



DEVELOPMENT PERMIT NO. DP001403

HAZELWOOD HOLDINGS LTD., INC. NO. BC1482605

Name of Owner(s) of Land (Permittee)

4951 JORDAN AVENUE

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 A SECTION 5 WELLINGTON DISTRICT PLAN EPP69857
PID NO. 030-081-360**

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 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 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 and Parking Plans prepared by Alvin Reinhard Fritz Architect Inc., dated 2026-JUL-22 and dated 2026-JUL-29, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alvin Reinhard Fritz Architect Inc. dated 2026-JUL-22, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray, dated 2026-JUN-04 and dated 2026-JUL-09, as shown on Schedule D.
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.

REVIEWED AND APPROVED ON

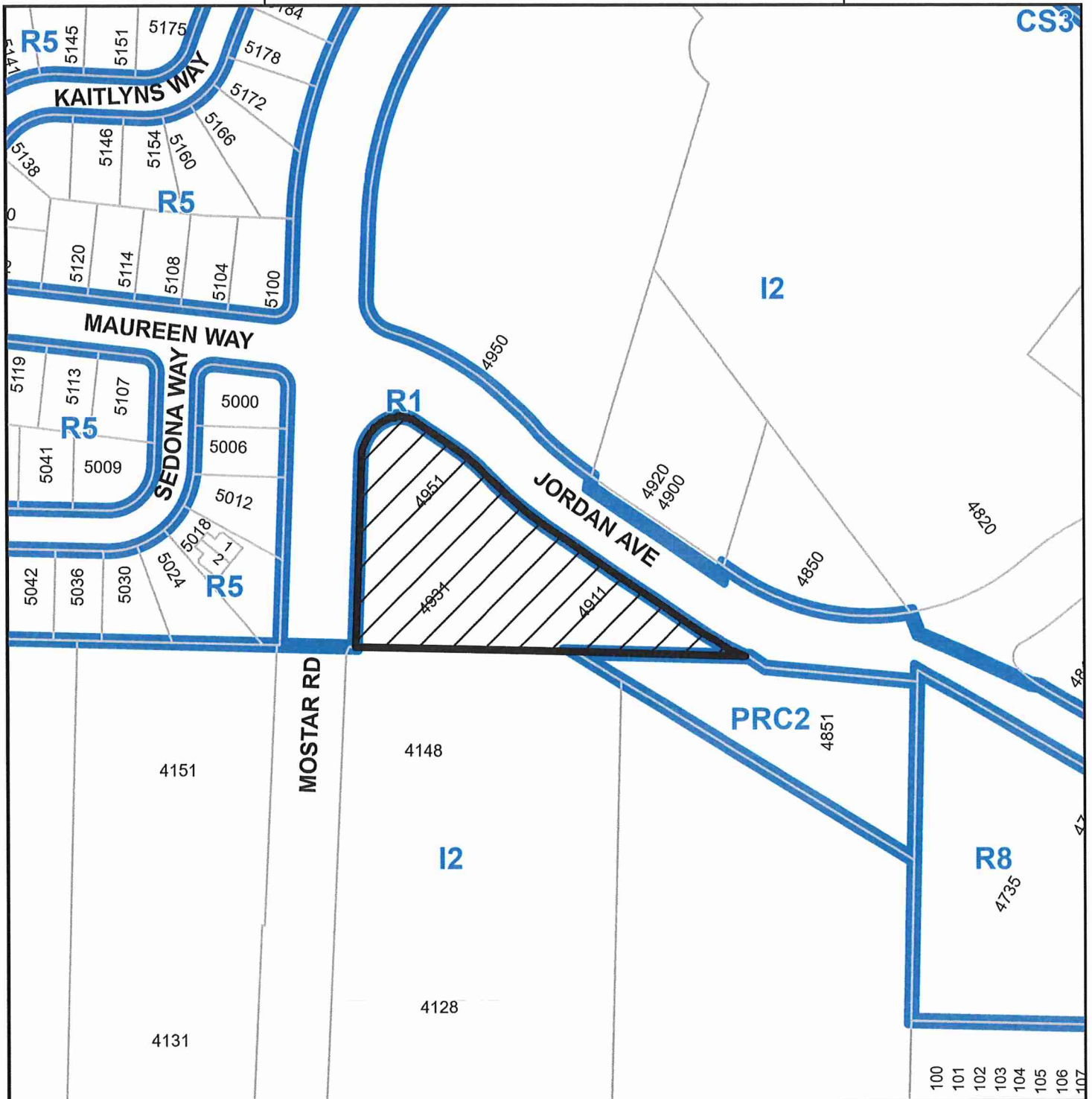
2026-Aug-25
Date


J. Holm, Director
