CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001376

2779022 ONTARIO INC., INC.NO. A0117867
Name of Owner(s) of Land (Permittee)

2090 EAST WELLINGTON ROAD
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.

2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

   Legal Description:

   LOT 1, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP125890
   PID NO. 032-109-831

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 Plans
   Schedule C Building Elevations and Details
   Schedule D Landscape Plan and Details
   Schedule E Acoustic Engineer Technical Memo
   Schedule F Mechanical Engineer Technical Memo

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.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plans prepared by dHKarchitects, received 2025-SEP-12, as shown on Schedule B.

2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by dHKarchitects, received 2025-SEP-12, 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-SEP-03, as shown on Schedule D.

4. The development shall be in substantial compliance with noise abatement plan as described in the acoustic engineering memo prepared by BKL Consultants Ltd., dated 2025-AUG-21, as shown in Schedule E, including:

   - Screening of the rooftop chiller units to the east, south, and west, to meet predicted (benchmark) noise levels, prior to building occupancy;
   - Screening of the emergency generator with enclosure and exhaust muffler; and
   - Submission of testing for the first phase (Block 1) at the time of Building Permit application for the next phase after completion of Block 1, to confirm actual noise from the site once the project is operational and any additional management, operational, or mitigation measures that may be necessary to reach predicted noise levels.

5. The development shall be in substantial compliance with the proposed domestic and cooling system as described in the mechanical engineering memo prepared by Avalon Mechanical, dated 2025-DEC-08, as shown in Schedule F.

6. Registration of a Section 219 covenant prior to Building Permit issuance to secure the geotechnical assessment prepared by Lewkowich Engineering Associates Ltd., dated 2025-AUG-29, in favour of the City of Nanaimo requiring compliance with the assessment's recommendations, and to save harmless the City.

REVIEWED AND APPROVED ON

March 3, 2026

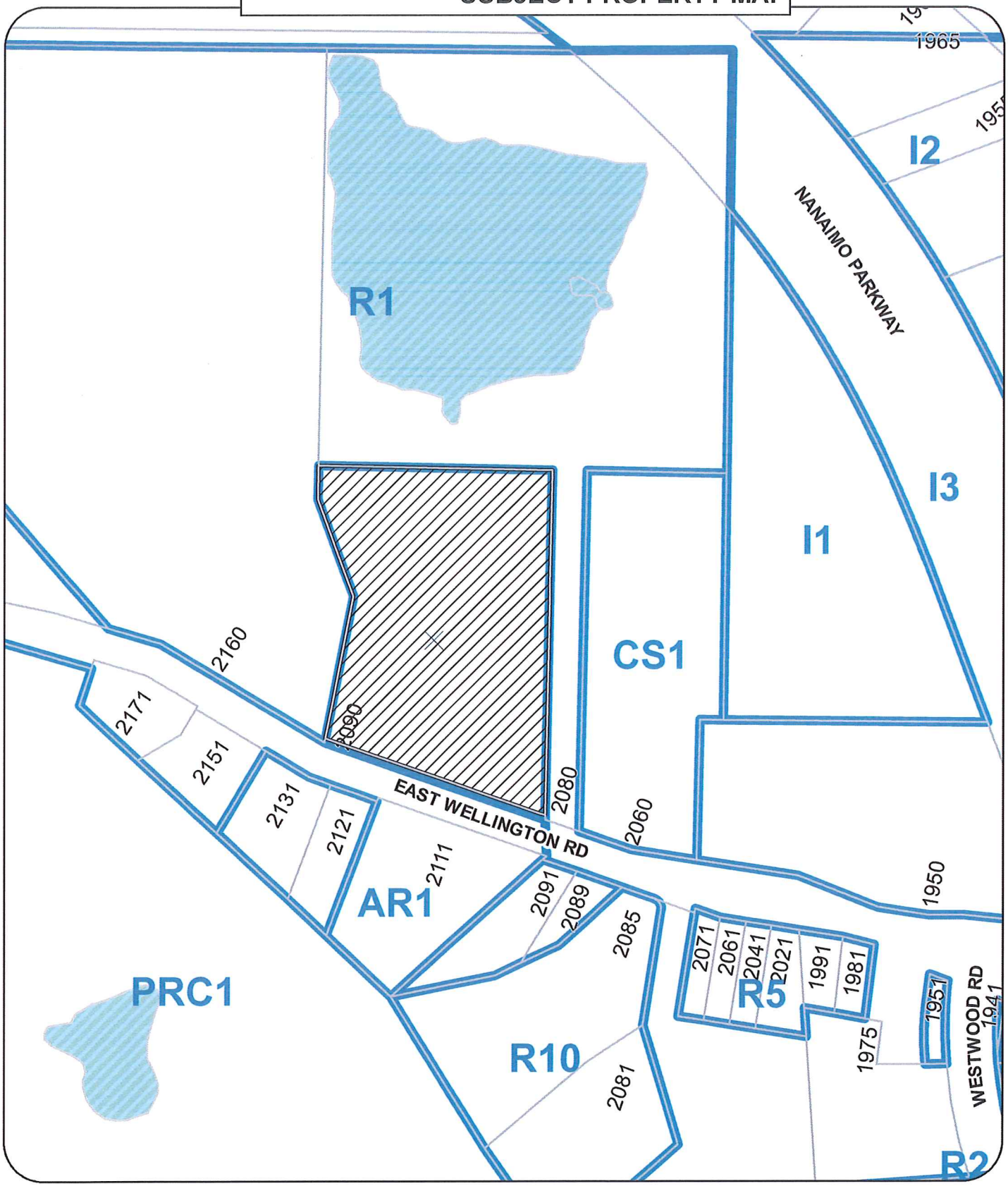
Date

J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001376 **Schedule A**
2090 East Wellington Road

SUBJECT PROPERTY MAP



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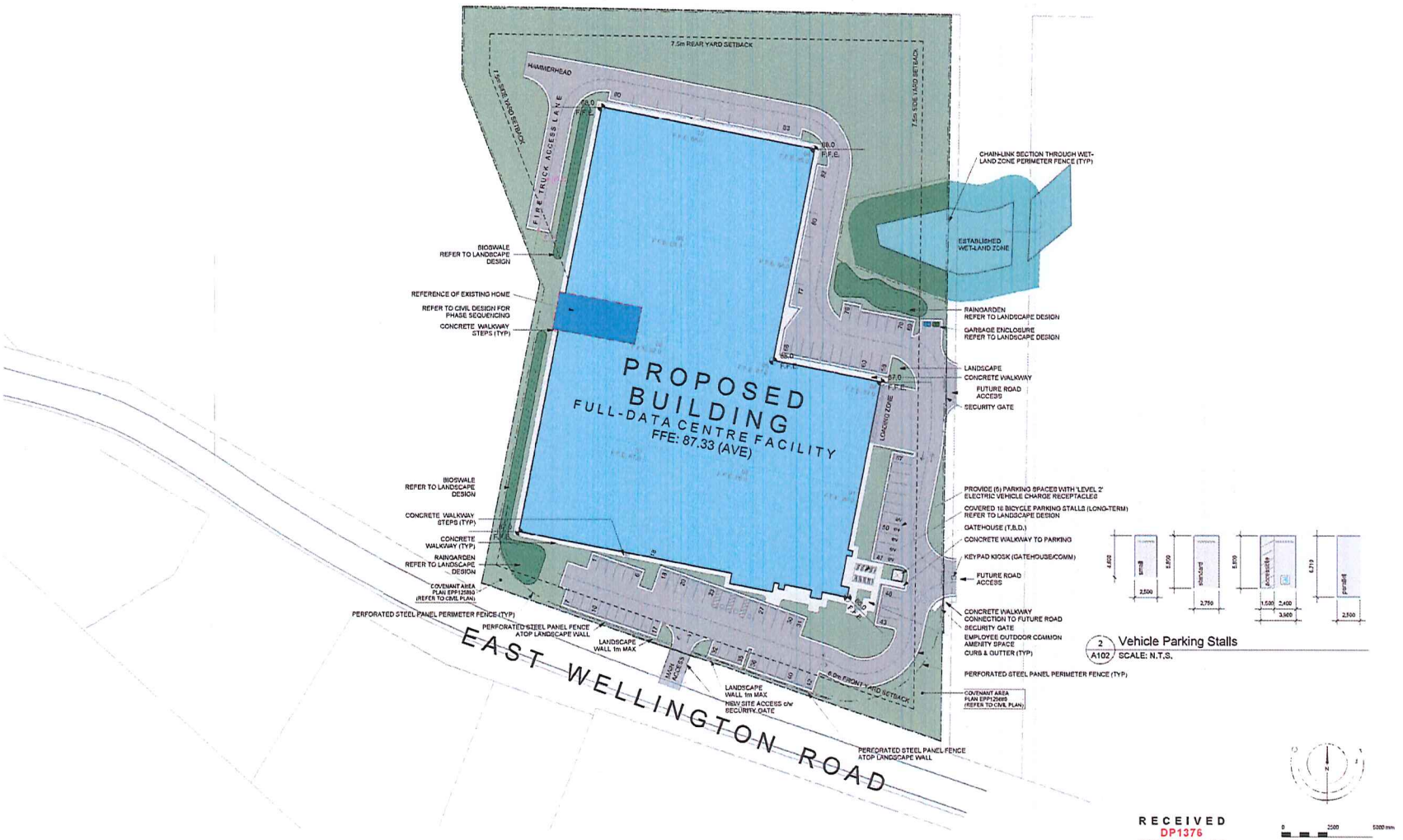
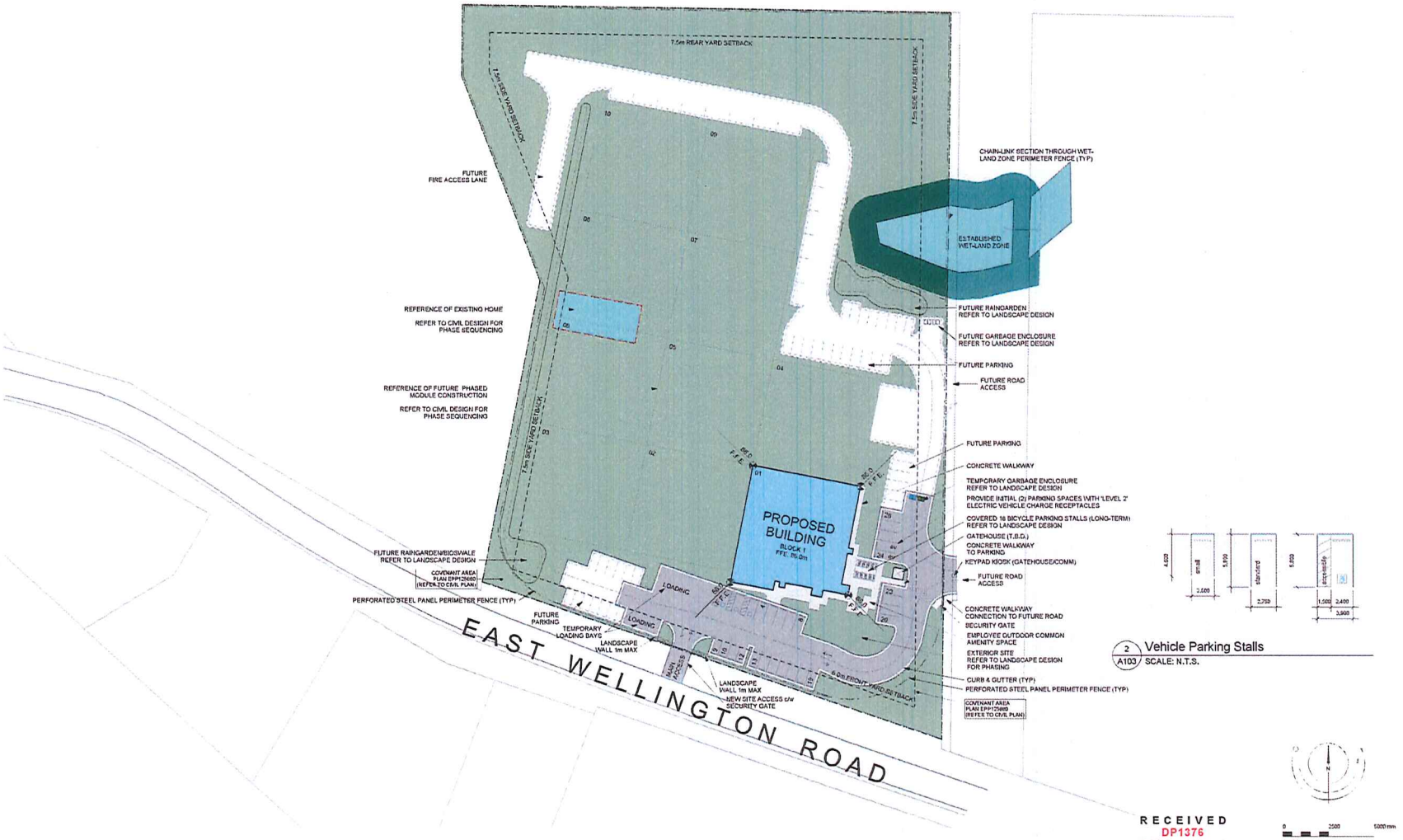
Development Permit No. DP001376
2090 East Wellington Road

