



DEVELOPMENT PERMIT NO. DP001276

MOUNT BENSON ENTERPRISES LTD.
Owner(s) of Land (Permittee)

140 TENTH STREET
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 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT
PART INCLUDED IN PLAN 30770
PID No. 002-503-565**

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 Subject Property Map
Schedule B Site and Parking Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details

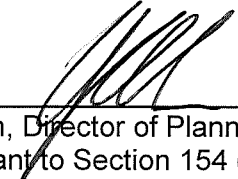
4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan and Parking Plan, prepared by dHK Architects, dated 2023-SEP-22, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects, dated 2023-SEP-22, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Macdonald Gray Consultants, dated 2023-JUL-26, as shown on Schedule D.

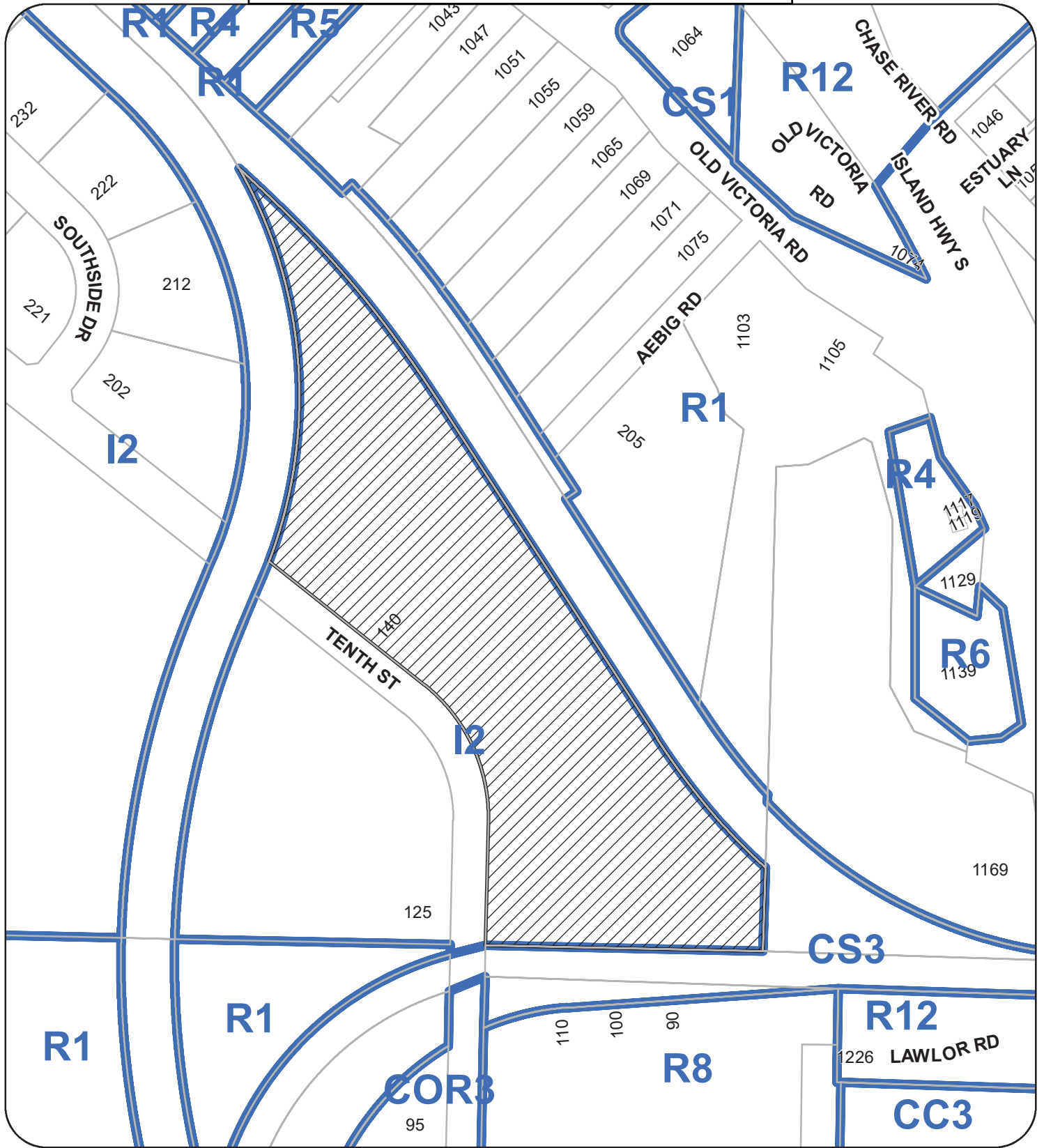
REVIEWED AND APPROVED ON


Nov 17, 2023
Date


J. Holm, Director of Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

KM/cr
Prospero attachment: DP001276

SUBJECT PROPERTY MAP



 Subject Property

Civic: 140 TENTH STREET

SITE AND PARKING PLAN



PROJECT DATA

CIVIC ADDRESS:
140 TENTH STREET, NANAIMO

LEGAL DESCRIPTION:
LOT A, SECTION 1, PLN 26974, EXC PLAN 25695, LD 32

PID: 002-503-565

ZONING: I2

USE: LIGHT INDUSTRIAL

SITE AREA: +/- 44943.33 m² (483765.96 sq ft)