Planning & Development

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

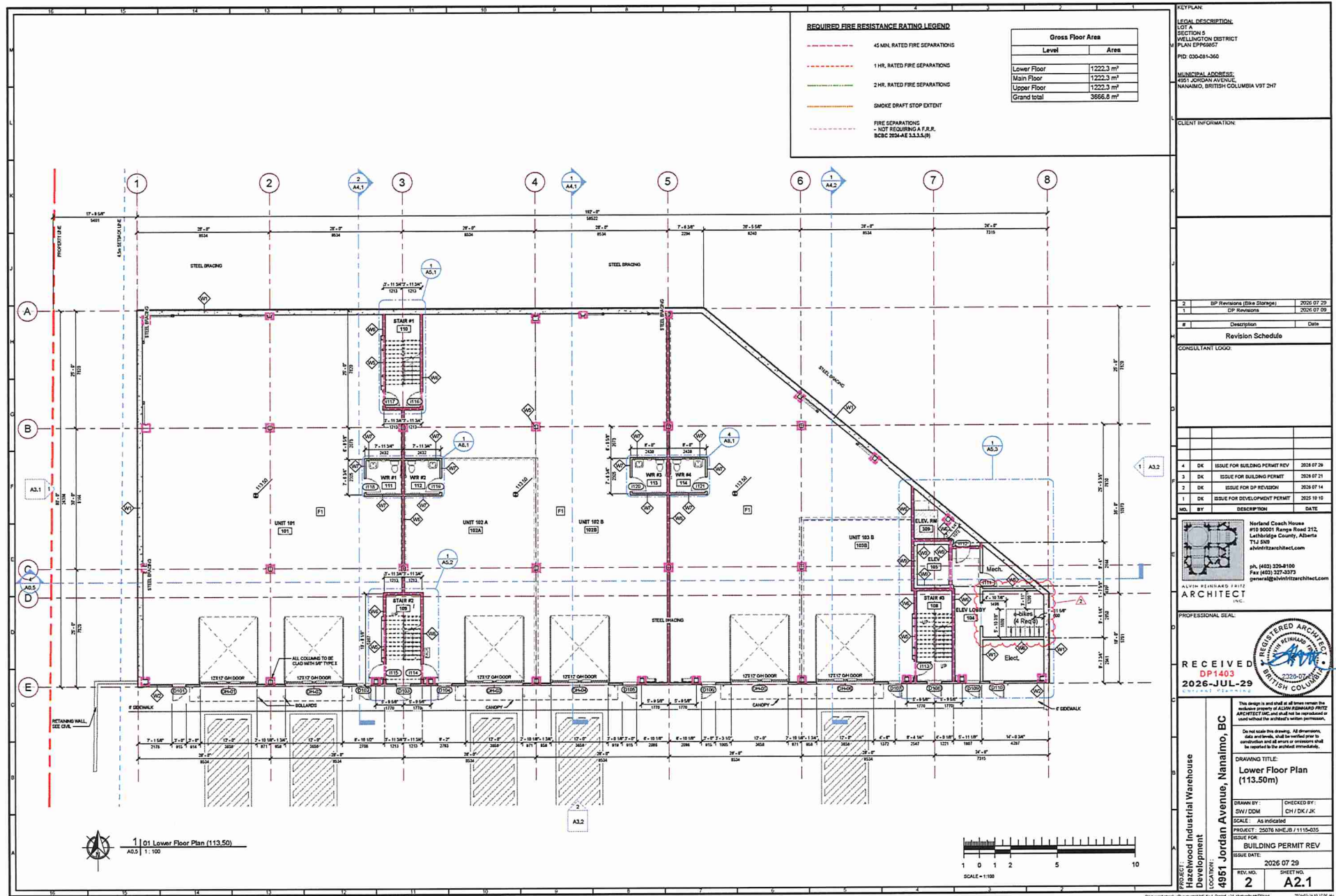
Schedule A

SUBJECT PROPERTY MAP



 4951 JORDAN AVENUE

[illegible]



BUILDING ELEVATIONS AND DETAILS



KEY PLAN:

LEGAL DESCRIPTION:
LOT A
SECTION 9
WELLINGTON DISTRICT
PLAN EPP6857
PID: 030-081-3-60

MUNICIPAL ADDRESS:
4951 JORDAN AVENUE
NANAIMO, BRITISH COLUMBIA V9T 2H7

CLIENT INFORMATION:

Revision Schedule

#	Description	Date
1	DP Revisions	2026-07-09

CONSULTANT LOGO:

3 DK ISSUE FOR BUILDING PERMIT 2026-07-21
2 DK ISSUE FOR DP REVISION 2026-07-14
1 DK ISSUE FOR DEVELOPMENT PERMIT 2025-10-10

NO. BY DESCRIPTION DATE

ARCHITECT
ALVIN REINHART ARCHITECT INC.
1111 JORDAN AVENUE
NANAIMO, BC V9T 2H7
PH: (250) 335-8100
FAX: (250) 327-3373
GENERAL@ALVINREINHARTARCHITECT.COM

PROFESSIONAL SEAL:

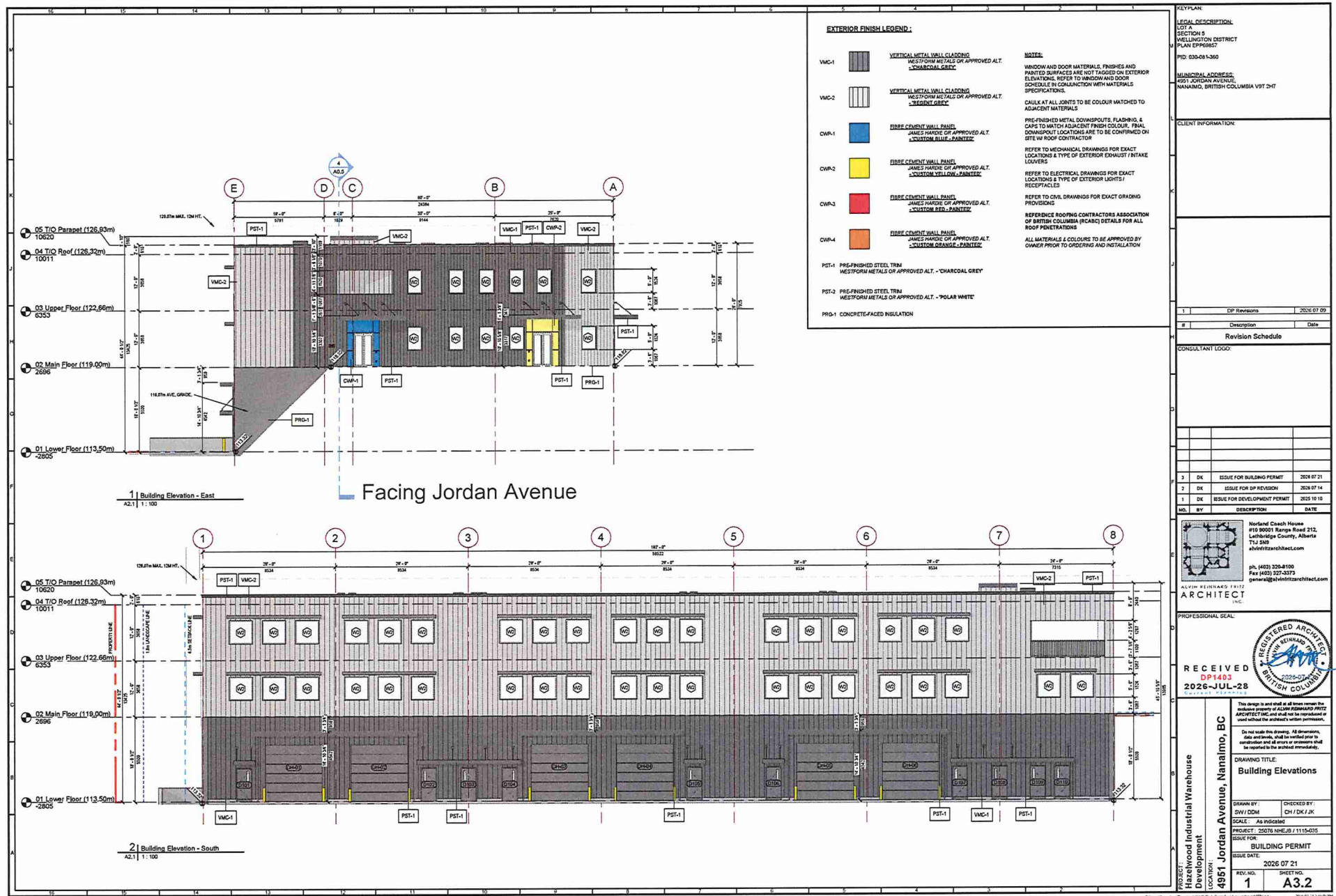
RECEIVED
DP1403
2026-JUL-28
NANAIMO CITY

