



**DEVELOPMENT PERMIT NO. DP001178**

**1960400 ONTARIO LIMITED**  
Name of Owner(s) of Land (Permittee)

**4900 ISLAND HIGHWAY N**  
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 buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 12809 EXCEPT  
PART IN PLAN 33807**

**PID No. 001-012-631**

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 and Parking Plan**  
**Schedule C Building Elevations and Materials**  
**Schedule D Landscape Plan and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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.

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted fence height for a retaining wall and guard in the south side yard from 1.8m to 2.8m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 3.0m to 2.4m.
3. *Section 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade for the proposed development.

**CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site and Parking Plan prepared by James E. Irwin Architect Inc., dated 2021-NOV-22, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by James E. Irwin Architect Inc., dated 2021-NOV-22, as shown on Schedule C.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2021-NOV-18, as shown on Schedule D.

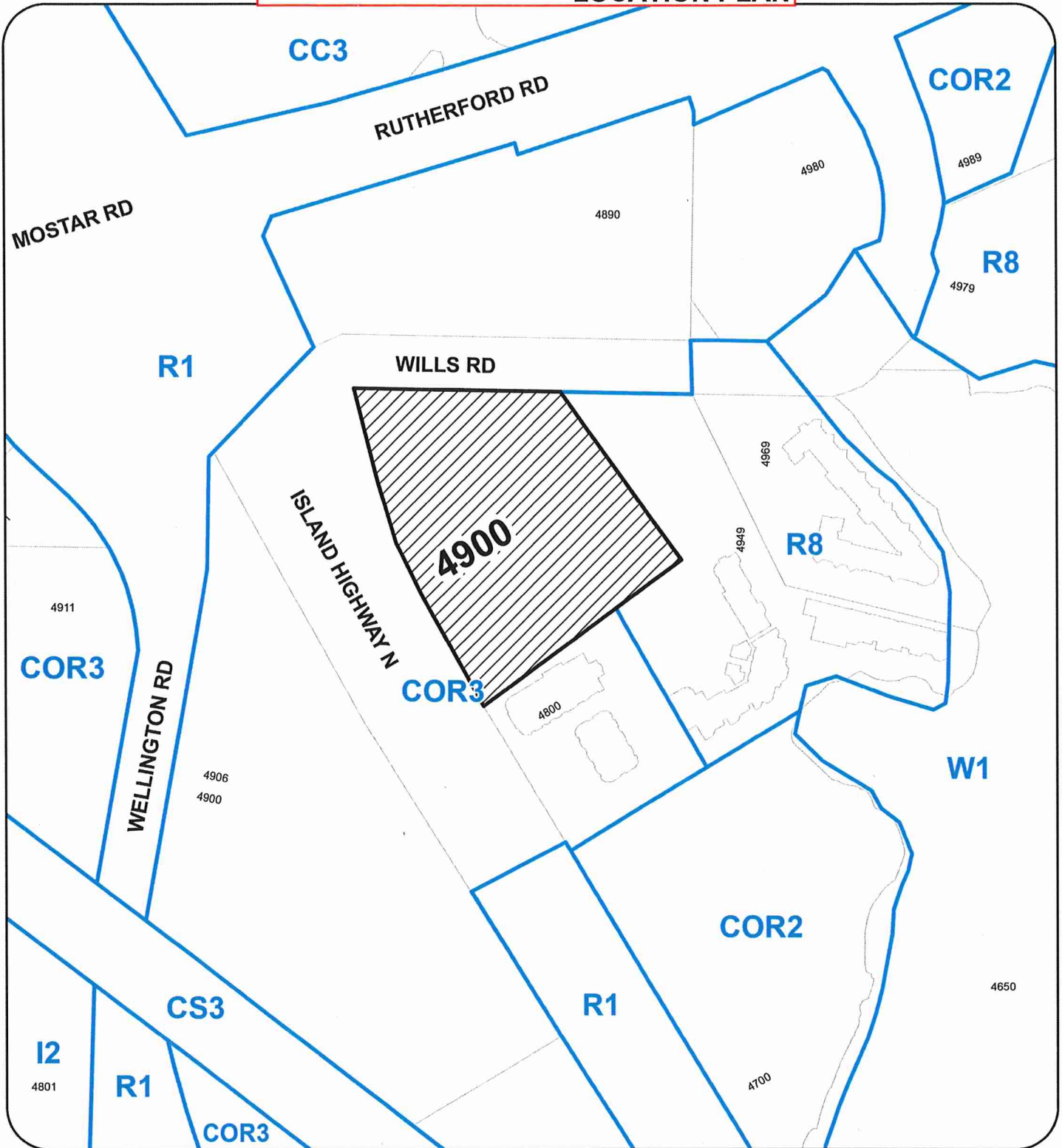
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 7TH DAY OF FEBRUARY, 2022.

