



DEVELOPMENT PERMIT NO. DP001203

1215559 BC LTD

Name of Owner(s) of Land (Permittee)

4951 JORDAN AVENUE

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 A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP69857

PID No. 030-081-360

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 Landscape Plan and Details

- a) 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.
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.

PERMIT TERMS

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

1. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4.5m to 2.5m along Jordan Avenue.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by BJK Architecture Inc., dated 2021-MAY-17, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by BJK Architecture Inc., dated 2021-FEB-22, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture, dated 2021-MAY-14, as shown on Schedule D.

REVIEWED AND APPROVED ON

2021-may-31
Date

[Signature]
D. Lindsay, General Manager of Development Services
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

LS/ln
Prospero attachment: DP001203

Schedule A

The map displays a residential area with the following streets and lot numbers:

- KAITLYNS WAY**: Lots 5184, 5178, 5175, 5172, 5166, 5160, 5154, 5146, 5138, 5137, 5141, 5145, 5225, 5231, 5237, 5184, 5178, 5175, 5172, 5166, 5160, 5154, 5146, 5138, 5137, 5141, 5145, 5225, 5231, 5237.
- MAUREEN WAY**: Lots 5137, 5131, 5125, 5119, 5113, 5107, 5061, 5057, 5053, 5049, 5041, 5009, 5066, 5060, 5054, 5048, 5042, 5036, 5030, 5024.
- SEDONA WAY**: Lots 5066, 5060, 5054, 5048, 5042, 5036, 5030, 5024.
- MOSTAR RD**: Lots 5208, 5202, 5196, 5190, 5184, 5178, 5172, 5166, 5160, 5154, 5146, 5138, 5137, 5141, 5145, 5225, 5231, 5237.
- JORDAN AVE**: Lots 4950, 4951, 4920, 4900, 4850, 4851.

Zoning districts are indicated by blue text:

- R1**: Located near Maureen Way and Sedona Way.
- R4**: Located near Kaitlyns Way and Sedona Way.
- I2**: Located near Mostar Rd and Jordan Ave.
- PRC2**: Located near Jordan Ave.

Other lot numbers shown include 4386, 4151, 4148, 5162, 5156, 5150, 5152, 5154, 5156, 5158, 5160, 5162, 5164, 5166, 5168, 5170, 5172, 5174, 5176, 5178, 5180, 5182, 5184, 5186, 5188, 5190, 5192, 5194, 5196, 5198, 5200, 5202, 5204, 5206, 5208, 5210, 5212, 5214, 5216, 5218, 5220, 5222, 5224, 5226, 5228, 5230, 5232, 5234, 5236, 5238, 5240, 5242, 5244, 5246, 5248, 5250, 5252, 5254, 5256, 5258, 5260, 5262, 5264, 5266, 5268, 5270, 5272, 5274, 5276, 5278, 5280, 5282, 5284, 5286, 5288, 5290, 5292, 5294, 5296, 5298, 5300.



