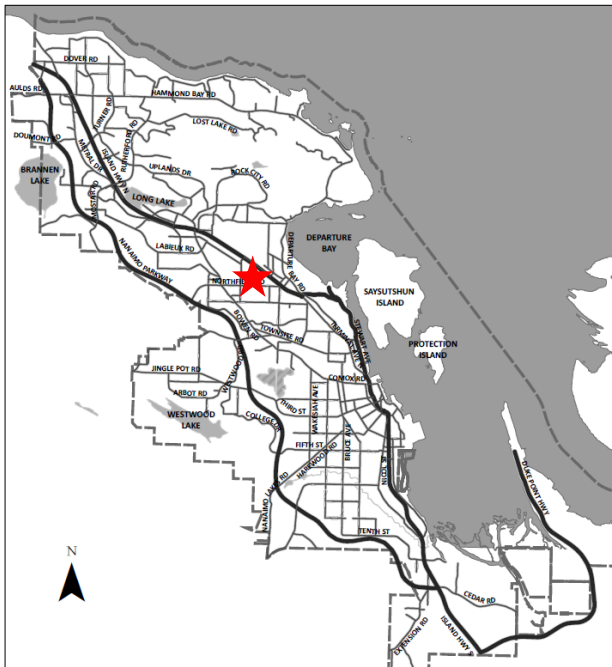


DATE July 27, 2026

AUTHORED BY MORGAN PAIEMENT, PLANNER II, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1382 – 2231
MCGARRIGLE ROAD



Proposal:

Exterior façade improvements to an existing industrial building

Zoning:

I1 – Highway Industrial

City Plan Land Use Designation:

Light Industrial

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2,475.70m²

DP



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for exterior façade improvements to an existing industrial building at 2231 McGarrigle Road. |

Recommendation

To issue Development Permit DP1382 to permit exterior façade improvements to an existing industrial building at 2231 McGarrigle Road. |

BACKGROUND

A development permit application, DP1382, was received from dHK Architects, on behalf of AGM Properties Inc., to permit exterior façade improvements to an existing industrial building at 2231 McGarrigle Road. The applicant has noted the proposed works are intended to modernize the existing building and enhance both the building's functionality and visual appeal. The parking area is also proposed to be redesigned to better align with current standards.

Subject Property and Site Context

The subject property is located in the Northfield neighbourhood to the east of Beban Park, with frontages along McGarrigle Road and Wilfert Road. The property contains an existing industrial building. The surrounding neighbourhood primarily consists of industrial land uses. |

DISCUSSION

Proposed Development

The applicant is proposing exterior façade improvements to the existing multi-tenant industrial building which has triggered the requirement to obtain a Development Permit. No changes to the building's existing floor area and footprint are proposed and no variances are required.

Site Design

The existing building is configured in an L-shape in the northwest corner of the parcel. Vehicle access to the site will be from an existing access off each fronting street. Onsite parking is comprised of 25 surface parking spaces on the southeast portion of the site, including one accessible space. Two loading spaces are provided, one at each end of the building. Three shorter loading spaces are provided in front of each of the overhead doors. Short-term bike parking is provided between the parking area and the building. A waste enclosure is proposed in the parking area with a pedestrian zone separated from the drive aisle. Parking spaces that were originally accessed directly off McGarrigle Road have been removed and a landscape buffer has been added along the street. These parking spaces are now proposed to be accessed through the internal drive aisle which will improve vehicle circulation.

Building Design

The unit entrances face the fronting streets and provide transparency through aluminum windows and doors with tempered glass panels and weather protection from roof overhangs. The building is clad in simple, durable finishes that reflect the industrial character. The updated exterior finishes of the building include a mix of fibre cement panels, wood tone horizontal siding, aluminum metal flashing, and wood tone vented soffit. Colour variation is provided through a mix of blue and grey fibre cement panels. The proposed exterior façade changes improve the visual appeal of the building.