TOTAL GROSS FLOOR AREA (AND FOOTPRINT):
EXISTING BUILDING: 2508.4 m² (27000 sq ft)

PROPOSED SITE COVERAGE:
PROPOSED: 28% [11798.8 m²]
ALLOWABLE: 40% [17 977.33 m²]

BUILDING HEIGHT:
PROPOSED: 12m (39'-4 1/2")
ALLOWABLE: 12m (39'-4 1/2")

SETBACKS: PROPOSED: ALLOWABLE:
FRONT: 7.5 m
REAR: 4.5 m
SIDE YARD1: 0 m
SIDE YARD2: 6.0 m
FLANKING SIDE: 4.5 m

OFF STREET PARKING: PROVIDED: REQUIRED:
IF WAREHOUSING: 1st. per 200sqm 1st. per 100sqm
IF SERVICE INDUSTRY: 1st. per 100sqm

TOTAL PARKING:

BUILDING 1
4,693M2 / 100M2 PER STALL = 47 STALLS REQUIRED - 85 PROVIDED (28 small car)
- Additional Stalls Will Be Used For Future Mezzanines
4.7 bike stalls required

BUILDING 2
2,174M2 / 100M2 PER STALL = 22 STALLS REQUIRED - 29 PROVIDED
- Additional Stalls Will Be Used For Future Mezzanines
2.2 bike stalls required

Loading Bays:
4 Loading Bays Required by Parking bylaw; 19 Loading Bays Provided.

Rev	Date	Description
6	2023.09.22	Development Permit Revision
5	2023.09.14	Development Permit Revision
4	2023.09.01	Development Permit Revision
3	2023.01.09	Development Permit Revision
2	2022.07.21	Development Permit Revision
1	2022.05.17	Development Permit

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CITY OF NANAIMO



NOTE: All dimensions in meters unless otherwise specified.

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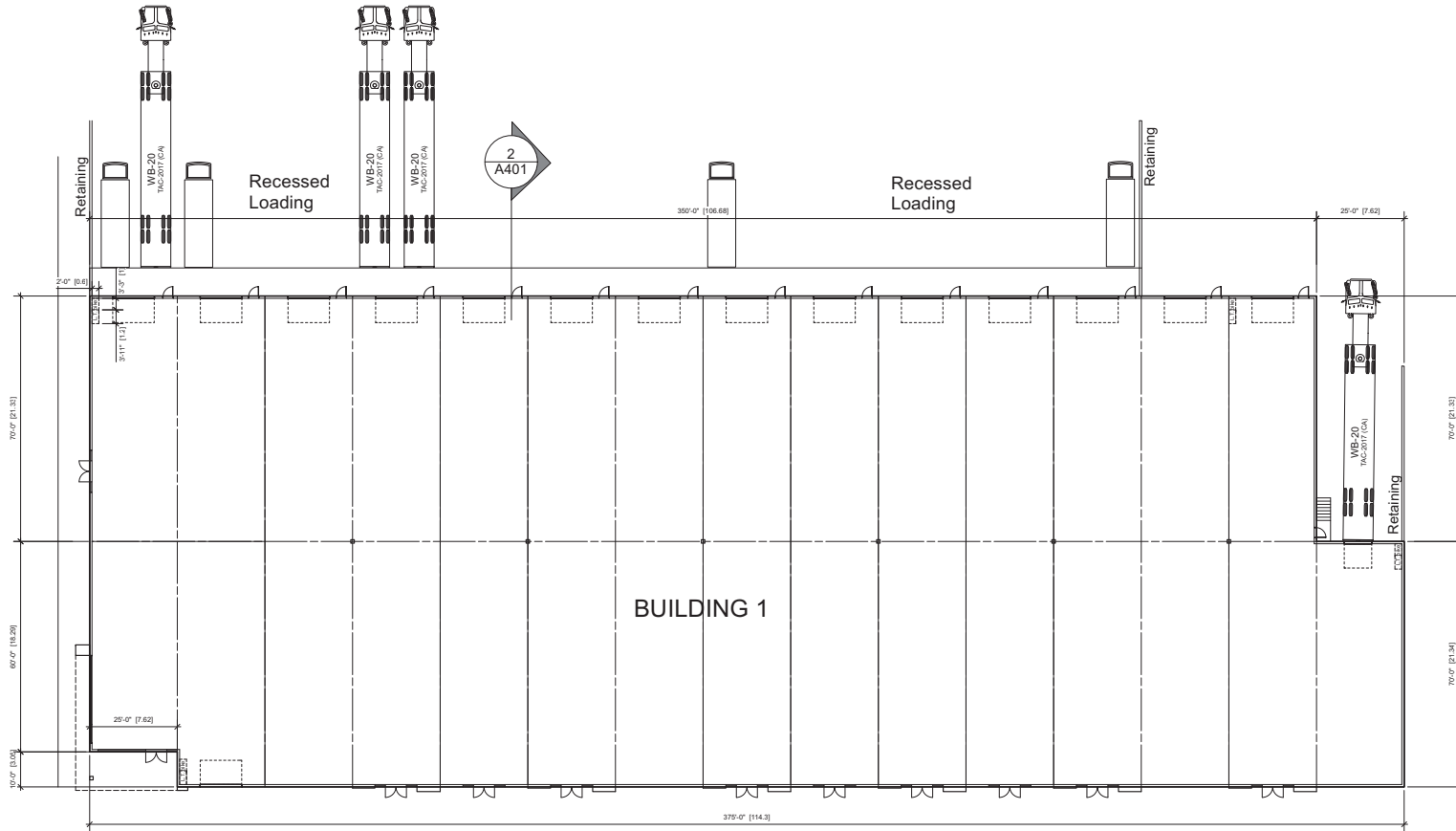
140 Tenth Street
Nanaimo, BC