Schedule B

SITE PLANS



East Wellington Data Centre — Site Plan - Full Build — A102 — dHKarchitects



Greenville Homes

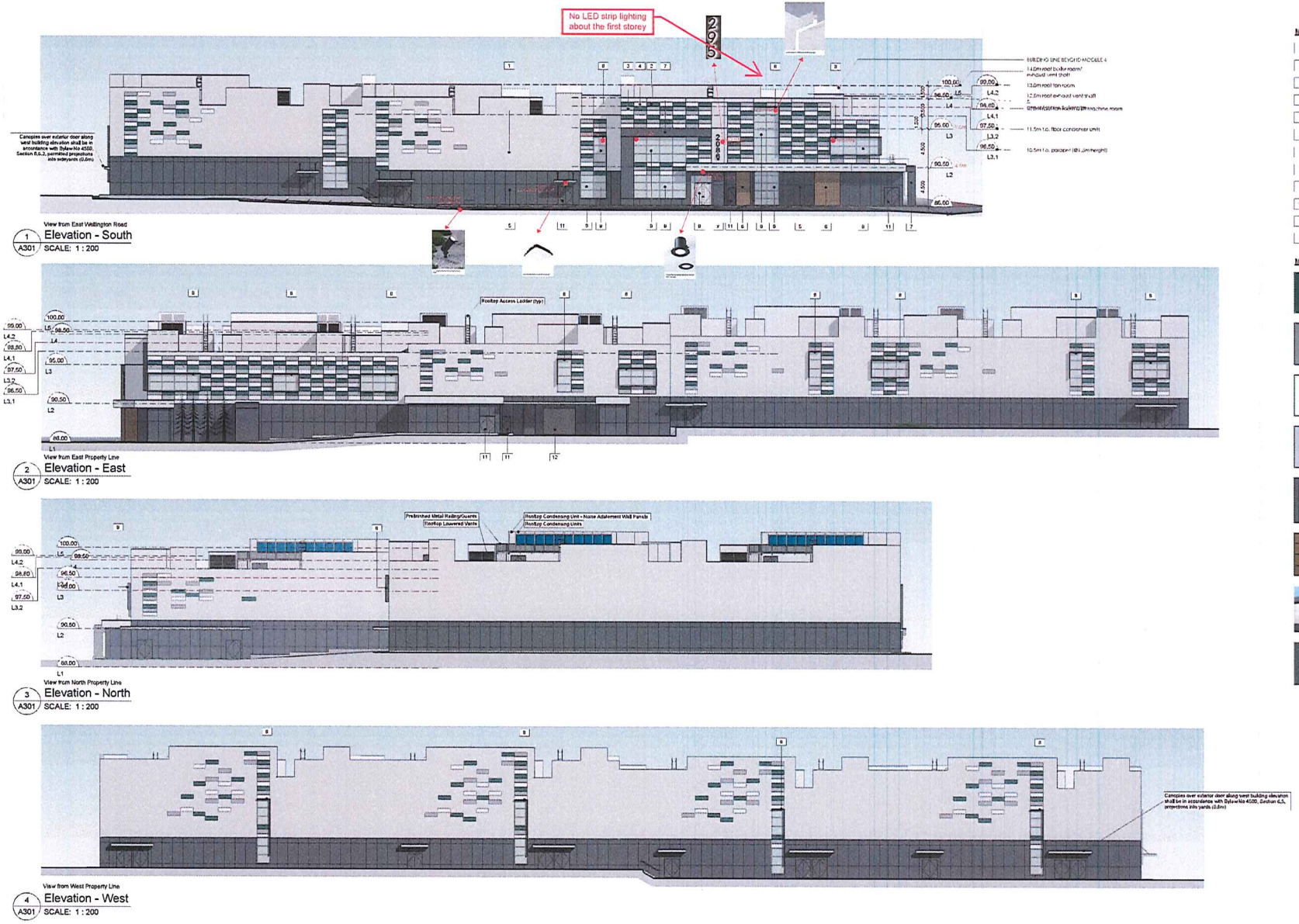
East Wellington Data Centre

Site Plan - Module One

A103

dHKarchitects

Development Permit No. DP001376 **Schedule C**
2090 East Wellington Road
BUILDING ELEVATIONS AND DETAILS



View from East Wellington Road
1 / A301 Elevation - South
SCALE: 1 : 200

View from East Property Line
2 / A301 Elevation - East
SCALE: 1 : 200

View from North Property Line
3 / A301 Elevation - North
SCALE: 1 : 200

View from West Property Line
4 / A301 Elevation - West
SCALE: 1 : 200

Materials Legend

1	Insulated Metal Horizontal Cladding - Smooth - Dove Grey
2	Insulated Metal Horizontal Cladding - Smooth - Evergreen
3	Insulated Metal Horizontal Cladding - Smooth - Zinc Gray
4	Insulated Metal Horizontal Cladding - Smooth - Bone Gray
5	Insulated Metal Vertical Cladding - Stucco - Night Grey
6	Insulated Metal Horizontal Lap Cladding - Wood Grain
7	Aluminum Panel Cladding - Smooth - Night Grey
8	Prefinished Aluminum Eyebrow Element c/w LED linear lighting
9	Curtain Wall Glazing Units
10	Entrance Doors - Curtain Wall Glazing
11	Insulated Metal Doors - Flush panel
12	Insulated Metal Overhead Coiling Doors

Materials Palette

- Insulated Metal Panels - IMP Optimo Horizontal Profile Colour: Evergreen
- Insulated Metal Panels - IMP Optimo Horizontal Profile Colour: Zinc Gray
- Insulated Metal Panels - IMP Optimo Horizontal Profile Colour: Bone White
- Insulated Metal Panels - IMP Optimo Horizontal Profile Colour: Dove Gray
- Insulated Metal Panels - IMP Optimo Vertical Profile Colour: Night Gray
- Insulated Metal Panels - IMP Optimo Horizontal Plank Profile Colour: Chestnut Brown
- Cementitious Panel Fascia c/w Pre-finished Aluminum Cap Flashings Horizontal Profile Colour: Arctic White
- Membrane Roofing Colour: Charcoal

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2025-SEP-12
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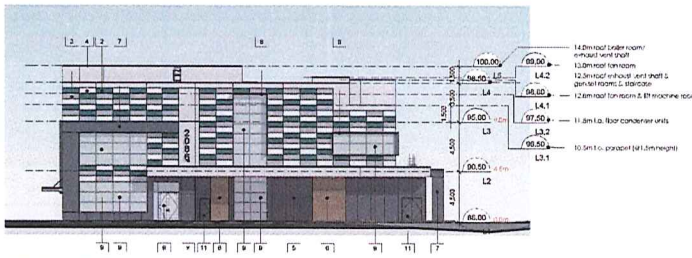
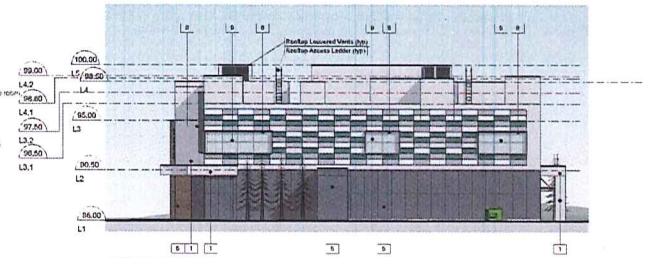
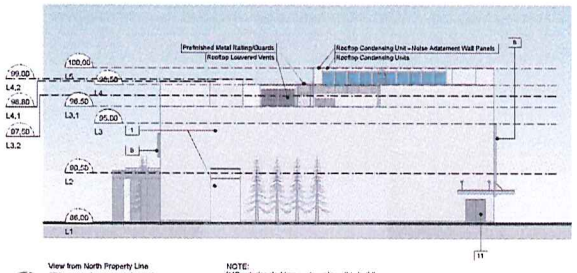


View from East Wellington Road
1 Elevation - South
A302 SCALE: 1 : 200

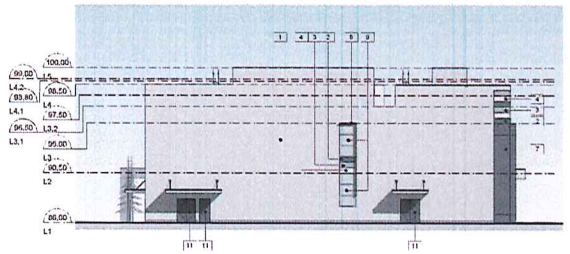


View from East Property Line
2 Elevation - East
A302 SCALE: 1 : 200



View from North Property Line
3 Elevation - North
A302 SCALE: 1 : 200

NOTE:
IMP exterior cladding system along this building elevation, to be future interior partition walls once additional modules are constructed overtime.



