



**DEVELOPMENT PERMIT NO. DP001325**

**SONGBIRD NOMINEE LTD**  
**Name of Owner(s) of Land (Permittee)**

**4961 SONGBIRD PLACE**  
**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 4, DISTRICT LOT 17, WELLINGTON, PLAN VIP60166 EXCEPT THAT  
PART IN PLAN VIP65179  
PID No. 019-031-955**

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 Excerpt and Context Photos**  
**Schedule C Building Elevations and Materials**  
**Schedule D Landscape Plan**

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 Bylaw 2011 No. 4500" is varied as follows:

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height where at least 75% of the required parking area is located below or beneath building from 18.00m to 18.94m.

### CONDITIONS OF PERMIT

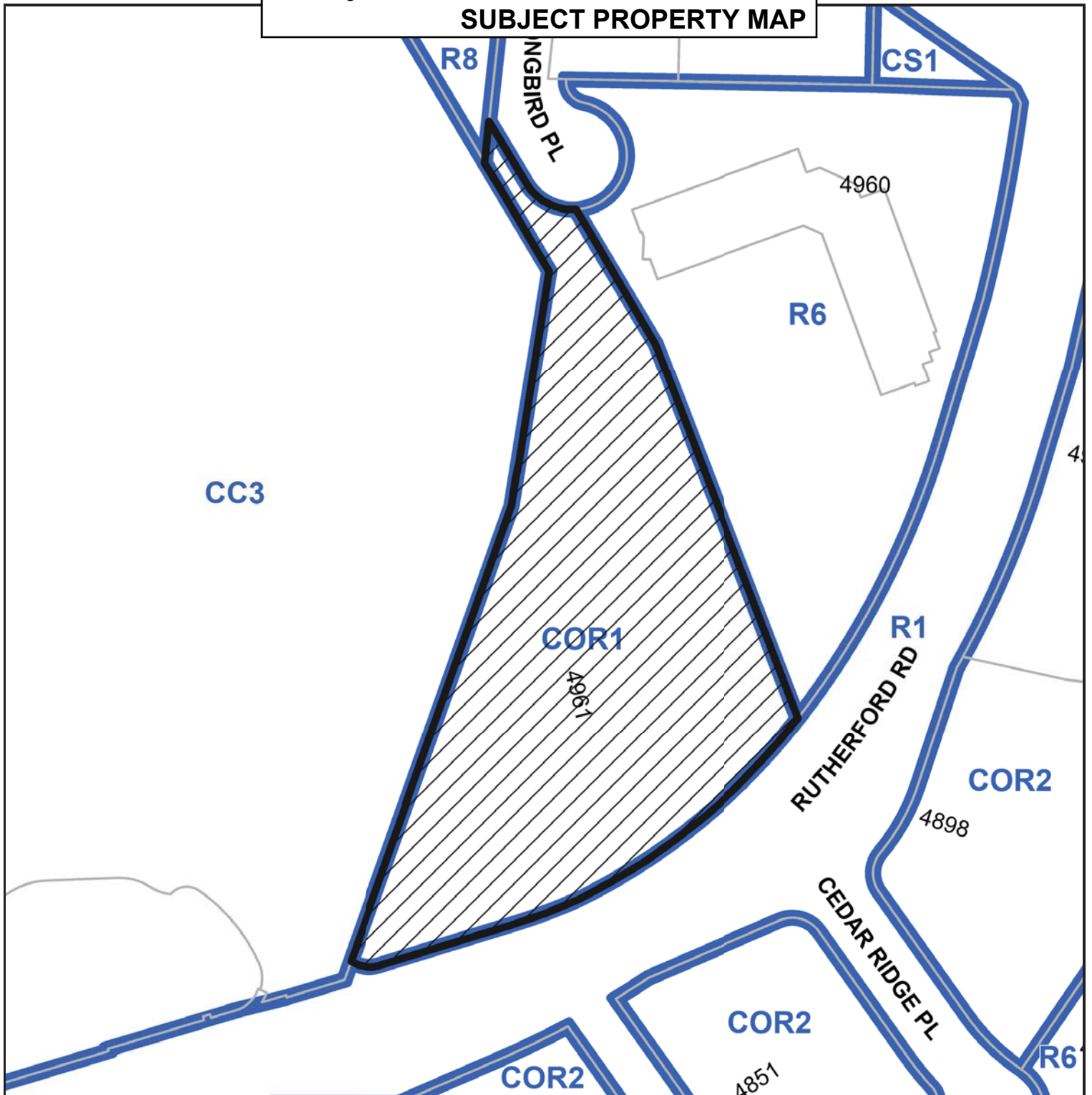
1. The subject property shall be developed in substantial compliance with the Site Plan Excerpt and Context Photos prepared by Daryoush Firouzli Architecture Inc., received 2024-JAN-09, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Materials prepared by Daryoush Firouzli Architecture Inc., dated 2023-NOV-15, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect, dated 2022-DEC-19, as shown on Schedule D.