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

CH/ln  
Prospero attachment: DP001178

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001178**

**LOCATION PLAN**

Civic: 4900 ISLAND HIGHWAY N  
Legal: LOT 1, SECTION 5, WELLINGTON DISTRICT  
PLAN 12809 EXCEPT PART IN PLAN 33807





**SITE AND PARKING PLAN**

Proposed Flanking Side Yard Setback Variance



Note:  
Off-site frontage works to be determined through detailed design review.



1 Site Plan Scale: 1:250

2 Site Plan- Building C & Parkade Upper Scale: 1:250

Symbol Legend	
[Symbol]	Area Drain
[Symbol]	Electric Vehicle Charging station (dual)

Site Lighting Symbol Key	
[Symbol]	Recessed light
[Symbol]	Recessed down light
[Symbol]	Recessed (wall) fixture
[Symbol]	Pole mounted fixture
[Symbol]	Wall (outlet) mounted fixture



4900 Island Highway

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2021-DEC-21  
CITY OF VANCOUVER



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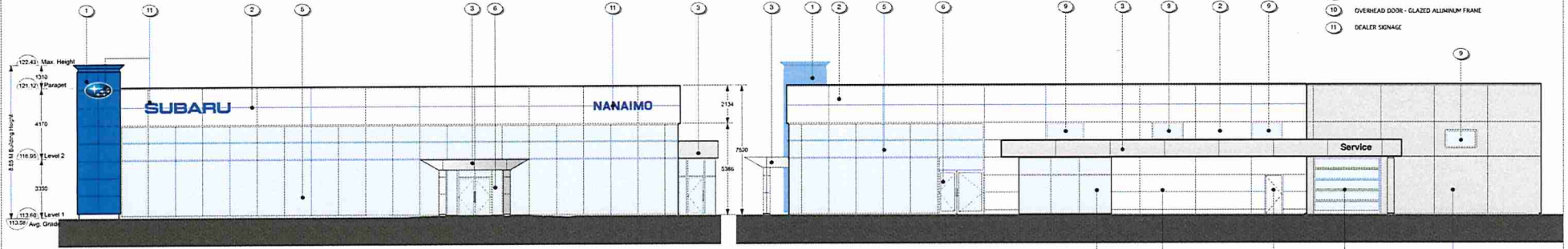
Site Plan A2

Project No. 1903  
22 November 2021 Rev R3  
James E. Irwin ARCHITECT INC.  
100 West 7th St. Vancouver, BC V6C 2E8

Development Permit No. DP001178 Schedule C  
 4900 Island Highway North  
**BUILDING ELEVATIONS AND MATERIALS**

