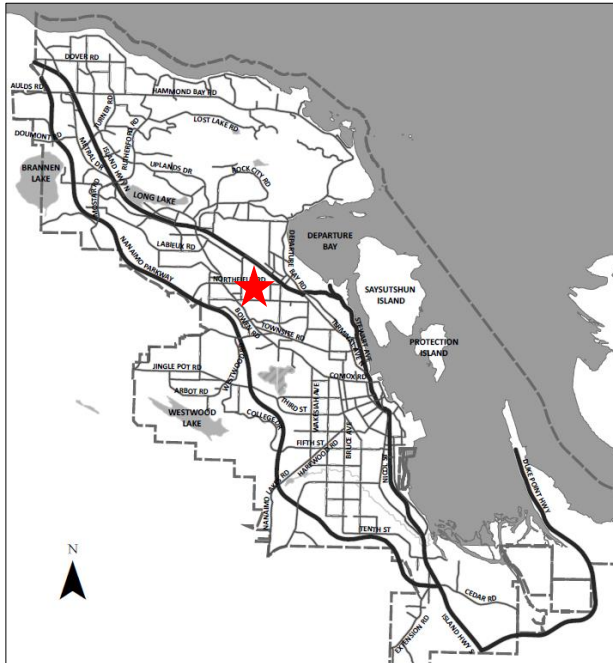


FOR: COUNCIL MEETING
 MEETING DATE: May 25, 2026
 DEPARTMENT: PLANNING AND DEVELOPMENT
 SUBJECT: **REZONING APPLICATION NO. RA506 AND DEVELOPMENT PERMIT APPLICATION NO. DP1332 – 1901 NORTHFIELD ROAD**



Proposal:
To facilitate a multi-family residential development

Current Zoning:
R5 – Three and Four Unit Residential

Proposed Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Neighbourhood

Development Permit Areas:
DPA8 – Form & Character

Lot Area:
1,909m² (after road dedication)

RA

DP



OVERVIEW**Purpose of Report**

To present Council with an application to rezone 1901 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) and an application for a development permit to facilitate a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2026 No. 4500.251” (to rezone 1901 Northfield Road from Three and Four Unit Residential [R5] to Medium Density Residential [R8]) pass first reading;
2. “Zoning Amendment Bylaw 2026 No. 4500.251” pass second reading;
3. “Zoning Amendment Bylaw 2026 No. 4500.251” pass third reading;
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2026 No. 4500.251” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2026-MAY-25 prior to final adoption; and
5. Council authorize issuance of Development Permit No. DP1332, for a multi-family residential development with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2026-MAY-25, pending adoption of “Zoning Amendment Bylaw 2026 No. 4500.251”.

BACKGROUND

A rezoning application, RA506, and a concurrent development permit application, DP1332, were received from Kumar Architecture Ltd. on behalf of Northfield Apartments Ltd., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 1901 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) and to facilitate a four-storey multi-family residential development.

Subject Property and Site Context

The subject property is located on the south side of Northfield Road, a major arterial road connecting Nanaimo Parkway with the Island Highway, across from McGarrigle Road. The lot is generally flat and currently contains a single residential dwelling and a number of mature trees.

The surrounding neighbourhood consists of light industrial uses across Northfield Road to the north, single residential dwelling uses to the east and south, and a two-storey 130-unit care facility to the west (Eden Gardens). There are nearby amenities including Beban Park approximately 200m to the northwest, Forest Park Elementary School approximately 300m to the southwest, and commercial services along Bowen Road approximately 600m to the west.

Nearby residential projects include two- and three-storey townhouse developments at 1615 and 1621 Northfield Road (600m east), and properties previously rezoned for mixed-use commercial and residential redevelopment at Northfield Road and Boxwood Road (Midtown Gateway, 700m west). There is a rezoning application under review for the properties immediately to the east (1821, 1825, and 1885 Northfield Road, RA510) to allow a four-storey residential development.

REZONING APPLICATION

Proposed Zoning

The applicant is proposing to rezone the subject property from Three and Four Unit Residential (R5) to Medium Density Residential (R8). The maximum base density in the R8 zone is a Floor Area Ratio (FAR) of 1.25 with the opportunity to tier up with the provision of amenities as outlined in the Zoning Bylaw. The maximum permitted building height in the R8 zone is 14m. The proposed development permit plans show how the site can be developed under the proposed zoning with a landscape buffer variance request. Additionally, the applicant is requesting a parking variance as outlined in the development permit section of this report.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Neighbourhood future land use designation where low-rise apartments are supported with typical building heights up to four storeys. The proposed zoning to allow a four-storey apartment building meets the intent of the City Plan land use designation by facilitating infill development on a major arterial road near transit, services, and recreational amenities.

City Plan – Affordable Housing

The applicant is proposing secured rental housing as a condition of rezoning. This is supported by City Plan policies that encourage a diversity of housing types and tenures in an existing neighbourhood.

City Plan – Mobility Network

The subject site is located approximately:

- 450m away from Meredith Road which is designated as a secondary active mobility route in Figure 36 of City Plan;
- 650m away from Bowen Road which is designated as a secondary active mobility route and Bus Frequent Transit;
- 750m away from the Island Highway which is designated as a primary active mobility route and Bus Rapid Transit Line.

Northfield Road currently has transit service via Route #25. The road is identified as an Urban Arterial in Schedule 4 of City Plan which will require both road dedication and a Statutory Right-of-Way (SRW) for future works as conditions of this rezoning.