Landscape Design

A landscape buffer has been added along the east property line and additional plantings have been added to the existing landscape buffer along the south property line. Fencing made of horizontal wood-like interlocking panels screen the development on portions of the south and east property lines. A waste enclosure made from concrete masonry unit blocks and a solid metal gate is proposed in the parking area.

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) because the scope of the application is limited to exterior façade improvements to the existing building and site.

The proposed development substantially meets the applicable development permit design guidelines by using simple, durable exterior finishes, landscape buffers along the fronting streets, and screening of the loading spaces and the waste receptacle. Staff recommend approval of the development permit.

SUMMARY POINTS

- Development Permit DP1382 is for exterior façade improvements to an existing industrial building at 2231 McGarrigle Road.
- The proposed development is in substantial compliance with the applicable development permit design guidelines.
- No variances are proposed.
- Staff support and recommend approval of the application.

ATTACHMENTS

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

Submitted by:

Morgan Paiement
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan and Parking Plans prepared by DHK Architects, dated 2026-JUN-25, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by DHK Architects, dated 2026-JUN-25, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by CIPS Landscaping, received 2026-JUN-02, as shown on Attachment E.
4. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
5. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of \$100,000, shall be provided prior to building permit issuance.

The map shows a residential area with several streets and property lots. The streets are labeled as follows:

- WILFERT RD (horizontal street at the bottom)
- MCGARRIGLE RD (vertical street on the right)
- JEFFS RD (horizontal street at the top right)
- FREMONT RD (horizontal street at the bottom right)

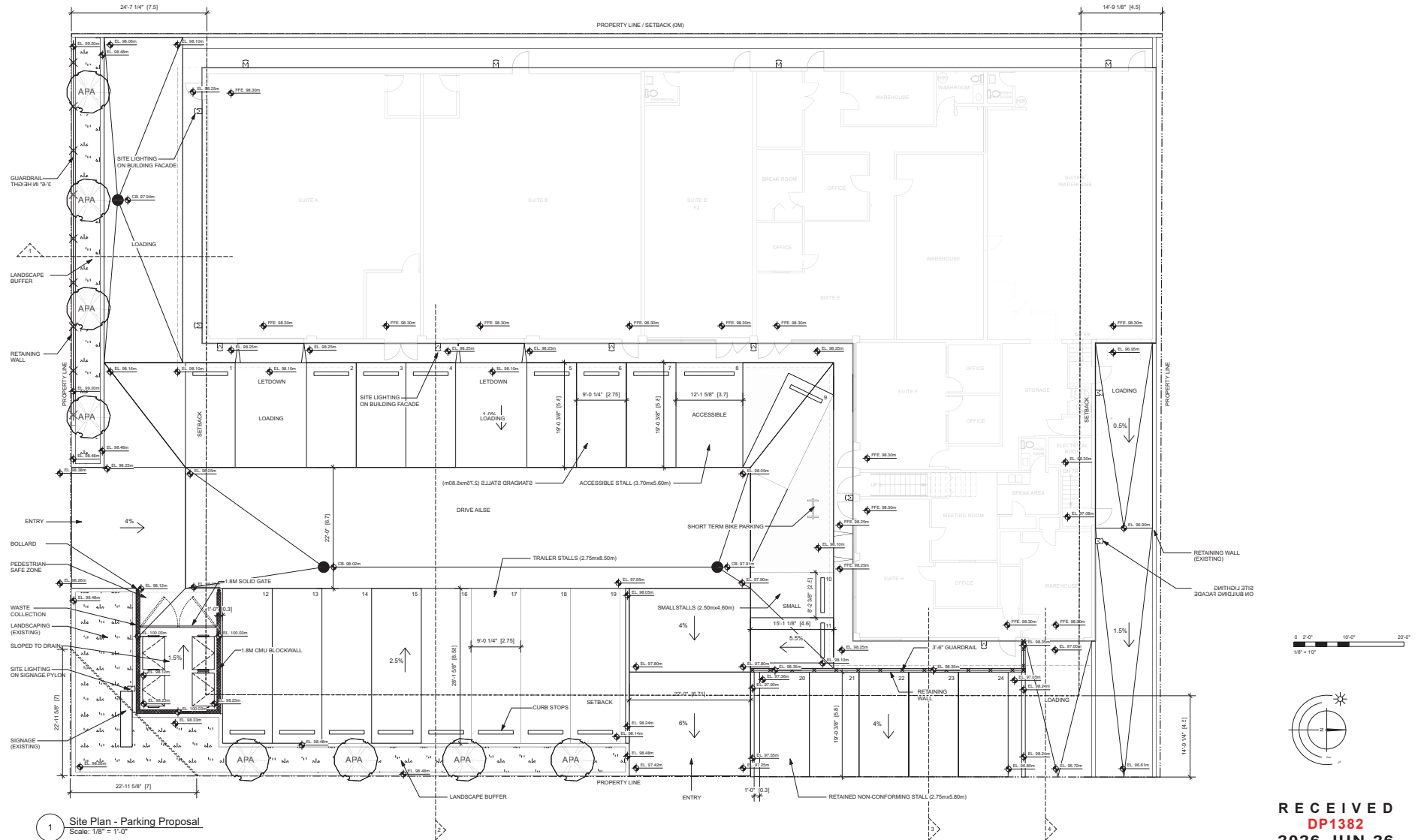
Property lots are numbered as follows:

- 2253, 2245, 2243, 2239, 2237, 2235, 2236, 2232, 2227, 2240, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414, 3416, 3418, 3420, 3422, 3424, 3426, 3428, 3430, 3432, 3434, 3436, 3438, 3440, 3442, 3444, 3446, 3448, 3450, 3452, 3454, 3456, 3458, 3460, 3462, 3464, 3466, 3468, 3470, 3472, 3474, 3476, 3478, 3480, 3482, 3484, 3486, 3488, 3490, 3492, 3494, 3496, 3498, 3500



2231 MCGARRIGLE ROAD

ATTACHMENT C SITE AND PARKING PLANS



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2231 McGarrigle Exterior Reclad & Site Uplift
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Site Plan - Parking Proposed

A100
1/8" = 1'-0"

ATTACHMENT D

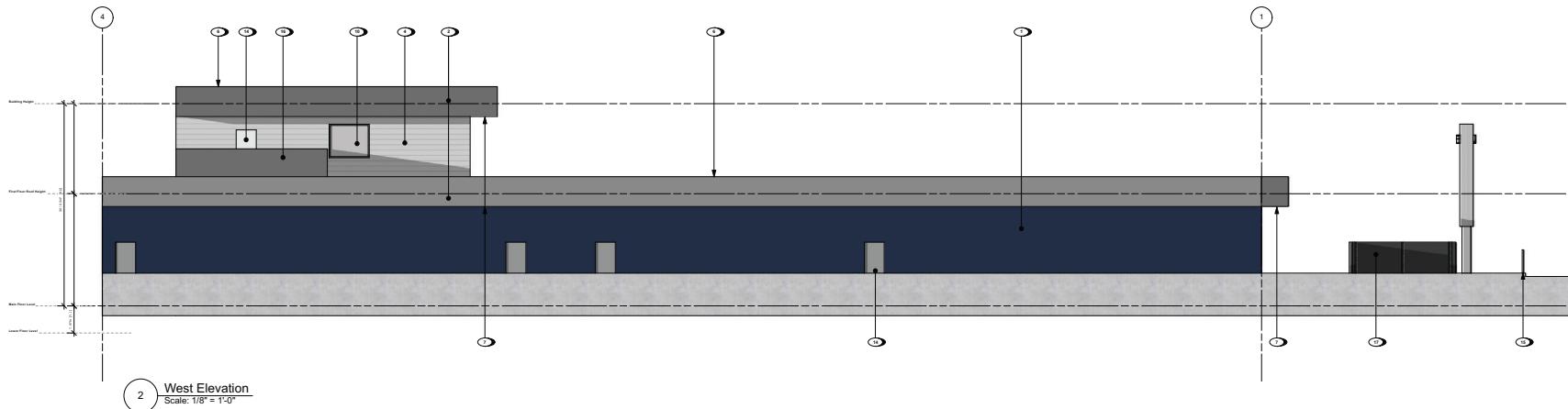
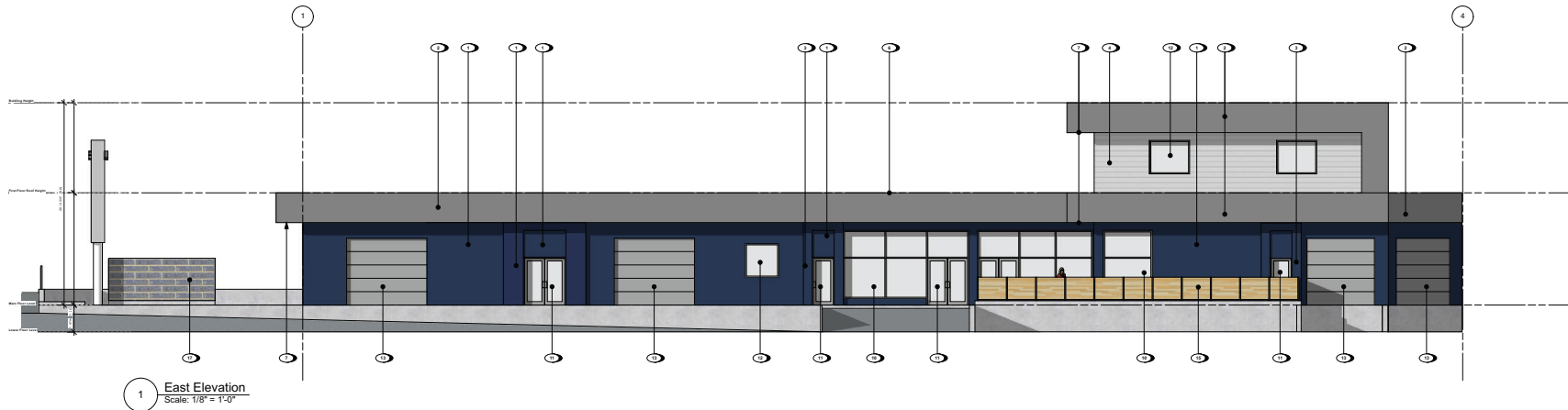
BUILDING ELEVATIONS AND DETAILS

MATERIAL PALETTE

- ① FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN EVENING BLUE, JAMES HARDIE WITH ALUMINIUM FLASHING, COLOUR MATCHED TO EVENING BLUE
- ② FIBRE CEMENT PANEL, COLOUR PLUS, SMOOTH FINISH, IN SLATE GRAY, JAMES HARDIE WITH ALUMINIUM FLASHING, COLOUR MATCHED TO SLATE GRAY
- ③ PROBOARD 4" SOLID LAP SIDING, WOOD GRAIN FINISH, IN NIGHT GRAY, WESTFORM METALS WITH ALUMINIUM FLASHING, COLOUR MATCHED TO PEARL GRAY

- ④ FIBRE CEMENT LAP SIDING, COLOUR PLUS, SMOOTH FINISH, IN PEARL GRAY, JAMES HARDIE
- ⑤ WOOD TONE HORIZONTAL SIDING, NATURAL PINE
- ⑥ METAL FLASHING, IN BLACK
- ⑦ VENTED SOFFIT, IN LIGHT WOOD TONE
- ⑧ BALCONY PARAPET
- ⑨ REMOVED

