



DEVELOPMENT PERMIT NO. DP001320

KENMORE DEVELOPERS LTD.
Name of Owner(s) of Land (Permittee)

307, 311, 315 HOLLY 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:

**LOTS 1 and 3, SUBURBAN LOT 27, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 388C (PID No. 009-119-515 and PID No. 002-402-408); and,
LOT 2, SUBURBAN LOT 27, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 388-C (PID No. 000-147-974)**

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, Details, and Perspectives
Schedule D Landscape Plans and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

PERMIT TERMS

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

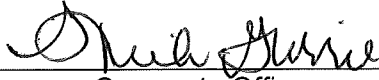
1. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 6, and from 1 to 4 in a flanking side yard setback, as shown on Schedule D.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Holly Avenue) from 6.0m to 5.7m, as shown on Schedule B.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 14.7m as shown on Schedule C.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m down to 0.0m along portions of the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) and reduce the minimum landscape treatment level from 1 to 0 along the flanking side lot line (abutting Rosehill Street) as shown on Schedule D.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations, Details, and Perspectives, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-FEB-07, as shown on Schedule D.
4. Registration of a Statutory Right-of-Way (SRW) up to 2.5m wide along both the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) to accommodate a sidewalk as shown on Schedule B, prior to building permit issuance.
5. Registration of a Statutory Right-of-Way (SRW) for corner rounding with a radius of 6.0m at the intersection of Holly Avenue and Rosehill Street as shown on Schedule B, prior to building permit issuance.

6. Lot Consolidation of 307, 311 & 315 Holly Avenue, prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 27th DAY OF MAY, 2024.



Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

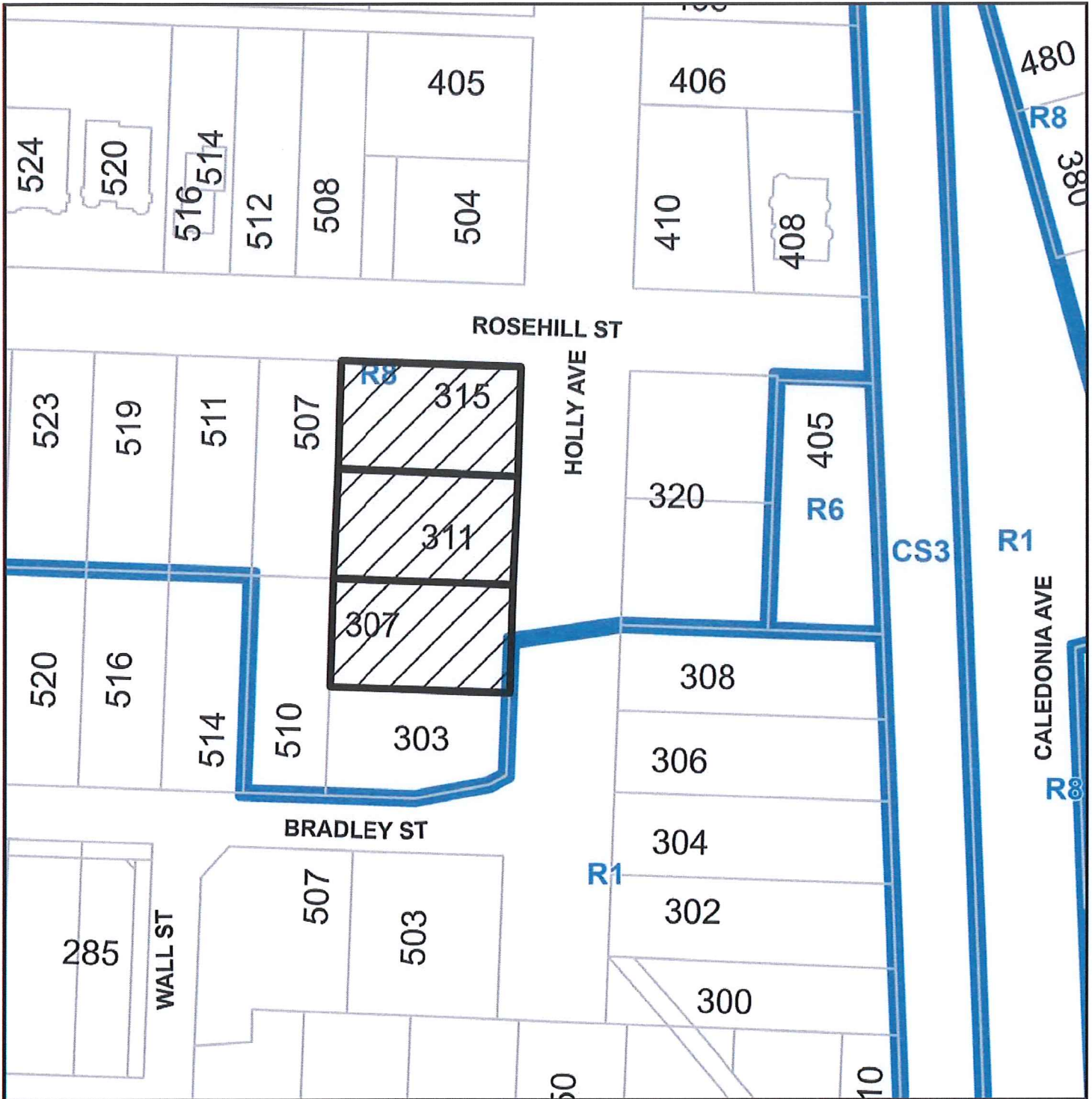



Date

KM/ab

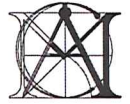
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SCHEDULE A
SUBJECT PROPERTY MAP