Community Amenity Contribution

To assist with meeting the needs of a growing community, the applicant is encouraged to provide a Community Amenity Contribution (CAC) in accordance with City Plan policies (Section E4.2). The application was received when the *Community Amenity Contribution Policy* was in effect, and the CAC was negotiated based on the anticipated CAC that would have been \$41 per m² of Gross Floor Area with opportunity to reduce by 50% for secured market rental. As such, the applicant is proposing a monetary contribution of \$20.50 per m² of Gross Floor Area, payable at the time of building permit issuance, with 50% directed towards the City's Housing Legacy Reserve fund (for

affordable housing) and 50% directed towards active transportation improvements in the area. Based on the Gross Floor Area of 2,916m² proposed in DP1332, the anticipated CAC amount will be \$59,778. Staff support the proposed CAC and recognize that the secured market rental component is an additional community benefit.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2026 No. 4500.251”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – Registration of a *Land Title Act* Section 219 covenant to secure a monetary contribution of \$20.50/m² at the time of building permit issuance, with 50% directed towards the City’s Housing Legacy Reserve fund and 50% directed towards active transportation improvements in the area;
2. *Secured Rental* – Registration of a Housing Agreement to secure the rental tenure of dwelling units prior to building permit issuance;
3. *Road Dedication* – Road dedication with an approximate width of 4.3m from the existing Northfield Road frontage; and
4. *Statutory Right-of-Way* – Registration of a Statutory Right-of-Way with an approximate width of 2.95m for future roadworks from the Northfield Road dedication.

DEVELOPMENT PERMIT APPLICATION

Proposed Development

The proposed development is a four-storey multi-family residential building with 43 dwelling units. The unit composition will include 16 studio units, 16 one-bedroom units, and 11 two-bedroom units. The proposed gross floor area is 2,916m² and the total Floor Area Ratio (FAR) is 1.53, which is less than the maximum permitted FAR of 1.59 for this development. The maximum base FAR for the R8 zone is 1.25 and the applicant is proposing to achieve an additional 0.24 FAR by providing 95% of the required parking underground and an additional 0.10 FAR by meeting Tier 1 of ‘Schedule D – Amenity Requirements for Additional Density’.

Some of the proposed amenities include:

- Exceeding the BC Energy Step Code by one step;
- Use of sustainable wood materials; and
- Use of a water efficient irrigation system.

Site Design

The building will be sited towards the west side of the lot with an internal driveway ramp to underground parking on the east side of the lot. Pedestrian access to the building entry will be directly from the sidewalk on Northfield Road. A total of 41 parking spaces are proposed underground and 2 surface visitor parking spaces are proposed near the front entry. Long-term bicycle storage is proposed in the underground parking level, and four short-term bicycle parking

racks are proposed outside the building entry. Waste management and collection will be from an indoor room adjacent to the driveway.

Surface level outdoor amenity space is proposed for residents on the roof of the underground parkade structure to the south of the building. The amenity space will consist of outdoor seating, tables, a small lawn, and a children's play area.

Building Design

The proposed building design is contemporary with a flat roof and residential character expressed through private patios and balconies for all units. The building massing emulates a variation of wall recesses and canopy projections, which along with the architectural details provide visual interest and avoid blank walls. A prominent stairwell projection with shed roof will face Northfield Road, featuring four levels of glazing. The building's single storey front entry will be recessed with a significant canopy overhang. Proposed exterior building materials include variations of cementitious panels and lap siding in different colours, and dark metal flashing. Metal railings are proposed for the private balconies. No balconies are proposed on the south elevation to reduce overlook towards properties to the south.

Landscape Design

Substantial landscaping is proposed along the west property line, between the building and the SRW on Northfield Road, and through the amenity area in the south. Other proposed landscape features include box planters and trees near the front entry and along patios facing the driveway. The planting palette consists of a mix of indigenous and ornamental species, in addition to 22 trees to exceed the tree replacement requirement. A wood panel fence is proposed around the perimeter of the site.

The overall development design is in substantial compliance with the applicable Form & Character Design Guidelines and provides visual interest along the street frontage while maintaining generous amenity space for residents.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-MAR-14, accepted DP001332 as presented and provided the following recommendations:

- Consider an outdoor amenity area either on the property or on the rooftop;
- Consider adding plantings to divide the patios and driveway;
- Consider complementary materials for screening the garbage enclosure;
- Consider improving pedestrian connectivity around the site;
- Consider a way to add natural lighting to the central corridor;
- Consider ways to simplify the entrance with fewer stairs and simpler ramp access; and
- Consider direct access into the ground floor units.

In response to the DAP recommendations, the applicant implemented significant site design changes and submitted revised plans with the following key changes:

- Relocated the driveway ramp and added a large outdoor amenity space in the rear of the property;
- Added concrete box planters to buffer ground-level patios from the driveway;

- Removed the outdoor garbage enclosure and added an indoor waste management room;
- Added a walkway along the west side of the building;
- Added windows to both staircases at each end of the central corridor; and
- Redesigned the accessible ramp near the front entry.

Proposed Variances

Minimum Landscape Buffer

The minimum landscape buffer where adjacent to a different zone is 1.5m. The proposed landscape buffer for a portion of the east property line is 0.45m, a requested variance of 1.05m. The variance is only requested for that portion of the east property line immediately adjacent to the driveway ramp where there is limited space and insufficient soil for more significant planting. The ramp was shifted east in response to the DAP recommendation to provide landscape screening between the private patios and the ramp, and a solid wood panel fence is proposed along the property line to provide continuous screening from the adjacent property.

Minimum Required Parking

The minimum required parking for the proposed development is 62 parking spaces. The proposed number of parking spaces is 43, a requested variance of 31%. The applicant has provided rationale and a parking study by a qualified professional in accordance with the City's *Policy for Consideration of a Parking Variance*. Rationale for the parking variance is based on an anticipated parking demand of 0.91 vehicles/unit (39 spaces) which is informed by the following factors:

- ICBC vehicle ownership data for market rental buildings;
- Observed parking demand in similar market rental buildings;
- The site's proximity to active transportation and transit routes; and
- Traffic Demand Management (TDM) measures proposed as part of the development, including:
 - Commitment to the BC Transit ECOPass program for 30 months, which will amount to \$65/month per unit;
 - Long-term bicycle parking in excess of the required amount (80% more than required); and
 - The provision of a bicycle repair station on-site.

The parking study also recommends that transportation options brochures be provided to all new residents, to inform residents on transportation amenities, proximity of transit routes, car share and shared micro-mobility providers, and detailed guides for the TDM measures.

