



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:

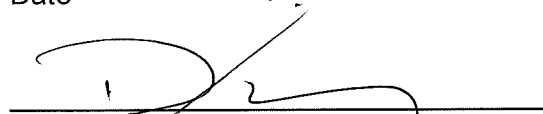
1. *Section 9.5.1 Maximum Front Yard Setback* – to increase the maximum allowable front yard setback from 6.0m to 9.03m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 14.73m.

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

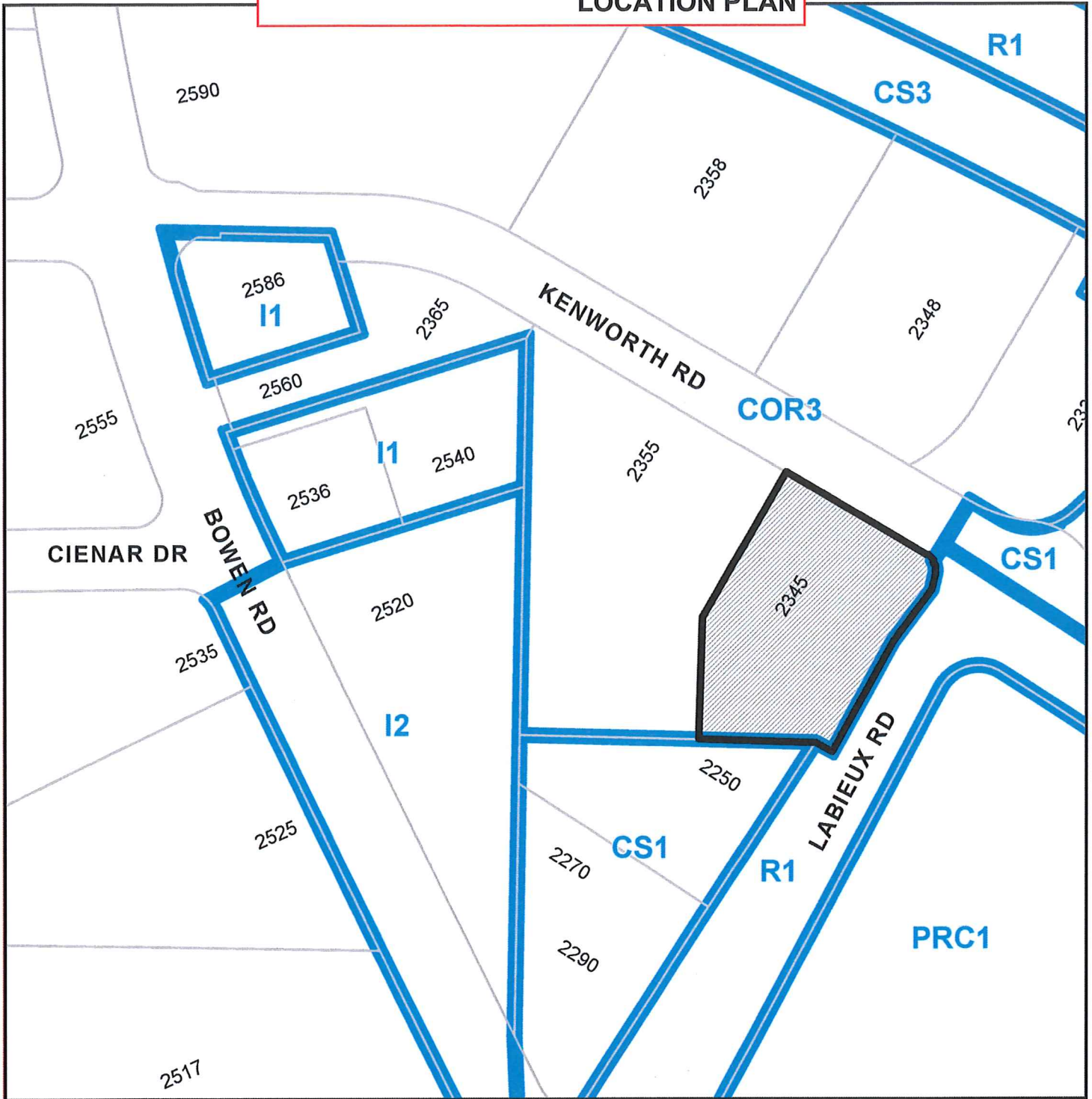
2022-may-2
Date


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 No. DP001237 Schedule A
2345 Kenworth Road

