



DEVELOPMENT PERMIT NO. DP001294

BLACK SQUIRREL DEVELOPMENTS LTD

Name of Owner(s) of Land (Permittee)

6004 NELSON 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 2 DISTRICT LOT 32 WELLINGTON DISTRICT PLAN EPP102733
EXCEPT PLAN EPP116381**

PID No. 031-196-284

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

Schedule C Parking Plan

Schedule D Building Elevations and Details

Schedule E 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.

TERMS OF PERMIT

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Nelson Road) from 6.0m to 4.7m as shown on Schedule B.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (east) side yard setback from 3.0m to 1.6m as shown on Schedule B.
3. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of arbours (up to 2.4m in height) in a front yard setback from 1 to 4 and to increase the maximum allowable height for the arbours from 2.4m to 2.7m, as shown on Schedules B and E.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 0.0m on the side yard and a portion of the rear yard as shown on Schedule E.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Delinea Design Consultants Ltd., dated 2023-NOV-20, as shown on Schedule B.
2. The subject property shall be developed in accordance with the Parking Plan, prepared by Delinea Design Consultants Ltd., dated 2024-JAN-08, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Delinea Design Consultants Ltd., dated 2022-DEC-21, as shown on Schedule D.
4. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2023-NOV-09, as shown on Schedule E.
5. The registration of a 3m Statutory Right-of-Way along the west property line and portion of the north property line, prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
26TH DAY OF FEBRUARY, 2024.


Corporate Officer


Date

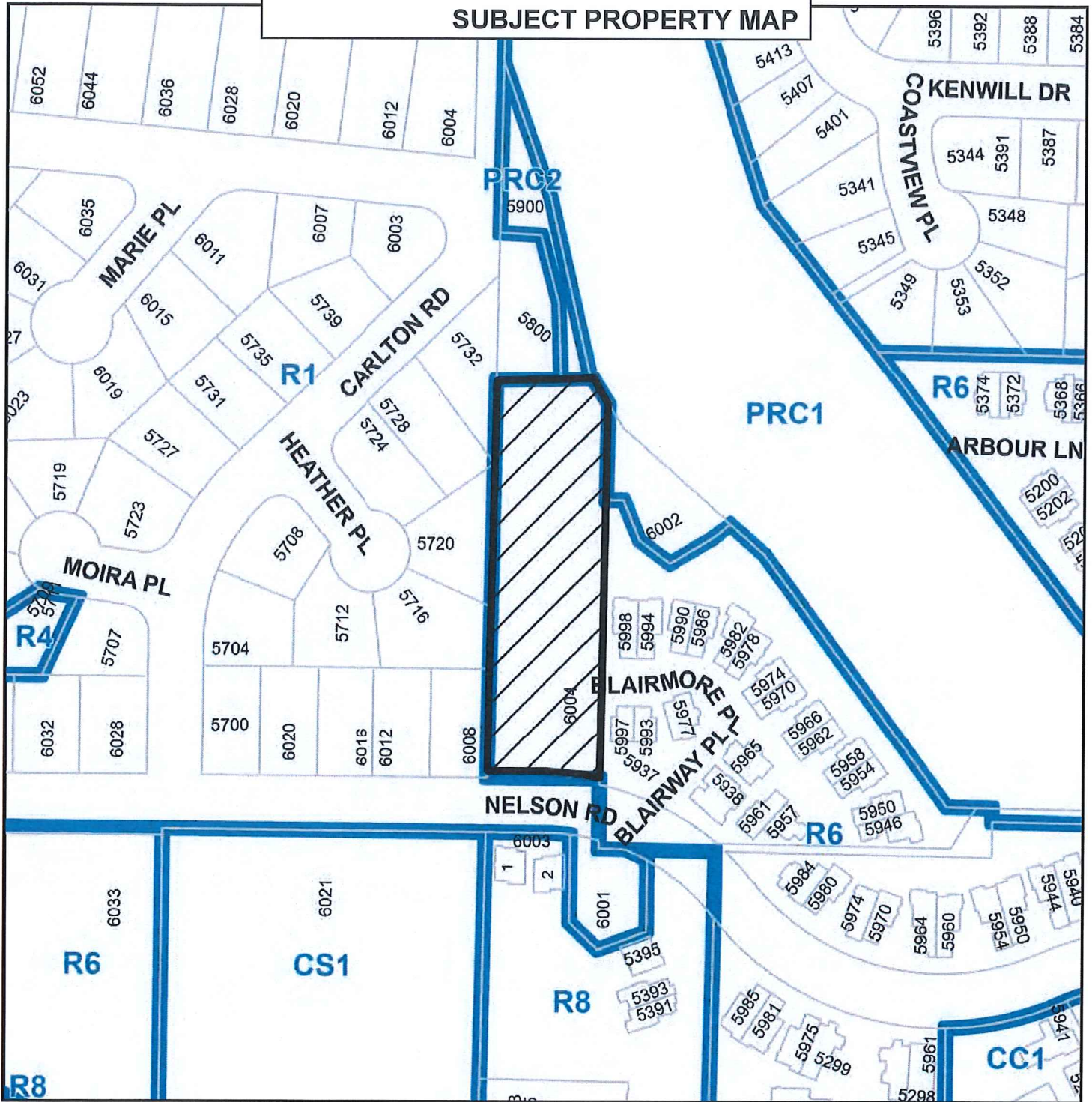
Sheila Gurrie
Corporate Officer
City of Nanaimo