Passes purchased through the BC Transit ECOPass program will be offered to residents. Staff note that this program is also a proposed TDM option in the draft Off-Street Parking Bylaw update to be considered by Council at an upcoming meeting. Prior to proposing the ECOPass program, the applicant had also explored providing a carshare vehicle as part of the parking variance but this was not supported by any recognized carshare provider.

With TDM measures secured as a condition of the DP, the anticipated parking demand will be slightly less than the parking proposed for the market rental development. Staff support the proposed variances.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Community Consultation

The subject property is not within the area of an active neighbourhood association. The applicant hosted a Public Information Meeting (PIM) on 2025-MAY-05 at the Beban Social Centre where three members of the public were noted as attending. Some concerns were raised regarding potential noise and disruption during construction.

Public Notification

Pursuant to sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed “Zoning Amendment Bylaw 2026 No. 4500.251” as the bylaw is consistent with the Official Community Plan (City Plan) and the purpose of the bylaw is to facilitate a residential development as outlined in this report.

Statutory notification of first reading occurred on 2026-MAY-14. |

KEY MESSAGES

- Rezoning Application No. RA506 is to rezone the 1901 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) and to facilitate Development Permit Application No. DP1332 for a four-storey multi-family residential development.
- The proposed zoning meets the intent of the City Plan land use designation by facilitating infill development near transit, services, and recreational amenities.
- The proposed development will secure all 43 dwelling units as rental housing.
- Staff support the proposed variances to reduce a portion of the side yard landscape buffer and to reduce the required vehicle parking. |

ATTACHMENTS

ATTACHMENT A: Development Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Rendering
ATTACHMENT F: Shadow Study
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Schedule D – Amenities for Additional Density
“Zoning Amendment Bylaw 2026 No. 4500.251” |

Authored by:

Caleb Horn
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A

DEVELOPMENT PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 17.1.2 Required Landscaping* – to reduce the minimum required landscape buffer width from 1.50m to 0.45m for a portion of the east property line, as shown on Attachment G.

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

1. *Section 7.1 Minimum Required Parking* – to reduce the minimum required number of off-street parking spaces from 62 to 43.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans prepared by Kumar Architecture Ltd., dated 2026-APR-28 and 2025-SEP-24, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Kumar Architecture Ltd., dated 2025-SEP-24, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, received 2026-MAY-08, as shown on Attachment G, and prior to building permit issuance the following shall be submitted:
 - An itemized landscape cost estimate prepared by a qualified landscape professional; and
 - A landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.
4. The subject property shall be developed in accordance with the ‘Schedule D – Amenities for Additional Density’ prepared by Kumar Architecture Ltd., dated 2026-MAR-31, as shown on Attachment H, and to include the following items:
 - A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. The subject property shall be developed with the Traffic Demand Management (TDM) measures as recommended by the Off-Street Parking Variance & TDM Study prepared by Bunt & Associates, dated 2026-APR-17, including the following:
 - Commitment to the BC Transit ECOPass program for 30 months, which will amount to \$65/month per unit;
 - Long-term bicycle parking in excess of the required amount; and
 - The provision of a bicycle repair station on-site.

ATTACHMENT C SITE AND PARKING PLANS

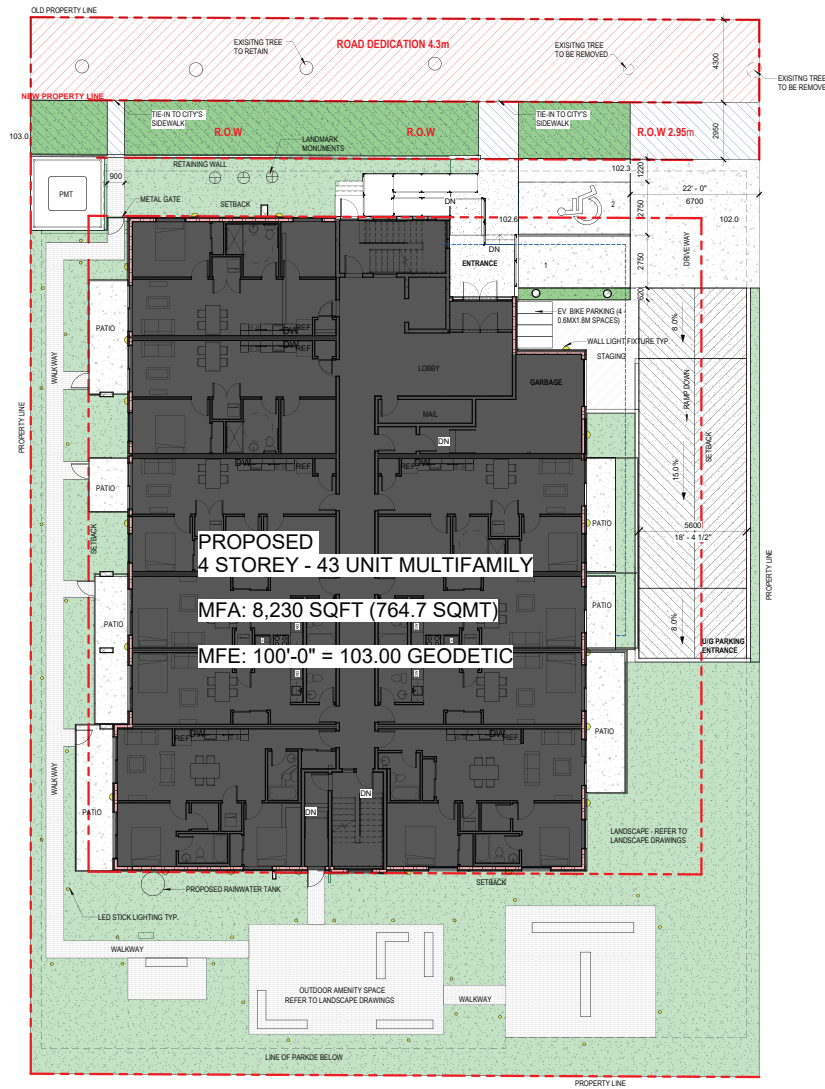
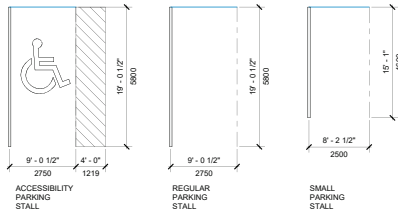
Northfield Road



