



DEVELOPMENT PERMIT NO. DP001362

OLD VIC HOLDINGS LTD., INC. NO. BC1335885

Owner of Land (Permittee)

1044 OLD VICTORIA 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 by this permit.
2. This 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 1 NANAIMO DISTRICT PLAN EPP129672
PID NO. 032-263-805**

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 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**

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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

TERMS OF PERMIT

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 fence height for a retaining wall along the side yard (west) property line from 2.4m to 4.0m, as proposed.

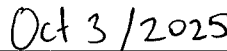
CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Alvin Reinhard Fritz Architect Inc., dated 2025-JUL-11 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations, Alvin Reinhard Fritz Architect Inc., dated 2025-JUL-11 as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2025-JUL-10, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 8TH DAY OF **SEPTEMBER, 2025.**

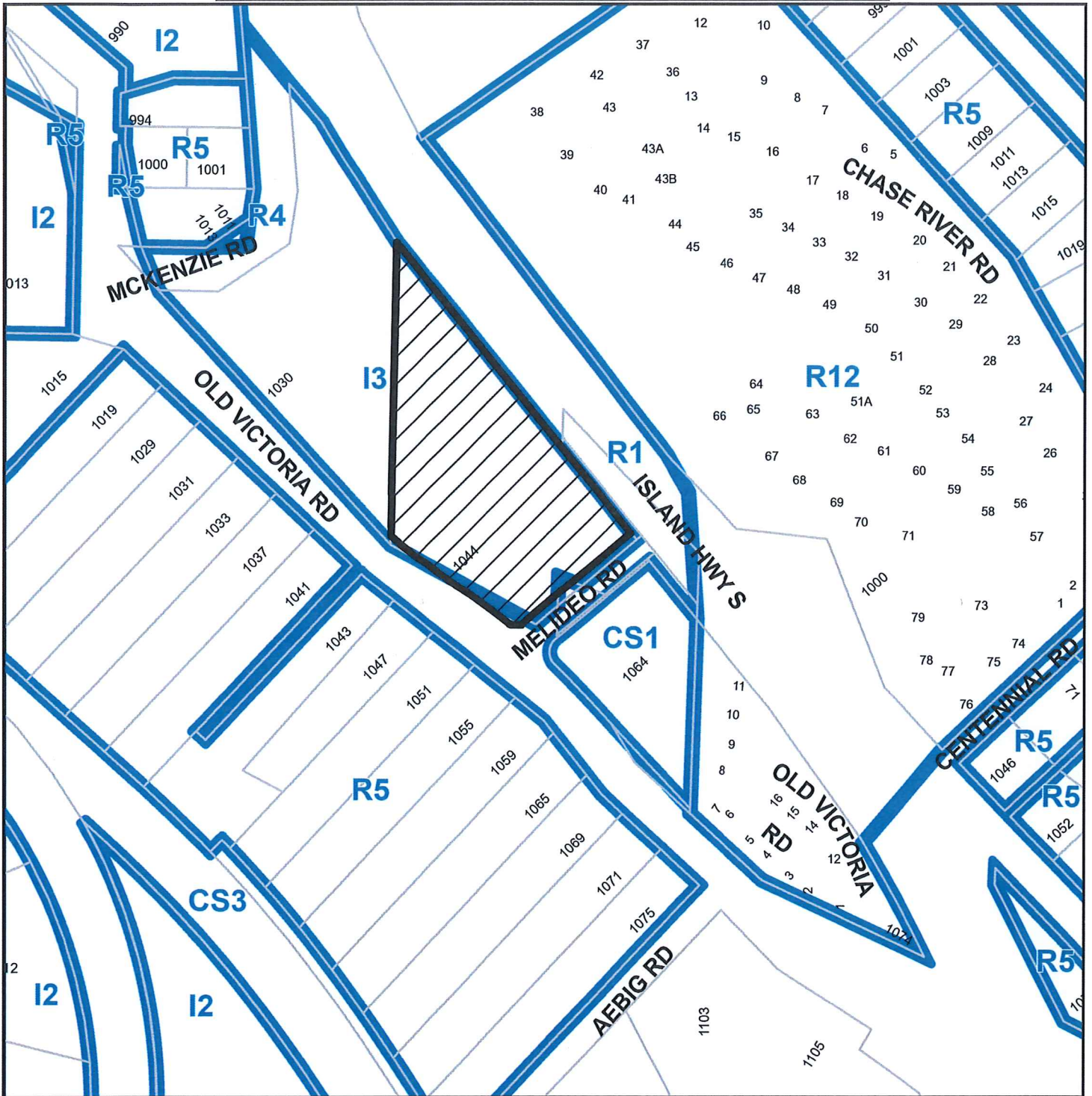


Corporate Officer
Karen Robertson
Deputy Corporate Officer
City of Nanaimo



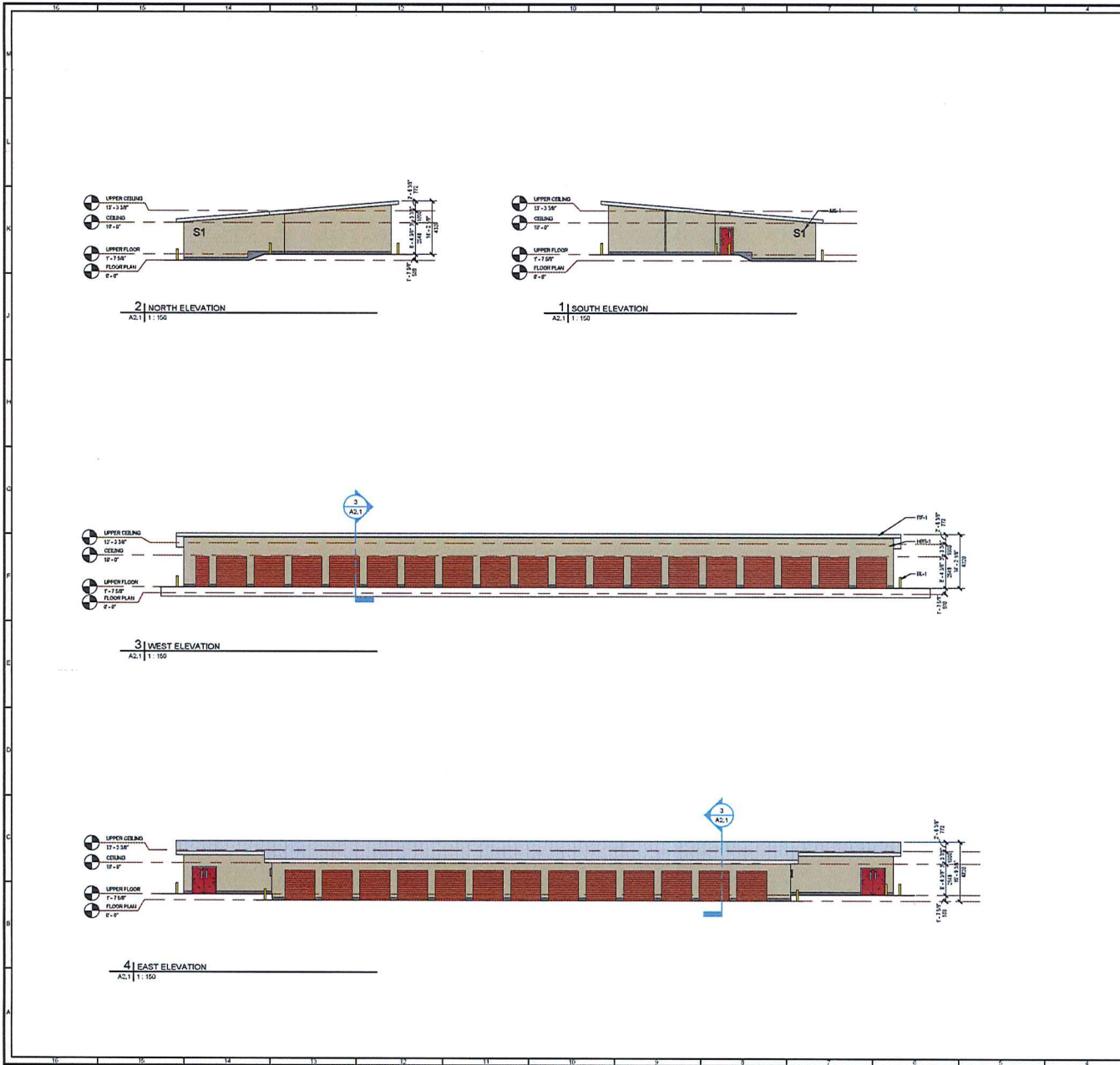
Date

SUBJECT PROPERTY MAP



1044 OLD VICTORIA ROAD

BUILDING ELEVATIONS



EXTERIOR FINISHES:
ALL COLORS TO BE APPROVED BY CLIENT PRIOR TO ORDERING

ROOF	RF-1	STAINLESS STEEL PANEL, ROOFS, "TIGER GRIP"
WALLS	WS-1	PUR-CHANGING METAL CLADDING, "TIGER ROOF"
	CO-1	CONCRETE
TRIM	TR-1	DOOR TRIM, "BLACK"
	TR-2	DOOR TRIM, "TERRAZZO PINK"
	TR-3	ROLLER DOOR, "PAINTER, TERRAZZO"
DOORS	MS-1	CUT METAL SCREEN DOOR, "TIGER"
	RL-1	ROLLER PANELS, "YELLOW"

NOTE:
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TRADED ON THESE ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN COORDINATION WITH MATERIALS SPECIFICATION SHEET.

KEY PLAN:
LEGAL DESCRIPTION:
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN SPP120672
ZONING ID: 1000-001
PROPERTY NUMBER: 157164
PID: 032-000-005
MUNICIPAL ADDRESS:
1044 OLD VICTORIA ROAD
NANAIMO, BC

CLIENT INFORMATION:

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DP1362
2025-JUL-15
Current Planning

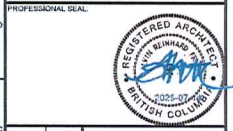
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:
HEROLD ENGINEERING LIMITED
CONSULTING ENGINEERS
3703 Sherbrook Ave. Nanaimo, BC V9T 2H1
T: 250.751.8350 | F: 250.751.8329
E: herold@heroldengineering.com

NO.	BY	DESCRIPTION	DATE
4	DK	DP REVISIONS	2025 07 11
3	DK	DP REVISIONS	2025 04 23
2	DK	DP REVISIONS	2025 02 19
1	DK	DEVELOPMENT PERMIT	2024 10 18

Herold Group Office
#15 90051 Range Road 212,
Lethbridge County, Alberta
T4 1S0
alvin@alvinritzarchitect.com

ALVIN REINHARD FRITZ
ARCHITECT INC.



