



**DEVELOPMENT PERMIT NO. DP001220**

**486407 BC LTD**

**Name of Owner(s) of Land (Permittee)**

**4961 SONGBIRD 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 4, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP60166  
EXCEPT THAT PART IN PLAN VIP65179  
PID No. 019-031-955**

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**

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.

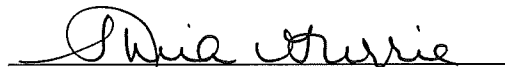
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 3.5m to 2.45m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 18m to 18.42m.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site and Parking Plans prepared by Daryoush Firouzli Architecture Inc., dated 2021-SEP-22 and 2021-SEP-20 respectively, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture Inc., dated 2021-SEP-22, 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 2021-AUG-30; and RB Engineering Ltd., dated 2021-JUL-23, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 18TH DAY OF OCTOBER, 2021.

  
Corporate Officer

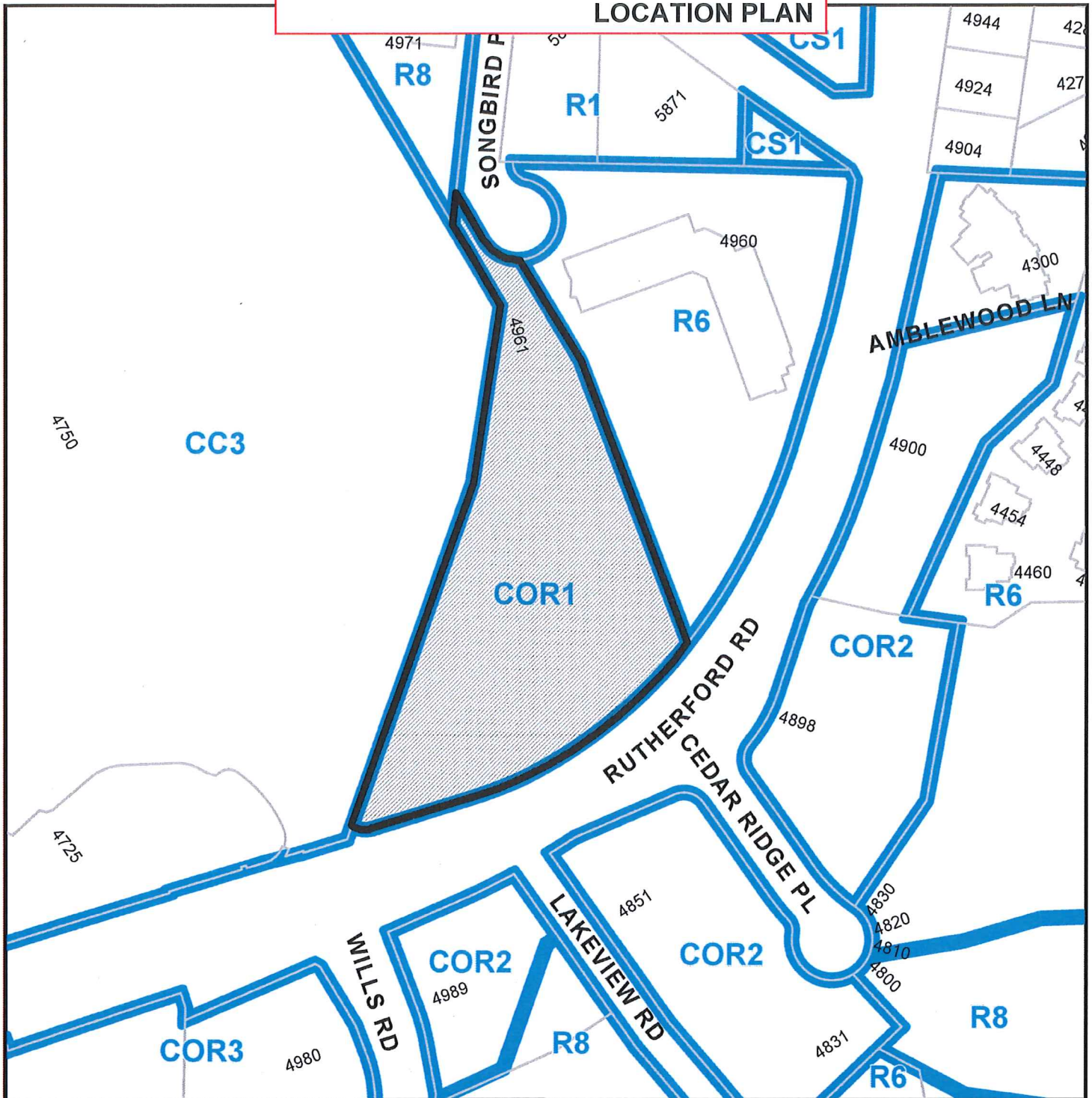
  
Date

LB/ee  
Prospero attachment: DP001220

Development Permit No. DP001220  
4961 Songbird Place

Schedule A

## LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001220

CIVIC: 4961 SONGBIRD PLACE

LEGAL: LOT 4, DISTRICT LOT 17, WELLINGTON, PLAN VIP60166 EXCEPT THAT  
PART IN PLAN VIP65179



Subject Property



Development Permit No. DP001220  
4961 Songbird Place

Schedule B

## SITE AND PARKING PLANS

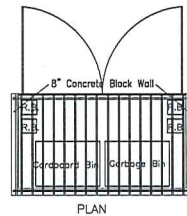
Proposed Setback  
Variance

### SITE PARTICULARS

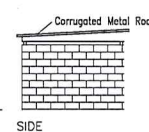
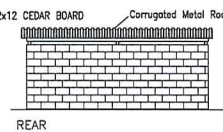
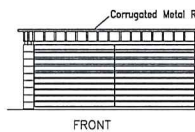
CIVIC ADDRESS: 4961 SONGBIRD PLACE, AVENUE NANAIMO, BC  