PROJECT NO. 2023-09-22

DATE: 2023-09-22

SCALE: 1:100

FIGURE: 4

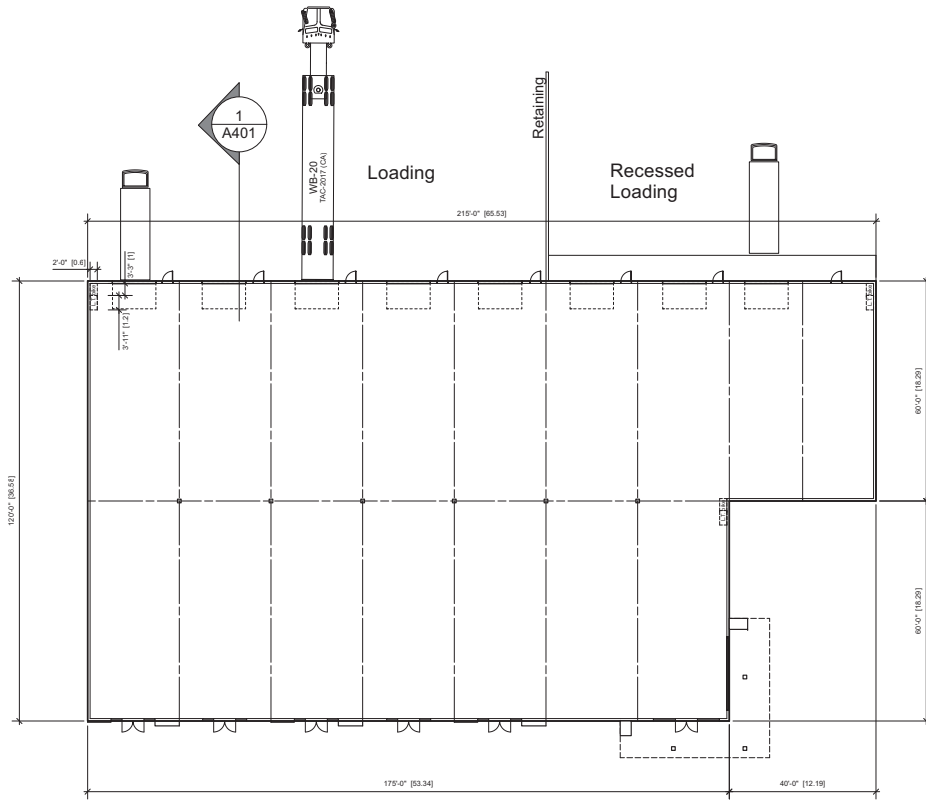


1 BUILDING 1 PLAN
Scale: 1/16" = 1'-0"

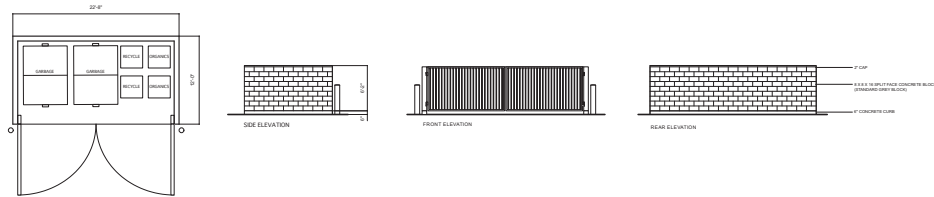
6	2023.09.22	Development Permit Revision
5	2023.09.14	Development Permit Revision
4	2023.09.23	Development Permit Revision
3	2023.01.09	Development Permit Revision
2	2022.07.21	Development Permit Revision
1	2022.05.17	Development Permit

NOTE: All dimensions

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 WILLIAM J. JONES
 1177 PEARL STREET
 WILMINGTON, NC 28401
 910.343.1234
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4 BUILDING 2 PLAN
Scale: 1/16" = 1'-0"



2 GARBAGE ENCLOSURES
Scale: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
6	2023.09.22	Development Permit Revision
5	2023.09.14	Development Permit Revision
4	2023.09.23	Development Permit Revision
3	2023.01.09	Development Permit Revision
2	2022.07.21	Development Permit Revision
1	2022.05.17	Development Permit

NOTE: All drawings shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

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PROJECT NO. **A202** SHEET NO. **4**

12m Max. Ht.



BUILDING 1 FRONT ELEVATION (south)

12m Max. Ht.



BUILDING 1 REAR ELEVATION (north)

12m Max. Ht.



BUILDING 1 SIDE ELEVATION (west)

12m Max. Ht.



BUILDING 1 SIDE 2 ELEVATION (east)

