



DEVELOPMENT PERMIT NO. DP001360

NANAIMO ASSOCIATION FOR COMMUNITY LIVING, INC.NO.S0021542
Name of Owner(s) of Land (Permittee)

3425 UPLANDS DRIVE
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 C DISTRICT LOT 18 WELLINGTON DISTRICT PLAN EPP114091
PID NO. 031-897-576

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 Plans
Schedule C Building Elevations and Details
Schedule D Landscape Plans and Details

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.

PERMIT TERMS

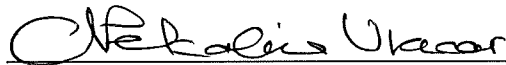
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

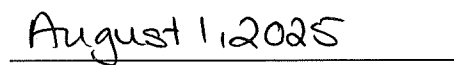
1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14m to 16.71, as shown on Schedule C.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan prepared by Low Hammond Rowe Architects, dated 2025-MAR-26, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Low Hammond Rowe Architects, dated 2025-MAR-26, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Kinship Design Art Ecology, dated 2025-MAR-26, as shown on Schedule D.
4. *Discharge & Replace CA5511139* – to be discharged and replaced with the Site Plan prepared by Low Hammond Rowe Architects, dated 2025-MAR-26 and a revised housing agreement, prior to Building Permit issuance.
5. *Registration of an Access Covenant* – to secure access for 3337, 3349, and 3351 Uplands Drive over the proposed driveway from the east property line, prior to Building Permit occupancy.

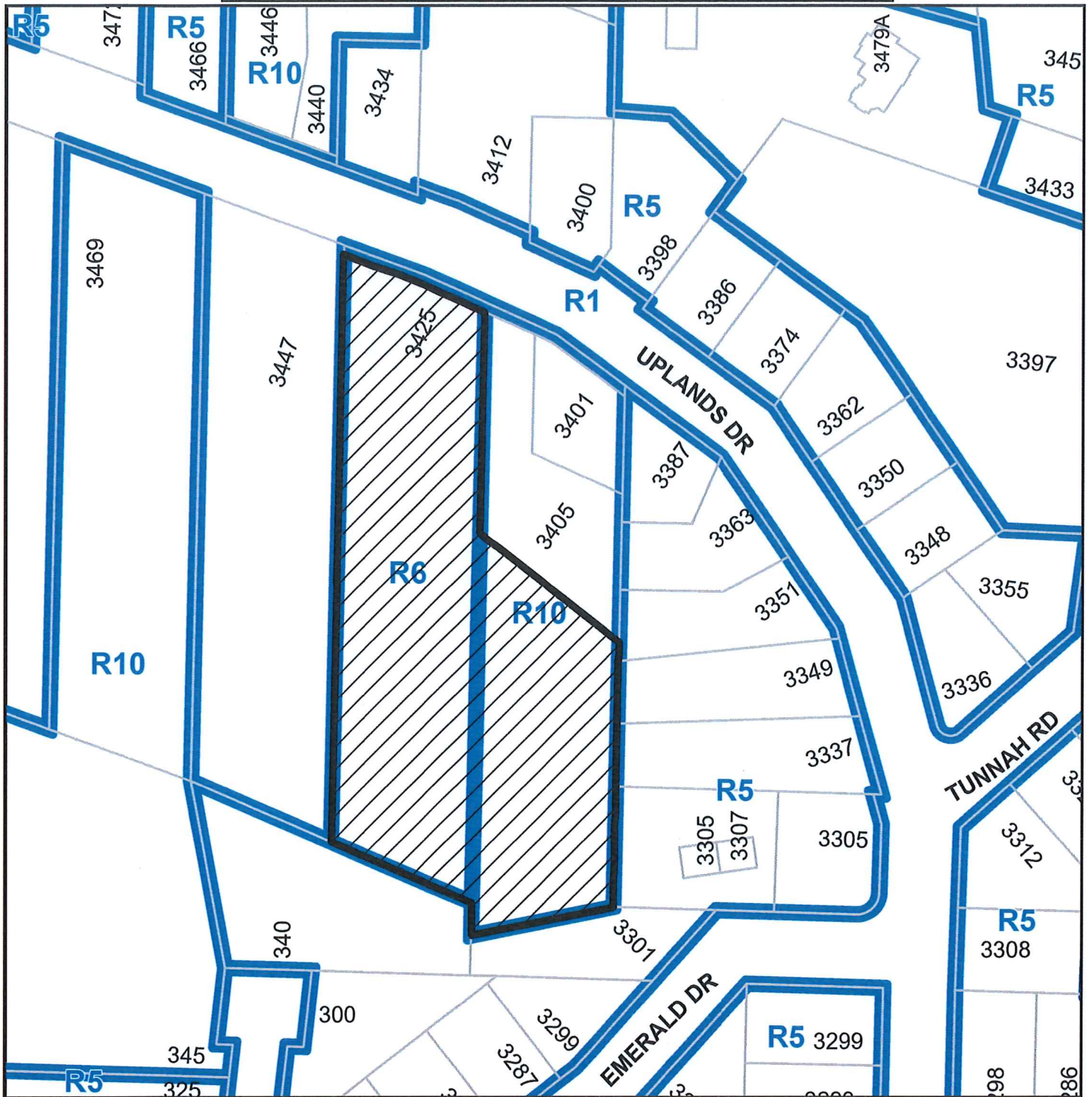
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 28TH DAY OF JULY, 2025.