PROJECT: Hazelwood Industrial Warehouse Development
4951 Jordan Avenue, Nanaimo, BC

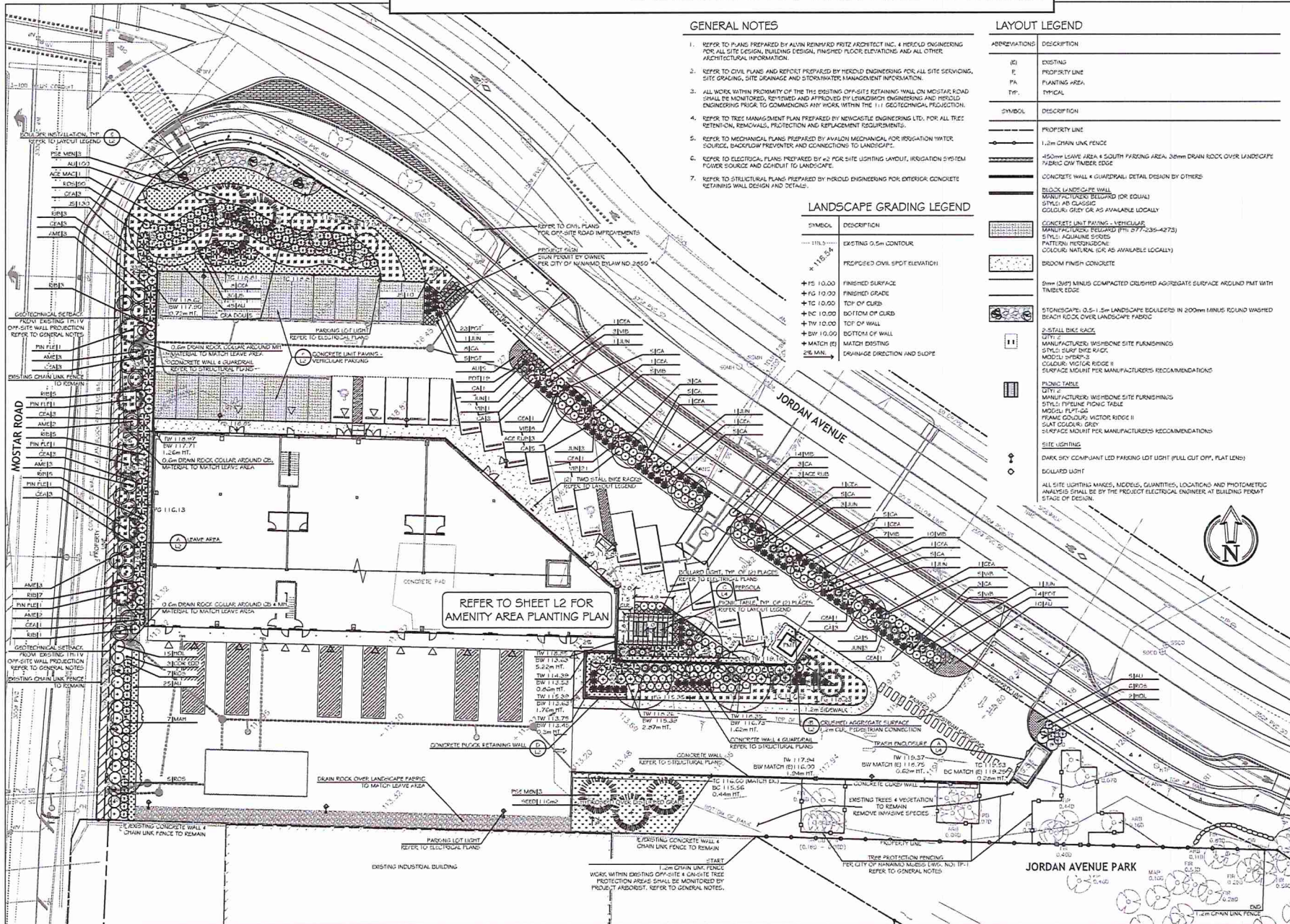
DRAWING TITLE: Building Elevations

DRAWN BY: DWH/DDM
CHECKED BY: CH/DK/JK
SCALE: As Indicated

PROJECT: 25076 NHEJB / 1115-035
ISSUE FOR: BUILDING PERMIT
ISSUE DATE: 2026-07-21
REV. NO. 1 **SHEET NO. A3.1**



LANDSCAPE PLAN AND DETAILS



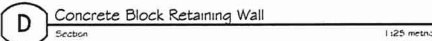
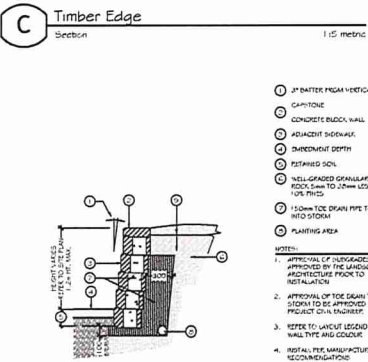
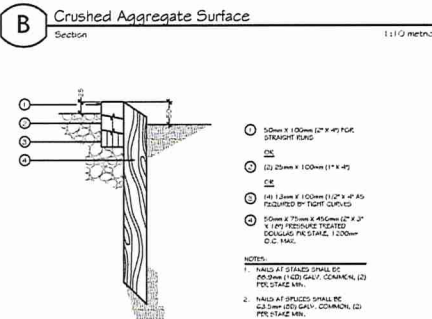
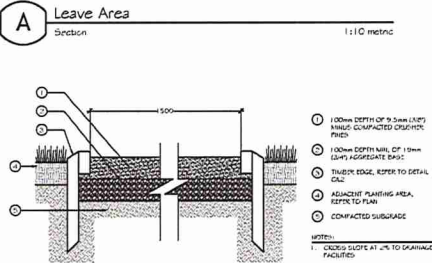
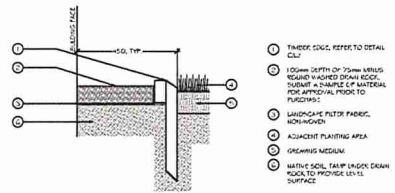
THIS DRAWING IS NOT VALID AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN ISSUED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT'S SIGNATURE AND SEAL MUST BE OBTAINED FROM THE PROJECT ARCHITECT. THE LANDSCAPE ARCHITECT'S SIGNATURE AND SEAL MUST BE OBTAINED FROM THE PROJECT ARCHITECT. THE LANDSCAPE ARCHITECT'S SIGNATURE AND SEAL MUST BE OBTAINED FROM THE PROJECT ARCHITECT.

4951 Jordan Avenue
Hazelwood Holdings Ltd.
Nanaimo, BC

LANDSCAPE ARCHITECTURE
PLAN
Date: July 9, 2026
Drawn: CA
Checked: CA
Scale: 1:200 metric
Project Number: 22-074
Drawing Number: L1 of 5

#	DATE	NOTES
1	10SEP2022	Issue for DP
2	15SEP2022	Issue for DP
3	16SEP2022	Issue for DP
4	21JAN2023	Issue for DP
5	01JAN2023	Issue for DP
6	04JAN2023	Issue for DP
7	10JAN2023	Issue for DP
8	07JAN2023	Issue for DP

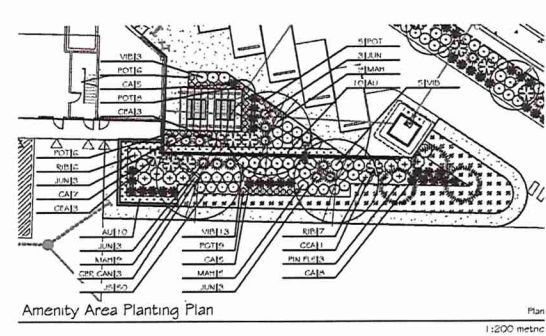
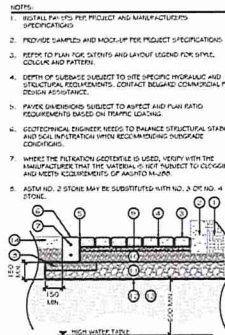
RECEIVED
DP1403
2026-JUL-13
Current Planning



PLANT LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES / WILDLIFE INTERACT*
TREES					
AGE MAC	ACOR MACROPHYLLUM BIG LEAF MAPLE	#15 POT	50m O.C.	1	NATIVE SPECIES
AGE RUB	ACOR RUBRA BOYBERRY BOWMAN RED MAPLE	#15 POT	50m O.C.	4	DESHOUT TOLERANT, STREET TREE
CCR CAN	CERES CANADENSIS EASTERN REDBUD	#25 POT	7m O.C.	3	NATIVE CANADIAN SPEC., FLOWERING
