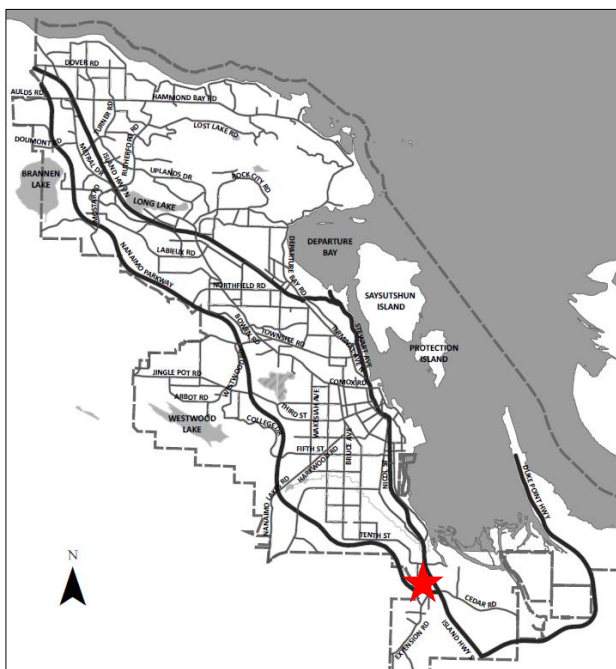


DATE OF MEETING December 1, 2025

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1359 –
1435 CRANBERRY AVENUE**



Proposal:

A 42-unit affordable family housing development

Zoning:

CS1 – Community Service One

City Plan Land Use Designation:

Secondary Urban Centre

Development Permit Areas:

DPA7 – Nanaimo Parkway Design

DPA8 – Form and Character

Lot Area:

3,570m²

DP



OVERVIEW**Purpose of Report**

To present for Council's consideration a development permit application for a family housing development at 1435 Cranberry Avenue. |

Recommendation

That Council issue Development Permit No. DP1359 for a family housing development at 1435 Cranberry Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2025-DEC-01. |

BACKGROUND

A development permit application, DP1359, was received from Snuneymuxw First Nation for a 42-unit affordable family housing development at 1435 Cranberry Avenue. The subject property is owned by the City of Nanaimo and was created through subdivision in 2023 on the southwest corner of Cranberry Avenue and the Cranberry Connector. The property is one of three sites identified for affordable housing projects in the July 2020 Memorandum of Understanding between BC Housing and the City of Nanaimo (previously under the address of 1425 Cranberry Avenue). BC Housing has partnered with Snuneymuxw First Nation to develop affordable housing for families on the site.

Subject Property and Site Context

The subject property is located in the Chase River Neighbourhood at the southern edge of the South Gate Urban Centre. The site is bordered by a no-exit portion of the Cranberry Connector to the north, Cranberry Avenue to the east, Thirteenth Street to the south, and Wexford Creek with its associated wetland to the west. Road dedication was taken at the time of subdivision to account for a future roundabout at the intersection of Cranberry Connector and Cranberry Avenue. The Cranberry Connector is expected to connect with the rest of the South Gate Urban Centre in the future.

The site is partially wooded and slopes downhill slightly from east to west towards Wexford Creek. A portion of the creek and wetland occupy the westernmost portion of the property where they are protected by covenant.

The surrounding neighbourhood consists of a mix of residential, commercial, and institutional uses. Adjacent land uses include the Nanaimo Fire Station No. 4 across the Cranberry Connector to the north, single residential dwellings to the northeast and east, the Nanaimo Parkway across Thirteenth Street to the south, and a large undeveloped portion of a City-owned parcel to the west. Nearby amenities include John Weeks Parks, the Boys and Girls Club, the Nanaimo Moose Hall, and a gas station with a convenience store on the east side of Cranberry Avenue to the north, and Chase River Elementary School to the south. |

DISCUSSION

Proposed Development

The proposed development is a six-storey family housing building with 42 dwelling units. The proposal is a partnership between the BC Housing Management Commission and the Snuneymuxw First Nation, and the development will offer affordable housing with supports provided on-site. The project will offer housing for families on their journey towards independent living with a priority for Indigenous families. Residents will be supported by Snuneymuxw First Nation resources and programs. The use is considered a Personal Care Facility in the City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”).

The proposed unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Approximate Unit Floor Area</i>
Studio	6	38m ²
One-Bedroom	14	40m ² – 59m ²
Two-Bedroom	11	68m ² – 72m ²
Three-Bedroom	11	84m ² – 90m ²
<i>Total</i>	<i>42</i>	

The proposed gross floor area is 3,730m² and the total Floor Area Ratio (FAR) is 1.04, less than the maximum permitted FAR 1.25 for a Personal Care Facility in the CS1 zone.

Site Design

The building is sited in the eastern portion of the site with an “L-shape” footprint to maximize on-site amenity space. The principal building entry will be located in the northeast corner of the building. Surface parking is proposed between the building and Cranberry Avenue, and an enclosed outdoor amenity space is proposed between the building and the wetland at the rear of the building. No encroachment into the 15m setback from Wexford Creek is proposed.

Parking proposed on-site consists of nine surface parking spaces below a second-storey building overhang. Vehicle access will be from the Cranberry Connector to the north, with secondary access from Thirteenth Street to the south. The two vehicle entries will be gated and will allow for through-access for larger vehicles (e.g. waste collection and emergency response vehicles) without a turnaround on-site. Short-term bicycle parking will be provided outdoors near the front entry, and secure long-term bicycle storage will be provided indoors on the ground level.

An outdoor waste management enclosure is proposed in the Thirteenth Street right-of-way at the south end of the surface parking lot with a pedestrian connection to the building. An encroachment agreement will be required for this enclosure as a condition of this development permit. Staff support the enclosure within the right-of-way given that this portion of Thirteenth Street provides access to only one property (130 Thirteenth Street) and is not expected to be built to the full road standard.

Building Design

The proposed building design references the Snuneymuxw Nation's weaving tradition by alternating vertical and horizontal metal plank cladding. Visual contrast will be provided by varying wood-tone, red, and grey shades of cladding. The building layout is organized around a double-loaded corridor in each wing. A canopy is proposed as weather protection for the front building entry.

Exterior wall assemblies, windows, and glazed doors will be built to minimize noise impacts from the Nanaimo Parkway in accordance with CMHC acoustic criteria for interior spaces and the City's Nanaimo Parkway Design Guidelines.

Landscape Design

Landscaping is proposed throughout the site with a narrow buffer along the Cranberry Avenue frontage, planting beds in front of the building, and planting throughout the rear amenity space. The planting palette is made up of indigenous species including a medicinal garden. Removal of existing trees is proposed with replacement trees to include quaking aspen, western red-cedar, and Pacific dogwood. The multi-tiered outdoor amenity space will include a large concrete patio with raised garden beds, an accessible picnic table, a play area, and landscape boulders distributed throughout. Exterior lighting will include dark-sky compliant in-ground lighting and bollard lighting near the building entry and throughout the amenity space. A wood fence reinforcing the weaving aesthetic of the building is proposed to secure the perimeter of the site.

The overall development design is in substantial compliance with the applicable City design guidelines and provides visual interest through a unique and culturally significant exterior cladding and fencing pattern.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-MAR-27, accepted DP1359 as presented and provided the following recommendations:

- Consider the necessity for extra fence height, especially on the front of the building;
- Consider using three pane window glass to mitigate the noise from the highway;
- Consider adding a window in the small nook near the elevator;
- Consider a covered bike parking area; and
- Consider the building height and how it will impact the neighbours.

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

- Revised the fence design to be semi-transparent along the street frontage;
- Incorporated CMHC-compliant windows for interior acoustic criteria; and
- Reviewed shadowing impacts which were found to primarily affect the Fire Station to the north.

Proposed Variances

Maximum Building Height

The maximum allowable building height in the CS1 zone is 14.0m. The proposed building height is 20.1m, a requested variance of 6.1m.

The *City Plan* future land use designation of ‘Secondary Urban Centre’ envisions typical building heights between 2 and 12 storeys. The applicant is requesting the building height in order to accommodate the compact six-storey building form and maximize the outdoor open space outside of the protected wetland. Through initial shadow studying, the building massing was not found to have significant shadowing impacts on nearby residential properties to the north and east, which are further than 50m away from the proposed building due to the road dedication for future roundabout. Elsewhere in the South Gate Urban Centre, a four-storey development at 1300 Junction Avenue was completed in 2024.