REVIEWED AND APPROVED ON

Mar 4, 2024  
Date

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

CH/lm  
Prospero attachment: DP001325



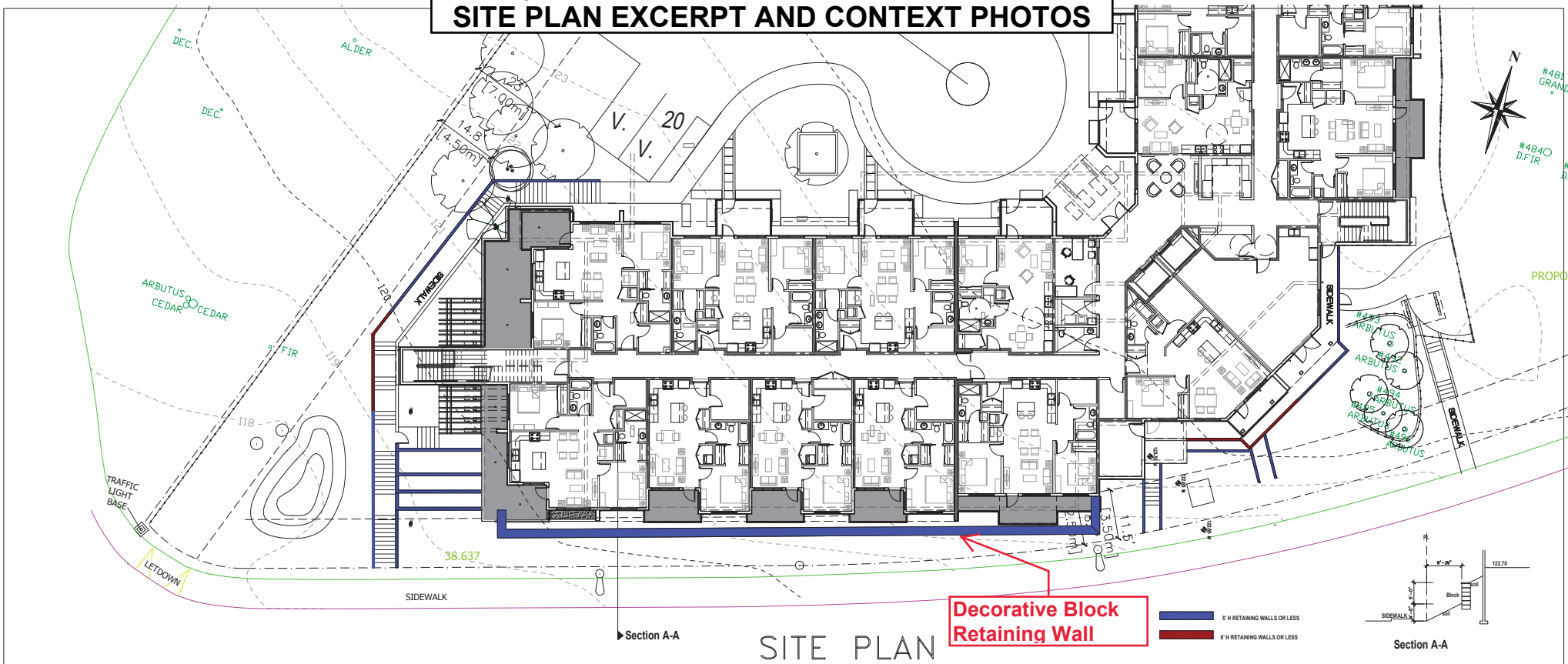
 4961 Songbird Place

Development Permit No. DP001325

Schedule B

4961 Songbird Place

SITE PLAN EXCERPT AND CONTEXT PHOTOS



SITE PHOTOS

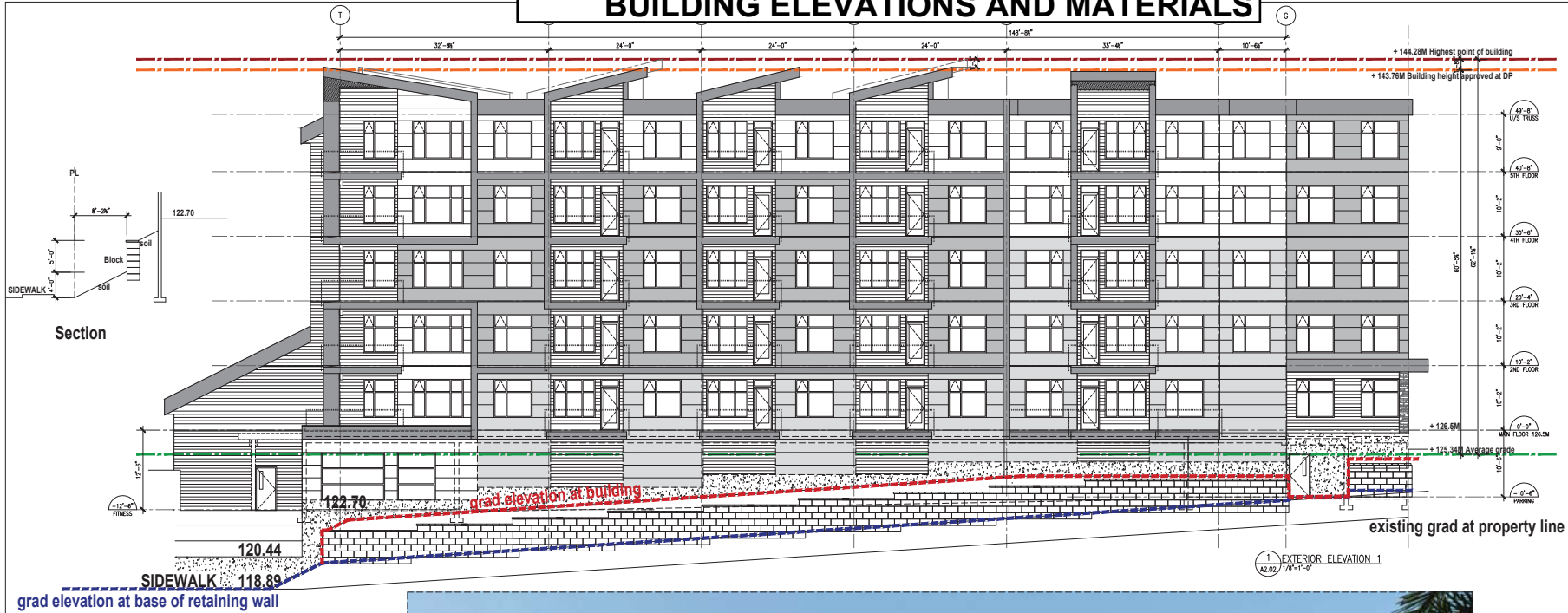
<p>NOTE:</p> <p>1. This drawing is an instrument of service to the property owner and is not to be used for any other purpose without the written consent of the architect.</p> <p>2. The owner is responsible for obtaining all necessary permits and approvals from the relevant authorities.</p> <p>3. The architect is not responsible for any errors or omissions in this drawing.</p>	<table><tr><th>NO.</th><th>DATE</th><th>REVISIONS</th></tr><tr><td>1</td><td>2024-01-09</td><td>ISSUED FOR BUILDING PERMIT</td></tr><tr><td>2</td><td>2024-01-09</td><td>ISSUED FOR CONSTRUCTION</td></tr></table>	NO.	DATE	REVISIONS	1	2024-01-09	ISSUED FOR BUILDING PERMIT	2	2024-01-09	ISSUED FOR CONSTRUCTION	<p>D-ARCHITECTURE</p> <p>6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4</p> <p>T: 250-933-1991, E: FIRDOUZLI@SHAW.CA</p> <p>DARYOUSH FIRDOUZLI ARCHITECTURE INC.</p>	<p>SEAL</p>	<p>CONSULTANT LOGO</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE</p> <p>JAN 9th 24</p>	<p>PROJECT</p> <p>4961 Songbird Place</p> <p>NANAIMO, BC</p>	<p>CLIENT</p> <p>CEDAR RIDGE HOLDING</p> <p>PROJECT NO.</p> <p>2755</p>	<p>SHEET TITLE</p> <p>SITE PLAN &amp; PARKING</p> <p>RECEIVED</p> <p>DP1325</p> <p>2024-JAN-09</p>	<p>SHEET NO.</p> <p>A1.01</p> <p>REVISION</p> <p>3</p>
NO.	DATE	REVISIONS																
1	2024-01-09	ISSUED FOR BUILDING PERMIT																
2	2024-01-09	ISSUED FOR CONSTRUCTION																