CCR EDO	CORUS EDOES WHITE WOODRIDGE WHITE WOODRIDGE	#45 POT	7.5m O.C.	3	NATIVE CULTIVAR, FLOWERING
ORA DOU	ORAEUS DOUGLASS DOUGLASS DOUGLASS	#7 POT	3m O.C.	5	NATIVE SPECIES, FRUIT BEARING, FLOWERING
PIN FLE	PIN FLEUS WHITE WOODRIDGE WHITE WOODRIDGE	#7 POT	4m O.C.	5	NATIVE CULTIVAR, CONIFEROUS
PSE MEN	PSEUDOTSUGA MENZIESII DOUGLASS FIR	#20 POT	4.5m O.C.	6	NATIVE SPECIES, CONIFEROUS
SHRUBS					
AME	AMELANCHIER ALNIFOLIA LACINIOSA	#1 POT	2m O.C.	14	NATIVE SPECIES, DECIDUOUS, FRUIT BEARING, FLOWERING
CSA	CEANOTHUS THYMIFOLIUS VICTORIA VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	46	DESHOUT TOLERANT, EVERGREEN, FLOWERING
HCL	HOLDOUS DISCOLOR OCEANSPRAY	#2 POT	1.2m O.C.	17	NATIVE SPECIES, FRUIT BEARING, DECIDUOUS, FLOWERING
JUN	JUNIPERUS SCOPULORUM MOONGLOW MOONGLOW JUNIPER	#5 POT	1.2m O.C.	27	DESHOUT TOLERANT, CONIFEROUS
MAR	MARONIA AQUIFOLIUM OCEAN GRAPE	#1 POT	1m O.C.	30	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
POT	POTENTILLA FRUTICOSA MANGO TANGOR ORANGE SHRUBBY CINQUEFOIL	#1 POT	0.6m O.C.	25	NATIVE CULTIVAR, SEMI-EVERGREEN, FLOWERING
RIS	RIBES SANGUINEUM RED FLOWERING CURRANT	#2 POT	1.2m O.C.	42	NATIVE SPECIES, FRUIT BEARING, DECIDUOUS, FLOWERING
ROS	ROSIA NUTKANA NUTKANA REGE	#1 POT	1.0m O.C.	108	NATIVE SPECIES, FRUIT BEARING, DECIDUOUS, FLOWERING
VIB	VIBURNUM TINDUS SPRING BOULEST SPRING BOULEST LAURELSTINE	#2 POT	1m O.C.	101	DESHOUT TOLERANT, EVERGREEN, FLOWERING
GROUNDCOVER, VINES & PERENNIALS					
ALU	ARCTOSTAPHYLOS LVA-URSH KUNNINGWICK	#1 POT	0.2m O.C.	210	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
CA	CALAMAGROSTIS ACUTIPOLIA KARL KOSCHER KARL KOSCHER PEARL REED GRASS	#1 POT	0.2m O.C.	69	DESHOUT TOLERANT
JS	JUNIPERUS SCOPULORUM MOONGLOW MOONGLOW JUNIPER	#1 POT	1.2m O.C.	210	DESHOUT TOLERANT, FRUIT BEARING, CONIFEROUS
SEED	HYDRANGEA	SEED	11cm2		

