



**DEVELOPMENT PERMIT NO. DP001192**

**CEDAR RIDGE HOLDINGS LTD**  
Name of Owner(s) of Land (Permittee)

**4851 CEDAR RIDGE PLACE**  
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 2, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP64055**

**PID NO. 023-553-855**

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 Plans**  
**Schedule C Building Elevations and Details**  
**Schedule D 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.

### TERMS OF PERMIT

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

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 5.66m.
2. *Section 9.5.5 Siting of Buildings* – to reduce the minimum building front face requirement, within the front yard setback area, from 50% to 32% of the property frontage.
3. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 18m to 20.65m.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for the refuse enclosure from 3m to 0.3m.

### CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Raymond deBeeld Architect Inc., dated 2020-OCT-19, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Raymond deBeeld Architect Inc., dated 2020-OCT-19, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-OCT-19, as shown on Schedule D.

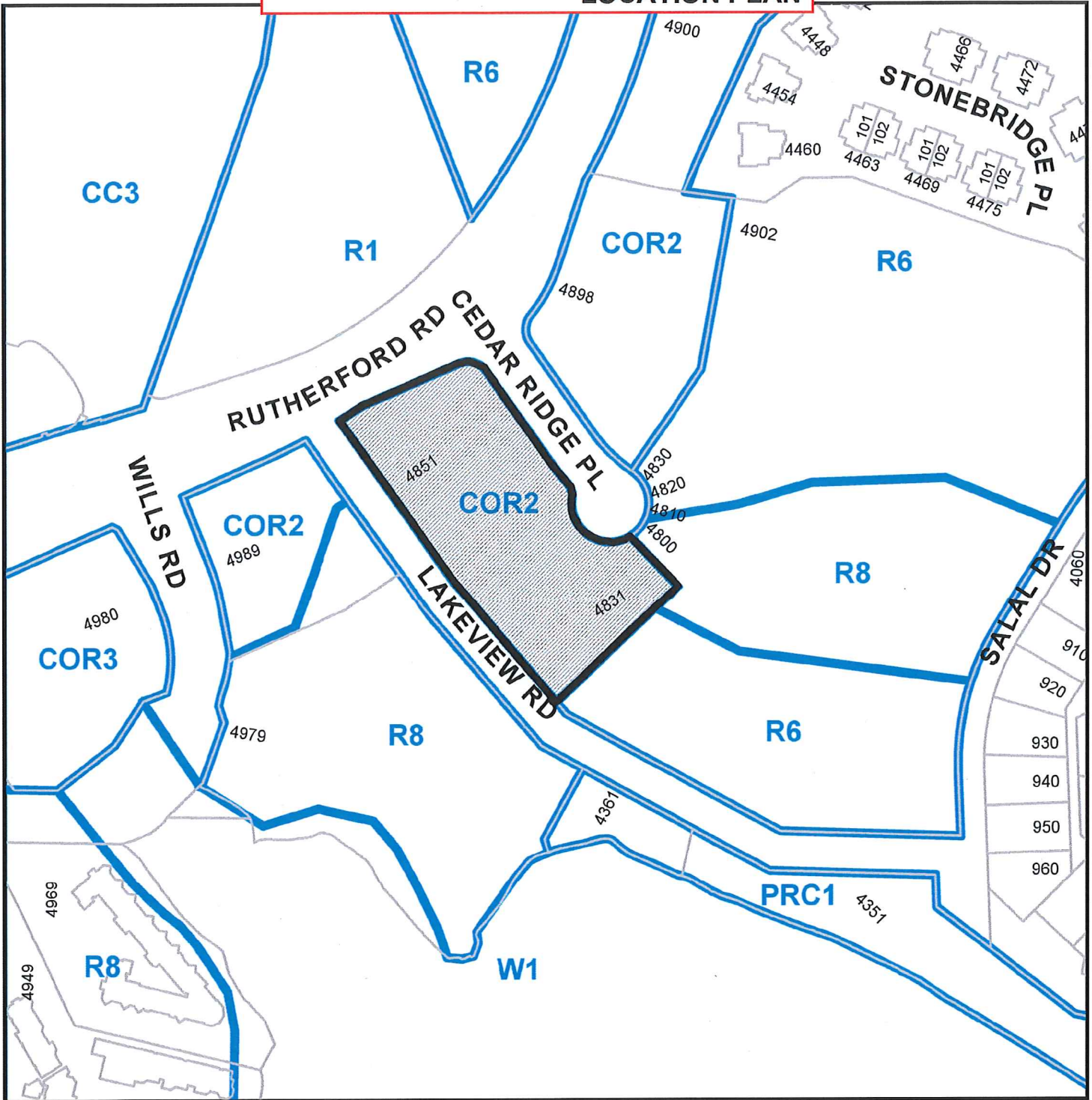
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 21ST DAY OF DECEMBER, 2020.