Development Permit No. DP001325

Schedule C

4961 Songbird Place

## BUILDING ELEVATIONS AND MATERIALS

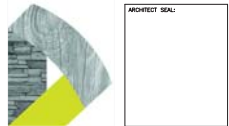


NOTE: This drawing is an instrument of service to the property of Daryoush Firouzli Architecture Inc. and may not be reproduced without their permission and unless the reproduction carries their name. All designs and other information shown on the drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any conditions from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO.	DATE	REVISIONS
1.	DEC 15/23	ISSUED FOR BUILDING PERMIT
2.	SEP 30/23	REVISED FOR BUILDING PERMIT
3.	SEP 14/23	ISSUED FOR CONSTRUCTION
4.	SEP 14/23	REVISED FOR CONSTRUCTION AND SUBMISSION TO CITY WITH ONE ADDITIONAL UNIT IN 4TH FLOOR AND CHANGES REQUESTED BY RESTAURANT
5.	SEP 14/23	LANDING COLOUR

EXTERIOR ELEVATION LEGEND  
SEE DRAWING A3.03



D-ARCHITECTURE  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRUZLI@SHAW.CA  
DARYOUSH FIRUZLI ARCHITECTURE INC.

PROJECT  
4961 SONGBIRD PLACE

NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDINGS

PROJECT NO.  
2755

SHEET TITLE  
EXTERIOR ELEVATIONS

SCALE  
1/8" = 1'-0"

Drawn:

CHECKED: D.F.

DATE: NOV 15/23

SHEET NO.  
**A3.01**

REVISION  
4

RECEIVED  
DP1325  
2023-DEC-06



ELEVATIONS LEGEND	
	HARDFACE PANEL WALL SMOOTH FINISH FOLDED METAL FLASING JOINTS COLOUR: #1 (COBBLE STONE)
	HARDFACE PANEL WALL SMOOTH FINISH FOLDED METAL FLASING JOINTS COLOUR: #2 (GRAY SLAT)
	HARDFACE PANEL FACIA SMOOTH FINISH FOLDED METAL FLASING JOINTS COLOUR: #3 (DARKING BLUE)
	HARDFACE PANEL FACIA SMOOTH FINISH FOLDED METAL FLASING JOINTS COLOUR: #4 (BURN GRAY)
	HARDFACE PANEL LIP SIDING 4" HORIZONTAL FOLDED METAL FLASING JOINTS COLOUR: #5 (DARKER WHITE)
	CULTURED STONE VENEER COLOUR TO BE DETERMINED
	PVC VENTED ROOF COLOUR: #6 (TO BE DETERMINED)
	EXPOSED CONCRETE
	PREFINISHED METAL CLADDING COLOUR TO BE DETERMINED
	PREFINISHED METAL SIDING
	WALL OR ALUMINUM WINDOW SEE WINDOW SCHEDULE
	STEEL WALL OR ALUMINUM DOOR SEE DOOR & WINDOW SCHEDULES
	TRIM POST & RAIL STAIN FINISH

# LANDSCAPE PLAN

NOT FOR  
CONSTRUCTION

NOTES:  
1. Survey and tree removal information from:  
• Williamson and Associates  
Professional Surveyors  
Topographic Survey,  
dated Dec 7, 2021 & Aug 30, 2022  
• Toth and Associates  
Environmental Field Assessment  
and Tree Survey,  
conducted on Aug. 29, 2020  
and 4961 Songbird Place TRPA (3)

## REVISIONS:

Issued for Review - 2021Nov3  
90% BP - 2021Nov26  
Review - 2021Dec10  
Issued for BP - 2021Dec17  
Issued for Tender - 2022Jun8  
Rev - CON Comments - 2022Oct3  
Rev - CON Comments - 2022Nov1  
Rev - CON Comments - 2022Nov2  
Rev - SRW - 2022Dec19

## CONSULTANT:



## PROJECT:

4961 SONGBIRD  
PLACE  
NANAIMO, BC

## SITE LEGAL DESCRIPTION:

Lot 4, District Lot 17,  
Wellington District,  
Plan V1P60166

## SHEET TITLE:

OVERALL  
LANDSCAPE  
SITE PLAN

SCALE: 1:300 DATE: NOV. 1, 2021

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 4961 SONGBIRD 2021

DRAWING NUMBER:

L1 of 10

MUN. DWG#:

WETLAND AREA NOTES:  
FOR ALL DETAILS ON  
WETLAND PROTECTION,  
RESTORATION AND  
REPLANTING, SEE L1 - L3  
OF LANDSCAPE DP  
PACKAGE, DATED JUNE  
30, 2021

## PLANT LIST

\*NOTE: Ensure adequate watering over the dry summer months, especially for Pinus contorta, Acer macrophyllum, Acer circinatum, and Cornus kousa