DEVELOPMENT PERMIT APPLICATION NO. DP001203



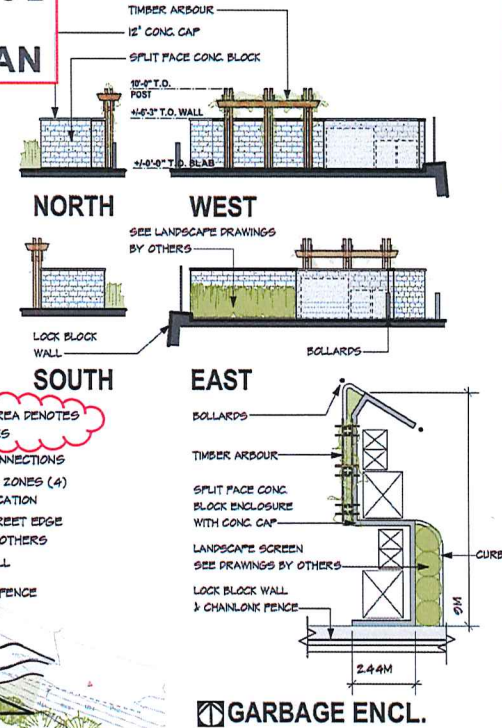
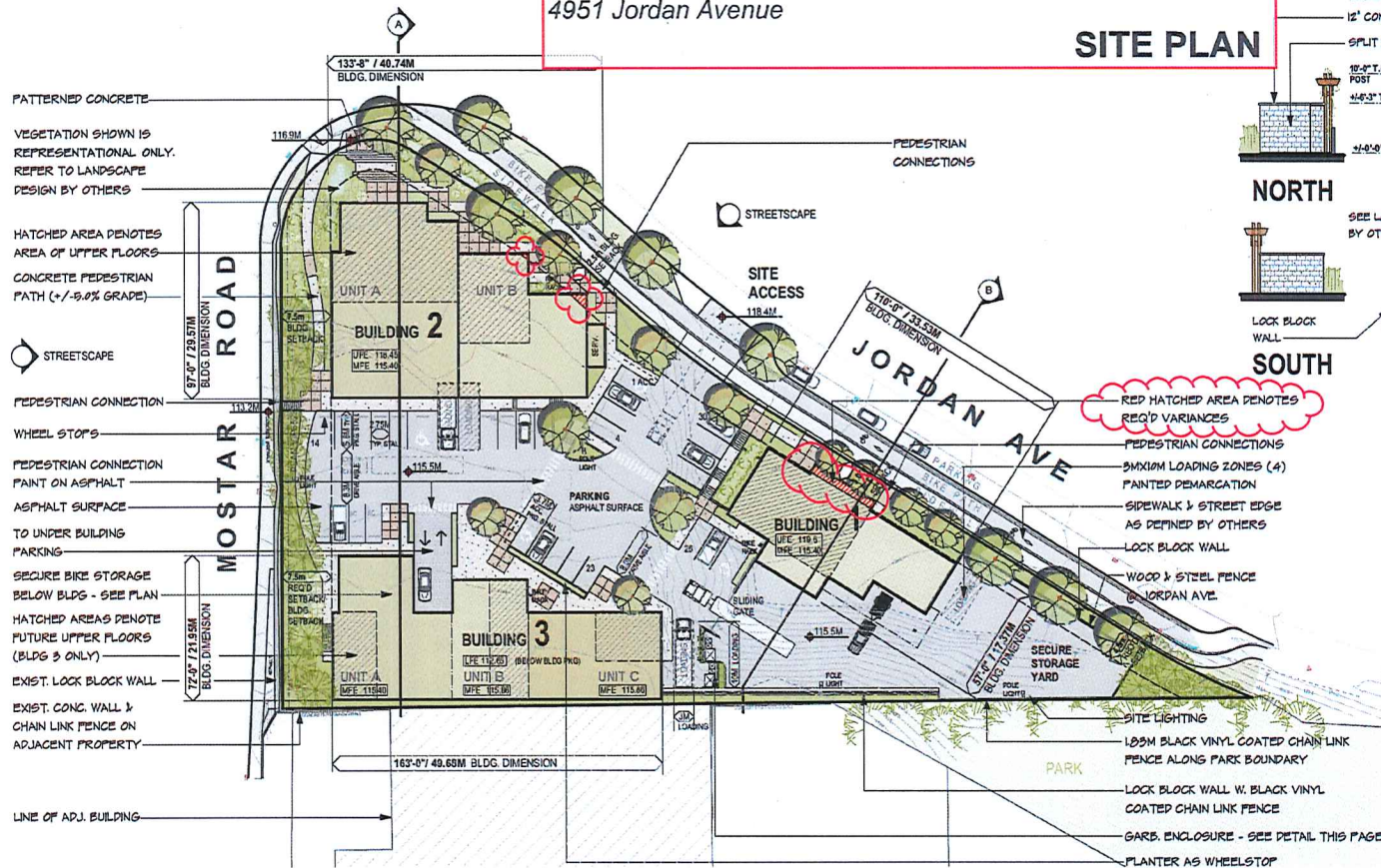
Subject Property

CIVIC: 4951 JORDAN AVENUE

LEGAL: LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP69857

Development Permit No. DP001203
4951 Jordan Avenue

Schedule B SITE PLAN



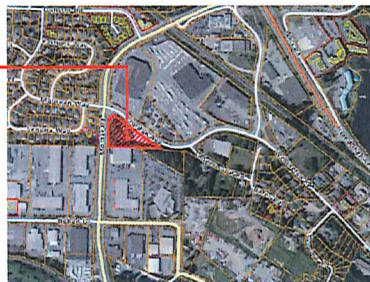
SITE PLAN

BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS AND CITY OF NANAIMO. VERIFY ALL CONDITIONS.