6	2023.09.22	Development Permit Revision
5	2023.09.14	Development Permit Revision
4	2023.08.23	Development Permit Revision
3	2023.01.09	Development Permit Revision
2	2022.07.21	Development Permit Revision
1	2022.05.17	Development Permit

Rev	By	Checked	Date
001	Jakob/John	John/John	2024
002	John	John	2024
003	AK/NOTED	John	2024

NOTE: All dimensions

140 Tenth Street
 Nanaimo, BC

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 CURRENT PLANNING

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12m Max. Ht.



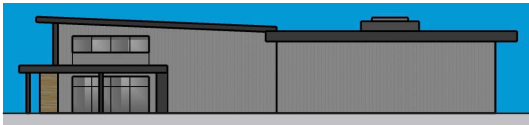
BUILDING 2 FRONT ELEVATION (southwest)

12m Max. Ht.



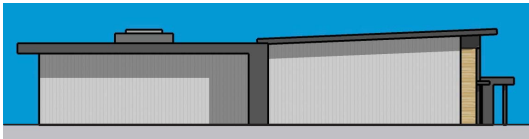
BUILDING 2 REAR ELEVATION (northeast)

12m Max. Ht.



BUILDING 2 SIDE ELEVATION (southeast)

12m Max. Ht.



BUILDING 2 SIDE 2 ELEVATION (northwest)

6	2023.09.22	Development Permit Revision
5	2023.09.14	Development Permit Revision
4	2023.09.23	Development Permit Revision
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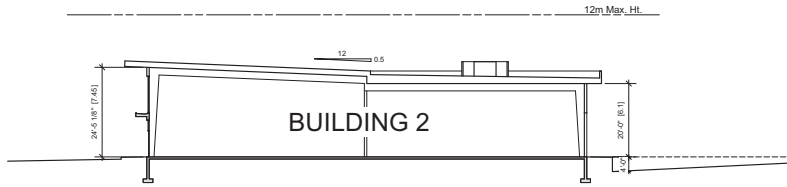
NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED	2024
2	2	REVISED	2024
3	3	REVISED	2024
4	4	REVISED	2024

NOTE: All dimensions

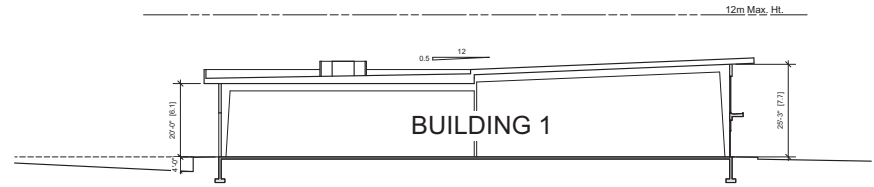

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 ARCHITECTS
 140 Tenth Street
 Nanaimo, BC
 V9R 4K6
 TEL: 250.754.1111
 FAX: 250.754.1112
 WWW.RCHITECTS.COM

