

DATE OF MEETING | September 16, 2025

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1345 – 4101/4125**
JINGLE POT ROAD



Proposal:
Industrial Development

Zoning:
I2 – Light Industrial

City Plan Land Use Designation:
Light Industrial

Development Permit Areas:
DPA7 – Nanaimo Parkway
DPA8 – Form and Character

Lot Area:
1.0ha



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a light industrial development at 4101/4125 Jingle Pot Road.

Recommendation

To issue Development Permit DP1345 for a light industrial development at 4101/4125 Jingle Pot Road.

BACKGROUND

A development permit application, DP1345, was received from Pacswell Developments Nanaimo Inc. for an industrial development consisting of two warehouse buildings at 4101/4125 Jingle Pot Road.

A previous development permit application, DP1244, was approved in 2023 for a similar light industrial, multi-tenant development. The proposal has been revised, and the owner is proceeding with the development. A concurrent development permit application, DP1346, is being considered for the property to the north at 4300 Forge Road and is intended to operate as a single development.

Subject Property and Site Context

The subject property is located in the Diver Lake area, north of the Nanaimo Parkway, with frontage on Forge Road, Boban Drive, and Jingle Pot Road. The lot, which slopes down (5m) towards Jingle Pot Road, currently contains a single-family dwelling, accessory buildings and outdoor storage. Lands immediately adjacent to the subject property are developed as light industrial uses.

DISCUSSION

Proposed Development

The applicant is proposing to construct an industrial development with two multi-tenant industrial buildings with a combined floor area of 3,670m² including 20 industrial units. The units range in size from 92m² to 290m² and the proposed lot coverage is 33%.

Site Design

The proposed buildings are oriented along the Jingle Pot Road and Boban Drive frontages of the site. Building A will face Jingle Pot Road on the south portion of the lot and Building B will face Boban Drive on the west portion of the lot. Vehicle access to the site will be from the newly constructed Forge Road, leading to an internal drive aisle and parking area, which are screened from street view. An additional vehicle access is proposed at the southeast corner of the site. A pedestrian connection to Jingle Pot Road, an outdoor amenity space, and a refuse enclosure are proposed between the buildings.

Building Design

The proposed buildings are industrial in nature and each unit is equipped with a steel overhead door, intended for recessed loading, and glazed pedestrian entrances. Large windows are located above each overhead door and the units are identified by large addressing numbers and coloured canopies to provide visual interest and weather protection. Each unit functions as single storey; however, the building appears as two storeys, providing an opportunity for future tenants to construct a mezzanine through a tenant improvement. The building's exterior is clad with insulated metal panels in various shades. Exits from the building via a staircase to Jingle Pot Road are proposed for each unit.

Landscape Design

Landscape buffers are provided, and existing trees will be retained along the south and east property lines. A large, landscaped area between the buildings is provided, complete with various tree species, terraced plantings, and the pedestrian access to Jingle Pot Road. Stamped concrete is used to delineate the pedestrian areas in front of each building, leading to the parking area and outdoor amenity space, complete with a pergola, outdoor seating, and decorative concrete pavers. Tiered boulder retaining walls along the Jingle Pot Road frontage are proposed and will include cascading vegetation and trees.

The proposed design substantially meets the intent of the Form & Character Design Guidelines by providing programmed outdoor amenity space, a generous landscape design, and weather-protected balconies at unit entrances.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-SEP-12, accepted DP1345 as presented and provided the following recommendations:

- Consider adding a livelier hue to the gray palette of the exterior;
- Consider ways to express the natural rainwater function as a feature of the site design;
- Ensure pedestrian walkways are well-defined and consider adding a centralized path between the two buildings.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Demarcated pedestrian walkways in front of unit entrances and a centralized pedestrian connection between buildings.
- Incorporation of bollard, pergola and recessed lighting to enhance pedestrian safety.
- Addition of secure long-term bicycle storage with weather protection, located near the outdoor staff amenity area.