0.000M DENOTES EXISTING OR PROPOSED ELEVATION (METRIC/GEODETIC) TO BE CONFIRMED AT FINAL DESIGN.

Denotes AREA OF UPPER FLOORS

SUBJECT SITE



AERIAL

PRELIMINARY PROJECT DATA

CIVIC:	4951 JORDAN AVENUE	FLOOR AREA:		BICYCLE PARKING REQ'D:	
LEGAL:	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP69857 PID: 030-091-360	BUILDING 1	MAIN FLOOR: 4,712 SQ.FT. UPPER FLOOR: 3,220 SQ.FT. TOTAL: +/- 7,932 SQ.FT. / 736.9 SQ.M.	SHORT TERM:	NOT REQUIRED
ZONING:	I2 - LIGHT INDUSTRIAL	BUILDING 2	MAIN FLOOR: 9,730 SQ.FT. UPPER FLOOR: 4,472 SQ.FT. TOTAL: +/- 14,202 SQ.FT. / 1319.4 SQ.M.	LONG TERM:	3
DP AREA:	DPA1	BUILDING 3	MAIN FLOOR: +/- 8,845 SQ.FT. / 821.7 SQ.M.	BICYCLE PARKING PROV'D:	
LOT SIZE:	+/- 1.638 ACRES / 6,629 SQ.M.	TOTAL	+/- 30,979 SQ.FT. (2,878 SQ.M.)	SHORT TERM:	3 - 2 BIKE RACKS
LOT COVERAGE:	34% (MAX 40%)	PARKING REQ'D (1:100):	29 STALLS	LONG TERM:	3 (UNDER BLDG 3)
BUILDING HEIGHT:	(MAX 12M)	PARKING PROV'D:			
BUILDING AREA (FOOTPRINT ONLY):		SURFACE:	30		
BUILDING 1	4,712 SQ.FT.	BELOW BLDG:	24		
BUILDING 2	9,930 SQ.FT.	TOTAL	54 STALLS		
BUILDING 3	8,845 SQ.FT.	PARKING TYPES:			
TOTAL	+/- 23,487 SQ.FT. / 2,182 SQ.M.	STANDARD STALL	44		
		ACC. STALL	4 (2 REQUIRED)		
		SMALL CAR	6 (11%)		
		LOADING REQ'D:	3		
		LOADING PROV'D:	4		

bjk architecture inc.
2122 Brandon Rd
Shawinigan Lake B.C.
V0R 2W1
Ph: 250-691-1602

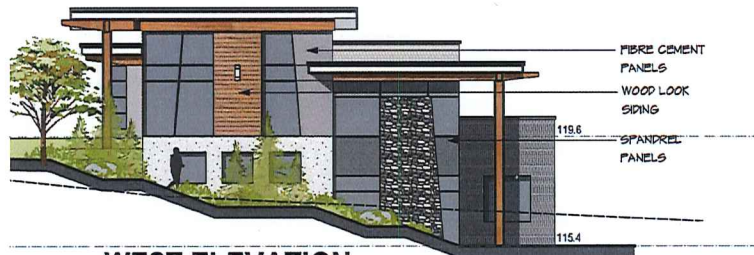
PROJECT # 1541-08-19
D.P.A. 17 JUNE 2020
COMPREHENSIVE
LETTER
RESPONSE 22 FEB 2021
DP SUPPLEMENTAL
INFORMATION 17 MAY 2021