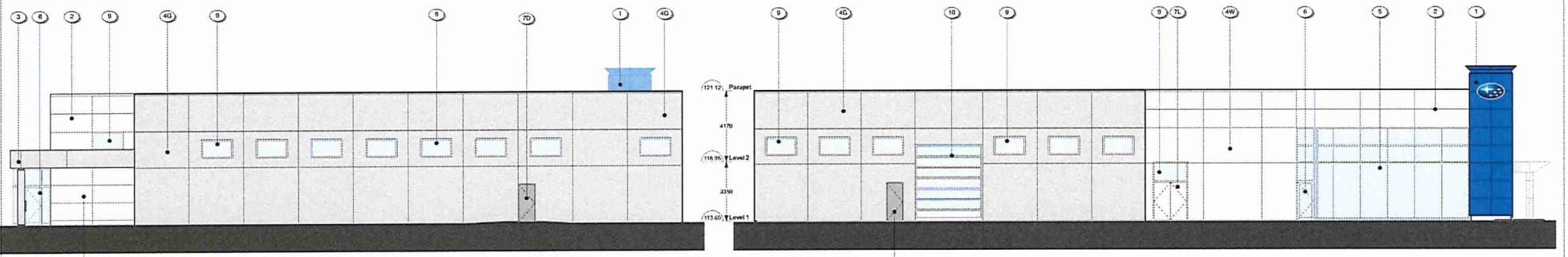
MATERIALS SCHEDULE

- 1 ALUMINUM COMPOSITE MATERIAL (ACM-2) - Deep Blue C302
- 2 ALUMINUM COMPOSITE MATERIAL (ACM-2) - Alabaster A2001-D
- 3 ALUMINUM COMPOSITE MATERIAL (ACM-3) - Silver Metallic A3001-DLSE
- 4W PAINTED PRECAST CONCRETE PANELS- White (Alabaster 2001-D)
- 4G PAINTED PRECAST CONCRETE PANELS- Grey (CLR2)
- 5 CURTAIN WALL- Silicone vertical joint, Anodized Aluminum horizontal cap
- 6 GLAZED ANODIZED ALUMINUM FRAME DOOR
- 7L DOOR - INSULATED METAL- PTD. GREY (CLR2)
- 7D DOOR - INSULATED METAL- PTD. DARK GREY (CLR3)
- 8 OVERHEAD DOOR - INSULATED METAL- PTD. DARK GREY (CLR3)
- 9 ANODIZED ALUMINUM FRAME WINDOWS
- 10 OVERHEAD DOOR - GLAZED ALUMINUM FRAME
- 11 DEALER SIGNAGE



1 West Elevation (Willis Rd)  
scale: 1:100

2 South Elevation  
scale: 1:100



3 East Elevation  
scale: 1:100

4 North Elevation  
scale: 1:100

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4900 Island Highway

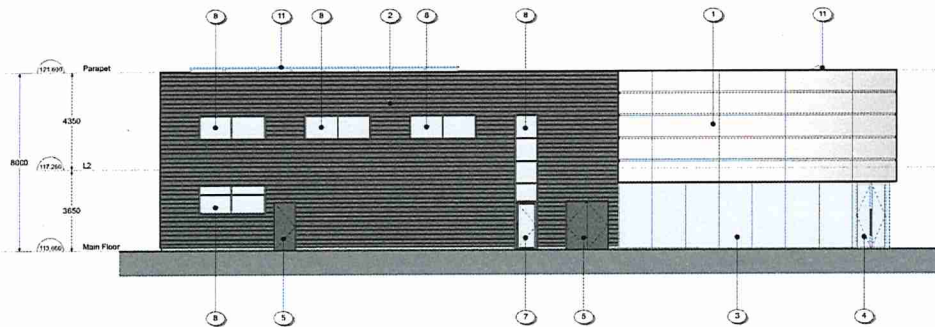
Elevations- Subaru A5

Project No. 1903  
 22 November 2021 Rev R3  
 James E. Irwin ARCHITECT INC.  
 10 Howe St. Vancouver, BC V6C 2K1