Staff support and recommend approval of the proposed industrial development, which substantially meets the design guidelines, complements the existing industrial neighbourhood, and improves an existing underutilized industrial site. |

SUMMARY POINTS

- Development Permit Application No. DP1345 is for a light industrial development at 4101/4125 Jingle Pot Road.
- The proposed development substantially meets the intent of the Form & Character Design Guidelines and complements the existing industrial neighbourhood.
- No variances are proposed.

ATTACHMENTS

ATTACHMENT A: Permit Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

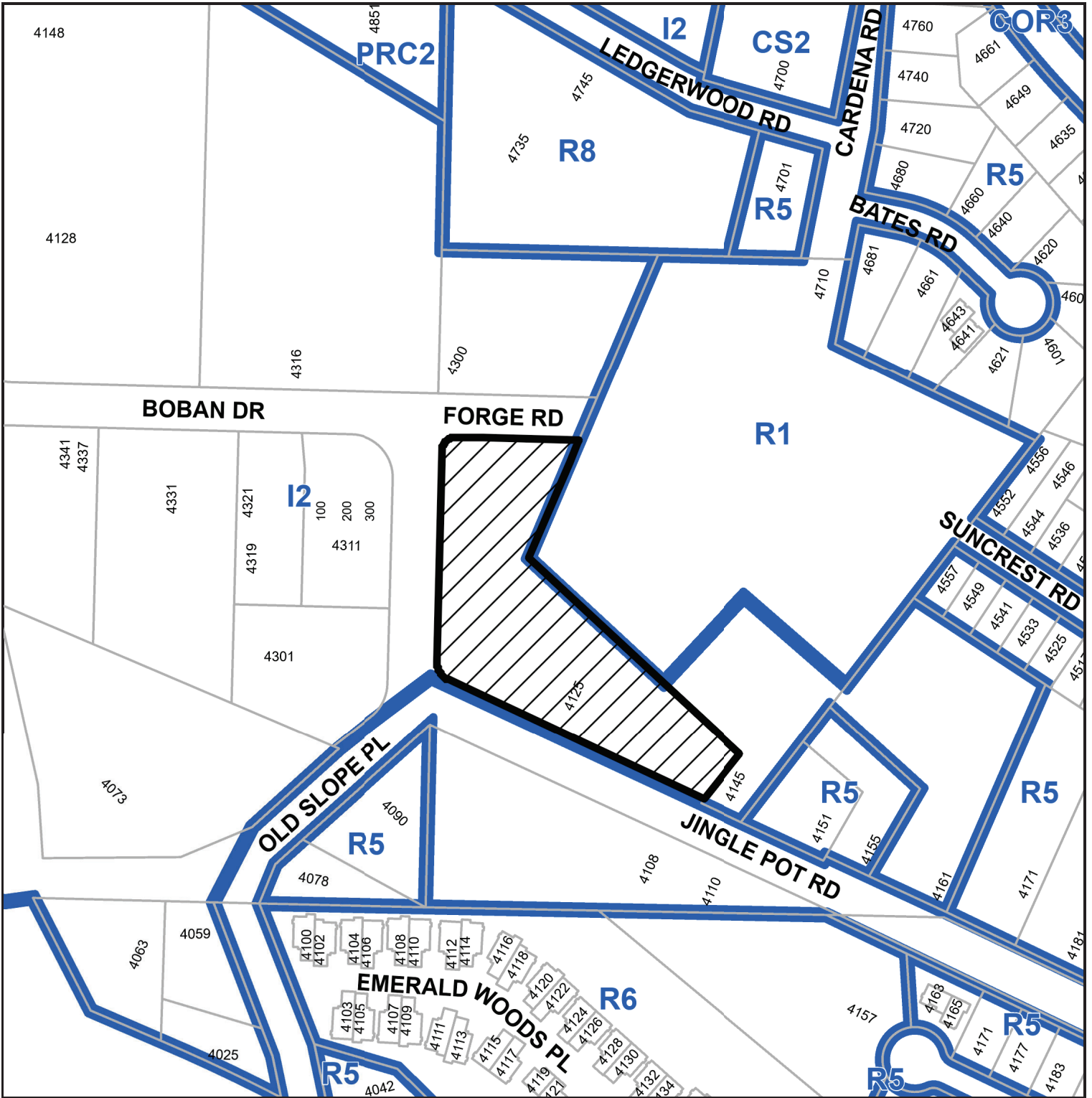
Jeremy Holm
Director, Planning & Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site & Parking Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations & Details, MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2025-MAR-25, as shown on Attachment F.