PC/lm

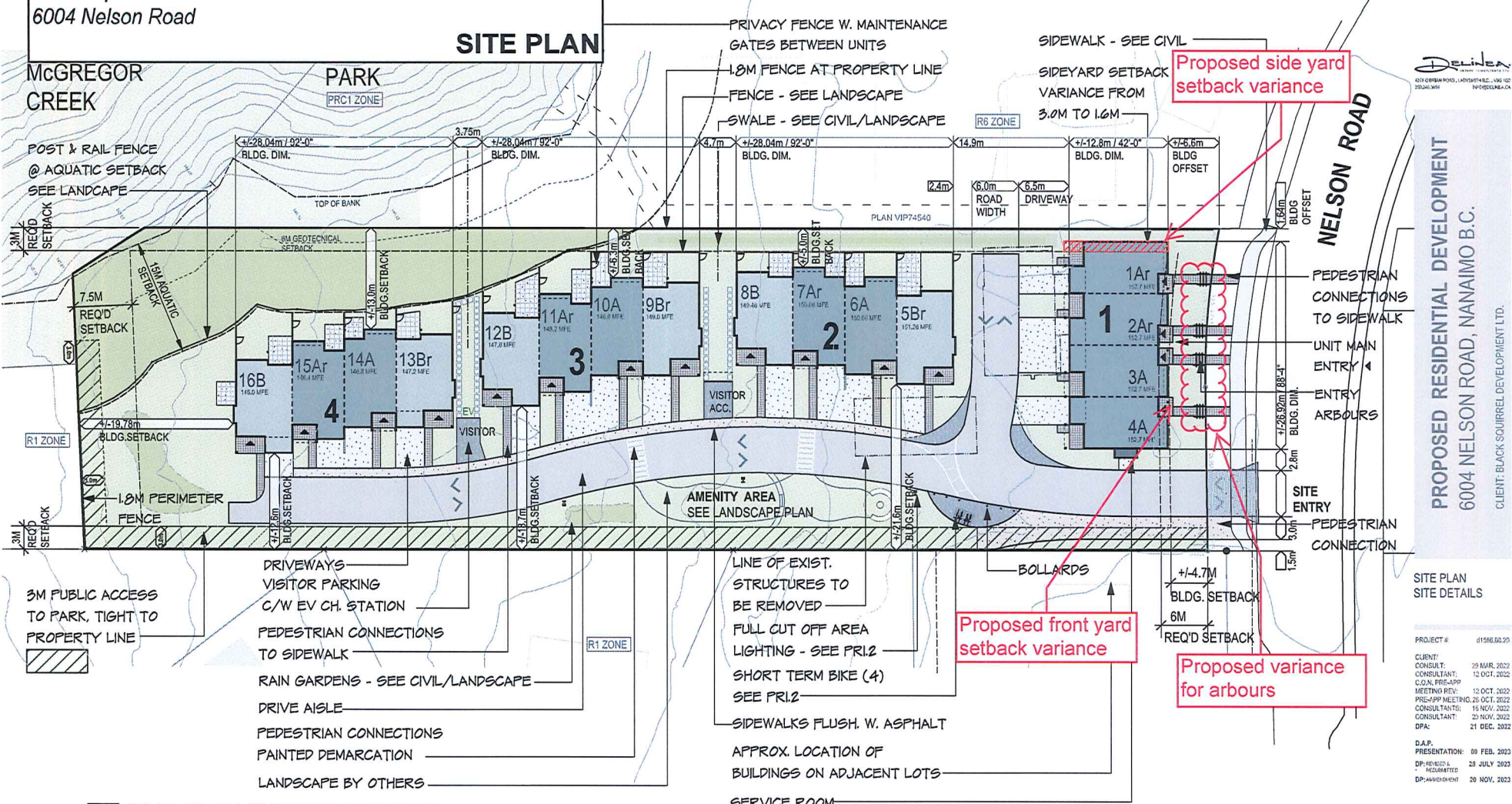
Prospero attachment: DP001294

Development Permit No. DP001294 Schedule A
6004 Nelson Road

SUBJECT PROPERTY MAP



6004 Nelson Road



PROPOSED RESIDENTIAL DEVELOPMENT
 6004 NELSON ROAD, NANAIMO B.C.
 CLIENT: BLACK SOURRELL DEVELOPMENT LTD.

SITE PLAN
 SITE DETAILS

PROJECT #	01596.00.01
CLIENT	29 MAR. 2022
CONSULTANT	12 OCT. 2022
C.O.A.L. PRE-APP	
MEETING REV.	12 OCT. 2022
PRE-APP MEETING	28 OCT. 2022
CONSULTANTS	15 NOV. 2022
CONSULTANT	20 NOV. 2022
DPA	21 DEC. 2022
D.A.P.	
PRESENTATION	09 FEB. 2023
DP REVIEW	28 JULY 2023
REDESIGNED	
DP APPROVED	20 NOV. 2023

SITE PLAN BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS, REFERENCE PHOTOS AND MAPPING. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

NOTE: SEE PAGE PR1.2 FOR PARKING AND VEHICLE MOVEMENT DETAILS
 SEE LANDSCAPE AND CIVIL BY OTHERS



LOCATION PLAN

RECEIVED
 DP1294
 2023-DEC-15
 GREEN PLANNING

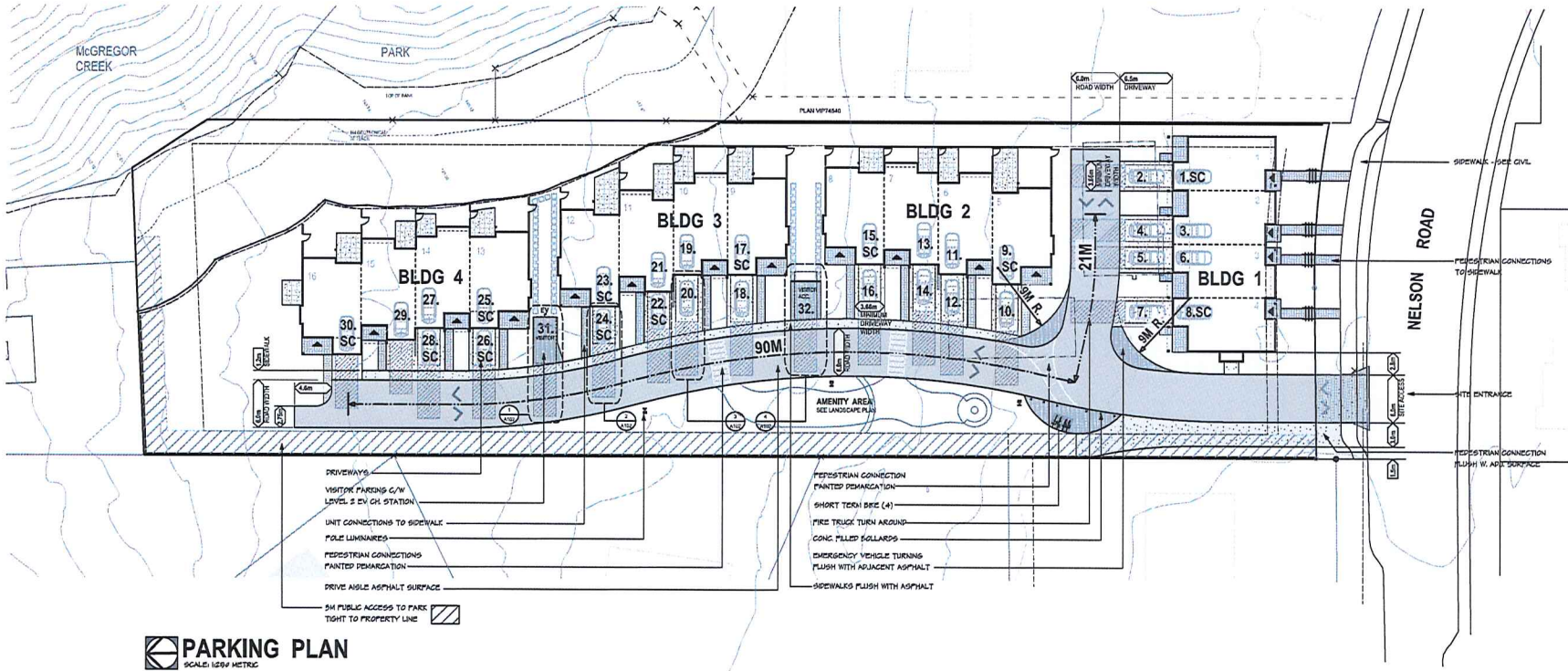
COPYRIGHT RESERVED. THESE PLANS AND THE PROPERTY OF DELINEA DESIGN CONSULTANTS LTD. TO BE USED ONLY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

PR1.1

Development Permit No. DP001294 Schedule C
6004 Nelson Road
PARKING PLAN



PROPOSED RESIDENTIAL DEVELOPMENT
6004 NELSON ROAD, NANAIMO B.C.
CLIENT: BLACK SOURRIE DEVELOPMENT LTD.



