



**DEVELOPMENT PERMIT NO. DP001337**

**BRIAN LESLIE MCCULLOUGH  
JOHANNA CORNEILIA GERTRUDIA MCCULLOUGH**  
Name of Owner(s) of Land (Permittee)

**2126 MEREDITH 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 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 33984  
PID NO. 000-268-771**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Subject Property Map  
Schedule B Site and Parking Plan  
Schedule C Building Elevations  
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 varies as follows:

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.25m.
2. *Section 17.2 General Regulations* – to reduce the minimum required landscape buffer width from 1.8m to 0.0m along the east property line.

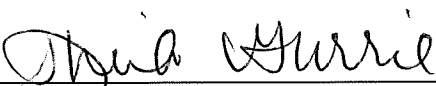
The "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" is varies as follows:

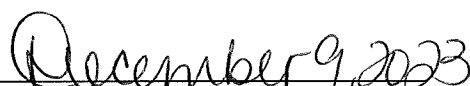
3. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of off-street small car parking from 40% to 48%.

### CONDITIONS OF PERMIT

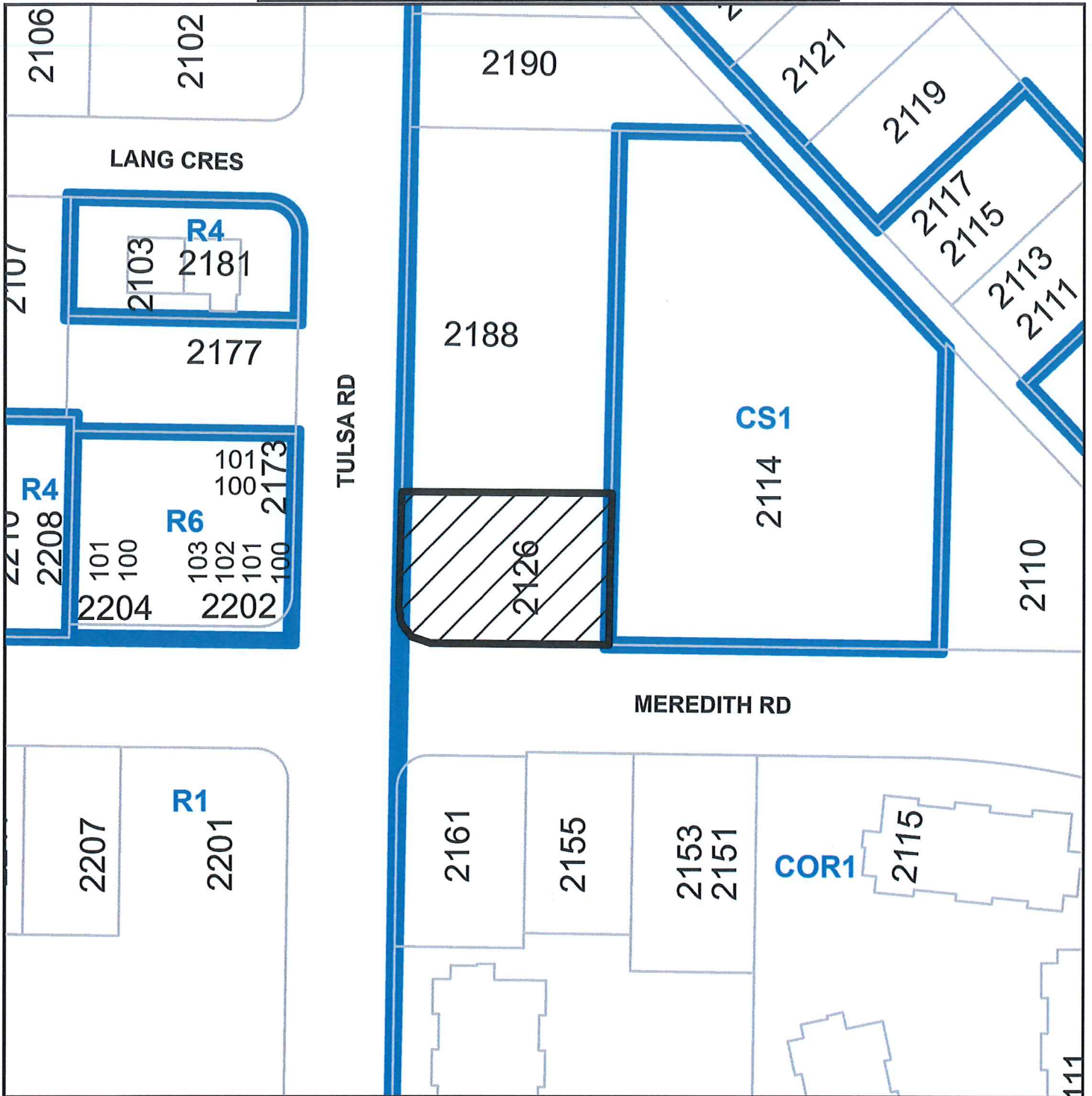
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by D-Architecture, dated 2024-OCT-24 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by D-Architecture, dated 2019-OCT-31, as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-JUL-13, as shown on Schedule D.
4. The registration of a 2.5m wide Statutory Right-of-Way for future road widening, along the Meredith Road frontage, prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 2ND DAY OF DECEMBER, 2024.