LEGAL ADDRESS: LOT 4, DISTRICT LOT 17, WELLINGTON, PLAN VIP60166  
SITE AREA: 135,121 SQ.FT. (12,553 M2)  
ZONING: COR1 RESIDENTIAL

### PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COR1 Residential Corridor	COR1 Residential Corridor
LOT AREA	135,121 S.F. (12,553 M2)	135,121 S.F. (12,553 M2)
LOT COVERAGE	60%	20%
BUILDING GROSS FLOOR AREA	-	Underground parking 33,300 S.F. Above ground 100,615 S.F.
	Total =	Total = 133,915 S.F.
DENSITY	1.00 = 135,121 S.F. (12,533 m2)	0.74 = 100,615 S.F.
SETBACKS	FRONT: 11.48'(3.5m)Min; 19.69'(6.0 m) Max. REAR: 24.60'(7.5 m) Min. SIDE:1 4.92'(1.5 m) Min. SIDE:2 9.84'(3.0 m) Min. SIDE (flanking street): 14.76'(4.5 m) Min.	FRONT: 8.1'(2.45m)Min; 19.69'(6.0 m) Max. REAR: 24.60'(7.5 m) Min. SIDE:1 4.92'(1.5 m) Min. SIDE:2 9.84'(3.0 m) Min. SIDE (flanking street): 14.76'(4.5 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max. 59.05' (18 m) Max. Plus 4m Additional for 75% parking provided under building	60.43' (18.42 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- 1.52 Stall per 3 bedroom units X4 = 6.08 - 1.26 Stall per 2 bedroom units X54 = 68.04 - 0.88 Stall per 1 bedroom units X40 = 35.20 - Total required parking = 109.32	Parking stalls provided - Large stalls 64 - Small stalls 42 - HC stalls 4 - Total stalls 110 stalls



### GARBAGE ENCLOSURES



NOTES:  
1. The owner is responsible for obtaining all necessary permits from the appropriate authorities.  
2. The owner is responsible for obtaining all necessary permits from the appropriate authorities.  
3. The owner is responsible for obtaining all necessary permits from the appropriate authorities.

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**  
D-ARCHITECTURE  
6377 GARDEN DRIVE, NANAIMO, BC V9Y 1H4  
T: 250-933-1991, E: FRODO@D-ARCHITECTURE.COM  
DARYL DUNN ARCHITECTURE INC.