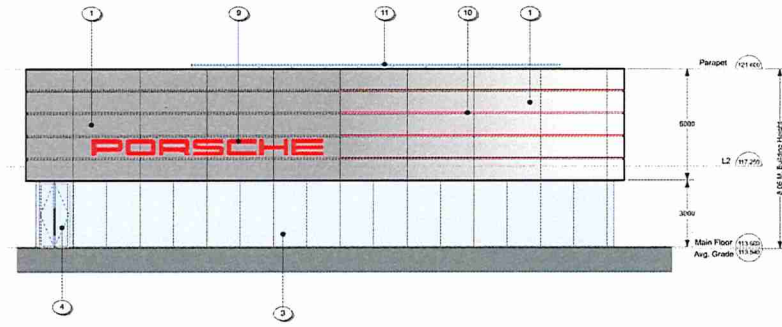


**MATERIALS SCHEDULE**

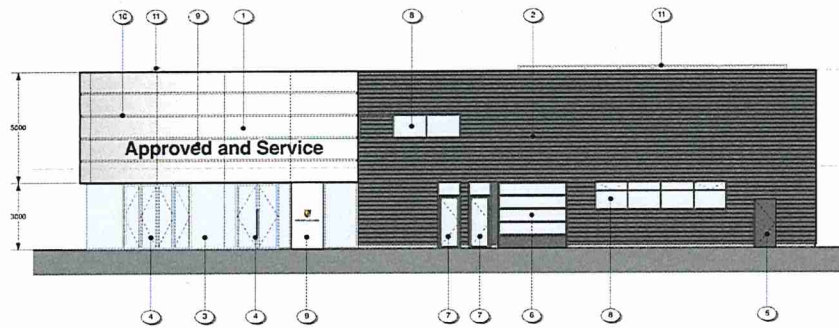
- 1 ALUMINUM COMPOSITE MATERIAL- Silver Metallic A3001-001E with feature horizontal reveal bands
- 2 PREFINISHED METAL SIDING, HORIZONTAL FLUTE, RAL7021 BLACK/GREY
- 3 CLRTAIN WALL- Silicone vertical joint, Anodized Aluminum horizontal cap
- 4 GLAZED ANNOZIDED ALUMINUM FRAME DOOR
- 5 DOOR - INSULATED METAL- PFD, DARK GREY
- 6 OVERHEAD DOOR - GLAZED ALUMINUM FRAME- RAL7021 BLACK/GREY
- 7 GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/GREY
- 8 ALUMINUM FRAME WINDOWS- RAL7021 BLACK/GREY
- 9 DEALER SIGNAGE
- 10 FEATURE RED LED STRIP LIGHTING
- 11 SKYLIGHT



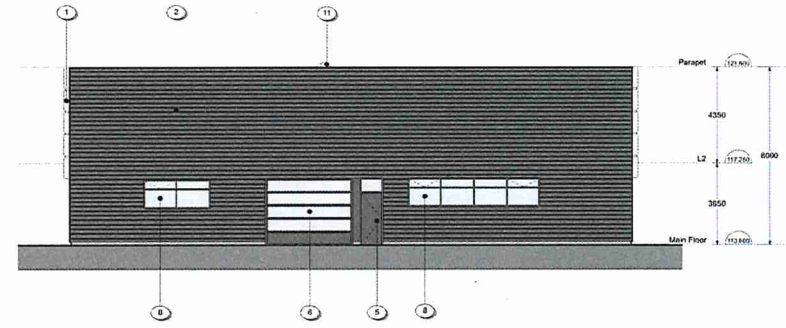
1 North Elevation  
scale: 1:100



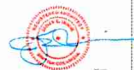
2 West Elevation (Willis Rd)  
scale: 1:100



3 South Elevation  
scale: 1:100



4 East Elevation  
scale: 1:100



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COURTESY PLANNING

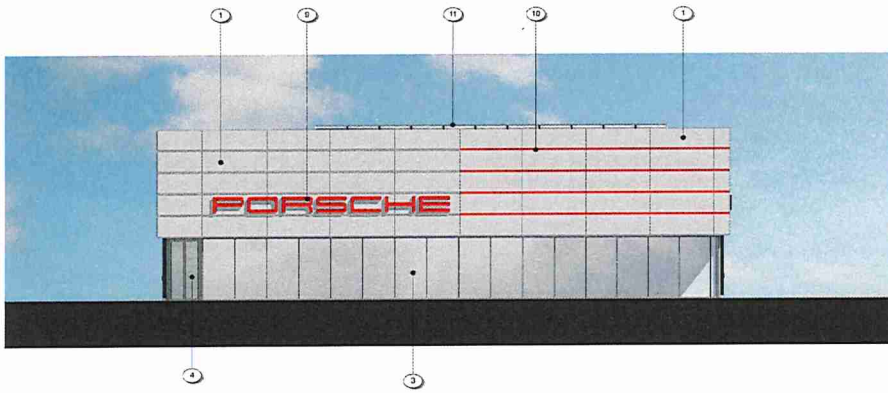
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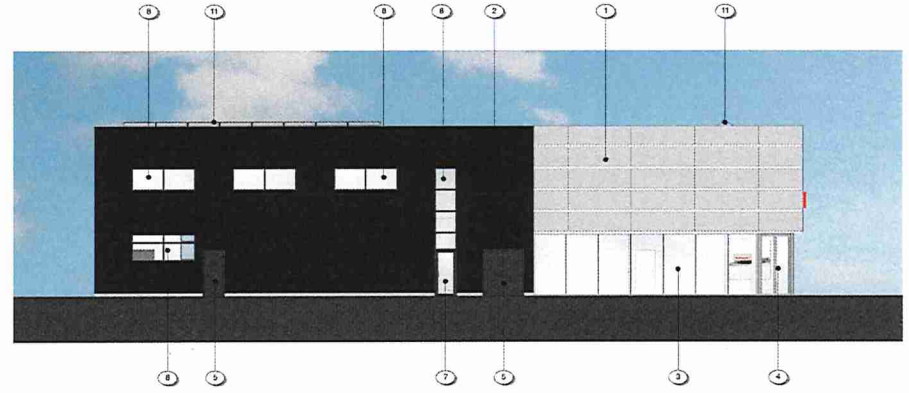
4900 Island Highway