- ⑩ ALUMINIUM WINDOW, IN BLACK, WITH CLEAR TEMPERED GLASS PANELS
- ⑪ ALUMINIUM SWING DOORS, IN BLACK, WITH CLEAR TEMPERED GLASS PANELS
- ⑫ VINYL WINDOW, IN BLACK, WITH CLEAR TEMPERED GLASS PANELS
- ⑬ OVERHEAD GARAGE DOOR, IN BLACK
- ⑭ STEEL SWING DOOR, IN BLACK
- ⑮ HORIZONTAL FENCE PANELS, WOOD-LIKE INTERLOCKING SLATS IN BLACK METAL TRACKS
- ⑯ GUARDRAIL HEIGHT PARAPET WALL COMPLETE WITH CAP FLASHING, FINISH #2, SLATE GRAY
- ⑰ CMU BLOCK WALL REFUSE AREA WITH SOLID METAL GATE DOORS IN BLACK



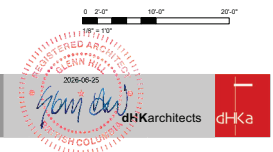
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0 5'-0" 10'-0" 20'-0"

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Elevations
A201
1/8" = 1'-0"

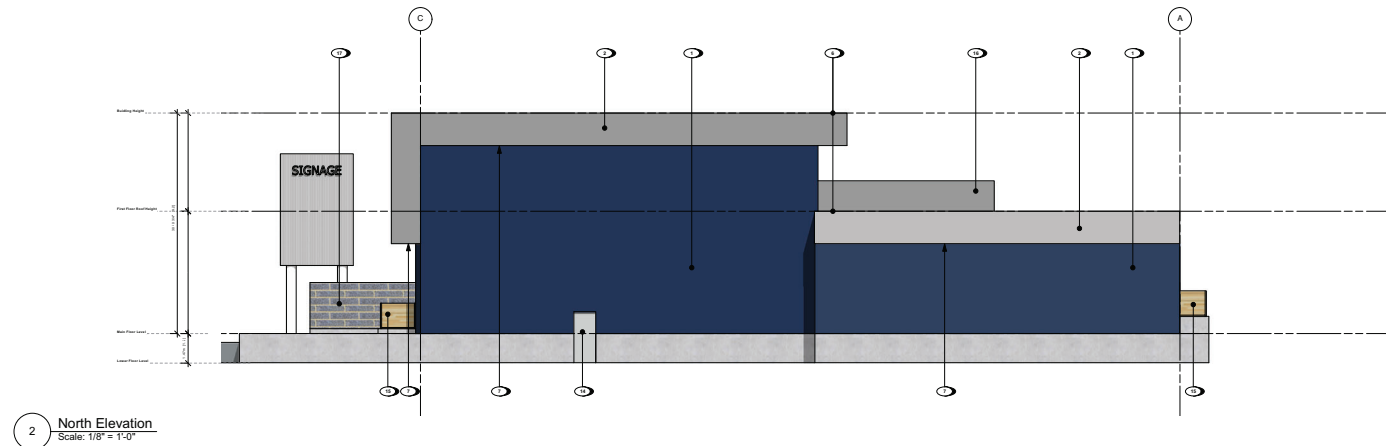
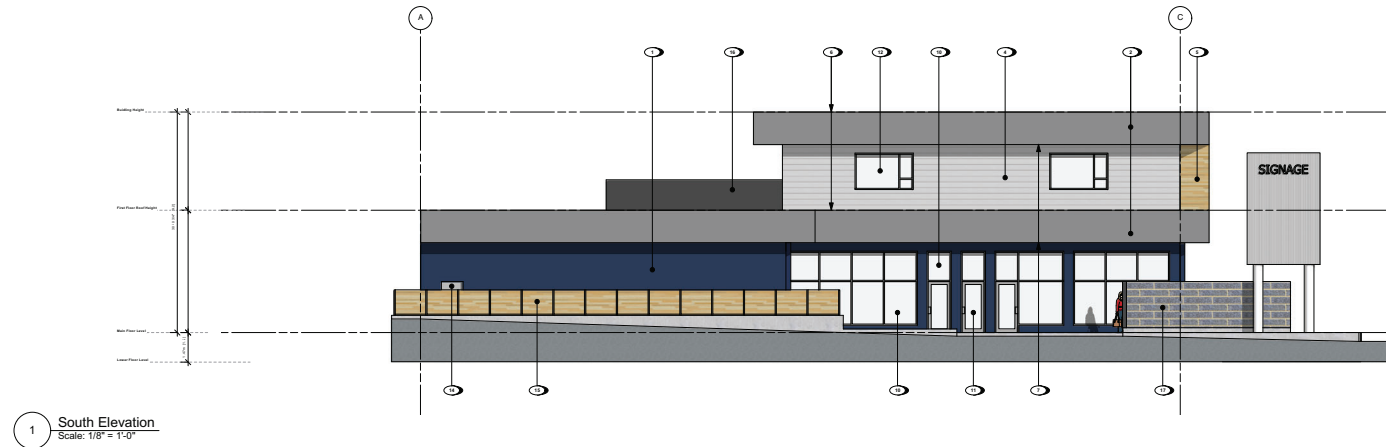