CONSULTANT LOGO

SCALE  
1/16" = 1'-0"  
DATE  
SEP 22 21

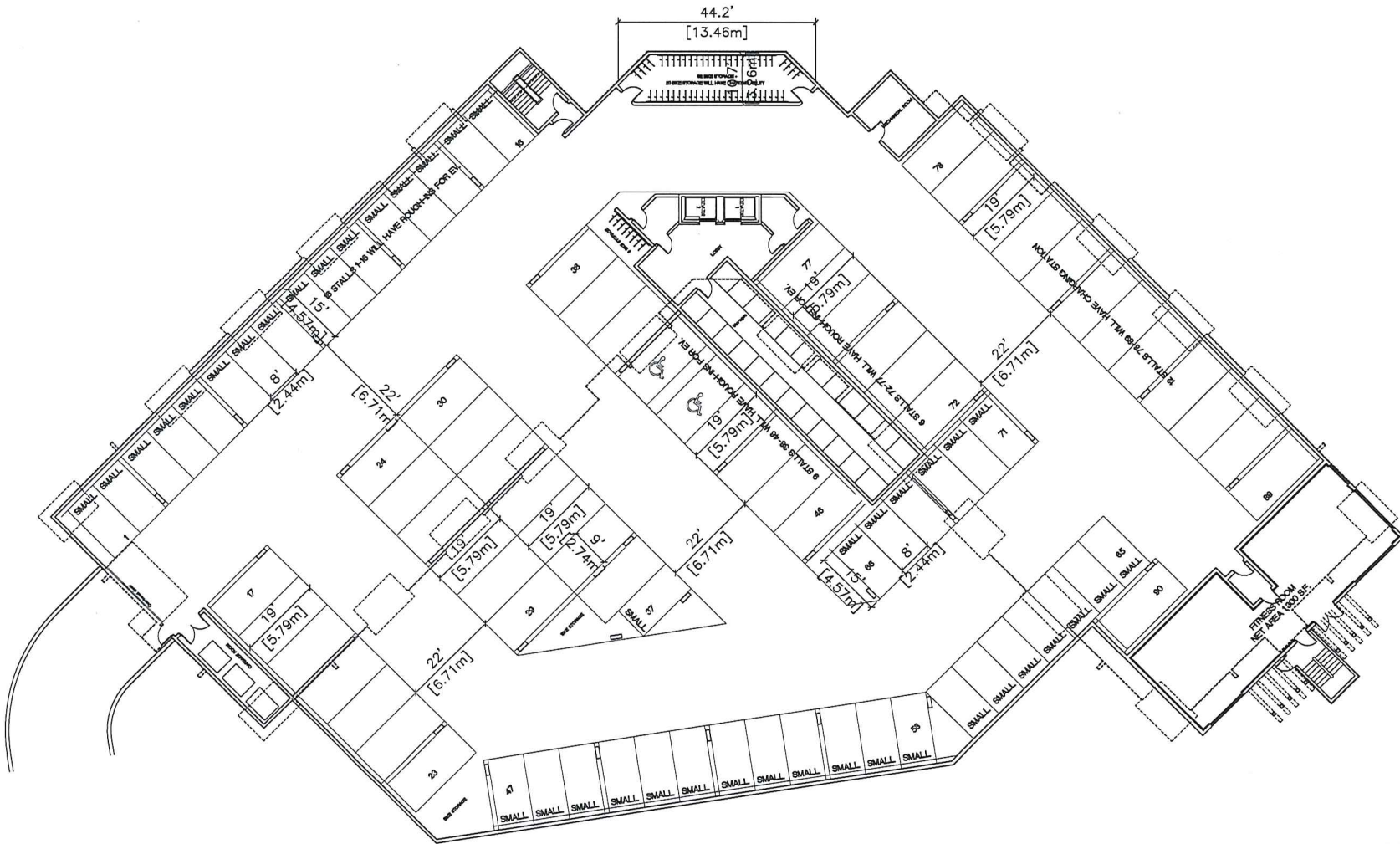
PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
SITE PLAN & PARKING

SHEET NO.  
**A1.1**  
REGION

RECEIVED  
DP1220  
2021-SEP-22



RECEIVED  
DP1220  
2021-SEP-20  
City of Nanaimo

NOTE:  
This drawing is an indication of the proposed  
design and is not intended to be used for  
construction. It is the responsibility of the  
owner to verify the accuracy of the information  
provided and to ensure that the design is  
consistent with the applicable codes and  
regulations. The design is subject to change  
without notice.

NO.	DATE	REVISIONS
1	2021-09-20	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**  
D-ARCHITECTURE  
6377 GARDNER DRIVE, NANAIMO, BC V9W 1N4  
T: 250-923-1991, E: PROJECTIONS@D-A.COM  
DARTMOUTH PROJECTIONS ARCHITECTURE INC.