SITE AERIAL VIEW

SITE LEGEND

	PROPERTY LINE		H/C SPLAY
	SETBACK LINE		NEW LIGHT STANDARD
	RW LINE		PAINTED AISLE
	ASPHALT AREA		DIRECTIONAL ARROW
	CONC. SIDEWALK		CHAINLINK FENCE
	LANDSCAPE AREA		
	BIKE RACK		
	MH		
	CB		



1 SITE PLAN
DP101 1" = 10'-0"

Edmonton 784-03-7123 (ext)
 Winnipeg 204-533-8899 (ext)
 Vancouver (Downtown) 604-678-1044 (ext)
 West Vancouver 604-688-8899 (ext)

Kumar architecture ltd.

www.kumararchitecture.com
 admin@kumararchitecture.com
 Excellence, Innovation and Historic Designs

BUILDER

Rev.	mm-dd-yy	Revision / Drawing Issue	Drawn by
3	2023-04-08	Revised for DP	
2	2023-04-08	Revised for DP	
2	2023-04-08	Revised for DP	
1	2023-06-12	Issued for DP	SD

CONSULTANT

PERMIT STAMP

SEAL

RECEIVED
DP1332
2026-MAY-08
 Current Planning

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT
NORTHFIELD MULTIFAMILY

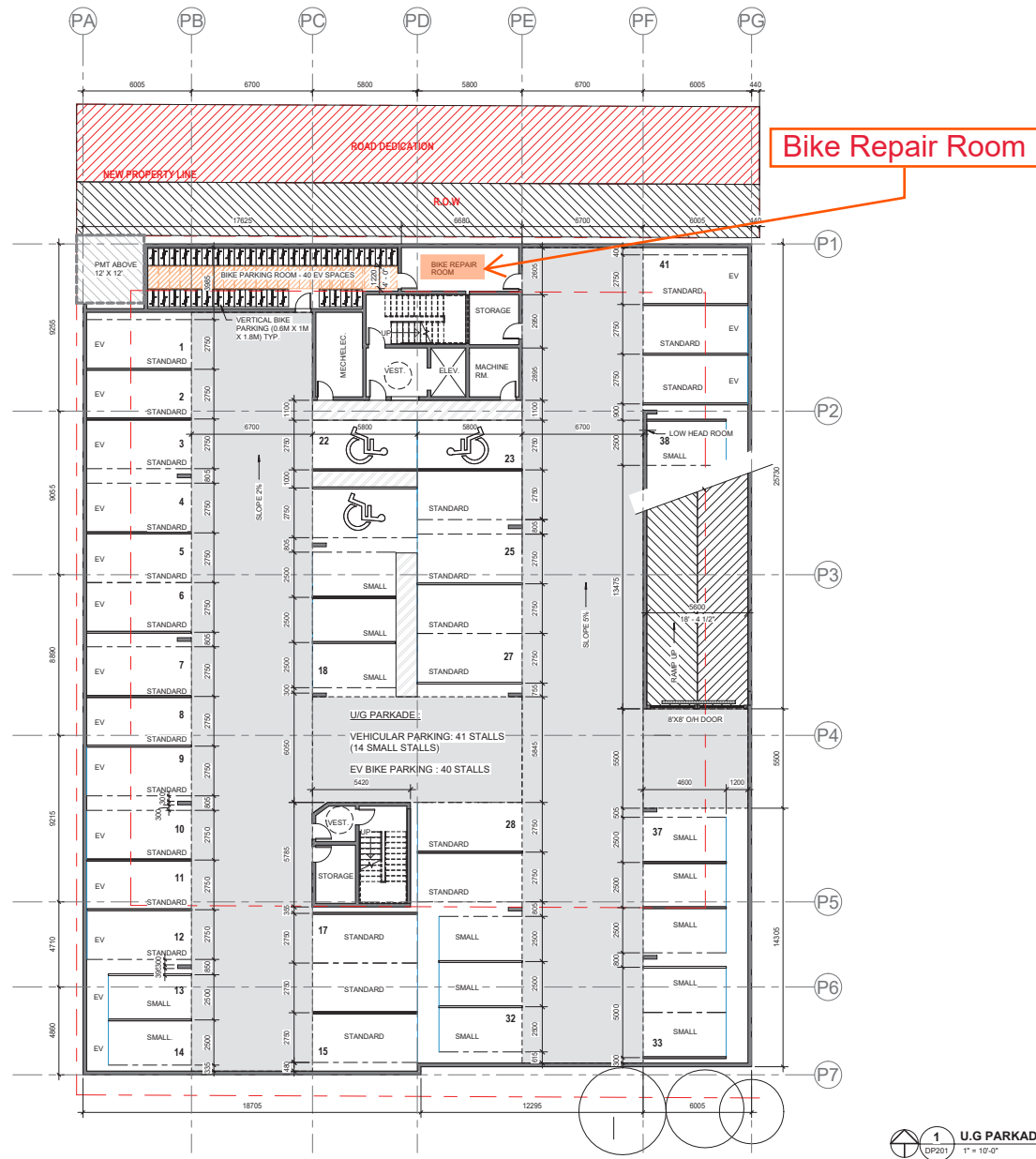
1901 NORTHFIELD ROAD NANAIMO BC

DRAWING TITLE
SITE PLAN

Project number BC0223	Date	Issue Date
Drawn by Author	Scale As indicated	Checked by Checker

REVISION

DP101 **5**



1 U.G. PARKADE PLAN
1" = 10'-0"

Edmonton
364-5171 (toll free)

Winnipeg
204-333-6699 (toll free)

Vancouver (Downtown)
604-678-5544 (toll free)

West Vancouver
604-769-8891 (toll free)