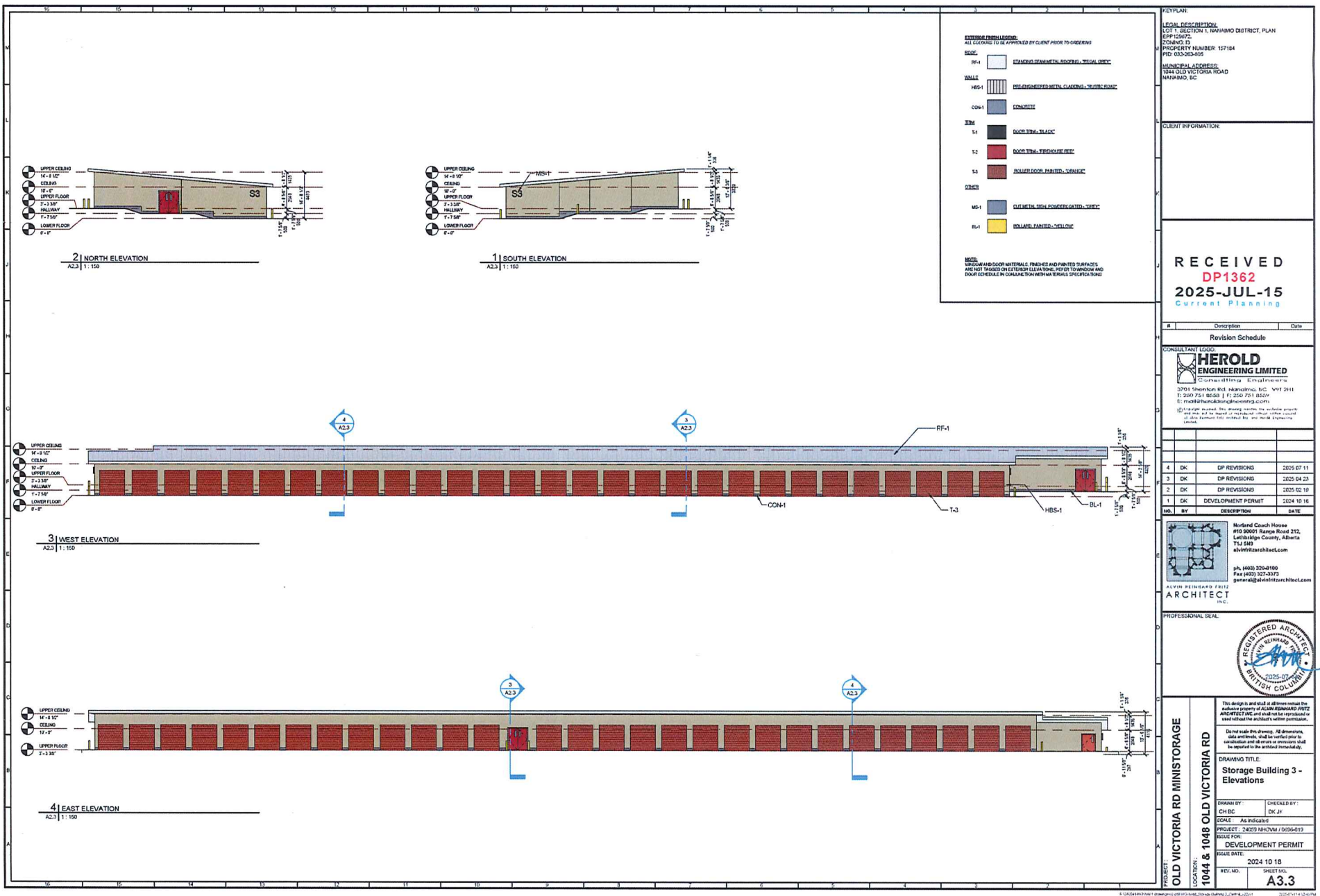
PROJECT: OLD VICTORIA RD MINISTORAGE
LOCATION: 1044 & 1048 OLD VICTORIA RD

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Do not scale this drawing. All dimensions, data and levels, shall be verified prior to application and it shall be the applicant's duty to report to the architect immediately.

DRAWING TITLE:
Storage Building 1 - Elevations

DRAWN BY: CH BC **CHECKED BY:** DK, JF
SCALE: As Indicated
PROJECT: 24029 NHJVM / 00064-019
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2024 10 18
REV. NO.: **SHEET NO.:** A3.1



KEY PLAN
 LEGAL DESCRIPTION:
 LOT 1, SECTION 1, NARMIKO DISTRICT, PLAN
 P199-0016,
 ZONING ID
 PROPERTY NUMBER: 157164
 PID: 032-263-005
 MUNICIPAL ADDRESS:
 1044 OLD VICTORIA ROAD
 NARMIKO, BC

CLIENT INFORMATION

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2025-JUL-15
 Current Planning

Revision Schedule

#	Description	Date
4	DP REVISIONS	2025 07 11
3	DP REVISIONS	2025 04 23
2	DP REVISIONS	2025 02 19
1	DEVELOPMENT PERMIT	2024 10 16

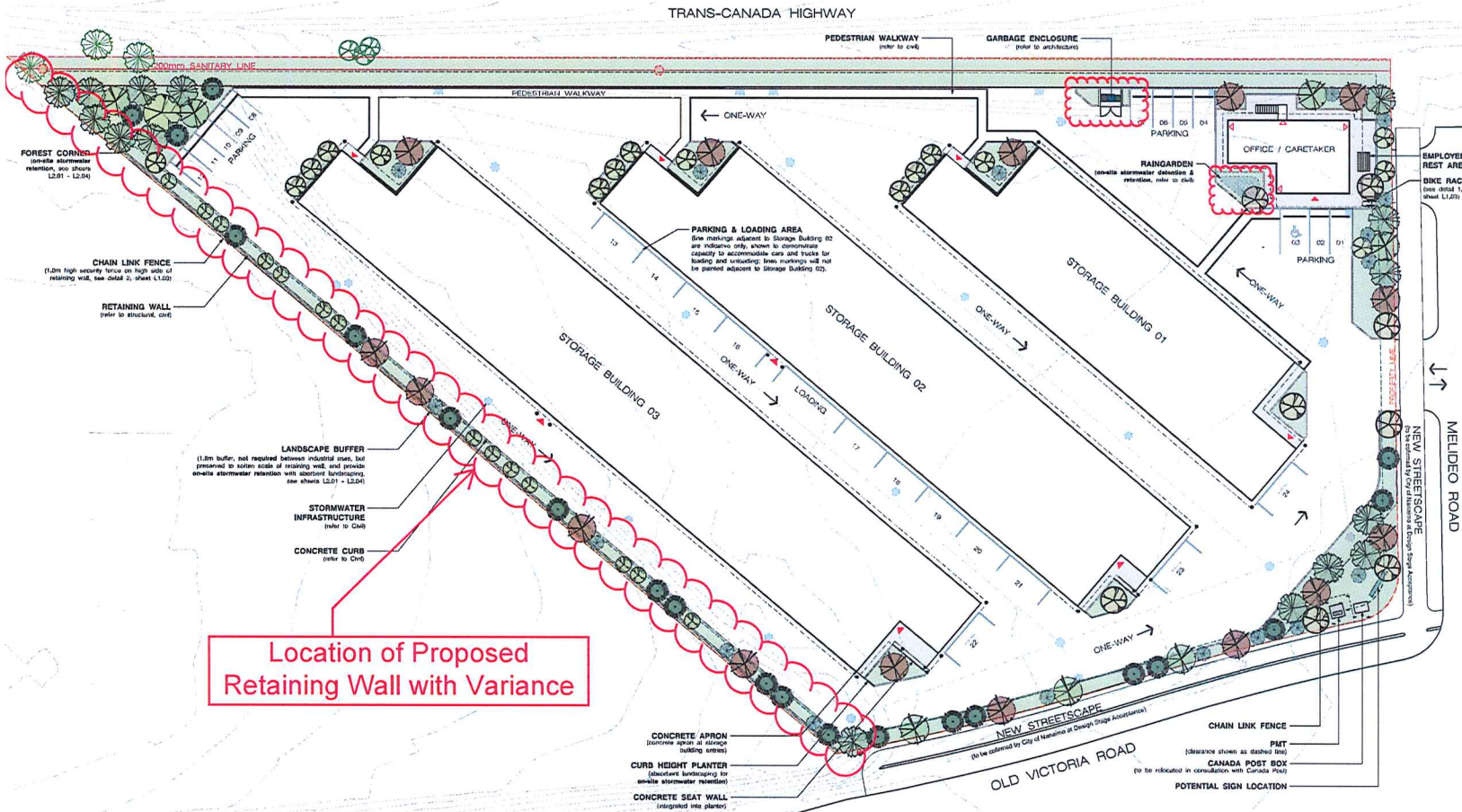
CONSULTANT LOGO:
HEROLD ENGINEERING LIMITED
 Consulting Engineers
 3701 Sheppard Rd. N., Unit 2111
 Toronto, ON M2N 6L6
 Tel: (416) 491-8888 | Fax: (416) 491-8800
 E: herold@herold-engineering.com