 307, 311 & 315 Holly Avenue

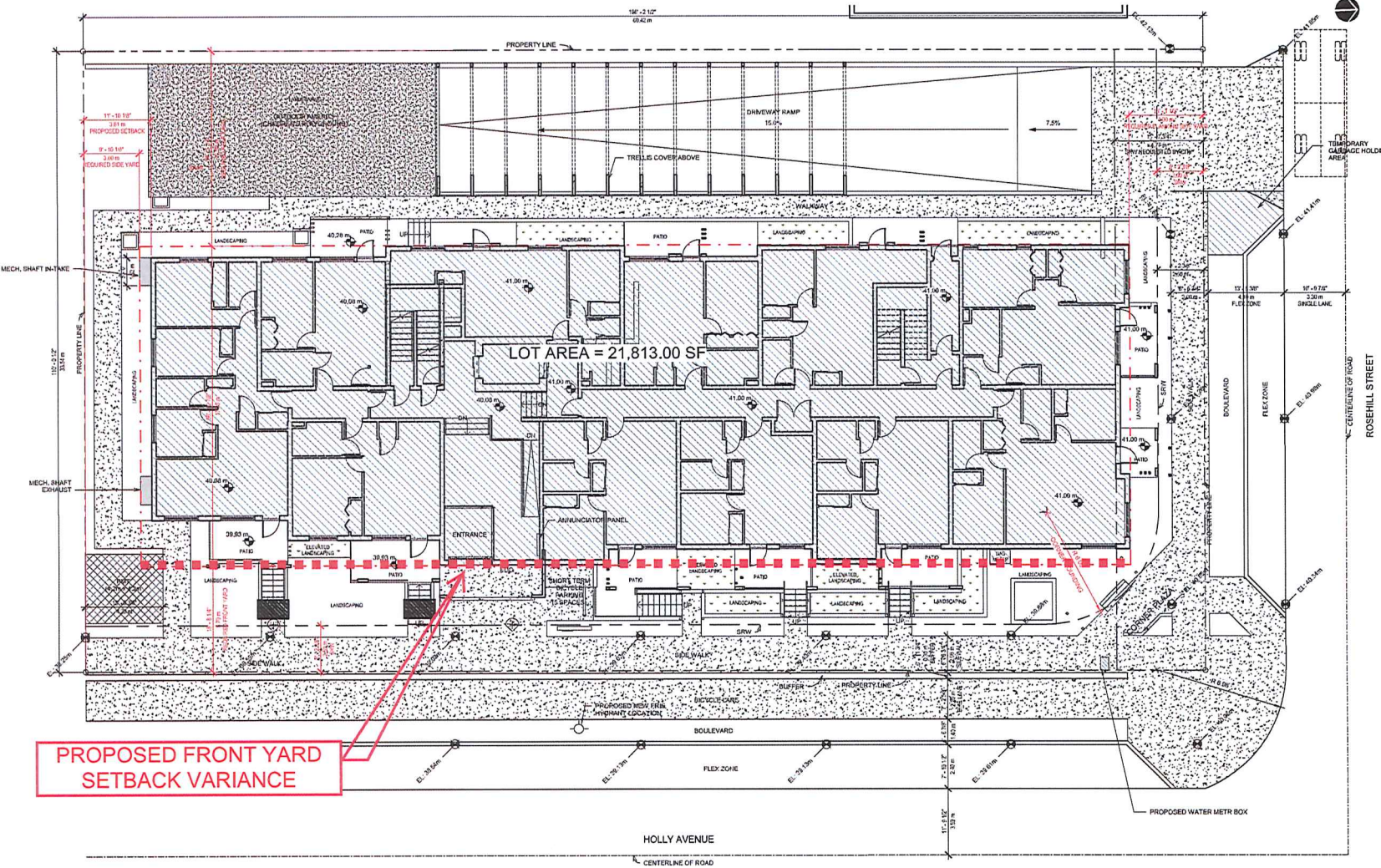
SCHEDULE B SITE AND PARKING PLANS



**MATTHEW CHENG
ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.640.0928
E: MATTHEW@MCAI.CA

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**PROPOSED FRONT YARD
SETBACK VARIANCE**

No.	Date	Development Phase	Revision
1	2023/07/17	Development Permit Application	
2	2024/02/22	DP Resubmission	
3	2024/04/15	DP Resubmission	

PROPOSED 5-STORY APARTMENT WITH
2-LEVEL BASEMENT PARKING
305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

SITE PLAN

① PRELIMINARY SITE PLAN
1:100

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC

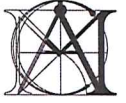
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DP1320
2024-APR-15

Scale 1:100

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SCHEDULE C BUILDING ELEVATIONS, DETAILS, AND PERSPECTIVES



**MATTHEW CHENG
ARCHITECT INC**

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No.	Date	Revision
1	20220207	Development Permit Application
2	20220222	DP ReSubmission
3	20240415	DP ReSubmission