Kumar architecture ltd.
www.kumararchitecture.com
admin@kumararchitecture.com

Excellence, Innovation and Holistic Designs

BUILDER

Rev.	mm-dd-yy	Revision / Drawing Issue	Drawn by
3	2025-09-25	Revised for DP	td
2	2025-09-25	Revised for DP	td
1	2025-08-12	Issued for DP	td

CONSULTANT

RECEIVED
DP1332
2025-SEP-25
Current Planning

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT
NORTHFIELD MULTIFAMILY
1901 NORTHFIELD ROAD NANAIMO BC

DRAWING TITLE
PARKADE FLOOR

Project number BC0223	Date	Issue Date
Drawn by Author	Scale 1" = 10'-0"	Checked by Checker

DP201	REVISION 3
--------------	-----------------------------

2025-09-25 4:18 PM

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL BOARD		
1		HARDIE FIBER CEMENT LAP SIDING - COLOUR: BROWN
2		HARDIE FIBER CEMENT PANEL - COLOUR: ARCTIC WHITE
3		HARDIE FIBER CEMENT PANEL - COLOUR: GREY
4		HARDIE FIBER CEMENT LAP SIDING - COLOUR: DARK GREY
5		PREFINISHED METAL FLASHING - COLOUR: CHARCORAL
6		PREFINISHED METAL PANEL - COLOUR: CLOUD WHITE
7		HARDIE FIBER CEMENT PANEL - COLOUR: GREY
8		BRICK VENEER - COLOUR: GREY



Facing Northfield Road

1 NORTH ELEVATION
3/16" = 1'-0"

Edmonton 784-03-1711 ext.
 Winnipeg 204-333-8899 ext.
 Vancouver (Overseas) 844-478-3558 ext.
 West Vancouver 604-769-8971
Kumar architecture ltd.
 www.kumararchitects.com
 admin@kumararchitecture.com
 Excellence, Innovation and Holistic Design

REVISION			
Rev.	mm-dd-yy	Revision /Drawing Issue	Drawn by
3	2025-09-25	Revised for DP	td
2	2025-09-25	Revised for DP	td
1	2025-08-12	Issued for DP	td

RECEIVED
DP1332
2025-SEP-25
Current Planning

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT
NORTHFIELD MULTIFAMILY
1901 NORTHFIELD ROAD NANAIMO BC

DRAWING TITLE
BUILDING ELEVATIONS

Project number BC0223	Date As indicated	Issue Date
Drawn by DB	Checked by RK	

REVISION
DP301 3



1 SOUTH ELEVATION
 DP303 3/16" = 1'-0"

Edmonton 784-03-7733 ext.
 Winnipeg 204-333-8699 ext.
 Vancouver (Overseas) 854-783-3558 ext.
 West Vancouver 604-769-8991 ext.
 www.kumararchitect.com
 admin@kumararchitecture.com
 Excellence, Innovation and Holistic Design
Kumar Architecture Ltd.

BUILDER

Rev.	mm-dd-yy	Revision /Drawing Issue	Drawn by
3	2025-09-25	Revised for DP	td
2	2025-09-25	Revised for DP	td
1	2025-09-12	Issued for DP	td

CONSULTANT

RECEIVED
DP1332
2025-SEP-25
 Current Planning

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT

NORTHFIELD MULTIFAMILY

1901 NORTHFIELD ROAD NANAIMO BC

DRAWING TITLE

BUILDING ELEVATIONS

Project number	BC0223	Date	Issue Date
Scale	3/16" = 1'-0"	Drawn by	DB
Checked by	RK	Checked by	RK

DP303	REVISION
	3

**ATTACHMENT E
BUILDING RENDERING**

NORTHFIELD MULTIFAMILY

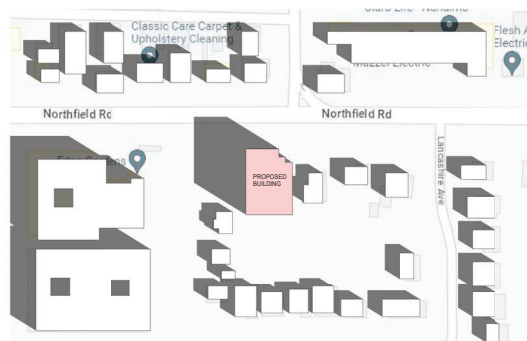
1901 NORTHFILED ROAD NANAIMO BC



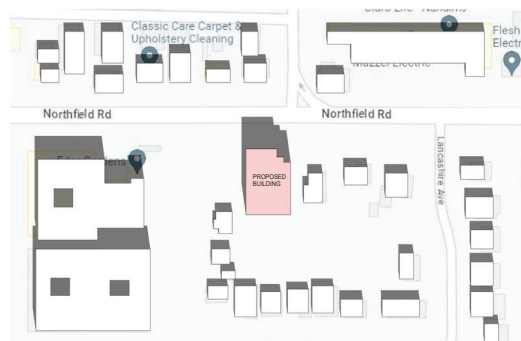
Reissued for DP - 2025-24-09

RECEIVED
DP1332
2025-SEP-25
Current Planning

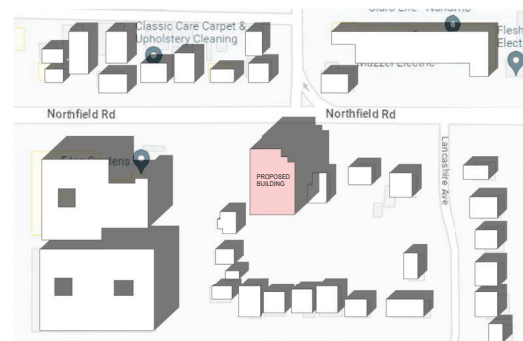
ATTACHMENT F SHADOW STUDY



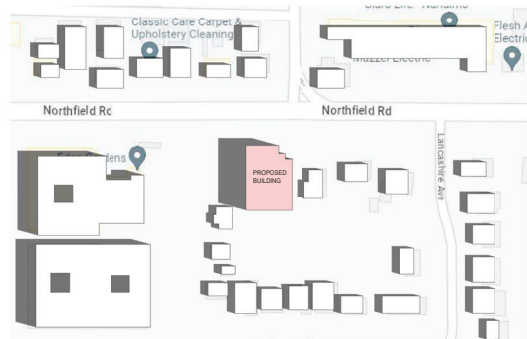
1 **SPRING EQUINOX - 9AM**
DP103 1" = 100'-0"