Corporate Officer


Date

Nikolina Vracar
Deputy Corporate Officer
City of Nanaimo

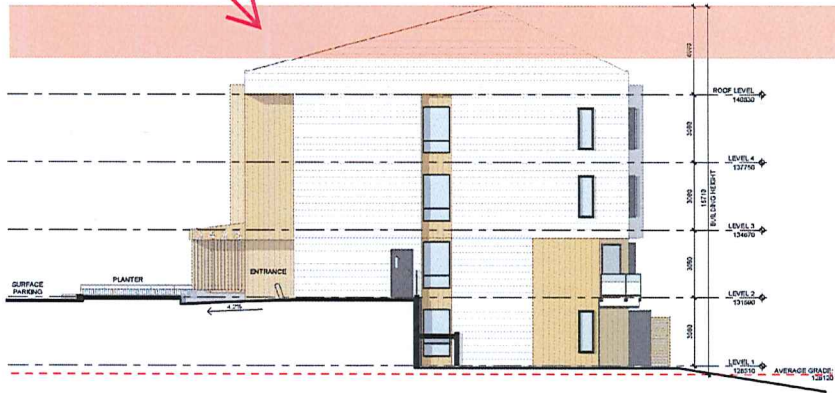
SUBJECT PROPERTY MAP



 3425 UPLANDS DRIVE

BUILDING ELEVATIONS AND DETAILS

PROPOSED HEIGHT VARIANCE

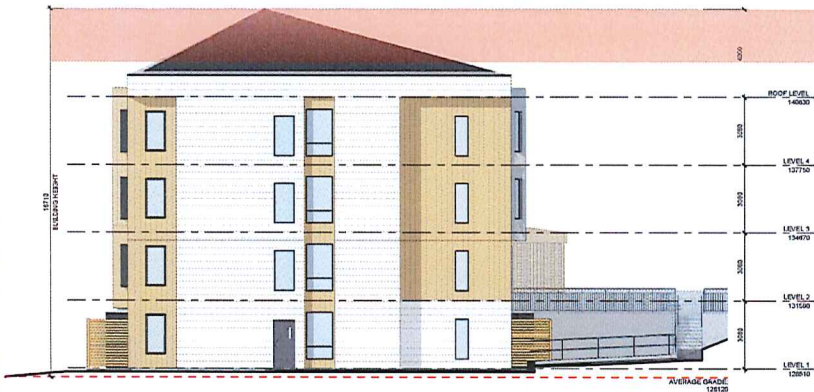


4 007 ELEVATION - WEST
D12 1:100



3 007 ELEVATION - SOUTH
D12 1:100

PROPOSED HEIGHT VARIANCE



2 007 ELEVATION - EAST
D12 1:100



1 007 ELEVATION - NORTH
D12 1:100

PRELIMINARY - NOT FOR CONSTRUCTION



CHARCOAL ALUMINUM GUARD



SHIPLAP SIDING



METAL STANDING SEAM ROOF



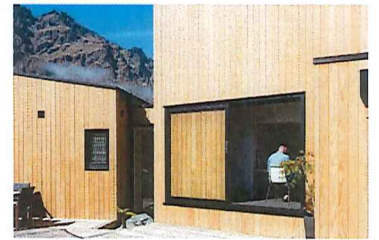
CHARCOAL VINYL WINDOW FRAME



WOOD SLATS



WHITE WINDOW SHROUD



WOOD SIDING



ARCHITECTURAL CONCRETE

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLANS AND DETAILS

NACL - UPLANDS DRIVE

3425 Uplands Drive, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - MARCH 26, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Sections
- L1.03 Landscape Details
 - 1. Perimeter Fence
 - 2. Post & Rail Fence
 - 3. Bike Rack
 - 4. Bollard Light
 - 5. Bench
- L2.01 Planting Plan Northeast
- L2.02 Planting Plan Southeast
- L2.03 Planting Plan West
- L2.04 Planting Notes & Plant List
- L3.01 Tree Management Plan
- L3.02 Tree Management Plan
- L3.03 Tree Management Plan
- L3.04 Tree Management Plan