Minimum Flanking Side Yard Setback

The minimum required flanking side yard setback in the CS1 zone is 6.0m. The proposed flanking side yard setback is 5.0m from the north property line (Cranberry Connector) and 1.5m from the south property line (Thirteenth Street), requested variances of 1.0m and 4.5m respectively.

The flanking side yard setback variances are requested to accommodate the building footprint which is intended to enclose the outdoor amenity space in the rear yard. The flanking side yard variances have been reviewed for sightline implications from adjacent streets, and no off-site impacts are anticipated as the proposed building is separated from the edge of curb on both streets and there are no neighbours across either street except for the Fire Station to the north.

Maximum Fence Height

The maximum allowable combined height of a fence and retaining wall in the CS1 zone is 1.2m in the front and flanking side yard setbacks. The proposed perimeter fence height along the north, east, and south property lines ranges up to 2.8m when including portions on top of a proposed retaining wall, a requested variance of up to 1.6m.

Staff have worked with the applicant to ensure that solid portions of the 1.8m-high fence do not exceed 1.2m facing the intersection of Cranberry Avenue and the Cranberry Connector. In these locations, the uppermost 0.6m of the fence is transparent to ensure sightlines at the intersection and visibility of pedestrians while maintaining the weaving theme found throughout the development (see fence details in Attachment H). For portions of the front and flanking side yard next to the surface parking lot, the fence will be located on top of a retaining wall ranging up to 1.0m in height to account for future grades of the City street cross-section. The retaining wall will face internal to the site and will not have off-site visual impacts.

Minimum Required Parking

While the proposed development is considered a Personal Care Facility in the Zoning Bylaw, the Personal Care Facility rate in the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) is based on ‘sleeping units’ which do not include kitchens in individual units. The proposed development includes ‘dwelling units’ with full kitchens and the

nearest relevant rate is the supportive housing parking rate of 0.2 parking spaces per bed. Using this rate based on the number of beds, the minimum required parking would be 15 parking spaces. The proposed number of parking spaces is 9, a requested variance of 7 parking spaces. Of the parking spaces provided, one will be an accessible space.

The applicant has advised that the parking rate aligns with the anticipated parking demand based on comparable affordable family housing projects. In accordance with the Council Policy for Consideration of a Parking Variance, the applicant has provided rationale (Attachment G). Some of the considerations to support the parking variance include:

- Site proximity to future Bus Rapid Transit and Secondary Active Mobility Routes as identified in 'Schedule 3' of *City Plan*; and
- Long-term bicycle parking (37 spaces) provided in excess of the minimum required amount

Staff note that had the units met the definition of 'sleeping units' without kitchens, then the required amount of parking would have been 9 parking spaces and no variance to the number of off-street parking stalls would have been required. Additionally, direction was received from the Governance and Priorities Committee (2025-OCT-31) to amend parking rates and remove minimum parking requirements in Secondary Urban Centres in the future.

In addition to the parking space variance, a variance is requested to the minimum required number of loading spaces. A Personal Care Facility over 2,800m² in floor area requires two loading spaces. No loading spaces are proposed. Given the proposed purpose-built family housing, the demand for loading space will be more like residential than institutional uses and dedicated full-size loading spaces are not expected to be needed. There will be opportunity for residential-scale vehicles to load or unload on-site in the surface parking lot without a dedicated loading space.

Staff support the proposed variances which maximize the building envelope outside of generous open space and support the intended programming for the building.

Community Consultation

BC Housing previously circulated information to neighbours in 2020 regarding the intent to develop affordable family housing on the site. Since partnering with Snuneymuxw First Nation and finalizing design details, the applicant has circulated a newsletter with more detailed information to the surrounding community in Fall 2025 (see Attachment H). Staff have not received any comments or concerns regarding the proposed development from nearby residents to-date.

SUMMARY POINTS

- Development Permit Application No. DP1359 is for a six-storey family housing building with 42 units at 1435 Cranberry Avenue.
- Variances are requested to increase the maximum permitted building height, reduce the minimum required flanking side yard setbacks, increase the maximum permitted combined fence and retaining wall height, reduce the minimum required number of off-street vehicle parking spaces and loading spaces.

- The overall development design is in substantial compliance with the applicable City design guidelines and provides visual interest through a unique and culturally significant exterior cladding and fencing pattern.
- Staff support the proposed variances which maximize the building envelope outside of generous open space and support the intended programming for the building. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: Parking Variance Rationale
ATTACHMENT H: Fall 2025 Community Newsletter |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a fence and retaining wall within a front and flanking side yard setback from 1.2m up to 2.8m, as shown in Attachment F.
2. *Section 14.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setbacks from 6.0m to 5.0m along the north property line and from 6.0m to 1.5m along the south property line, as shown in Attachment C.
3. *Section 14.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 20.1m, as shown in Attachment D.

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

1. *Section 6.1.b Required Number of Loading Spaces* – to reduce the minimum required number of off-street loading spaces from 2 to 0.
2. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of off-street vehicle parking spaces from 15 to 9.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by MacDonald Hagarty Architects Ltd., dated 2025-NOV-07, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by MacDonald Hagarty Architects Ltd., dated 2025-NOV-07, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-OCT-16, as shown on Attachment F, 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. Commitment to a License Agreement with the City of Nanaimo for installation of the proposed waste management enclosure within the Thirteenth Street right-of-way, generally as shown on Attachment C, prior to building permit issuance.

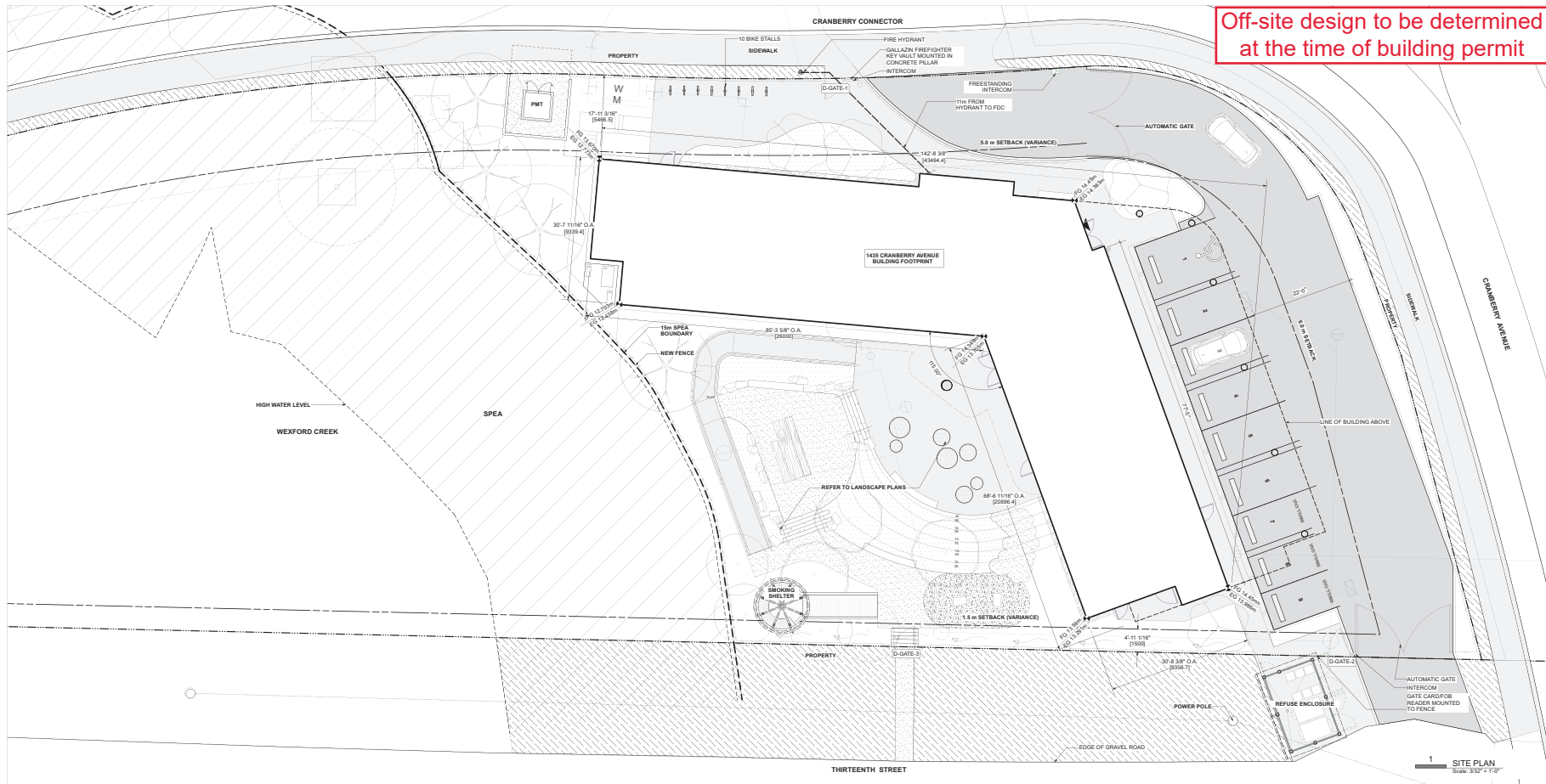
This map illustrates the Cranberry Connector area, including the following details:

- Streets:** PARKER AVE, GRANT AVE, ORCHARD DR, CASSIDY DR, CRANBERRY AVE, THIRTEENTH ST, NANAIMO PARKWAY, and EXTENSION RD.
- Properties and Lots:**
 - Along PARKER AVE: Lots 1 through 32.
 - Along GRANT AVE: Lots 1 through 26.
 - Along CASSIDY DR: Lots 101 through 107.
 - Along CRANBERRY AVE: Lots 18, 24, 28, 32, 38, 42, 48.
 - Along NANAIMO PARKWAY: Lots 108, 142, 144, 146, 148, 154.
 - Along EXTENSION RD: Lots 1447, 1449, 1451.
- Zoning Designations:**
 - R12:** Residential Single-Family Detached (indicated in blue text).
 - R5:** Residential Single-Family Detached (indicated in blue text).
 - CS1:** Community Service (indicated in blue text).
 - PRC3:** Professional Office (indicated in blue text).
 - PRC1:** Professional Office (indicated in blue text).
 - R1:** Residential Single-Family Detached (indicated in blue text).
- Other Features:**
 - CRANBERRY CONNECTOR:** A road running horizontally across the middle of the map.
 - ISLAND HWY'S:** A road running diagonally on the right side of the map.
 - Shaded Area:** A hatched rectangular area located south of CASSIDY DR and east of GRANT AVE, bounded by THIRTEENTH ST to the south.



122

ATTACHMENT C
SITE PLAN



Off-site design to be determined
at the time of building permit



1435 CRANBERRY FAMILY HOUSING
1435 CRANBERRY AVENUE
NANAIMO, BC



V	2025-01-07	Revised for Development
K	2025-02-05	Revised for Development
J	2025-04-02	Revised for Development
N	2025-04-02	Revised for Development
ISSUE		

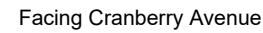
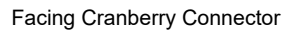
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DP1359
2025-NOV-12
Current Planning

REVISION		
ISSUE		



A1.00

Requested Height Variance



A1 A2 B1 B3 B2 C1 SEE ASSEMBLIES DWG A0.04 FOR CLADDING TYPES

- 1 HORIZONTAL METAL PLANK CLADDING
COLOUR: WOOD TONE
- 2 VERTICAL METAL PLANK CLADDING
COLOUR: WOOD TONE

3 ACM PANEL (FR CORE) CLADDING
COLOUR: RED

4 VERTICAL METAL PLANK CLADDING
COLOUR: RED

5 ANODIZED CURTAIN WALL
COLOUR: CLEAR ANODIZED

6 VINYL WINDOW
COLOUR: BEIGE

7 CEMENTITIOUS FASCIA PANEL
COLOUR: DARK GREY OR RED

8 PAINTED MURAL ON CONCRETE COLUMN

9 VERTICAL METAL PLANK CLADDING
COLOUR: GREY

ATTACHMENT E BUILDING PERSPECTIVES



1 Looking Southwest



2 Looking Northeast

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Page 1 of 9

Off-site design to be determined
at the time of building permit

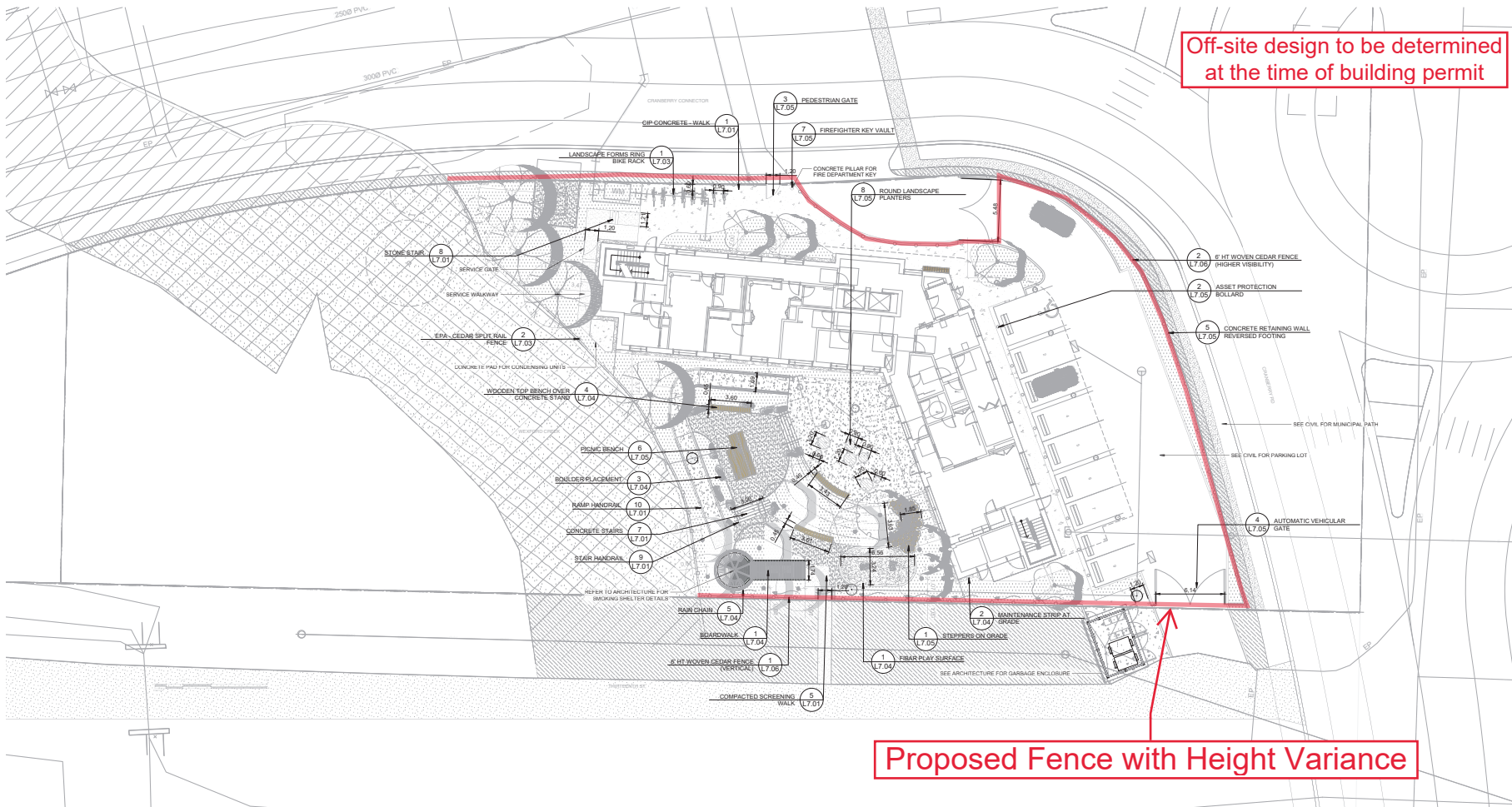


1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT
**M'AKOLA DEVELOPMENT
SERVICES**
PROJECT NAME:
**1435 CRANBERRY FAMILY
HOUSING**

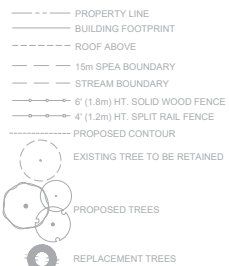
PROJECT ADDRESS:
**1435 CRANBERRY RD,
NANAIMO, BC**

DESIGNED BY: BB, LB
DRAWN BY: AP



Proposed Fence with Height Variance

LEGEND



MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
---	PROPERTY LINE	34.2 LF
---	BUILDING FOOTPRINT	454.9 SF
---	ROOF ABOVE	428.4 SF
---	15m SPEA BOUNDARY	802.8 SF
---	STREAM BOUNDARY	15.0 SF
---	6' (1.8m) HT. SOLID WOOD FENCE	20.1 LF
---	4' (1.2m) HT. SPLIT RAIL FENCE	50.7 LF
---	PROPOSED CONTOUR	108.9 LF
---	EXISTING TREE TO BE RETAINED	15.0 SF
---	PROPOSED TREES	65.2 SF
---	REPLACEMENT TREES	107.8 SF

