



DEVELOPMENT PERMIT NO. DP001282

OLIVER ROAD HOLDINGS LTD.
Owner(s) of Land (Permittee)

6201 OLIVER ROAD
Civic Address(es)

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 2, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN VIP81792
PID No. 026-817-861**

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 Plan and Parking Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details
Schedule E Schedule D – Amenity Requirements for Additional Density

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.

TERMS OF PERMIT

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted height of a retaining wall within a side yard setback from 1.8m up to 2.9m as shown on Schedule D.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 18.0m to 19.53m as shown on Schedule C.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.91m along the north side yard lot line as shown on Schedule D.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

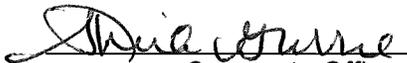
4. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 45 spaces to 44 spaces.

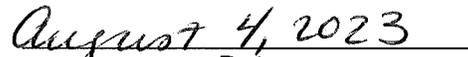
CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUL-10 and 2023-MAY-10, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2023-MAY-10, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2023-JUN-22, as shown on Schedule D.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future widening of Oliver Road prior to building permit issuance, with an approximate width of 1.7m (exact dimensions to be determined at detailed design stage).
5. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Raymond de Beeld Architecture Inc., dated 2022-JUN-02, as shown in Schedule E, and to include the following items:

- i. A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
- ii. A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF JULY, 2023.

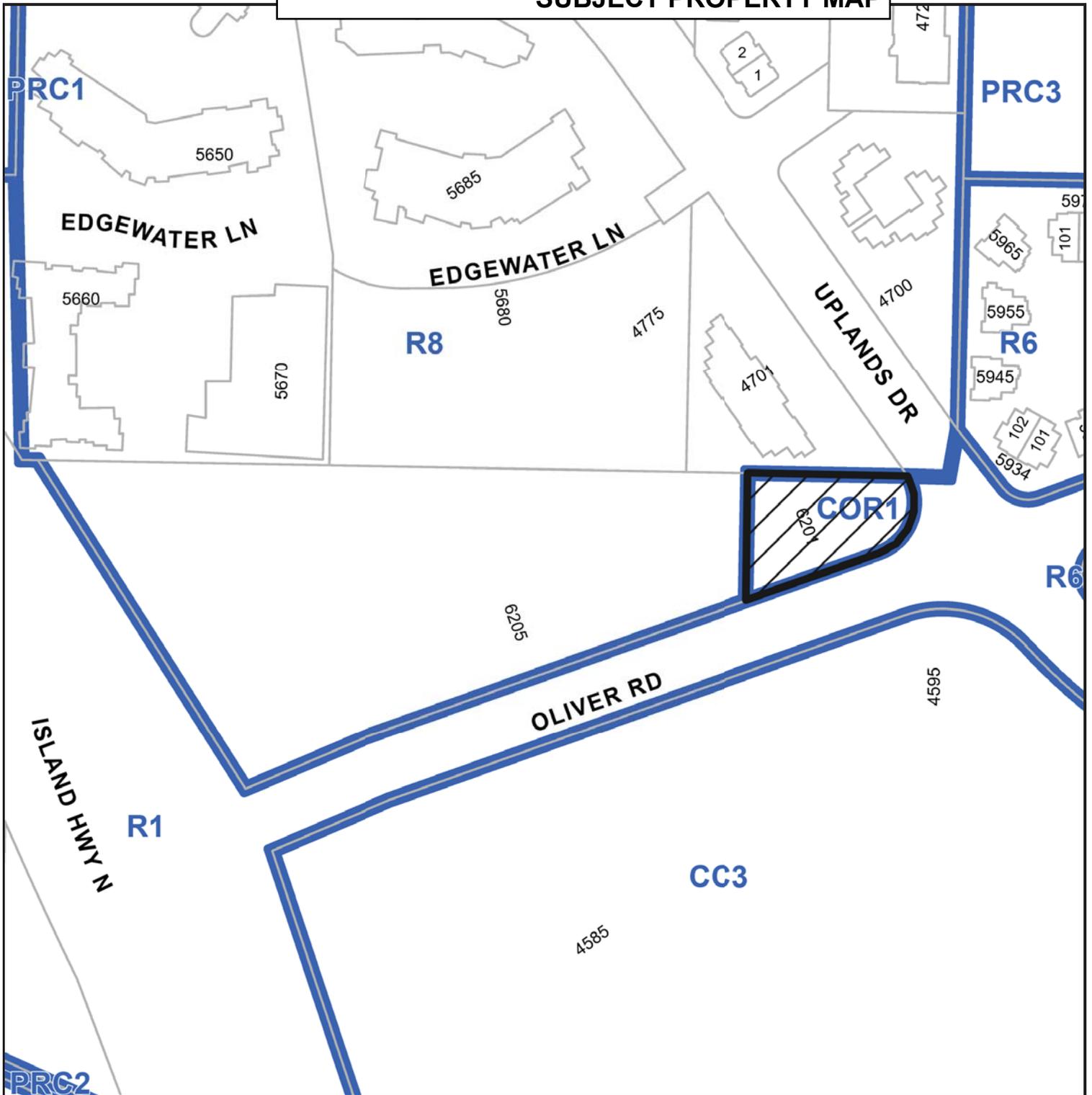

Corporate Officer


Date

KM/cr

Prospero attachment: DP001282

SUBJECT PROPERTY MAP



DEVELOPMENT PERMIT APPLICATION NO. DP001282

CIVIC: 6201 OLIVER ROAD

LEGAL: LOT 2, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN VIP81792

 **Subject Property**

SITE PLAN AND PARKING PLAN

PROJECT DATA
1/8" = 1'-0"

