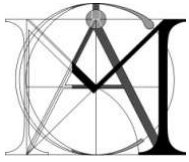


SUBJECT PROPERTY MAP



307, 311 & 315 Holly Avenue



MATTHEW CHENG ARCHITECT INC.

Unit 202 670 Evans Avenue, Vancouver, B.C., V6A 2K9

tel: 604.731.3012

email: matthew@mcai.ca

www.mcai.ca

September 9, 2023

PROJECT ADDRESS: 307, 311, 315 HOLLY STREET

PROJECT BRIEF

APPLICABLE POLICY AND BYLAW

The project site falls under the R8 of the City of Nanaimo Zoning By-law No.4500, with base FAR of 1.25 FAR Bonus for UG Parking is 0.25 for a total of 1.50 FAR

Governing zoning by-laws, policies, and guidelines used include:

- R8 Multiple Family Residential District 2021
- General Development Permit Area Design Guidelines
- BCBC 2018
- Nanaimo- Parking By-Law 7266
- PART-7-Residential-Zones

The integration of these policies and guidelines is paramount to ensure high quality and sustainable development is achieved. As well as enhance the surrounding neighborhood by responding appropriately to the existing architectural character, scale of its surrounding buildings, and the consideration of the future densification of this area.

DESIGN RATIONALE

PROJECT DESCRIPTION

The proposed multi-family residential development aims to support the growth of the community as outlined in the city's urban planning policies.

This 4-storey building, designated as strata only apartment will house:

47 strata dwelling units, 5% of the units are to be provided with adaptability measures in place.

A good mix of studio units, and 1, 2, and 3-bedroom units are provided for a more dynamic mix of users.

The 2-Level basement houses the parking spaces for cars and bicycle requirements, bulk storage spaces, as well as other utility and service rooms.

Outdoor amenities will be provided with BBQ area, children's play areas, and outdoor seating areas for entertainment, recreation, and relaxation of end-users.

R E C E I V E D
DP1320
2023-OCT-06
Current Planning

CONTEXT

The development is located at 307, 311, 315 Holly Avenue, Nanaimo, BC.

The site is bounded by Rosehill Street on the North;

Holly Avenue on the East which will be the longer side of the property; There are single-detached residences on the West and South of the property.

The lot sits on a sloping site towards the South, thus splitting the building floor levels is proposed to reduce building height at the lower lot elevation.

The required setback on the West is 10.50m, providing ample space separation between the West of the building to the adjacent single detach home.

The required setback on the South is 3.00m. To provide good transition from single detached home to the proposed 4-storey building, the proposed setback is 3.6m with 4th floor further stepping back by 1.5 m.

The East setback is required to be 5.70m with 2.50m SRW for sidewalk providing wider boulevard along Holly Avenue.

North PL setback is 4.00m is required for flanking street Rosehill Street.

The combined lot size is approximately 2,026.49 sm (21,813.00 sf).

Currently, the immediate area is mainly residential with multi-residential and single-detached homes. Some commercial, recreational and institutional facilities are within the 300m radius of the site. Public transit and some commercial buildings along Terminal Ave N, is within walking distance from the property. Thus, in support of the future densification of this neighborhood, the proposed building will provide the necessary catalyst for further development of this area.

FORM AND CHARACTER

The set of guidelines in line with surrounding urban design scale and fabric, setbacks and building height were applied as the baseline of architectural design formation.

The façade follows the trendy west coast style, that uses earth colors of grays, browns, and white.

For the exterior finishes, a good mix of brick veneers primarily on the first two floor levels, James Hardie boards and planks in various shades of gray and tan-orange color as accent color. Hardie reveal trims will be used with trims matching the adjacent siding color.

These materials are relatively long lasting and has minimal maintenance.

The building mass is a simple rectangular 4-storey building with longer side facing Rosser Avenue. The floors are split-level to upper and lower floor levels due to the sloping site. The main entrance is located where the split of the level is proposed.