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

**SUBJECT PROPERTY MAP**



 2126 MEREDITH ROAD



**BUILDING ELEVATIONS AND DETAILS**



EAST ELEVATIONS

WEST ELEVATIONS

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 2024-MAR-08  
 Current Planning

**NOTE:**  
 This drawing is the intellectual property of the architect. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, copied, or used for any other project without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided on this drawing. The architect is not responsible for any errors or omissions on this drawing. The architect is not responsible for any construction or other work done in reliance on this drawing. The architect is not responsible for any damage or injury to persons or property resulting from the use of this drawing. The architect is not responsible for any other work done in reliance on this drawing. The architect is not responsible for any other damage or injury to persons or property resulting from the use of this drawing.

NO.	DATE	REVISION



**PRELIMINARY**

**D-ARCHITECTURE**  
 6377 ISAPUS DRIVE, NANAIMO, BC V9X 1N4  
 TEL: 250-923-1991, E: INFO@D-ARCHITECTURE.COM  
 1205RYANSTH • FARGO/DALE ARCHITECTURE INC.

SCALE

CONTRACT NO.

SCALE  
 1/4" = 1'-0"

PROJECT  
 2126 Meredith Road  
 NANAIMO, BC

CLIENT  
 Brian McCullough  
 PROJECT NO.  
 2859

SHEET TITLE  
 ELEVATIONS

SHEET NO.  
**A3.1**  
 REVISION  
 —



SOUTH ELEVATIONS (MEREDITH STREET)

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 2024-MAR-08  
 Current Planning

**NOTE:**  
 The owner shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits. The owner shall be responsible for all costs associated with the project. The architect is not responsible for any delays or costs associated with the project. The owner shall be responsible for all costs associated with the project. The architect is not responsible for any delays or costs associated with the project.

NO.	DATE	REVISION



**D-ARCHITECTURE**  
 6377 GARUS DRIVE, NANAIMO, BC V9Y 1N4  
 TEL: 250-752-1791 | E: INFO@D-ARCH.COM  
 DARYL GUSH THROUGH ARCHITECTURE INC.

**PRELIMINARY**

SCALE

CONSULTANT LIST

SCALE  
 1/4" = 1'-0"  
 DRAWN  
 DATE  
 31 OCT 19

PROJECT  
 2126 Meredith Road  
 NANAIMO, BC

CLIENT  
 Brian McCullough  
 PROJECT NO.  
 2859

SHEET TITLE  
 ELEVATIONS

SHEET NO.  
**A3.2**  
 REVISION  
 —



NORTH ELEVATIONS

**EXTERIOR MATERIALS & COLORS**

CODE	COLOR	MATERIAL
1		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # HC-99 Abingdon Putty
2		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
3		6" HARDIEPLANK SIDING (HORIZONTAL) COLOR TO BE SELECTED
4		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
5		2"x4" WOOD TRIMS
6		VINYL WINDOWS
7		ALUMINUM RAILING
8		CONCRETE COLUMNS

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DP1337  
2024-MAR-08  
Current Planning

**REVISIONS**

NO.	DATE	REVISION

NO.	DATE	REVISION



**PRELIMINARY**

**D+ARCHITECTURE**  
6377 CANAB DRIVE, NANAIMO, BC V9X 1N4  
71.250°23'11.99" E, 49.040°28'48.00" N  
DAN YOUSSEF, PRINCIPAL ARCHITECTURE INC.