  
Corporate Officer

  
Date

Development Permit No. DP001192    Schedule A  
4851 Cedar Ridge Place

**LOCATION PLAN**



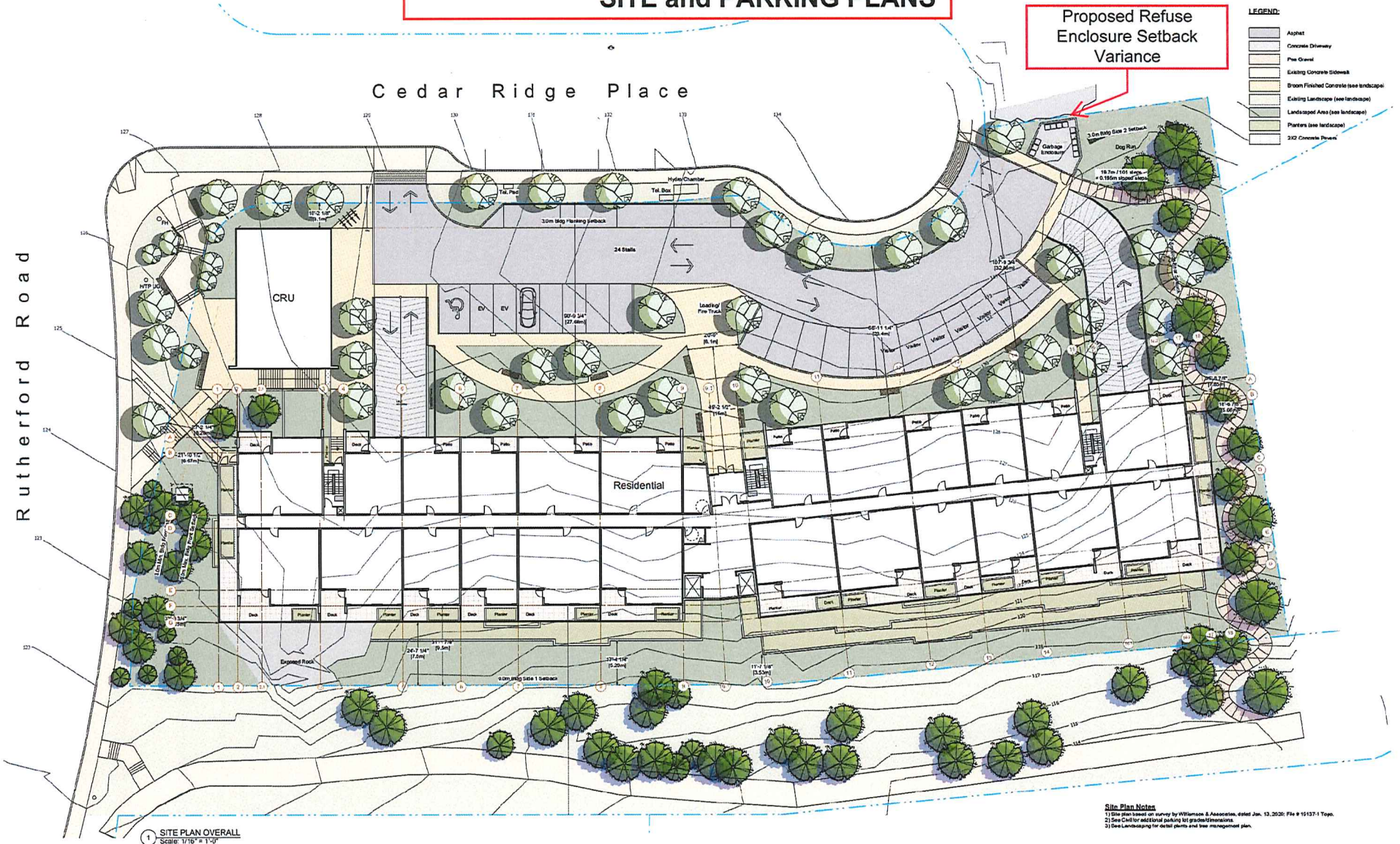
**DEVELOPMENT PERMIT NO. DP001192**

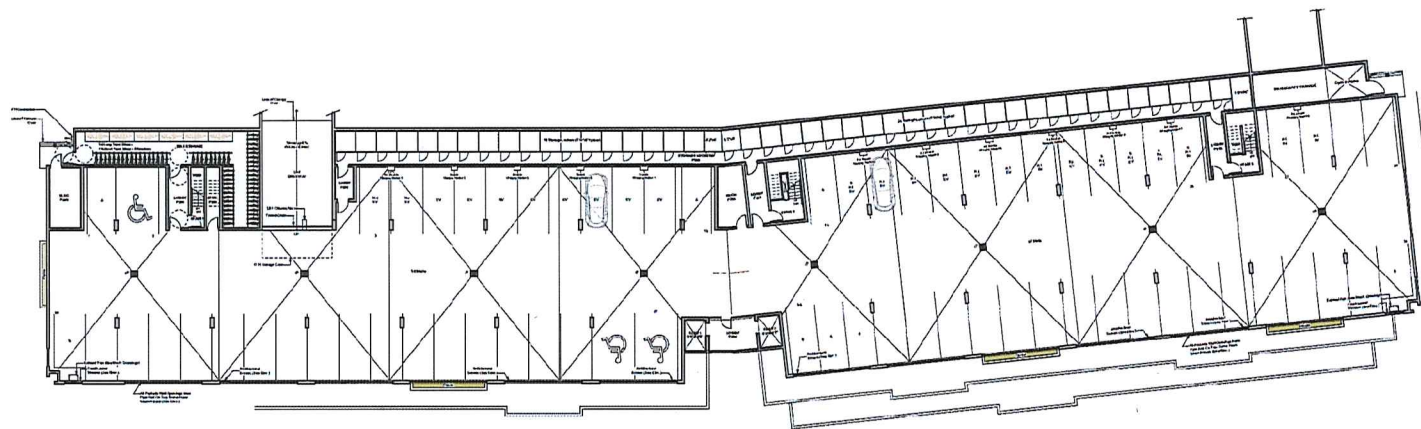
CIVIC: 4851 CEDAR RIDGE PLACE



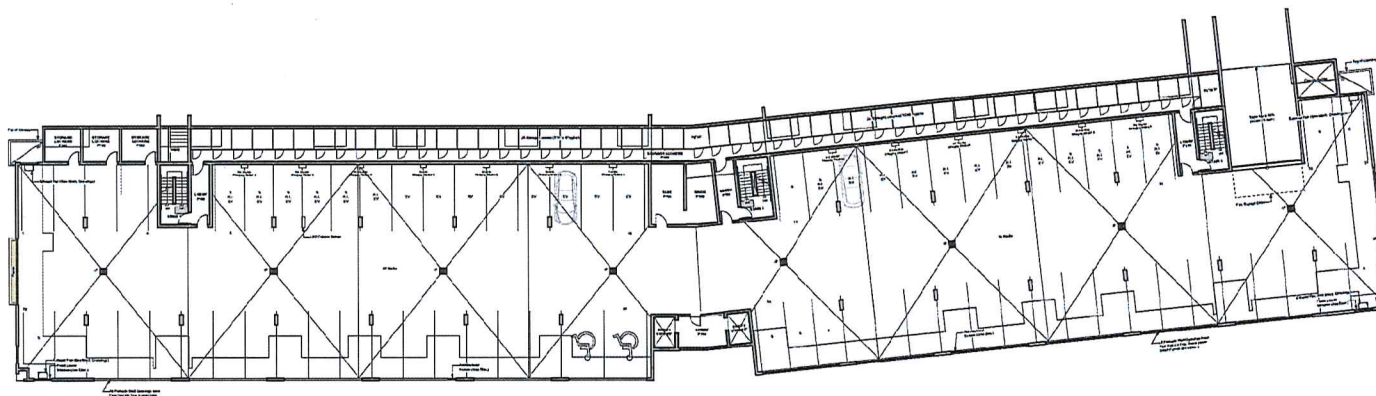
**Subject Property**

LEGAL: LOT 2, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP64055





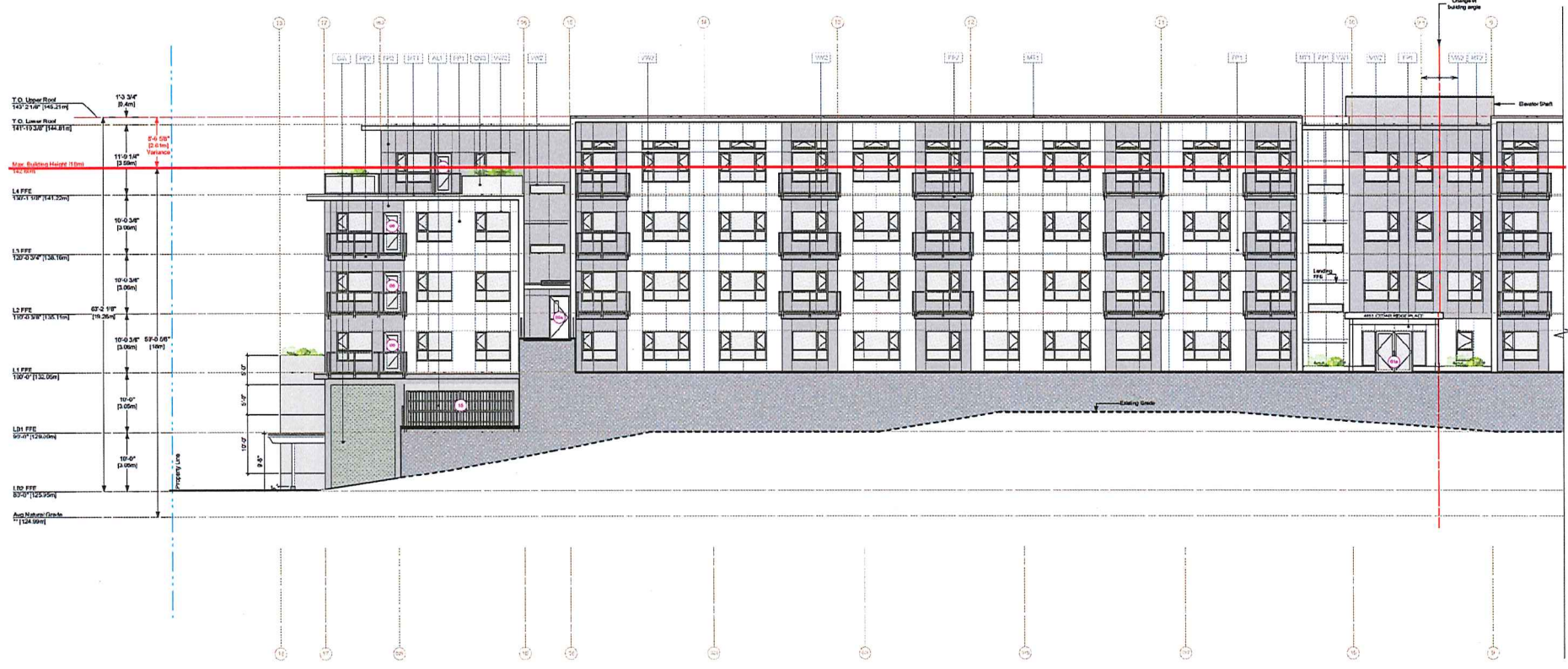
1 FLOOR PLAN LB2  
Scale: 1/16" = 1'-0"



2 FLOOR PLAN LB1  
Scale: 1/16" = 1'-0"



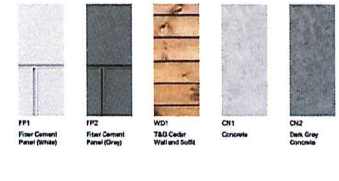
Development Permit No. DP001192 Schedule C  
 4851 Cedar Ridge Place  
**BUILDING ELEVATIONS and DETAILS**



1 NORTH EAST ELEVATION - PART a  
 Scale: 1/8" = 1'-0"

ELEVATION NOTE:  
 1) C.J. = COLD JOINT  
 2) ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE

- MATERIAL LEGEND:**
- FF1 Fiber Cement Panel (White)
  - FF2 Fiber Cement Panel (Grey)
  - CR1 Concrete
  - CR2 Dark Grey Stained Concrete
  - CR3 Precast Concrete
  - CR4 Smooth Formed Concrete
  - WT1 White Flaming Shrike
  - WT2 Metal Flaming Shrike
  - WD1 TAG Cedar Wall and Sill (Natural)
  - AL1 Aluminum Sillie Doors - (Grey)
  - VR1 Vinyl Windows (White)
  - VR2 Vinyl Windows (Grey)
  - GW Glasswall Grid (Grey)
  - GI Aluminum & Glass Insulated (Grey)
  - GC Covered Panel