TREE REPLACEMENT SUMMARY

- REFER TO TREE MANAGEMENT PLAN PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ADDITIONAL INFORMATION.
- REPLACEMENT TREES REQUIRED: 53
- REPLACEMENT TREES PROVIDED: 52
- 44% (14 OF 32) OF THE PROPOSED TREE SPECIES ARE CONIFEROUS SPECIES.



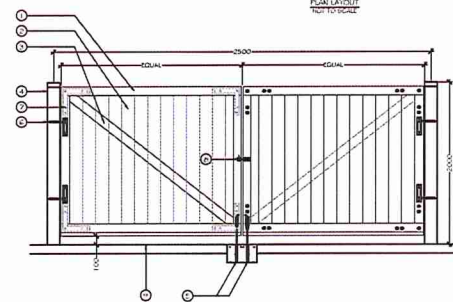
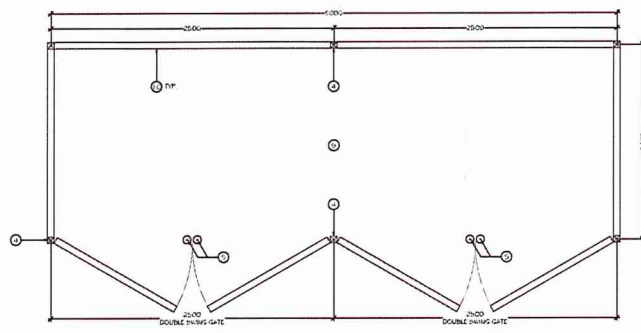
PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARDS AND PRODUCT SPECIFICATIONS.
- LANDSCAPE MAINTENANCE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS SET OUT IN TABLE T-14.2, MAINTENANCE LEVEL - LEVEL 2, 2000 OF THE CANADIAN LANDSCAPE STANDARDS.
- ESTABLISHMENT MAINTENANCE SHALL MEET THE REQUIREMENTS SET OUT IN SECTION 1.3 ESTABLISHMENT MAINTENANCE OF THE CANADIAN LANDSCAPE STANDARDS. ALL PREPARED PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE ONE YEAR MAINTENANCE PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION TO INSURE PLANT ESTABLISHMENT AND TO MAINTAIN PLANT WORK, REFER TO SPECIFICATIONS.
- THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AND COVERAGE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- PROVIDE MINIMUM SLOPE OF 2% FOR DRAINAGE IN ALL PLANTED AREAS.
- THE FINISHED GRADE OF ALL PLANTINGS SHALL BE 75mm BELOW THE TOP OF CURB OR ADJACENT HARDSCAPE.
- ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANT LEGEND, PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CANADIAN STANDARDS FOR NURSERY STOCK.
- THE CONTRACTOR SHALL SECURE PLANT MATERIAL AS SPECIFIED AT LEAST 2 WEEKS PRIOR TO ANTICIPATED PLANTING TIME. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREE LOCATIONS SHALL BE FIELD STAKED AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT THE SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING PLANTING PITS. DECAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- INSPECT ALL ASSEMBLED PLANT MATERIAL AT THE NURSERY PRIOR TO SHIPPING. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO PLANTING. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR FORM FORN WILL BE ACCEPTED.
- REFER TO PLANT LEGEND, SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- THE LANDSCAPE ARCHITECT CANNOT PROVIDE ASSURANCES FOR WORK WITHOUT THE FOLLOWING FIELD REVIEW ATTENDANCE:
 - REVIEW OF SUBGRADE PRIOR TO GROWING MEDIUM INSTALLATION.
 - REVIEW OF TREE LOCATIONS (STAKES).
 - REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
 - REVIEW OF SOIL SAMPLE ANALYSIS.
 - REVIEW OF INSTALLED PLANT MATERIAL.

GROWING MEDIUM AND MULCH

- PROPERTIES FOR GROWING MEDIUM SHALL MEET OR EXCEED SPECIFICATION SECTION 3201.1.3 SOIL PREPARATION FOR LEVEL 2 (GROWING MEDIUM).

GROWING MEDIUM TYPE:	2P (PLANTING AREAS)
SOIL DEPTH:	100mm (4")
SLOPE:	100mm (4")
TREES:	100mm (4")
- ON-SITE TOPSOIL MAY BE STRIPPED, STOCKPILED AND AMENDED TO MEET THE STANDARDS ABOVE.
- SUBMIT A (4) LITRE SAMPLE OF SCREENED TOPSOIL PROPOSED FOR USE AS A BASIS FOR GROWING MEDIUM TO A SOIL ANALYSIS LAB APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATION SECTION 3201.1.3. SOIL TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INDICATE TO THE SOIL LAB THAT THE PURPOSE OF THE ANALYSIS AND AMENDMENT RECOMMENDATIONS IS FOR LEVEL 2P - PLANTING AREAS.
- AMENDMENT RECOMMENDATIONS BY THE SOIL ANALYSIS LAB SHALL BE THE BASIS FOR ACCEPTANCE OF THE GROWING MEDIUM. RETAIN EVIDENCE OF ALL AMENDMENTS ADDED TO THE TOPSOIL.
- MULCH SHALL BE COMPOST, REFER TO SPECIFICATIONS.
- MULCH DEPTH SHALL BE 75mm MINIMUM.