DESIGN PRECEDENTS



01 Big Leaf Maple, native tree canopy preserved and restored



02 Evergreen native ground covers dominate plant palette to reinforce forest understory



03 Feature deciduous tree: White Flowering Dogwood, Cornus 'Edulis White Wonder'



04 Common area bench with back rest



05 Rain garden common area bridge with bench, and pedestrian path



06 Rain garden common area bridge with bench



07 Staked garden, deciduous trees, groundcovers and logs

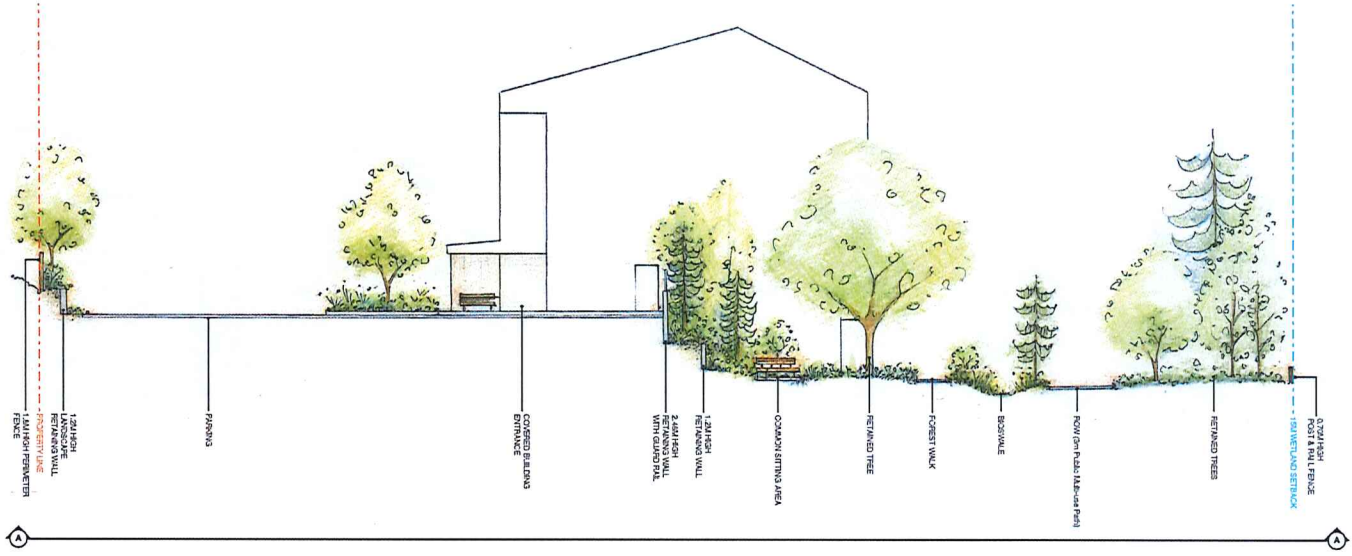


08 Fallen logs through forest planting for secondary, assessment and exploration

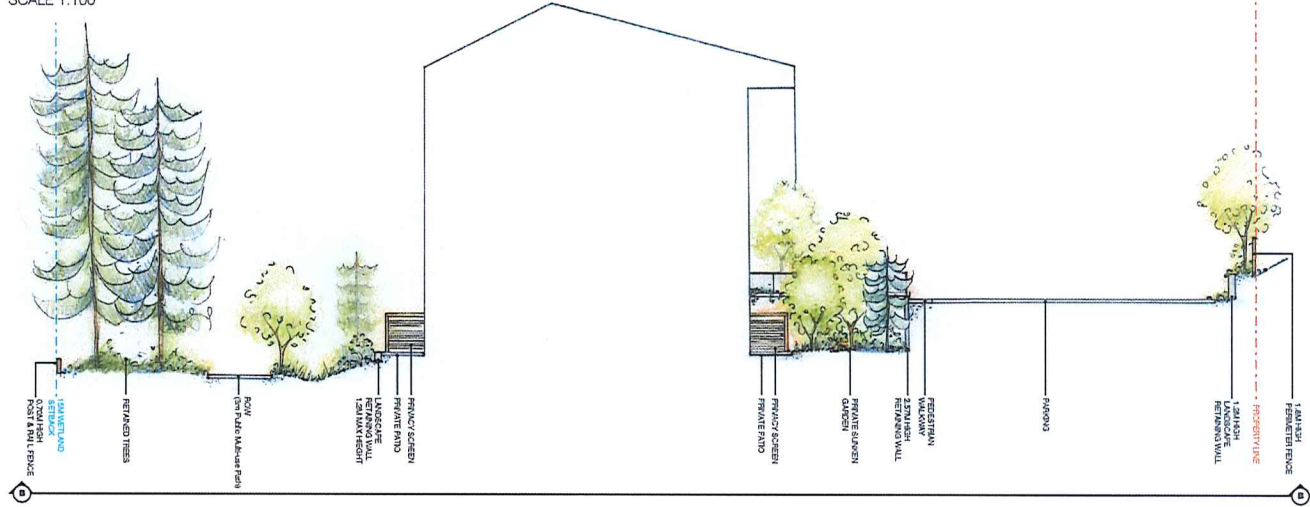