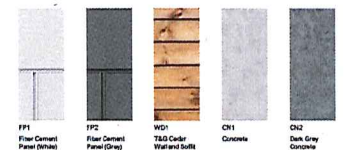
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 2020-OCT-24  
 CEDAR RIDGE



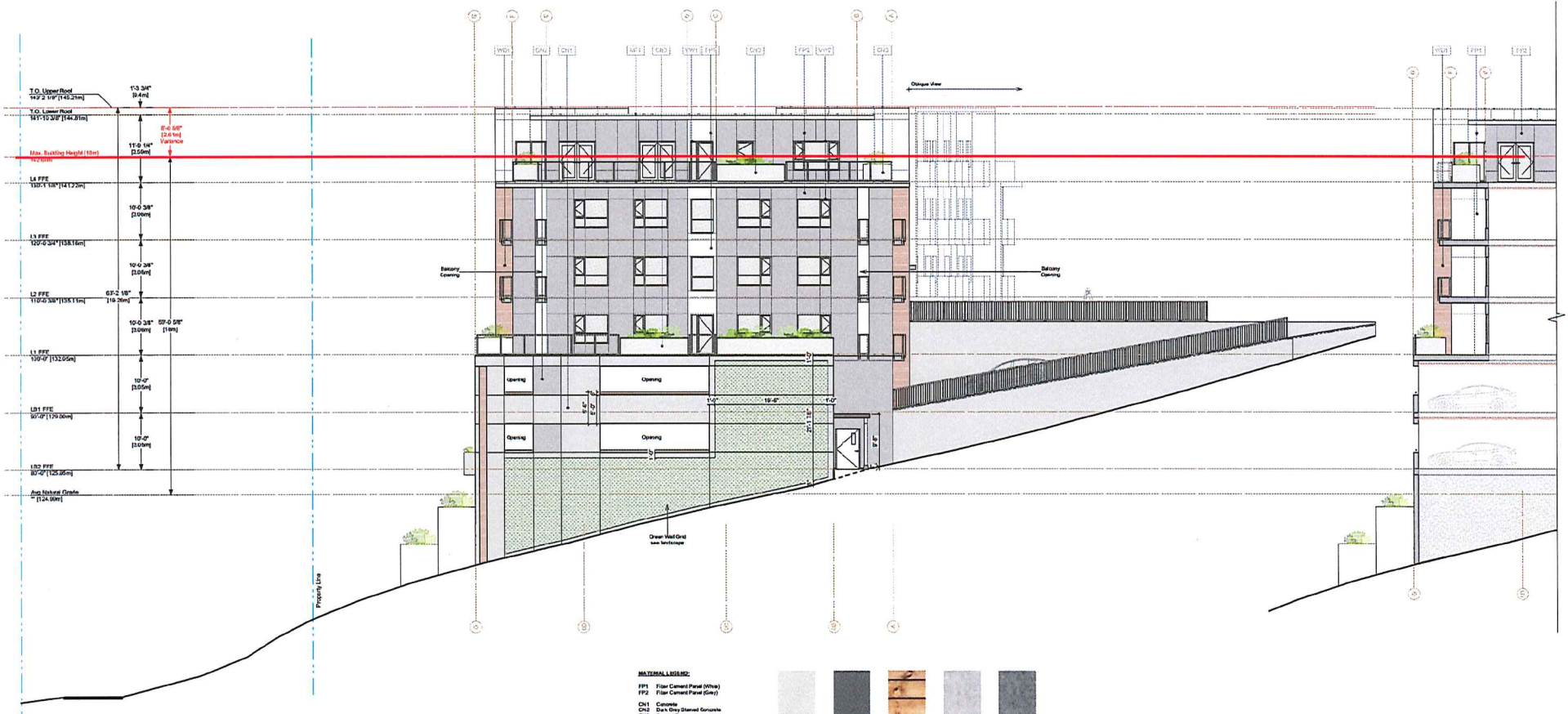
1 NORTH EAST ELEVATION - PART B  
Scale: 1/8" = 1'-0"

ELEVATION NOTE:  
1) CL = SOLID JOINT  
2) ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE.

- MATERIAL LEGEND:**
- FF1 Fiber Cement Panel (White)
  - FF2 Fiber Cement Panel (Grey)
  - CH1 Concrete
  - CH2 Dark Grey Stained Concrete
  - CH3 Precast Concrete
  - CH4 Smooth Formed Concrete
  - MT1 Metal Framing Profile
  - MT2 Metal Framing (Grey)
  - WD1 T&G Cedar Watertight Suits (Natural)
  - AL1 Aluminum Slat Doors - (Grey)
  - VR1 Vinyl Windows (White)
  - VR2 Vinyl Windows (Grey)
  - GW Glass (Grey)
  - GI Aluminum & Glass Glazed (Grey)
  - GC Concrete Panel



RECEIVED  
2020-10-20  
COURTESY PUBLISHING



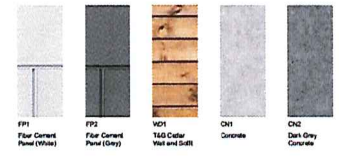
1 **SOUTHEAST ELEVATION**  
Scale: 1/8" = 1'-0"

2 **CORNER UNITS DECK INTERIOR ELEVATION**  
Scale: 1/8" = 1'-0"

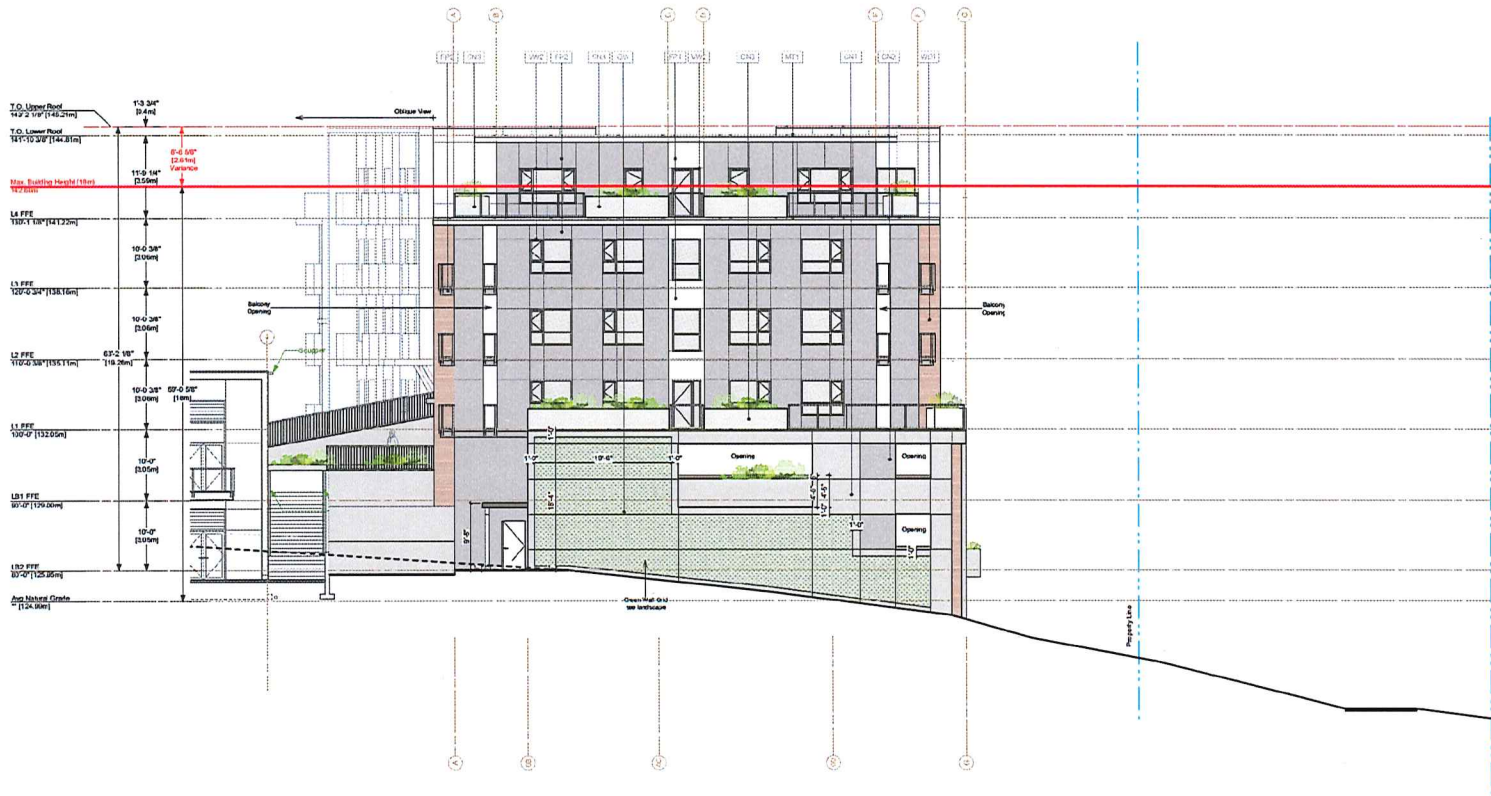
ELEVATION NOTES:  
1] C.A. = GOLD JOINT  
2] ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE.