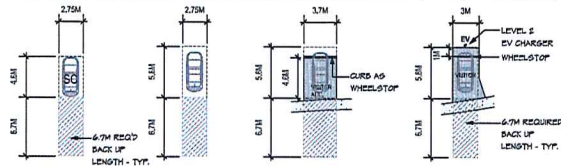
PARKING PLAN
SCALE: 1:500 METRIC

NOTE: ALL PARKING STALLS SHOWN ARE STANDARD CARS EXCEPT AS NOTED.

PARKING/VEHICLE MOVEMENT PLAN

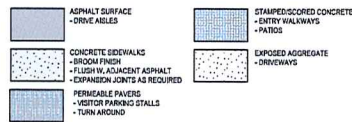
CONSULTANTS: 15 NOV. 2022
CONSULTANT: 20 NOV. 2022
DP: 21 DEC. 2022
DP REVIEW: 23 JULY 2022
DP REVIEW: 08 JAN. 2024

TYPICAL PARKING DIMENSIONS



- SMALL CAR STALL
- STANDARD CAR STALL
- ACCESSIBLE CAR STALL
- VISITOR/EV STALL

HARD SURFACE LEGEND



PARKING DATA

REQUIRED:	2 PER UNIT (AREA 1)	32	EV PARKING:	REGD/PROVD 16
TOTAL REQUIRED:		32 STALLS	1 PER UNIT:	
PARKING PROVIDED:	GARAGE	16	LEVEL 1 ROUGH-IN (GARAGE)	REGD: 0.75
	DRIVEWAY	14	LEVEL 2	PROVD: 1 (VISITOR)
	VISITOR	2	BICYCLE:	REGD: 1.6
TOTAL PROVIDED:		32 STALLS	SHORT TERM 0.5/UNIT	PROVD: 4
PARKING TYPES:	SMALL CARS (MAX 40%)	12 (37.5%)	LONG TERM 0.5/UNIT	REGD: 8
	STANDARD CARS	19	1 WITH UNIT GARAGES	PROVD: 8
	ACCESSIBLE STALL	1 (VISITOR)	(UNITS 1, 4, 5, 8, 12, 13 & 16)	
	TOTAL:	32 STALLS	GVW ELECTRIC BIKE CHARGING OUTLET	



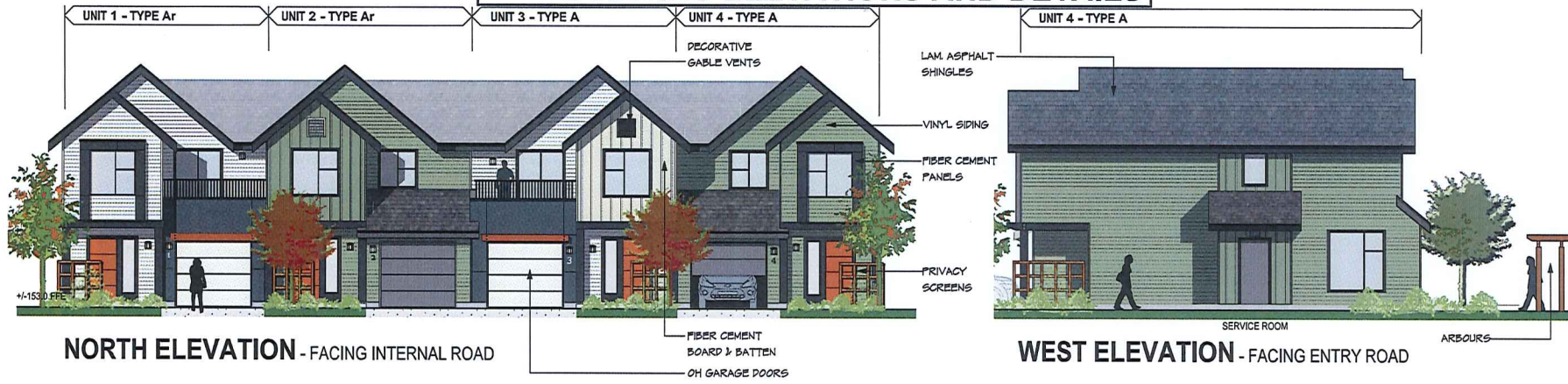
POLE LUMINAIRE EXAMPLE
- LED
- FULL CUT OFF

RECEIVED
DP1294-08
2024-JAN-08

PR1.2

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINE DESIGN CONSULTANTS LTD. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, TRANSMITTED, OR IN ANY MANNER IS TO BE FORWARDED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF DELINE DESIGN CONSULTANTS LTD.

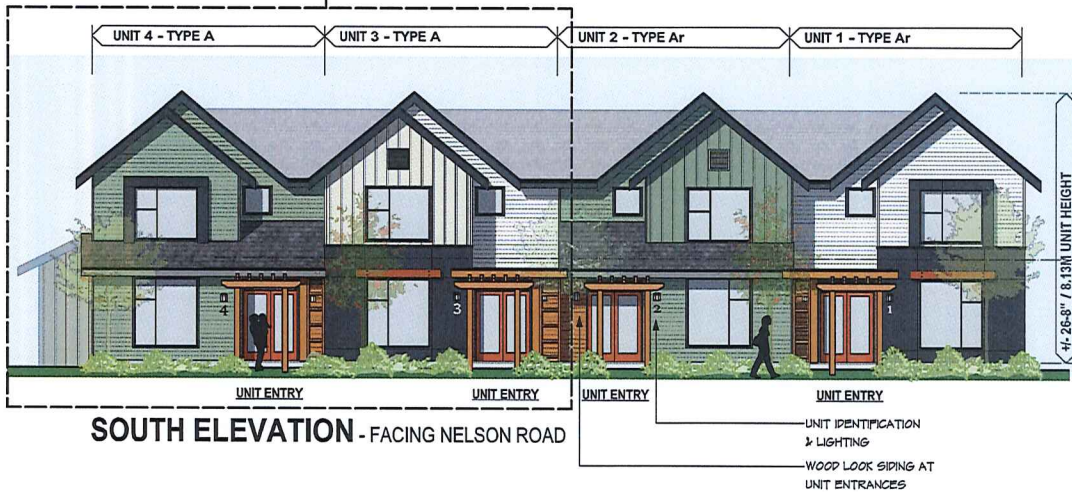
Development Permit No. DP001294 Schedule D
 6004 Nelson Road
BUILDING ELEVATIONS AND DETAILS



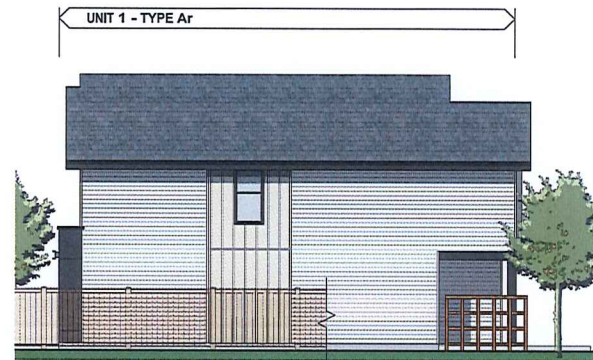
NORTH ELEVATION - FACING INTERNAL ROAD

WEST ELEVATION - FACING ENTRY ROAD

SEE PR3.4 FOR DETAILS



SOUTH ELEVATION - FACING NELSON ROAD

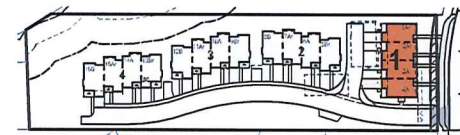


EAST ELEVATION

EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 1 & 3

	VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH LINEN 012		FIBER CEMENT BOARD & BATTEN 1. MOUNTAIN SAGE 2. COBBLESTONE		ACCENT SIDING @ ENTRY WOOD LOOK SIDING
	VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH MOUNTAIN ARBOUR 639		WINDOW FRAMES BLACK		EXTERIOR DOORS/DETAILS
	FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7068 GRIZZLE GRAY		FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7068 GRIZZLE GRAY		ASPHALT SHINGLES DARK GREY
					GARAGE DOORS DARK GREY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.