09 Accessible forest walk

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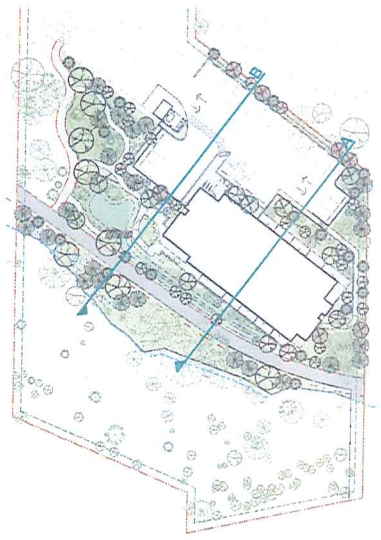


A SECTION
SCALE 1:100



B SECTION
SCALE 1:100

KEY PLAN



Refer to Sheet L1.01 for Landscape Plan
Refer to Sheet L1.03 for Landscape Details

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NO.	DATE	ISSUE
1	04-06-2024	DEVELOPMENT PERMIT
2	02-08-2025	DP REDESIGN/REVISION

NO.	DATE	REVISION
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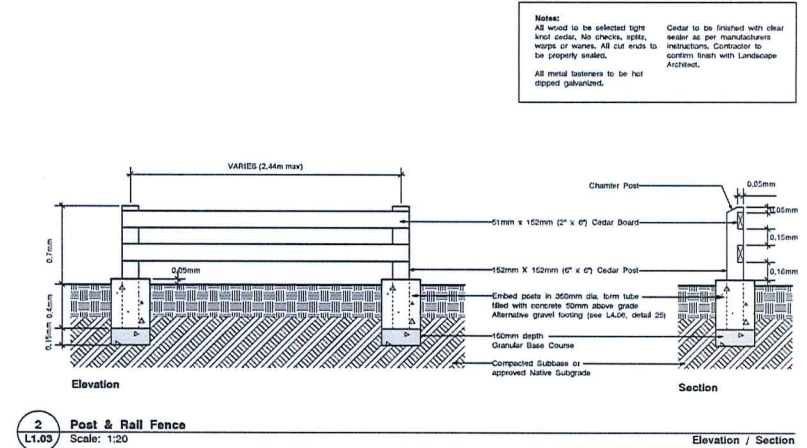
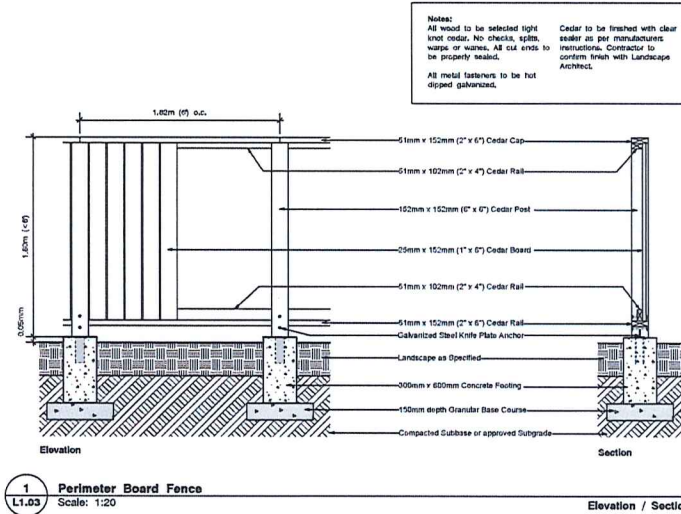
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DP1360
2025-MAR-28
Current Planning