Nonford Couch Moore
 #10 80001 Range Road 212,
 Lethbridge County, Alberta
 T1J 5W9
 alvin@alvinfranzarchitect.com
 alvin (403) 320-8100
 general (403) 327-3373
 general@alvinfranzarchitect.com

PROFESSIONAL SEAL:

 This design and seal are the exclusive property of ALVIN FRANZ ARCHITECT INC. and shall not be reproduced or used without the architect's written permission.
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 DRAWING TITLE:
Storage Building 3 - Elevations
 DRAWN BY: CH BC
 CHECKED BY: DK JF
 SCALE: As Indicated
 PROJECT: 24029 NH00M / 0006-019
 ISSUE FOR: DEVELOPMENT PERMIT
 ISSUE DATE: 2024 10 18
 SHEET NO: **A3.3**

LANDSCAPE PLAN AND DETAILS



Location of Proposed Retaining Wall with Variance

LANDSCAPE LEGEND	
	PICNIC TABLE Quantity: 1
	BICYCLE RACK Quantity: 2 Total Capacity: 4 bikes (See detail 1, sheet L1.03)
	BOLLARD Quantity: 22
	ENTRANCE / EXIT - MAIN ENTRANCE / EXIT - SECONDARY
	CHAIN LINK FENCE Colour: Black Matte Height: 1.8m Length: 425m (See detail 2, sheet L1.03)
	CONCRETE PAVING Area: 250m ²
	GRAVEL STRIP Area: 19.5m ²
	PLANTED AREA / ABSORBENT LANDSCAPING Area: 1,000.30m ² Soil Depth: 450mm (See sheets L2.01 - L2.04)
	RAIN GARDEN Volume: 2.25m ³ Soil Depth: 450mm (See sheets L2.01 - L2.04)
	SEEDED AREA Area: 13.00m ² Soil Depth: 150mm (See sheets L2.01 - L2.04)

LANDSCAPE NOTES	
1.	It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
2.	All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
3.	All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
4.	Contractor shall refer to the contract specifications for additional requirements.
5.	Contractor to confirm layout of landscape plan on site with the Landscape Architect.
6.	Irrigation to be designed and built by Contractor. As-built drawings required.

NOT FOR CONSTRUCTION

LANDSCAPE PLAN
SCALE 1:250

kinship
design • art • ecology

1070 Hanson Street, Nanaimo BC, V9S 2K2
250-753-8090
info@kinshipdesign.ca
kinship@kinshipdesign.ca



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Westmark Construction Ltd.

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2025-JUL-15
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NO.	DATE	ISSUE
1	2024-04-23	DEVELOPMENT PERMIT
2	2025-04-13	PRELIMINARY DESIGN REVIEW
3	2025-07-06	PRELIMINARY DESIGN REVIEW

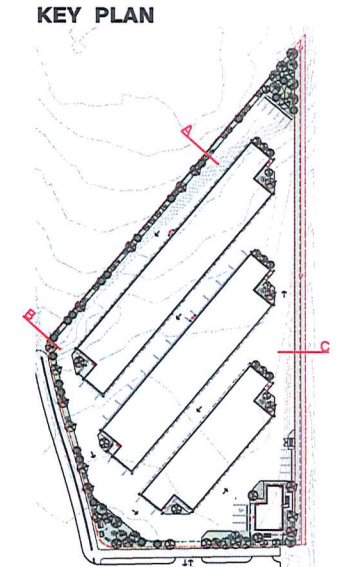
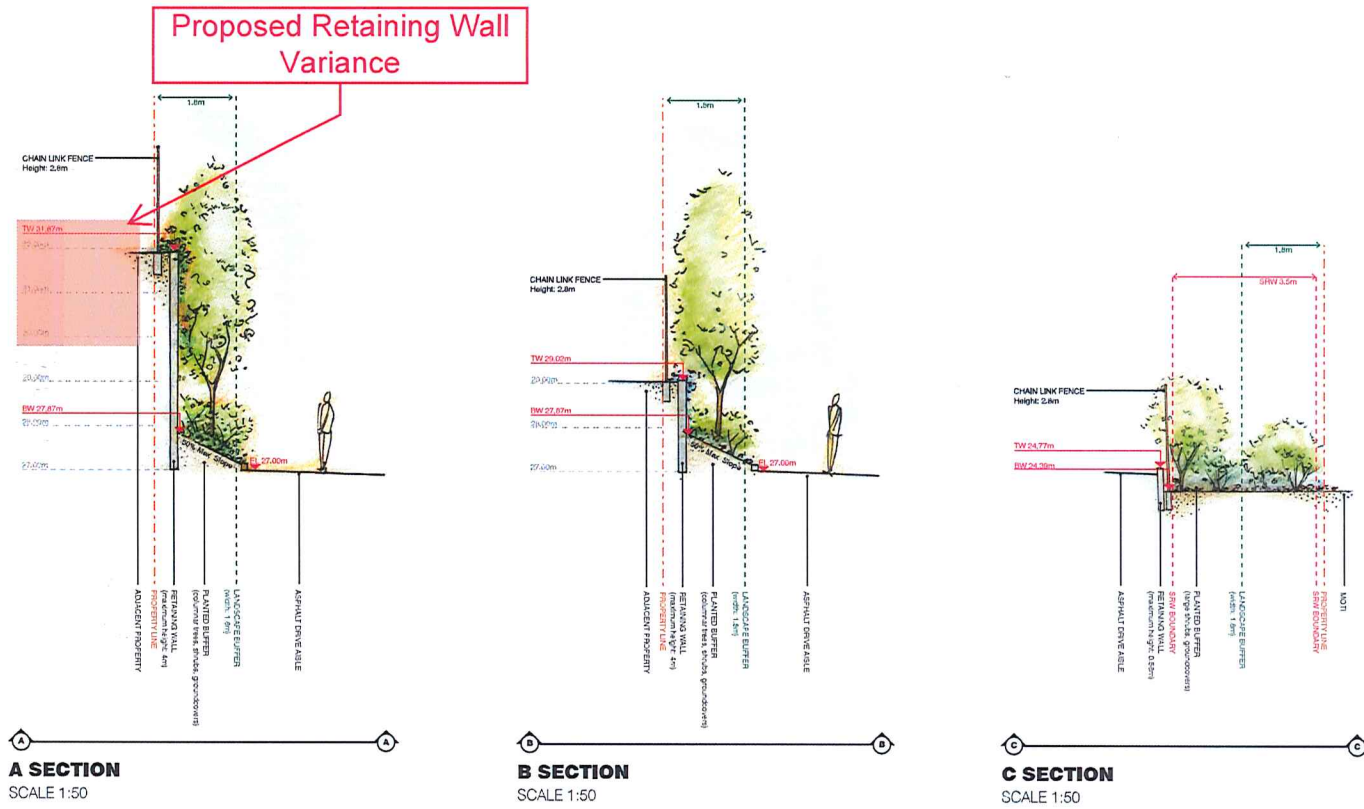
NO.	DATE	REVISION