BUILDING 1 A/A/A/A

PROPOSED RESIDENTIAL DEVELOPMENT
 6004 NELSON ROAD, NANAIMO B.C.
 CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

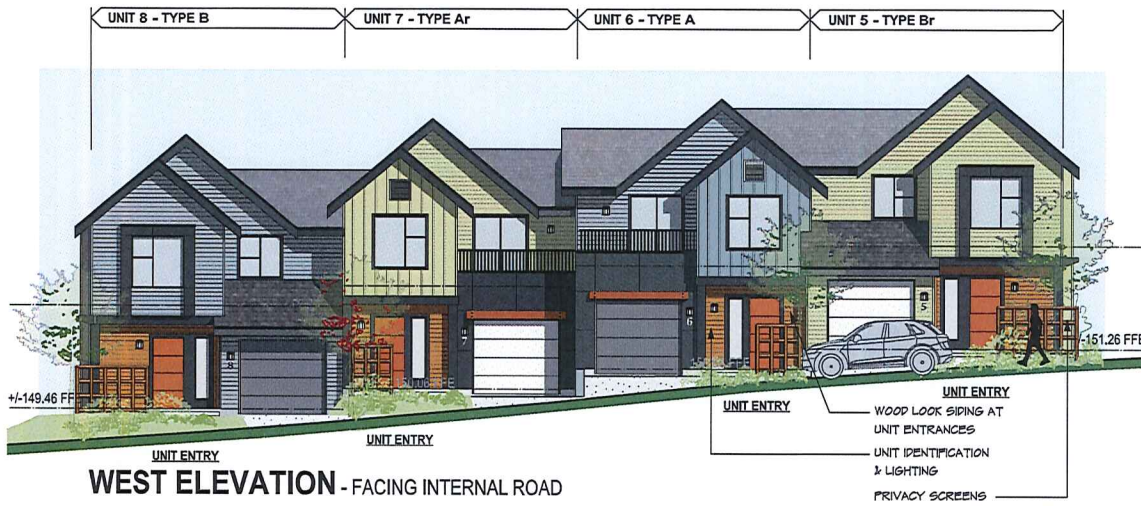
ELEVATIONS
 BUILDING 1

PROJECT #: d1558.08.20
 CLIENT/ CONSULT: 29 MAR. 2022
 C.O.A.L. PRE-APP: 21 JUNE 2022
 MEETING REV: 12 OCT. 2022
 PRE-APP MEETING: 23 OCT. 2022
 CONSULTANT: 23 NOV. 2022
 DPA: 21 DEC. 2022

RECEIVED
 DP1294
 2022-DEC-21
 Current Planning

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINA DESIGN CONSULTANTS LTD. TO BE USED ONLY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE OF ANY PART HEREOF IS NOT PERMISSIBLE.

PR3.0



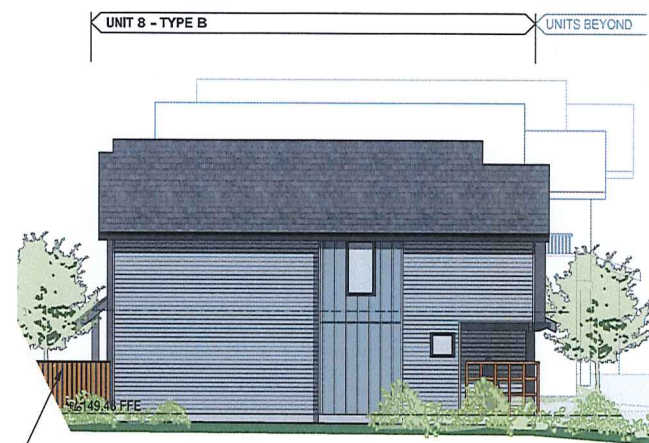
WEST ELEVATION - FACING INTERNAL ROAD



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 2 & 4

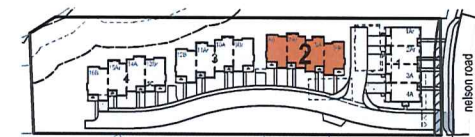
VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH WARM BEIGE	FIBER CEMENT BOARD & BATTEN 1. GRAY SLATE 2. WARM BEIGE	ACCENT SIDING @ ENTRY WOOD LOOK SIDING
VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH DOVER GRAY	WINDOW FRAMES BLACK	EXTERIOR DOORS/DETAILS
FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7068 GRIZZLE GRAY	FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7068 GRIZZLE GRAY	ASPHALT SHINGLES DARK GREY
		GARAGE DOORS DARK GREY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.

PROPOSED RESIDENTIAL DEVELOPMENT
6004 NELSON ROAD, NANAIMO B.C.
CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

**ELEVATIONS
BUILDING 2**

PROJECT #:	d159L05.03
CLIENT/CONSULT:	29 MAR, 2022
SITE MEETING:	21 JUNE 2022
COUNCIL PRE-APP MEETING REV:	12 OCT 2022
PRE-APP MEETING:	26 OCT 2022
CONSULTANT:	23 NOV, 2022
DPA:	21 DEC, 2022