**PROPOSED 5-STORY APARTMENT WITH
2-LEVEL BASEMENT PARKING**
305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

**NORTH & EAST
ELEVATIONS**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A200

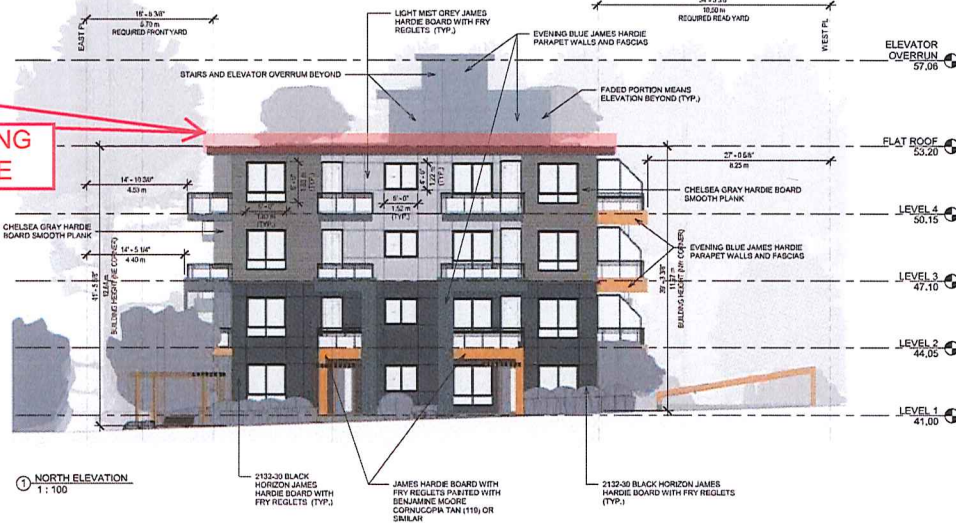
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2024-APR-15

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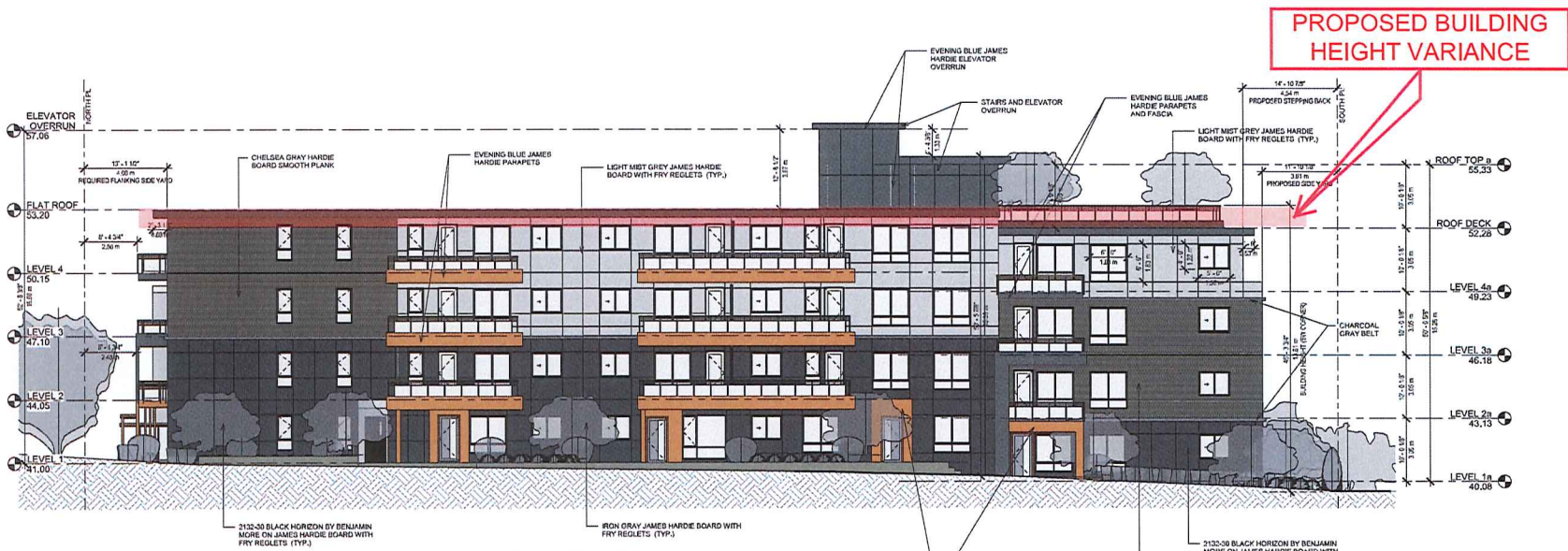
**PROPOSED BUILDING
HEIGHT VARIANCE**