May 10, 2023

Project Description: Oliver Road Apartments
 Civic Address: 6201 Oliver Road, Nanaimo, B.C.
 Legal Address: Lot 2, District Lot 14, Wellington District, Plan V181912
 Zoning: OCRI - Residential Corridor

| Property Area: | sq' | sqm | acres | hectares |
|----------------|--------|-------|-------|----------|
| | 23,142 | 2,150 | 0.53 | 0.21 |

| Building Area: | Total Area (sq') | Total Area (sqm) | GFA* (sq') | GFA* (sqm) | GLA** (sq') |
|---------------------------------|------------------|------------------|------------|------------|-------------|
| Floor Level | | | | | |
| L0 (Parkade) | 12,510 | 1,162 | 602 | 56 | |
| L1 | 6,872 | 638 | 6,374 | 592 | |
| L2 | 6,703 | 623 | 6,319 | 587 | |
| L3 | 6,703 | 623 | 6,319 | 587 | |
| L4 | 6,703 | 623 | 6,319 | 587 | |
| L5 | 6,703 | 623 | 6,319 | 587 | |
| Roof (Roof Deck + Amenity Room) | 950 | 88 | 899 | 85 | |
| Total Residential | 47,124 | 4,378 | 32,951 | 3,061 | 28,355 |

| Unit | Type | Number of Units/Areas | | | | | Unit Area (sq') | Totals (sq') | Units Count | % |
|-----------------|------|-----------------------|----|----|----|----|-----------------|--------------|-------------|------|
| | | L1 | L2 | L3 | L4 | L5 | | | | |
| 2 Bedroom + Den | A | 2 | 2 | 2 | 2 | 10 | 847 | 8,470 | 20 | 57% |
| | B | 1 | 1 | 1 | 1 | 1 | 584 | 4,420 | | |
| | C | 1 | 1 | 1 | 1 | 1 | 1,043 | 5,225 | | |
| 1 Bedroom + Den | A | 2 | 2 | 2 | 2 | 10 | 696 | 6,960 | 15 | 43% |
| | B | 1 | 1 | 1 | 1 | 1 | 5 | 676 | | |
| 1 Bedroom | A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Totals | | 7 | 7 | 7 | 7 | 35 | 28 | 28,355 | 35 | 100% |

| Zoning Requirements | Required / Allowed | Proposed |
|--|--------------------|----------|
| Residential | | |
| Max. Lot Coverage (%) | 60.0% | 31% |
| Max. Lot Coverage (sq') | 13,968 | 7,164 |
| Max. Lot Coverage (sqm) | 1,290 | 670 |
| Max. FAR (1 + 0.25 UG Parkade + 0.25 Tier 1) | 1.45 | 1.42 |

| Building Setbacks & Height Requirements | Required / Allowed | Proposed |
|---|-----------------------------|------------------|
| Residential | | |
| Max. Front Yard Setback | 3m | >3m |
| Max. Front Yard Setback | 6m | <6m |
| Block Side 1 Setback | 1.5m | 1.5m |
| Block Parking Side Setback | 4.5m | 14.5m |
| Block Rear Setback (South East) | 7.5m | 17.5m |
| Underground Parking Front Setback | 1.8m | >1.8m |
| Max. Building Height | 14m (1m, if 75% UG parking) | (+1.53m) 18.53m |
| Number of Storeys | N/A | 6 + 1 UG Parkade |

| Car Parking Bylaw Requirements | Zone | No. of Units | Ratio | Parking |
|--------------------------------|------|--------------|-------|---------|
| Residential | | | | |
| 1 Bedroom | | 15 | 1.97 | 15 |
| 2 Bedroom | 3 | 20 | 1.44 | 29 |
| Total Parking Required | | 35 | - | 44 |
| Parking Provided | | | | 44 |

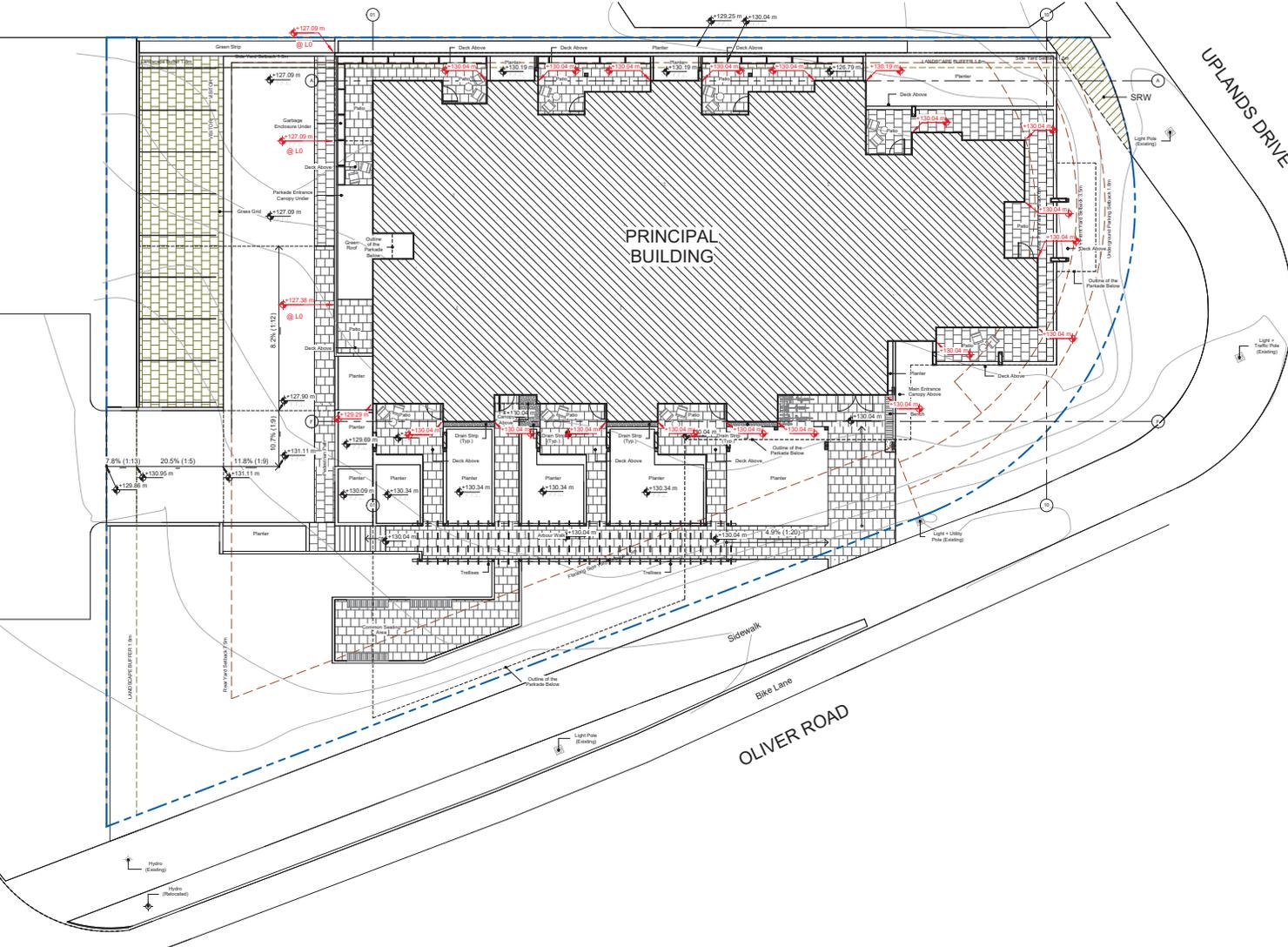
| Parking Types | Dimensions (m) | Ratio Used | Parking Required | Proposed Parking | Difference |
|---|----------------|------------|------------------|------------------|------------|
| Regular Car Required (min.) Total Required | 2.75 x 5.00 | 100% | 45 | 44 | -1 |
| Small Car Allowed (max.) | 2.50 x 4.60 | 40% | Max 18 | 15 | 0 |
| Accessible Parking Required (33-100) 1 per 33 | 3.70 x 5.60 | 33 | 1 | 1 | 0 |
| Visitors Parking | - | 1 per | 22 | 2 | 0 |
| 25% EV Parking Required (Standard/Small) | | 50% | 23 | 22 | -1 |
| 50% EV Parking Required for Tier 1 | | 50% | 22 | 22 | 0 |
| 75% R.L. EV Parking Required (Standard/Small) | | 50% | 22 | 22 | 0 |
| 50% EV Parking Required for Tier 1 Provided | | | | | |
| Loading Space | N/A | 0 | 0 | 0 | 0 |
| Totals (Not including Loading Spaces) | | | 45 | 44 | -1 |