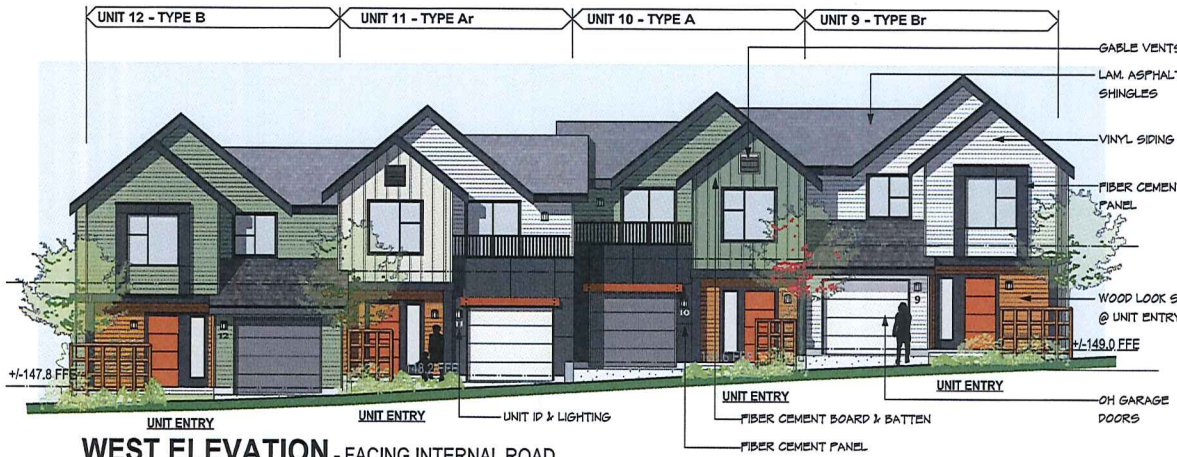


BUILDING 2 B/A/A/B

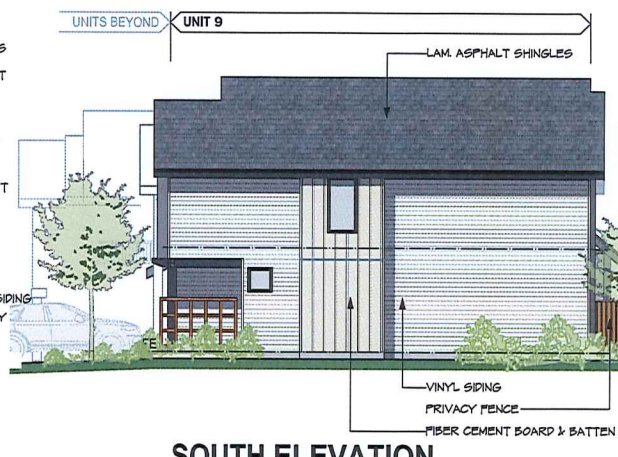
RECEIVED
DP1294
2022-DEC-21
Current Planning

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LTD. TO BE USED ONLY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMITTED.

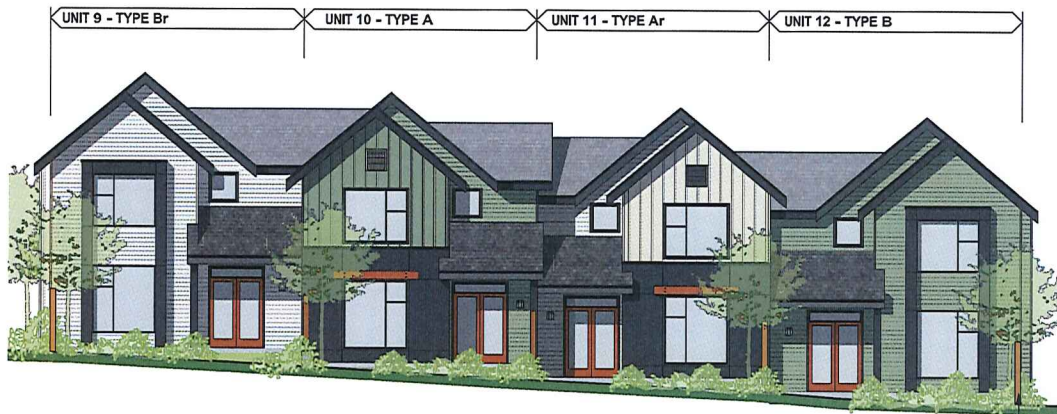
PR3.1



WEST ELEVATION - FACING INTERNAL ROAD



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

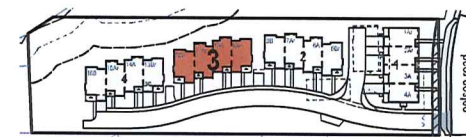
EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 1 & 3

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.

PROPOSED RESIDENTIAL DEVELOPMENT
 6004 NELSON ROAD, NANAIMO B.C.
 CLIENT: BLACK SOURRELL DEVELOPMENT LTD.

ELEVATIONS

PROJECT #:	d1906.00.20
CLIENT/CONSULT:	29 MAR, 2022
SITE MEETING:	21 JUNE 2022
C.O.A. PRE-APP MEETING REV:	13 OCT 2022
PRE-APP MEETING:	26 OCT, 2022
CONSULTANT:	23 NOV, 2022
DPA:	21 DEC, 2022

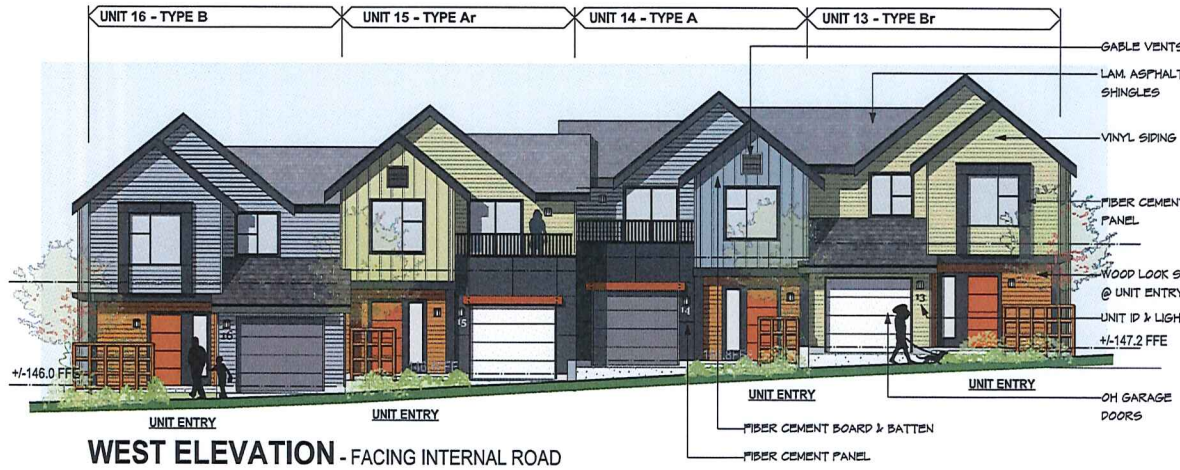


BUILDING 3 B/A/B

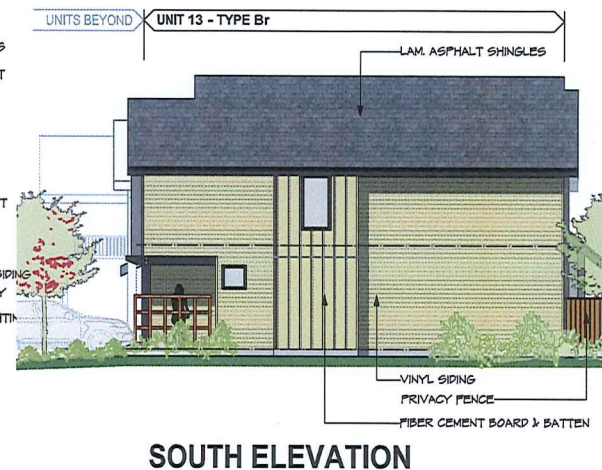
RECEIVED
 DP1294
 2022-DEC-21
 COVINT PLANNING

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA CONSULTANTS LTD. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMITTED.

