

DEVELOPMENT PERMIT NO. DP001237

BOWEN ROAD DEVELOPMENTS LTD Name of Owner(s) of Land (Permittee)

2345 KENWORTH 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 buildings, structures and other developments thereon:

Legal Description:

LOT B SECTION 20 RANGE 7 MOUNTAIN DISTRICT PLAN EPP110921

PID No. 031-406-939

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 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.

PERMIT TERMS

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

- 1. Section 9.5.1 Maximum Front Yard Setback to increase the maximum allowable front yard setback from 6.0m to 9.03m.
- 2. Section 9.7.1 Size of Buildings to increase the maximum allowable building height from 14.0m to 14.73m.

CONDITIONS OF PERMIT

- 1. The subject property is developed in accordance with the Site and Parking Plan prepared by Daryoush Firouzli Architecture Inc., dated 2022-FEB-28, as shown on Schedule B.
- 2. The development is in substantial compliance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2022-JAN-20 and, 2022-MAR-10 as shown on Schedule C.
- 3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architecture, dated 2022-MAR-16, as shown on Schedule D.

REVIEWED AND APPROVED ON

Date

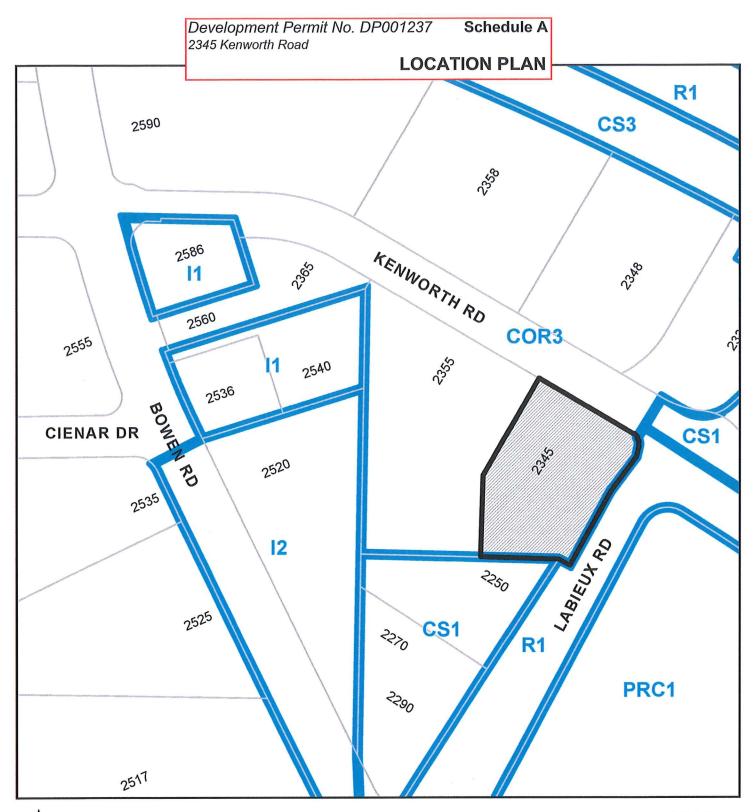
D. Lindsay, General Manager of Development Services