| Underground Parking (Additional FAR Bonus) | Underground Surface | Ratio | Bonus FAR for UG Parking |
|--|---------------------|-------|--------------------------|
| Total Parking Required/Provided | 44 | 35 | 82% |
| | 8 | 18% | 0.20 |

| Bicycle Parking Requirements & Provided | Bylaws Requirements | Parking Provided | Difference |
|---|---------------------|------------------|------------|
| Parking Types | | | |
| (Short Term) - Horizontal Parking | Ratio 0.10 | 4 | 4 |
| (Long Term) - Vertical Parking | Ratio 0.50 | 18 | 18 |
| Mobility or Electric Scooter or Motorcycle Space (Tier 1 Requirement) | | | |
| Total Space Required (15 per dwelling) | 15 | 2 | 0 |

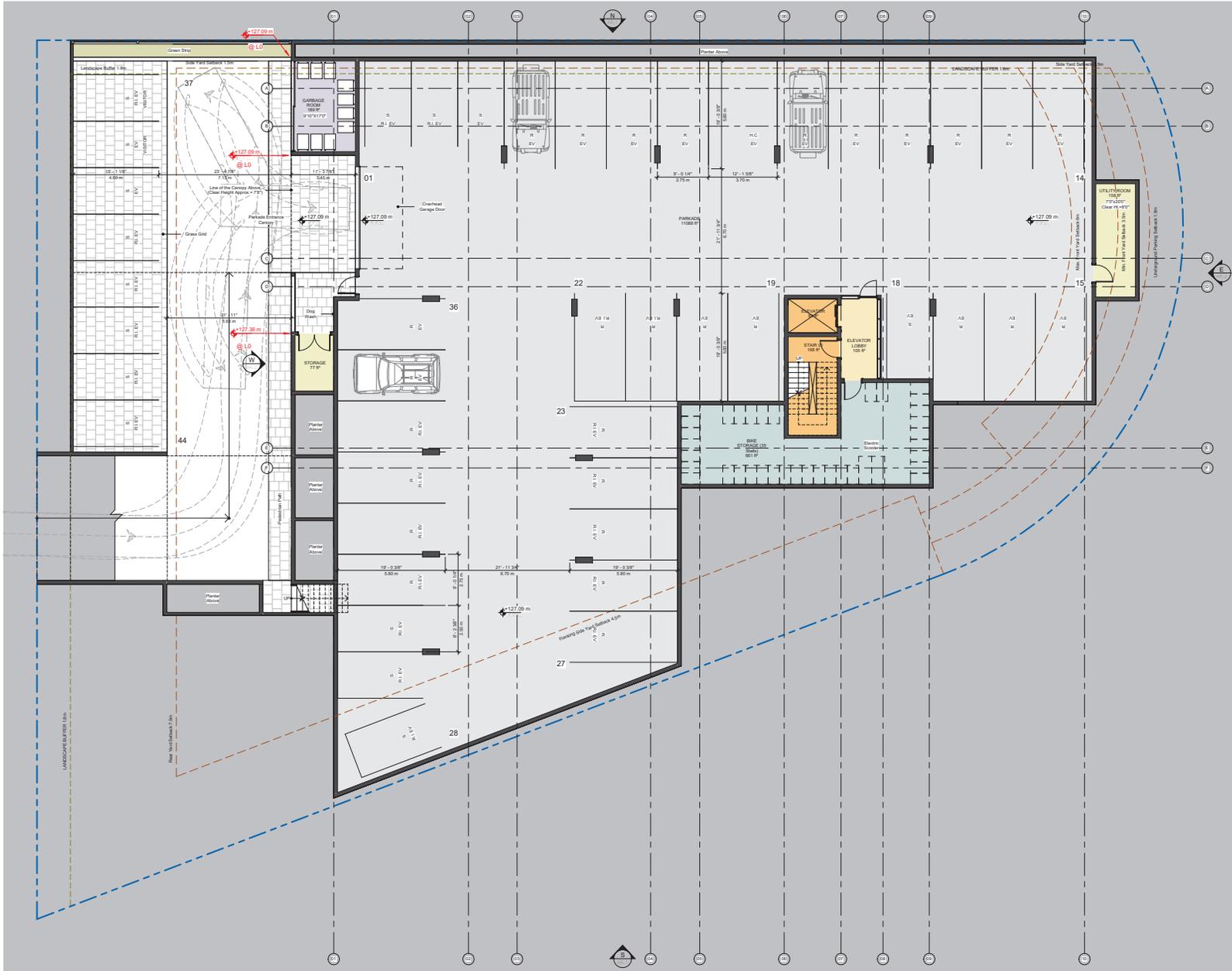
| Permeable Area & Green Roof (Tier 1 Requirement) | Bylaws Requirements | Green Roof Area Provided (sq') | Difference |
|--|---------------------|--------------------------------|------------|
| Item | | | |
| Permeable Area | Ratio 50% | 11,571 | 12,327 |
| Green Roof | Ratio 30% | Roof Area = 12,922 | 3,877 |
| | | 3,883 | 6 |