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001237



Subject Property

CIVIC: 2345 KENWORTH ROAD

LEGAL: LOT B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN
EPP110921

Development Permit No. DP001237 Schedule B
 2345 Kenworth Road
SITE AND PARKING PLAN



Proposed Maximum Front
 Yard Setback Variance

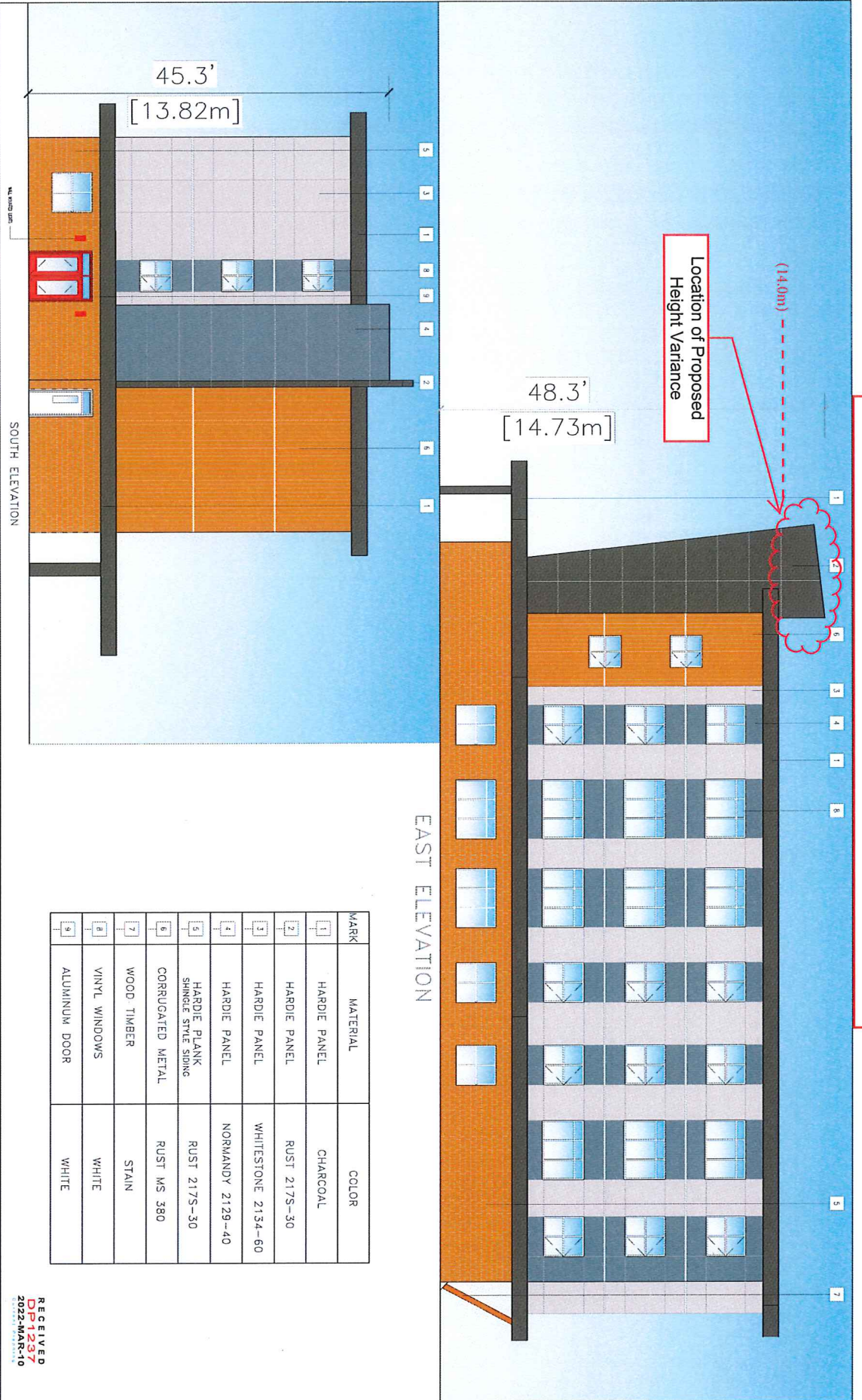