The simple rectangular mass' heaviness is punctured with large windows allowing more natural lighting and provide openness, thus reducing perceived heaviness of the building volume. Residents will have good outside views that respects privacy of neighboring properties and adjacent dwelling units.

To achieve a townhouse expression on the first 2 stories, delineation of the unit exterior façade are achieved by the introducing vertical dark gray column and parapet. It is countered by tan-range color column and parapet on the opposite side. Additional articulation such as the vertical slats on the portal, create point of interest that also serve as semi-screening. Gray Hardie planks provide further articulation by providing texture and visual contrasts against lighter gray color

The interior layout is straight forward.

A single corridor that runs north and south serves as the main circulation. Each floor level is served by an elevator for accessibility.

Large balconies provide more open spaces for individual units and take advantage of the good views and vantage points of the city and East side. These balconies along with the roof canopies also limit heat gain during summer days and protection to building envelope door openings.

On the west side, trellises will be installed on the wide opening of the driveway ramp and climbing plants will be planted to cover the concrete structure. This also provides further privacy between the proposed building and the adjacent property to the west.

LANDSCAPE CONCEPT

The building is setback from Holly Avenue allowing for boulevard and opportunities for more trees in combination with other shrubs and smaller plants appropriate for the area and the volume of soil available. Plant boxes may be added where needed to provide more soil volume for planting larger species of plants.

Stepped landscaping will be used specially for units facing Holly Avenue, to reduce scale and keep the building grounded.

Trellises on the west side will be planted with climbing/vining plants to reduce concrete façade and provide privacy screening between to and from the neighboring properties.

Roof deck amenity will house various activities, including seating spaces, and BBQ. Childrens playground will be accommodated on the South West of the property.

To provide more public spaces, a corner plaza is proposed on the corner of Rosehill Street and Holly Avenue (NE of the property) seating areas and appropriate planting can be provided.

Appropriate type and number trees will be added where possible to provide more privacy screening, reduce perceived building height.

VEHICULAR ACCESS, PEDESTRIAN CIRCULATION AND ACCESSIBILITY

The main entrance to the building is facing arterial road Holly Avenue.

Access to the 2-level basement parking will be at flanking road, Rosehill Street.

Pathways around the whole property is provided to allow pedestrian access for ground floor units.

Accessibility is carefully considered by providing the exterior and interior building some sloped floors of maximum 5% and elevator access to different floor levels. Entrance lobby located at sidewalk grade to minimize the use of steps and providing internal ramps to access the main floor. Handicapped parking space are situated near elevator on underground parking for easy access.

Basement parking and Bicycle storage are located on the basement levels.

The property is only walking distance to Terminal Avenue that has major public transit routes, making the place accessible for no-car owners.

SUSTAINABILITY

Green spaces and pedestrian oriented hardscape will be applied to reduce urban heat island effect.

The main flat roofs are to be provided with high albedo roofing materials and the addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer.

Water saving plumbing fixtures and water efficient landscape planters will be carefully chosen.

SAFETY

The project's access and circulation plan are in line with the general principles of the City's CPTED guidelines. The building configuration provides natural surveillance from the pedestrian traffic and allow for natural surveillance from the neighboring building. Parking entry and exit are clearly visible from the street.

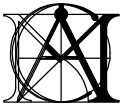
The parkade will be well-illuminated by lights to provide more visibility. Vehicular access points will be clearly demarcated to limit any point of conflict between vehicle drivers and pedestrians.

Residential entries are clearly defined. The lobbies are enclosed with safety vision glass to increase visibility and security, not to mention the additional layer of safety from entry vestibules. The residential townhouse units are elevated and gated.

Landscape design elements which include pavement treatments, landscaping and signage will be used to clearly identify private and common areas.

Incorporation of anti-graffiti coatings on walls wherever possible will be an additional measure.