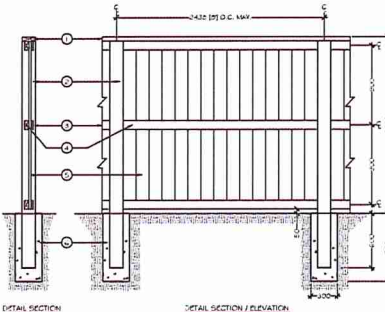


A Trash Enclosure
Plan View

Not to Scale

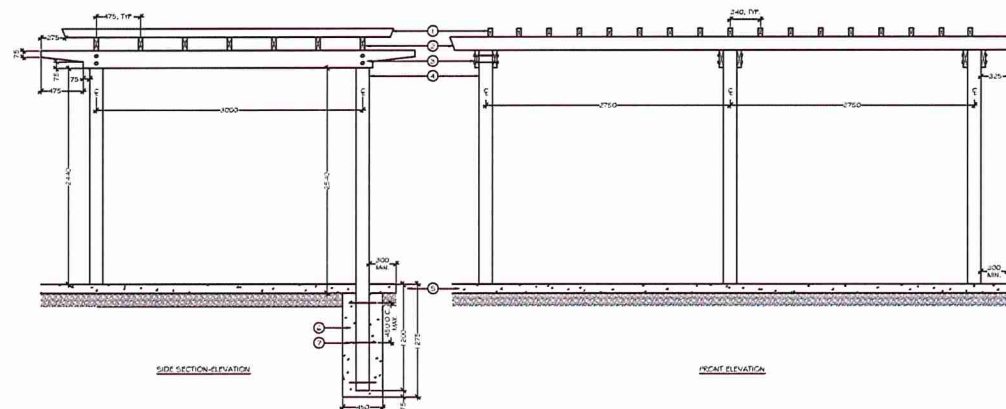
1. 50mm x 150mm (2" x 4") CAPRAK
2. 150mm x 150mm (2" x 4") POST
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94. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES
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96. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES
97. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES
98. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES
99. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES
100. 25mm x 150mm (1" x 4") FENCE RAIL, TYPICAL OF (3) PLACES

- NOTES:
1. ALL TIMBERS SHALL BE CEDEK.
 2. ALL FASTENERS SHALL BE GALVANIZED.
 3. APPLY EXTERIOR CEDEK STAIN ON ALL TIMBERS PRIOR TO ASSEMBLY.



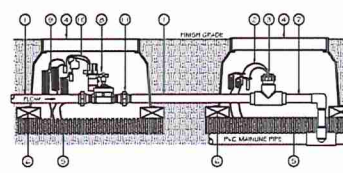
B 2.0m Timber Fence
Section View

1:25 metric



C Pergola
Section View

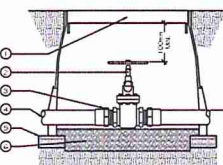
1:25 metric



D Master Valve & Flow Sensor
Section

Not to Scale

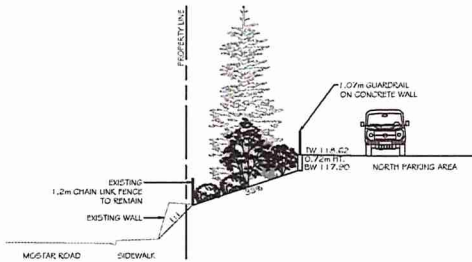
1. MINIMUM 100mm DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TUBING RIDGES MASTER VALVE OR FLOW SENSOR.
2. SINKHOLE AND GROUNDWATER TO INTERFERENCE PANEL MAY VARY DISTANCE.
3. 20 GAUGE - 1.2m (40") 1/2 GAUGE - 3.3m (11.00m)
4. IRRIGATION FLOW METER, REFER TO IRRIGATION LEGEND. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. PLASTIC VALVE BOX WITH SILENT DOWN COVER.
6. 10mm (3/8") MINUS DEGREE FLOOR.
7. INBOX FLUID, TYP. (2) PLACES FOR VALVE BOX.
8. OUTLET PIPE, MINIMUM 50mm DIA. OF STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TUBING RIDGES FLOW METER AND TEST FITTING.
9. MASTER VALVE, REFER TO IRRIGATION LEGEND.
10. PIG TAIL EXPANSION LOOP, 1" (45mm) MIN.
11. CONTROL AND GROUND WIRING.
12. SCH. 40 PUC PLANS, TYP. OF (2) PLACES.



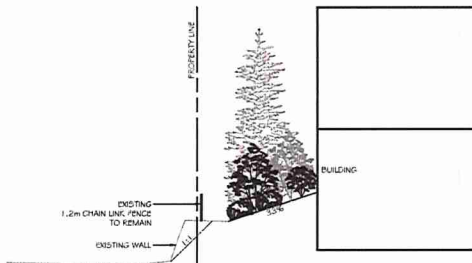
E Gate Valve
Section

Not to Scale

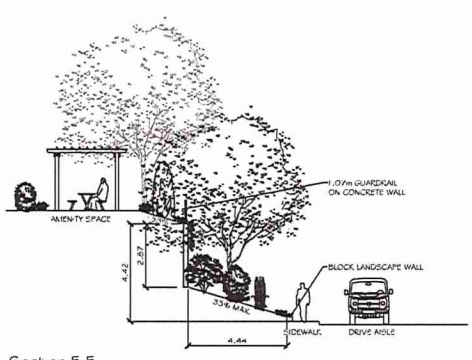
1. VALVE BOX WITH SILENT DOWN COVER.
2. 10mm (3/8") MINUS DEGREE FLOOR.
3. INBOX FLUID, TYP. (2) PL



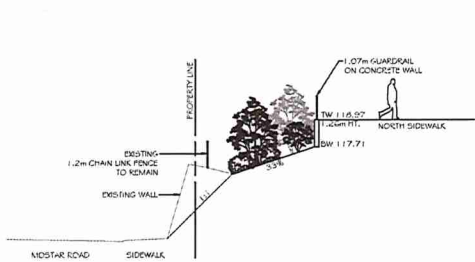
Section A-A
Mostar Road Frontage at North Parking Area
1:100 metric