NOT OF CONSTRUCTION

LABIEUX STREET
 Residential Housing
 2345 KENWORTH ROAD
 NANAIMO, BC

BC HOUSING
 2961

SITE PLAN
 MAIN FLOOR
 RECEIVED
 DP 1237
 2022-FEB-28

A1.1



NOT OF CONSTRUCTION

ARCHITECTURE
 5370 GARDEN DRIVE, VANCOUVER, BC V6P 1A4
 DAN ROUSSEAU, FIDUCIARY ARCHITECTURE INC.

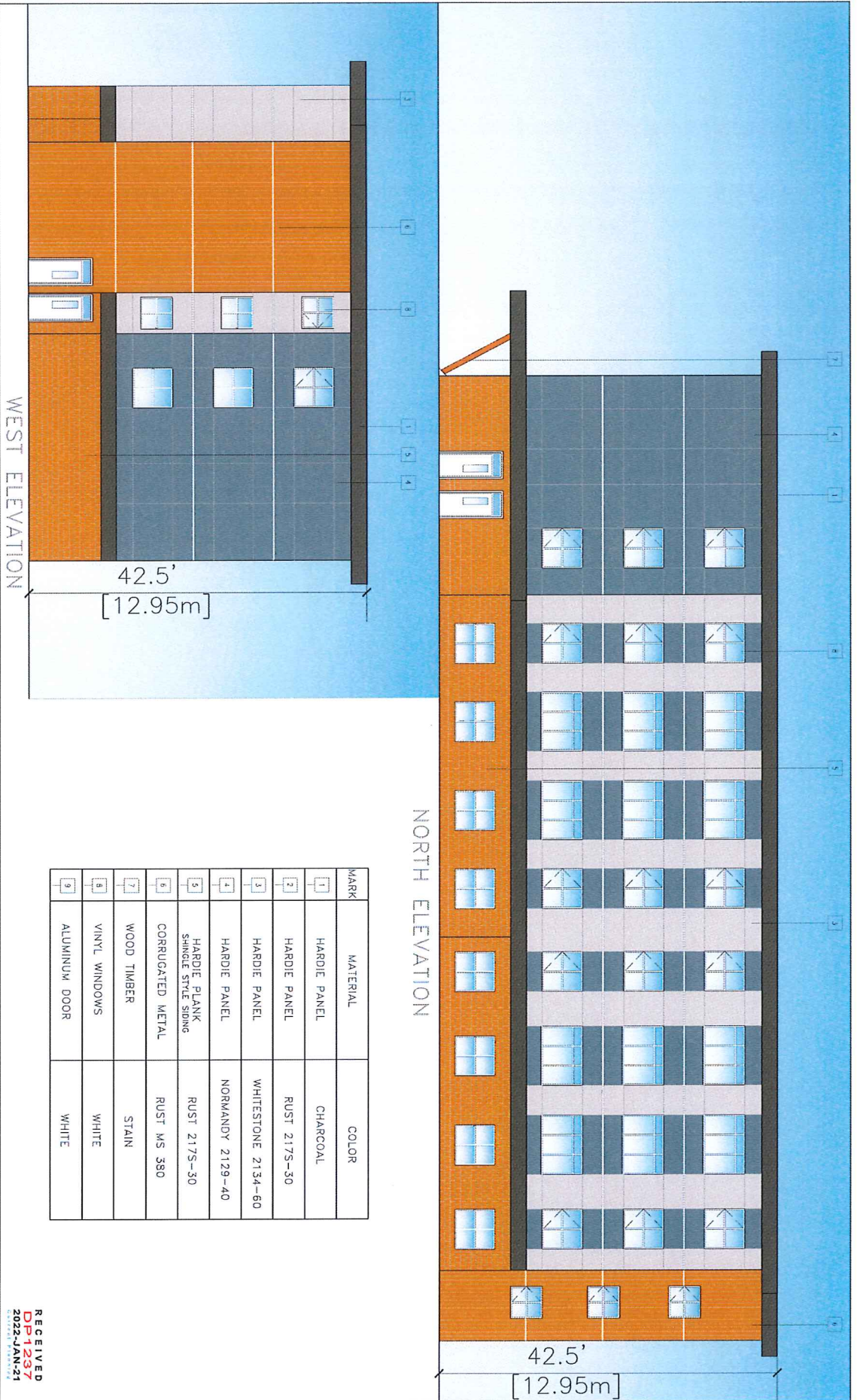
RENTAL HOUSING
 2345 KENWORTH ROAD
 NANAIMO, BC