PROJECT 2005
OLD VICTORIA ROAD STORAGE
1044 & 1048 OLD VICTORIA ROAD
NANAIMO, BC

LANDSCAPE PLAN

CITY FILE NO. DP1362
SCALE 1:250
START DATE 2024-04-26
DB CH CB RS

L1.01



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kinship
design • art • ecology

1070 Hulse Street, Nanaimo BC, V9S 2K2
250-753-0093
info@kinshipdesign.ca
www.kinshipdesign.ca



22. Approval and registration are the sole responsibility of the Landscape Architect. Kinship Design is not responsible for compliance with applicable laws or regulations in the Landscape Architect's jurisdiction.

CLIENT
Westmark Construction Ltd.

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DP1362
2025-JUL-15
Current Planning

NO.	DATE	ISSUE
1	2024-10-20	DEVELOPMENT PERMIT
2	2025-04-23	PRELIMINARY DESIGN REVIEW
3	2025-07-06	PRELIMINARY DESIGN REVIEW

NO.	DATE	REVISION

PROJECT 25005
OLD VICTORIA ROAD STORAGE
1044 & 1048 OLD VICTORIA ROAD
NANAIMO, BC

LANDSCAPE SECTIONS

CITY FILE NO. DP1362
SCALE 1:150
START DATE 2024-09-26
DB (21) **CB** (15)

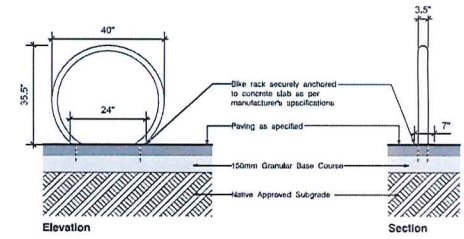
L1.02

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

Specifications:
 Surface Mount (NPT-1 stainless steel mounting kit to be included)

Capacity: up to 2
Height: 35.5" (900mm)
Width: 40" (1016mm)
Weight: 16 LBS (7.26kg)
Finish: Stainless Steel

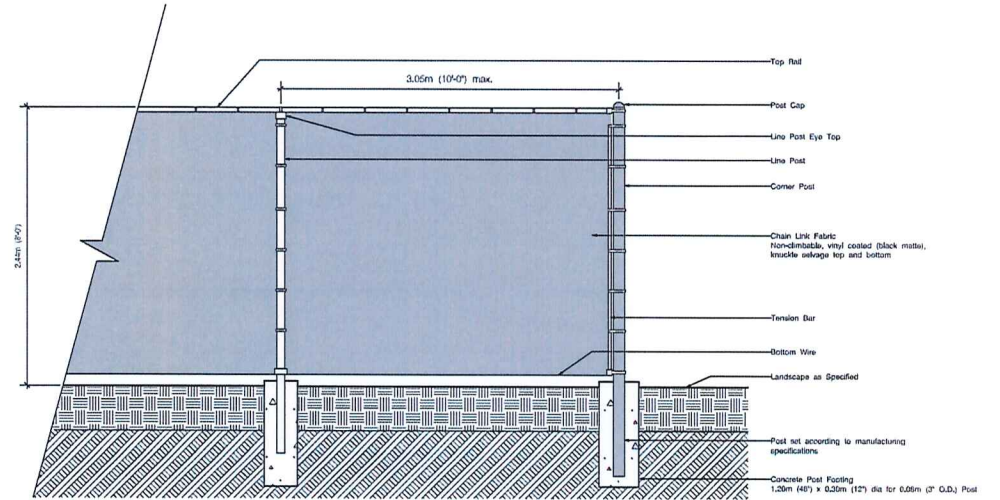
Wishbone Site Furnishings
 210-47800 (Boulevard Way)
 Langley, BC
 1-866-625-0478
 604-458-0478
 www.wishbonehd.com



1 Bike Rack
 L1.03 Scale: NTS

Elevation / Section

Notes:
 Contractor to install chain link fence as per industry standards and/or manufacturer's specifications.
 Footings to be sized as per manufacturer's specifications.
 All steel is galvanized.
Mesh Fabric: Non-climbable, galvanized steel mesh
Mesh Coating: Black matte vinyl
Mesh Finish: Knuckle savage, top and bottom
Posts: Powder coated galvanized steel
Post Colour: Matte Black
Fence Height: 2.4m (8')
Fence Length: 425m



2 Chain Link Fence
 L1.03 Scale: 1:20

Section

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3	2025-07-02	REVISION 01 - 02 - 03 - 04 - 05 - 06