SCALE	1/4" = 1'-0"
DRAWN	
CHECKED	
DATE	31 OCT 19

PROJECT	2126 Meredith Road NANAIMO, BC
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CLIENT	Brian McCullough
PROJECT NO.	2859

SHEET TITLE	ELEVATIONS
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SHEET NO.	A3.3
REVISION	

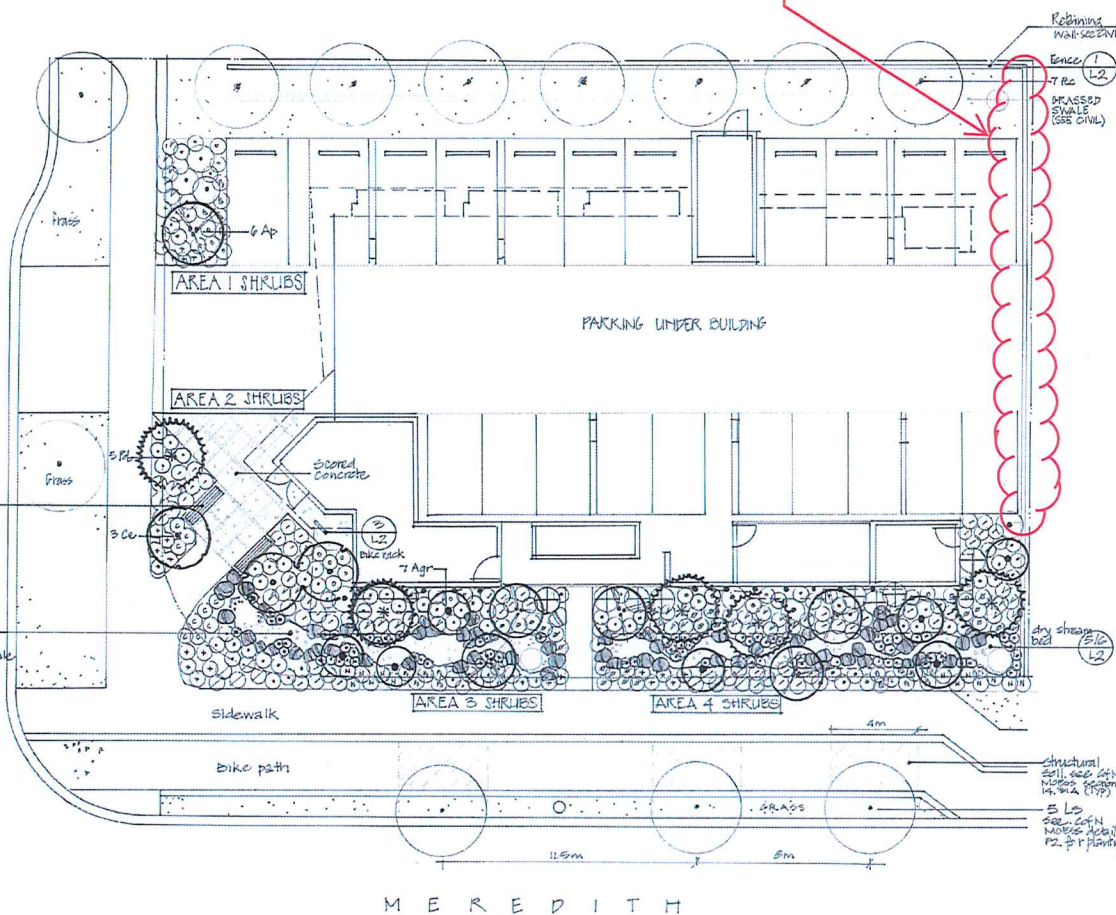
LANDSCAPE PLAN AND DETAILS

PLANT LIST

Key	Qty 1	2	3	4	Tot Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
<b>Deciduous Trees</b>									
Ap	1	2	3	6		<i>Acer palmatum</i>	Japanese Maple	2 5m ht	Multistem
Apr	3	4	7			<i>Amelanchier grandiflora</i>	Serviceberry	10 gall	Multistem
As	1	2	3			<i>Azalea</i>	Birds		
Cn	1	2	3			<i>Cornus edulis white wonder</i>	Flowering Dogwood	6 cm cal	
Le				5		<i>Liquidambar styraciflua</i>	Sweetgum	6 cm cal	Branching ht 1.8m
Pc				7		<i>Pyrus calleryana charocarp</i>	Ornamental Pear	6 cm cal	
<b>Coniferous Trees</b>									
Pob	1	1	3	5		<i>Picea omronica hirs</i>	Serbian Spruce	2m ht	
<b>Evergreen Shrubs/Trees</b>									
Cs	7	5	38	29	76	<i>Gaultheria phallos</i>	Sisal	1 gall	6m o.c.
La	5	5	10	5	25	<i>Lavandula Hidoux</i>	Lavender	1 gall	6m o.c.
Ma	8	11	17			<i>Mahonia nervosa</i>	Dull Oregon Grape	1 gall	6m o.c.
Ve	10	10	13	33		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 gall	1m o.c.
Flom	5	21	25	51		<i>Polydichum munum</i>	Sword Fern	1 gall	6m o.c.
<b>Deciduous Shrubs</b>									
Cs	1	7	8			<i>Cornus alabamica</i>	Red Topped Dogwood	1 gall	1.5m o.c.
Ri	3		3	6		<i>Rosa floribunda</i>	Red Flowering Currant	1 gall	1.5m o.c.
<b>Ornamental Grasses</b>									
He	5	5	10	19	39	<i>Helleborus scaberrimus</i>	Blue Owl Grass	1 gall	6m o.c.
Pa	5	5	8	18		<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gall	1m o.c.
<b>Perennials</b>									
C	3	6	8			<i>Crocus</i>	Crocus	1 gall	6m o.c.
GB	5	6	11			<i>Hardy Geranium</i>	Hardy Geranium	1 gall	6m o.c.
Nd	6	8	14			<i>Nepeta droopiana blue</i>	Catmint	1 gall	6m o.c.
<b>Rain Garden Channel</b>									