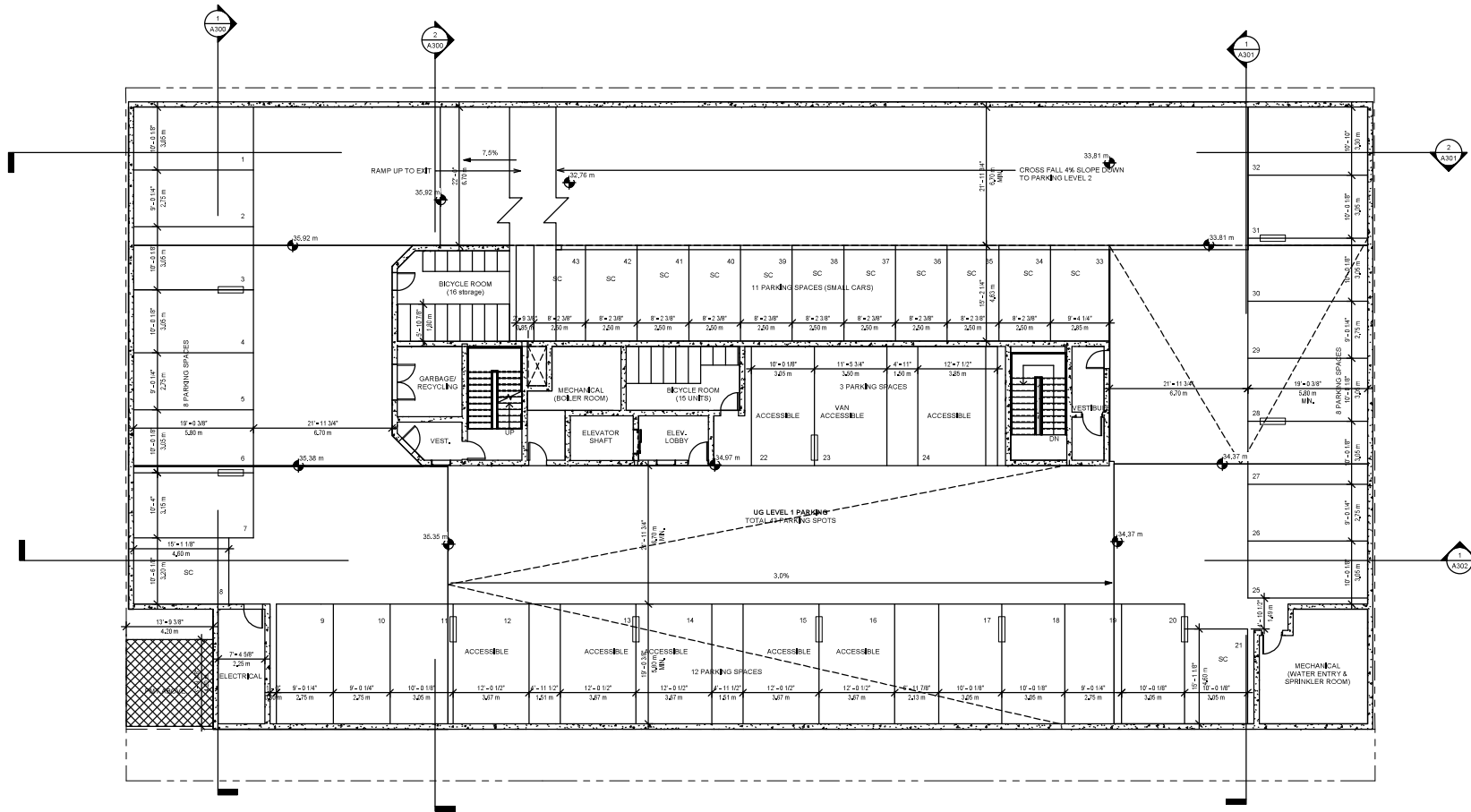
Outdoor lighting for safety and security purposes are strategically positioned in the landscaping plan.