SCALE  
DRAWN  
CHECKED  
DATE  
20 SEP 21

CONSULTANT LOGO

SCALE  
DRAWN  
CHECKED  
DATE  
20 SEP 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

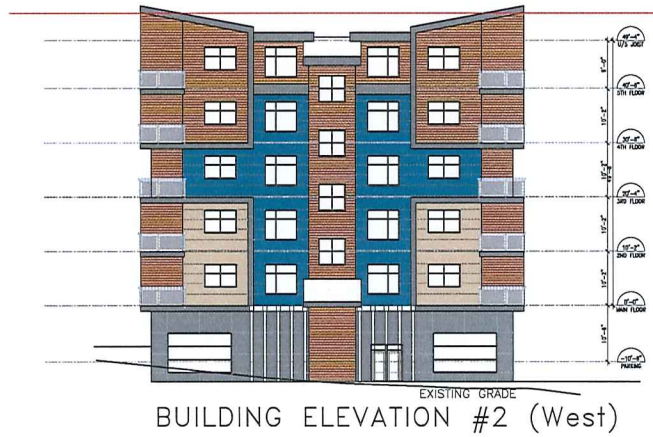
CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
UNDERGROUND PARKING

SHEET NO.  
**A2.0**  
REVISION



Development Permit No. DP001220 Schedule C  
4961 Songbird Place  
**BUILDING ELEVATIONS AND DETAILS**

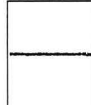


EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		HARDIPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # COBBLE STONE
②		6" HARDIPANEL SIDING (HORIZONTAL) SUMMER WHEAT
③		HARDIPANEL WALL SMOOTH FINISH DEEP OCEAN
④		HARDIPANEL SMOOTH FINISH DEEP CHARCOAL
④		HARDIPANEL SMOOTH FINISH GRAY SLATE
⑤		VINYL WINDOWS
⑥		GLASS RAILING



NOTE:  
This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the owner to ensure that the building is constructed in accordance with the applicable codes and regulations. The architect is not responsible for any errors or omissions in this drawing.

NO.	DATE	REVISIONS



**PRELIMINARY**  
D-ARCHITECTURE  
6377 GARDEN DRIVE, NANAIMO, BC V9Y 1A4  
T: 250-933-1991, E: PRODUCE@D-ARCH.CA  
GARY OLUSH PRODUCE ARCHITECTURE INC.

SCALE  
3/32" = 1'-0"

CONSULTANT LOGO

DATE  
22 SEP 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

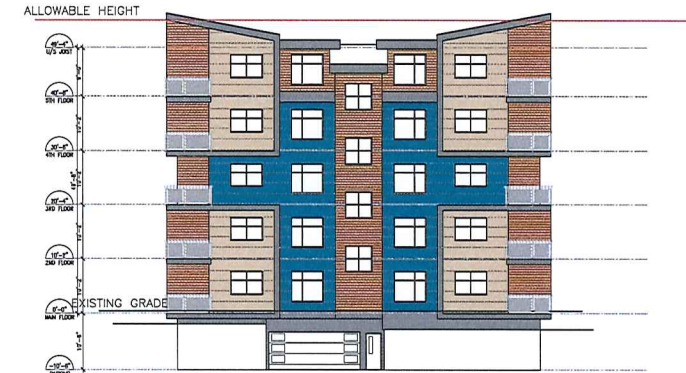
SHEET TITLE  
BUILDING ELEVATION

SHEET NO.  
**A3.1**  
REVISION  
—

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DP1220  
2021-SEP-22



BUILDING ELEVATION #4 (West)



BUILDING ELEVATION #5 (North)



BUILDING ELEVATION #6 (East facing Wetland)

BUILDING ELEVATION #7  
Southeast

RECEIVED  
DP1220  
2021-SEP-22

NO.	DATE	REVISIONS



**D-ARCHITECTURE**  
6377 GARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: PRODUZ@SHAW.CA  
DAVID L. PRODUZ ARCHITECTURE INC.

**PRELIMINARY**



SCALE	3/32"=1'-0"
DRAWN	
CHECKED	
DATE	22 SEP 21

PROJECT	4961 Songbird Place NANAIMO, BC
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CLIENT	CEDAR RIDGE HOLDING
PROJECT NO.	2755

SHEET TITLE	BUILDING ELEVATION
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SHEET NO.	A3.2
REVISION	



## DESIGN RATIONALE

The site is bounded by Rutherford Road to the south, Nanaimo North Town Centre to the west and a condominium to the north. Half of the project site consists of a constructed wetland (Aquaplan, October 24 2018). Much of the riparian vegetation, while impacted by garbage left by encampments, is intact. This garbage will be cleared out and the areas replanted with native plants.