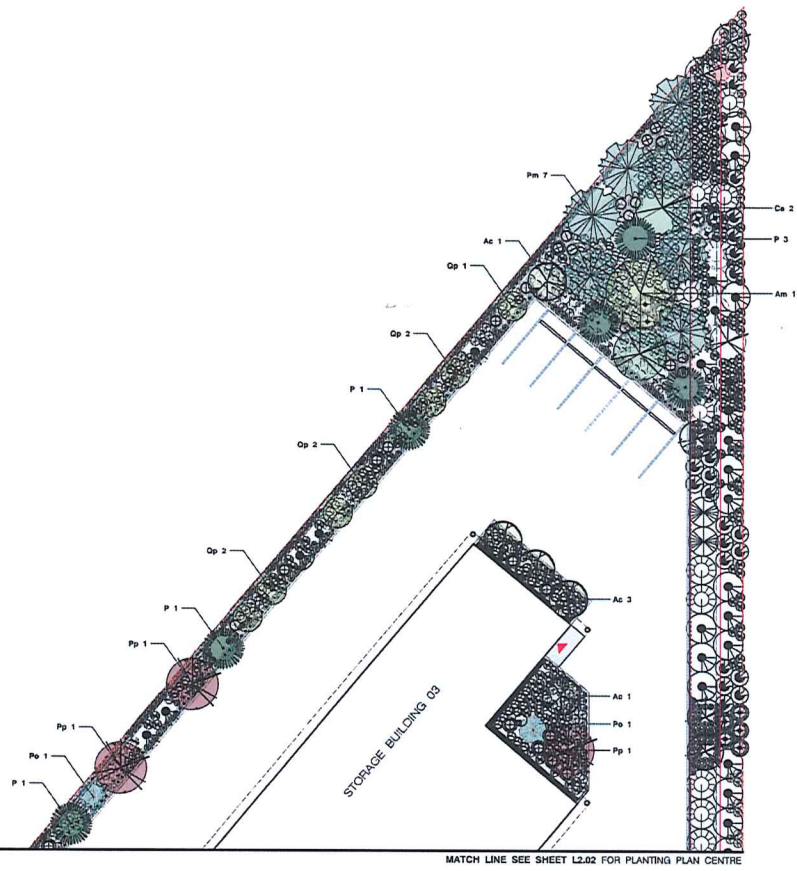
NO.	DATE	REVISION

PROJECT 25005
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

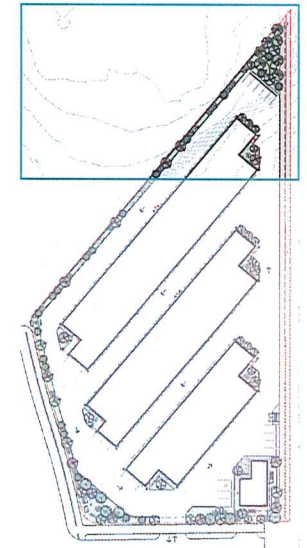
LANDSCAPE DETAILS

CITY FILE NO. DP1362
SCALE SEE D1 - 1E
START DATE 2024-09-26
DB (21) **CB** (25)

L1.03



KEY PLAN



Refer to Sheet L2.02 for Planting Plan Centre
 Refer to Sheet L2.03 for Planting Plan South
 Refer to Sheet L2.04 for Planting Plan Notes + Plant List

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PLANTING PLAN NORTH
 SCALE 1:150



WE HEREBY CERTIFY THAT THE DESIGN, CALCULATIONS AND SPECIFICATIONS OF THIS DOCUMENT WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE ENGINEERING COUNCIL OF CANADA (E.C.C.) OR THE ENGINEERING COUNCIL OF ALBERTA (E.C.A.).

CLIENT
 Westmark Construction Ltd.

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1	2024-11-20	DEVELOPMENT PERMIT
2	2024-12-10	PRELIMINARY DESIGN
3	2025-07-10	PRELIMINARY DESIGN

NO.	DATE	REVISION

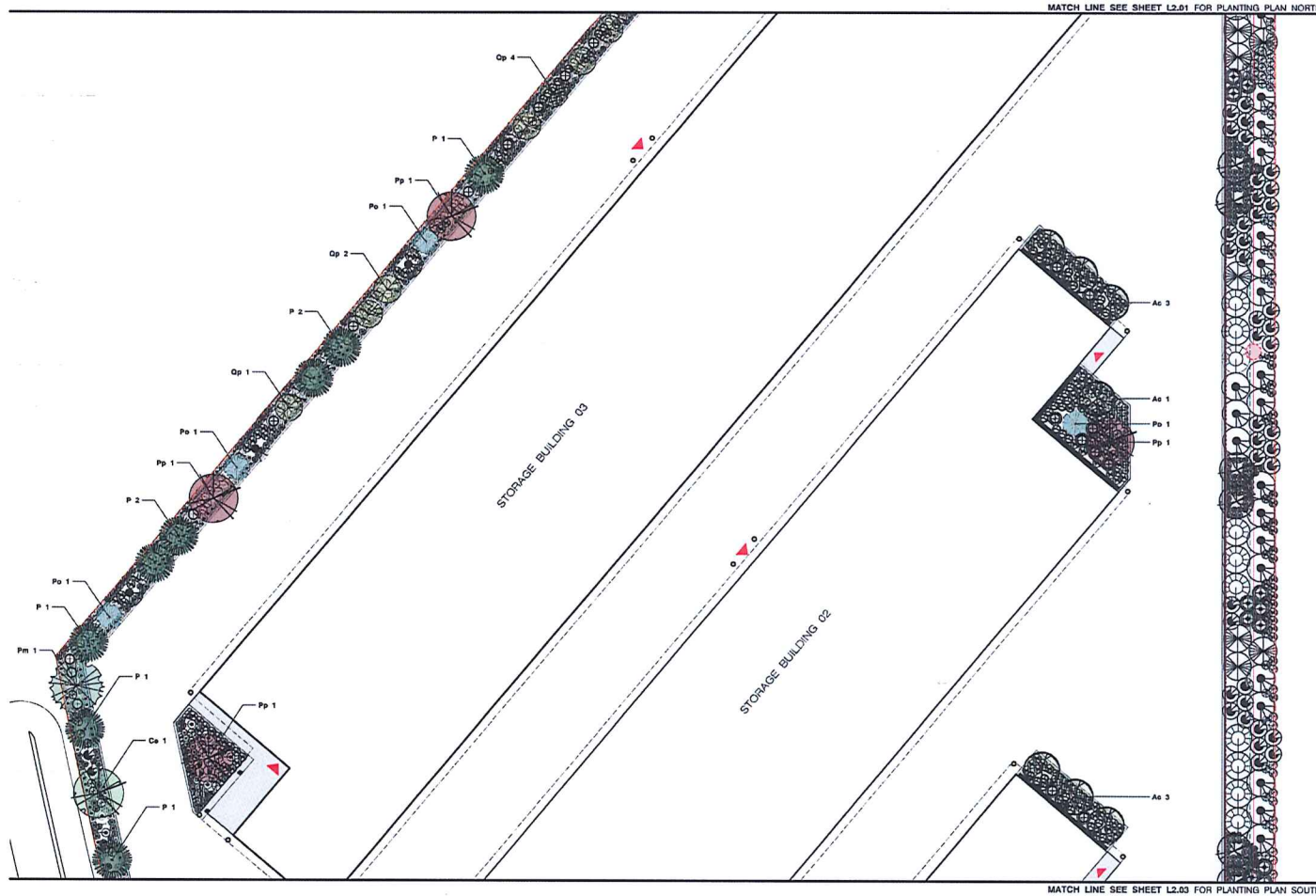
PROJECT 25005
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

PLANTING PLAN NORTH

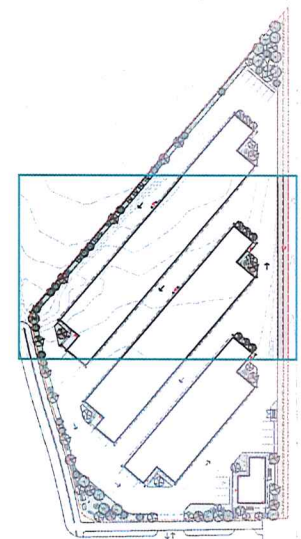
CITY FILE NO. DP1362

SCALE 1:150
START DATE 2024-09-26
DB CB KL

L2.01



KEY PLAN



Refer to Sheet L2.01 for Planting Plan North
 Refer to Sheet L2.03 for Planting Plan South
 Refer to Sheet L2.04 for Planting Plan Notes + Plant List

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PLANTING PLAN CENTRE
 SCALE 1:150



I hereby certify that I am a duly registered Professional Engineer in the Province of British Columbia, Canada, and that I am qualified to practice in the field of Professional Engineering.