Note: 1) Variance in RED



01 SITE PLAN & BUILDING HEIGHT CALCULATION
1" = 10'-0"





ROOM LEGEND

- PARKADE
- BIKE STORAGE (35 Stalls)
- GARBAGE ROOM
- STORAGE
- UTILITY ROOM
- ELEVATOR LOBBY
- ELEVATOR
- STAIR 01

| Parking Schedule | |
|------------------|---------------|
| Parking Type | Parking Count |

| L0 LEVEL | |
|--|----|
| Parking Stall: Small Parking (R.I. EV) | 11 |
| Parking Stall: Small Parking (EV) | 4 |
| Parking Stall: Regular Parking (R.I. EV) | 11 |
| Parking Stall: Regular Parking (EV) | 17 |
| Parking Stall: Accessible Parking (EV) | 1 |
| Grand total: 44 | |

| EV Parking Schedule | |
|---------------------|---------------|
| Parking Type | Parking Count |

| | |
|--|----|
| Parking Stall: Regular Parking (EV) | 4 |
| Parking Stall: Regular Parking (EV) | 17 |
| Parking Stall: Accessible Parking (EV) | 1 |
| EV: 22 | |
| Parking Stall: Small Parking (R.I. EV) | 11 |
| Parking Stall: Regular Parking (R.I. EV) | 11 |
| R.I. EV: 22 | |



Development Permit DP001282 Schedule C
 6201 Oliver Road
BUILDING ELEVATIONS AND DETAILS

MATERIAL FINISH & LEGEND
 1 : 1/10

- VW1 Vinyl Windows & Door Frame
- G1 Clear Glazing (Tinted Grey)
- G2 Guardrail Clear Glass (Tinted Grey)
- G3 Guardrail Frosted Glass (Tinted Grey)
- MT1 Metal Fascia (Colour to Match Fascia)
- FP5 Fiber Cement Fascia Board (Charcoal)



FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Pearl Gray



FP3 - Horizontal Siding Night Gray



FP4 - Brick Veneer



FP4 - Fiber Cement Panel



WD1 - Timber Wood Frame/Column/Beam



01 NORTH ELEV.
 1" = 10'-0"

Development Permit No. DP001284 Schedule C
 380 & 385 Watfield Avenue
BUILDING ELEVATIONS AND DETAILS

Proposed Height Variance



02 SOUTH ELEVATIONS
 1" = 10'-0"

MATERIAL FINISH & LEGEND
1 : 110

- WW1 Vinyl Windows & Door Frame
- G1 Clear Glazing (Tinted Grey)
- G2 Guardrail Clear Glass (Tinted Grey)
- G3 Guardrail Frosted Glass (Tinted Grey)
- MT1 Metal Fascia (Colour to Match Fascia)
- FP5 Fiber Cement Fascia Board (Charcoal)



FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Pearl Gray



FP3 - Horizontal Siding Night Gray



FP4 - Brick Veneer



FP4 - Fiber Cement Panel



WD1 - Timber Wood Frame/Column/Beam

Proposed Height Variance



01 EAST ELEVATION
1" = 10'-0"

Proposed Height Variance



02 WEST ELEVATION
1" = 10'-0"

| | |
|---|-------------------|
| Development Permit DP001282 6201 Oliver Road | Schedule D |
| LANDSCAPE PLAN AND DETAILS | |

6201 OLIVER ROAD

6201 Oliver Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JULY 29, 2022
 REISSUED FOR DEVELOPMENT PERMIT - JUNE 22, 2023

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Rationale
- L1.02 Landscape Concept Plan
- L1.03 Landscape Materials Plan
- L1.04 Landscape Section
- L1.05 Rooftop Materials Plan
- L2.01 Planting Plan
- L2.02 Rooftop Planting Plan
- L2.03 Plant List + Notes



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| 3 | 06-22-2023 | DP RESUBMISSION |

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PROJECT
6201 OLIVER ROAD
 6201 Oliver Road
 Nanaimo, BC

RECEIVED
 DVP1232
 2023-JUN-22
CONTRACT PLANNING

PROJECT ID 22009
 DB CM CB KS

SCALE NTS
DATE June 1, 2022



COVER PAGE

L0.00

DESIGN PRECEDENTS

PLANTINGS



01 Pollinator garden, mix of perennial flowers + grasses



02 Pollinator garden, colourful linear perennial plantings



03 Green roof sedums



04 Forest garden, evergreen indigenous groundcovers form base for plantings



05 Cornus 'Eddies White Wonder' (White Flowering Dogwood)



06 Acer Ginnom (Paper Bark Maple)



07 Parrotia persica (Persian Ironwood)



08 Acer Palmatum 'Osakazuki' (Greenleaf Japanese Maple)

HARDSCAPE + SITE FURNITURE



09 Arbour walk permeable concrete unit pavers



10 Parking grass grid



11 Timber benches



12 Bollard lighting



13 Arbour walk



14 Arbour with pollinator garden



15 Greenroof with roof deck patio



16 Cedar board fence (1.8m high)

DESIGN RATIONALE

CONTEXT

Located on the northwest corner of Oliver Road and Uplands Drive in Nanaimo, 6201 Oliver Road is a new multi-family residential development adjacent to the Nanaimo North Town Centre. As an undeveloped parcel in an otherwise built-up area, the most noteworthy landscape feature of the site is its tree coverage, representative of the Coastal Douglas fir ecosystem typical to the area. The prevalence of existing trees provides the inspiration for a design concept and elements focused on reestablishing a healthy urban tree canopy within a diverse, climate resilient landscape that enables people and natural systems to thrive together.

DESIGN ELEMENTS

- 1 Arbour Walk**
A simple timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites.
- 2 Common Sitting Area**
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life.
- 3 Pollinator Garden**
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- 4 Forest Garden**
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- 5 Rain Garden**
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- 6 Common Rooftop Deck**
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment.