ATTACHMENT B SUBJECT PROPERTY MAP



4125 JINGLE POT ROAD



Forge Industrial

37	2025-06-12	REVISION FOR DEVELOPMENT PERMIT
35	2025-04-03	REVISION FOR DEVELOPMENT PERMIT
02/24		

NO.	DATE	REVISION
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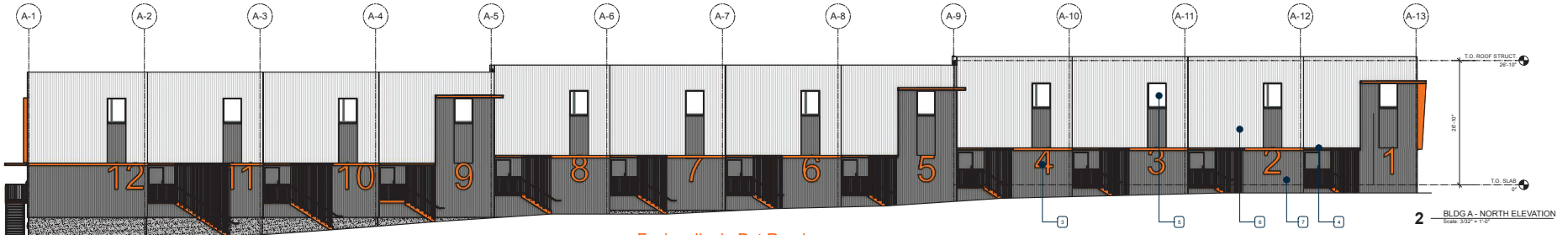
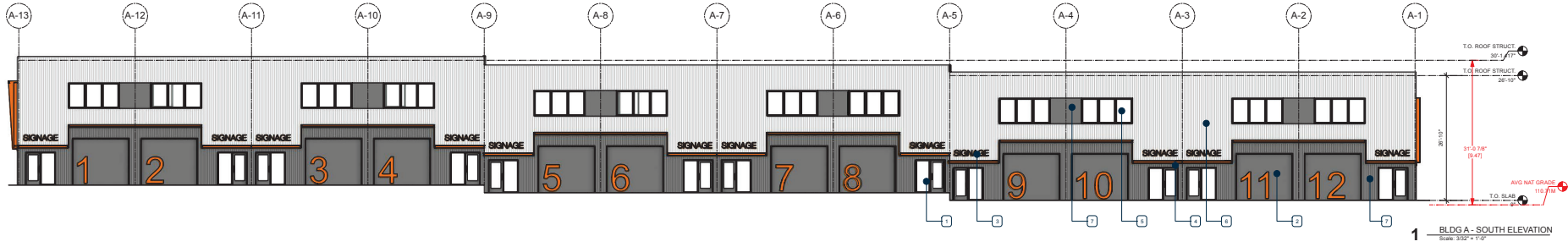
BLDG B - SITE PLAN