LANDSCAPE NOTES - GENERAL

1. ALL LANDSCAPE AREAS AND MUNICIPAL BOULEVARD TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. MUNICIPAL BOULEVARD TO BE IRRIGATED FROM THE DEVELOPMENT WATER SOURCE IN A SEPARATE ZONE WITH ITS OWN CONTROLLER ACCESSIBLE TO CITY OF NANAIMO.
2. REFER TO CIVIL FOR DRIVEWAY GRADING.
3. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS.
4. REFER TO SECTIONS AND DETAILS FOR LANDSCAPE IMPROVEMENTS.
5. ALL SOFT LANDSCAPE MATERIALS AND INSTALLATION TO CONFORM TO THE CURRENT EDITION OF THE BCSLAB/CLNA B.C. LANDSCAPE STANDARD UNLESS SPECIFICALLY STATED OTHERWISE ON THESE DRAWINGS OR CITY OF NANAIMO SPECIFICATION DOCUMENTS.
6. ALL HARD SURFACE LANDSCAPE MATERIALS AND INSTALLATION TO CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) UNLESS SPECIFICALLY STATED OTHERWISE ON THE DRAWINGS OR CITY OF NANAIMO SPECIFICATION DOCUMENTS.
7. IRRIGATION TO NOTES:
 - AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY AN IABC CERTIFIED IRRIGATION DESIGNER AND INSTALLED TO IABC STANDARDS
 - WATER RISE UP NOT FOR SPRAY HEADS
 - BACKFLOW PREVENTION DEVICE AND WINTERIZATION BLOW OUT
 - WETI TIMER

12	ISSUED FOR BP	25/10/16
11	ISSUED FOR COORDINATION	25/08/22
10	ISSUED FOR COORDINATION	25/07/21
9	ISSUED FOR 30% DP	25/05/20
8	REVISED AND RE-ISSUED FOR DP	25/05/08
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/16
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/08/13
2	ISSUED FOR REVIEW	24/08/08
1	ISSUED FOR REVIEW	24/08/09
NO	ISSUE	25/08/20

SEAL



NORTH ARROW

DRAWING TITLE:

MATERIALS PLAN

DWG NO:

L1.01

SCALE: 1:150

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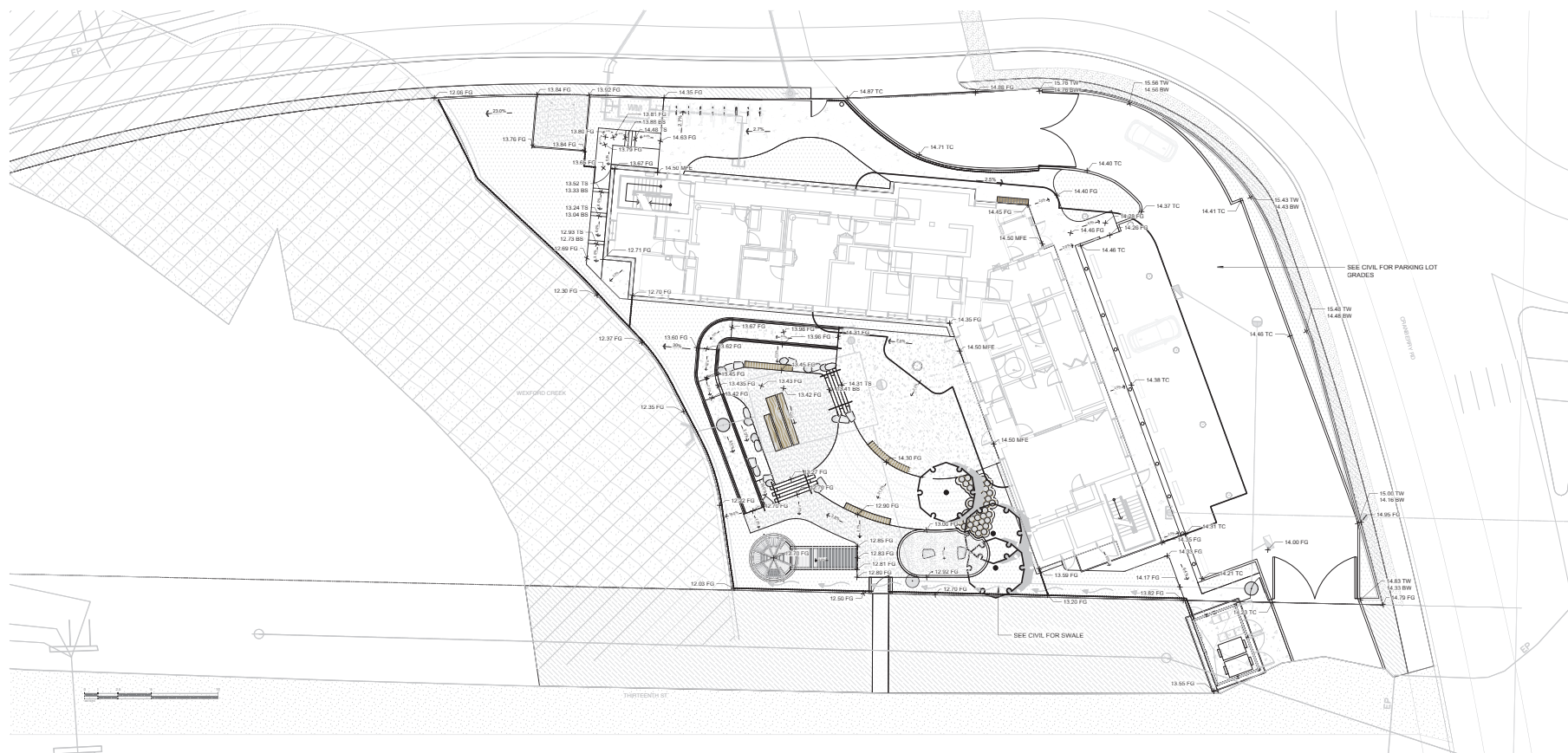
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilicollective.ca 250 590 1156

M'AKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY
HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD,
NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: AP



LEGEND

- PROPERTY LINE
 ————— BUILDING FOOTPRINT
 ————— ROOF ABOVE
 - - - - - 15m SPEA BOUNDARY
 - - - - - STREAM BOUNDARY
 ————— 8' (1.8m) HT. SOLID WOOD FENCE
 ————— 4' (1.2m) HT. SPLIT RAIL FENCE
 - - - - - PROPOSED CONTOUR
 EXISTING TREE TO BE RETAINED



GRADING LEGEND

- | | |
|---|---------------------------|
|  | PROPOSED FINISHED GRADE |
|  | PROPOSED TOP OF WALL |
|  | PROPOSED BOTTOM OF WALL |
|  | PROPOSED TOP OF STAIR |
|  | PROPOSED BOTTOM OF STAIR |
|  | PROPOSED BOTTOM OF SWALE |
|  | PROPOSED TOP OF BOARDWALK |
|  | PROPOSED TOP OF CURB |
|  | PROPOSED BOTTOM OF CURB |
|  | PROPOSED SLOPE |

12	ISSUED FOR BP	25/10/16
11	ISSUED FOR COORDINATION	25/08/22
10	ISSUED FOR COORDINATION	25/07/21
9	ISSUED FOR 25% QS	25/03/25
8	REVISED AND RE-ISSUED FOR DP	25/02/06
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/16
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/09/06
1	ISSUED FOR REVIEW	24/08/20
NO.	ISSUE	YY/MM/DD

SE



NORTH ARROW



DRAWING TITLE:

GRADING PLAN

DWG NO:

SCALE: 1:150

SCALE: 1:150

SCALE: 1:150

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DP1359
2025-NOV-04
Current Planning

L2.01

SCALE: 1:150



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Info@biophilacollective.ca 250 590 1156

MAKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
**1435 CRANBERRY RD,
NANAIMO, BC**

DESIGNED BY: BB, LB
DRAWN BY: AP

02	ISSUED FOR BP	25/10/16
01	ISSUED FOR COORDINATION	25/09/22
00	ISSUED FOR COORDINATION	25/09/21
00	ISSUED FOR 25% OS	25/09/20
00	REVISED AND RE-ISSUED FOR DP	25/02/06
00	ISSUED FOR COORDINATION	25/01/05
00	ISSUED FOR DRAFT DP	25/01/16
00	ISSUED FOR COORDINATION	24/12/12
00	ISSUED FOR DP	24/09/20
00	ISSUED FOR COORDINATION	24/09/13
00	ISSUED FOR REVIEW	24/09/05
00	ISSUED FOR REVIEW	24/08/20
00	ISSUE	Y1MM000



DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:
L3.01

SCALE: 1:150

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DP1359
2025-NOV-04
Current Planning



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 2 (1.8m) HT. SPLIT RAIL FENCE
- 2 (1.8m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
- REPLACEMENT TREES

PLANT SCHEDULE

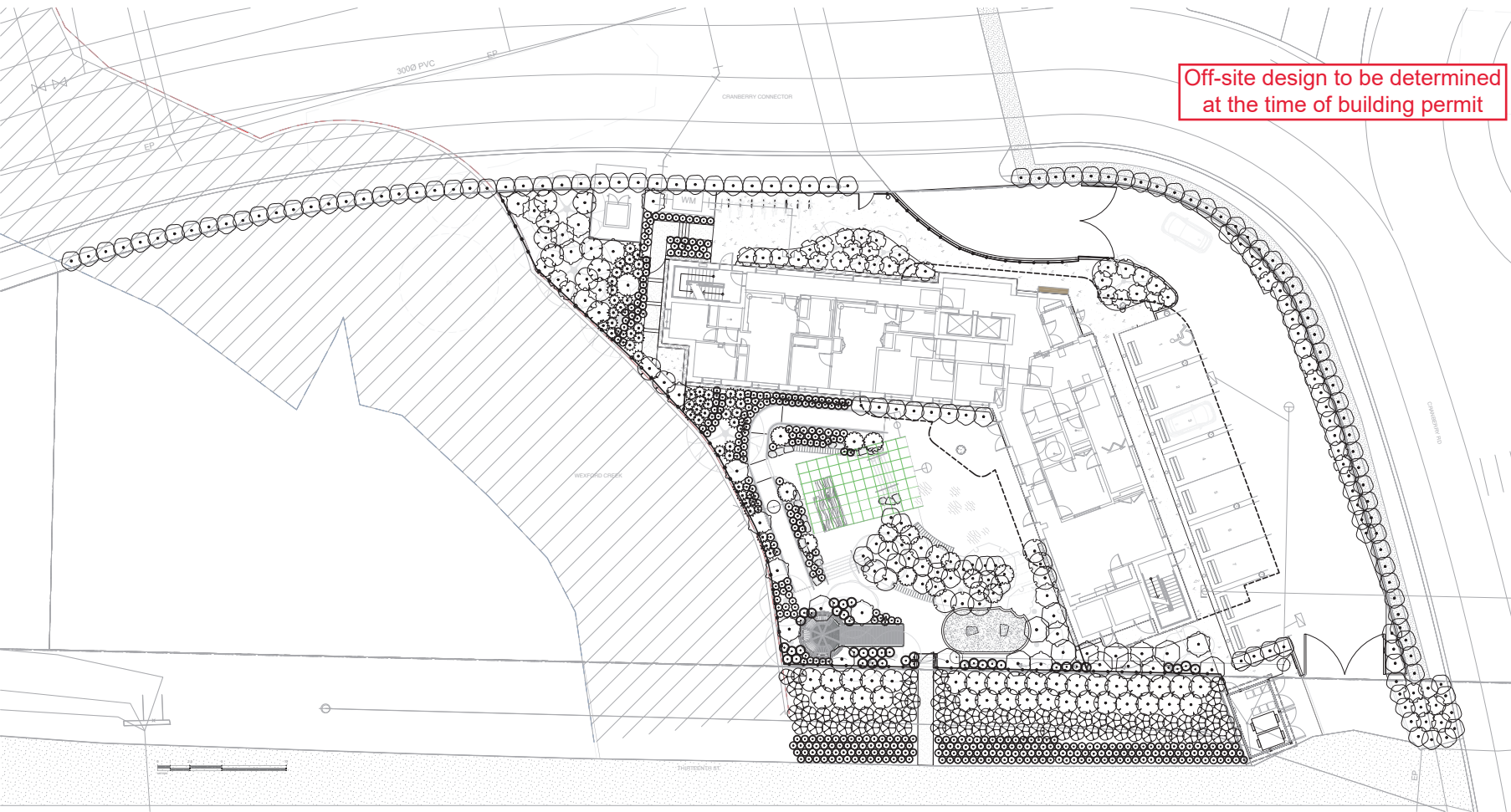
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	AM	4	Acer macrophyllum	Big Leaf Maple	Ball & Burlap	60mm Cal.
	CR	4	Crataegus douglasii	Douglas Hawthorn	50mm Cal.	B&B
	PT	4	Populus tremuloides	Quaking Aspen	Ball & Burlap	50mm Cal.
	PD	3	Pseudotsuga menziesii	Douglas Fir	Ball & Burlap	60mm Cal.
	TP	3	Thuja plicata	Western Red Cedar	Ball & Burlap	60mm Cal.

PLANTING NOTES

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF NANAIMO.
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS.
- ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

SOIL NOTES

- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
- DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
- DEPTH OF 300 mm FOR TURF.
- PH BETWEEN 6.0 TO 8.0.
- SUSOIL, SCARIFIED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
- PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.
- A COMPREHENSIVE SOIL ANALYSIS WILL BE CONDUCTED TO EVALUATE THE QUALITY OF THE EXISTING SOIL AND ITS FEASIBILITY FOR SUPPORTING NEWLY PROPOSED PLANTING.



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
MAKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
**1435 CRANBERRY RD,
NANAIMO, BC**

DESIGNED BY: BB, LB
DRAWN BY: AP

2	ISSUED FOR BP	25/10/15
11	ISSUED FOR COORDINATION	25/06/22
10	ISSUED FOR COORDINATION	25/01/21
9	ISSUED FOR 20% DB	25/02/20
8	REVISED AND RE-ISSUED FOR DP	25/02/20
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR SHMT DP	25/01/19
5	ISSUED FOR COORDINATION	24/12/17
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/09/08
1	ISSUED FOR REVIEW	24/09/09
NO	ISSUE	YYMMDD

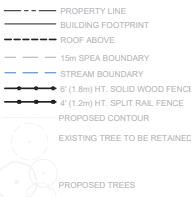


DRAWING TITLE:
PLANTING PLAN

DWG NO:
L3.02

SCALE: 1:150

LEGEND



PLANT SCHEDULE ON-SITE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	OS2	51	Gaultheria shallon	Sold	#1 POT
	OC	25	Oenothera caespitosa	Oxeye	#1 POT
	FR2	38	Rosa nutkana	Nutka Rose	#1 POT
	SE	11	Sambucus canadensis	American Elderberry	#1 POT
	VO2	10	Vaccinium corymbosum	Overleaf Blueberry	#1 POT
	VO3	13	Vaccinium corymbosum	Evergreen Huckleberry	#1 POT
	VP	12	Vaccinium paniculatum	Red Huckleberry	#1 POT
	BS2	35	Blackburnian spicata	Cher Fern	#1 POT
	PM2	38	Polystichum munitum	Western Seaweed Fern	#1 POT
	AM2	79	Actinella mibelliana	Common Yarrow	#1 POT
	DT2	87	Deschampsia cespitosa	Tufted Hair Grass	#1 POT
	UD	49	Urtica dioica	Stinging Nettle	#1 POT

PLANTING NOTES

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF NANAIMO
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

SOIL NOTES

- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
- DEPTH OF 450 mm FOR SHRUB/ TREE BEDS.
- DEPTH OF 300 mm FOR TURF.
- PH BETWEEN 6.0 TO 8.0.
- SUBSOIL, SCARPED TO A DEPTH OF MINIMUM 100 mm WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
- PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS.
- A COMPREHENSIVE SOIL ANALYSIS WILL BE CONDUCTED TO EVALUATE THE QUALITY OF THE EXISTING SOIL AND ITS FEASIBILITY FOR SUPPORTING NEWLY PROPOSED PLANTING.

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LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 6" (1.5m) HT. SOLID WOOD FENCE
- 6" (1.5m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

LIGHTING SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	IN-GROUND Product: WAC 2" SURFACE MOUNT ROUND QUAD DIRECTIONAL Model: S201-07 Finish: STAINLESS STEEL	16
■	BOLLARD Product: LINEAL BOLLARD Model: LB-35 3A 37-55 4 CO-P185-UNW-STD Finish: LIGHT GRAY, GARAPA	26

LIGHTING NOTES

- LANDSCAPE LIGHTING TO BE DARK SKY COMPLIANT.
- LANDSCAPE LIGHTING TO BE COORDINATED WITH ELECTRICAL.