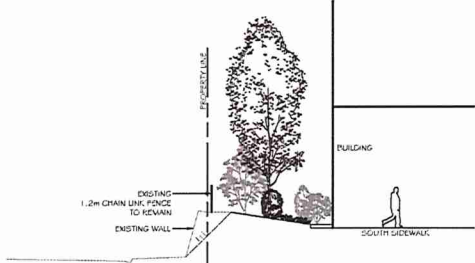
Section C-C
Mostar Road Frontage at Building
1:100 metric



Section E-E
Amenity Space and Walls Outside of Setback
1:100 metric



Section B-B
Mostar Road Frontage at North Sidewalk
1:100 metric



Section D-D
Mostar Road Frontage at South Sidewalk
1:100 metric

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	TBO	TBO	WATER AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	PER MECHANICAL	PER MECHANICAL	30mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM
	SCHEDULE 40	SCHEDULE 40	30mm (1.5") PVC MAINLINE
	PVC SLEEVES	PVC SLEEVES	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. 1" MP EXACT LOCATION (TBO) MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARBIDE PIPE

IRRIGATION NOTES

- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SAVAT" (ET) WEATHER-BASED IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVERSPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

FORM & CHARACTER DESIGN GUIDELINE SUMMARY

GUIDELINE #	RESPONSE
2.4.1.1	450mm OF ADJACENT SOIL WILL BE PROVIDED IN SHRUB PLANTING AREAS. REFER TO CIVIL PLANS & REPORT FOR STORMWATER CAPTURE & DETENTION.
2.4.1.2	THE EXISTING NATURAL FEATURES, TREES AND VEGETATION ALONG THE JORDAN AVENUE PARK BOUNDARY WILL BE RETAINED IN ESSENCE EXTENDING THE PARK SETTING INTO THE SITE.
2.4.1.3	THE LAYOUT OF THIS INDUSTRIAL SITE WILL BE INTERACTING IN A FUNCTIONAL MANNER, AN AMENITY SPACE IS LOCATED ON THE EAST SIDE OF THE BUILDING INCORPORATES A PERGOLA WITH PONGE TABLES, DOLLAR LIGHTING AND TREES & SHRUB PLANTING THAT WILL ALLOW EMPLOYEES TO INTERACT WITH THE SITE.
2.4.1.4	THE AMENITY PATIO AND SIDEWALKS WILL BE DURABLE CONCRETE PAVING. SITE FURNISHINGS ARE MANUFACTURED/ LOCALLY AND INCORPORATE RECYCLED MATERIALS.
2.4.1.5	A PROJECT SIGN IS LOCATED AT THE MAIN ENTRANCE TO THE NORTH, ONCE ON SITE, WAYFINDING IS SIMPLE WITH ACCESS TO THE BUILDING FROM ALL OF THE UPPER PARKING AREAS. OVERHEAD LIGHTING IS PROVIDED IN PARKING AREAS.
2.4.1.6	N/A
2.4.1.7	N/A
2.4.1.8	N/A
2.4.2.1	PLANT SELECTIONS WERE CHOSEN FOR THEIR DURABILITY, ADAPTABILITY TO AN URBAN ENVIRONMENT, LOW MAINTENANCE REQUIREMENTS, DROUGHT TOLERANCE AND COMPATIBILITY WITH SURROUNDING LANDSCAPES. NATIVE FRUIT BEARING PLANTS ARE USED TO PROVIDE HABITAT AND TO EXTEND THE ADJACENT PARK SETTING INTO THE SITE. SHRUB TREES ARE PROVIDED ADJACENT TO THE AMENITY SPACE, ORNAMENTAL GRASS AND FLOWERING PLANTS ARE LOCATED AT SITE ACCESS POINTS.
2.4.2.2	25% OF THE SITE IS EXISTING AND PROPOSED SOFT LANDSCAPE. CONCRETE SURFACES WILL REFLECT LIGHT. EVERGREEN TREES ARE PLANTED ALONG THE WEST SIDE OF THE BUILDING FOR SHADE. DECIDUOUS SHADE TREES ARE PLANTED ADJACENT TO THE OUTDOOR AMENITY AREA FOR SEASONAL SHADE AND SOLAR ACCESS IN COOLER MONTHS.
2.4.2.3	55% OF THE PLANTS SPECIFIED ARE NATIVE SPECIES OR NATIVE CULTIVARS. PLANT CHARACTERISTICS INCLUDING FRUIT BEARING AND FLOWERING (POLINATOR HABITAT) ARE NOTED IN THE PLANT LEGEND.
2.4.2.4	44% OF THE TREE PLANTING IS EVERGREEN. TREE SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH THE INDUSTRIAL USE OF SITE AND AVAILABLE SOIL VOLUMES AS REQUIRED IN GUIDELINE 2.4.2.1. THE PLANTING ALONG THE JORDAN AVENUE FRONTAGE IS INTENDED TO BE MAINTAINED AS A HEDGE. LAWN AND GRASSLAND PLANTING ARE PROPOSED ALONG THE JORDAN AVENUE TO MOSTAR ROAD SIDEWALK WHERE IT CAN BE EASILY TRIMMED ALONG PEDESTRIAN ROUTES. TREE CANOPIES ARE SHOWN AT MATURITY AND WILL NOT OVERGROW INTO PEDESTRIAN REALM.
2.4.2.5	TREE AND SHRUB SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH THE INDUSTRIAL USE OF SITE AND AVAILABLE SOIL VOLUMES AS REQUIRED IN GUIDELINE 2.4.2.1. THE PLANTING ALONG THE JORDAN AVENUE FRONTAGE IS INTENDED TO BE MAINTAINED AS A HEDGE. LAWN AND GRASSLAND PLANTING ARE PROPOSED ALONG THE JORDAN AVENUE TO MOSTAR ROAD SIDEWALK WHERE IT CAN BE EASILY TRIMMED ALONG PEDESTRIAN ROUTES. TREE CANOPIES ARE SHOWN AT MATURITY AND WILL NOT OVERGROW INTO PEDESTRIAN REALM.
2.4.2.6	PLANTINGS PROPOSED ADJACENT TO WALKWAYS WILL NOT DROP FRUIT OR SEEDS.
2.4.2.7	PLANT CHARACTERISTICS ARE NOTED IN THE PLANT LEGEND.
2.4.2.8	PLANT SPACING IS BASED ON MATURE PLANT SIZES. PLANTS ADJACENT TO PARKING AREAS ARE SUITABLE FOR HOVING AND CAN BE MAINTAINED AS SUCH TO PROVIDE CLEARANCES FOR VEHICLES.
2.4.2.9	A DECORATIVE STONESCAPES FEATURE WITH LANDSCAPE Boulders IS PROPOSED AT THE CORNER OF JORDAN AVENUE & MOSTAR ROAD WHERE GROUND COVER WILL OCCUR BETWEEN THE ROCKS OVER TIME. ARTIFICIAL TURF IS NOT PROPOSED.
2.4.2.10	STREET TREES AND A VEGETATIVE SCREEN ARE PROPOSED ALONG THE JORDAN AVENUE FRONTAGE. THE MOSTAR ROAD-JORDAN AVENUE SLOPED AREA INCORPORATES LARGE AND SMALL NATIVE FOREST TREE SPECIES WITH A MIX OF EVERGREEN GROUND COVER AND DECIDUOUS & EVERGREEN FLOWERING SHRUBS.
2.4.2.11	OUR CASCADING BERRA-BERRY IS USED ALONG THE TOP OF RETAINING WALLS.
2.4.2.12	7.5m OF EXISTING NATURAL FEATURES, TREES AND VEGETATION ALONG THE JORDAN AVENUE PARK BOUNDARY WILL BE RETAINED IN ESSENCE EXTENDING THE PARK SETTING INTO THE SITE.
2.4.2.13	CONIFEROUS TREE PLANTING AND HEDGE ARE PROPOSED WHERE SITE DISTURBANCE OCCURS BETWEEN THE SITE, PARK AND ADJACENT INDUSTRIAL USE. THIS WILL MAINTAIN THE EXISTING CONDITION AT THE PARK INTERFACE.
2.4.2.14	ROOT ZONE PROTECTION IS SHOWN ON THE LANDSCAPE ARCHITECTURE PLAN. REFER TO THE TWP PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ADDITIONAL INFORMATION.
2.4.2.15	NOTED IN THE PLANTING NOTES.
2.4.3.1	REFER TO DETAIL A ON L2 FOR THE GARBAGE ENCLOSURE DETAIL. ENCLOSURE IS 2m HIGH TIMBER CONSTRUCTION WITH LOADING GATES.
2.4.3.2	THE ENCLOSURE HAS THREE LOADING GATES FOR THREE STREAMS OF WASTE.
2.4.3.3	N/A
2.4.3.4	SITE PLAN BY OTHERS.
2.4.3.5	MAINTENANCE AND OPERATIONS OF WASTE AREAS BY OWNER.
2.4.4.1	DARK SKY COMPLIANT PLUG CUT OFF, FLAT LENS OVERHEAD AND BOLLARD LIGHTING IS SHOWN ON THE PLAN AND IN THE LAYOUT LEGEND. LIGHTING OF THE SITE WILL SERVE THE FUNCTION OF THE INDUSTRIAL USE.
2.4.4.2	BY OTHERS.
2.4.4.3	OVERHEAD LIGHTS ARE SHOWN ADJACENT TO SITE ENTRANCES AND PARKING AREAS AND BOLLARD LIGHTS ARE PROPOSED AT THE AMENITY SPACE. LIGHTING LOCATIONS ARE INTERIOR TO THE SITE AND WILL NOT SPILL INTO ADJACENT SITES. ALL OTHER SITE LIGHTING WILL COME FROM THE BUILDING.
2.4.4.4	SPECIFIC LIGHT FIXTURE HEIGHTS WILL BE SELECTED BY THE PROJECT ELECTRICAL ENGINEER FOR THE INDUSTRIAL USE OF THE SITE.
2.4.4.5	EFFICIENT LED LIGHTING IS NOTED IN THE LAYOUT LEGEND. PHOTOCELLS WILL BE SPECIFIED BY THE PROJECT ELECTRICAL ENGINEER.