**MATTHEW CHENG
ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3312
M: 604.649.0699
E: MATTHEW@MCAI.CA

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1 PARKING LEVEL 1
T: 100

*BY-LAW 8/6 PROJECTIONS INTO THE YARDS REQUIRE 1.5M FROM PL ON UG PARKING

LEVEL 1 PARKING:
13 SMALL CAR PARKING
8 ACCESSIBLE PARKING (1 VAN ACCESS)
22 STANDARD VEHICLE PARKING SPACES
43 TOTAL PARKING SPACES

No.	Date	Revision
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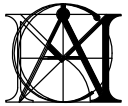
**PROPOSED 5-STORY APARTMENT WITH
2-LEVEL BASEMENT PARKING**
305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

PARKING LEVEL 1

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

A103

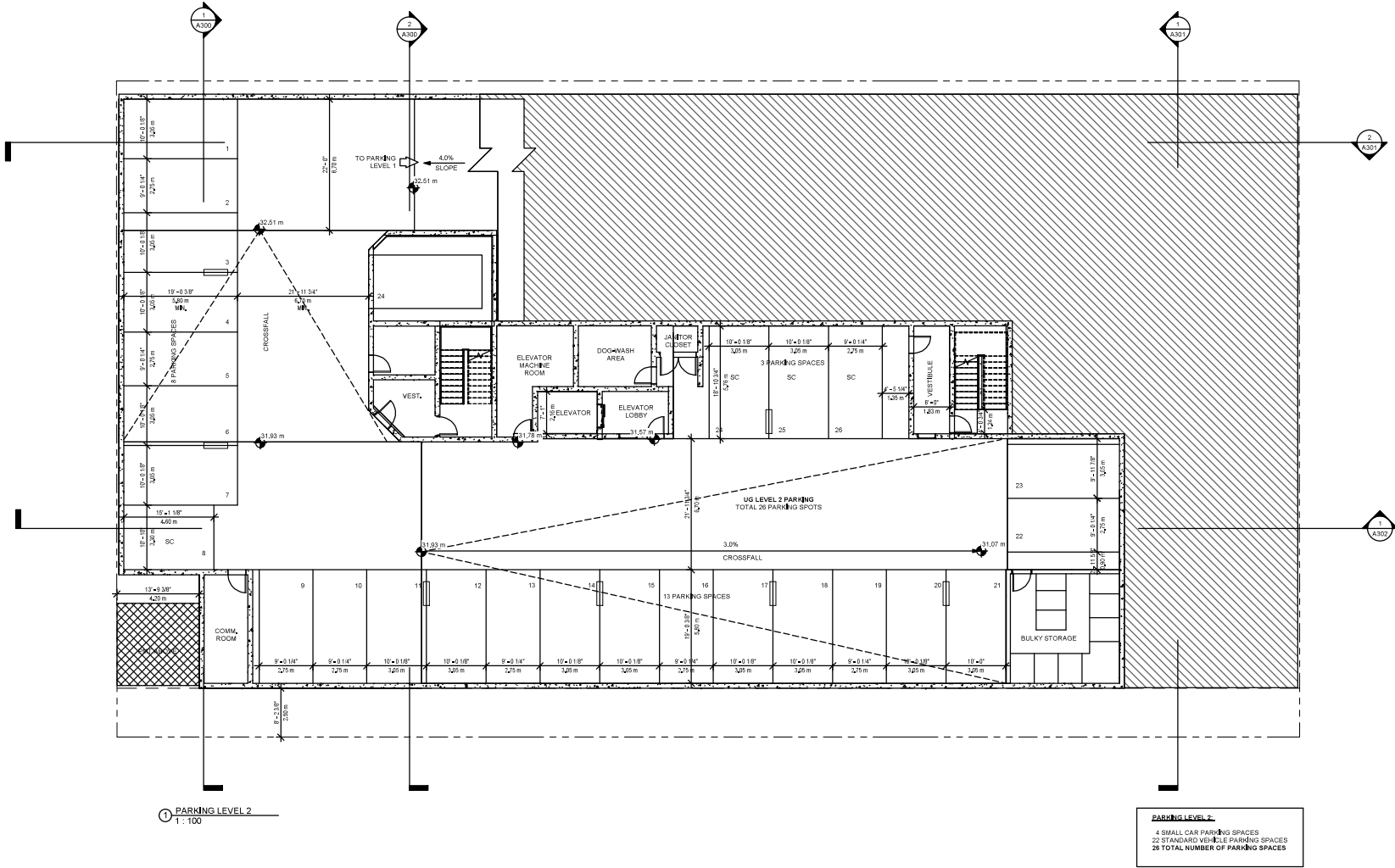
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UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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PROPOSED 5-STORY APARTMENT WITH
24-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO,
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PARKING LEVEL 2