CLIENT
 Westmark Construction Ltd.

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2025-JUL-15
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3	2025-07-06	PRELIMINARY DESIGN REVIEW

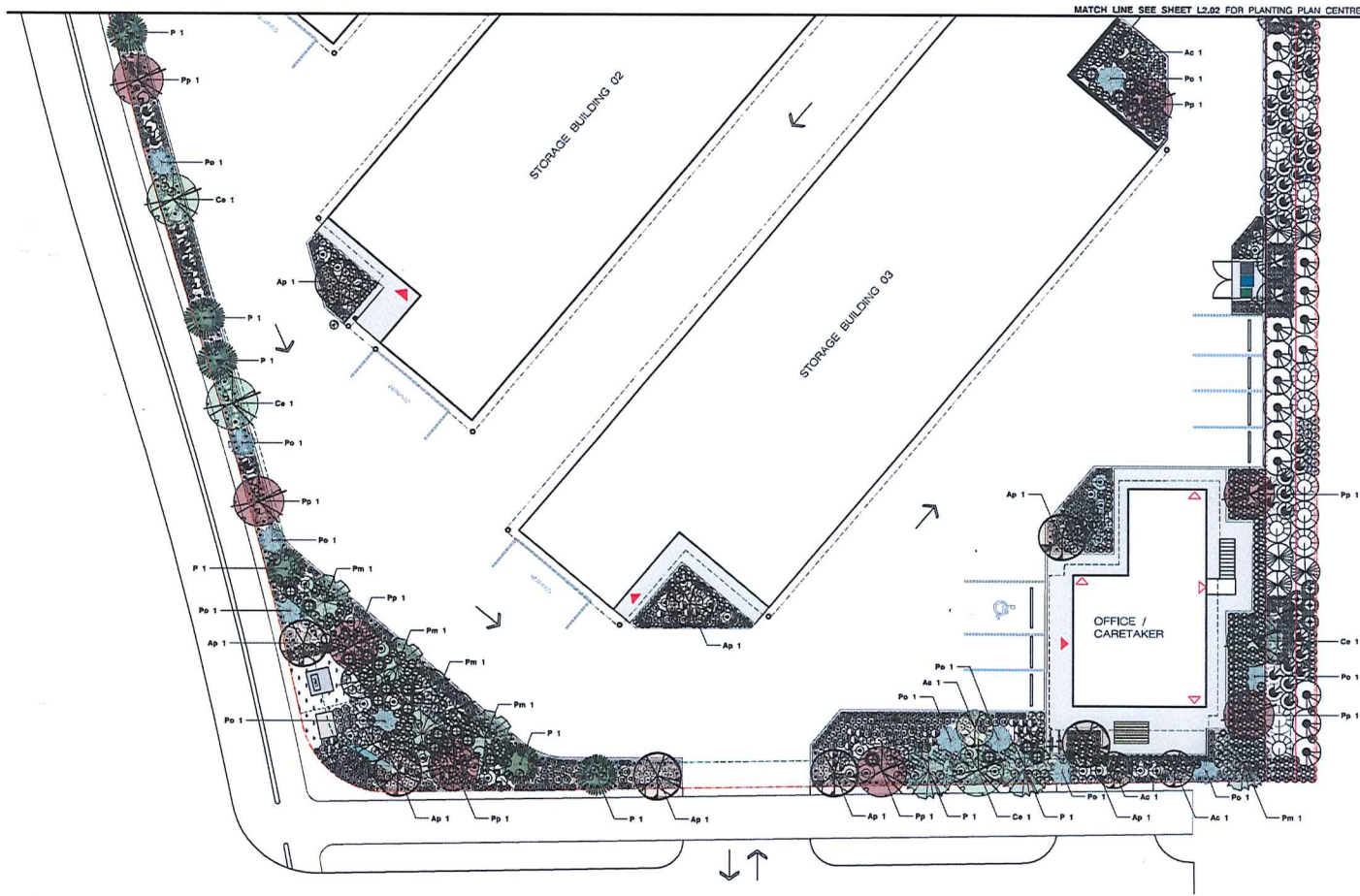
NO.	DATE	REVISION

PROJECT 22005
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

PLANTING PLAN CENTRE

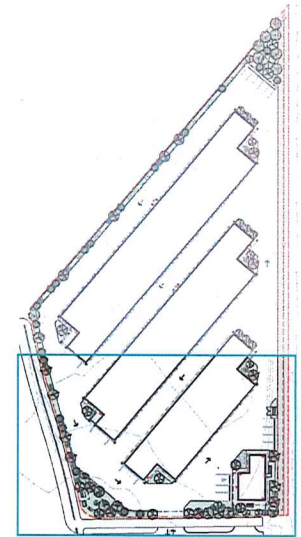
CITY FILE NO. DP1362
SCALE 1:150
START DATE 2024-09-28
DB CB

L2.02



PLANTING PLAN SOUTH
SCALE 1:150


































KEY PLAN



Refer to Sheet L2.01 for Planting Plan North
Refer to Sheet L2.02 for Planting Plan Centre
Refer to Sheet L2.04 for Planting Plan
Notes + Plant List

