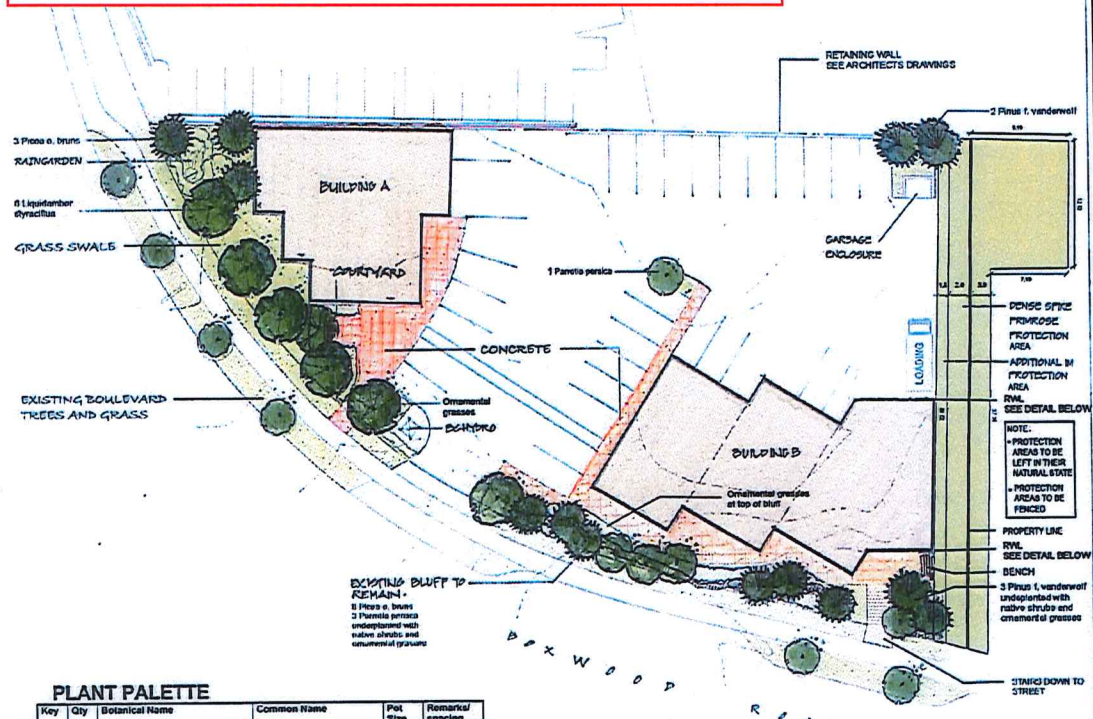
SERBIAN SPRUCE



ORNAMENTAL GRASS

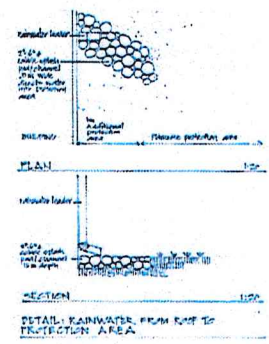


GRASS SWALE



PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
		Conifers/Trees			
Pob	3	<i>Picea canadensis</i>	Scotch Spruce	3m H	
Pbr	1	<i>Picea l. vandewellii</i>	White Pine	2m H	
		Deciduous Trees			
Ag	1	<i>Acer palmatum</i>	Japanese Maple	7m H	medium
Ch	1	<i>Chamaecyparis</i>	Chinese Cypress	2.5m H	medium
Ls	1	<i>Liquidambar styraciflua</i>	Sweetgum	6cm dia	
Pl	1	<i>Platanus occidentalis</i>	London Plane Tree	6cm dia	
Ch	1	<i>Chamaecyparis</i>	Chinese Cypress	5.5ft	
		Evergreen Shrubs (rain garden)			
Ca	1	<i>Caroliniana alba</i>	Sweetgum	1 gal	1m o.c.
Al	1	<i>Alnus incana</i>	Wild European Hazel	1 gal	4m o.c.
Pr	1	<i>Prunella americana</i>	Black Cherry	1 gal	1m o.c.
Vp	1	<i>Vaccinium corymbosum</i>	Blueberry	1 gal	1m o.c.
Vl	1	<i>Viburnum dentatum</i>	Black Viburnum	1 gal	1m o.c.
		Groundcovers (rain garden)			
Ca	1	<i>Caroliniana alba</i>	Sweetgum	1 gal	1m o.c.
Al	1	<i>Alnus incana</i>	Wild European Hazel	1 gal	1m o.c.
Pr	1	<i>Prunella americana</i>	Black Cherry	1 gal	1m o.c.
Vp	1	<i>Vaccinium corymbosum</i>	Blueberry	1 gal	1m o.c.
Vl	1	<i>Viburnum dentatum</i>	Black Viburnum	1 gal	1m o.c.
		Ornamental Grasses			
Ca	1	<i>Caroliniana alba</i>	Sweetgum	1 gal	1m o.c.
Al	1	<i>Alnus incana</i>	Wild European Hazel	1 gal	1m o.c.
Pr	1	<i>Prunella americana</i>	Black Cherry	1 gal	1m o.c.
Vp	1	<i>Vaccinium corymbosum</i>	Blueberry	1 gal	1m o.c.
Vl	1	<i>Viburnum dentatum</i>	Black Viburnum	1 gal	1m o.c.
		Ornamental Grasses (rain garden)			
Ca	1	<i>Caroliniana alba</i>	Sweetgum	1 gal	1m o.c.
Al	1	<i>Alnus incana</i>	Wild European Hazel	1 gal	1m o.c.
Pr	1	<i>Prunella americana</i>	Black Cherry	1 gal	1m o.c.
Vp	1	<i>Vaccinium corymbosum</i>	Blueberry	1 gal	1m o.c.
Vl	1	<i>Viburnum dentatum</i>	Black Viburnum	1 gal	1m o.c.



RECEIVED
DP 1106
2019-APR-04

CONSULTANT: [Logo]
PROJECT: PROPOSED DEVELOPMENT LOT 2 - 1870 BOXWOOD RD
SCALE: 1/4"=1'-0"
DATE: 21.5.19
SIGNED: [Signature]
CHECKED: [Signature]
PROJECT NUMBER: WHP-18
DRAWING NUMBER: L1