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ARCHITECT INC**

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T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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FSR LEGEND

- 1 BR
- 1 BR + D
- 2 BR
- 3 BR
- COMMON AREA (FSR EXCLUSION)
- FSR Exclusion

FSR LEGEND

- 1 BR
- 1 BR + D
- 2 BR
- 3 BR
- COMMON AREA (FSR EXCLUSION)
- FSR Exclusion
- STUDIO

No.	Date	Revision
1	2023/07	Development Permit Application

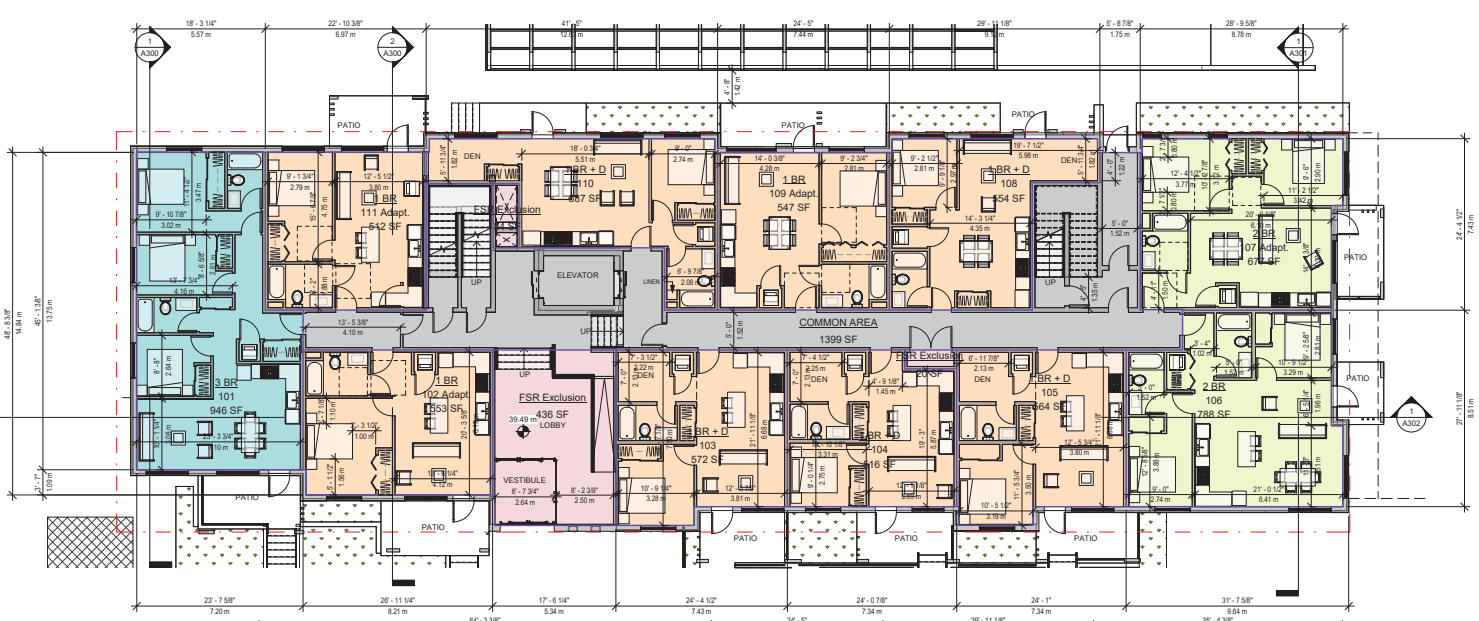
**PROPOSED 5-STORY APARTMENT WITH
2-LEVEL BASEMENT PARKING**
305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