**PROPOSED BUILDING
HEIGHT VARIANCE**

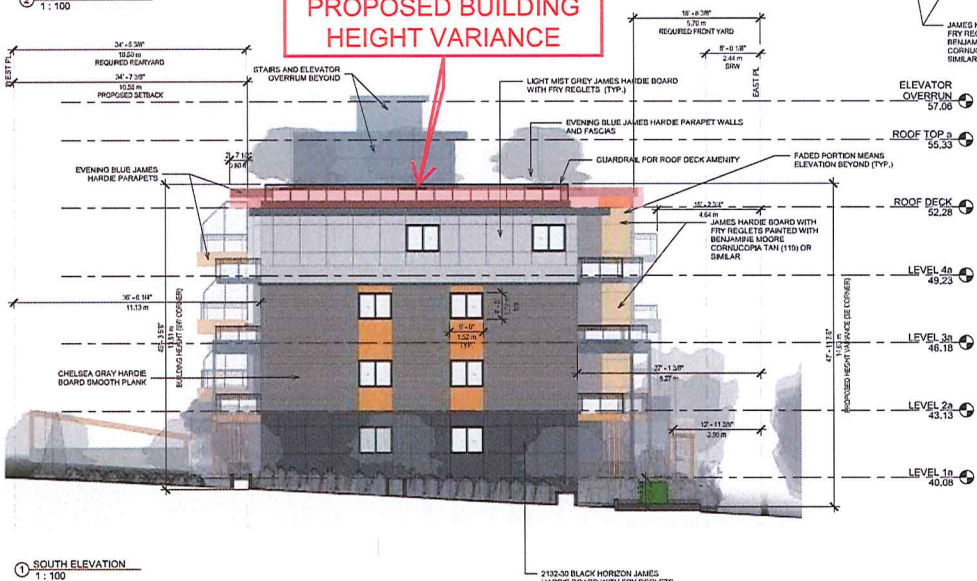


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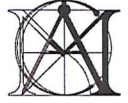


2 WEST ELEVATION
1 : 100

PROPOSED BUILDING HEIGHT VARIANCE



1 SOUTH ELEVATION
1 : 100



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No.	Date	Revision
1	20220007	Development Permit Application
2	20230622	DP Re-submission
3	20230415	DP Re-submission

PROPOSED 5-STORY APARTMENT WITH 2-LEVEL BASEMENT PARKING
305, 311, 315 HOLLY AVENUE, NANAIMO, BC

SOUTH & WEST ELEVATIONS

Project number	Issue Date
Date	Author
Checked by	Checker

A201

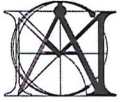
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2024-APR-15

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MASSING VIEW FROM HOLLY AVENUE & ROSEHILL STREET



MATTHEW CHENG ARCHITECT INC

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No.	Date	Revision
1	20230807	Development Permit Application
2	20230229	DP Submission
3	20230419	DP Resubmission



MASSING VIEW FROM READ YARD



MASSING VIEW FROM CORNER

PROPOSED 5-STOREY APARTMENT WITH 2-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO, BC

PERSPECTIVES

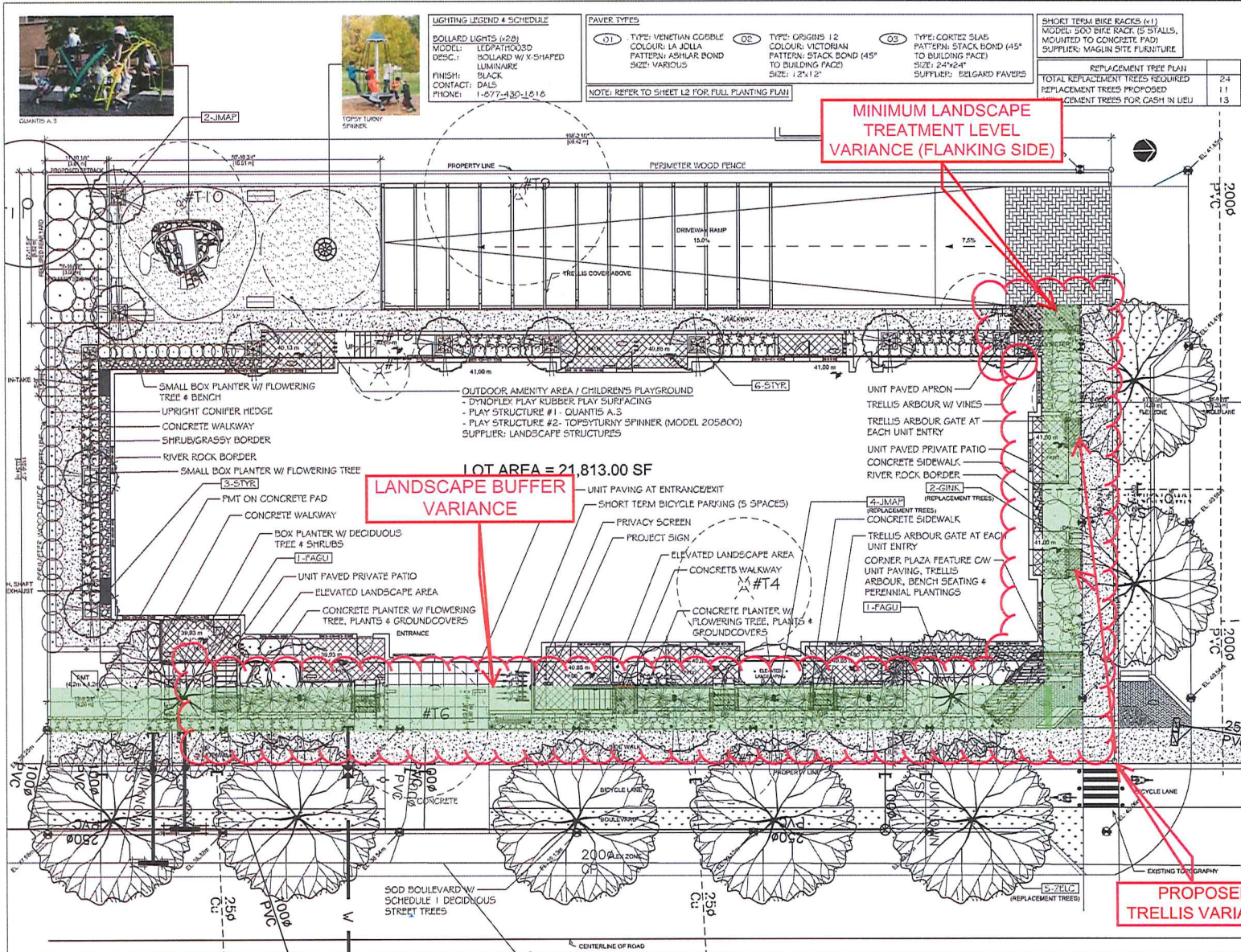
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale

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DP 1320
2024-APR-15

SCHEDULE D LANDSCAPE PLANS AND DETAILS



LIGHTING LEGEND & SCHEDULE
 BOLLARD LIGHTS (1/28)
 MODEL: LEDPAT0030
 DESC.: BOLLARD W/ X-SHAPED LUMINAIRE
 FINISH: BLACK
 CONTACT: DALS
 PHONE: 1-877-430-1818

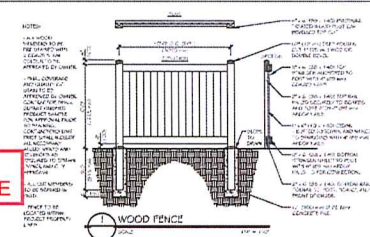
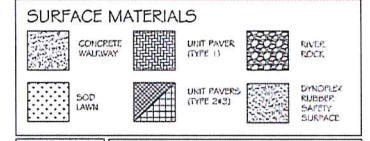
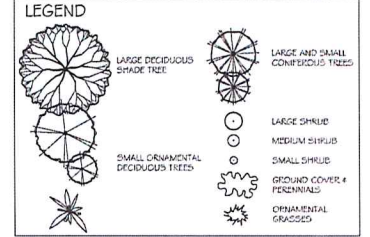
PAVER TYPES
 (01) TYPE: VENETIAN COBBLE COLOUR: LA JOLLA PATTERN: ASHLAR BOND SIZE: VARIOUS
 (02) TYPE: GRIGIUS 12 COLOUR: VICTORIAN PATTERN: STACK BOND (45° TO BUILDING FACE) SIZE: 24"x24" SUPPLIER: BELGARD PAVERS
 (03) TYPE: CORTES SLAB COLOUR: VICTORIAN PATTERN: STACK BOND (45° TO BUILDING FACE) SIZE: 24"x24" SUPPLIER: BELGARD PAVERS
 NOTE: REFER TO SHEET L2 FOR FULL PLANTING PLAN

SHORT TERM BIKE RACKS (x1)
 MODEL: 500 BIKE RACK (5 STALLS, MOUNTED TO CONCRETE PAD)
 SUPPLIER: MAGNUM SITE FURNITURE

REPLACEMENT TREE PLAN	24
TOTAL REPLACEMENT TREES REQUIRED	11
REPLACEMENT TREES PROPOSED	13
REPLACEMENT TREES FOR CASH IN LIEU	13

PLANT LIST

Key	Common Name	Latin Name	Plant
01	Large Deciduous Shade Tree	...	...
02	Large and Small Deciduous Trees	...	...
03	Large Shrub	...	...
04	Medium Shrub	...	...
05	Small Shrub	...	...
06	Ground Cover & Perennials	...	...
07	Ornamental Grasses	...	...
08	Small Ornamental Deciduous Trees	...	...



LANDSCAPE BUFFER VARIANCE

MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE (FLANKING SIDE)

PROPOSED TRELLIS VARIANCE

4★SITE
 LANDSCAPE ARCHITECTURE
 AND SITE PLANNING 250.508.7885

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ARCH. STAMP
Note: Off-site frontage layout to be determined through detailed design review.