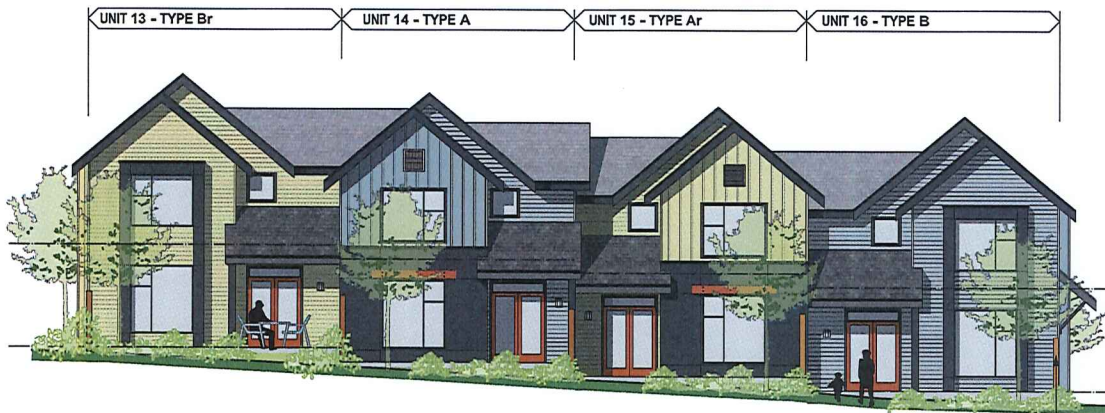
PR3.2



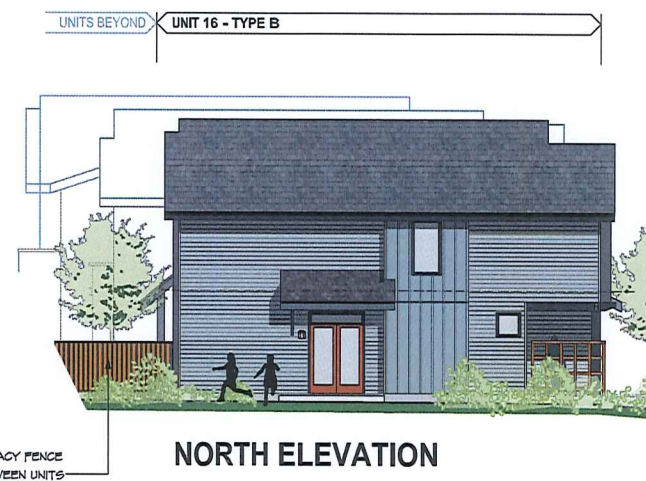
WEST ELEVATION - FACING INTERNAL ROAD



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT
 6004 NELSON ROAD, NANAIMO B.C.
 CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.

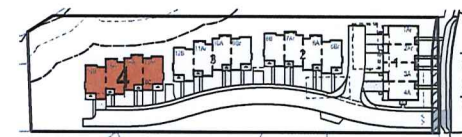
ELEVATIONS

PROJECT #: d1906.05.20
 CLIENT/CONSULT.: 29 MAR, 2022
 SITE MEETING: 21 JUNE 2022
 C.O.A. PRE-APP MEETING REV.: 12 OCT 2022
 PRE-APP MEETING: 26 OCT 2022
 CONSULTANT: 23 NOV, 2022
 DPA: 21 DEC, 2022

EXTERIOR COLOUR & FINISH SCHEDULE - BUILDING 2 & 4

VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH WARM BEIGE	FIBER CEMENT BOARD & BATTEN 1. GRAY SLATE 2. WARM BEIGE	ACCENT SIDING @ ENTRY WOOD LOOK SIDING
VINYL SIDING - 5" CLAPBOARD CORNER TRIMS TO MATCH DOVER GRAY	WINDOW FRAMES BLACK	EXTERIOR DOORS/DETAILS
FIBER CEMENT BOARD - SMOOTH PAINTED REVEALS SW 7088 GRIZZLE GRAY	FASCIAS / DETAILS / DOOR & WINDOW TRIMS SW 7088 GRIZZLE GRAY	ASPHALT SHINGLES DARK GREY
		GARAGE DOORS DARK GREY / LINEN

COLOURS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT AND COLOUR MAY VARY DUE TO PRODUCT AVAILABILITY.



BUILDING 4 B/A/B

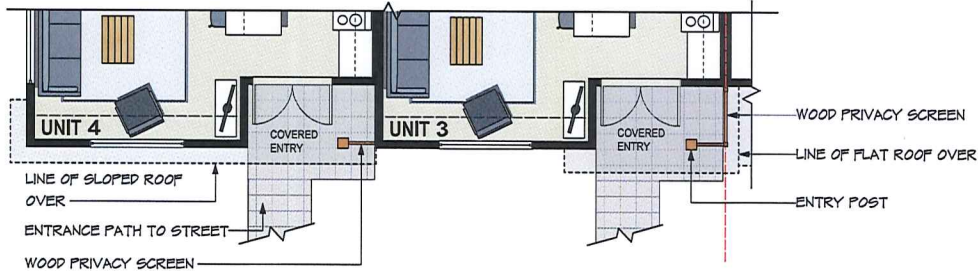
RECEIVED
 DP1294
 2022-DEC-21
 COST CONSULTING

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA. NO PART OF THESE PLANS ARE TO BE USED SEPARATELY FROM THE PROJECT SHOWING. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMITTED.

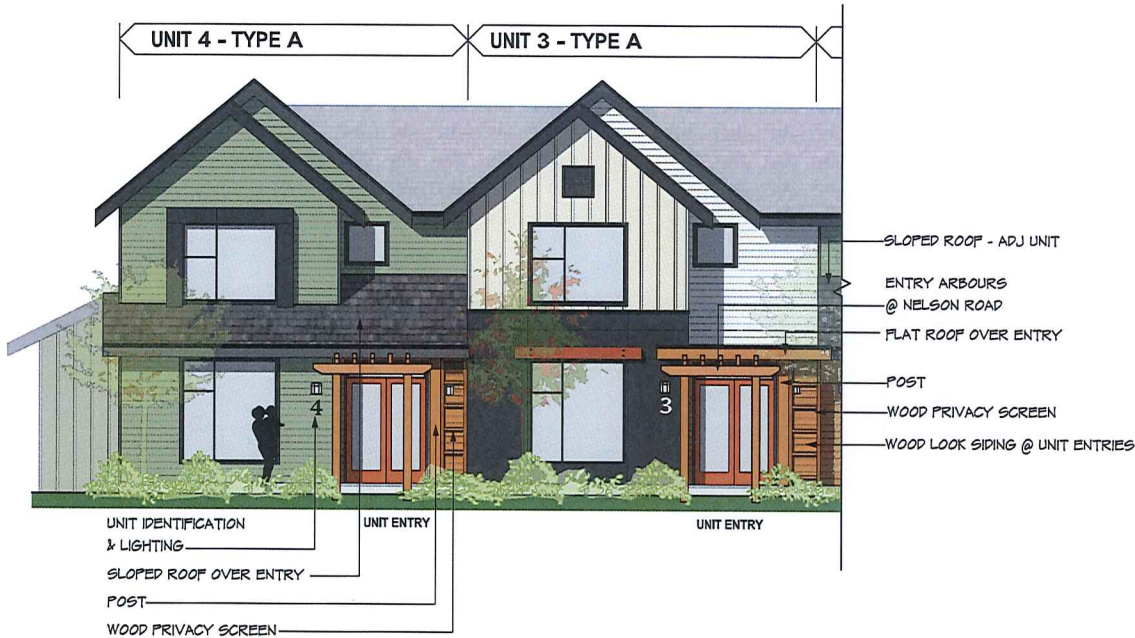
PR3.3



PROPOSED RESIDENTIAL DEVELOPMENT
 6004 NELSON ROAD, NANAIMO B.C.
 CLIENT: BLACK SQUIRREL DEVELOPMENT LTD.