MATERIAL PALETTE

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- ⑯ GUARDRAIL HEIGHT PARAPET WALL COMPLETE WITH CAP FLASHING, FINISH #2, SLATE GRAY
- ⑰ CMU BLOCK WALL REFUSE AREA WITH SOLID METAL GATE DOORS IN BLACK



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Current Planning

0 5'-0" 10'-0" 20'-0"

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2231 McGarrigle Exterior Reclad & Site Uplift
ISSUE FOR DEVELOPMENT PERMIT R5

Elevations
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1/8" = 1'-0"

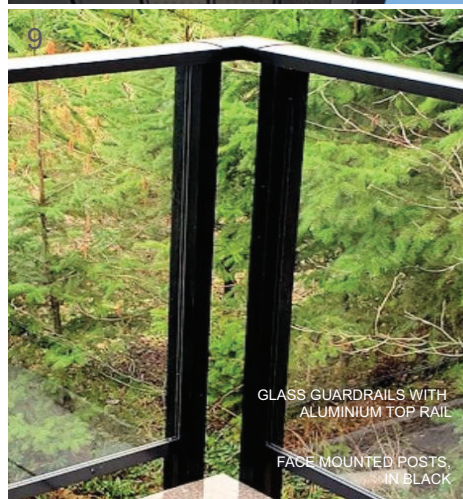
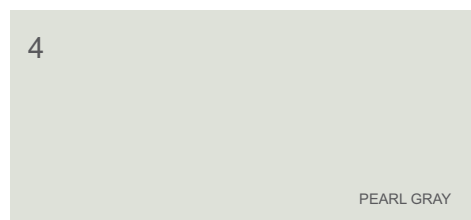