305, 311, 315 HOLLY AVENUE
 NANAIMO, BC

CLIENT: Kenmore Developers

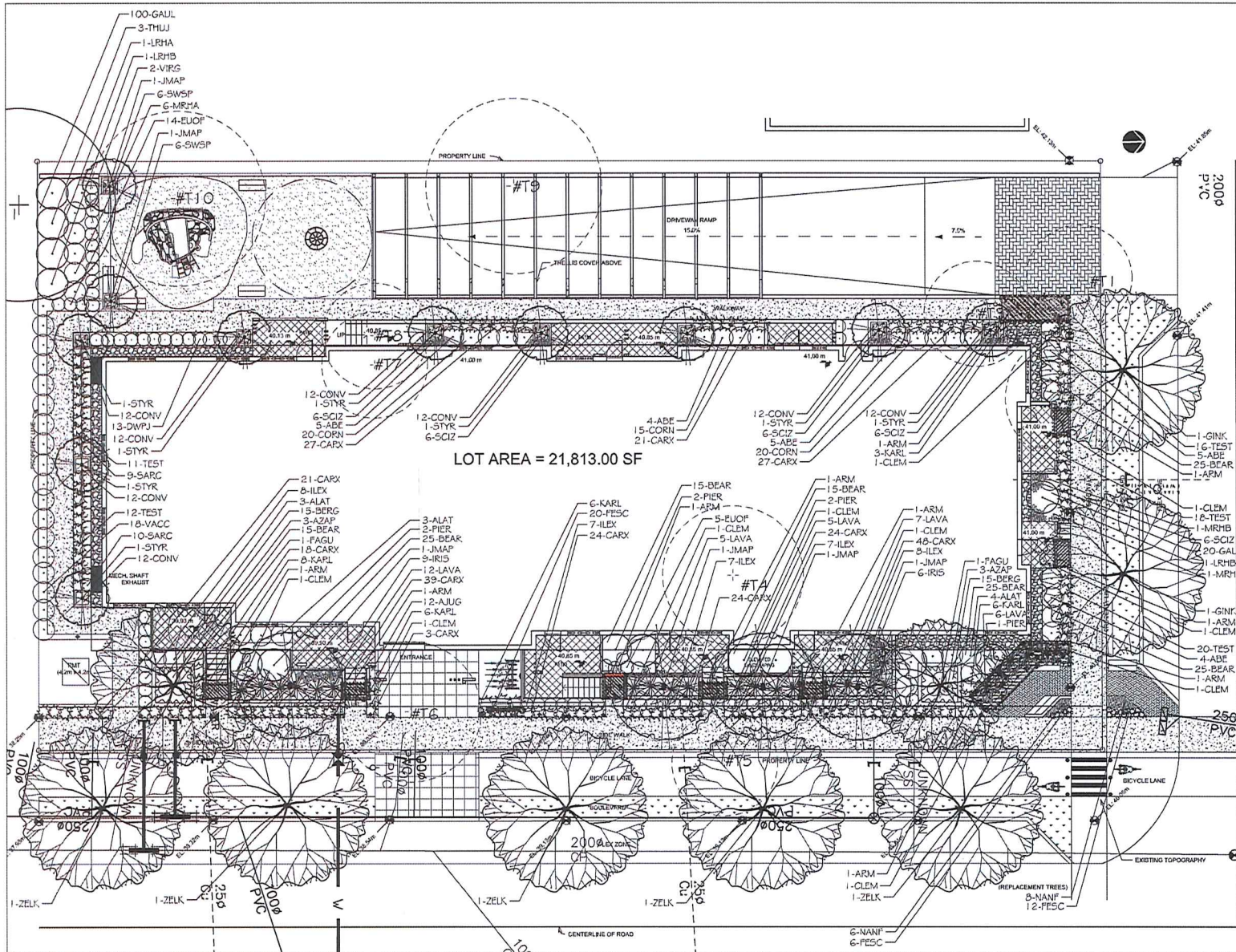
REV. DATE	NUMBER	DESCRIPTION
02-25-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
02-11-23	2	REVISED FOR DEVELOPMENT PERMIT
02-25-24	3	REVISED FOR DEVELOPMENT PERMIT
02-02-24	4	REVISED FOR DEVELOPMENT PERMIT

DATE: FEBRUARY 7, 2024
 SCALE: 1:100
 LANDSCAPE CONCEPT PLAN

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 DP1326
 2024-FEB-23

DRAWN BY: BF/RF

L1



PLANT LIST

Qty	Quantity	Common Name	Latin Name
2	2	Manzanita Tree	Arctostaphylos
3	3	Golden Chain Tree	Diervilla
6	6	Japanese Maple	Acer palmatum var. Dissectum
8	8	Japanese Red Pine	Pinus densata
6	6	Japanese Quince	Elaeagnus
27	27	Log of the Valley Shrub	Fraxinus
3	3	Upright Linden	Tilia
1	1	Rhododendron	Rhododendron
27	27	Rhododendron	Rhododendron
17	17	Dark Green Dogwood	Cornus
16	16	European Redbay	Laurel
6	6	Rhododendron	Rhododendron
2	2	Rhododendron	Rhododendron
27	27	Shiny Birch	Betula
12	12	Dark Log of the Valley Tree	Fraxinus
12	12	European Elm	Ulmus
18	18	Bur Oak	Quercus
40	40	European Alder	Alnus
14	14	European Beech	Fagus
12	12	Japanese False Holly	Taxus
140	140	Bur Oak	Quercus
30	30	Horizontal Dogwood	Cornus
80	80	Log of the Valley	Fraxinus
90	90	Bushy Birch	Betula
12	12	Bald Birch	Betula
120	120	Water Birch	Betula
270	270	Washington Redwood	Sequoia
20	20	Fraser Fir	Abies
80	80	Blue Spruce	Picea
27	27	White Spruce	Picea
30	30	Eastern Larch	Larix
30	30	Kalm's Lily	Lilium
12	12	Japanese Lily	Lilium
12	12	Japanese Lily	Lilium
110	110	Mandarin Orange	Citrus
6	6	Red Orange	Citrus
10	10	Arbutus	Arbutus