**MATERIAL LEGEND:**

- FP1 Fiber Cement Panel (White)
- FP2 Fiber Cement Panel (Grey)
- CN1 Concrete
- CN2 Dark Grey Stained Concrete
- CN3 Precast Concrete
- CN4 Round Formed Concrete
- M1 Metal Flashing (White)
- M2 Metal Flashing (Grey)
- WD1 T&G Cedar Vail and Sill (Natural)
- AL1 Aluminum Grid Doors - (Grey)
- WV1 Vinyl Window (White)
- WV2 Vinyl Window (Grey)
- GW Overhead Grid (Grey)
- G1 Aluminum Grid (Natural/Black)
- GC Coloured Glass



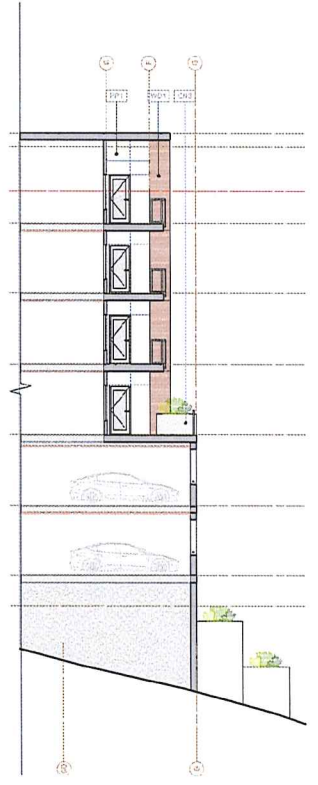
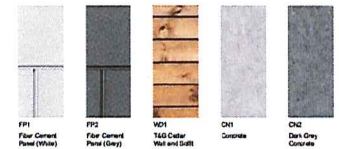




1 NORTH WEST ELEVATION  
Scale: 1/8" = 1'-0"

ELEVATION NOTE:  
1) C.J. = COLD JOINT  
2) ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE.

- MATERIAL LEGEND:**
- FF1 Fiber Cement Panel (White)
  - FF2 Fiber Cement Panel (Grey)
  - CN1 Concrete
  - CN2 Dark Grey Stained Concrete
  - CN3 Pitted Concrete
  - CN4 Smooth Formwork Concrete
  - MT1 Metal Flashing (White)
  - MT2 Metal Flashing (Grey)
  - WD1 T&G Cedar Sill and Sill (Natural)
  - AL1 Aluminum Slide Doors - (Grey)
  - VW1 Vinyl Window (White)
  - VW2 Vinyl Window (Grey)
  - GW Greenwall Grid (Grey)
  - GI Aluminum & Glass Enclosed (Grey)
  - GC Coloured Glass



2 TYPICAL DECK EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



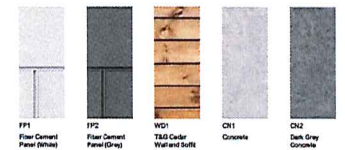
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2020-OCT-28  
CURRENT PLANNING



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

ELEVATION NOTE:  
1) C.J. = COLD JOINT  
2) ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE.

- MATERIAL LEGEND:**
- FF1 Fiber Cement Panel (White)
  - FF2 Fiber Cement Panel (Grey)
  - CH1 Concrete
  - CH2 Dark Grey Stained Concrete
  - CH3 Precast Concrete
  - CH4 Smooth Forming Concrete
  - MT1 Metal Flanking Trim (Grey)
  - MT2 Metal Flanking (Grey)
  - WD1 T&G Cedar Wall and Sill (Natural)
  - AL1 Aluminum Sill Drain - (Grey)
  - VR1 Vinyl Window (White)
  - VR2 Vinyl Window (Grey)
  - GW Glassed Grid (Grey)
  - GT Aluminum & Glass Gridwall (Grey)
  - GC Coated Panel



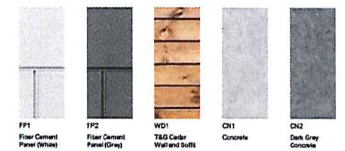
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2020-OCT-20  
CITY OF NANAIMO



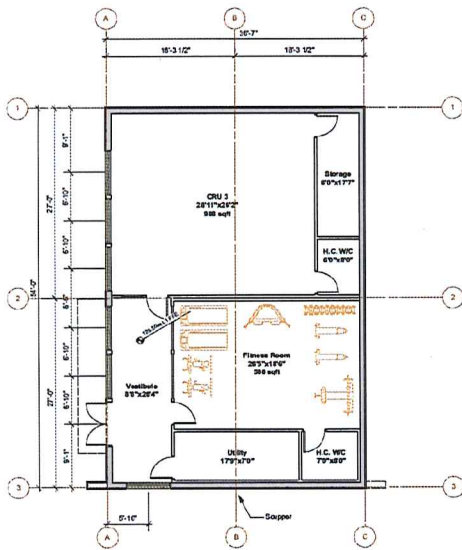
1 SOUTH WEST ELEVATION - PART B  
Scale: 1/8" = 1'-0"

ELEVATION NOTE:  
1. C.J. = GULL JOINT  
2. ELEVATIONS DRAWN PERPENDICULAR TO WALL FACE.

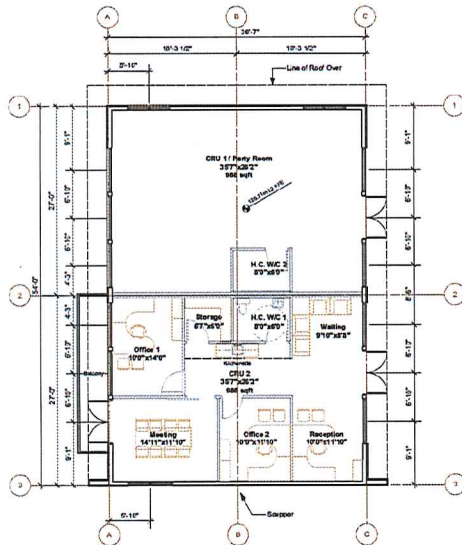
- MATERIAL LEGEND:**
- FF1 Fiber Cement Panel (White)
  - FF2 Fiber Cement Panel (Grey)
  - CN1 Concrete
  - CN2 Dark Grey Stained Concrete
  - CN3 Precast Concrete
  - CS1 Glass Cladding
  - MT1 Metal Framing (White)
  - MT2 Metal Framing (Grey)
  - WD1 T&G Cedar Wall and Sills (Natural)
  - AL1 Aluminum Sidelite Doors - (Grey)
  - VR1 Vinyl Windows (White)
  - VR2 Vinyl Windows (Grey)
  - GW Glass Wall (Grey)
  - GT Aluminum & Glass Cladding (Grey)
  - GC Colored Panel



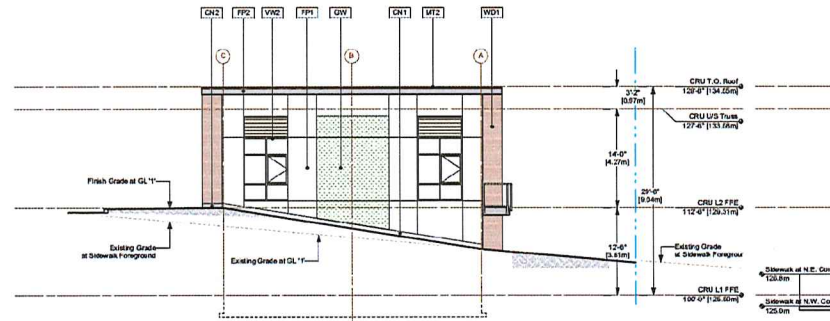
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COURTESY: [unclear]



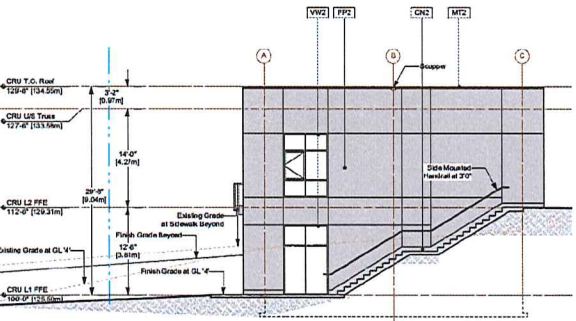
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Scale: 1/8" = 1'-0"