DESIGN CONCEPT

REGENERATIVE CITY SCENARIO

The regenerative city scenario uses landscape design to respond to the impacts of climate change, the needs of natural systems, and the comfort and well-being of residents by reimagining development as a way to recreate resilient and restorative urban environments.

The planting palette relies on indigenous species layered with complementary ornamental grasses, trees and other species to replicate local natural systems in an urban environment. Plant species are selected to thrive in an urban environment, attract birds and pollinators and strengthen people's experience of place. Extensive tree coverage creates an urban canopy for visual interest, comfort and connectivity, while gathering spaces are surrounded by lush, layered plantings that immerse residents in naturalized spaces.

Planted areas also play a functional role in the management of rainwater, linking architecture, infrastructure, landscape and local ecology. This amplifies the cyclical summer drought/winter rain pattern that dictates so much of what thrives in the local environment, exposes the natural functioning of the urban ecosystem, and harnesses human development to create a lush, living environment that people can enjoy.

Materials, including a wood arbour and benches, concrete walls and pavers evoke the warmth, colours and textures found in the unique coastal environment of Vancouver Island, but are designed with clean, contemporary sophistication and creative flair.

DESIGN ELEMENTS KEY PLAN



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NO. | DATE | REVISION

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PROJECT

6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

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DVP1232
2023-JUN-22
Current Plantings

PROJECT ID 22009

DB CM CB KS

SCALE NTS
DATE June 1, 2022



- 1 ARBOUR WALK**
A simple timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites. The walk includes a seat wall along the north edge, recessed lighting in the planter walls and permeable concrete unit pavers.
- 2 COMMON SITTING AREA**
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life. The sitting area includes benches, bollard lighting, large boulders, and permeable concrete unit pavers.
- 3 POLLINATOR GARDEN**
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- 4 FOREST GARDEN**
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- 5 RAIN GARDEN**
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- 6 COMMON ROOFTOP DECK**
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment. See sheet L1.03 Landscape Plan Rooftop.

LANDSCAPE CONCEPT PLAN
SCALE 1:150

LANDSCAPE REVISION NOTES

This landscape concept plan formed part of the original DP application submission, and was received and reviewed by the City of Nanaimo Design Advisory Panel. The street right of way has been revised in response to City of Nanaimo engineering requirements.

The landscape concept plan is included here to convey the intent of the design and character of the proposed landscape.

See sheet L1.03 Landscape Materials Plan and L2.01 Planting Plan for the updated design.



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PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

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DVP#1282
2023-JUN-22
Current Planning

PROJECT ID 22009
DB CM **CB** KS

SCALE 1:150
DATE June 1, 2022

LANDSCAPE CONCEPT PLAN

L1.02

Proposed Landscape Buffer Variance



LANDSCAPE LEGEND

- BENCH
Quantity: 3
- BICYCLE RACK
Capacity: 3-5
- BOLLARD LIGHTING
Quantity: 5
- BOULDER
Quantity: 9
- CONCRETE UNIT PAVER PATH
TYPE 02
- EDUCATIONAL SIGNAGE
- ENTRANCE
- EXIT
- PERIMETER FENCE
Cedar board 1.8m high fence
- STEEL PLANTER
Quantity: 30
- CONCRETE UNIT PAVER
TYPE 01
Area: 132m²
- CONCRETE UNIT PAVER
TYPE 02
Area: 223m²
- GRASS BOULEVARD
Area: 143m²
Soil Depth: 150mm
- GRASS PAVE
Area: 110m²
- GREEN ROOF
Area: 157m²
Soil Depth: 150mm
- MULCH PATH
Area: 22m²
- PLANTED AREA OVER PARKADE
(included in green roof calculation)
Area: 220m²
Soil Depth: 300mm min.
- PLANTED AREA
Area: 569m²
Soil Depth: 450mm
- RAINGARDEN
Area: 42m²
Soil Depth: 450mm

LANDSCAPE MATERIALS PLAN
SCALE 1:150

Refer to Sheet L1.05 for Rooftop Materials Plan

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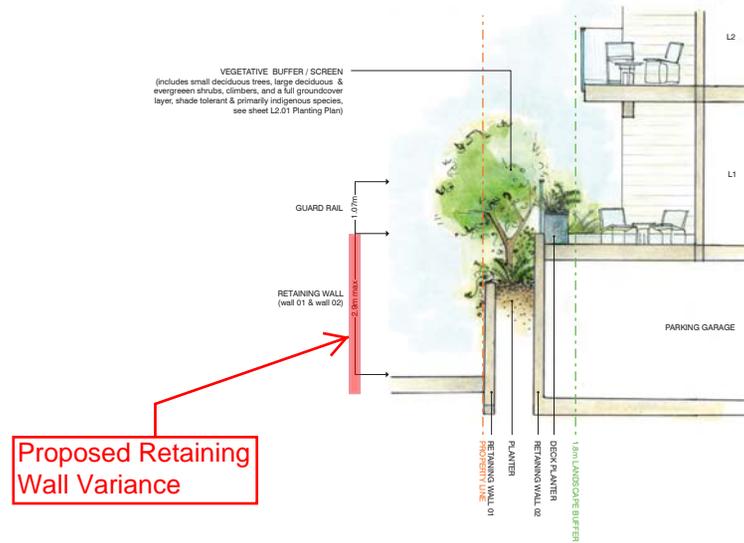
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6201 Oliver Road
Nanaimo, BC

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2023-JUN-22
CURRENT PLANNING

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DB CM CB KS
SCALE 1:150
DATE June 1, 2022