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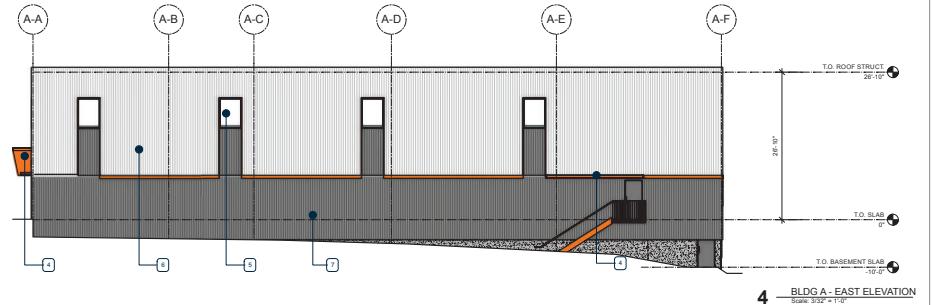
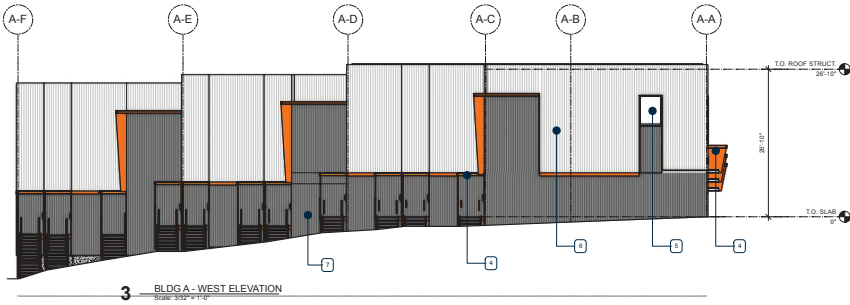
1 SITE PLAN
SCALE: 1/288

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2025-JUN-13
Current Planning

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



Facing Jingle Pot Road



BLDG A - MATERIAL LEGEND

1. STOREFRONT CURTAIN WALL ENTRY DOOR WITH SIDELIGHT, CHARCOAL
2. STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3. N/A
4. N/A
5. PRE-ENGINEERED INSULATED METAL PANELS, DARK
6. STEEL C-CHANNEL CANOPY WITH COVER
7. STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL



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2025-JUN-13
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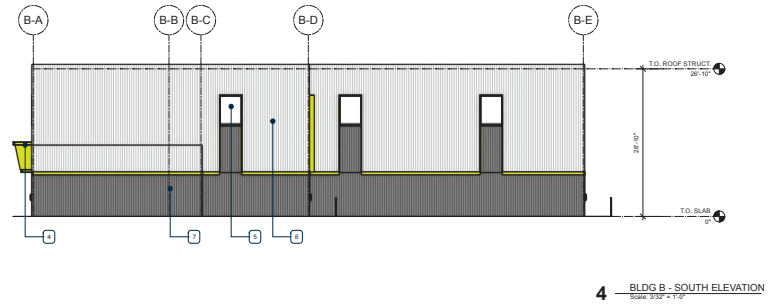
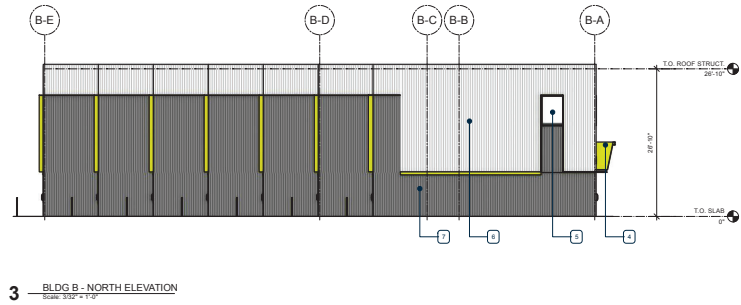
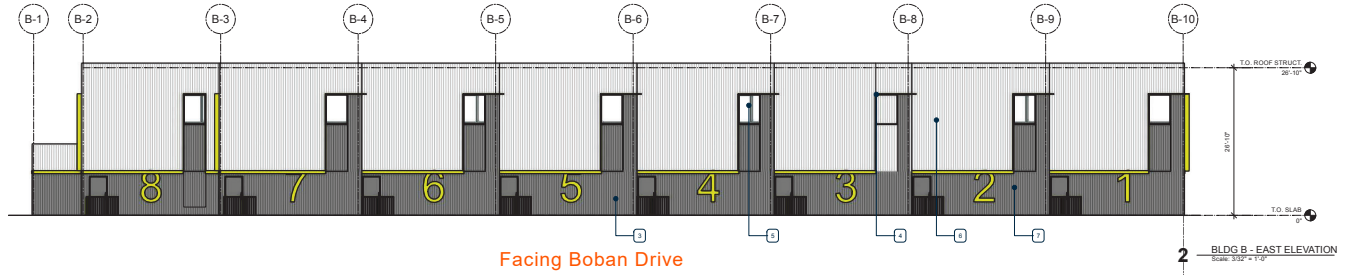
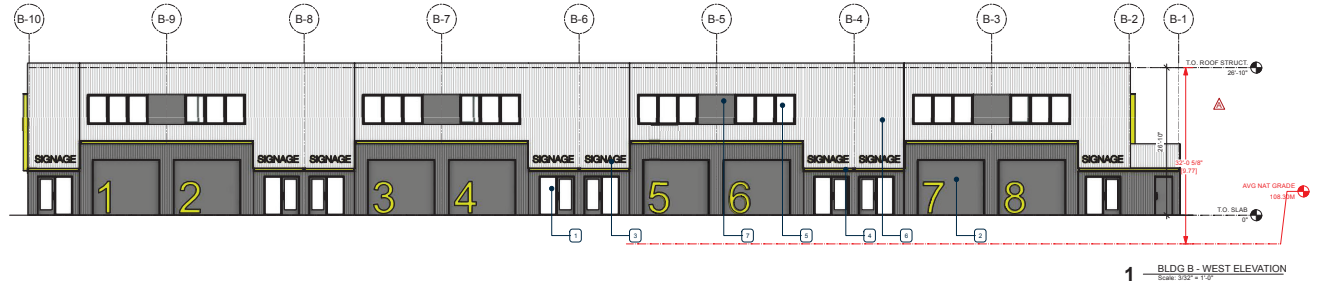
Forge Industrial