NOT FOR CONSTRUCTION

TREE + PLANT LEGEND

 Aa (18) <i>Acer cernuum</i>  Am (9) <i>Acer macrophyllum</i>  Ap (11) <i>Acer palmatum 'Osakazuki'</i>  Ce (9) <i>Cornus 'Eddie's White Wonder'</i>  Gp (7) <i>Quercus palustris 'Pingree'</i>  Pp (14) <i>Parrotia persica 'Vanessa'</i>  Po (16) <i>Picea Omorika Bruns</i>  P (11) <i>Pinus contorta var. contorta</i>  Pm (11) <i>Pseudotsuga menziesii</i>	 Aga <i>Amelanchier grandiflora 'Autumn Brilliance'</i>  Arb <i>Arbutus unedo</i>  Au <i>Arctostaphylos uva-ursi</i>  Ca <i>Cornus sericea</i>  Co <i>Carex obovata</i>  Fc <i>Fragaria chiloensis</i>  Fv <i>Fragaria vesca</i>  Ga <i>Gaultheria shallon</i>  Gt <i>Gaura Inchoitum</i>  Hd <i>Holodiscus discolor</i>  Im <i>Iris missouriensis</i>  Je <i>Juncus effusus</i>  La <i>Luzula nivea</i>  Lc <i>Lonicera ciliosa</i>  Ma <i>Malva nervosa</i>  Mp <i>Nepeta x faassoni 'Drepanol'</i>  Pa <i>Penstemon alpestricoides 'Hamel'</i>  Pm <i>Polystichum munium</i>  Ra <i>Rosa nutkana</i>  Rb <i>Ribes sanguineum</i>  Sm <i>Salix x sylvatica 'Caradonna'</i>  Sr <i>Sedum spectabile</i>  Sa <i>Symphoricarpos albus</i>  Tg <i>Tellima grandiflora</i> Ti <i>Trientalis latifolia</i> V <i>Vaccinium (mix varieties)</i> Vo <i>Vaccinium ovatum</i>
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PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	17	<i>Picea Omorika Bruns</i>	Seabird Spruce	1.5m Ht	
P	23	<i>Pinus contorta var. contorta</i>	Shore Pine	1.5m Ht	
Pm	13	<i>Pseudotsuga menziesii</i>	Douglas Fir	#15	
Deciduous Trees					
Ac	16	<i>Acer cernuum</i>	Vine Maple	#7	Multistem
A	1	<i>Acer macrophyllum</i>	Big Leaf Maple	#20	
Ap	9	<i>Acer palmatum 'Osakazuki'</i>	Japanese Maple	1.5m Ht	
Ce	7	<i>Cornus 'Eddie's White Wonder'</i>	White Flowering Dogwood	#20	1.8m branching Ht
Pp	14	<i>Parrotia persica 'Vanessa'</i>	Persian Ironwood	5cm cal	1.8m branching Ht
Gp	14	<i>Quercus palustris 'Pingree'</i>	Columbian Pin Oak	#20	
Deciduous Shrubs					
Aga	22	<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Service Berry	#7	Multistem
Ca	63	<i>Cornus sericea</i>	Red Twig Dogwood	#1	2m o.c.
Hd	33	<i>Holodiscus discolor</i>	Ocean Spray	#3	2m o.c.
Ra	47	<i>Rosa sanguinea</i>	Red Flowering Currant	#1	1.2m o.c.
Rb	105	<i>Rosa Nutkana</i>	Nootka Rose	#2	1.2m o.c.
Sa	26	<i>Symphoricarpos albus</i>	Snowberry	#1	1.2m o.c.
Evergreen Shrubs					
Arb	15	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Tree	#7	2m o.c.
Vo	74	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	1143	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10cm	45cm o.c.
Fc	607	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	45cm o.c.
Fv	44	<i>Fragaria vesca</i>	Woodland Strawberry	10cm	45cm o.c.
Ga	337	<i>Gaultheria shallon</i>	Salel	#1	60cm o.c.
Mn	488	<i>Malva nervosa</i>	Dull Oregon Grape	#1	60cm o.c.
Pm	755	<i>Polystichum munium</i>	Sweet fern	#1	60cm o.c.
Perennials & Grasses					
Ct	164	<i>Gaura Inchoitum 'Bantam White Improved'</i>	Bee Blossom	#1	45cm o.c.
Lr	229	<i>Luzula nivea</i>	Shoey Woodrush	#1	45cm o.c.
Np	61	<i>Nepeta x faassoni 'Drepanol'</i>	Catmint	#1	60cm o.c.
Pa	13	<i>Penstemon alpestricoides 'Hamel'</i>	Dwarf Fountain grass	#1	60cm o.c.
Sm	32	<i>Salix x sylvatica 'Caradonna'</i>	Purple Wood Sage	#1	60cm o.c.
Sr	51	<i>Sedum spectabile</i>	Sedum Angelina	10cm	30cm o.c.
Tg	0	<i>Tellima grandiflora</i>	Fritsgoop	10cm	45cm o.c.
Ti	0	<i>Trientalis latifolia</i>	Western Starflower	10cm	30cm o.c.
Wetland Plants for Raingarden					
Co	6	<i>Carex obovata</i>	Slough Sedge	10cm	60cm o.c.
Im	6	<i>Iris megarhiza</i>	Western Blue Flag Iris	10cm	60cm o.c.
Je	5	<i>Juncus effusus</i>	Common Rush	10cm	60cm o.c.
Vine					
Lc	10	<i>Lonicera ciliosa</i>	Western Trumpet Honeyuckle	#1	1.2m o.c.
Seeds					
Boulevard Seeding Premium Pacific Seeds Drought Smart Mix or Equivalent					

Please contact the Landscape Architect for approval of any plant substitutions.
KINSHIP DESIGN ART ECOLOGY
 Kate Staffur BCCLA
 E: 250-753-6993 e: kstaffur@kdsdesign.ca
 No substitutions will be accepted without prior written approval of the Landscape Architect.

- ### 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 minimal acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-4.3.5.5, Properties of Growing Media Level 2 "Crooned" - 2P.
 - Growing Medium Depths (unless otherwise specified):
 Tree Planting Area: 1 cu. m. per tree
 0-100 & 5 Ground Cover Areas: 450mm (18") depth
 Seeded Areas: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. 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 of 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/Water-use-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 North
 Refer to Sheet L2.02 for Planting Plan Centre
 Refer to Sheet L2.03 for Planting Plan South

NOT FOR CONSTRUCTION



kinship
 design • art • ecology

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DP1362
2025-JUL-15
 Current Planning

NO.	DATE	ISSUE	NO.	DATE	REVISION
1	2024-10-23	DEVELOPMENT PERMIT			
2	2024-11-27	HEALTH, SAFETY & ENVIRONMENT			
3	2025-07-09	HEALTH, SAFETY & ENVIRONMENT			

PROJECT 2505
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

PLANT NOTES & PLANT LIST

CITY FILE NO. DP1362
SCALE SEE L2.01
START DATE 2024-10-26
DB (21) **CB** (5) 

L2.04