RECEIVED
DP1203
2021-MAY-17
Current Planning

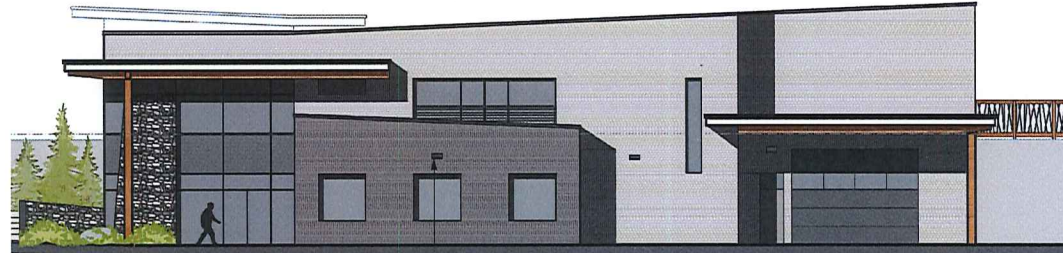
SITE PLAN



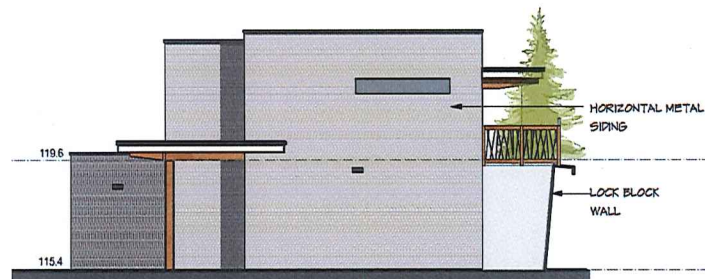
NORTH ELEVATION - ALONG JORDAN AVENUE



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

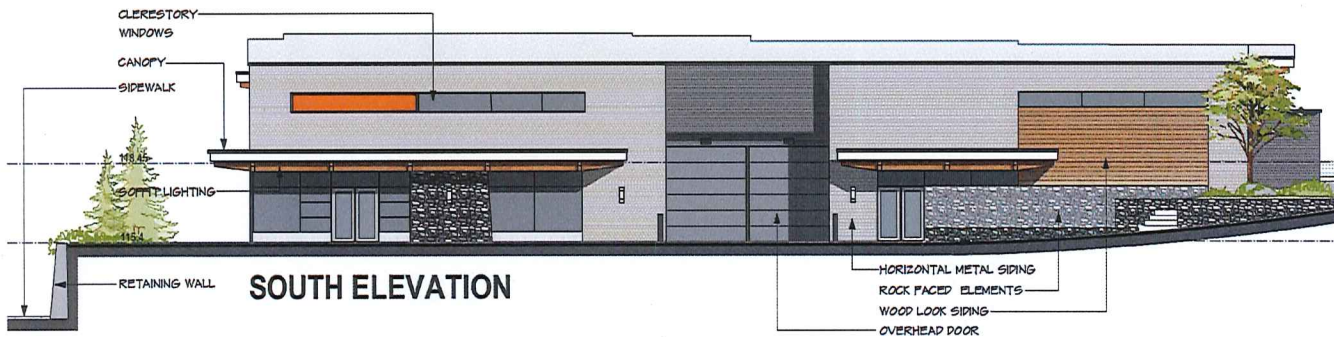
PRELIMINARY EXTERIOR FINISHES & COLOURS					
	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL		WOOD LOOK SIDING NATURAL
	LEDGESTONE K2 STONE		MAN DOORS CLOVERDALE PAINT IRON CAST		FLASHINGS CHARCOAL
	QUARRIES SPRING VALLEY LEDGESTONE OR SIMILAR		TIMBER DETAILS SEMI TRANSPARENT STAIN NATURAL CEDAR OR SIMILAR		WINDOW FRAMES/ PALINGS BLACK
NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.					FASCIAS OFF WHITE



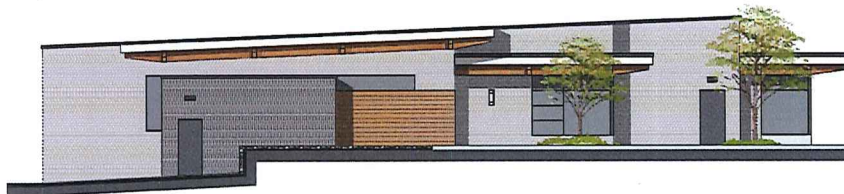
NORTH ELEVATION - ALONG JORDAN AVENUE



WEST ELEVATION - ALONG MOSTAR ROAD



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS

	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL		WOOD LOOK SIDING NATURAL
	LEDGESTONE (2 STONE QUARRIES SPINNING HALL BY LEDGESTONE OR SIMILAR)		MAN DOOR CLONED & PAINT IRON GA307		FLAMINGO CHARCOAL
	TIMBER DETAILS SEMI TRANSP. STAIN NATURAL CEDAR OR SIMILAR		WINDOW FRAMES RAILINGS BLACK		FASCIAS OFF WHITE