This small wetland, still well vegetated, provides important habitat for upland and aquatic bird species, such as red-winged blackbirds, hummingbirds, aerial insectivores and ducks; amphibians, reptiles and small mammals, both terrestrial and aquatic such as muskrats, raccoon, mink, voles etc. (Aquaplan 2018).

Research (Douglas Tallamy) shows there is a direct link in the decline of common resident bird species due to the lack of insect prey that results from the use of non-native plants in landscape design and installation. Therefore, the design of the planting scheme around the development will reflect the importance of this habitat, and use at least 70% native plants in the design.

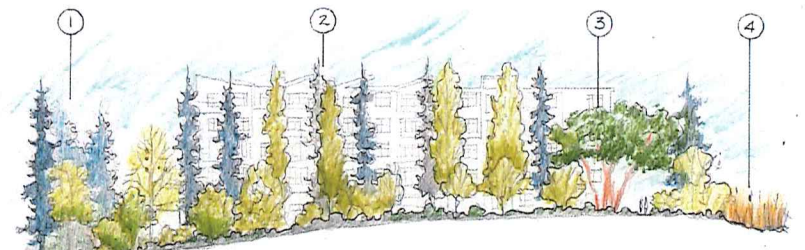
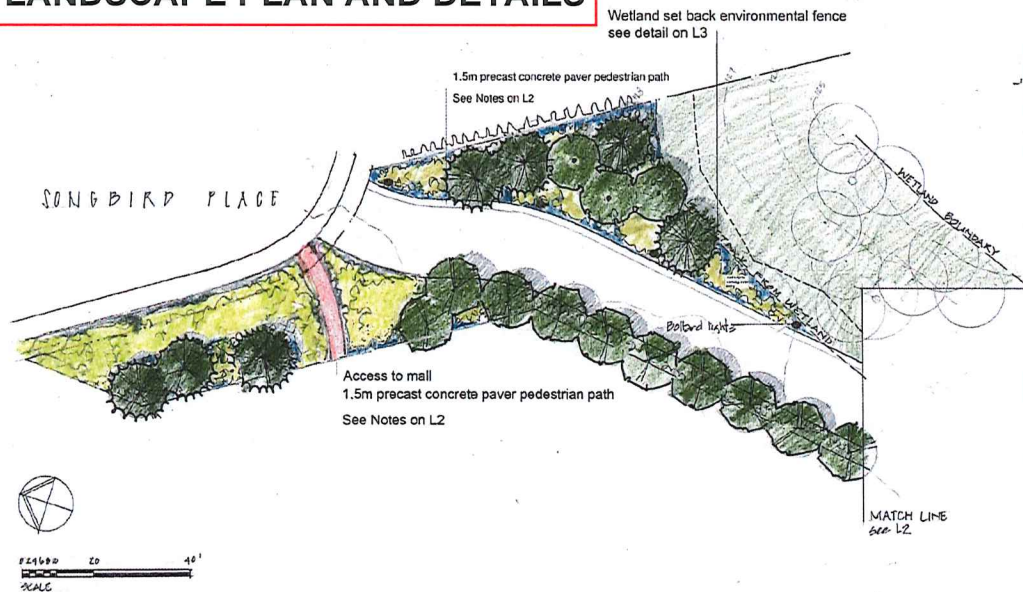
### Landscape Zones

**Rutherford Streetscape.** The proposed scheme will mimic the character of the current street edge of evergreen trees. The native fir, cedar and arbutus will be replaced by trees with narrow growth habits, such as Serbian Spruce and columnar beech. These will provide a visual barrier, while allowing glimpses into and out of the site.

**On the south east corner of the building** an amenity area in the building opens out onto an outdoor seating space, which in turn leads to a bird watching area by the setback to the pond. A small path leads you out to Rutherford Road.

At the foot of the hill, pedestrians can enter the site via a woodland trail past the rain garden. The rain garden is part of the stormwater management plan. This area forms a mini woodland area at the corner of the mall entrance and Rutherford. These trees will form a link from the streetscape plantings to the existing arbutus which will remain on the west side of the site.

Vehicles enter the site via Songbird Place. The tree lined driveway leads to a central garden of low plants, on the podium with sidewalks, bollard lights and a seating area. This area creates a south facing space for neighbours to meet or wait for friends. Evergreen hedges in 2' high planters will provide privacy for the outdoor living spaces of the ground floor apartments. These patios will have access directly into the entrance gardens.