14	2025-06-12	REVISION FOR	REVISION FOR
15	2025-06-03	REVISION FOR	REVISION FOR
16	2025-01-09	REVISION FOR REV.	REVISION FOR REV.
17	2025-01-09	CONSULTATION COORDINATION	CONSULTATION COORDINATION

REVISION

BLDG A - ELEVATIONS

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1



BLDG B - MATERIAL LEGEND

1. SHORE FRONT OR CORNER WALL, ENTRY DOOR WITH SIDELIGHT, CHARCOAL
2. STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3. SIGNE SIGNAGE, BACKLIT OR WITH LIGHT OVER
4. STEEL C-CANAL CANOPY WITH COVER
5. STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
6. PRE-ENGINEERED INSULATED METAL PANELS, LIGHT
7. PRE-ENGINEERED INSULATED METAL PANELS, DARK



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2025-JUN-13

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NO.	DATE	REVISION
17	2025-06-12	ISSUED FOR CONSTRUCTION PERMIT
16	2025-04-03	ISSUED FOR CONSTRUCTION PERMIT
15	2025-01-09	ISSUED FOR REV. CONSULTANT COORDINATION

DATE:

REVISION:

DATE TITLE:

BLDG B - ELEVATIONS

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1

ATTACHMENT E BUILDING RENDERINGS



Forge Industrial
4125 JINGLE POT ROAD

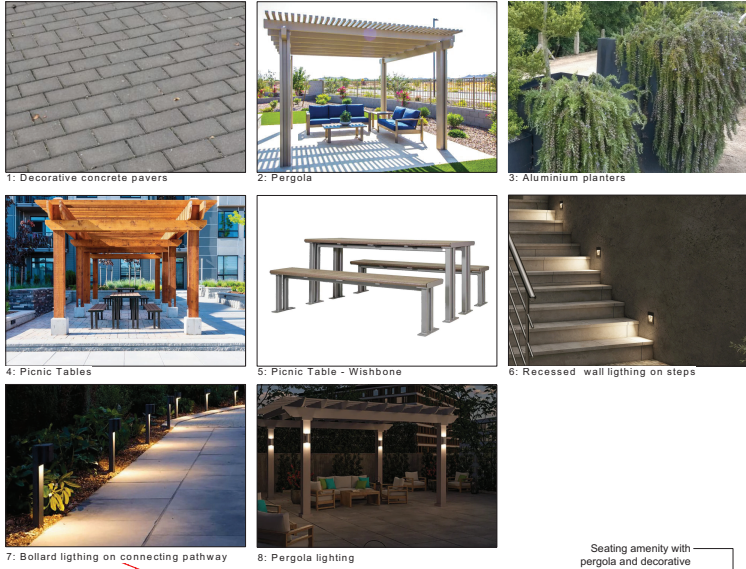


MacDonald Hagarty Architects Ltd.
3502 LAKE E. COURTNEY AVE.
COURTNEY, BC
V9M 3M7

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2025-JUN-13

ATTACHMENT F LANDSCAPE PLAN

CHARACTER IMAGES



1: Decorative concrete pavers

2: Pergola

3: Aluminium planters

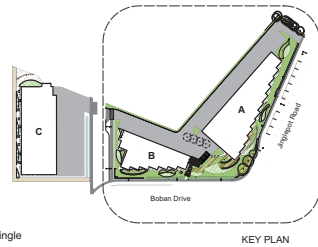
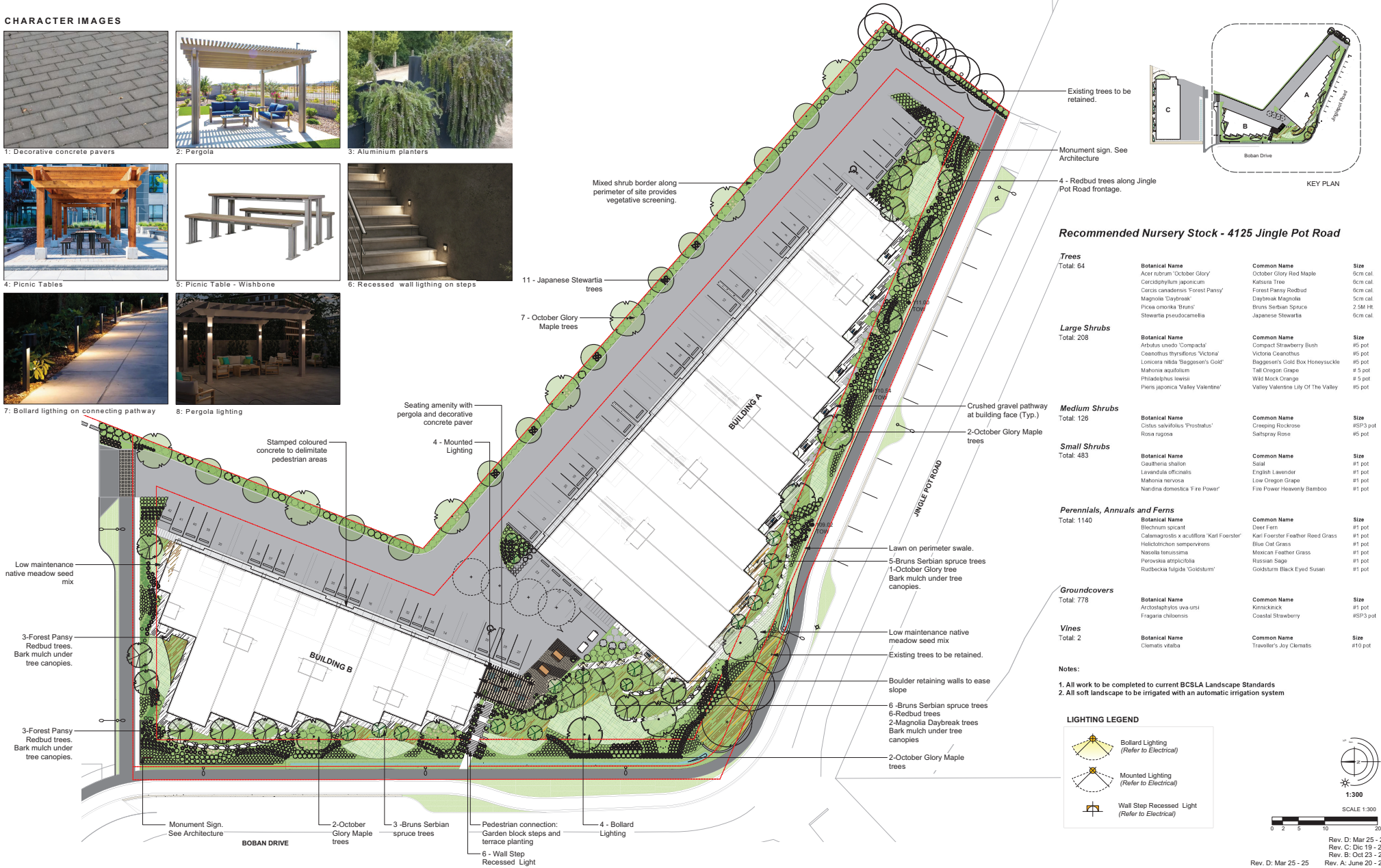
4: Picnic Tables