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



BUILDING 2

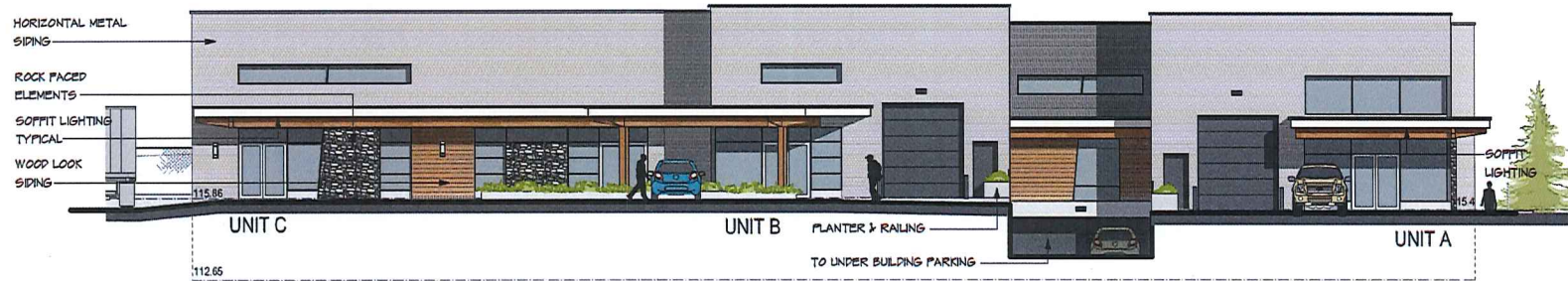
PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

bjk architecture inc.
2102 Brandon Rd.
Shawigan Lake B.C.
V8R 2V3
Ph: 250-894-1602