PROJECT
UPLANDS DRIVE
3425 UPLANDS DRIVE
NANAIMO, BC

LANDSCAPE SECTIONS

PROJECT ID 211004
DB #15 CB #15
SCALE AS NOTED
DATE 2025-10-01

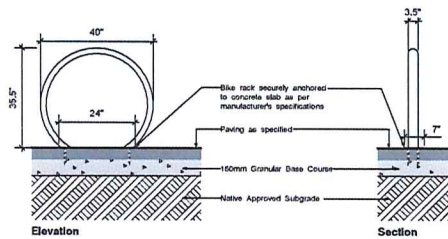
L1.02



Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
 Quantity: 3

Specifications:
 Surface Mount (HDT-1 Stainless steel mounting kit to be included)
 Capacity: up to 2
 Height: 35.0" (892mm)
 Width: 40" (1016mm)
 Weight: 16 LBS (7.24kg)
 Finish: Stainless Steel

Wanbone Bar Furnishings
 215-27366 Gasometer Way
 Langley, BC
 1-866-626-6475
 604-653-6476
 www.wanbone.com



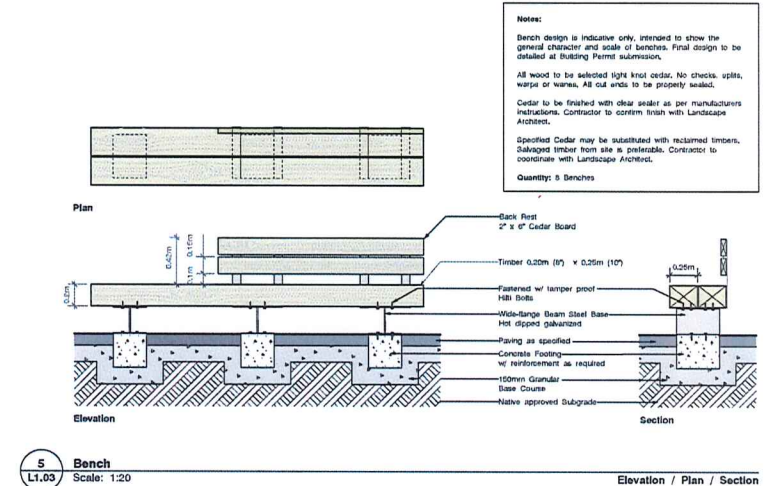
SOLERA SRB&D - Bollard (or eq.)
 Quantity: 5

Specifications:
 Mounting / Anchoring as per manufacturers specifications.

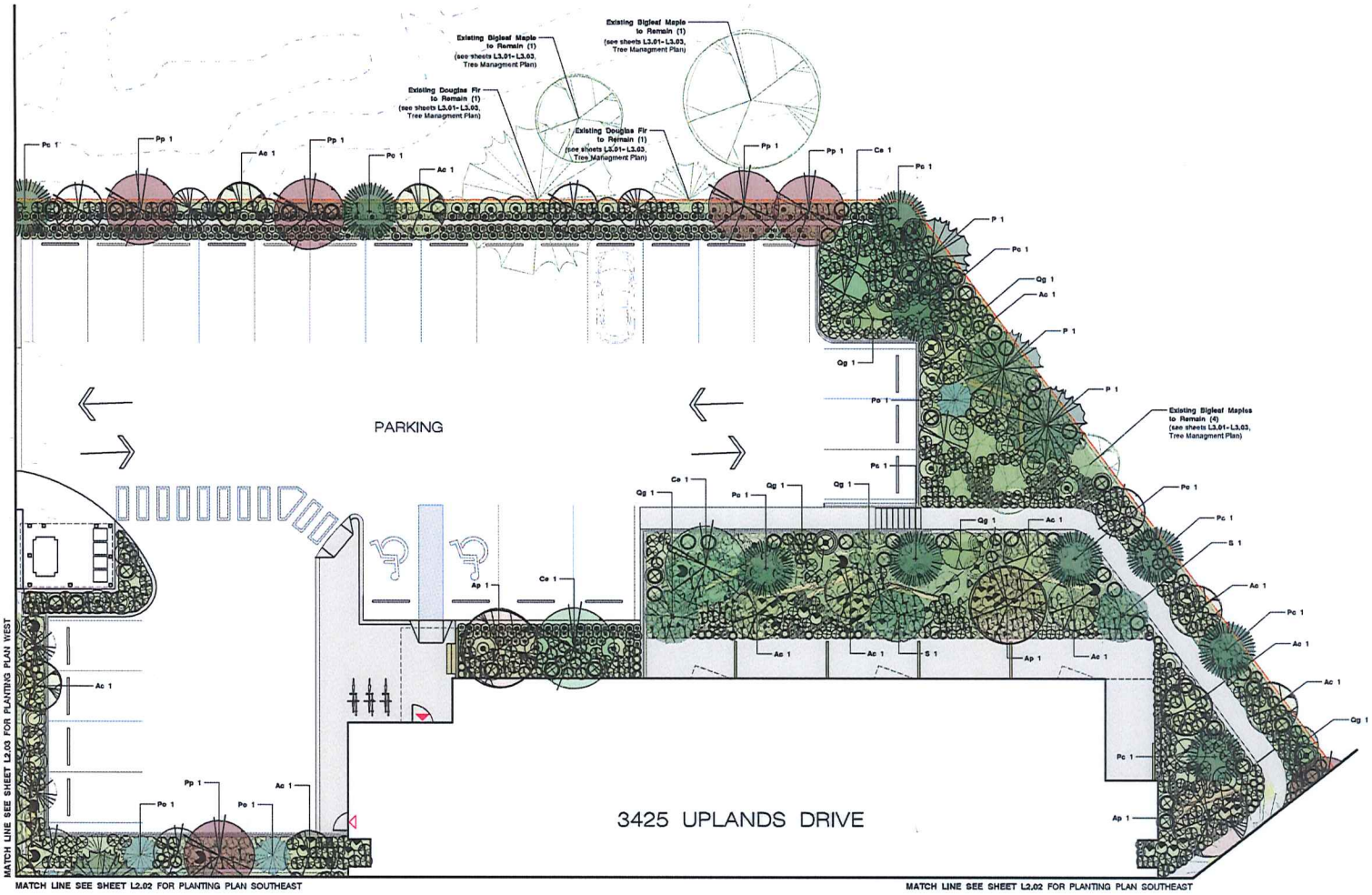
Operating Voltage: 120-277V AC
 Luminaire Lumens: 1960 Lumens (3000K)
 Height: 40" (1016mm)
 Diameter: 6" (152mm)
 Finish: Black