Building B Elevations A7

Project No. 1903  
21 January 2022 Rev. R3  
James E. Irwin ARCHITECT INC.  
VICTORIA B.C. TEL: 250-317-1200



1 West Elevation (Willis Rd)  
scale: n.l.s.



2 North Elevation  
scale: n.l.s.



3 South Elevation  
scale: n.l.s.

MATERIALS SCHEDULE

- 1 ALUMINUM COMPOSITE MATERIAL- Silver Metallic A3001-CHLE with feature horizontal reveal bands
- 2 PREFINISHED METAL SIDING, HORIZONTAL FLUTE- RAL7021 BLACK/GREY
- 3 CURTAIN WALL- Silicone white/grey joint, Anodized Aluminum horizontal Cap
- 4 GLAZED ANNOXIDIZED ALUMINUM FRAME DOOR
- 5 DOOR - INSULATED METAL- Phi. RAL7021 BLACK/GREY
- 6 OVERHEAD DOOR - GLAZED ALUMINUM FRAME- RAL7021 BLACK/GREY
- 7 GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/GREY
- 8 ALUMINUM FRAME WINDOWS- RAL7021 BLACK/GREY
- 9 DEALER SIGNAGE
- 10 FEATURE RED LED STRIP LIGHTING
- 11 GLAZED ANNOXIDIZED ALUMINUM FRAME SKYLIGHT

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E-DESIGN PLANNING



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Project No. 1903  
21 January 2022 Rev. 03  
James E. Irwin ARCHITECT INC.