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 CURRENT PLANNING

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1 Section 1
Scale: 1/16" = 1'-0"



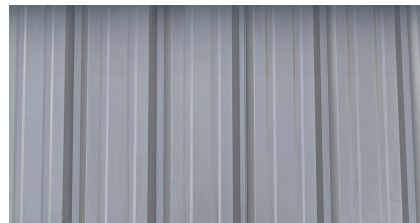
2 Section 2
Scale: 1/16" = 1'-0"



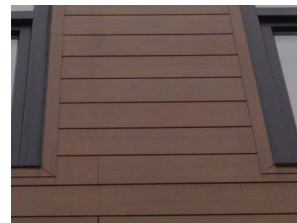
MATERIAL PALETTE	
1	FLUSH PANEL METAL - DARK GREY
2	VERTICAL METAL CLADDING - LIGHT GREY
3	WOOD LOOK METAL PLANK
4	CORRUGATED VERTICAL METAL CLADDING - GALVANIZED
5	METAL CLAD COLUMNS - DARK GREY
6	STOREFRONT GLAZING AND DOORS - BLACK
7	VINYL WINDOWS - BLACK
8	OVERHEAD GLAZED DOORS - DARK GREY



1 FLUSH PANEL METAL - DARK GREY



2 VERTICAL METAL CLADDING - LIGHT GREY



3 WOOD LOOK METAL PLANK



4 CORRUGATED VERTICAL METAL - GREY

0 2500 5000mm
1" = 100'

NO.	DATE	DESCRIPTION
6	2023.09.22	Development Permit Revision
4	2023.06.23	Development Permit Revision
3	2023.01.09	Development Permit Revision
2	2022.07.21	Development Permit Revision
1	2022.05.17	Development Permit

DR: [Signature] DWG: 2304
 CHECKED: [Signature] 2304
 DATE: [Signature] 2304
 ALL NOTED: [Signature] 2304

NOTE: All dimensions

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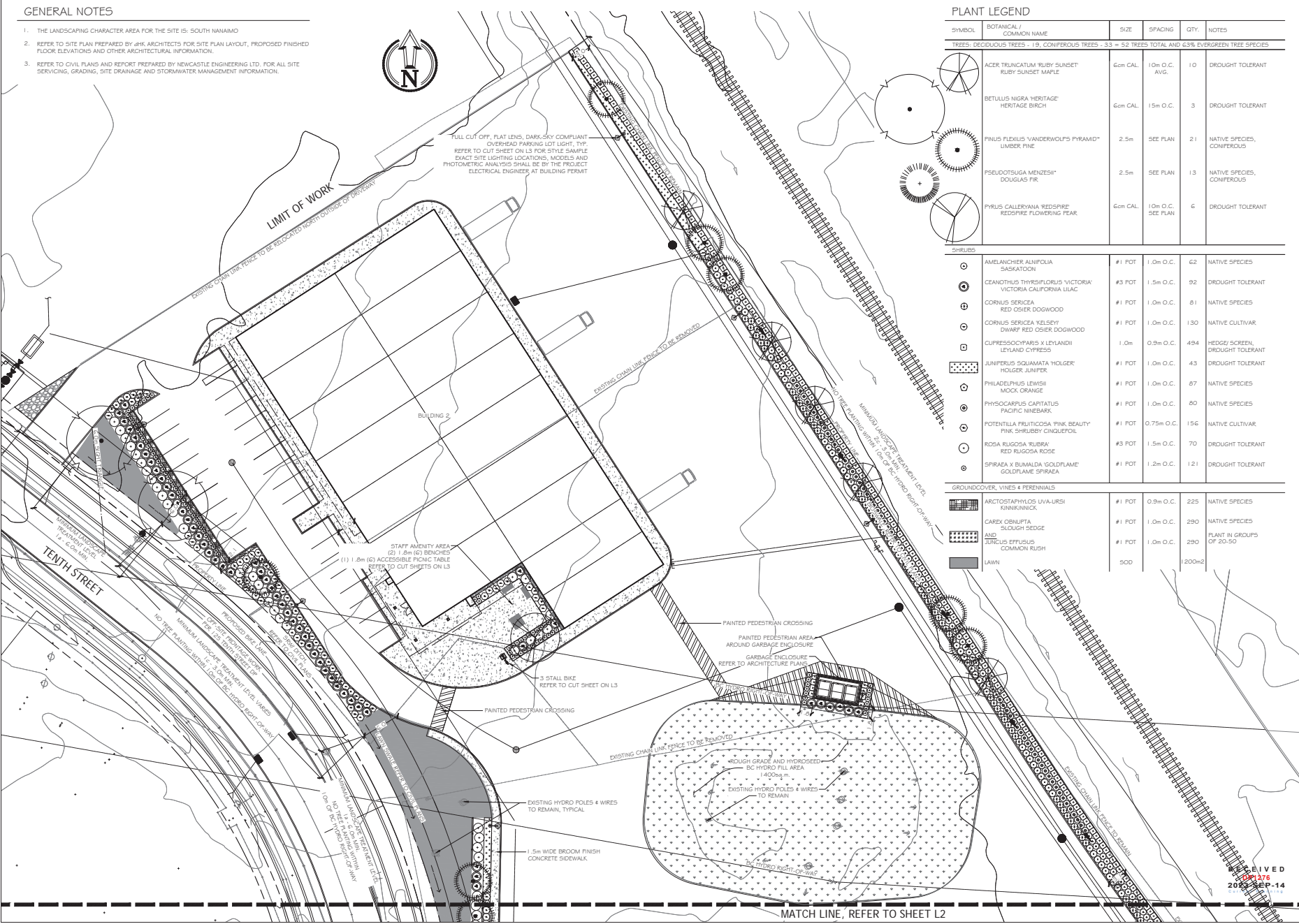
140 Tenth Street
 Mount Benson Developments Inc.
 Nanaimo, BC