View from West Property Line
4 Elevation - West
A302 SCALE: 1 : 200

NOTE:
IMP exterior cladding system along this building elevation, to be future interior partition walls once additional modules are constructed overtime.

Materials Legend

1	Insulated Metal Horizontal Cladding - Smooth - Dove Gray
2	Insulated Metal Horizontal Cladding - Smooth - Evergreen
3	Insulated Metal Horizontal Cladding - Smooth - Zinc Gray
4	Insulated Metal Horizontal Cladding - Smooth - Bone Gray
5	Insulated Metal Vertical Cladding - Stucco - Night Grey
6	Insulated Metal Horizontal Lap Cladding - Wood Grain
7	Aluminum Panel Cladding - Smooth - Night Grey
8	Prefinished Aluminum Eyebrow Element c/w LED linear lighting
9	Curtain Wall Glazing Units
10	Entrance Doors - Curtain Wall Glazing
11	Insulated Metal Doors - Flush panel
12	Insulated Metal Overhead Coiling Doors

Materials Palette

Insulated Metal Panels - IMP Optimo Horizontal Profile
Colour: Evergreen

Insulated Metal Panels - IMP Optimo Horizontal Profile
Colour: Zinc Gray

Insulated Metal Panels - IMP Optimo Horizontal Profile
Colour: Bone White

Insulated Metal Panels - IMP Optimo Horizontal Profile
Colour: Dove Gray

Insulated Metal Panels - IMP Optimo Vertical Profile
Colour: Night Gray

Insulated Metal Panels - IMP Optimo Horizontal Plank Profile
Colour: Chestnut Brown

Cementitious Panel Fascia c/w Pre-finished Aluminum Cap Flashings Horizontal Profile
Colour: Arctic White

Membrane Roofing
Colour: Charcoal

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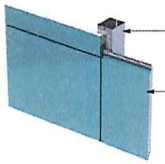
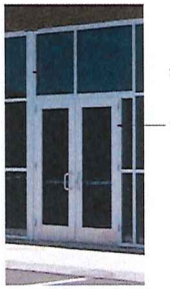
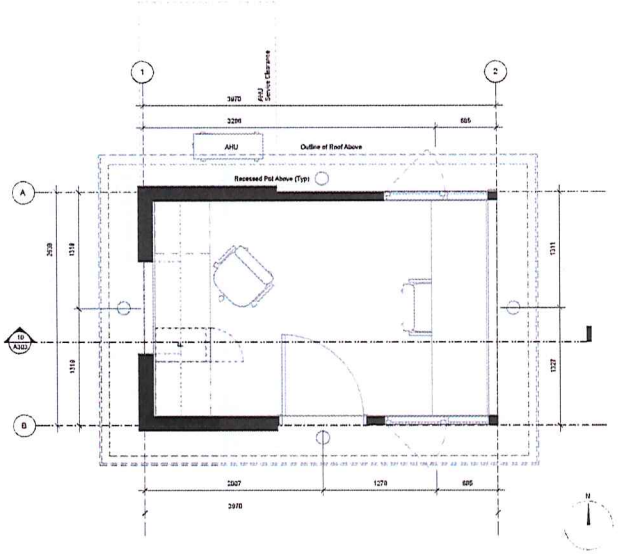
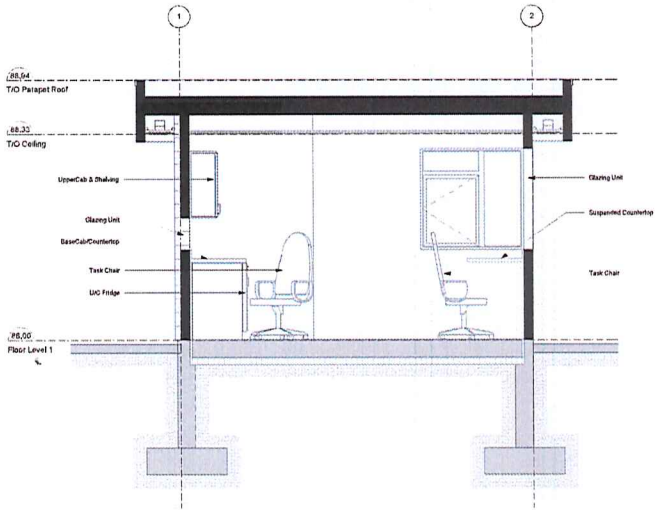
Materials Palette







1 / A303 Floor Level 1
SCALE: 1 : 25



10 / A303 Longitudinal Section
SCALE: 1 : 25

Materials Legend

1	Insulated Metal Vertical Cladding - Stucco - Night Grey
2	Insulated Metal Horizontal Lap Cladding - Wood Grain
3	Aluminum Panel Cladding - Smooth - Anodized
4	Aluminum Frame Glazing Units
5	Insulated Metal Doors - Flush panel

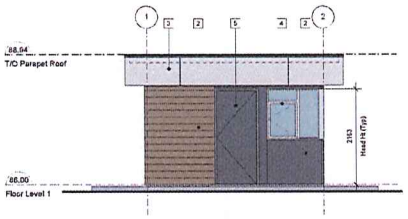
Materials Palette

Insulated Metal Panels - IMP Optimo
Vertical Profile
Colour: Night Grey

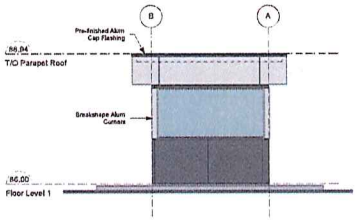
Insulated Metal Panels - IMP Optimo
Horizontal Plank Profile
Colour: Chestnut Brown

Cementitious Panel Fascia c/w
Pre-finished Aluminum Cap Flashings
Horizontal Profile
Colour: Arctic White

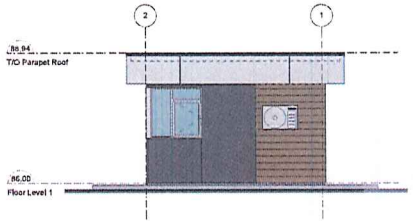
Membrane Roofing
Colour: Charcoal



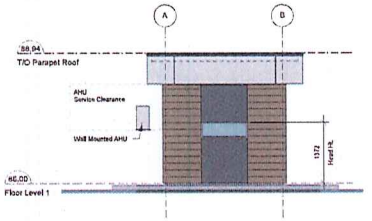
2 / A303 Elevation - South
SCALE: 1 : 50



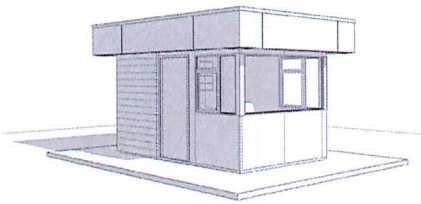
5 / A303 Elevation - East
SCALE: 1 : 50



3 / A303 Elevation - North
SCALE: 1 : 50

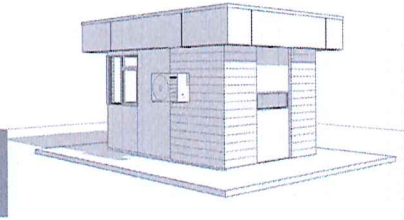


4 / A303 Elevation - West
SCALE: 1 : 50



6 / A303 Perspective 01
SCALE:

7 / A303 Perspective 02
SCALE:



8 / A303 Perspective 03
SCALE:

9 / A303 Perspective 04
SCALE:

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Green Villa Homes

East Wellington Data Centre

Gate House - Overall Plan

A303

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EAST WELLINGTON ROAD DATA CENTRE

2086 & 2090 EAST WELLINGTON ROAD, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - SEPTEMBER 3, 2025

DRAWING SCHEDULE

DESIGN RATIONALE

The landscape design for the Data Centre project proposed for 2086 & 2090 East Wellington Road in Nanaimo, BC draws inspiration from the opportunity to merge industrial uses with functional ecological systems.

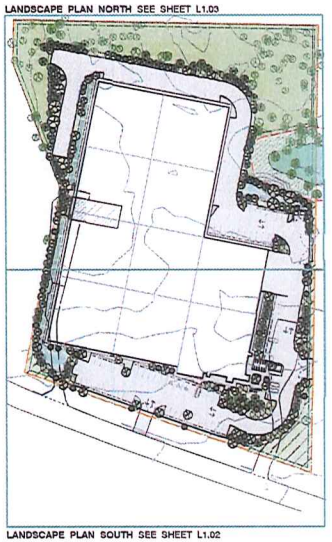
Nearby seasonal ephemeral wetlands are treated as biodiversity hotspots that can attract a diverse range of species throughout the year. To improve their function, invasive species are to be removed and replaced with a suitable indigenous understorey. To accentuate their presence in the landscape, a network of nature-based solutions will be constructed to manage rainwater on site and harness the development process to support lush, layered plantings that attract birds, beneficial insects and other biodiversity.

To compensate for the removal of trees from the 2.29 hectare parcel, 230 replacement trees are included in the design. To establish a biodiverse, climate resilient and visually interesting landscape, and to effectively screen the proposed developent, a total of 247 trees are proposed, including 17 Arbutus which are not counted as replacements. This generous tree planting is to be situated within a landscape that references local Coastal Doulas Fir ecosystems, particularly the Garry Oak meadow.

Security is a prime consideration for the proposed use. To that end, a perforated metal security fence surrounds the parcel. This offers opportunities for a design and colour finish that complements the architectural façade, but that also visually recedes behind dense plantings.

To add character, comfort and human scale, and contribute to the social life and energy of the site, a comfortable seating area that immerses staff in the natural landscape provides a comfortable refuge for employees.