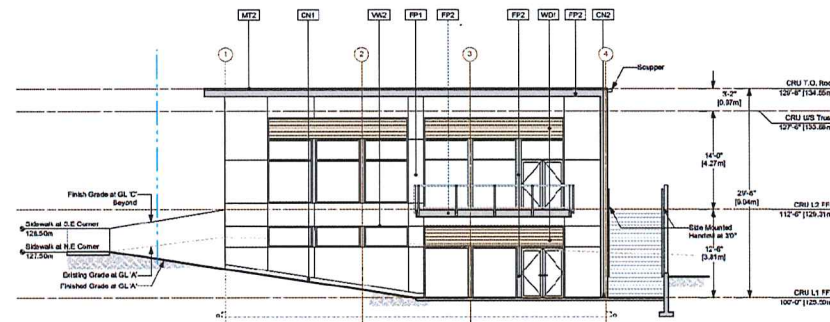
2 Floor Plan L2  
Scale: 1/8" = 1'-0"



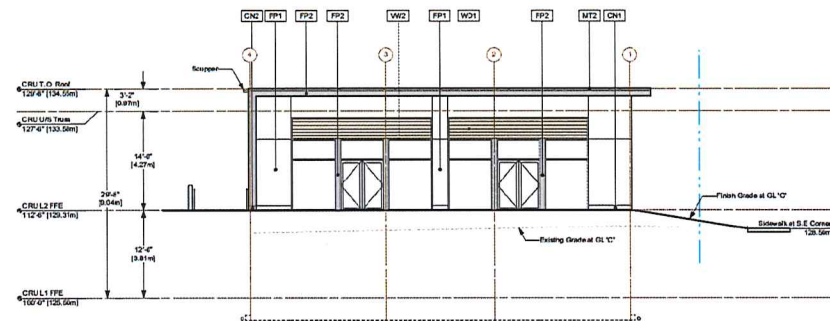
3 North East Elevation  
Scale: 1/8" = 1'-0"



6 South West Elevation  
Scale: 1/8" = 1'-0"



4 North West Elevation  
Scale: 1/8" = 1'-0"

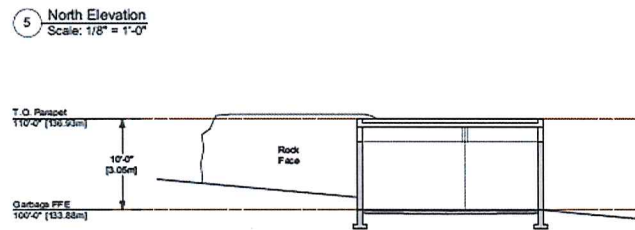
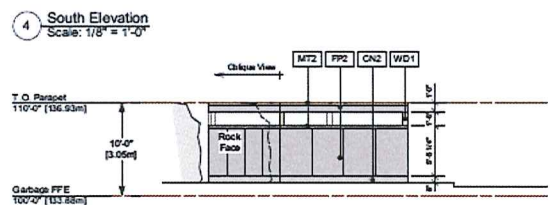
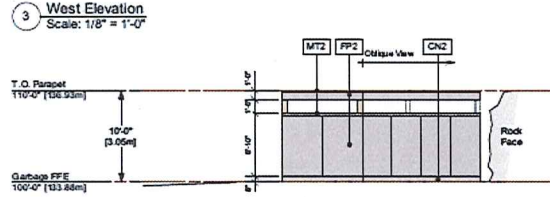
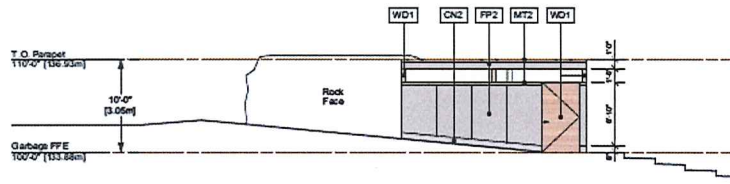
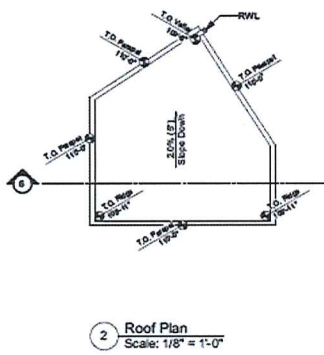
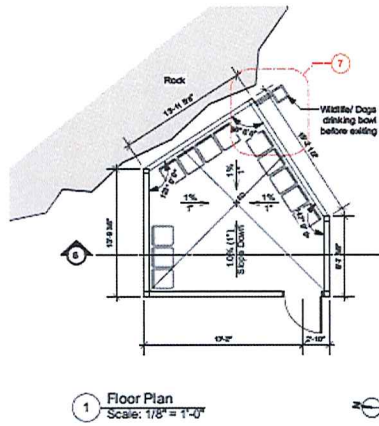


5 South East Elevation  
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

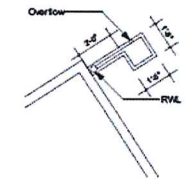
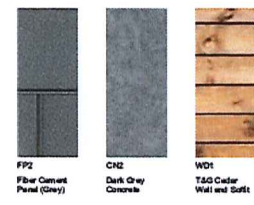
- FP1 Fair Cement Panel (White)
- FP2 Fair Cement Panel (Grey)
- CN1 Concrete
- CN2 One Layer Stained Concrete
- MT1 Metal Flanking (White, 1/2")
- MT2 Metal Flanking (Grey, 1/2")
- WD1 T&G Cedar Wall and Soffit
- VW1 Vinyl Window (White)
- VW2 Vinyl Window (Grey)
- OW Gypsum Grid (Grey)
- G1 Aluminum & Glass Quatlets (Grey)

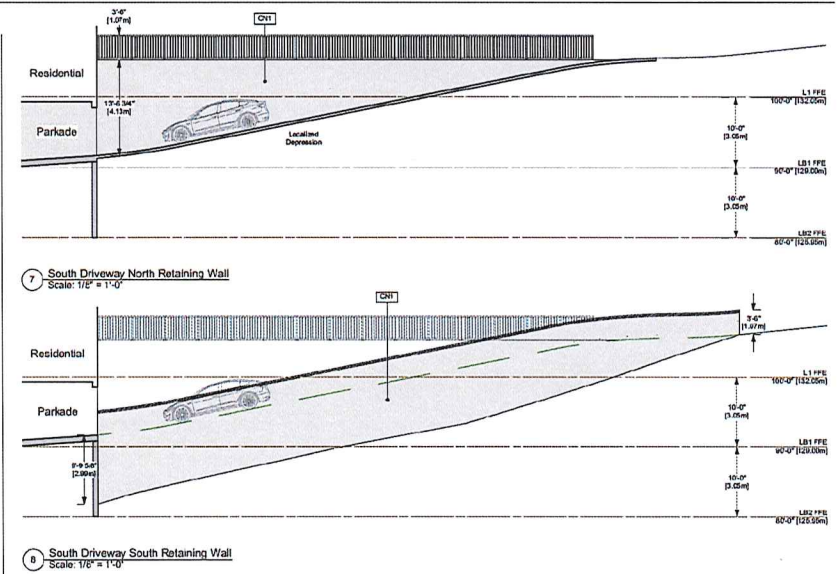
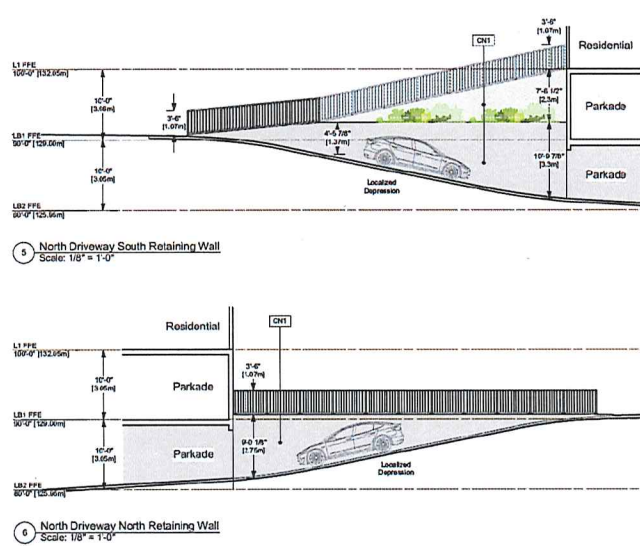
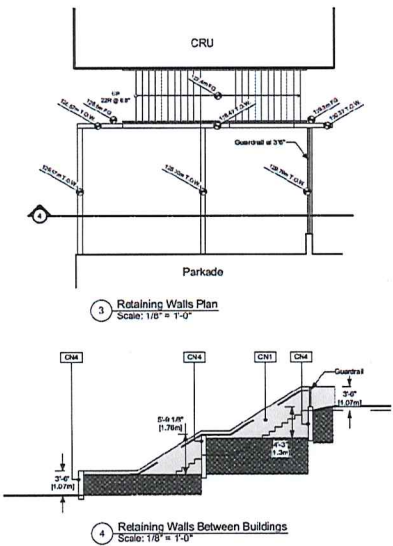
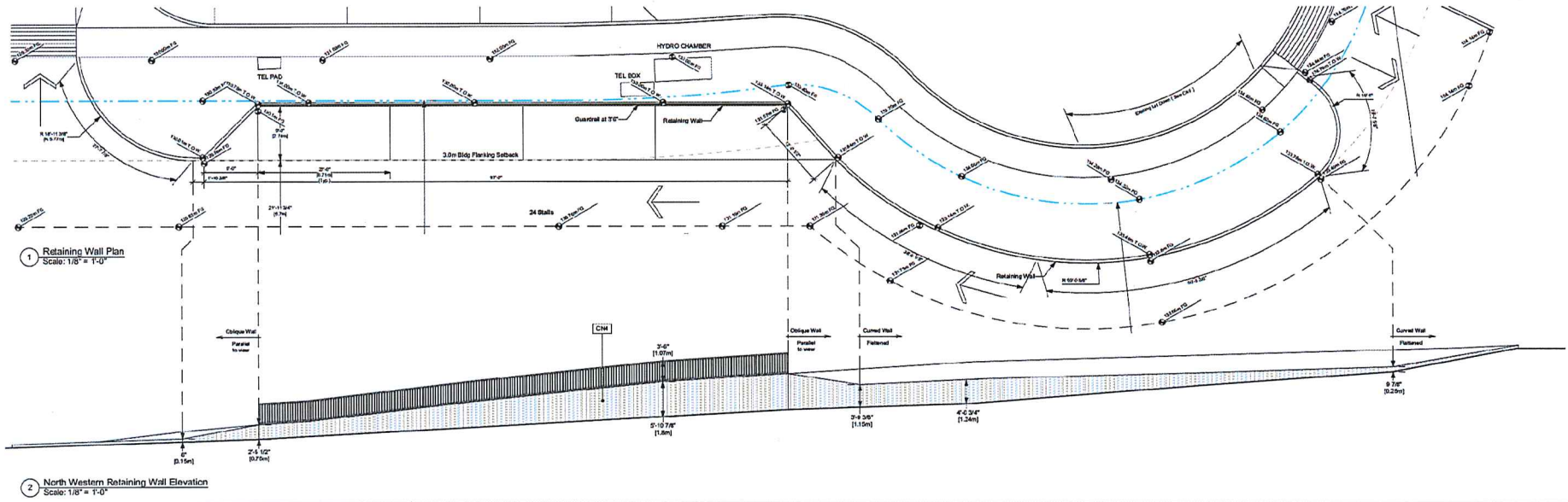