LANDSCAPE MATERIALS PLAN

L1.03



Proposed Retaining Wall Variance



SECTION A
NORTH PROPERTY LINE RETAINING WALL
NTS

SECTION KEY PLAN



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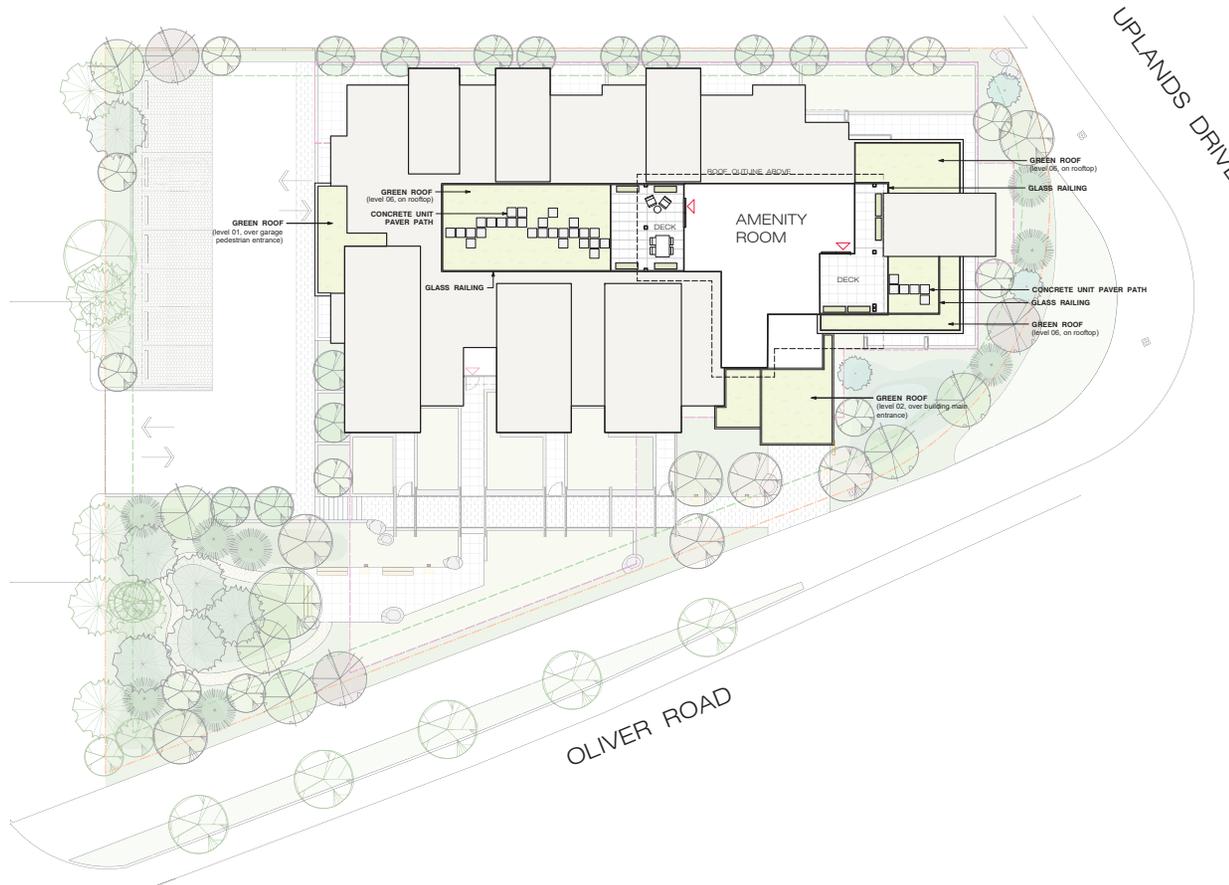
PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

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DVP#132
2023-JUN-22
Contract Planning

PROJECT ID 22009
DB CM **CB** KS
SCALE 1:150
DATE June 1, 2022

LANDSCAPE SECTION

L1.04



LANDSCAPE LEGEND

- BENCH**
Quantity: 3
- BICYCLE RACK**
Capacity: 3-5
- BOLLARD LIGHTING**
Quantity: 5
- Boulder**
Quantity: 9
- CONCRETE UNIT PAVEMENT PATH TYPE 02**
- EDUCATIONAL SIGNAGE**
- ENTRANCE**
- EXIT**
- PERIMETER FENCE**
Cedar board 1.8m high fence
- STEEL PLANTER**
Quantity: 30
- CONCRETE UNIT PAVEMENT TYPE 01**
Area: 132m²
- CONCRETE UNIT PAVEMENT TYPE 02**
Area: 223m²
- GRASS BOULEVARD**
Area: 143m²
Soil Depth: 150mm
- GRASS PAVE**
Area: 110m²
- GREEN ROOF**
Area: 157m²
Soil Depth: 150mm
- MULCH PATH**
Area: 22m²
- PLANTED AREA OVER PARKADE**
(included in green roof calculation)
Area: 220m²
Soil Depth: 300mm min.
- PLANTED AREA**
Area: 568m²
Soil Depth: 450mm
- RAIN GARDEN**
Area: 42m²
Soil Depth: 450mm

ROOFTOP MATERIALS PLAN
SCALE 1:150

Refer to Sheet L1.03 for Landscape Materials Plan

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6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP1282
2023-JUN-22
CITY OF NANAIMO

PROJECT ID 22009
DB CM **CB** KS

SCALE 1:150
DATE June 1, 2022

ROOFTOP MATERIALS PLAN

L1.05



PLANT LEGEND

- Am *Achillea millefolium* 'moonshine'
- Ac *Allium oenanthifolium*
- Ag *Amanchacanthus grandiflorus*
- Arb *Arbutus unedo*
- Au *Arctostaphylos uva-ursi*
- Ar *Armeria maritima*
- Ck *Calamagrostis Karl Forester*
- Ca *Clematis armandi*
- Ev *Epimedium x versicolor*
- Fc *Fragaria chiloensis*
- Ga *Gaultheria shallon*
- Gl *Gaura lindheimeri*
- Le *Lonicera ciliosa*
- Ln *Luzula nivea*
- Mn *Mahonia nervosa*
- My *Miscanthus yaku jima*
- Np *Nepeta dropmore blue*
- Oc *Oenothera cerasiformis*
- Oo *Oxalis oregana*
- Pa *Pennisetum alopecuroides*
- Pm *Polysichum maritimum*
- Po *Polygonum*
- Rb *Ribes sanguineum*
- Sa *Salvia nemorosa 'Cardonna'*
- Se *Sedum 'Autumn Joy'*
- Sl *Solidago lepida*
- Tg *Tellima grandiflora*
- Ts *Thymus serpyllum*
- V *Vaccinium* (mix varieties)
- Vo *Vaccinium ovatum*