KEY PLAN



DESIGN PRECEDENTS

01 Lush, layered faceal understorey planting inspired by the Coastal Douglas fir ecosystem prevalent remaining forest and habitat on site

02 Planting design inspired by the Garry Oak meadow: adds colour, visual interest, and supports local biodiversity.

03 Perforated steel security fencing provides the necessary security, and offers opportunities to complement the architectural facade

04 An outdoor gathering place for staff provides a comfortable refuge and immerses people in nature

05 Rain gardens and bioswales provide nature based solutions for rainwater management merging industrial use with ecological function and create ephemeral wetlands nearby

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kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2H2
250-753-8093
kate.sleeth@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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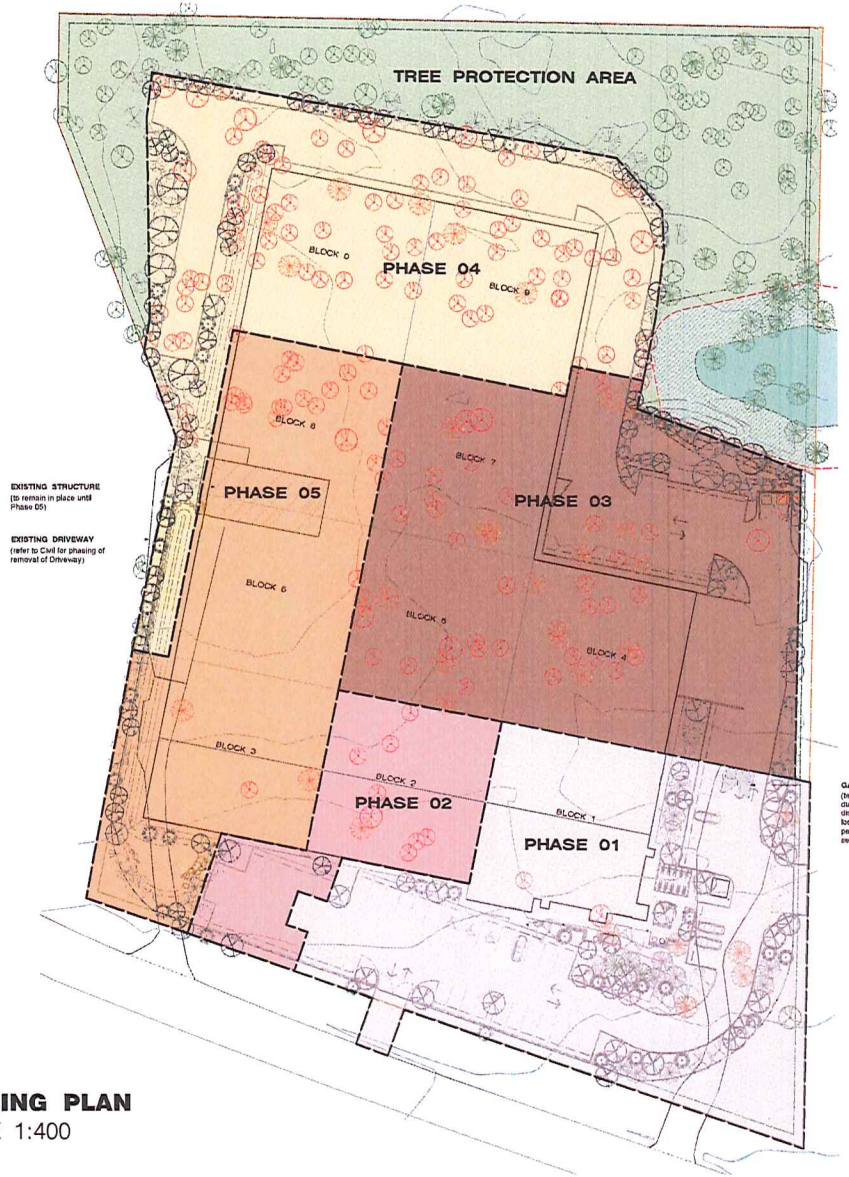
PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

COVER PAGE

CITY FILE NO. DP001370
SCALE NTS
START DATE 2025-05-12
DB CM **CB** KS

L0.00



PHASING PLAN
SCALE 1:400

LANDSCAPE PHASING LEGEND

PHASE 01:
Block 01; entire perimeter fence; outdoor common area and furnishings; majority of front parking area, portion of side parking area, temporary garbage enclosure location, and all plantings within Phase 01 area

PHASE 02:
Block 02, westerly portion of front parking area, all plantings within Phase 02 area

PHASE 03:
Blocks 04, 05 & 07, extension of side parking area and loading areas to end of Block 07, raingarden between side parking area and existing wetland, all plantings within Phase 03 area

PHASE 04:
Blocks 09 & 10, completion of all parking and loading areas, completion of bioswales and plantings within Phase 04 area

PHASE 05
Blocks 00, 06 & 08, removal of existing structure and driveway, completion of all bioswales, raingarden and plantings within Phase 05 area, installation of Bird Towers

EXISTING TREES TO REMAIN
(see sheet L3.01 for Tree Removals and Retention)

EXISTING TREES TO BE REMOVED
(see sheet L3.01 for Tree Removals and Retention)

TREE PROTECTION FENCING
(see sheets L3.01 & L3.02)

PHASING PLAN NOTES

1. This Phasing Plan shows the approximate extent of landscape installation associated with each proposed Phase. Refer to Architecture for phasing of structures. Refer to Civil for phasing of civil works.
2. Tree removals are to be completed according to Phases 01 - 05, retaining undisturbed treed areas to the maximum reasonable extent while accommodating phased construction activities.
3. Tree protection fencing to be installed at the construction limit of each Phase. See sheet L3.02 for City of Nanaimo Tree Protection Fencing Standard. Locations of Tree Protection Fencing to be confirmed on site prior to the start of construction for each Phase.
4. Areas disturbed by construction activities but outside final landscape area are to be seeded at 100% coverage with Saltflower Nurseries Diversity Meadow - Garry Oak Ecosystem Seed Blend or eq, following completion of construction of each Phase
5. The existing structure shown is to remain in place until Phase 05.

Refer to **Sheet L1.02** for Landscape Plan South

Refer to **Sheet L1.03** for Landscape Plan North

Refer to **Sheet L3.01** for Tree Removals and Retention

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kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2H2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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NO.	DATE	REVISION

PROJECT 23007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

PHASING PLAN

CITY FILE NO. DP001370
SCALE 1:400
START DATE 2023-05-12
DB CM CB KS

L1.01

LANDSCAPE PLAN SOUTH

SCALE 1:250

LANDSCAPE LEGEND

- BENCH — Quantity: 4
- BICYCLE RACKS — Quantity: 10; Capacity: 20 (see sheet L1.05, detail 6)
- BIRD TOWER (see sheet L1.04, detail 3)
- BOLLARD LIGHT — Quantity: 8 (see sheet L1.05, detail 4)
- BOULDER — Quantity: 34 (excl. rock wall)
- FENCE TYPE 01 — Wall Mounted Perforated Metal Security Fence (see sheet L1.04, detail 1); Height: 3.4m (includes wall in height calculation); Length: 77m
- FENCE TYPE 02 — On-Grade Perforated Metal Security Fence (see sheet L1.04, detail 2); Height: 2.4m; Length: 82m
- LANDSCAPE LOGS — Quantity: 11
- MAIN ENTRANCE
- CONCRETE SURFACING — Area: 683m²
- COVENANT AREA — Area: 920m²; Soil Depth: Varies (150mm)
- PLANTED AREA — Area: 3063m²; Soil Depth: Varies (150mm - 450mm)
- RAINGARDEN & BIOSWALE — Area: 549m²; Soil Depth: 450mm

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.

Refer to **Sheet L1.03** for Landscape Plan North

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kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2H2
250-753-6003
kate.struik@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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2779022 ONTARIO INC.

NO.	DATE	ISSUE
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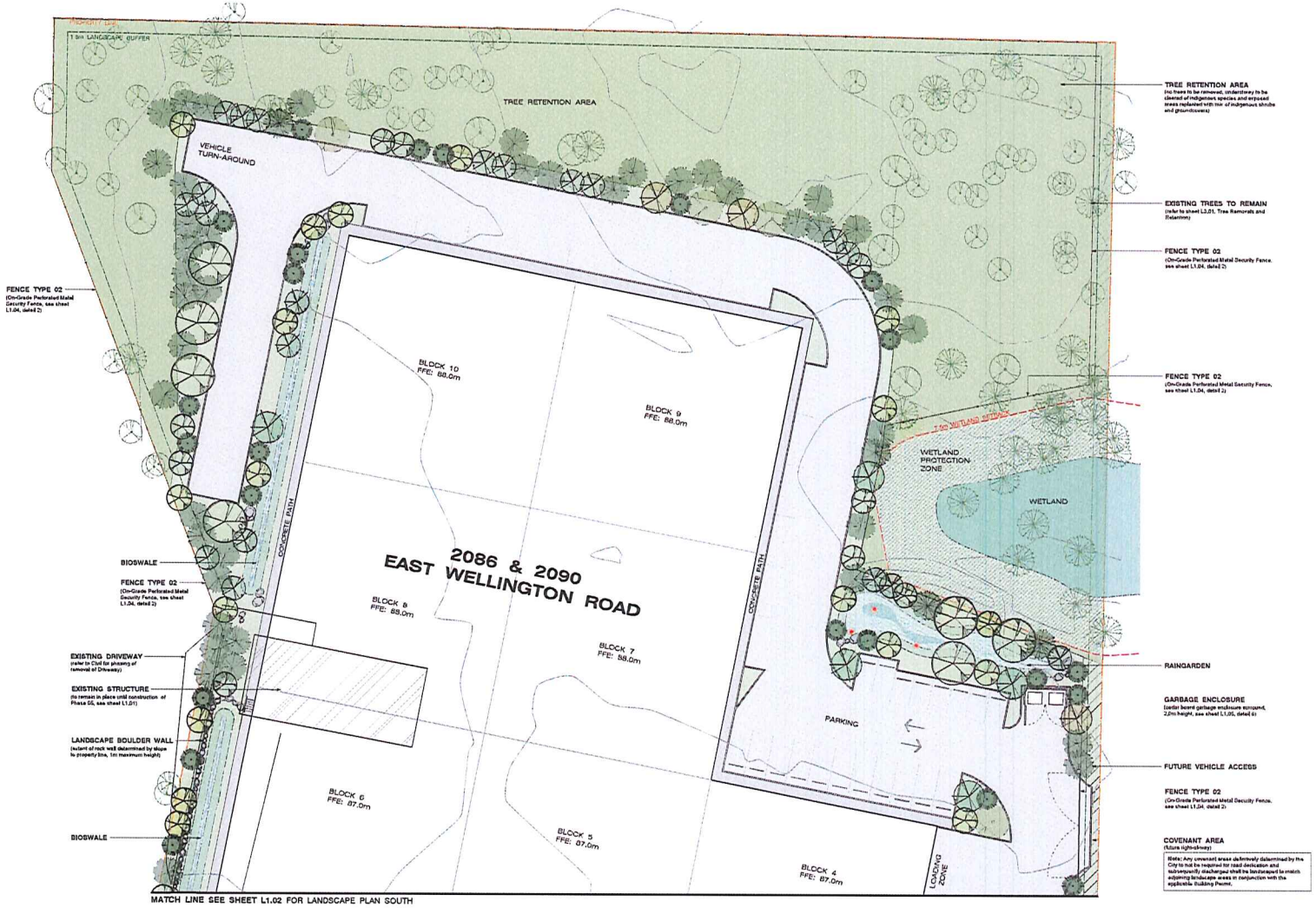
PROJECT 23007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