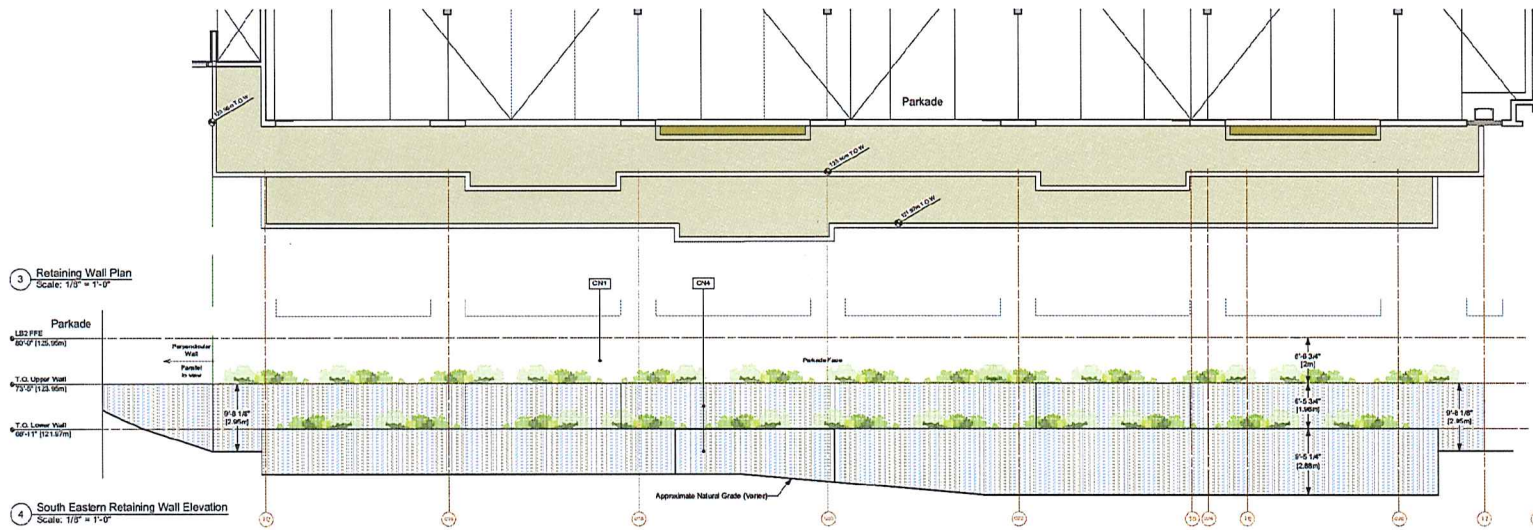
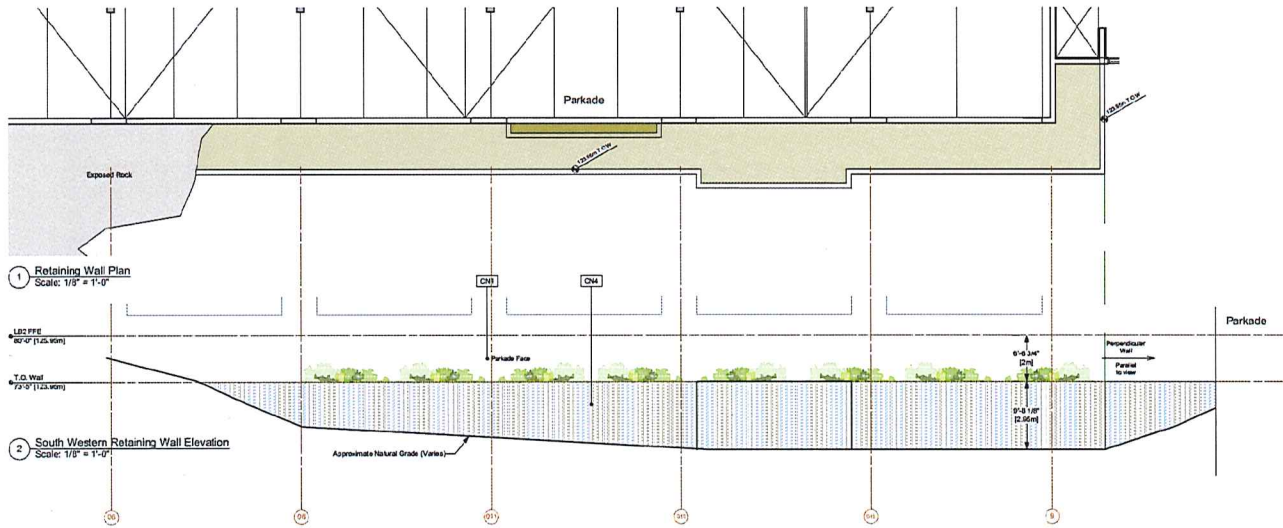


**MATERIAL LEGEND:**

- FP2 Fiber Cement Panel (Grey)
- CN2 Dark Grey Stained Concrete
- MT2 Metal Flashing (Grey)
- WD1 T&G Cedar Wall and Soffit (Natural)







**LANDSCAPE PLAN and DETAILS**

**CEDAR RIDGE MIXED USE - - - - - LANDSCAPE CONCEPT - - - - - 4851 CEDAR RIDGE PLACE, NANAIMO, BC**

**ZONE 1(a)**  
RUTHERFORD ROAD lower

- Large boulders
- Dense plantings of coniferous trees
- Indigenous shrubs and groundcovers
- Vines on building to green the walls

**ZONE 1(b)**  
RUTHERFORD ROAD upper

- Groves of deciduous trees and grass
- Large boulders to provide seating / sculptural elements
- Transition to plaza on corner- invitation into site

**ZONE 2**  
CEDAR RIDGE PLACE STREETSCAPE

- Groups of coniferous and deciduous trees in grass

**ZONE 3**  
NORTH GARDENS

- Boulders
- Indigenous plants screen private spaces
- Coniferous and evergreen and deciduous plants
- Bioswale
- Benches, paths, seating boulders