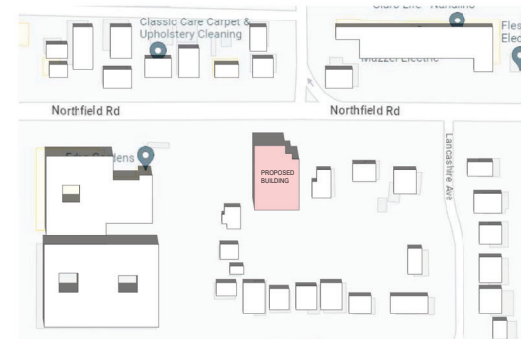
2 **SPRING EQUINOX - 12PM**
DP103 1" = 100'-0"



3 **SPRING EQUINOX - 3PM**
DP103 1" = 100'-0"



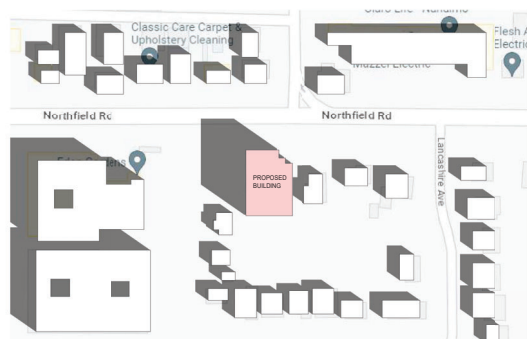
4 **SUMMER SOLTICE - 9AM**
DP103 1" = 100'-0"



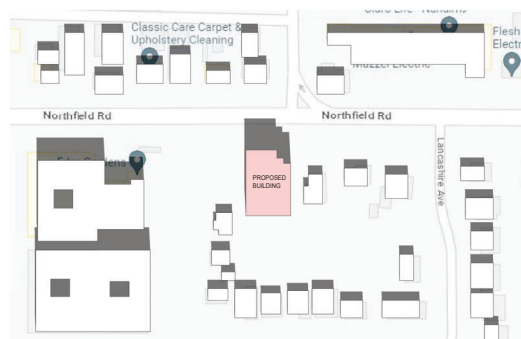
5 **SUMMER SOLTICE - 12PM**
DP103 1" = 100'-0"



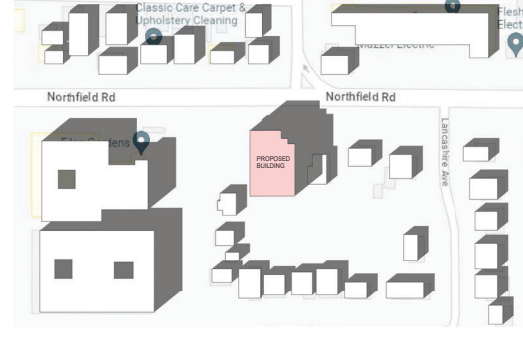
6 **SUMMER SOLTICE - 3PM**
DP103 1" = 100'-0"



7 **FALL EQUINOX - 9AM**
DP103 1" = 100'-0"



8 **FALL EQUINOX - 12PM**
DP103 1" = 100'-0"



9 **FALL EQUINOX - 3PM**
DP103 1" = 100'-0"

Edmonton 784-0717 ext
Winnipeg 204-333-6697 ext
Vancouver (Downtown) 604-678-1058 ext
West Vancouver 604-678-1058 ext

Kumar Architecture Ltd.
www.kumararchitecture.com
adm@kumararchitecture.com
8447-1058 ext
Excellence, Innovation and Holistic Design

BUILDER

Rev.	mm-dd-yy	Revision / Drawing Issue	Drawn by
1	2024-05-12	Issued for DP	DP
2	2024-05-12	Issued for DP	DP
3	2024-05-12	Issued for DP	DP