LANDSCAPE PLAN SOUTH

CITY FILE NO. DP001370
SCALE 1:250
START DATE 2023-02-12
DB CM CB KS

L1.02



LANDSCAPE PLAN NORTH

SCALE 1:250

LANDSCAPE LEGEND

- BENCH — Quantity: 4
- BICYCLE RACKS — Quantity: 10, Capacity: 20 (see sheet L1.05, detail 5)
- BIRD TOWER (see sheet L1.04, detail 3)
- BOLLARD LIGHT — Quantity: 8 (see sheet L1.05, detail 4)
- BOULDER — Quantity: 94 (excl. rock wall)
- FENCE TYPE 01 — Wall Mounted Perforated Metal Security Fence (see sheet L1.04, detail 1), Height: 5.4m (includes wall in height calculation), Length: 77m
- FENCE TYPE 02 — On-Grade Perforated Metal Security Fence (see sheet L1.04, detail 2), Height: 2.4m, Length: 662m
- LANDSCAPE LOGS — Quantity: 11
- MAIN ENTRANCE
- CONCRETE SURFACING — Area: 683m²
- COVENANT AREA — Area: 920m², Soil Depth: Varies (150mm)
- PLANTED AREA — Area: 3082m², Soil Depth: Varies (150mm - 450mm)
- RAINGARDEN & BIOSWALE — Area: 548m², Soil Depth: 450mm

LANDSCAPE NOTES

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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.

Refer to **Sheet L1.02** for Landscape Plan South

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kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-0003
katie.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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NO.	DATE	REVISION

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EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

LANDSCAPE PLAN NORTH

CITY FILE NO. DP001370
SCALE 1:250
START DATE 2023-05-12
DB CM **CB** KS

L1.03

Notes:
Perforations in fence panels are indicative. Design to to reflect architectural facade, and for visual interest. Spacing and sizing of perforations to ensure fence is non-climbable.

All metal to be hot dipped galvanized after fabrication.

Fence panels to be powder coated, coloured to complement building facade.

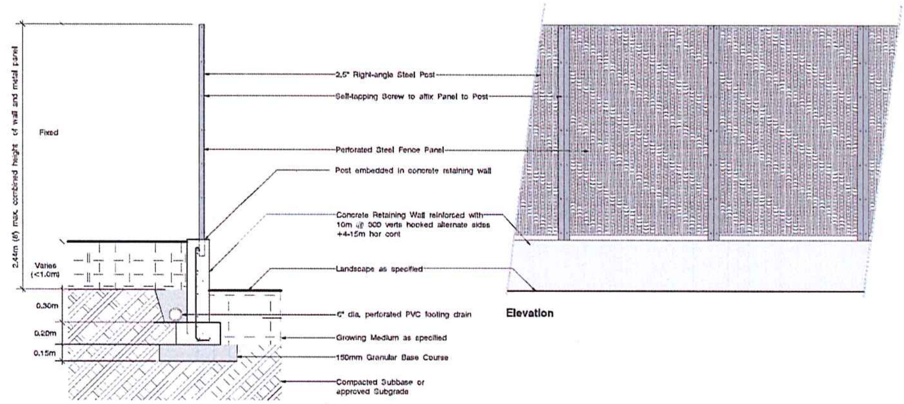
Posts to be powder coated, dark grey.

Panels affixed to posts with self-tapping screws, or eq.

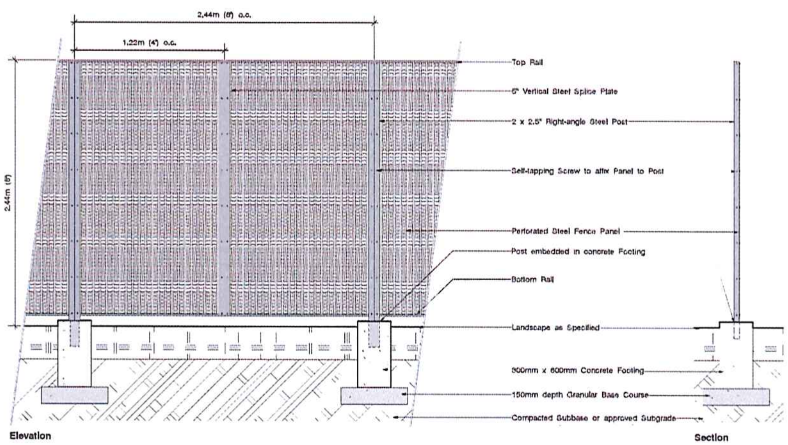
All welds to be ground smooth.

Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.

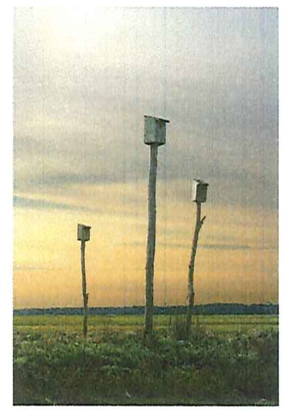
Dimensions to be to code and noted on all shop drawings.



1 / L1.04 **Fence Type 01: Wall Mounted Perforated Metal Security Fence**
Scale: 1:20
Section / Elevation



2 / L1.04 **Fence Type 02: On-Grade Perforated Metal Security Fence**
Scale: 1:20
Section / Elevation



Notes:

Pole and / or snag mounted nest boxes to be field fit in raingarden areas following construction completion of all phases.

Nest boxse to be installed in October after the bird nesting season and before the cold of winter, or in early spring, between February and April, prior to the start of the local bird nesting period.

Pole and snags to be from trees felled on site. Heights should vary between a minimum of 10 feet (3.05m) and up to 20 feet (6.10m).

Boxes to be assorted to attract a diversity of local bird species including Northern Flicker, chickadees, wens and nuthatches.

Nest box holes are to be oriented to face away from the wind.

Nest boxes to be made of wood, and natural wood colour, or painted dark grey, brown or black to absorb heat.

3 / L1.04 **Bird Tower**
Scale: 1:20
Precedent Image

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1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
2779022 ONTARIO INC.

RECEIVED
DP1376
2025-SEP-12
Current Planning

NO.	DATE	ISSUE
1	2025-02-XX	DP SUBMISSION
2	2025-09-XX	DP RESUBMISSION

NO.	DATE	REVISION

PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

LANDSCAPE DETAILS

CITY FILE NO. DP001376
SCALE AS SHOWN
START DATE 2025-05-12
DB CM **CB** KS

L1.04

Product Image

SOLERA SOX-BLD - Bollard
Total Quantity: 8

Mounting:
The fixture attaches securely to the ground and anchoring plate using four flush-mounted anchor bolts. Anchoring as per manufacturers specifications.

Lens: CL (Clear Lens)

Lamp: 20W LED (max), 3088 Lumens, 3000K, 3500K, 4000K, 5000K color temperature

Light Distribution: Type II (std), Type III, Type IV

Electrical: UNV 120-277V HLV 347-480V

Options: tamperproof hardware, tamperproof bits, ground fault receptacle, button photocell (voltage specific), base cover

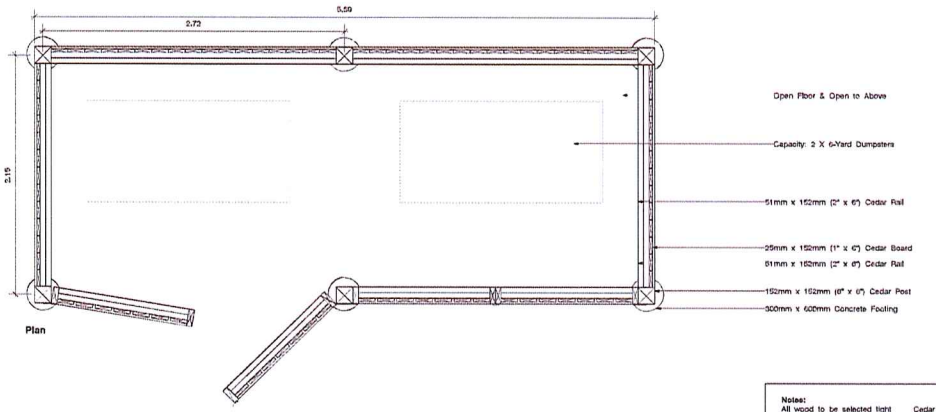
Height: 40" (1.02m)

Finish: BL (Black)

Solera
120 Walker Drive, Brampton, ON, Canada
1-877-765-3722
www.soleracorp.com

4 / L1.05 **Bollard Light**
Scale: NTS

Notes



Plan

Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.

All metal fasteners to be hot dipped galvanized.