Community Development

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

SR/In

Prospero attachment: DP001237





DEVELOPMENT PERMIT APPLICATION NO. DP001237

Subject Property

CIVIC: 2345 KENWORTH ROAD

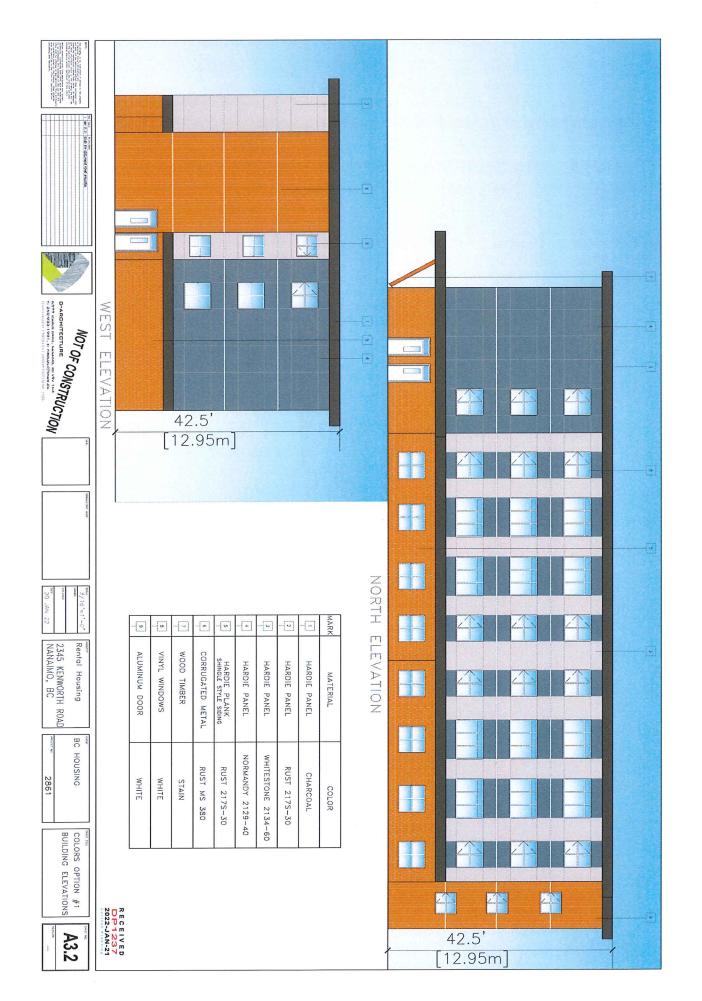
LEGAL: LOT B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN

EPP110921

[R15.36m] (5,81m) 侧跳 D-ARCHITECTURE
6377 IGABUS BRIFE, HANAHIB, SE YAY INA
71 2359351793 I, G FROUZENŠSHAWJEA
BARYDOUN FIROUZE, ARCHITECTURE BRI 2345 Kenworth Road Development Permit No. DP001237 Gate NOT OF CONSTRUCTION '8.6 [m00.5] (5,81m) [4.57m] [4.57m] (Intro) SHED SITE AND PARKING PLAN LABIEUX STREE Rental Housing Pedestrian Cale Schedule B tho 2345 KENWORTH ROAD NANAIMO, BC PROPOSED GRAVEL BC HOUSING 2861 VX. ZETBACK SITE PLAN
MAIN FLOOR
RECEIVED
DP 1237
2022-FEB-28 Proposed Maximum Front Yard Setback Variance TREES <u>≥</u> KENWORTH ROAD

BUILDING ELEVATIONS AND MATERIALS





LANDSCAPE PLAN AND DETAILS



CONCEPTUAL LANDSCAPE PLAN Scale: 1:150

NOT FOR CONSTRUCTION

L0.1

CHECKED:

PLANT LIST

Note: The plants for this scheme will be chosen from the following list as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and sulfability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

Pfγ	PoB		₹	Š		Slap	3	٤	S.		Koy
12	8		u	B		4	D	N	7		Oty
Pinus flexilus vanderwolf	Picea omoriko Bruns	Conferous Trees / Hedging	Acer palmatum	Amelanchior grandiflora 'Autumn Brillanco'	Small Deciduous Trees	Styrax japonica	Parrota persica	Liquidamber styracillus	Cornus nutals 'eddles white worder'	DeciduousTrees	Botanical Name
*	0	9	0	()		()	*	(*)	8		
Vanderwolf Pine	Serbian Spruce		Japanese Maple	Serviceberry		Snowbell Tree	Persian fronwood	Liquidamber	Eddles White Wander Dogwood		Common Name
2m N	2m N		2.5m ht	10 gall		5 om cal	6 cm cat		6 cm cal		Pot Size
						1.8m branching healte	1.8m branching height			-	Specing
							Street trees				Comments