NOTE: REPLACEMENT TREES - 125 REQUIRED, 128 PROPOSED; SEE L9 TMP

Key	L2	L3	L4	L5	Total	Botanical Name	Common Name	Pot Size	Remarks
Pcc	2	1		3		<b>Coniferous Trees</b>			
Pc	6			6		Pinus contorta contorta	Shore Pine	2m ht	
Pm	7	4	4	12	27	Pinus flexilis vanderwolfii	Vanderwolf Pine	2m ht	
PoB	4	4	7	15		Pseudotsuga menziesii	Douglas Fir	#5	
						Picea omorika 'Bruni'	Serbian Spruce	2m ht	
Ac	3	7	15	25		<b>Deciduous Trees</b>			
AgA	3			3		Acer circinatum	Vine Maple	#10	
Am	3	3		6		Amelanchier grandiflora Autumn Brilliance	Serviceberry	10 gall	
Ap	1	2		3		Acer macrophyllum	Big-leaf Maple	#5	
Ok	1	1		2		Acer palmatum	Japanese Maple	3m ht	specimens to look similar
Fid	3	3		6		Cornus kousa	Chinese Dogwood	3m ht	multistem
Pp	4	7	11			Fagus sylvatica 'Dawy's Gold'	Fastigiate Hawkey Beech	6 cm cal	
Og	10	10		4	24	Parrotia persica	Persian Ironwood	6 cm cal	
						Quercus garryana	Garry Oak	#5	
Au			48	32	80	<b>Shrubs</b>			
Cstol	32	42	32	59	165	Arctostaphylos uva-ursi	Kinnikinnick	10 cm pot	
Ms	40	39	54	57	190	Cornus stolonifera	Red twigged Dogwood	#1	
Qc	5			5		Gaultheria thalictroides	Salal	#1	
Rn	48	70	37	79	234	Mahonia aquifolium	Tall Oregon Grape	#1	
Sa	22	40	53	62	177	Oemleria cerasiformis	June Plum	#5	
Sh	5	35	39	67	161	Rosa nutkana	Nootka Rose	#1	
Sr	5			5		Ribes sanguineum	Red Flowering Currant	#1	
Trm	4	106	35	145		Symphoricarpos albus	Snowberry	#1	
Vo	41	45	47	62	195	Salix hookeriana	Hookers Willow	#1	
						Sambucus racemosa	Elderberry	#1	
						Taxus media 'eddi'	Yew	#5	
						Vaccinium ovalum	Evergreen Huckleberry	#1	
						<b>Ferns</b>			
Pm	122	100	172	173	567	Polystichum munitum	Sword Fern	1 gall	

Pi		2	16	18		<b>Vines</b>			
						Parthenocissus tricuspidata	Boston Ivy	1 gall	
Gl		105	22	127		<b>Perennials / Grasses</b>			
Hs			47	47		Guara lindemeyeri	Butterfly Blossom	#1	
Kc		150	32	182		Helictotrichon sempervirens	Blue Oat Grass	#1	
Lj		120	32	152		Koeleria glauca 'Coolio'	Blue Hair Grass	#1	
Nd		135	33	168		Lavandula latifolia	Lavender	#1	
Pa		28	145	30	203	Nepeta diaphana blue	Catmint	#1	
						Pennisetum alopecuroides	Fountain Grass	#1	
Ce			8	8		<b>Rain Garden Plants</b>			
Cstol			6	6		Carex obovata	Slough Sedge	plugs	
Is			8	8		Cornus stolonifera	Red twigged Dogwood	#1	
Mg			6	6		Iris ensata	Western Iris	#1	
Rusp			6	6		Myrica gale	Sweet Gale	#1	
Sr			8	8		Rubus spectabilis	Salmonberry	#1	
Spd			6	6		Scirpus microcarpus	Small-flowered Bulrush	#1	
Vo			6	6		Spina douglasii	Douglas Spirea	#1	
						Vaccinium ovalum	Evergreen Huckleberry	#1	

## DRAWING LIST

L1: OVERALL LANDSCAPE SITE PLAN  
L2: NORTH LANDSCAPE PLAN  
L3: NORTH-EAST LANDSCAPE PLAN  
L4: SOUTH-EAST LANDSCAPE PLAN  
L5: SOUTH-WEST LANDSCAPE PLAN  
L6: DETAILS  
L7: DETAILS  
L8: LANDSCAPE SPECIFICATIONS  
L9: TREE MANAGEMENT PLAN

RECEIVED  
DP1325  
2023-DEC-12  
Curtain Planning