- GRASS BOULEVARD**
Area: 140m²
Soil Depth: 150mm
Pickseed Coastal Native Sodgrass Mix or equivalent.
- GRASS PAVE**
Area: 110m²
Soil Depth: 150mm
Pickseed Coastal Native Sodgrass Mix or equivalent.
- RAINGARDEN BOTTOM**
Area: 16m²
Soil Depth: 450mm
Plant bottom with a mix of:
1. *Carex obovata*
2. *Carex rostrata*
3. *Iris missouriensis*
4. *Juncus effusus*
5. *Scirpus microcarpus*
- GREEN ROOF**
Area: 157m²
Soil Depth: 150mm
Plant with a mix of:
1. *Allium oenanthifolium*
2. *Armeria maritima*
3. *Festuca ovina*
4. *Fragaria chiloensis*
5. *Sedum album*
6. *Sedum rupestre*

TREE LEGEND

- Existing Trees to Remain (see Tree Management Plan provided by others)
- Ac (13) *Acer circinatum*
- A (1) *Acer macrophyllum*
- Ag (3) *Acer griseum*
- Ap (4) *Acer palmatum 'Osakazuki'*
- Ce (6) *Cornus eddies white wonder*
- Pp (3) *Parrotia persica*
- Po (3) *Picea Omorika Bruns*
- Pc (8) *Pinus contorta*
- P (6) *Pseudotsuga menziesii*

PLANTING PLAN
SCALE 1:150

Off-Site Improvements to be determined at detailed design

Refer to Sheet L2.02 for Rooftop Planting Plan
Refer to Sheet L2.03 for Plant List + Notes

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PRIMEX INVESTMENTS LTD.

| NO. | DATE | ISSUE |
|-----|------------|---------------|
| 1 | 07-29-2022 | DP SUBMISSION |
| 2 | 09-26-2022 | DP REVISIONS |
| 3 | 08-22-2023 | DP REVISIONS |

NO. | DATE | REVISION

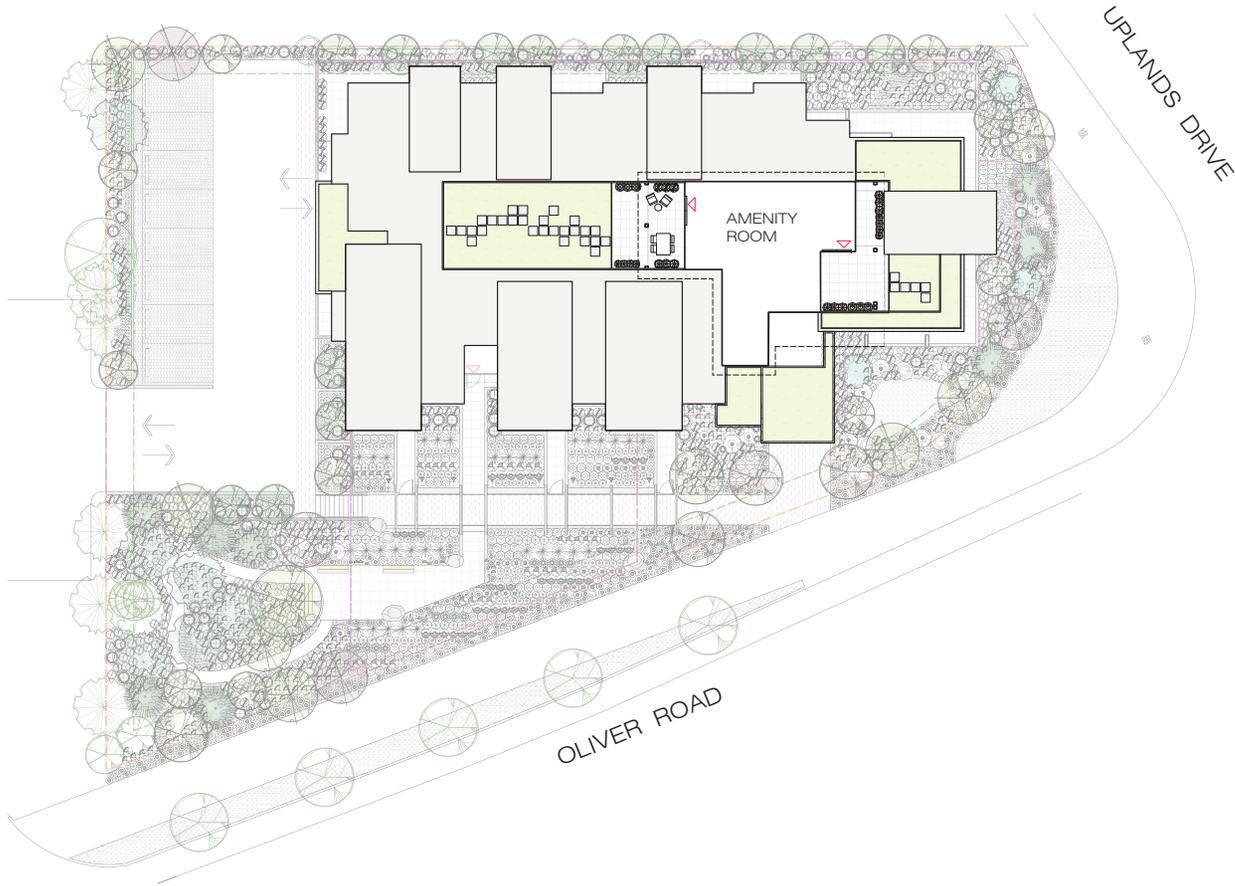
PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP1232
2023-JUN-22
COURT PLANNING

PROJECT ID 22009
DB CM **CB** KS
SCALE 1:150
DATE June 1, 2022

PLANTING PLAN

L2.01



PLANT LEGEND

- Am Achillea millefolium 'moonshine'
- Ac Allium cernuum
- AgA Amelanchier grandiflora
- Arb Arbutus unedo
- Au Arctostaphylos uva-ursa
- Ar Armeria maritima
- Ck Calamagrostis Karl Forester
- Ca Clematis armandi
- Ev Epimedium x vericolor
- Fc Fragaria chiloensis
- Gs Gaultheria shallon
- Gl Gaura lindheimeri
- Lc Lonicera ciliosa
- Ln Luzula nivea
- Mn Malonia nervosa
- My Miscanthus yaku jima
- Np Nepeta dropmore blue
- Oc Oenothera caesariensis
- Oo Oxalis oregana
- Pa Pennisetum alopecuroides
- Pm Polystichum maritum
- Rb Ribes sanguineum
- Sa Salvia nemorosa 'Cardonna'
- Se Sedum 'Autumn Joy'
- Sl Solidago lepida
- Tg Tellima grandiflora
- Ts Thymus serpyllum
- V Vaccinium (mix varieties)
- Vo Vaccinium ovatum

GRASS BOULEVARD
 Area: 143m²
 Soil Depth: 150mm
 Pickseed Coastal Native Sodgrass Mix or equivalent.