LANDSCAPE ARCHITECTURE
 PLAN
 Date: July 26, 2023
 Drawn: CM
 Checked: CM
 Scale: 1:250 metric
 Project Number: 21-0330
 DRAWING NUMBER: L1 of 3

#	Date	NOTES
0	06/09/2022	DP Review
1	24/MAY/2022	Issued for DP
2	28/JUL/2022	DAP
3	12/SEP/2022	Reissued for DP
4	06/09/2023	Reissued for DP
5	15/JUN/2023	Reissued for DP
6	26/JUL/2023	Reissued for DP

GENERAL NOTES

- THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: SOUTH NANAIMO
- REFER TO SITE PLAN PREPARED BY JHK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES: DECIDUOUS TREES - 19', CONIFEROUS TREES - 33' ± 5.2' TREES TOTAL AND 63% EVERGREEN TREE SPECIES					
	ACER TRILINGATUM 'RUBY SUNSET' RUBY SUNSET MAPLE	6m CAL.	10m O.C. AVG.	10	DROUGHT TOLERANT
	BETULUS NIGRA 'HERITAGE' HERITAGE BIRCH	6m CAL.	15m O.C.	3	DROUGHT TOLERANT
	PINUS FLEXILIS 'BANDERWOLF'S PYRAMID' LIMBER PINE	2.5m	SEE PLAN	21	NATIVE SPECIES, CONIFEROUS
	'PSEUDOTSUGA MENZIESII' DOUGLAS FIR	2.5m	SEE PLAN	13	NATIVE SPECIES, CONIFEROUS
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE FLOWERING PEAR	6m CAL.	10m O.C. SEE PLAN	6	DROUGHT TOLERANT

SHRUBS					
	AMELANCHIER ALNIFOLIA SASKATOON	#1 POT	1.0m O.C.	62	NATIVE SPECIES
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LIAC	#3 POT	1.5m O.C.	92	DROUGHT TOLERANT
	CORNUS SERICEA RED OSIER DOGWOOD	#1 POT	1.0m O.C.	81	NATIVE SPECIES
	CORNUS SERICEA KELSEY DWARF RED OSIER DOGWOOD	#1 POT	1.0m O.C.	130	NATIVE CULTIVAR
	CUPRESSOCYPARIS X LEYLANDII LEYLAND CYPRESS	1.0m	0.9m O.C.	494	HEDGE/ SCREEN, DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'HOLGER' HOLGER JUNIPER	#1 POT	1.0m O.C.	43	DROUGHT TOLERANT
	PHILADELPHUS LEWISII MOCK ORANGE	#1 POT	1.0m O.C.	87	NATIVE SPECIES
	PHYSOCARPUS OPULIFOLIUS PACIFIC NINEBARK	#1 POT	1.0m O.C.	80	NATIVE SPECIES
	POTENTILLA FRUTICOSA 'PINK BEAUTY' PINK SHRUBBY CINQUEFOIL	#1 POT	0.75m O.C.	156	NATIVE CULTIVAR
	ROSA RUGOSA 'RUBRA' RED RUGOSA ROSE	#3 POT	1.5m O.C.	70	DROUGHT TOLERANT
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIRAEA	#1 POT	1.2m O.C.	121	DROUGHT TOLERANT

GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINKINICK	#1 POT	0.9m O.C.	225	NATIVE SPECIES
	CAREX OBOVATA SLOUGH SEDGE	#1 POT	1.0m O.C.	290	NATIVE SPECIES
	JURUNCUS EFFUSUS COMMON RUSH	#1 POT	1.0m O.C.	290	PLANT IN GROUPS OF 20-50
	LAWN	500		1200m ²	

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140 Tenth Street
Mount Benson Developments Inc.
Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: July 26, 2023

Drawn: CM

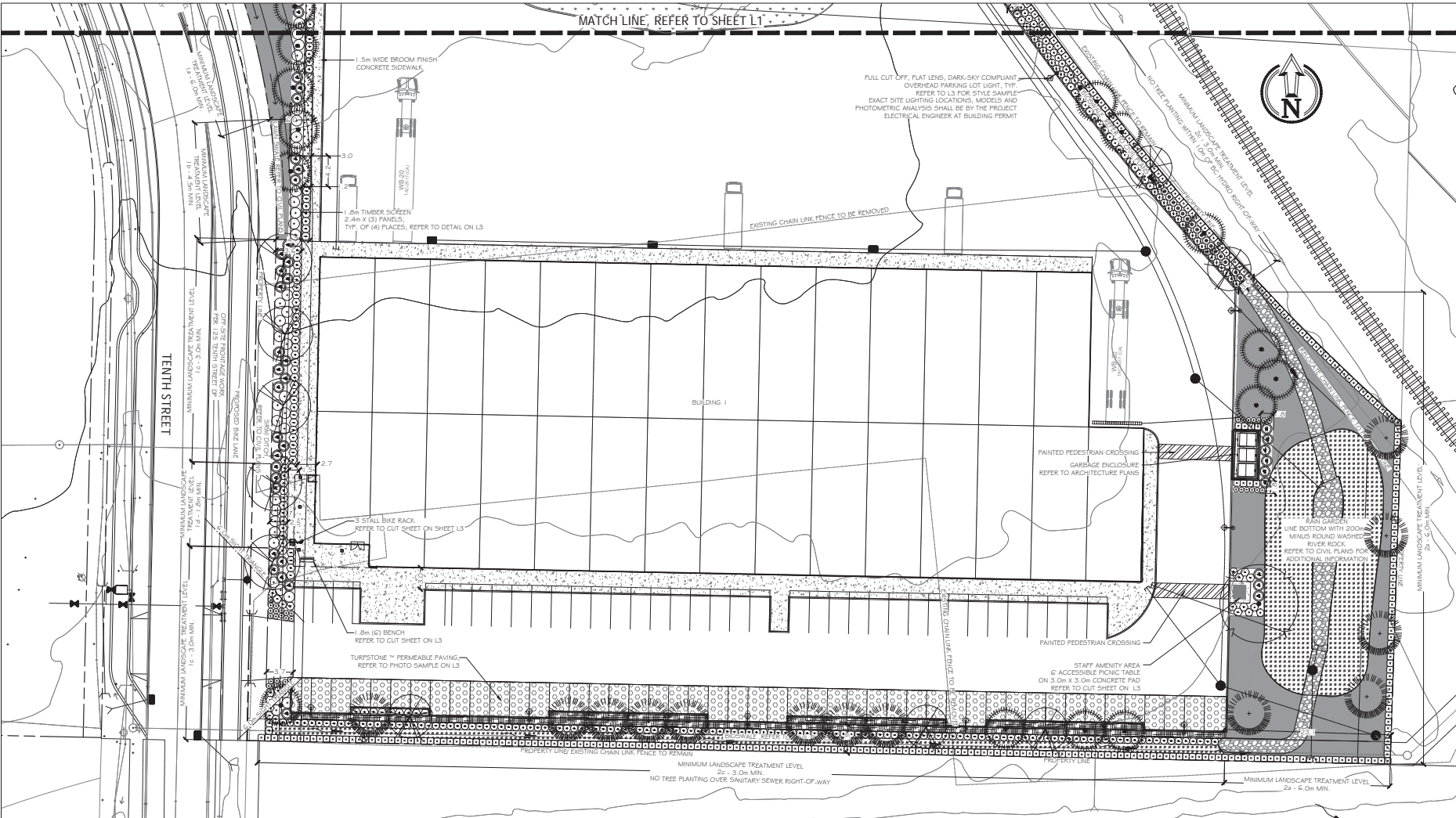
Checked: CM

Scale: 1:250 METRIC

Project Number: 21-0330

DRAWING NUMBER: **L2** of **3**

#	Date	NOTES
0	06/09/2022	DP Review
1	24/MAY/2022	Issued for DP
2	28/JUL/2022	DAP
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6	26/JUL/2023	Reissued for DP