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M'AKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
**1435 CRANBERRY RD,
NANAIMO, BC**

DESIGNED BY: BB, LB
DRAWN BY: AP

12	ISSUED FOR BP	25/10/16
11	ISSUED FOR COORDINATION	25/08/22
10	ISSUED FOR COORDINATION	25/07/21
9	ISSUED FOR 25% DB	25/05/20
8	REVISED AND RE-ISSUED FOR DP	25/02/06
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/16
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/08/20
1	ISSUED FOR REVIEW	24/08/20
NO.	ISSUE	NYAMMO

SEAL



NORTH ARROW



DRAWING TITLE:
LIGHTING PLAN

DWG NO:

L6.01

SCALE: 1:150

RECEIVED
DP1359
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Current Planning



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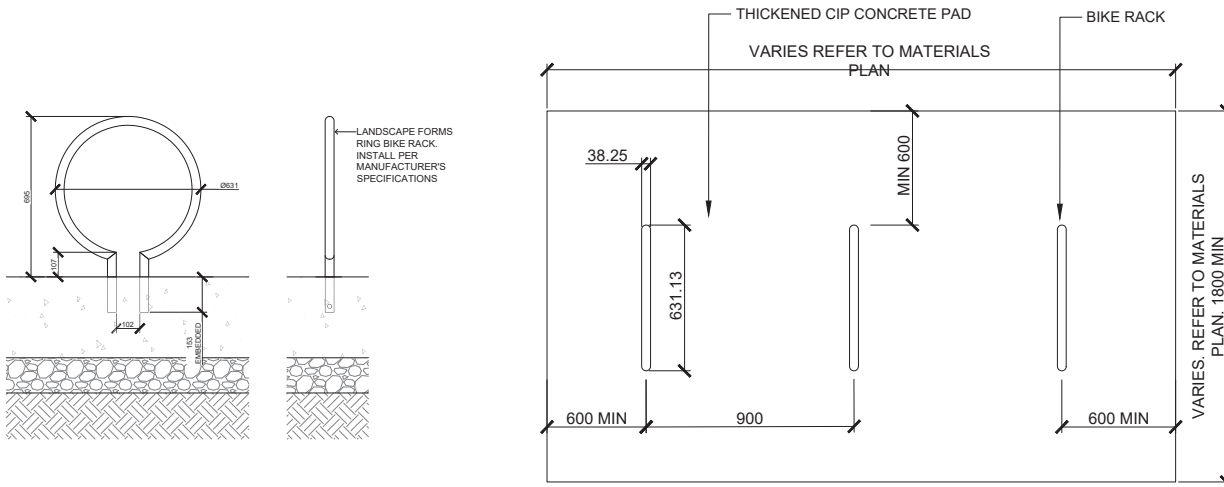
OWNER/CLIENT:

MAKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD,
NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: AP



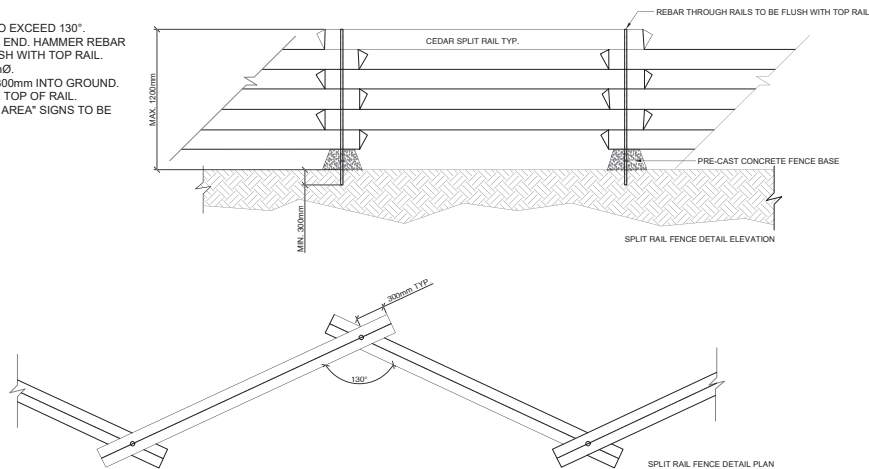
1 LANDSCAPE FORMS RING BIKE RACK

1:10

B-CR-01

NOTES:

1. MAXIMUM ANGLE OF RAILS NOT TO EXCEED 130°.
2. DRILL RAILS 300mm FROM EITHER END. HAMMER REBAR THROUGH RAILS. REBAR TO BE FLUSH WITH TOP RAIL.
3. EACH RAIL TO BE MINIMUM 200mmØ.
4. REBAR ANCHORS TO BE DRIVEN 300mm INTO GROUND.
5. REBAR NOT TO STICK OUT ABOVE TOP OF RAIL.
6. "ENVIRONMENTALLY PROTECTED AREA" SIGNS TO BE AFFIXED TO FENCE



2 EPA - CEDAR SPLIT RAIL FENCE

1:20

B-CR-01

12	ISSUED FOR BP	25/10/18
11	ISSUED FOR COORDINATION	25/08/22
10	ISSUED FOR COORDINATION	25/07/21
9	ISSUED FOR 20% DB	25/05/25
8	REVISED AND RE-ISSUED FOR DP	25/02/08
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/18
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/09/08
1	ISSUED FOR REVIEW	24/09/09
NO.	ISSUE	YVMMQ

SEAL



NORTH ARROW



DRAWING TITLE:

FURNISHING DETAILS

DWG NO:

L7.03

SCALE: AS NOTED

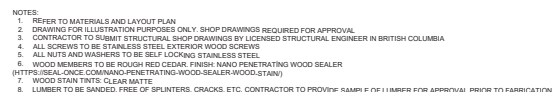
RECEIVED
DP1359
2025-NOV-04
Current Planning

OWNER/CLIENT:
M'AKOLA DEVELOPMENT
SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY
HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD,
NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: AP



12	ISSUED FOR BP	25/10/16
11	ISSUED FOR COORDINATION	25/08/22
10	ISSUED FOR COORDINATION	25/07/21
9	ISSUED FOR 25% QS	25/03/25
8	REVISED AND RE-ISSUED FOR DP	25/02/08
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/16
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/08/08
1	ISSUED FOR REVIEW	24/08/20
NO.	ISSUE	YYMMDD

SEARCH



NORTH ARROW

DRAWING TITLE:

FURNISHING DETAILS

DING NO.

L7.04

SCALE: AS NOTED

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Current Planning



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Info@biophillicollective.ca 250.590.1156

OWNER/CLIENT
M'AKOLA DEVELOPMENT
SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY
HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD,
NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: AP

12	ISSUED FOR BP	201916
11	ISSUED FOR COORDINATION	250822
10	ISSUED FOR COORDINATION	250721
9	ISSUED FOR 25% QS	250625
8	REVISED AND RE-ISSUED FOR DP	250506
7	ISSUED FOR COORDINATION	250120
6	ISSUED FOR DRAFT DP	250116
5	ISSUED FOR COORDINATION	241212
4	ISSUED FOR DP	240920
3	ISSUED FOR COORDINATION	240913
2	ISSUED FOR REVIEW	240808
1	ISSUED FOR REVIEW	240829
NO.	ISSUE	YYMMDD

SEAL



NORTH ARROW



DRAWING TITLE:
FURNISHING DETAILS

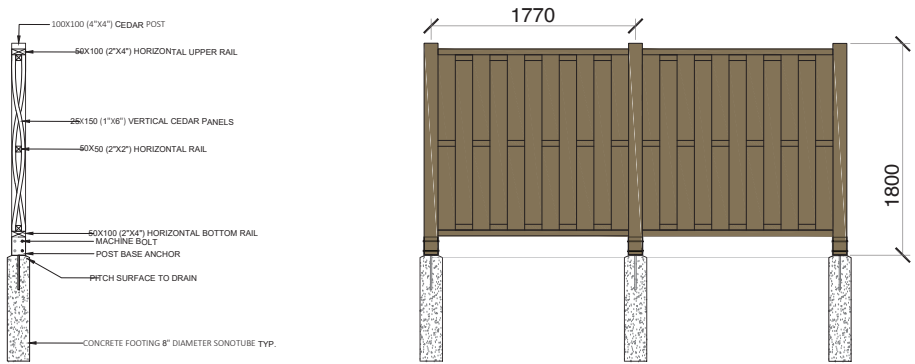
DWG NO:

SCALE: AS
NOTED

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Current Planning

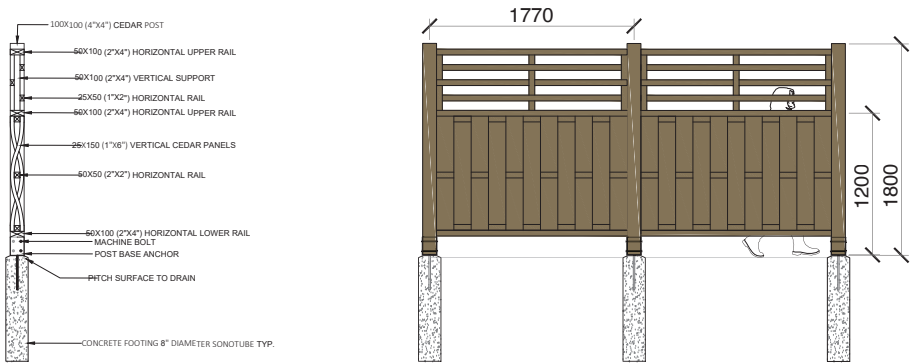
L7.06

- NOTES:
1. ALL LUMBER TO BE ROUGH SAWN RED CEDAR
 2. TOP OF ALL WOOD FENCE BOARDS AND RAILS TO BE CUT AT A MINIMUM SLOPE OF 15° AWAY FROM THE FENCE FACE TO PREVENT WATER POOLING. ENSURE ALL TOP EDGES ARE SMOOTH AND FREE OF SHARP SPLINTERS.
 3. ALL LUMBER TO BE STAINED WITH 1 COAT OF SIKKENS CETOL SRD SEMI-TRANSPARENT SRD WOOD FINISH - NATURAL COLOUR
 4. ALL LUMBER TO BE FASTENED WITH STAINLESS STEEL BOLTS AND NUTS
 5. ALL NUTS AND WASHERS TO BE SELF-LOCKING STAINLESS STEEL
 6. POST BASE ANCHOR TO BE BLACK POWDERCOATED STEEL

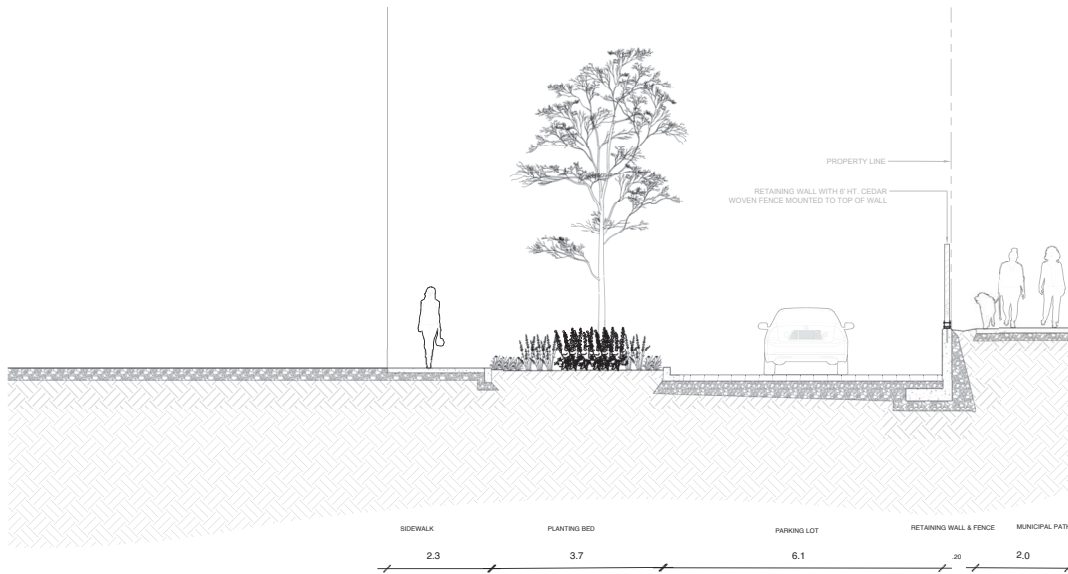


1 6' HT WOVEN CEDAR FENCE (VERTICAL)

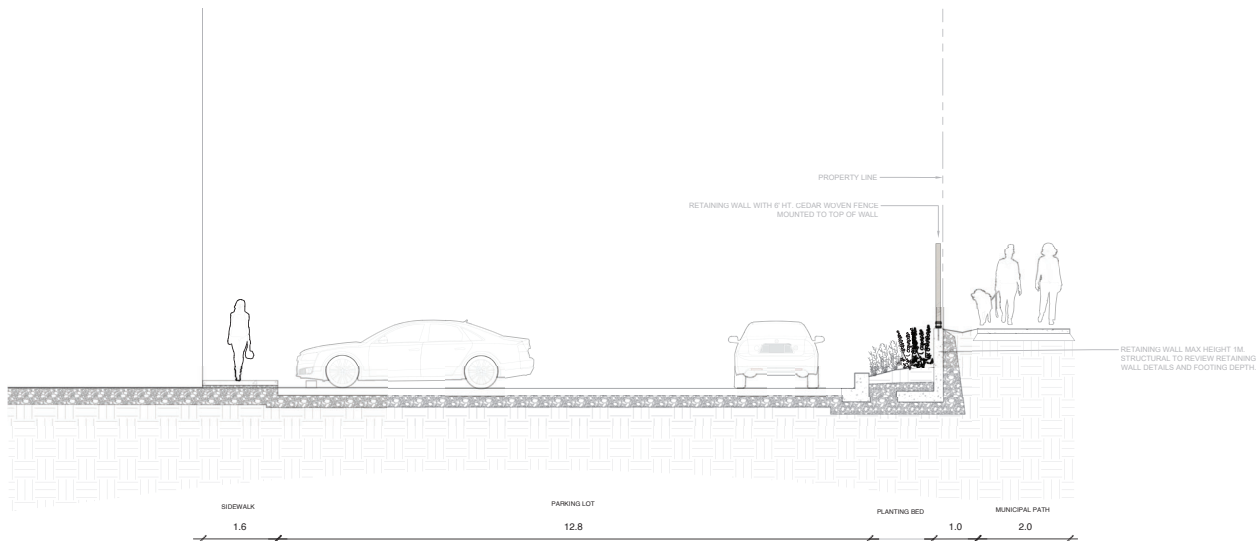
- NOTES:
1. ALL LUMBER TO BE ROUGH SAWN RED CEDAR
 2. TOP OF ALL WOOD FENCE BOARDS AND RAILS TO BE CUT AT A MINIMUM SLOPE OF 15° AWAY FROM THE FENCE FACE TO PREVENT WATER POOLING. ENSURE ALL TOP EDGES ARE SMOOTH AND FREE OF SHARP SPLINTERS.
 3. ALL LUMBER TO BE STAINED WITH 1 COAT OF SIKKENS CETOL SRD SEMI-TRANSPARENT SRD WOOD FINISH - NATURAL COLOUR
 4. ALL LUMBER TO BE FASTENED WITH STAINLESS STEEL BOLTS AND NUTS
 5. ALL NUTS AND WASHERS TO BE SELF-LOCKING STAINLESS STEEL
 6. POST BASE ANCHOR TO BE BLACK POWDERCOATED STEEL



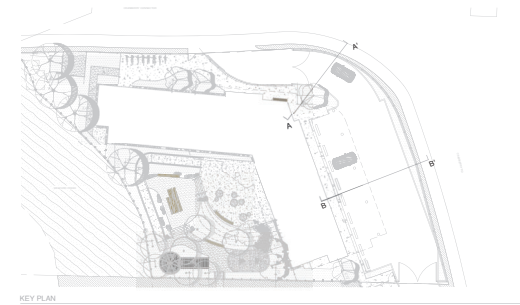
2 6' HT WOVEN CEDAR FENCE (HIGHER VISIBILITY)



1 SECTION A-A' - STAFF OFFICE TO MUNICIPAL PATHWAY
1:50



2 SECTION B-B' - BUILDING TO MUNICIPAL PATHWAY
1:50



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Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
M'AKOLA DEVELOPMENT
SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY
HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD,
NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: AP