BUILDING 1 PARTIAL FLOOR PLAN - FACING NELSON ROAD



SOUTH ELEVATION - FACING NELSON ROAD

ELEVATIONS
BUILDING 1

PROJECT #:	d1508.08.20
CLIENT:	
CONSULT:	29 MAR. 2022
SITE MEETING:	21 JUNE 2022
C.O.L PRE-APP:	
MEETING REV:	12 OCT. 2022
PRE-APP MEETING:	20 OCT. 2022
CONSULTANT:	23 NOV. 2022
DPA:	21 DEC. 2022

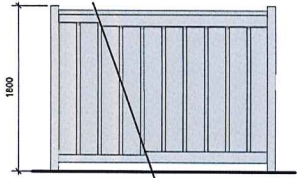
RECEIVED
DP1294
2022-DEC-21
 Current Planning

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LTD. TO BE USED ONLY FOR THE PROJECT SHOWN UNLESS SPECIFIED. REPRODUCTION OR USE IN ANY MANNER WITHOUT PERMISSION IS PROHIBITED.

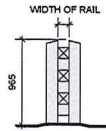
BUILDING 1

PR3.4

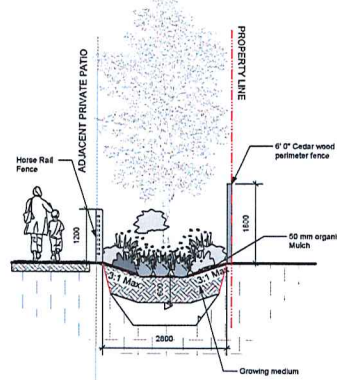
LANDSCAPE PLAN AND DETAILS



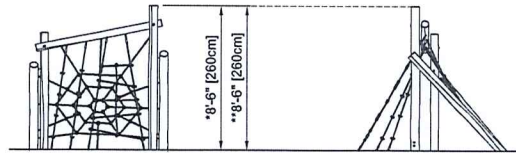
1 6"-0" (1800 mm) Ht. Wood Perimeter Fence
Scale: 1:25



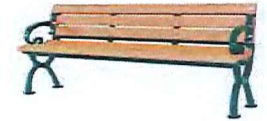
2 Split Rail Fence - Section
Scale: 1:25



4 Swale Section (Typ.)
Scale: 1:50



5 Kompan 'Robinia' Rope Climber
Scale: NTS



6 Wishbone Backed Classic Park Bench
Scale: NTS

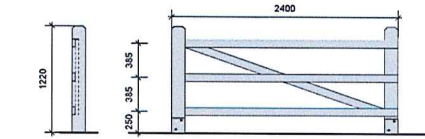
MATERIALS LEGEND

- Broom finish concrete
See Civil (Outside Landscape Scope)
- Decorative Concrete Pavers
- Hydrated Concrete Slabs, Color: Natural
- Grass lawn
- Wood fibre safety surfacing
- River Rock (min 150 mm deep)
- Planting Bed
- Compacted aggregate
- Decorative Concrete Pavers- Herringbone Pattern

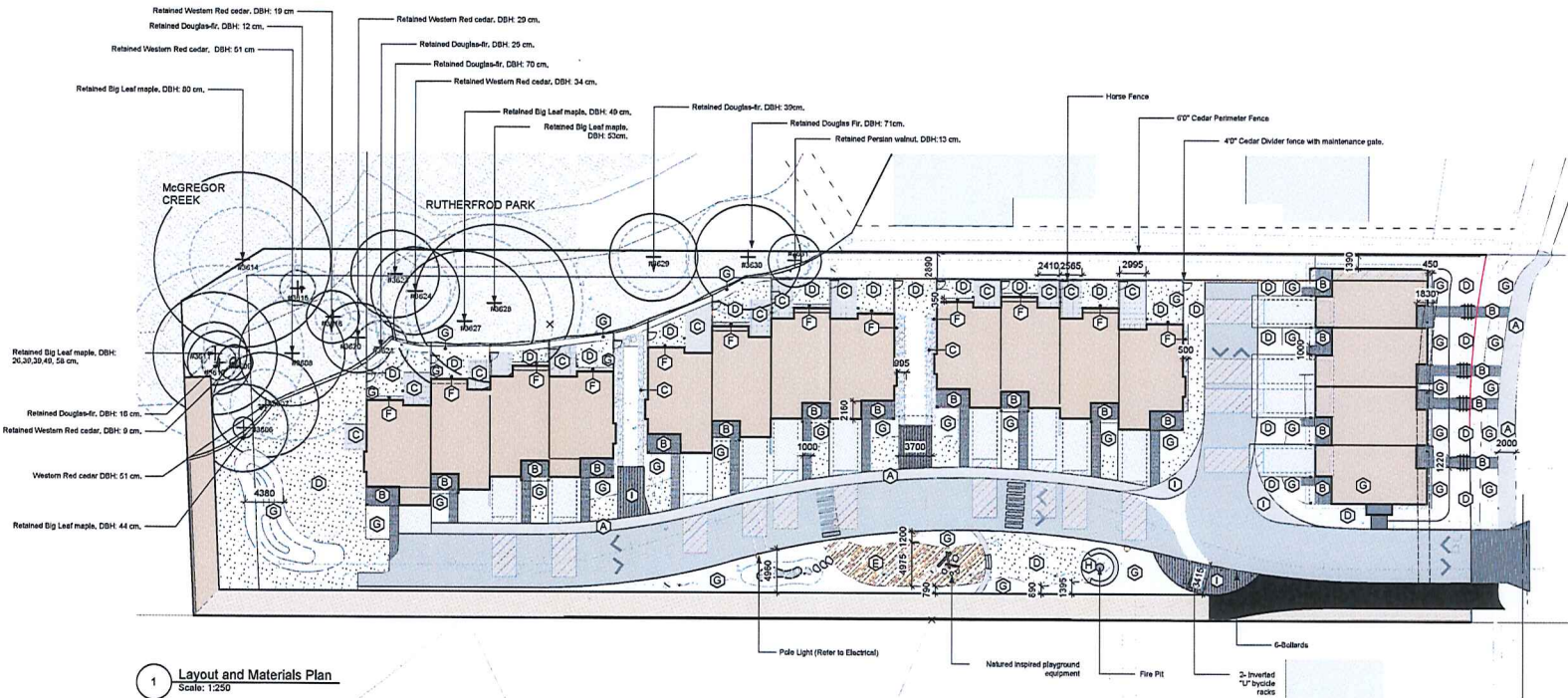
Note: All footing and foundation requirements to be supplied by Structural Engineer

LIGHTING LEGEND

- Pole Light
(Refer to Electrical)



3 Horse Fence Elevation
Scale: 1:25



1 Layout and Materials Plan
Scale: 1:250

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

2	Jan-12-24	Issued for DP
1	Nov-09-23	Issued for BP

LADR LANDSCAPE ARCHITECTS
#3-664 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 566-0105