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

ARCH. STAMP

305, 311, 315 HOLLY AVENUE
NANAIMO, BC

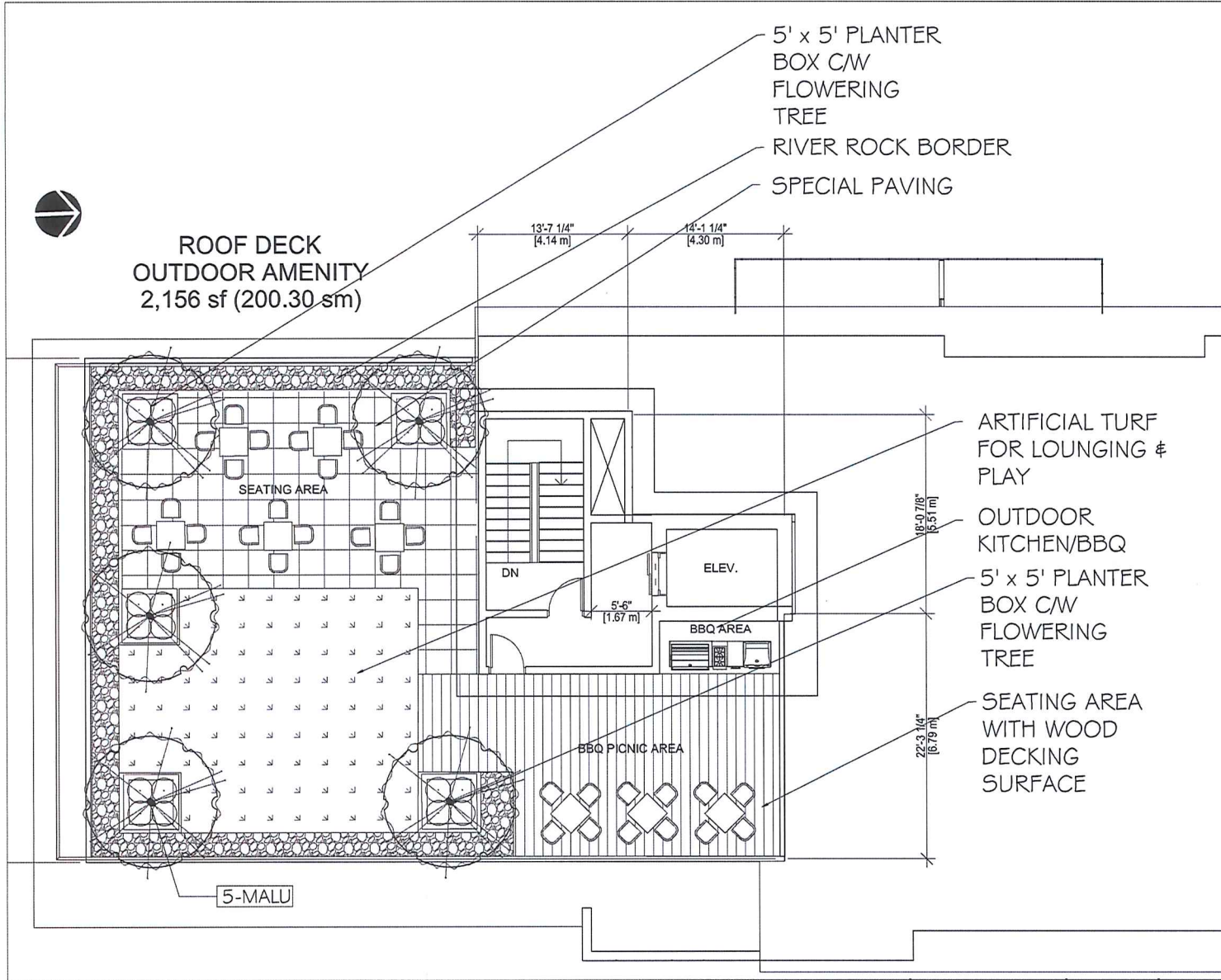
CLIENT: Kenmore Developers

REV. DATE	NUMBER	DESCRIPTION
08-23	1	PRELIM LANDSCAPE CONCEPT PLAN
09-15-23	2	REQUIRED FOR DEVELOPMENT PERMIT
02-05-24	3	REQUIRED FOR DEVELOPMENT PERMIT
02-02-24	4	REQUIRED FOR DEVELOPMENT PERMIT

DATE: FEBRUARY 7, 2024
SCALE: 1:100
LANDSCAPE CONCEPT PLAN

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DP1920
2024-FEB-23

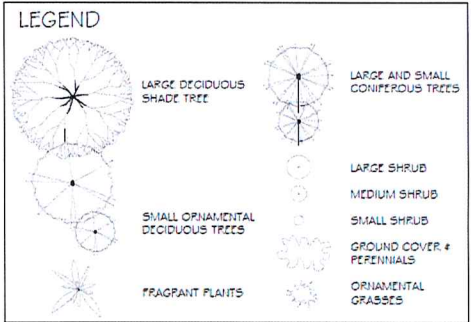
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Plant List

	Key	Quantity	Common Name	Latin Name	Size
Small Trees	MALU	5	Crabapple Tree	Malus var. 'Spring Snow'	3cm Cal.
Small Shrubs	DWPJ	20	Dwarf Pines	Pinus japonica var. 'Debutante'	#1 Pot
Ground Covers	COCO	40	Trailing Cottoncuster	Cotoneaster dumosus	#5P4 Pot

Notes: - All landscape work to conform with D.C.S.L.A. / B.C.N.T.A. standard specification.
 - All areas to be irrigated with an automatic underground system.