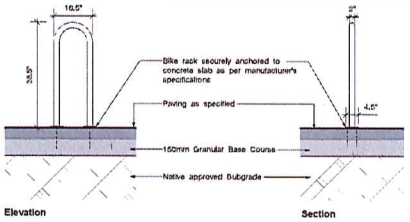
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

SURF BIKE RACK SFBRP-3 (3 Space Aluminum)
Total Quantity: 10

Specifications
- Marine Grade Aluminum Frame
- INST-1 Stainless Steel Bolt-Down Kit (to be included)

Capacity	1-3 Bicycles
Length	16.5" (0.42m)
Height	38.5" (0.98m)
Depth	4.5" (0.12m)
Weight	15 LBS (6.8kg)
Finish	Standard Carbon Black

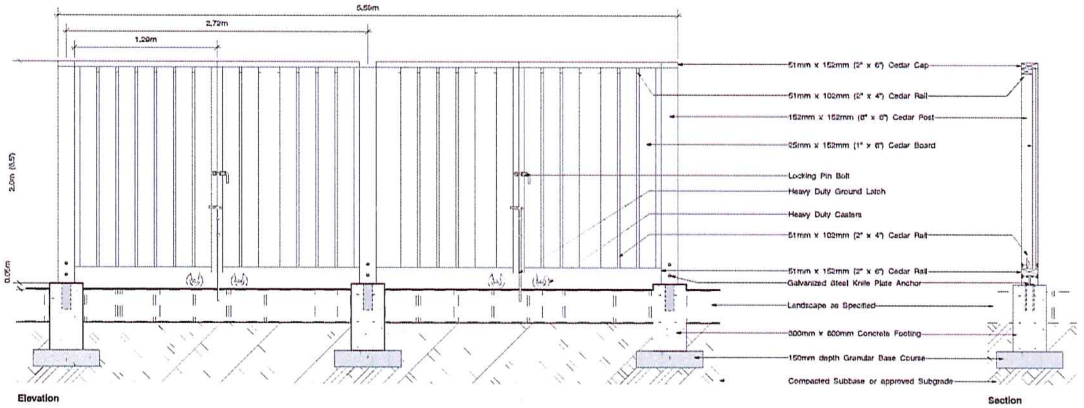
Wishbone Bike Furnishings
210-27090 Gloucester Way, Langley, BC, Canada
1-855-625-0476
www.wishbonebd.com



Elevation Section

5 / L1.05 **Bicycle Rack**
Scale: NTS

Elevation / Section



Elevation Section

6 / L1.05 **Garbage Enclosure: Cedar Board**
Scale: 1:20

Plan / Elevation / Section

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250-753-5003
kate.steffel@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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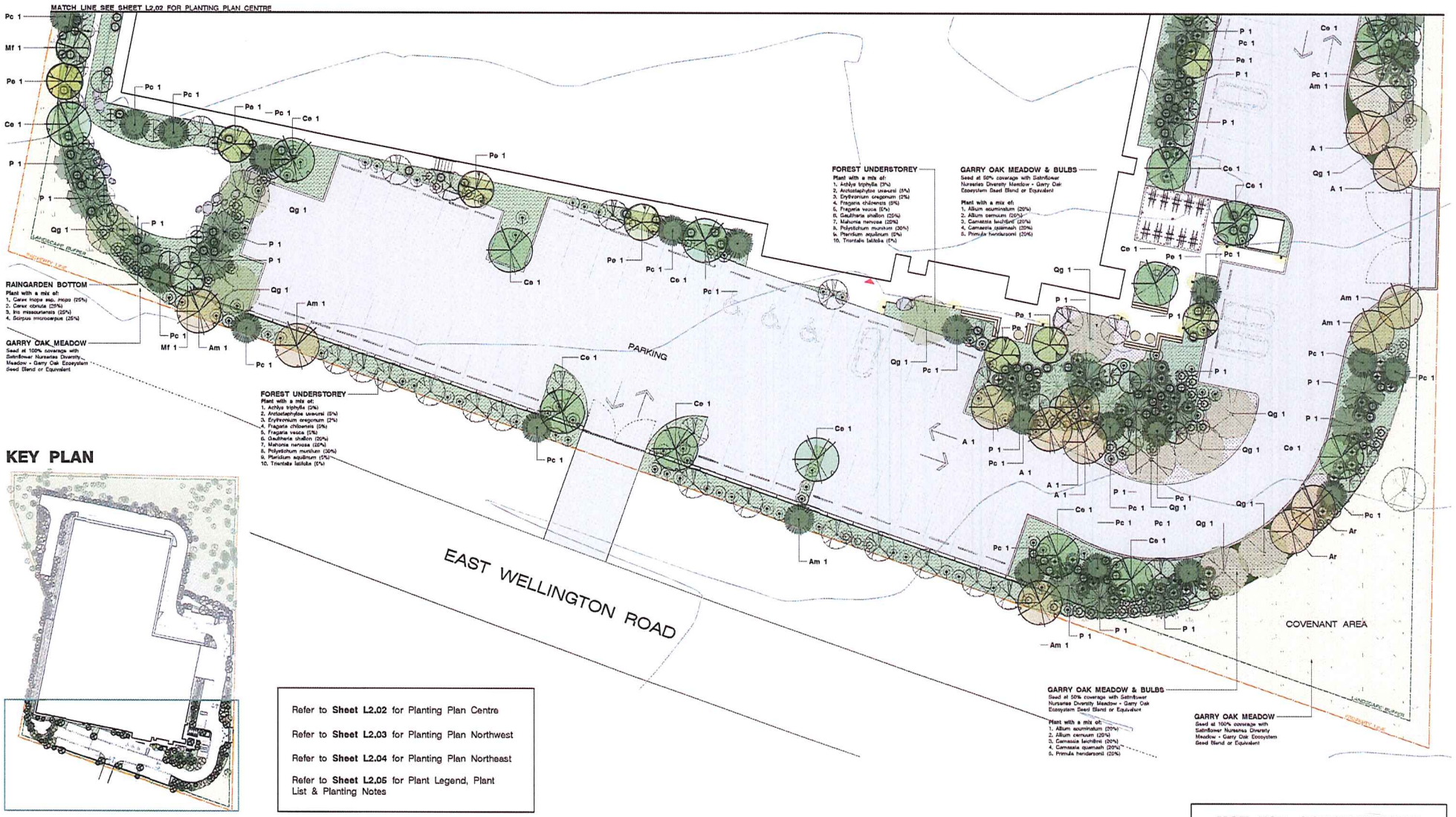
PROJECT 23007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

LANDSCAPE DETAILS

CITY FILE NO. DP001376
SCALE AS SHOWN
START DATE 2023-05-12
DB CM **CB** MS

L1.05



KEY PLAN

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan Northwest

Refer to **Sheet L2.04** for Planting Plan Northeast

Refer to **Sheet L2.05** for Plant Legend, Plant List & Planting Notes

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1070 Nelson Street, Nanaimo BC, V9S 2H2
250-753-6003
kate.slefink@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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NO.	DATE	ISSUE
1	2024-02-05	DP SUBMISSION
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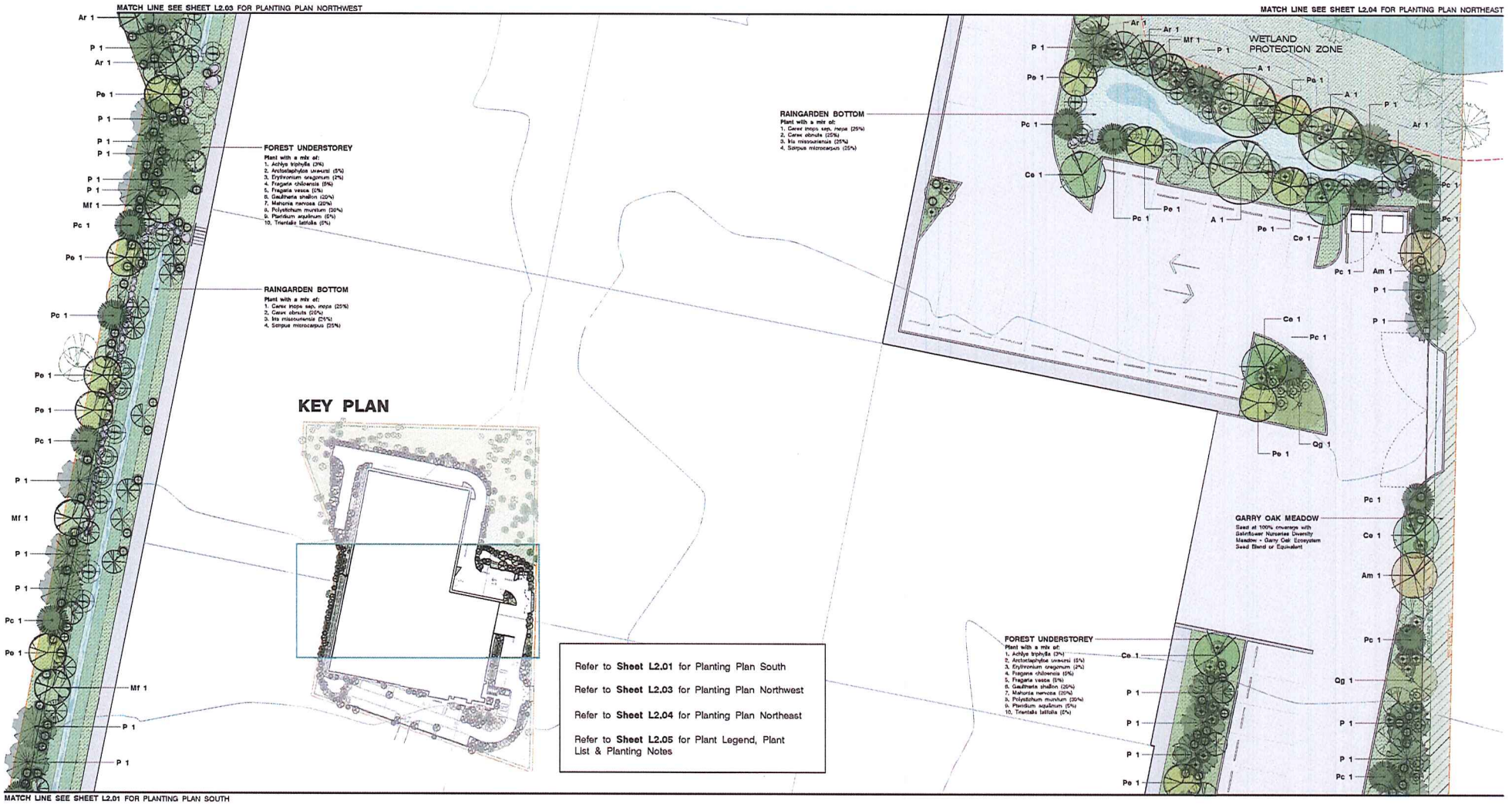
NO.	DATE	REVISION