① Layered, dense plantings ② Diverse plantings ③ Mature trees ④ Water

## Design for a bird friendly landscape



Bench

Bike Rack

Bollard Lighting

## Site furnishings

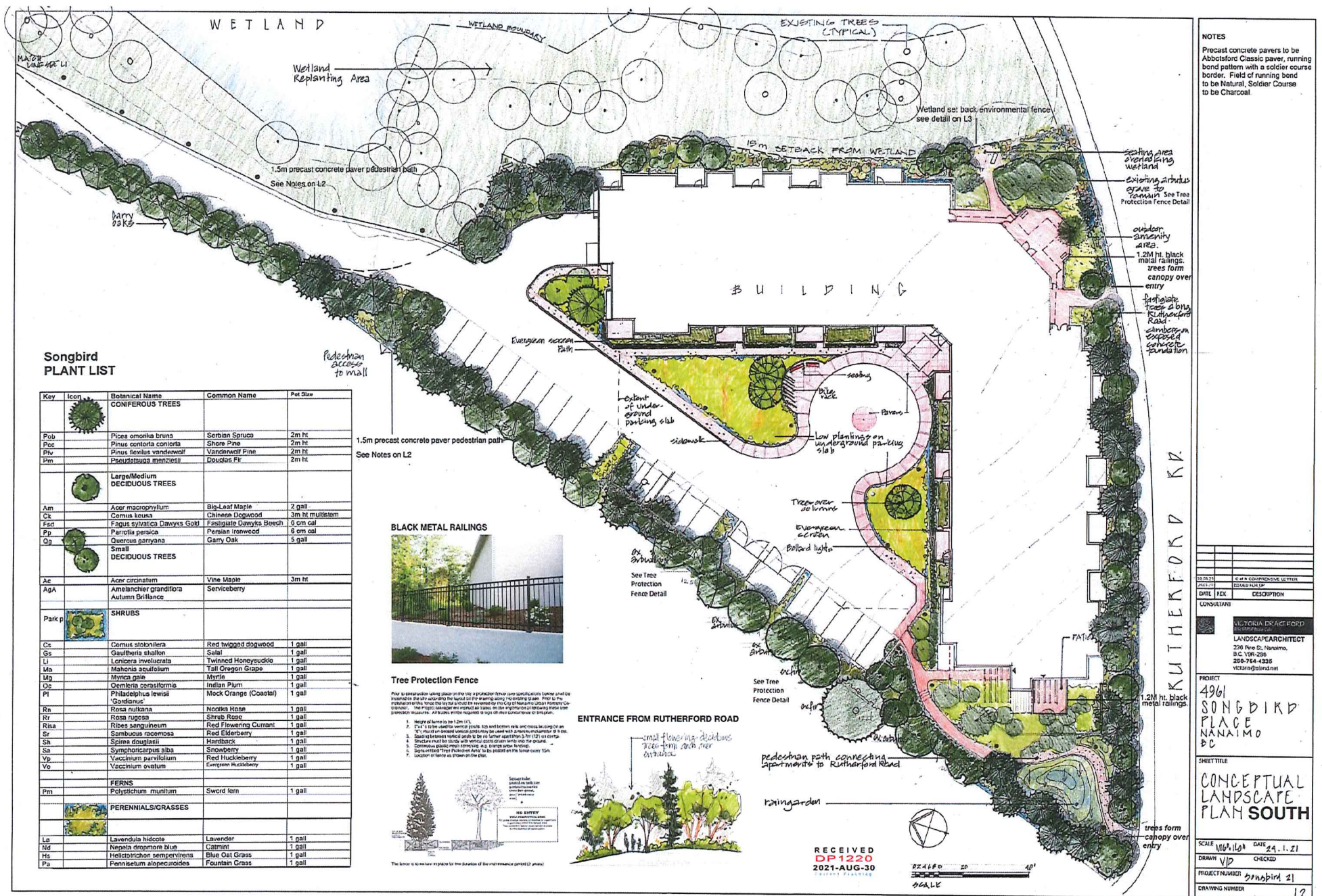


Birds of Nanaimo

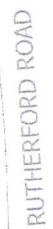
PROJECT	4961 SONGBIRD PLACE NANAIMO BC
DATE	24.1.21
DRAWN	VJD
CHECKED	
PROJECT NUMBER	songbird 21
DRAWING NUMBER	L1

RECEIVED  
DP1220  
2021-AUG-30  
CITY OF NANAIMO









RECEIVED  
DP1220  
2021-AUG-30  
Current Planning