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ARCH. SIAMF

305, 311, 315 HOLLY AVENUE
 NANAIMO, BC

CLIENT
 Kenmore Developers

REV. DATE	NUMBER	DESCRIPTION
09-25-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
09-11-23	2	ISSUED FOR DEVELOPMENT PERMIT
09-25-24	3	RE-REVISED FOR DEVELOPMENT PERMIT
02-07-24	4	RE-REVISED FOR DEVELOPMENT PERMIT

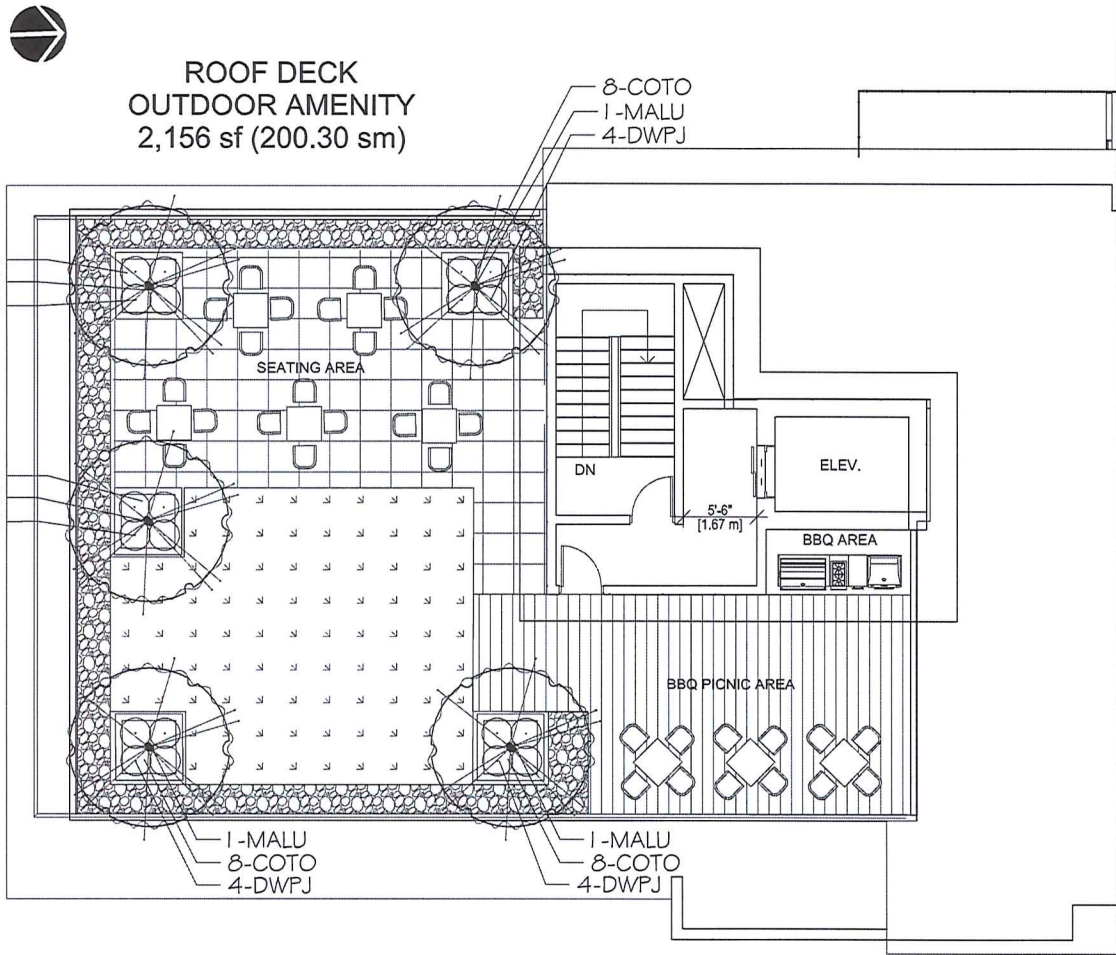
DATE FEBRUARY 7, 2024
 SCALE 1:50

LANDSCAPE CONCEPT PLAN (POOH)

RECEIVED
 DP1328
 2024-FEB-23

L1A

DRAWN BY BF/RF



Plant List					
	Key	Quantity	Common Name	Latin Name	Size
Small Trees	MALU	5	Crispapple Tree	Malus var. 'Spring Snow'	6cm Cal.
Small Shrubs	DWPJ	20	Dwarf Flens	Penis japonica var. 'Debutante'	#1 Pot
Ground Covers	COTO	40	Trailing Cottoncreeper	Cottoncreeper japonica	#3P4 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
 - All areas to be irrigated with an automatic underground system.

LEGEND

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305, 311, 315 HOLLY AVENUE
 NANAIMO, BC

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 Kenmore Developors

REV. DATE	NUMBER	DESCRIPTION
08-25-23	1	PRELIM LANDSCAPE CONCEPT PLAN
09-11-23	2	REVISED FOR DEVELOPMENT PERMIT
02-07-24	3	PREPARED FOR DEVELOPMENT PERMIT

DATE FEBRUARY 7, 2024
 SCALE 1:50

LANDSCAPE PLANNING PLAN (ROOF)

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 2024-FEB-23

L2A

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