PROJECT
6004 Nelson Rd
Nanaimo, BC

TITLE
Landscape
Materials and Layout

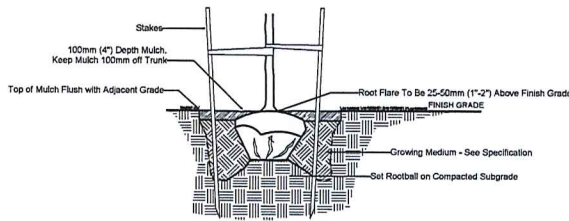
SCALE As shown
DRAWN AG
CHECKED CW

PROJECT No. 2221

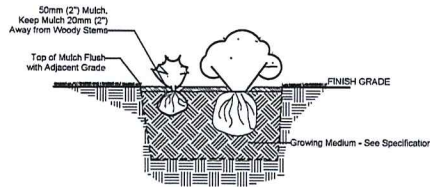
DATE Nov 9th, 23
SHEET L1 of 2

RECEIVED
DP1294
2024-JAN-15

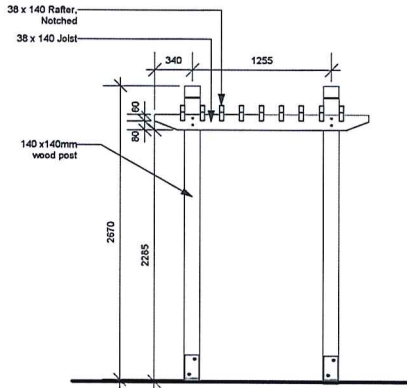




2 Planting Detail-Typical Tree Planting
Scale: 1:25



3 Planting Detail-Typical Shrub Planting
Scale: 1:25



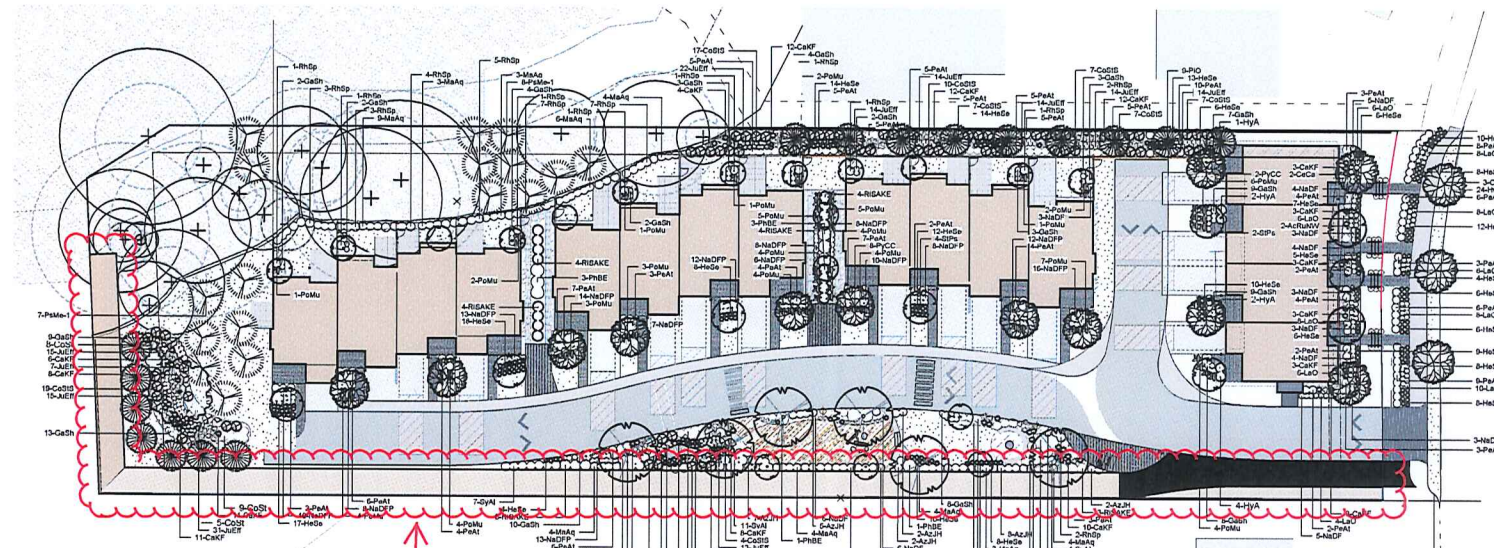
3 Entry Trellis - Typical Elevation
Scale: 1:20

Required Nursery Stock

Trees		ID	Quantity	Botanical Name	Common Name	Size
Trees		ACCH1	8	Acer cretatum	Vine Maple	2M Ht.
		ACRUVN	2	Acer rubrum 'New World'	New World Red Maple	6cm cal.
		ACROO	6	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
		CaCa	2	Carica canadensis	Eastern Redbud	6cm cal.
		CFor	1	Carica canadensis 'Forest Paney'	Forest Paney Redbud	6cm cal.
		CoEWV	12	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.
		PIO	16	Picea omorika	Serbian Spruce	2.5m Ht.
		PaMe-1	17	Pseudotsuga menziesii	Douglas Fir	2.5m Ht.
		PyCC	10	Pyrus calleryana 'Calleryana'	Callery Pear	5cm cal.
		StPa	8	Stewartia pseudocamellia	Japanese Stewartia	5cm cal.
Large Shrubs		ID	Quantity	Botanical Name	Common Name	Size
		HYA	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#7 pot
		MAA	20	Manissea aquilum	T&T Orange Grape	#5 pot
		PHBE	13	Philadelphus 'Bella Etolia'	Bella Etolia Mock Orange	#7 pot
Medium Shrubs		ID	Quantity	Botanical Name	Common Name	Size
		ALJA	37	Asplenium japonica 'Herbert'	Herbert Evergreen Azalea	#3 pot
		CaKF	6	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Small Shrubs		ID	Quantity	Botanical Name	Common Name	Size
		CaSh	95	Caltha sibirica	Sailor	#1 pot
		LAD	70	Lavandula officinalis	English Lavender	#1 pot
		NADDF	212	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns		ID	Quantity	Botanical Name	Common Name	Size
		CaKF	127	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		FeGI	101	Festuca glauca	Common Blue Fescue	#1 pot
		HeSa	208	Helleborus scaberrimus	Blue Cat Grass	#1 pot
		JAEF	108	Juncus effusus	Common Rush	#1 pot
		PeAt	158	Perovskia atriplicifolia	Russian Sage	#1 pot
		Polu	67	Polystichum munitum	Sword Fern	#1 pot
Vines		ID	Quantity	Botanical Name	Common Name	Size
		HyAnPe	24	Hydrangea anomala petiolaris	Climbing Hydrangea	#1 pot

- Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

Copyright Reserved. These drawings are all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.



1 Planting Plan
Scale: 1:250

Proposed landscape buffer variance

RECEIVED
 DP1294
 2024-JAN-15



2	Jan-12-24	Issued for DP
1	Nov-09-23	Issued for BP

REVISIONS

LADR LANDSCAPE ARCHITECTS
 #3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105

PROJECT
 6004 Nelson Rd
 Nanaimo, BC

TITLE
 Landscape
 Planting Plan

SCALE: As shown
 DRAWN: AG
 CHECKED: CW

PROJECT NO: 2221

DATE: Nov 9th, 23
 SHEET: L2 of 2