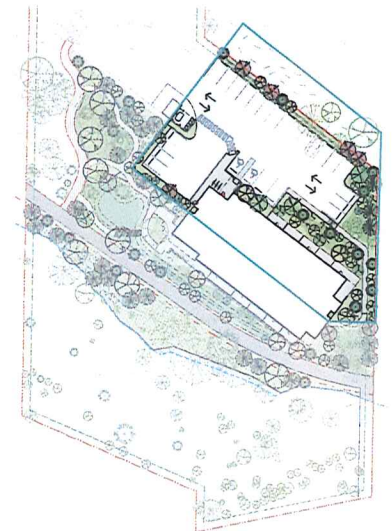
4
L1.03
Lighting - Bollard
 Scale: NTS



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KEY PLAN



Refer to Sheet L2.02 for Planting Plan Southeast
 Refer to Sheet L2.03 for Planting Plan West
 Refer to Sheet L2.04 for Planting Notes & Plant List

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PLANTING PLAN NORTHEAST
 SCALE 1:100

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 design • art • ecology

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 cfrs@kinshipdesign.ca



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 Nanaimo Association for Community Living

NO.	DATE	ISSUE
1	06/26/24	DEVELOPMENT PERMIT
2	02/06/25	DP REVISIONS

NO.	DATE	REVISION
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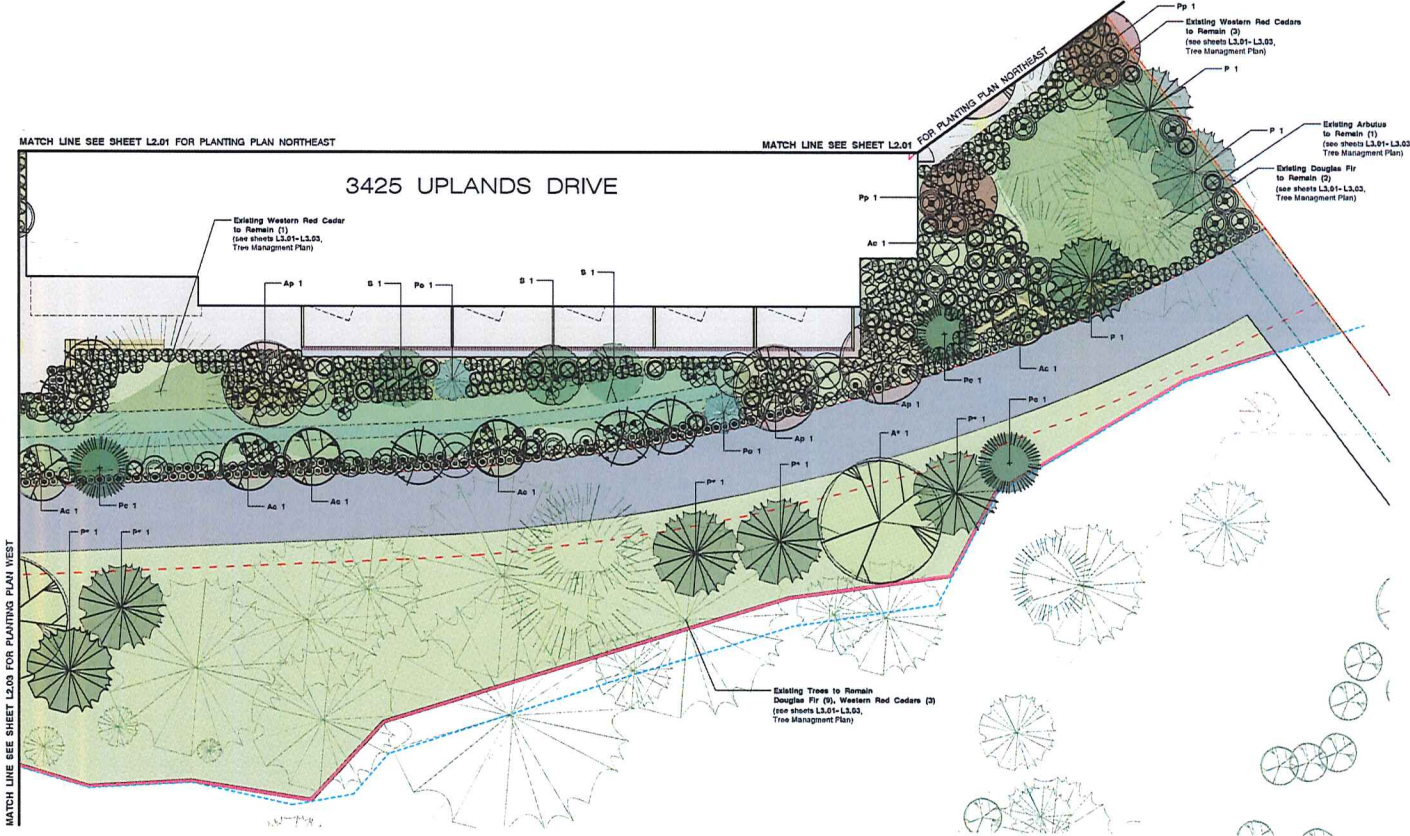
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 NANAIMO, BC

PLANTING PLAN NORTHEAST

PROJECT ID 21104
 DS 175 CS 15
 SCALE 1:100
 DATE 2025-10-01

L2.01



KEY PLAN



Refer to Sheet L2.01 for Planting Plan Northeast