PROJECT 23007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

PLANTING PLAN SOUTH

CITY FILE NO. DP001370
SCALE 1:120
START DATE 2023-05-12
DB CM **CB** MS

L2.01



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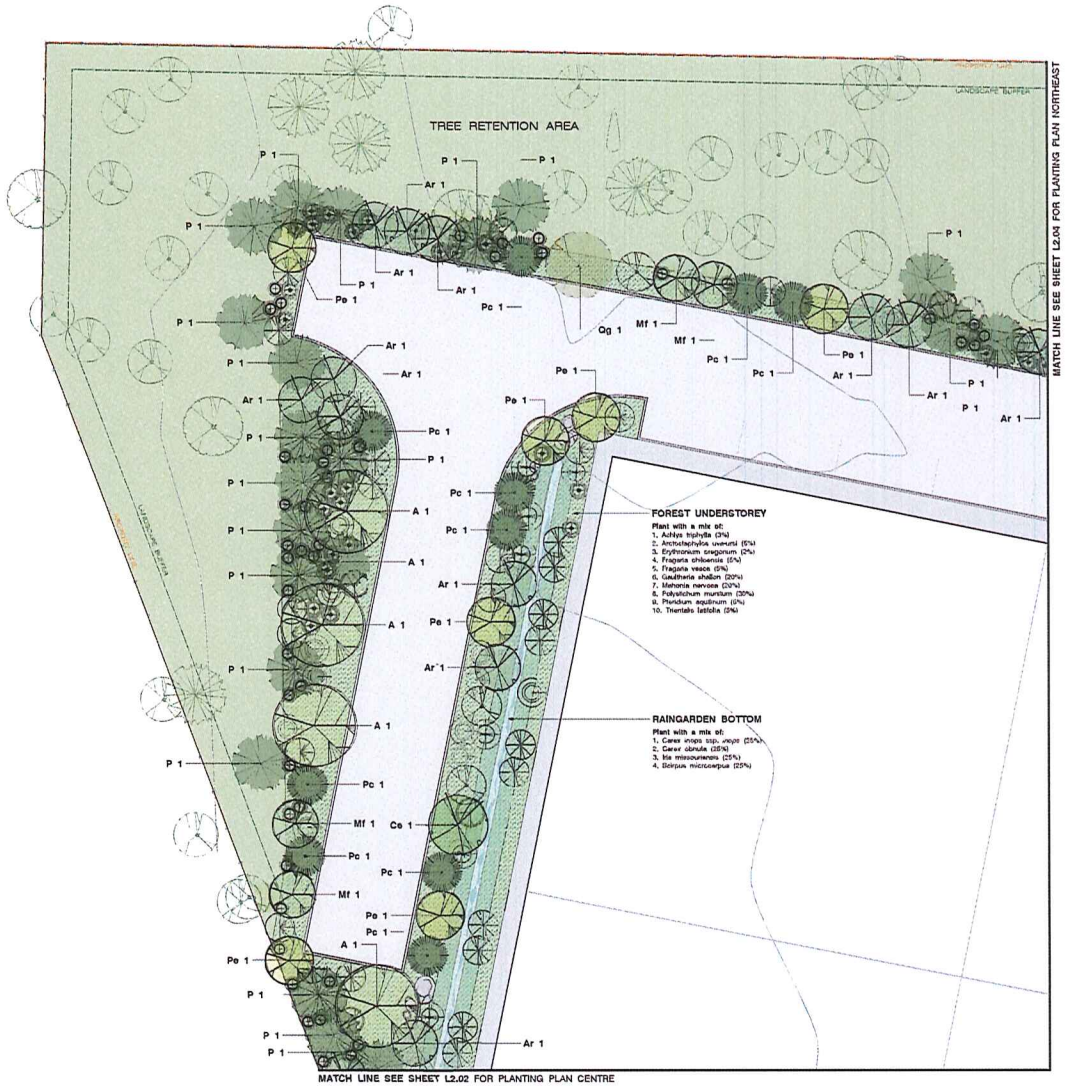
PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

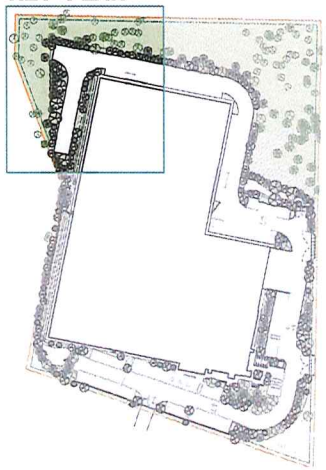
PLANTING PLAN CENTRE

CITY FILE NO. DP001370
SCALE 1:120
START DATE 2025-05-12
DB CM **CB** HS

L2.02



KEY PLAN



Refer to **Sheet L2.01** for Planting Plan South

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.04** for Planting Plan Northeast

Refer to **Sheet L2.05** for Plant Legend, Plant List & Planting Notes

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kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-0093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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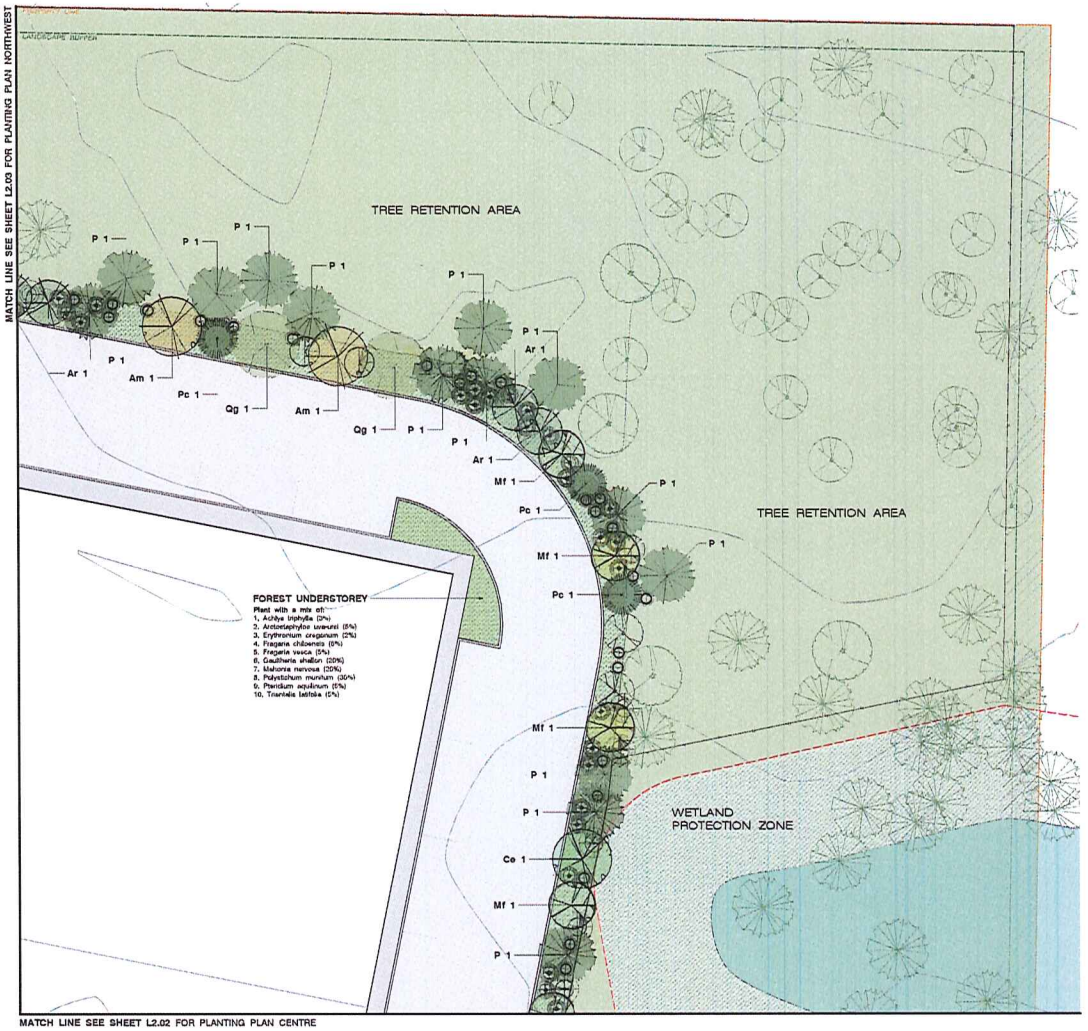
PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2066 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

PLANTING PLAN NORTHWEST

CITY FILE NO. DP001370
SCALE 1:120
START DATE 2025-05-12
DB CM **CB** MG

L2.03



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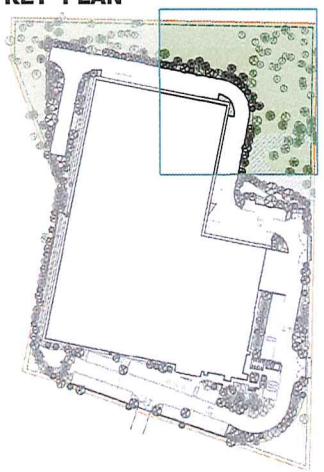

Refer to **Sheet L2.01** for Planting Plan South

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan Northwest

Refer to **Sheet L2.05** for Plant Legend, Plant List & Planting Notes

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design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2H2
250-753-8093
kate.stelck@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

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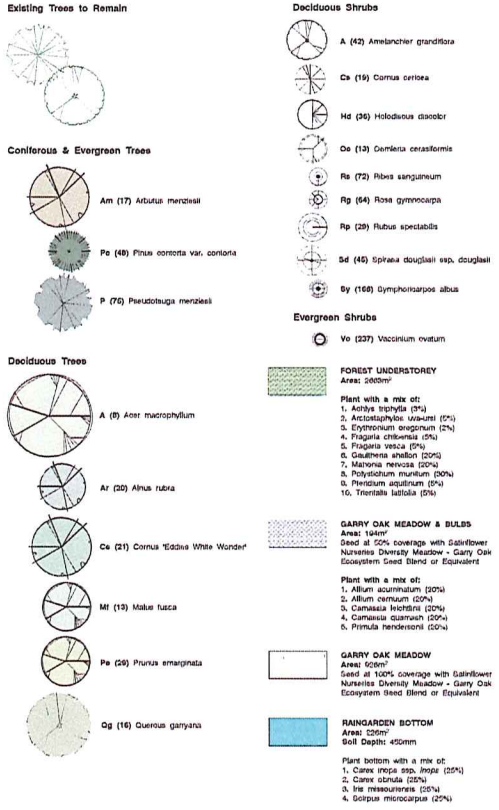
PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

PLANTNG PLAN NORTHEAST

CITY FILE No. DP001370
SCALE 1:120
START DATE 2025-02-12
DB CM **CB** MS

L2.04

TREE & PLANT LEGEND



PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Am	17	Arbutus menziesii	Arbutus	#2		Native
Pc	48	Pinus contorta var.contorta	Shore Pine	#15		Native
P	75	Pseudotsuga menziesii	Douglas Fir	#15		Native
Deciduous Tree						
A	8	Acer macrophyllum	Big Leaf Maple	#20		Native
Ar	20	Alnus rubra	Red Alder	#20		Native
Ce	21	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Mf	13	Malus fusca	Pacific Crab Apple	#20		Native
Pe	29	Prunus emarginata	Bitter Cherry	#20		Native
Qg	16	Quercus garryana	Garry Oak	#15		Native
Deciduous Shrubs						
A	42	Amelanchier alnifolia	Service Berry	#3		Native
Cs	35	Cornus sericea	Red-Osier Dogwood	#2	2m o.c.	Native
Hd	36	Holodiscus discolor	Ocean Spray	#2	2m o.c.	Native
Oc	13	Oemleria cerasiformis	June Plum	#2	2m o.c.	Native
Rs	60	Ribes sanguineum	Red Flowering Currant	#1	1.2m o.c.	Native
Rg	64	Rosa gymnocarpa	Baldhip Rose	#1	1.2m o.c.	Native
Rp	29	Rubus spectabilis	Salmonberry	#1	2m o.c.	Native
Sd	45	Spiraea douglasii ssp. douglasii	Hardhack	#2	2m o.c.	Native
Sy	166	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Ga	740	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	740	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	237	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	200	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	200	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	200	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm	1110	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Pa	165	Pteridium aquilinum	Bracken Fern	#1	60cm o.c.	Native
Grasses & Sedges						
Ci	350	Carex inopa ssp. inopa	Long-stolonied Sedge	10cm	60cm o.c.	Native
Co	350	Carex obnuta	Slough Sedge	10cm	60cm o.c	Native
Sm	350	Scirpus microcarpus	Small-flowered Bulrush	10cm	60cm o.c	Native
Perennials						
At	111	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Im	350	Iris missouriensis	Western Blue Flag Iris	#1	60cm o.c.	
Ph	100	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Tl	185	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
Bulbs						
Aa	100	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	100	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Cl	100	Camassia leichtlinii	Great Camas	#1	45cm o.c.	Native
Cq	100	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Eo	74	Erythronium oregonum	White Fawn Lily	#1	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:

KINSHIP DESIGN ART ECOLOGY
Kate Stefiuk BCSLA
t: 250-753-8003 e: kate.stefiuk@kinshipdesign.ca

No substitutions will be accepted without prior written approval of the Landscape Architect.