SECTION 3: INDUSTRIAL LANDS, 3.0.3 SITE & LANDSCAPE DESIGN

3.0.3.1	PLANT SELECTIONS ARE LOW MAINTENANCE AND DROUGHT TOLERANT.
3.0.3.2	THE PUBLIC REALM IS ENHANCED WITH THE EXTENSIVE LANDSCAPING PROPOSED ALONG MOSTAR ROAD, JORDAN AVENUE AND THE RETENTION AREA ADJACENT TO JORDAN AVENUE PARK ALONG TO THE SOUTH OF THE SITE.
3.0.3.3	A 7.5m BUFFER IS BEING RETAINED BETWEEN THE SITE AND JORDAN AVENUE PARK.
3.0.3.4	SITE PLAN BY OTHERS.
3.0.3.5	SITE PLAN BY OTHERS.
3.0.3.6	AN AMENITY SPACE IS LOCATED ON THE EAST SIDE OF THE BUILDING.
3.0.3.7	THE GARBAGE ENCLOSURE IS 2m HIGH TIMBER CONSTRUCTION WITH LOADING GATES. LIGHTING LOCATIONS ARE INTERIOR TO THE SITE AND WILL BE SCREENED FROM THE PUBLIC REALM.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.

4951 Jordan Avenue
Hazelwood Holdings Ltd.
Nanaimo, BC

SECTIONS & NOTES	Date	Drawn	Checked	Project Number	Drawings Number
	June 4, 2026	GA	GA	25-0014	L3 of 3

REVISION SCHEDULE	#	Date	NOTES
	0	27/03/2025	DP Coordination
	1	10/09/2025	Drawn DP
	2	15/09/2025	Issued for DP
	3	15/09/2025	Issued for DP
	4	21/04/2026	DP DP Coordination
	5	01/01/2026	Returned for DP
	6	01/01/2026	Returned for DP

RECEIVED
DP1403
2026-JUN-12
Current Planning