BC HOUSING
 PROJECT NO. 2861

COLORS OPTION #1
 BUILDING ELEVATIONS

RECEIVED
 DP 1237
 2022-MAR-10

A3.1



MARK	MATERIAL	COLOR
1	HARDIE PANEL	CHARCOAL
2	HARDIE PANEL	RUST 217S-30
3	HARDIE PANEL	WHITESTONE 2134-60
4	HARDIE PANEL	NORMANDY 2129-40
5	HARDIE PLANK SHINGLE STYLE SIDING	RUST 217S-30
6	CORRUGATED METAL	RUST MS 380
7	WOOD TIMBER	STAIN
8	VINYL WINDOWS	WHITE
9	ALUMINUM DOOR	WHITE

NOT OF CONSTRUCTION

D-ARCHITECTURE
6370 GRAND DRIVE, NANAIMO, BC V9Y 1A4
DANIEL ANDERSON ARCHITECTURE INC.

DATE: 3/16/21
SCALE: 3/16" = 1'-0"

PROJECT: 2345 KENWORTH ROAD NANAIMO, BC
DATE: 20 JAN 23

CLIENT: Rental Housing
2345 KENWORTH ROAD NANAIMO, BC

CODE: BC HOUSING
PROJECT NO: 2861

NOTE: COLORS OPTION #1 BUILDING ELEVATIONS

DATE: A3.2

RECEIVED
DP1237
2022-JAN-21

LANDSCAPE PLAN AND DETAILS



CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150

NOT FOR CONSTRUCTION

RECEIVED
DP-1237
2022-MAR-16

SCALE:	DATE:
AS NOTED	APR 17 2020
DR:	CHECKED:
DR	VJD
PROJECT NUMBER:	DATE:
2022-03-29	2020
DRAWN BY:	DATE:
SSM	2020

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SITE LEGAL DESCRIPTION:
LOT 5 & 6, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP95869

PROJECT:
RENTAL HOUSING
2345 KENWORTH ROAD NANAIMO, BC

CONSULTANT:
LANDSCAPE ARCHITECT

REVISIONS:
Issued for Review - 2020May6
Issued for Review - 2021Mar10
Issued for Review - 2021Mar14
Issued for Review - 2021Mar19
Issued for DP - 2021Mar29
Re-issued for DP - 2021May27
Revised per At. 1, Jun 19 2022
Revised per City Comments Feb 28 2022
Revised per City Comments Mar 18 2022

NOTES:
See L0.2 for Plant Palette