**ZONE 4**  
EAST BUFFER

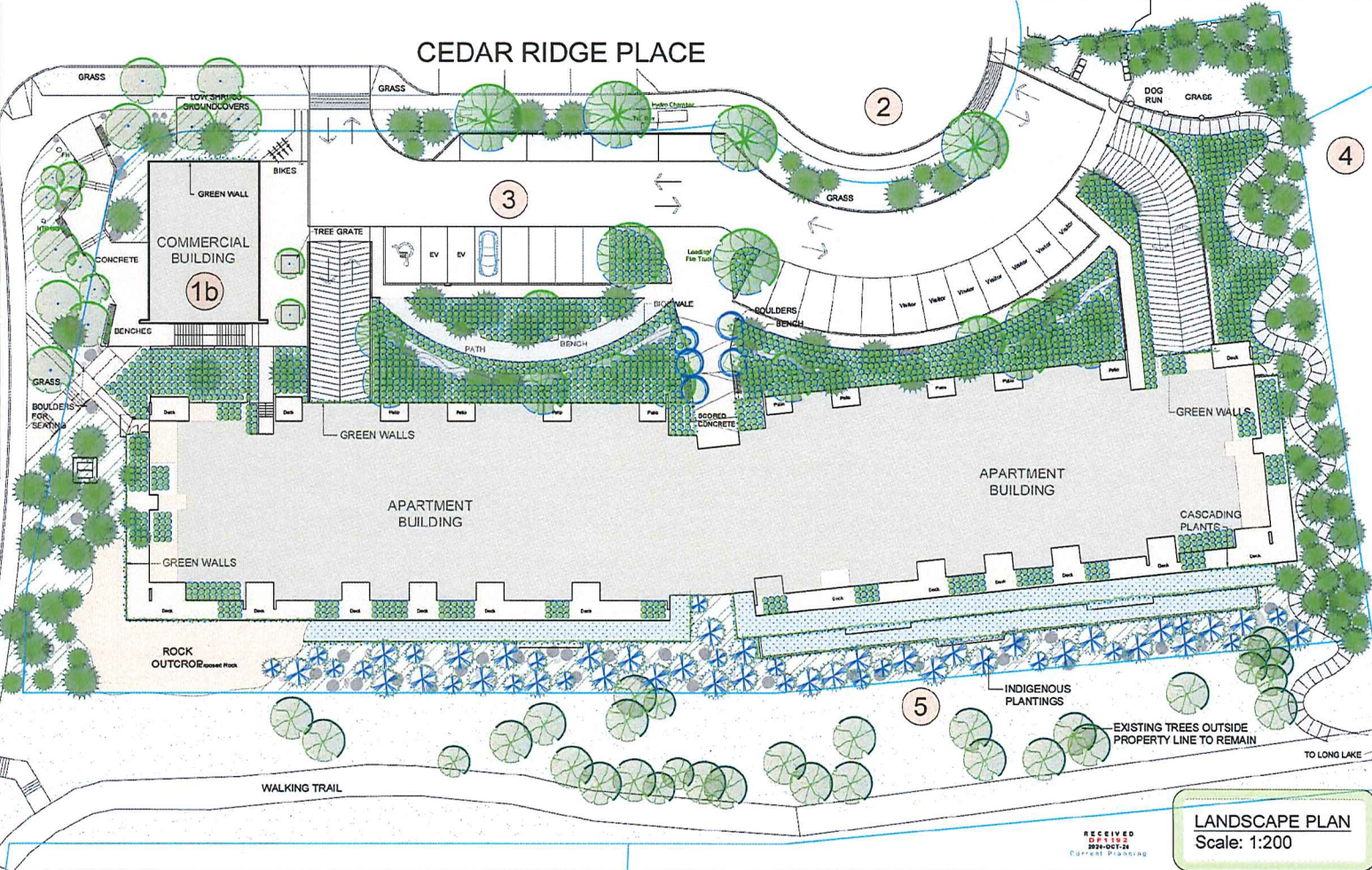
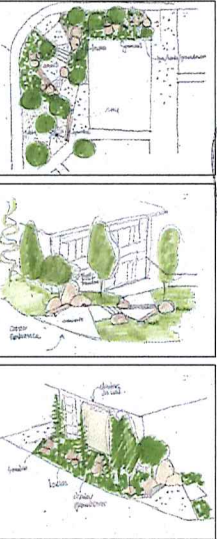
- Dog run
- Switchback trail to Lake
- Indigenous trees and groundcovers

**ZONE 5**  
SOUTH BUFFER

- Bioswales filter water to existing rocky gullies
- Indigenous planting where terrain allows
- Climbing and cascading plants green the walls

**NOTES:**  
For grading information, see Civil drawings.

**ALL EXISTING TREES WITHIN PROPERTY LINE TO BE REMOVED**



**REVISIONS:**

#1 - 28.05.20 - CAD file
#2 - 28.05.20
#3 - 07.08.20 - MAIN ENTRY
#4 - 19.10.20 - COMPREHENSIVE LTR

**CONSULTANT:**

**PROJECT:**

4851 CEDAR RIDGE PL  
NANAIMO, BC

**SITE LEGAL DESCRIPTION:**

Lot 1, District Lot 17, Wellington District, Plan 32491, Except Part in Plans 37554, VIP02511 and VIP 64055 PID No. 000-153-007

**SHEET TITLE:**

CONCEPTUAL LANDSCAPE PLAN

**SCALE:** AS NOTED  
**DATE:** APR. 6, 2020

**DRAWN:** DR  
**CHECKED:** VJD

**PROJECT NUMBER:** 4851 CEDAR RIDGE PL 2020  
**DRAWING NUMBER:** L0.1 - DP

**LANDSCAPE PLAN**  
Scale: 1:200

RECEIVED  
DRAFTS  
2020-04-14  
Green Planning

RUTHERFORD ROAD

TO LONG LAKE



**CEDAR RIDGE MIXED USE ----- DESIGN ELEMENTS ----- 4851 CEDAR RIDGE PLACE, NANAIMO, BC**

**Design rationale**

The landscape design is inspired by the undisturbed portion of the site. This existing, comparatively undisturbed landscape consists of second growth east coast Douglas fir growing with arbutus on rocky terrain. The knolls are covered with moss and licorice fern with Nootka rose, snowberry, ocean spray and Oregon grape growing in the small gullies where water finds its way in between the exposed rock outcrops.

The intent of the landscape scheme is to mimic this natural vegetation as much as possible. On the south side the bioswales will collect the roof water and spill it over onto the rocky bluff where new indigenous plantings will benefit from the moisture as well as the existing trees and shrubs to the south of the property.

On the north side the plantings are designed to be nestled into large boulders (retained from the site), providing privacy to the lower floor outdoor living space. These woodland gardens will incorporate bioswales to filter and slow down the runoff from the parking areas.

The two streetscapes reflect this character of a rocky, evergreen landscape. Approaching the building from the South west, the large walls will be reduced in scale by greening with vines. Boulders walls clustered at the base of the building will be planted with dense planting of conifers. This not only screens the walls but replicates the existing evergreen landscape. An urban plaza opens up the corner of Rutherford and Cedar Ridge Place, with clusters of deciduous trees set in grass and boulders, allowing views into the commercial building. Cedar Ridge Place streetscape will have clusters of evergreen and deciduous trees in grass.

The forest to the east will be replanted, with a dog run on the more level area at the top of the slope. A switchback path will lead down to the existing lake trail.



Douglas Fir - Arbutus - Ocean Spray - on south facing slopes



Entrance & urban plaza



Rock outcrops



North gardens



Mossy knolls with Nootka rose & Licorice fern



Green walls



Bioswales

**DESIGN ELEMENTS**



**Plant Palette**

The plants in this scheme will be selected from the following list. Not all plants will necessarily be used and others may be selected depending on availability at the time of planting.