 Refer to Sheet L2.03 for Planting Plan West
 Refer to Sheet L2.04 for Planting Notes & Plant List

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PLANTING PLAN SOUTHEAST
 SCALE 1:100

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 www.kinshipdesign.ca



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2	02-26-2025	DP REVISIONS

NO. | DATE | REVISION

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PLANTING PLAN SOUTHEAST

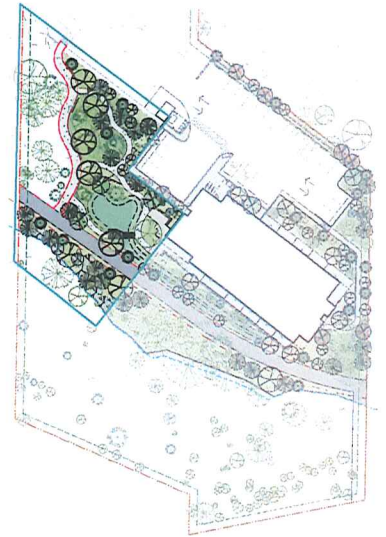
PROJECT ID 21004
DB PFS **CB** PLS
SCALE 1:100
DATE 2025-10-01

L2.02



PLANTING PLAN WEST
SCALE 1:100

KEY PLAN



Refer to Sheet L2.01 for Planting Plan Northeast
Refer to Sheet L2.02 for Planting Plan Southeast
Refer to Sheet L2.04 for Planting Notes & Plant List

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TREE & PLANT LIST	
Existing Trees to Remain	Deciduous Shrubs
	Deciduous Shrubs
Coniferous Trees	Deciduous Shrubs
Deciduous Trees	Evergreen Shrubs
Deciduous Trees	Ferns & Groundcovers
Deciduous Trees	Perennials
Deciduous Trees	Vines