5: Picnic Table - Wishbone

6: Recessed wall lighting on steps

7: Bollard lighting on connecting pathway

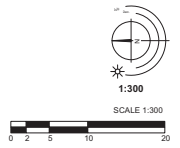
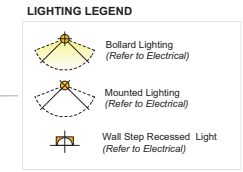
8: Pergola lighting



Recommended Nursery Stock - 4125 Jingle Pot Road

Trees	Botanical Name	Common Name	Size
Total: 64	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal
	<i>Carolinapllylum japonicum</i>	Katsura Tree	6cm cal
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	6cm cal
	<i>Magnolia</i> 'Daybreak'	Daybreak Magnolia	5cm cal
	<i>Picea omomka</i> 'Bruns'	Bruns Serbian Spruce	2.5M HT
	<i>Stewartia pseudocamelia</i>	Japanese Stewartia	6cm cal
Large Shrubs	Botanical Name	Common Name	Size
Total: 208	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
	<i>Ceanothus thyrsiflorus</i> 'Victoria'	Victoria Ceanothus	#5 pot
	<i>Lonicera nitida</i> 'Baggesen's Gold'	Baggesen's Gold Box Honey suckle	#5 pot
	<i>Malvonia asulorum</i>	Tall Oregon Grape	#5 pot
	<i>Phoradendron lewisii</i>	Wild Black Orange	#5 pot
	<i>Platanus japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
Total: 126	<i>Citrus saxiflorus</i> 'Prostratus'	Creeping Rockrose	#5P3 pot
	<i>Rosa rugosa</i>	Saltpray Rose	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 483	<i>Gaultheria shallon</i>	Sisal	#1 pot
	<i>English Lavender</i>	English Lavender	#1 pot
	<i>Malvonia nervosa</i>	Low Oregon Grape	#1 pot
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 1140	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Callamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	<i>Hellelacticon sarraceniensis</i>	Blue Oak Grass	#1 pot
	<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot
	<i>Perovskia atriplicifolia</i>	Russian Sage	#1 pot
	<i>Rutbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	#1 pot
Groundcovers	Botanical Name	Common Name	Size
Total: 778	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	#1 pot
	<i>Fragaria chiloensis</i>	Coastal Strawberry	#5P3 pot
Vines	Botanical Name	Common Name	Size
Total: 2	<i>Clematis vitalba</i>	Traveler's Joy Clematis	#10 pot

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



4125 Jingle Pot Road - Landscape Concept Plan

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Current Planning

LADR LANDSCAPE ARCHITECTS
Project No: 2133 JUN-09-23
28-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 588-0105 Fax: (250) 412-0686

Rev. D: Mar 25 - 25
Rev. C: Dic 19 - 24
Rev. B: Oct 23 - 24
Rev. A: June 20 - 23