TREE PLANTING SUMMARY: MINIMUM LANDSCAPE TREATMENT LEVELS

1. LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1a - 6.0m	46	3	5
	1b - 4.5m	17	2	2
	1c - 3.0m	77	6	6
1d - 1.8m	12	2	1	
SIDE YARD (NORTH):	NA			
SIDE YARD (SOUTH):	2a - 6.0m	17	1	1
	2c - 3.0m	133	13	14
REAR YARD:	2a - 6.0m	76	5	8
	2c - 3.0m	179	18	15
TOTAL:			52	52

- TREE PLANTING IS NOT PERMITTED WITHIN 1.0m OF BC HYDRO RIGHT-OF-WAY.
- TREE PLANTING IS NOT PERMITTED OVER THE CITY STORM SEWER IN THE SOUTH SIDE YARD.
- OVER THE WHOLE SITE 53 TREES ARE PROVIDED. 64% OF THE TREE SPECIES ARE EVERGREEN (CONIFEROUS) SPECIES.

IRRIGATION EQUIPMENT LEGEND

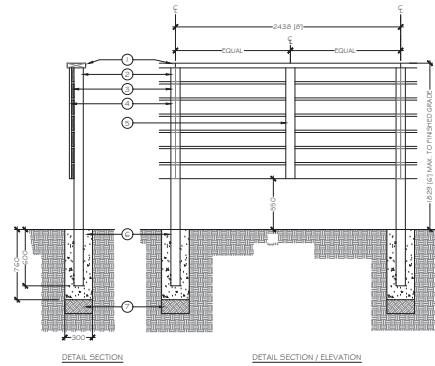
SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN BUILDING 1 EXACT LOCATION TO BE DETERMINED
	HUNTER	WSS-5EN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY CIVIL	(3) 75mm (3") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY, EXACT LOCATION TO BE DETERMINED BY CIVIL.
		SCHEDULE 40	75mm (3") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP. MAINLINE & LATERALS: 150mm (6") LATERALS & CONTROL WIRE: 130mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SMART" (ET) WEATHER-BASED IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICKY DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND SANDFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



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- ① 60mm X 150mm (1" X 4") CAP RAIL
- ② 100mm X 100mm (4" X 4") POST
- ③ (7) 25mm X 150mm (1" X 4") FENCE BOARDS, INSTALLED VERTICALLY WITH 5mm (1/8") SPACE BETWEEN
- ④ 25mm X 100mm (1" X 4") TO COVER FENCE BOARD CONNECTIONS
- ⑤ 25mm X 100mm (1" X 4") SUPPORT RAILING
- ⑥ CONCRETE FOOTING
- ⑦ FIRM BEARING UNDER FOOTING

NOTES:
 1. ALL FASTENERS SHALL BE GALVANIZED.
 2. APPLY EXTERIOR STAIN ON ALL EXPOSED TIMBERS PRIOR TO ASSEMBLY.

A 1.8m Timber Screen
 Section/Elevation
 1:25 metric

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION G GROWING MEDIUM, TABLE T.6.3.5.2. PROPERTIES FOR GROWING MEDIA:
 LEVEL 2 "SLOCOMED" - Z1
 GROWING MEDIUM DEPTHS: RAINGARDENS/ SWALES - 450mm
 SHRUBS - 450mm
 LAWN - 200mm
 TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE COMPOST PER SECTION I O MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUND COVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING "SMART (ET) WEATHER-BASED" IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.



Turfstone™ Permeable Paving
 Photo Courtesy of: <http://www.beigard.com>

BESETL PARK BENCH
 Product Specifications
 Project Description
 Features
 Dimensions
 Recycled Content

Bench
 Cut Sheet

PARKER PICNIC TABLE
 Product Specifications
 Project Description
 Features
 Dimensions
 Recycled Content

Accessible Picnic Table
 Cut Sheet

SURF BIKE RACK
 Product Specifications
 Project Description
 Features
 Dimensions
 Recycled Content

Bike Rack
 Cut Sheet

D-Series Size 0
 Product Specifications
 Project Description
 Features
 Dimensions
 Recycled Content

Parking Lot Light
 Sample

140 Tenth Street
 Mount Benson Developments Inc.
 Nanaimo, BC

DETAIL PLAN

Date: July 26, 2023
 Drawn: CM
 Checked: CM
 Scale: AS NOTED
 Project Number: 21-0330
 DRAWING NUMBER: L3 of 3

REVISION SCHEDULE

#	Date	NOTES
0	06/09/2022	DP Review
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2	28/JUL/2022	DAP
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