PLANT LIST					
Key Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Coniferous Trees					
Pc 8	Picea Omorika Bruce	Siberian Spruce	#15	10m Ht.	Non-Native
Pc 14	Pinus contorta var. contorta	Shore Pine	#15	10m Ht.	Native
Pc* 6	Pinus contorta var. contorta	Shore Pine	#1	10m Ht.	Native
Pc 14	Pseudotsuga menziesii	Douglas Fir	#15	75m Ht.	Native
Pc 11	Pseudotsuga menziesii	Douglas Fir	#1	75m Ht.	Native
Deciduous Trees					
Ac 26	Acer cecidatum	Vine Maple	#15	6m Ht.	Native
A 6	Acer macrophyllum	Big Leaf Maple	#5	18m Ht.	Native
A* 3	Acer macrophyllum	Big Leaf Maple	#1	18m Ht.	Native
Ap 6	Acer palmatum 'Osakazuki'	Japanese Maple	#15	6m Ht.	Non-Native
A* 8	Alnus rubra	Red Alder	#1	15m	Native
Cc 6	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	7m Ht.	Hybrid Native
Og 9	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	7m Ht.	Non-Native
Pp 7	Parrotia persica	Persian Ironwood	#20	7m Ht.	Non-Native
S 6	Syrax japonicus	Japanese Snowball	#20	4m	Non-Native
Deciduous Shrubs					
Aa 15	Amelanchier alnifolia	Service Berry	#3	Multi-trunk	Native
Oc 7	Omalotheca cerasiformis	June Plum	#3	2m o.c.	Native
Ti 12	Philadelphus lewisii	Mock Orange	#2	2m o.c.	Native
Ri 22	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn 5	Rosa Nutkana	Nutkana Rose	#2	1.2m o.c.	Native
Sd 17	Spiraea Douglasii	Western Spirea	#2	1.2m o.c.	Native
Sy 72	Symphoricarpos albus	Groeneweyer	#1	1.2m o.c.	Native
V 26	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.	Non-Native
Vp 14	Vaccinium parvifolium	Red Huckleberry	#1	1.2m o.c.	Native
Evergreen Shrubs					
As 5	Arctostaphylos 'Compact'	Compact Strawberry Tree	#3	2m o.c.	Non-Native
Gs 244	Gaultheria shabanii	Sabal	#1	60cm o.c.	Native
Mn 252	Manzanita nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Va 106	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers					
Ap 28	Adiantum pedatum	Maidenhair Fern	#1	60cm o.c.	Native
Au 283	Azostaphylos uvulari	Kinnikinnick	10cm	45cm o.c.	Native
Ar 60	Arctostaphylos uvulari	Lady Fern	#1	60cm o.c.	Native
Fc 240	Fragaria chionosema	Cowslip Strawberry	10cm	45cm o.c.	Native
Pv 124	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm 653	Polystichum muntonii	Sweet fern	#1	60cm o.c.	Native
Perennials					
Al 70	Achillea millefolium	Yarrow	10cm	45cm o.c.	Native
Am 25	Arnica montana	Red Columbine	10cm	45cm o.c.	Native
Ar 59	Aquilegia formosa	Pacific Bleeding Heart	10cm	60cm o.c.	Native
Df 07	Dianthus formosa	Bee blossom	#1	45cm o.c.	Non-Native
Oi 30	Oxalis Indheimeit	Canada Columbine	10cm	60cm o.c.	Native
So 36	Solidago canadensis	Pringscup	10cm	45cm o.c.	Native
Tg 72	Tellima grandiflora	Blue-leaved Starflower	10cm	45cm o.c.	Native
Ti 154	Trientalis latifolia	Western Tribble	#1	45cm o.c.	Native
Tt 41	Trillium ovatum				
Rainforest & Biowalls					
Co 160	Carex stenoptera	SloUGH Gadge	10cm	60cm o.c.	Native
Im 80	Ilms menziesiana	Western Blue Flag Iris	#1	60cm o.c.	Native
Je 160	Juncus emulans	Dagger-leaf Rush	10cm	60cm o.c.	Native
Sm 160	Scopus macrocarpus	Small-flowered Bulrush	10cm	60cm o.c.	Native
Vines					
Lh 10	Lonicera hispidula	Hairy Honeyuckle	#1	1.2cm o.c.	Native

- PLANTING NOTES**
- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
 - All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimum acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Media, Table T-6.5.5.3, Properties of Growing Media Level 2 'Groomed' - 2P.
 - Growing Medium Depths (unless otherwise specified):
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 450mm (18") depth
Seeded Areas: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standards. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
 - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
 - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
 - Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
 - No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
 - All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to Sheet L2.01 for Planting Plan Northeast
 Refer to Sheet L2.02 for Planting Plan Southeast
 Refer to Sheet L2.03 for Planting Plan West

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