PROJECT #: 1541.00.19
D.P.A.: 12 JUNE 2020
COMPREHENSIVE LETTER RESPONSE: 22 FEB 2021

RECEIVED
DP1203
2021-MAR-26
CITY OF NANAIMO

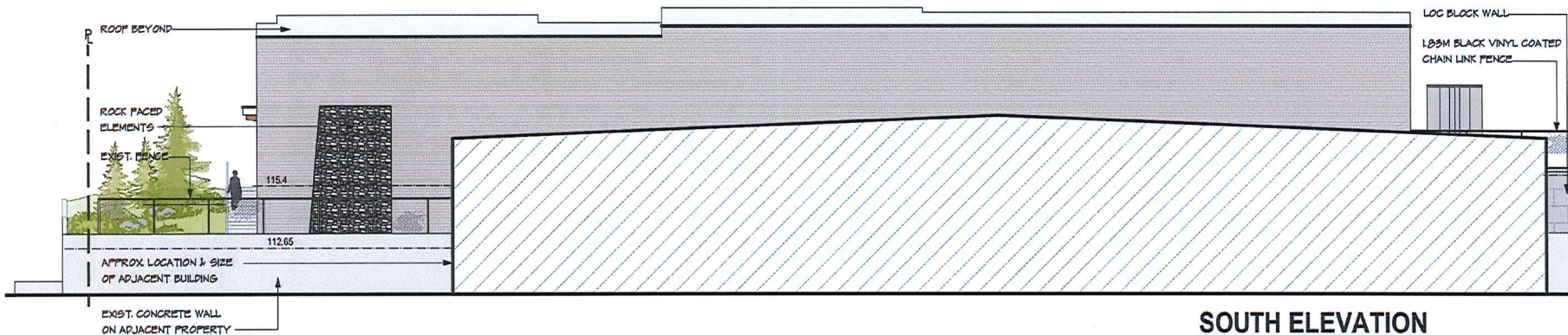
PR2.3



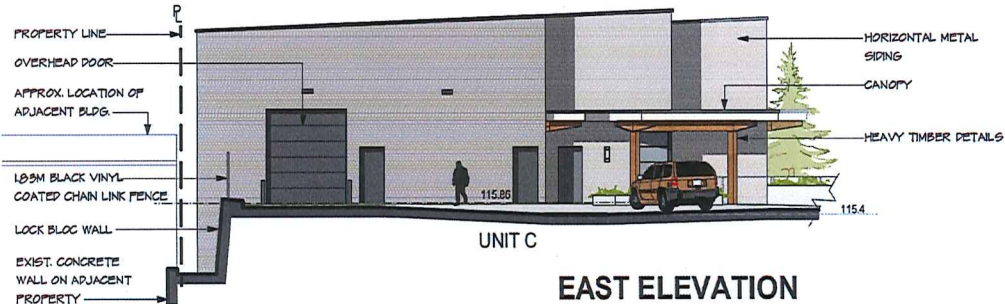
NORTH ELEVATION



WEST ELEVATION - ALONG MOSTAR ROAD



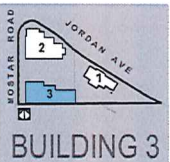
SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS			
	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL
	LEDGESTONE K2 STONE QUARRIES SPRING VALLEY LEDGESTONE OR SIMILAR		MAIN DOORS CLOVERDALE PAINT IRON CAST
			TIMBER DETAILS SEMI TRANSP. STAIN NATURAL CEDAR OR SIMILAR
			WOOD LOOK SIDING NATURAL
			FLASHINGS CHARCOAL
			WINDOW FRAMES RAILINGS BLACK
			FASCIAS OFF WHITE

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



BUILDING 3

PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

bjk architecture Inc.
202 Brandon Rd.
Shawnigan Lake B.C.
V8B 2V3
Ph: 250-491-1602

PROJECT # 1041 09.19
D.P.A. 12 JUNE 2020
COMPREHENSIVE LETTER RESPONSE 22 FEB 2021

RECEIVED
DP1203
2021-MAR-26
Optimal Planning

PR3.3



RECEIVED
DP1203
2021-MAY-17
Gulfport Planning

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.506.7885

SUGGESTED PLANT LIST

	Common Name	Latin Name	Size
Trees	Vine Maple*	Acer circinatum	6cm Cal.
	Red Maple	Acer rubrum var. 'Bowhall'	8cm Cal.
	Pacific Dogwood*	Comus nuttallii var. 'Eddie's White Wonder'	6cm Cal.
	Serbian Spruce	Picea omonka	2.2m Ht.
	Douglas Fir	Pseudotsuga menzeisii	2.2m Ht.
Large Shrubs	California Lilac	Ceanothus var. 'Victoria'	1.5m Ht.
	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
	Lily of the Valley Shrub	Piense japonica var. 'Forest Flame' & 'Valley Rose'	#5 Pot
	Rhododendron	Rhododendron var. 'Pink Walloper' & 'Gomer Waterer'	#5 Pot
	Summer Snowflake Viburnum	Viburnum plicatum var. 'Summer Snowflake'	#5 Pot
Medium Shrubs	Glossy Abelia	Abelia x grandiflora	#2 Pot
	Variegated Dogwood	Comus alba var. 'Ivory Halo'	#2 Pot
	Salal*	Gaultheria shallon	#2 Pot
	Dwarf Oregon Grape*	Mahonia aquifolium var. 'Compacta'	#2 Pot
	Rhododendron	Rhododendron var. 'Unique' & 'Christmas Cheer'	#5 Pot
	Red Flowering Currant*	Ribes sanguineum var. 'King Edward'	#2 Pot
	David Viburnum	Viburnum davidii	#2 Pot
Small Shrubs	Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot
	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot
	Dwarf Lily of the Valley Shrub	Piense japonica var. 'Debutante'	#1 Pot
	Sword Fern*	Polystichum munitum	#1 Pot
	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jock'	#2 Pot
	Sweetbox	Sarcococca hookerana humilis	#1 Pot
Ground	Bearberry*	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5
	Bunchberry*	Comus canadensis	SP4
	Mountain Cranberry*	Vitis idaea minus	SP4
Vines	Evergreen Clematis	Clematis amandii	#5 Pot
	Clematis	Clematis var. 'Elizabeth'	#2 Pot
Perennials	Dwarf Daylily	Heemerocallis var. 'Stella d'Oro'	SP5
	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	SP5
	English Lavender	Lavandula angustifolia var. 'Hidcote'	SP5
Grasses	Variegated sedge	Carex morrowii var. 'Ice Dance'	SP5
	Orange New Zealand Sedge	Carex testacea	SP5
	Feather Reed Grass	Calamagrostis acutiflora var. 'Karl Foerster'	#1 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.			
* DENOTES NATIVE SPECIES SELECTION			
- All areas to be irrigated with an automatic underground system.			