MATERIAL PALETTE

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Current Planning

Material Palette

A301
NTS



dhKarchitects



ATTACHMENT E LANDSCAPE PLAN AND DETAILS

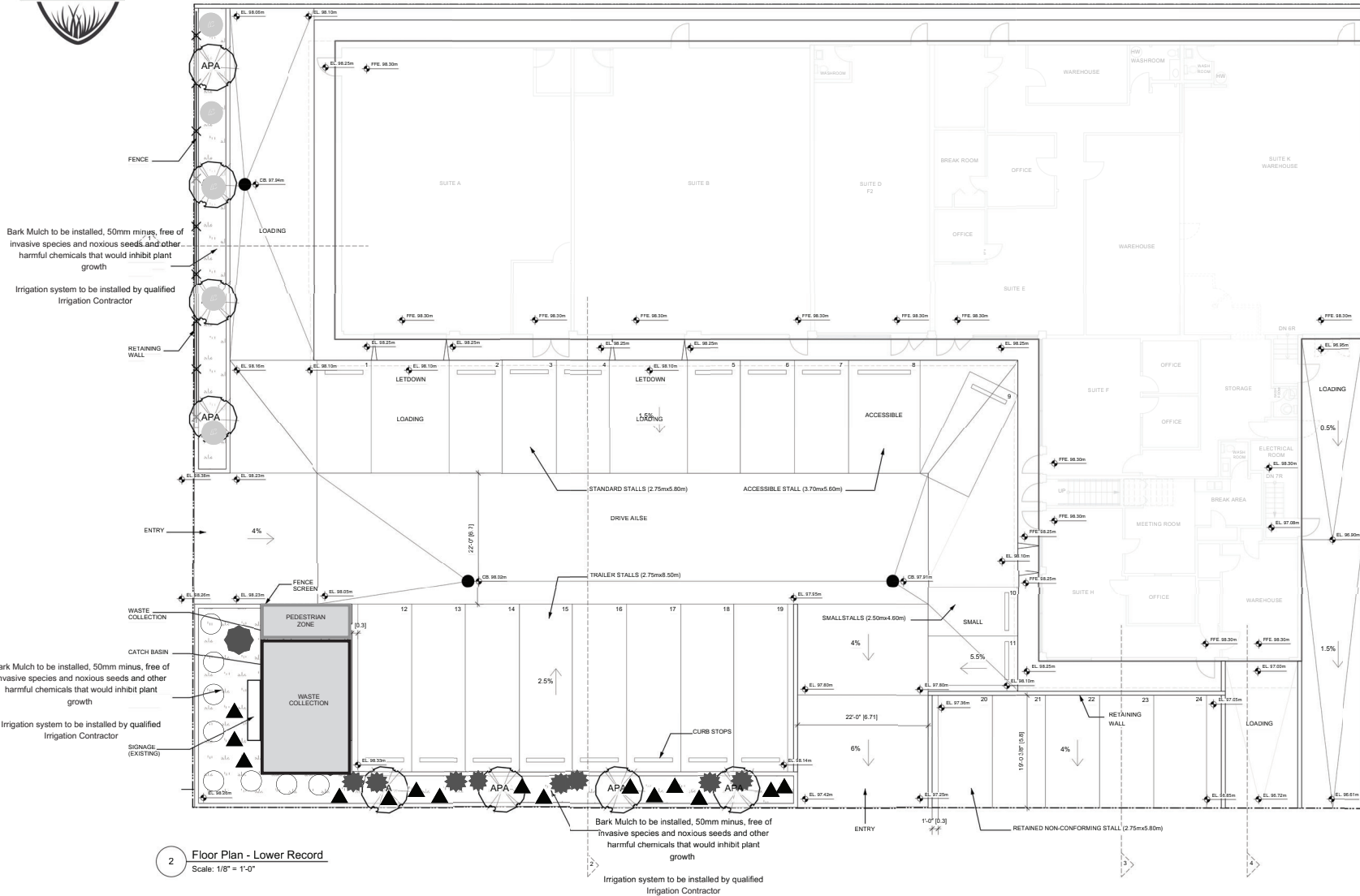


Plant List

Key	QTY	Botanical Name	Common Name	Pot Size
	12	Cupressocyparis x leylandii	Leylandii Cypress	#7
	18	Buxus Green Gem	Boxwood	
	8	Stipa (Nasella) tenuissima	Mexican Feather Grass	#2
	2	Acer palmatum	Japanese Maple	#25
	16	Adiantum aleuticum	Fern	#1



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2026-JUN-02



2231 McGarrigle Planting Plan