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT
NORTHFIELD MULTIFAMILY

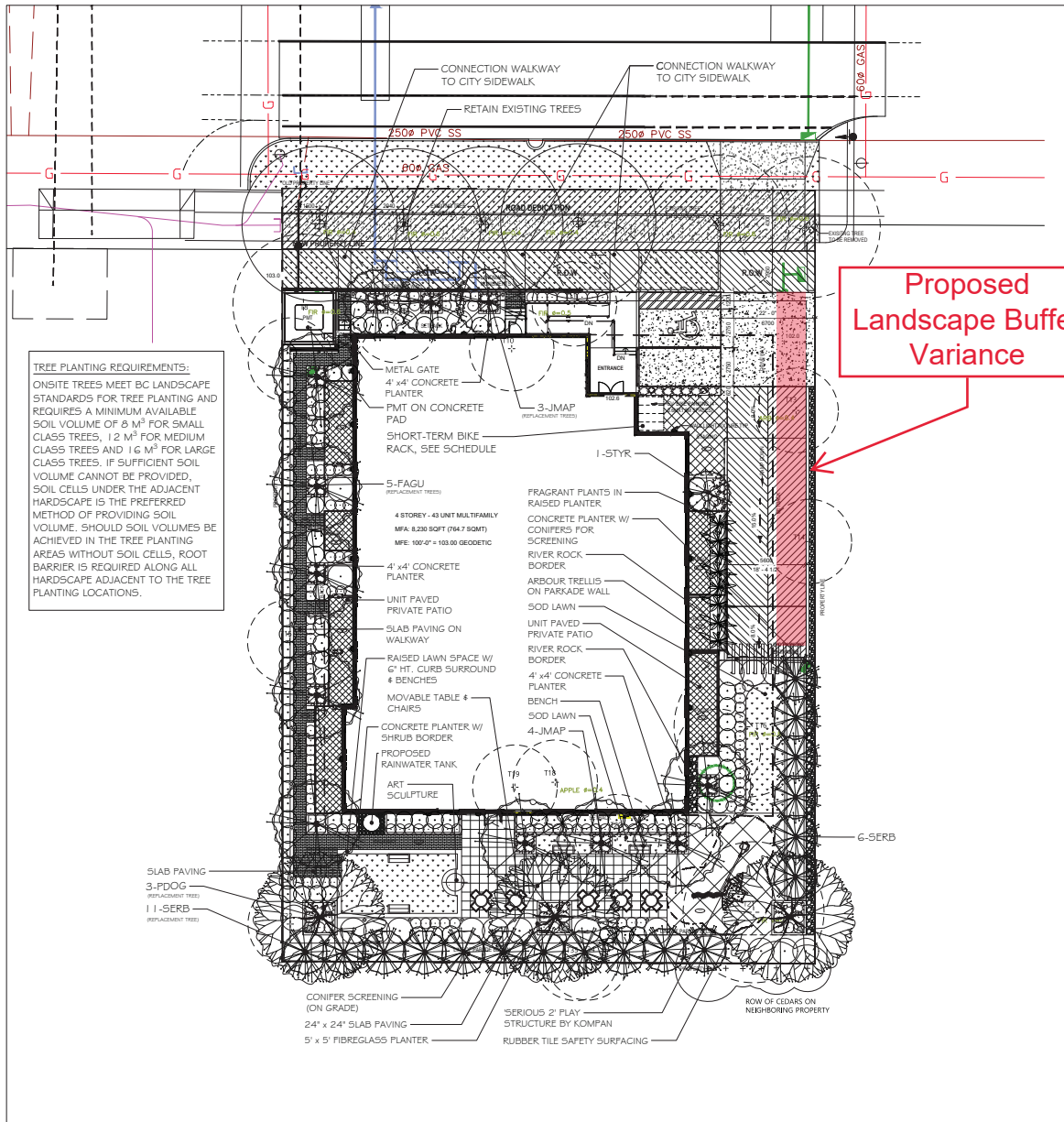
1901 NORTHFIELD ROAD NANAIMO BC

DRAWING TITLE
SHADOW STUDY

Project number BC0223	Date	Issue Date
Drawn by Author	Checked by	Checker

DP103	5
-------	---

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees	Columnar Golden Beech	Fagus sylvatica var. 'Dawyck Gold'	6 cm Cal
JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	2.0m Ht
PDOG	Pacific Flowering Dogwood	Comptosia var. 'Eldorado White Wonder'	6 cm Cal
SERB	Serbian Spruce	Tsuga omorika	2.5m Ht
STYR	Lepidodermis	Styrax japonica	4m Ht
Large Shrubs	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#7 Pot
STAR	Star Magnolia	Magnolia stellata var. 'Royal Star'	#7 Pot
ULC	Utah Lilac	Syringa vulgaris var. 'Sensation Double Blue'	#7 Pot
TRUJ	Upright Cedar	Thuja occidentalis var. 'Smaragd'	2m Ht
UPMA	Upright Magnolia	Rhododendron var. 'Pink Waterfall'	#7 Pot
MOCK	Mockorange	Philadelphus lewisii	#7 Pot
Medium Shrubs	Dwarf Burning Bush	Erythronium alba var. 'Compacta'	#5 Pot
VACC	Evergreen Nettleberry	Vaccinium ovatum var. 'Thunderbolt'	#2 Pot
UPMA	Rhododendron	Rhododendron var. 'Utahsp'	#5 Pot
ARM	Armstrongia	Hebe x grandiflora var. 'Edward Goucher'	#2 Pot
DVIB	David Viburnum	Viburnum davidii	#1 Pot
MEI	Mexican Orange Blossom	Choysya ternata	#5 Pot
ROSA	English Rose	Rosa var. 'Lady Emma Hamilton'	#5 Pot
Small Shrubs	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Debutante'	#2 Pot
EUOP	European Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot
TRUJ	Trident	Banisteria hookeriana humilis	#1 Pot
AZAP	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot
DWRI	Dwarf Rhododendron	Rhododendron var. 'Bow Belly & Jack'	#2 Pot
HYD	Hydrangea	Hydrangea macrophylla var. 'Forever Pink'	#5 Pot
GARD	Frankford Hardy Gardenia	Gardenia jasminoides var. 'Frankford'	#2 Pot
BOV	Korean Boxwood	Buxus sempervirens var. 'Winter Gem'	#5 Pot
Ground Covers	Heather	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SFS
BERG	Berberis	Berberis canadensis var. 'Brevipanacea Ruby'	SFS
COHV	Lily of the Valley	Convallaria majalis	SFS
Grasses	Variegated sedge	Carex morrowii var. 'Ice Dance'	#1 Pot
KARL	Feather Reed Grass	Calamagrostis acutiflora var. 'Karl Foerster'	#1 Pot
TRAC	Trifolium	Trifolium	#1 Pot
Perennials	Coral Bells	Hebe x macrophylla var. 'Blossingham Bronze'	SFS
LAVI	English Lavender	Lavandula angustifolia var. 'Munstead'	SFS
SCIF	Scilla	Scilla maritima var. 'Dragon Sunset'	SPT
SWSP	Swamp	Tea virginica var. 'Little Henry'	SFS
PEON	Garden Peony	Paeonia var. 'Duchess of Nemours' (fragrant white)	#1 Pot
Vines	Montana Clematis	Clematis montana var. 'Jackman & Thibault'	#7 Pot
QUAD	Star Jasmine	Genetia officinalis	#2 Pot
ARM	Armstrongia	Clematis arvensis	#7 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

REPLACEMENT TREE PLAN

TOTAL REPLACEMENT TREES REQUIRED	21
REPLACEMENT TREES PROPOSED	22
REPLACEMENT TREES FOR CASH IN LIEU	0

LIGHTING SCHEDULE

BOLLARDS:
 MODEL: R-632 | ELYSIUM LED BOLLARD
 COLOUR: SILVER
 QUANTITY: 6
 SUPPLIER: RELIANCE FOUNDRY
 PHONE: 1-877-789-3245