4900 Island Highway

Building B Materials A7a



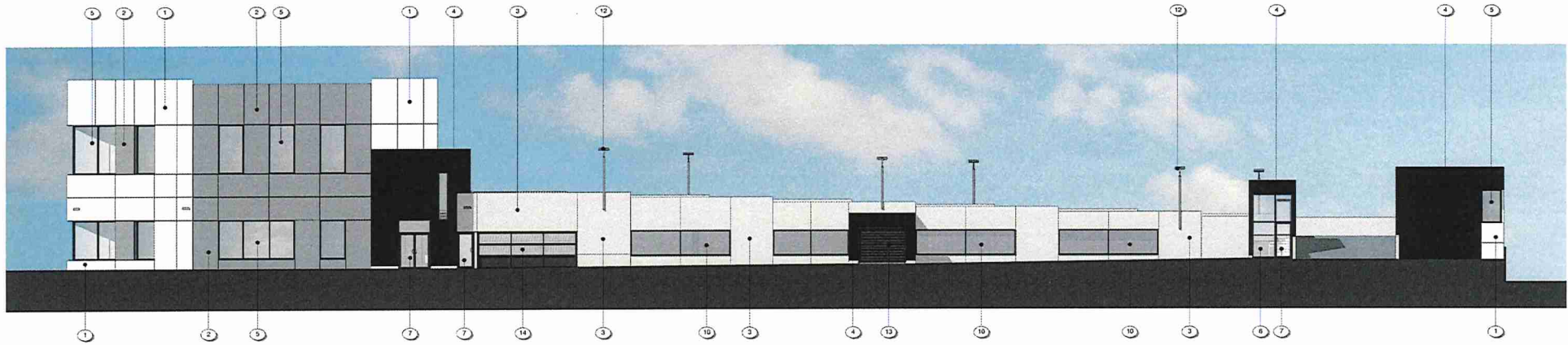


4900 Island Highway

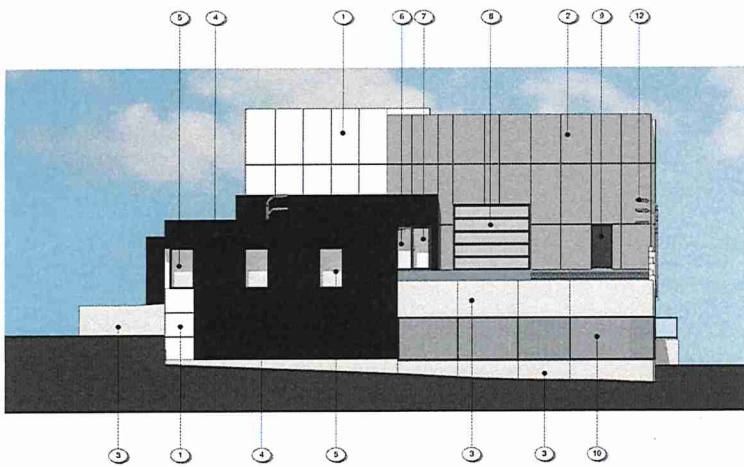
Building C-Parkade Elevations A9

Project No. 1604  
21 January 2022 Rev. R3  
James E. Irwin ARCHITECT INC.  
101 West 4th St. - 2000-2117-0000





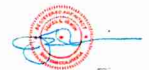
1 Building C / Parkade West Elevation  
SCALE: n.l.s.



2 Parkade South Elevation  
SCALE: n.l.s.

**MATERIALS SCHEDULE**

<p>1 ALUMINUM COMPOSITE MATERIAL (ACM-2)- Autodesk A2001-D</p> <p>2 ALUMINUM COMPOSITE MATERIAL (ACM-4)- Dark Grey</p> <p>3 PAINTED PRECAST CONCRETE PANELS c/w recess joints- Light Grey</p> <p>4 PREFINISHED METAL SIDING, HORIZONTAL FLUTE- RAL7021 BLACK/ GREY</p> <p>5 ALUMINUM FRAME WINDOWS- RAL7021 BLACK/ GREY</p> <p>6 CURTAIN WALL- Black Anodized Aluminum</p> <p>7 GLAZED ALUMINUM FRAME DOOR- RAL7021 BLACK/ GREY</p>	<p>8 OVERHEAD DOOR- GLAZED ALUMINUM FRAME- RAL7021 BLACK/ GREY</p> <p>9 DOOR- INSULATED METAL- P14, RAL7021 BLACK/ GREY</p> <p>10 METAL SCREEN ON STEEL FRAME OVER OPENINGS- GALVANIZED STEEL</p> <p>11 PREFINISHED HORIZONTAL LOUVER- colour to match cladding</p> <p>12 LED LIGHT STANDARD- DARK GREY</p> <p>13 OVERHEAD DOOR- PREFINISHED INSULATED METAL, BLACK/ GREY RAL 7021</p> <p>14 OVERHEAD DOOR- ROLLING METAL SECURITY GRILL- Grey Black, RAL 7021</p>
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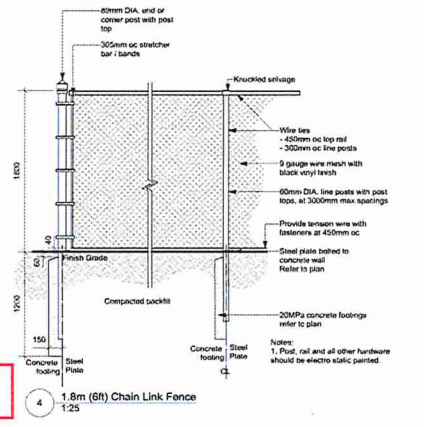
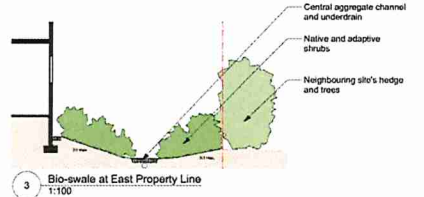
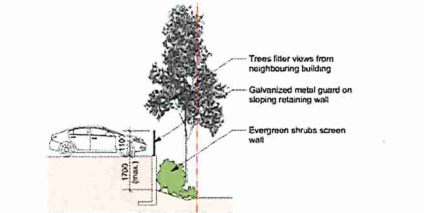