GRASS PAVE
 Area: 110m²
 Soil Depth: 150mm
 Pickseed Coastal Native Sodgrass Mix or equivalent.

RAINGARDEN BOTTOM
 Area: 16m²
 Soil Depth: 450mm
 Plant bottom with a mix of:
 1. Carex obovata
 2. Carex rostrata
 3. Iris missouriensis
 4. Juncus effusus
 5. Scirpus microcarpus

GREEN ROOF
 Area: 157m²
 Soil Depth: 150mm
 Plant with a mix of:
 1. Allium cernuum
 2. Armeria maritima
 3. Festuca roemerii
 4. Fragaria chiloensis
 5. Sedum album
 6. Sedum rupestre

TREE LEGEND

- Existing Trees to Remain (see Tree Management Plan provided by others)
- Ac (13) Acer circinatum
- A (1) Acer macrophyllum
- Ag (3) Acer griseum
- Ap (4) Acer palmatum 'Osakazuki'
- Ce (6) Cornus edulis white wonder
- Pp (3) Parrotia persica
- Po (3) Picea Omorika Bruns
- Pc (8) Pinus contorta
- P (6) Pseudotsuga menziesii

ROOFTOP PLANTING PLAN
 SCALE 1:150

Refer to Sheet L2.01 for Planting Plan
 Refer to Sheet L2.03 for Plant List + Notes

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| 1 | 07-29-2022 | DP SUBMITTALS |
| 2 | 08-25-2022 | DP REVISED SUBMITTALS |
| 3 | 08-22-2023 | DP REVISED SUBMITTALS |

NO. | DATE | REVISION

PROJECT
 6201 OLIVER ROAD
 6201 Oliver Road
 Nanaimo, BC

RECEIVED
 DVP/1262
 2023-JUN-22
 COURTESY PLANTING

PROJECT ID 22009
DB CM **CB** KS
SCALE 1:150
DATE June 1, 2022

ROOFTOP PLANTING PLAN

L2.02

PLANT LIST

Table with columns: Key, Qty, Botanical Name, Common Name, Pot Size, Spacing. Includes sections for Coniferous Trees, Deciduous Trees, Deciduous Shrubs, Evergreen Shrubs, Groundcovers & Ferns, Ornamental Grasses, Perennials, Wetland Plants for Raingarden, and Vine.

PLANTING NOTES

- 1. All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
2. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.3.3. Properties of Growing Media Level 2 'Groomed' - 2P.
3. Growing Medium Depths: Tree Planting Areas: 1 cu. m. per tree. Shrub & Ground Cover Areas: 400mm (16") depth. Seeded Areas: 150mm (6") depth.
4. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth pver all tree, shrub, and groundcover planting areas.
5. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
6. All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
7. 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.
8. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
9. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to Sheet L2.01 for Planting Plan
Refer to Sheet L2.02 for Rooftop Planting Plan

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NO. | DATE | REVISION

PROJECT
6201 OLIVER ROAD
6201 Oliver Road
Nanaimo, BC

RECEIVED
DVP1232
2023-JUN-22
Current Planning

PROJECT ID 22009
DB CM CB KS
SCALE NTS
DATE June 1, 2022

PLANT LIST + NOTES

L2.03

Development Permit DP001282

Schedule E

6201 Oliver Road

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY**Amenity Requirements for Additional Density**

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

| Amenity | | Points |
|---------|---|--------------|
| A | The proposed development is located on a brownfield site. | 5 |
| B | The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks. | 3 |
| C | The proposed development is located within 200m of a park or trail network. | 1 |
| D | The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property. | 1 point each |
| E | The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. | 1 point each |
| Total | | 20 |

Category 3: Parking and Sustainable Transportation (10 points required)

| Amenity | | Points |
|---------|--|--------|
| A | For a non-residential component of a development, shower and change room facilities are provided to accommodate employees. | 2 |
| B | At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op. | 1 |
| C | The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property. | 4 |
| D | A minimum of 50% of the parking provided for the proposed development includes access to an electric vehicle charging station. | 2 ✓ |
| E | A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building. | 4 ✓ |
| F | The proposed development includes covered and designated parking spaces for a motorized or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized or electric scooter or motorcycle space per 15 dwelling units; or (2.3 Space) b) non-residential uses: 1 motorized or electric scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area. | 2 ✓ |
| G | A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way. | 2 |
| H | Parking does not exceed minimum parking requirements within the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7226" and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution thereof. | 2 ✓ |
| I | The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area. | 1 |
| Total | | 20 |

(4500.182; 2021-DEC-06)

Possibility to Achieve 10 Points

Category 5: Energy Management (11 points required)

| Amenity | | Points |
|---------|--|----------|
| A | The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.* (Req. Step Code 2 for Part 3. Need Step Code 3) | 10* ✓ |
| B | The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.* | 15* |
| C | The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.* | 30* |
| D | The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite. | 1 ✓ |
| Total | | 31 |

* Points will be awarded for only one of A, B, or C.

Possibility to Achieve 11 Points

Category 6: Water Management (8 points required)

| Amenity | | Points |
|---------|--|--------|
| A | At least 50% of the property is covered with a permeable surface area which may include a green roof. | 2 ✓ |
| B | The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard. | 2 ✓ |
| C | A green roof is installed to a minimum 30% of the roof area. | 3 ✓ |
| D | A living wall is installed to cover at least 10% of the total available wall area for the proposed project. | 2 |
| E | A non-potable irrigation system is installed and used for all on-site irrigation. | 3 |
| F | A water efficient irrigation system (such as drip) is installed. | 1 ✓ |
| G | The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. | 2 ✓ |
| H | The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. | 1 ✓ |
| Total | | 16 |

Possibility to Achieve 8 Points

The project will explore either complying with (B) or (C), NOT BOTH, to fulfill the minimum points required for category (6) at the detail stage of the project.

Definitions

BC Energy Step Code: means a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Carpool Parking Space: means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.
(4500.103; 2017-JUL-10)