Key	T	Botanical Name	Common Name		Pot Size	Pot Size Spacing
		Shrubs and Understory				
ā	64	Escallonia Newport Dwarf	Escallonia	77	.6m o.c.	
Gs		Gaultheria shallon	Salai	tt.	.76m o.c.	
	84	Lavender angustifolia	Lavender	21	76m o.c.	100000000000000000000000000000000000000
1		Mahonia reptans	Creeping Oregon Grape	14	.76m o.c.	
5		Polystichum munitum	Sword Forn	#1	.76m o.c.	
١		Rosemarinus officionale	Rosemary		.76m o.c.	
	60	Rosa rugosa	Shrub Rose	*	1,2m o.c.	
		Ribes sanguineum	Red Flowering Current	#1	1.2 m o.c	
Vo	84	Vaccinum ovalum	Evergreen Huckleberry	#1	1.2 m o.c.	
		Omamental Grasses e				
1	84	Miscanthus yaku-ima	Maiden Grass	#1	.76m o.c.	
Nd	84	Nepata dropmore blue	Calmint	#1	.76m o.c.	
	84	Pennisetum alopecuroides	Fountain Grass	#1	.76m o.c.	
So	84	Salvia officionale	Culinary Sage	13	.76m o.c.	
		Bioswala Plants @0000				
8	10	Carex obrupta	Slough seege	pluge	.6m o.c.	
5	10	iris onsala	Iris	118	6m o.c.	
	6	Scirpus microcarpus	Small flowered bullrush	plugs	.6moc	

DESIGN RATIONALE

In order to balance the reddential atmosphere with accurity concerns, a 6" black most linear will surround the property along Novement and Labous Storest. Along Kenevani, rectain travactat trees will past up with its sustaining these traveled by the property of the storest and the second trees will past the Storest and Storest and the Storest and Store

The tence and roses will prevent the public from approaching the building, allowing the ground floor residents to feel safe in addition, from the street they will provide an attractive colourful edge, more typical of residential areas.

REVISIONS:

The buffer planting on west and south concists of tall surrow conlines, naive plants as understory, and a solid codar force. The solid board well enclose the countyard space in the northwest corner, allowing access to Korworth only for utility via a boked gate.

In pedestina entrance is off ublock and is designed to reduce the scale of the power pole and deliced attention to the building. A small free, accal point as we mide, is denoted in forted of the pale. This tree will be a multistlemmed deciduous tree which will screen the gathage container. A banch will be located by the front door under the canopy.

The Countyral is a primal space for the resident for both action and passion exemption. There is appose for tables and come for contract for other particular and an appointing and command to the contract for other for activation as the command to the contract for other passion that fine a cody an a grazion to determine the pre-state and activation of the pre-state and activation The parking lot is surrounded by conifers; additional shade trees will be planted in the bioswale/raingardens.

ince, ease of maintenance, and wildlife value.

Issued for DP - 2021Mar29

ued for Review - 2021Mar19

Issued for Review - 2021Mar14 Issued for Review - 2021Mar10 ssued for Review - 2020May8

Revised per City Comments Mar 16 2022

ed per City Comments Feb 25 2022

ULTANT:

vised per A1.1 Jan 19 2022 -Issued for DP- 2021May27





PROJECT:



SITE FURNISHINGS





to match existing street trees to form canopy over sidewalk

small deciduous trees to fit into space between building and ROW

flowering shrubs Edge

tall year-round buffer against neighbours

multi-stemmed Japanese Maple

South Buffer Plantings

Trees. West and

Garbage Structure Screening

Bioswale Plantings

in parking lot and courtyard Deciduous Flowering Trees

culinary herbs Courtyard Plantings

pollinator plantings

plants for bird life (hummingbirds)

Courtyard Plantings

Courtyard Plantings

Kenworth Street Trees

Labieux Streetscape Trees

Kenworth and Labieux Street









NOT FOR CONSTRUCTION

SITE LEGAL DESCRIPTION

RENTAL HOUSING 2345 KENWORTH ROAD NANAIMO, BC

LOT 5-B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP92969

SHEET TITLE:

DETAILS

DRAWING NUMBI	PROJECT NUT	DRAWN: DR	AS NOTED
MBER:	MBER: SING 2020	CHECKED:	Apr. 17, 2020

L0.2