4900 Island Highway

Building C-Parkade Materials A9a

Project No. 1604  
21 January 2022 Rev. R3  
James E. Irwin ARCHITECT INC.  
10000 101st St. S.W. Delta, BC V4L 1A1

Development Permit No. DP001178 Schedule D  
 4900 Island Highway North  
**LANDSCAPE PLAN AND DETAILS**



Location of proposed Fence/  
 Retaining Wall Height Variance

**4900 Island Hwy Landscape Concept Plan**





**Recommended Nursery Stock**

Trees				
ID	Quantity	Botanical Name	Common Name	Size
ACR	13	Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal
CoKo	6	Cornus kousa 'Snow Tower'	'Snow Tower' Dogwood	6cm cal
FaSy	4	Ficus sylvatica 'Dawdyk Purple'	Dawdyk Purple Beech	6cm cal
CS	6	Crataegus bicolor 'Princeton Sentry'	Princeton Sentry Crataeg	6cm cal
MaBa	6	Malus baccata 'Columnaris'	Columnar Siberian Crabapple	6cm cal
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
ASIS	22	Adonis 'Snowbird'	Snowbird Anemone	#5 pot
CaB	29	Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#3 pot
CoSM	34	Cornus sericea 'Midwinter Fire'	Red Twig Dogwood	#2 pot
JuH	8	Juncus horizontalis 'Mouder'	low BlueFlr Juncus	#5 pot
PhL	18	Phacelia linearis	Wild Meek Catcher	#2 pot
PFF	24	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
RoG	118	Rosa gymnocarpa	Baldpate Rose	#2 pot
SaP	84	Salix purpurea 'Tilens'	Dwarf Arctic Blue Leaf Willow	#3 pot
SaR	19	Sarcococca nuscifolia	Sweet Box	#3 pot
SyA	84	Symphoricarpos albus	Snowberry	#2 pot
VaO	#7	Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
CIS	9	Cistus sibiricus 'Prostratus'	Sageleaf Rockrose	#2 pot
CoS	43	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#3 pot
HuP	41	Hebe pargurlia 'Sutherland'	Sutherland Hebe	#2 pot
LaS	205	Lamium angustatum 'Super Blue'	Lamener	#1 pot
LaP	64	Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
LeP	103	Leucosidea fontaneana 'Zelkii'	Scarletstr Fetterbush	#1 pot
MaBa	253	Malva repens	Cherrying Cherry Crude	#1 pot
PJ	29	Prunella japonica 'Little Heath'	Little Heath Lily Of The Valley	#5 pot
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
PeR	19	Peonies 'Poni Reyes'	Poni Reyes California Liliac	#3 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
CoM	7	Cowslip 'Moonlight'	Moonlight Cowslip	#1 pot
HeSe	40	Helleborus scaberrimus	Blue Out Grass	#1 pot
LiM	304	Liriodendron 'Royal Purple'	Lily Turf	#1 pot
OP	149	Ophiopogon pumilus 'Flurry Night'	Flurry Night Mondo Grass	#1 pot
PaA	67	Panicum alopecuroides 'Little Bunchy'	Little Bunchy Fountain Grass	#1 pot
PolM	15	Polystichum munroii	Sword Fern	#1 pot

- Notes:**  
 1. All work to be completed to current CSLA Landscape Standards  
 2. All soft landscape to be irrigated with an automatic irrigation system



# 4900 Island Hwy Landscape Planting Plan

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 2022-JAN-24  
 SUBMIT PLANTING

**LADR LANDSCAPE ARCHITECTS**

Project No: 1968 July 17-20

#3-864 Queens Ave Victoria B.C. V8T 1M5  
 Phone: (250) 598-0105

Revision B: Nov. 18, 2021  
 Revision A: June 16, 2021