Botanical Name	Common Name	Pot Size	Remarks
<b>Evergreen Trees</b>			
Abies grandis	Grand Fir		sizes vary with terrain**
Arbutus menziesii	Arbutus	2 gal	
Pinus contorta contorta	Shore Pine	1.5m ht	
Pinus resinosa vanderwolfii	Vanderwolf Pine	1.5m ht	
Pseudotsuga menziesii	Douglas Fir		sizes vary with terrain**
Taxus brevifolia	Western Yew	5 gal	
<b>Deciduous Trees</b>			
Acer circinatum	Vine Maple	10 gal	
Acer macrophyllum	Big-leaf Maple	10 gal	
Acer palmatum	Japanese maple	2.5m ht	
Cornus edulis White Wonder	Eddies White Wonder Dogwood	6 cm cal	
Prunus emarginata	Bitter Cherry		
Syrax japonica	Snowbell Tree	6 cm cal	
<b>Evergreen Shrubs</b>			
Osvaltheria shuttlei	Salt	1 gal	
Mahonia aquifolium	Tall Oregon Grape	1 gal	
Mahonia nervosa	Dull Oregon Grape	1 gal	
Vaccinium ovatum	Evergreen Huckleberry	1 gal	
<b>Deciduous Shrubs</b>			
Cornus sericea	Red Osier Dogwood	1 gal	
Ribes cereum	Queen Spray	1 gal	
Oemleria cerasiformis	Indian Plum	1 gal	
Ribes sanguineum	Red Flowering Currant	1 gal	
Rosa nutkana	Nootka Rose	1 gal	
Symphoricarpos albus	Snowberry	1 gal	
Vaccinium parvifolium	Red Huckleberry	1 gal	
<b>Ground Cover</b>			
Arctostaphylos uvifera	Kinnikinnick	4" pot	
<b>Vines</b>			
Lonicera ciliosa	Western Trumpet Honeysuckle	1 gal	
Lonicera hispidula	Hairy Honeysuckle	1 gal	
Parthenocissus quinquefolia	Virginia Creeper	1 gal	
Parthenocissus tricuspidata	Boston Ivy	1 gal	
<b>Ferns</b>			
Blechnum spicant	Deer Fern	1 gal	
Dryopteris expansa	Sainty Wood Fern	1 gal	
Polypodium glycyrrhiza	Licorice Fern	1 gal	
Polystichum munitum	Sword Fern	1 gal	
<b>Bioswale Plants</b>			
Aquilegia formosa	Red columbine	4" pot	
Arunco sylvestris	Goat's beard	1 gal	
Carex obovata	Sisugh Sedge	plugs	
Carex rostrata	Banked Sedge	plugs	
Iris missouriensis	Western Blue Flag Iris	1 gal	
Juncus effusus	Common Rush	plugs	
Myrica gale	Sweet Gale	1 gal	
Sclerola microcapus	Small-flowered Bulrush	plugs	
Sidastris hendersonii	Henderson's Checker-mallow	4" pot	
<b>Perennials</b>			
Achillea millefolium	Vanilla Leaf	4" pot	
Artemisia maritima	Thrift	4" pot	
Aster douglasii	Douglas' Aster	4" pot	
Diocentra formosa	Bleeding Heart	4" pot	
Dodecatheon hendersonii	Broad-leaved Shooting Star	4" pot	
Erigeron speciosus	Showy Fleabane	4" pot	

\*\* The size of conifers will vary with terrain. Where there are soil pockets 2-5-gallon trees will be planted. In the very rocky 1 gallon trees will be planted.

NOTES:  
For grading information, see Civil Drawings.

ALL EXISTING TREES WITHIN PROPERTY LINE TO BE REMOVED

REVISIONS:

- #1 - 28.05.20 - CAD file
- #2 - 28.05.20
- #3 - 07.08.20 - MAIN ENTRY
- #4 - 19.10.20 - COMPREHENSIVE LTR

CONSULTANT:



PROJECT:

4851 CEDAR RIDGE PL NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, District Lot 17, Wellington District, Plan 32491, Except Part in Plans 37854, VIP02511 and VIP 04055 PID No. 000-153-087

SHEET TITLE:

DESIGN ELEMENTS

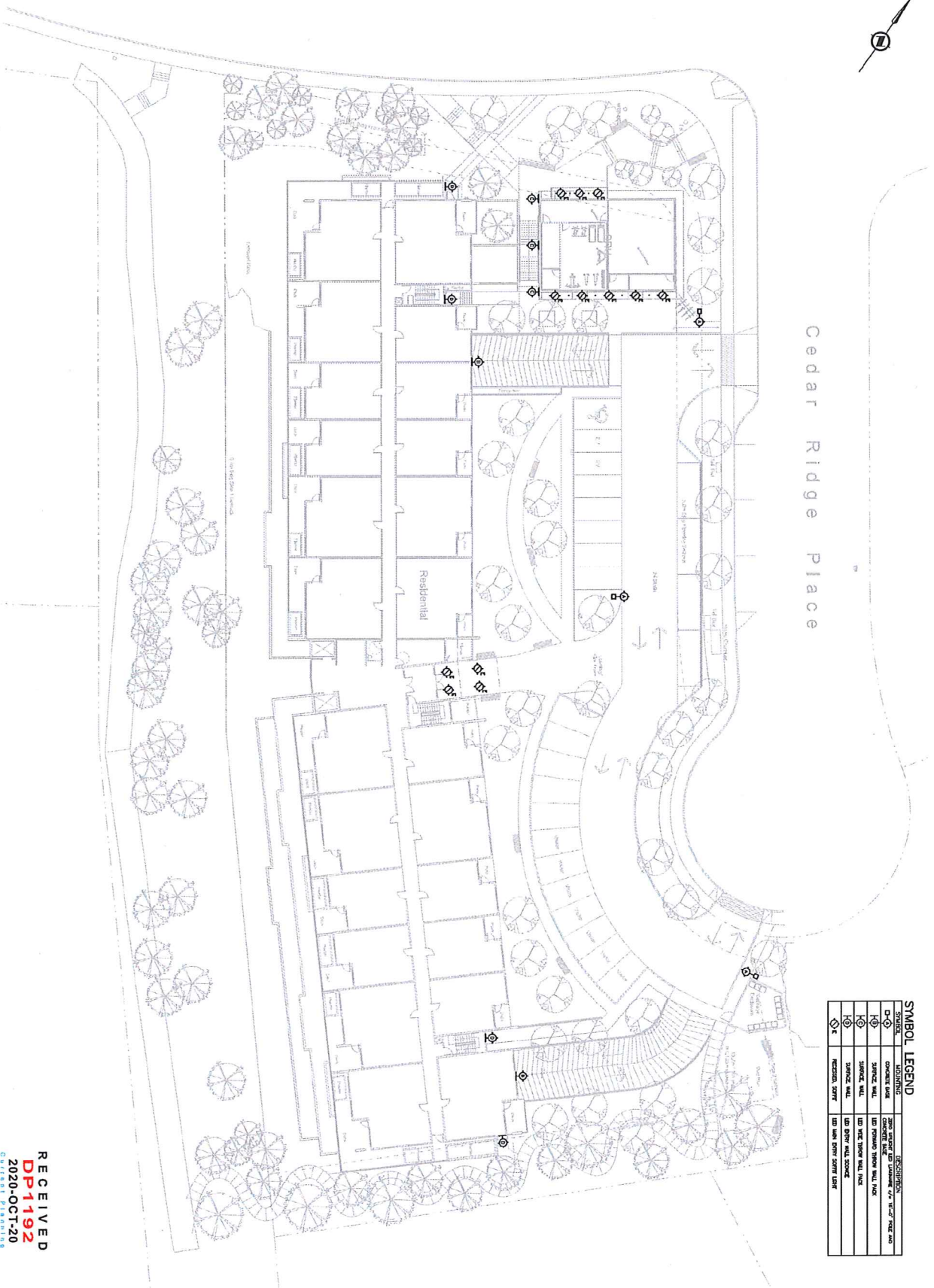
SCALE: AS NOTED DATE: APR. 6, 2020

DRAWN: DS CHECKED: VJD

PROJECT NUMBER: 4851 CEDAR RIDGE PL 2020

DRAWING NUMBER: L0.2- DP





**SYMBOL LEGEND**

SYMBOL	IDENTIFICATION	DESCRIPTION
⊕	CONCRETE PAD	2000 WATT LED LIGHTING 7/8" TALL 2000
⊖	SYMBOL: WALL	LED FLOODING SIGN WALL PAD
⊙	SYMBOL: WALL	LED SIGN WALL LIGHT
⊗	SYMBOL: SIGN	LED SIGN SIGN LIGHT

**SITE LIGHTING**

RECEIVED  
**DP1192**  
 2020-OCT-20  
 OFFICER PERMITS

<p>PROJECT NO. 20-243</p> <p>SITE OCTOBER 2020</p> <p>SCALE 1:500</p> <p>DRAWING NO. <b>E-DP</b></p>	<p>CLIENT</p> <p><b>WESTMARK CONSTRUCTION LTD</b></p>	<p>PROJECT</p> <p><b>CEDAR RIDGE PLACE RESIDENTIAL BUILDING 4851 CEDAR RIDGE PL NANAAMO, BC</b></p>	<p>DATE</p> <p><b>SITE PLAN LIGHTING DEVELOPMENT PERMIT LAYOUT</b></p>	<p>DESIGNED BY</p> <p><b>KB ENGINEERING LTD</b></p> <p>1000 WESTERN AVENUE SUITE 1000 VANCOUVER, BC V6C 3R8</p> <p>TEL: 604-271-1111 FAX: 604-271-1112</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>26</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	20	ISSUED FOR PERMIT	2	26	ISSUED FOR DEVELOPMENT PERMIT
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