Co	11	18	30			<i>Carex obovata</i>	Slough sedge	plugs	
te	11	18	30			<i>Typha latifolia</i>	Watercress	1 plug	
Sm	12	16	30			<i>Scirpus microcarpus</i>	Small Toedreed Bulrush	plugs	
<b>Vines</b>									
Pq	1	4	5			<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 gall	
Pl	2	3	5			<i>Parthenocissus tricuspidata</i>	Boston Ivy	1 gall	

NOTES:  
 1. SEE CIVIL DRAWINGS FOR STORMWATER MANAGEMENT  
 2. FOR GRADES SEE CIVIL + ARCHITECTURAL DRAWINGS

LANDSCAPE BUFFER VARIANCE



Retaining wall section  
 Fence 1 L2  
 7 Rg  
 BRASSED STUPLS (SEE CIVIL)

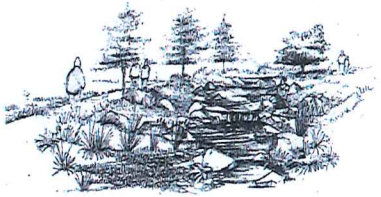
RECEIVED  
 DP1337  
 2024-OCT-24  
 CIVIL PLANNING

REV	DATE	DESCRIPTION
1		
2		
3		
4		
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6		
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9		
10		

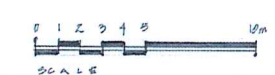
PROJECT  
 2126 MEREDITH ROAD  
 NANAIMO BC

SHEET TITLE  
 LANDSCAPE PLAN

SCALE 1:100 M DATE 4-2-21  
 DRAWN JVD CHECKED  
 PROJECT NUMBER Meredith  
 DRAWING NUMBER L1/3



CONCEPT for BIOSWALE





2126 Meredith Road

**SCHEDULE D-AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY**

## Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
A	The subject property includes a Terrestrial Environmentally Sensitive Area (ESA), as designated by the City Plan "Schedule 6 – DPA1 Environmentally Sensitive Areas" and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	①
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	①
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	②
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	③
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	①
Total		<b>Total: 8 points</b> 16

(4500.199; 2022-JUL-04)

## 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.*	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		Total: 11 points 31

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

## 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		Total: 8 points 16