PLANTING NOTES

1. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications.**
2. All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
3. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3,5.3, Properties of Growing Media Level 2 "Groomed" - 2P.
4. 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
5. 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.
6. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
7. 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.
8. 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.
9. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
10. 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 South
Refer to **Sheet L2.02** for Planting Plan Centre
Refer to **Sheet L2.03** for Planting Plan Northwest
Refer to **Sheet L2.04** for Planting Plan Northeast

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kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
2779022 ONTARIO INC.

NO.	DATE	ISSUE
1	2025-05-05	DP SUBMISSION
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NO.	DATE	REVISION

PROJECT 25007
EAST WELLINGTON ROAD DATA CENTRE
2086 & 2090 EAST WELLINGTON ROAD
NANAIMO, BC

PLANT LEGEND, PLANT LIST & PLANTING NOTES

CITY FILE NO. DP001370
SCALE NTS
START DATE 2025-05-12
DB CM **CB** KS

L2.05

BKL
301 – 3999 Henning Drive, Burnaby, BC, Canada V5C 6P9
T 604-988-2508 W www.bkl.ca E sound@bkl.ca

Memorandum

To:	Alan Lam, 2779022 Ontario Inc.	August 21, 2025
From:	Brigette Martin	Page 1 of 3
cc:	Scott Mack, Town Site Planning	File: 4355-23A-R0
Re:	**2086 & 2090 East Wellington Road, Nanaimo – Data Centre**	

The Project is a data centre proposed to be located at 2086 & 2090 East Welling Road in Nanaimo and comprises ten modules with fluid coolers, emergency generators and other mechanical equipment. As part of the application for a Development Permit submitted to the City of Nanaimo (the City), a Comprehensive Review was conducted by the City. Relating to noise, the City has requested a Noise Abatement Plan document that included the predicted noise levels as well as the noise abatement plan for the Project. This document aims to meet this requirement.

Noise Sources

A summary of the anticipated Project noise sources and available information for each noise source at this stage of the project is provided in Table 1 below.

Table 1: Summary of Anticipated Project Noise Sources

Item #	Source	Location	Noise data available?	Number of Units	Discussion
1	Fluid Coolers	Roof	Yes, broadband sound power level provided for one unit of 98.5 dBA Lw (sound power level)	Two per module, but only one unit operating at anytime.	It is expected that the worst case scenario would be for one fluid cooler unit operating at 100% capacity for each module at any time. Therefore, a total of 10 coolers could be operating at any time.
2	Exhaust vents	Roof	No	Two exhaust vent shafts per module.	The exhaust vents are expected to be connected to the interior of the data centre rather than directly to any specific item of equipment.
3	Emergency generators	Roof	No	Two roof top genset rooms per module	While we assume that noise from emergency generators does not need to be reviewed given they will only operate during an emergency, we note that the generators will be located within an enclosure on the roof-top with the openings facing towards the north away from receptors.

The locations of the identified noise sources for an example module (Module 1) are provided in Figure 3 and 4.

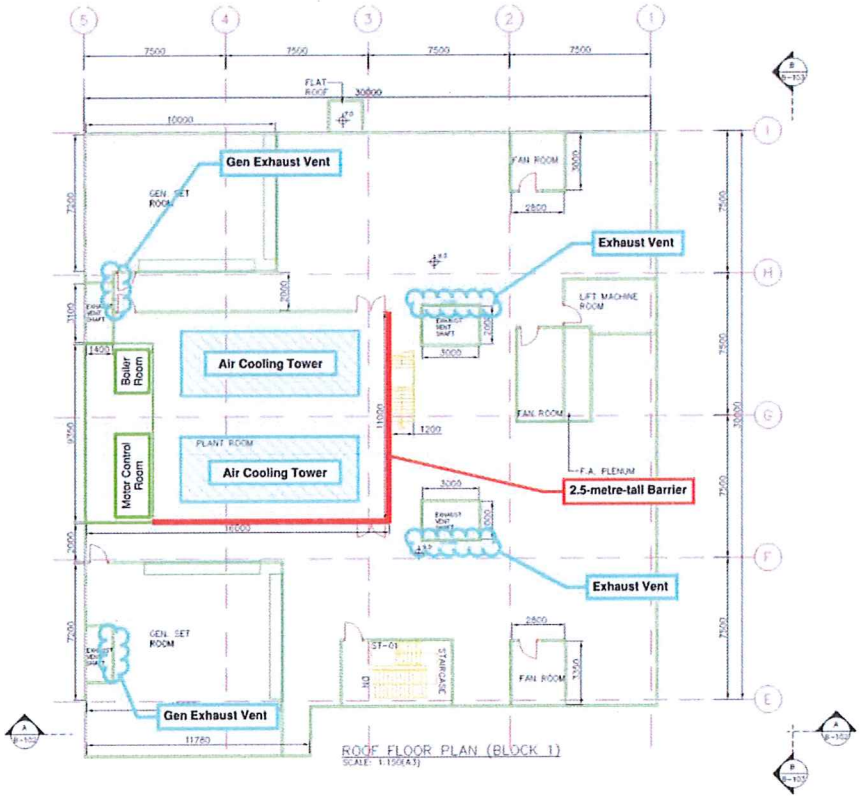

Figure 1: Marked-Up Noise Source Locations for Example Module (Module 1)

As there is only noise information available for the fluid coolers, the predicted noise levels for the fluid coolers only are summarized in Table 2 below. The noise levels presented are either at the receiving property boundary 4 metres above ground or the facade of the sensitive residential receptors.

Table 2: Preliminary Predicted Noise Levels for Fluid Coolers

Units	Scenario	Predicted Noise Level for Receptors (Leq) at Nearest Receiving Property (Direction Relative to the Site)			
		South	East	North	West
Module 1 only (one unit)	Unmitigated	46 to 54 dBA	52 dBA	47 dBA	52 dBA
	With mitigation	42 to 49 dBA	50 dBA	44 dBA	48 dBA
	Difference	*3 to 5 dB*	*2 dB*	*3 dB*	*4 dB*
Module 1 to 10 cumulative (ten units)	Unmitigated	54 to 59 dBA	58 dBA	60 dBA	61 dBA
	With mitigation	52 to 55 dBA	55 dBA	60 dBA	57 dBA
	Difference	*3 to 5 dB*	*3 dB*	*0 dB*	*4 dB*

Noise Abatement Plan

The noise abatement measures proposed for the site includes currently proposed mitigation measures as well as a plan on how to address noise from the Project as the design progresses.

Current mitigation design includes:

- Screening of the roof-top chiller units to the east, south and west; and
- Emergency generator mitigation such as enclosures and exhaust muffler.

The developer proposes that the future steps that will be taken include:

- After Module One is constructed, noise measurements will be conducted at the site to confirm noise emissions to the sensitive receptors. The actual noise emissions from Module One will be used as a benchmark to calibrate the noise model predictions;
- The noise model will then be updated for the full ten module development; and
- If predicted noise levels for the full ten module development are elevated, the proposed noise mitigation measures will be revisited. Additional noise mitigation measures could include increasing the barrier height for the barriers on the fronting modules (Module 1 to 3 to the south and Module 9 and 10 to the north), adding rooftop barriers, and additional mitigation for the other identified noise sources.

MECHANICAL ENGINEER TECHNICAL MEMO

AVALON MECHANICAL

December 8, 2025
Project: 240793

TOWNSITE PLANNING
PO Box 160
Lantzville, BC V0R 2H0

Reference: Wellington Road Data Centre
2090 East Wellington Road, Nanaimo, BC
Water Usage

This letter is to confirm the proposed water usage as part of the operations at 2090 East Wellington Road.

The full buildout is to contain ten building modules, to be built in phases. Each module is to contain a data centre which generates a significant amount of waste heat which is required to be dissipated through a mechanical cooling system. As currently proposed, we are utilizing an air to water chiller system which passes warm process water through cooling coils on the roof. During the cooler months, this process is entirely adiabatic and utilizes no water to facilitate the cooling function. When the ambient wet and dry-bulb temperatures rise and capacity of heat transfer is exceeded, a water spray is used to speed the transfer of heat across the coils. The system modulates this water usage to limit consumption with the goal of complete evaporation of the water used, ensuring a limited amount is discharged.

At design conditions for each module, the mechanical cooling systems will require a peak flow of 0.55 L/sec. The majority, 0.41 L/sec, will evaporate as part of the cooling process. The remaining 0.14 L/sec will be discharged into the City's sanitary sewer system, at a maximum temperature of 35C. The water is expected to be clean and clear, with no significant sources of contamination. No substances are added to the water as part of the process.

In addition to process cooling water, domestic water usage is expected to require a peak flow of 0.1 L/sec per module.

Combining the above flow values at full buildout results in a **peak flow of 6.5 L/sec.**

Taking into account periods of time where no water is required for the cooling process, as well as times where no staff are present, the water use over the course of a full year is expected to be an **average flow of 0.80 L/sec.**

If there are any questions or concerns with the values presented above, please feel free to contact the undersigned.

Sincerely,

AVALON MECHANICAL

Tim Robertson, P.Eng.

Associate Managing Principal

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
T. S. ROBERTSON
38016
2025-12-08
Avalon Mechanical Consultants Ltd.
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