SHORT TERM BIKE RACK

MODEL: 3100 BIKE RACK
 COLOUR: STAINLESS STEEL
 QUANTITY: 6
 NOTE: BOLT TO CONCRETE PAD, SPACE EQUALLY AS PER SPECIFICATIONS
 CONTACT: MANULI SITE FURNISHINGS
 PHONE: 1-800-716-5506 x6050

PAVER SCHEDULE

01 TYPE: MANHATTAN VIBRO-PRESSED SLABS
 COLOUR: ESPRESSO
 PATTERN: STACK BOND (90° TO BUILDING FACE)
 SIZE: 24"x24"

02 TYPE: MANHATTAN VIBRO-PRESSED SLABS
 COLOUR: NATURAL
 PATTERN: STACK BOND (90° TO BUILDING FACE)
 SIZE: 18"x18"

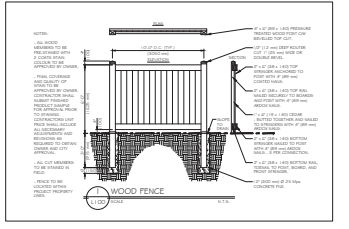
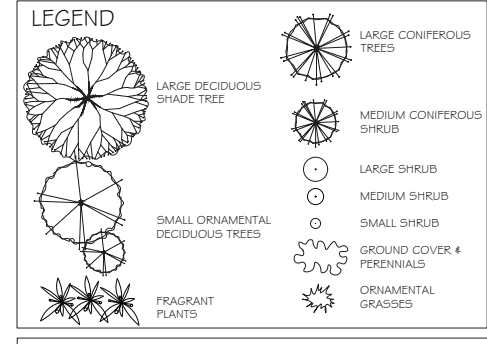
03 TYPE: RUBBER TILES
 COLOUR: 50% NATURAL, 50% CHARCOAL
 PATTERN: RUNNING BOND (90° TO BUILDING FACE)
 SIZE: 6"x12"

MANUFACTURER: NEWSTONE GROUP
 SUPPLIER: SLEGG LUMBER (250) 758-8329

04 TYPE: RUBBER PLAY TILES
 COLOUR: 50% BLUE, 50% GREEN
 PATTERN: RUNNING BOND (90° TO BUILDING FACE)
 SIZE: 24"x24"
 CONTACT: RECTEC

GENERAL NOTES

- LANDSCAPE CONTRACTOR TO REMOVE INVASIVE SPECIES AS PART OF THEIR CONTRACT. USE MECHANICAL REMOVAL PROCESSES
- GROWING MEDIA SOURCE & INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT
- TREE PROTECTION FENCING WILL BE PROVIDED FOR ALL RETAINED TREES AND TREE REPLACEMENT PLANTING SITES



250.508.7885

ARCH. STAMP

1901 NORTHFIELD
NANAIMO, BC

RECEIVED
DP1332
2026-MAY-08
Current Planning

CLIENT

REV. DATE	NUMBER	DESCRIPTION
01-04-24	1	ISSUED FOR DP SUBMISSION
03-20-24	2	REVISED
04-15-24	3	REVISED
04-29-24	4	REVISED
05-02-24	5	REVISED

DATE: MAY 7, 2026
 SCALE: 1:150
 LANDSCAPE CONCEPT PLAN
 L100
 DRAWN BY: BF/RF

ATTACHMENT H

SCHEDULE D - AMENITIES FOR ADDITIONAL DENSITY

Edmonton
780.425.2752 (p)

Winnipeg
204.515.6699 (p)

Vancouver (Downtown)
604.678.5918 (p)

West Vancouver
604.754.0897 (p)



Kumar architecture ltd.

Kumar Architecture Ltd

admin@kumararchitecture.com
www.kumararchitecture.com

www.kumararchitecture.com
admin@kumararchitecture.com
Excellence, Innovation and Holistic Designs

March 31, 2026

Attn: Caleb Horn
Planner, Current Planning
City of Nanaimo

RE: REZONING APPLICATION NO. RA506 and DEVELOPMENT PERMIT APPLICATION NO. DP1332 – 1901
NORTHFIELD ROAD – ADDITIONAL DENSITY BONUS – TIER 1

This letter provides responses to additional density Tier 1 to the proposed development indicating sufficient minimum points required in at least three of the categories set out in the Schedule D below:

<u>Category 4: Building Materials</u>	<u>Points</u>
Wood is the primary building material.	1
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association - Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3
The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2
At least 75% of the materials used in construction are renewable resources.	2
Total	<u>8</u>

<u>Category 5: Energy Management</u>	<u>Points</u>
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.*	10*

Edmonton
780.425.2752 (p)

Winnipeg
204.515.6699 (p)

Vancouver (Downtown)
604.678.5918 (p)

West Vancouver
604.754.0897 (p)



Kumar architecture ltd.

www.kumararchitecture.com
admin@kumararchitecture.com
Excellence, Innovation and Holistic Designs

Kumar Architecture Ltd

admin@kumararchitecture.com
www.kumararchitecture.com

The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total	<u>11</u>

<u>Category</u> 6: Water Management	Points
The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
A non-potable irrigation system is installed and used for all on-site irrigation.	3
A water efficient irrigation system (such as drip) is installed.	1
The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total	<u>9</u>

TOTAL POINTS OF 3 CATEGORIES: 28

Kind Regards,

Tony Doan, Intern Architect AAA

for

RAJESH KUMAR, Principal Architect

Architect AAA, AIBC, MRAIC, LEED AP BD+C

Kumar Architecture LTD

RECEIVED
DP1332
2026-MAR-31
Current Planning

CITY OF NANAIMO

BYLAW NO. 4500.251

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2026 No. 4500.251".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 47335 (1901 Northfield Road) from Three and Four Unit Residential (R5) to Medium Density Residential (R8) as shown on Schedule A of this Bylaw.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING: Not held pursuant to *Local Government Act* Sections 464(3) and 467

PASSED THIRD READING: _____

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