RECEIVED
DP1359
2025-NOV-04
Current Planning

12	ISSUED FOR BP	251016
11	ISSUED FOR COORDINATION	250822
10	ISSUED FOR COORDINATION	250721
9	ISSUED FOR 30% DP	250525
8	REVISED AND RE-ISSUED FOR DP	250508
7	ISSUED FOR COORDINATION	250120
6	ISSUED FOR DRAFT DP	250116
5	ISSUED FOR COORDINATION	241212
4	ISSUED FOR DP	240920
3	ISSUED FOR COORDINATION	240813
2	ISSUED FOR REVIEW	240808
1	ISSUED FOR REVIEW	240805
NO	ISSUE	YYMMDD

SEAL

NORTH ARROW



DRAWING TITLE:
SECTIONS

DWG NO:

SCALE: 1:150



MEMO RE: 1435 CRANBERRY AVE PARKING VARIANCE REQUEST

To: Caleb Horn, Planner, City of Nanaimo
City File No. DP1359

CC: Jeremy Holm, Director, Planning & Development, City of Nanaimo
CC: Joan Brown, Syuwén'ct Director, Snuneymuxw First Nation
CC: O-Lin Metz, Development Manager, BC Housing
CC: Emily Davies and Maris MacDonald, MH Architects
CC: Forrest Wells and Kaela Schramm, M'akola Development Services

From: Cellina Heang, Project Manager, M'akola Development Services
Date: October 24, 2025

PURPOSE

To submit additional information relating to the parking variance rationale previously submitted for the 1435 Cranberry Ave family housing project, led by Snuneymuxw First Nation (SFN) and funded by BC Housing (BCH). This addendum is intended to supplement the previously submitted rationale, helping support the request through the council approval process.

SUPPLEMENTARY INFORMATION

1435 Cranberry is not a stand-alone development; it is the 2nd phase of a two-phase development built to help families on their journey toward independent living. Phase 1 is currently in operations at a separate location in Central Nanaimo and provides safe, short-term, communal housing for families in immediate need. 1435 Cranberry Ave is being developed as a purpose-built Phase 2 – guided by Snuneymuxw teachings and supported by SFN staff and programming, families will naturally transition from Phase 1 to Phase 2. 1435 Cranberry Ave will care for families on their healing journey toward independent living by providing secure, mid-term housing with intentional programs. The families of 1435 Cranberry Ave will continue to be supported by Snuneymuxw resources and programs during their residence.

As operator of Phase 1, SFN is familiar with the resident needs anticipated for 1435 Cranberry including expected parking demand. Over the past 3 years, Phase 1 has safely housed a total of 86 families, of which only 18 families had a personal vehicle. Given these totals, it is expected that approximately 20% of families at 1435 Cranberry Ave may have personal vehicles. With a building unit count of 42, this means that 8 parking spaces would satisfy the expected resident parking demand for the project, and the building has been designed to include 9 parking spaces.

Additional TDM strategies have been considered and outlined in the previously submitted parking variance rationale. The building is located along multiple bus routes with connections to downtown Nanaimo and additional neighbourhoods and includes indoor resident bicycle parking spaces, with additional outdoor guest bicycle parking. Residents will be encouraged to use active and public transit to promote active independence and reduce the potential for increased parking demand. Like Phase 1, the operator will share donated single-use transit passes with residents when available and needed and will help eligible residents acquire government-funded bus passes. Budget permitting, the operator also hopes to acquire a vehicle for sole use of supporting programs and families at 1435 Cranberry Ave.

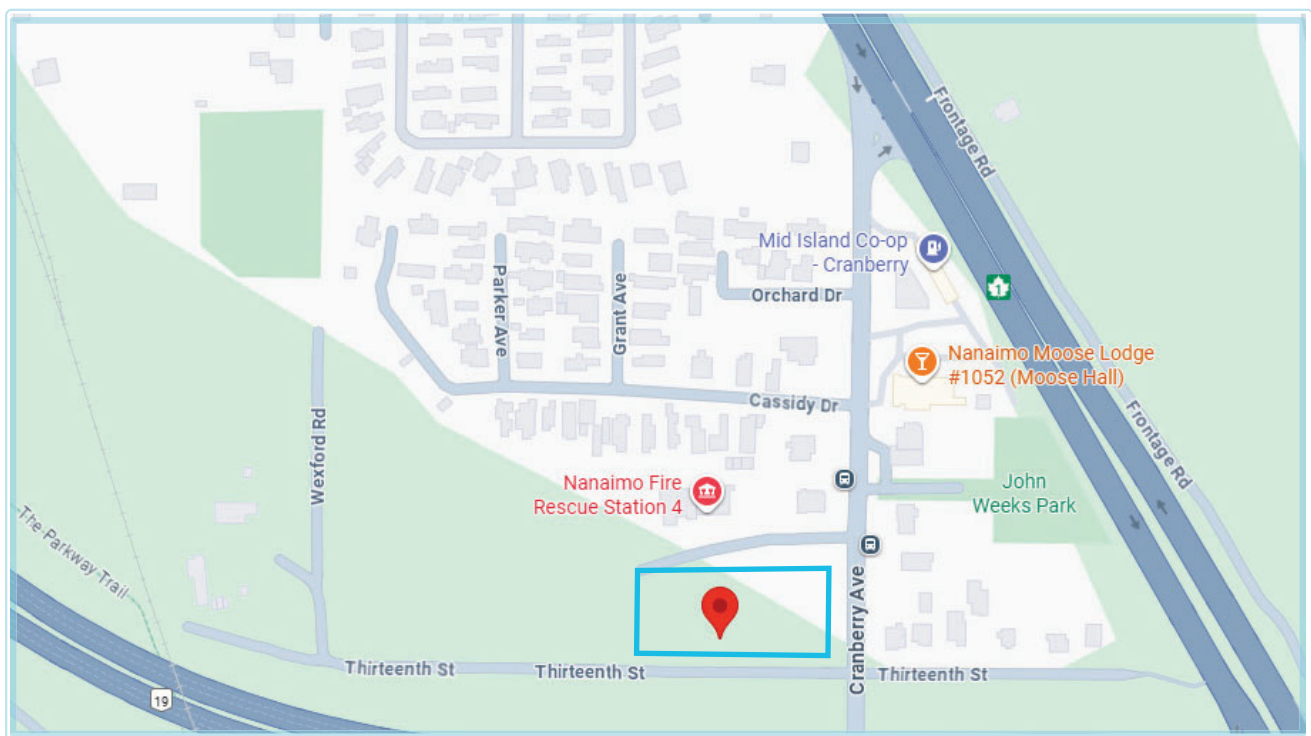


Introducing the Snuneymuxw Family Housing Project

About the project

Snuneymuxw First Nation (SFN) is partnering with BC Housing (BCH) to develop new family housing on a City of Nanaimo-owned vacant lot at 1435 Cranberry Avenue. This development will create 42 new apartment-style homes (mix of studio to 3-bedroom units) with priority for Indigenous families.

Proposed use: New affordable & safe family housing. Guided by Snuneymuxw teachings, the housing will serve families identified through SFN and BC Housing who are seeking safe and affordable homes. As the operator, SFN will work closely with BC Housing to ensure families in need are supported. Rooted in respect, connection, and care for the land, this development will provide culturally safe housing that strengthens both families and community well-being.





Key Details

Housing Enhancements for Nanaimo: Snuneymuxw teachings remind us to live in a sacred way — to walk as our Ancestors did, with family at the heart and community as our strength. Wellness begins where the home meets the land, for both must be cared for together. This project carries forward those teachings. As we build homes, we also renew our relationship with the land. In healing the land, we bring healing to the people; when the land breathes well, the whole community thrives. The new family housing on this once-empty lot will help add life to the Chase River area, increasing vibrancy for families while helping the City of Nanaimo move closer to its housing goals.

Zoning and Municipal Approvals: 1435 Cranberry is currently zoned as CS1: Community Service One. No zoning bylaw amendment is required for this development. The project has proposed a height variance of 6.1m above that contained in the CS1 zone, for a total building height of 20.1m (6 storeys). Due to the context of the site (parkway to the south, natural wetland to the east, and fire hall across the street to the north; adjacent homes to the west & northwest are buffered by public roads & building setbacks), it is not anticipated that building height will have a significant impact on neighbouring homes. The project has also proposed side yard setback variances of 1.0m and 4.5m, a perimeter fence height variance ranging from 0.65m to 1.25m, and a parking variance of 6 spaces. A development permit is required and in-progress, and a building permit will be submitted in fall 2025. The City of Nanaimo Development Permit File Number is as follows: DP001359

Additional information can be found here: <https://letstalkhousingbc.ca/nanaimo-family-housing-project>
Development Permit Webpage can be found here: <https://www.nanaimo.ca/whatsbuilding/Folder/DP001359>

Project Timeline

*Anticipated timeline; dates dependent on municipal and funding approvals