**LEVEL 1 & TYP.
LEVEL 2-3 AREA
PLAN**

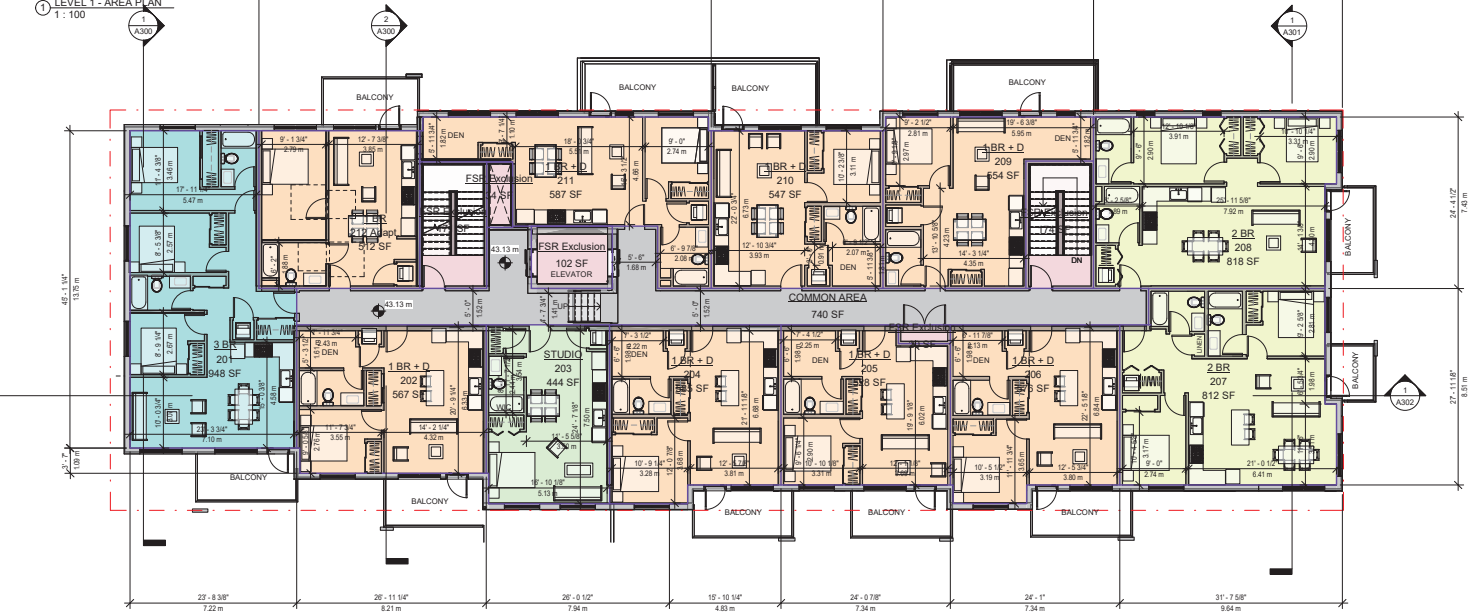
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1 LEVEL 1 - AREA PLAN
1:100



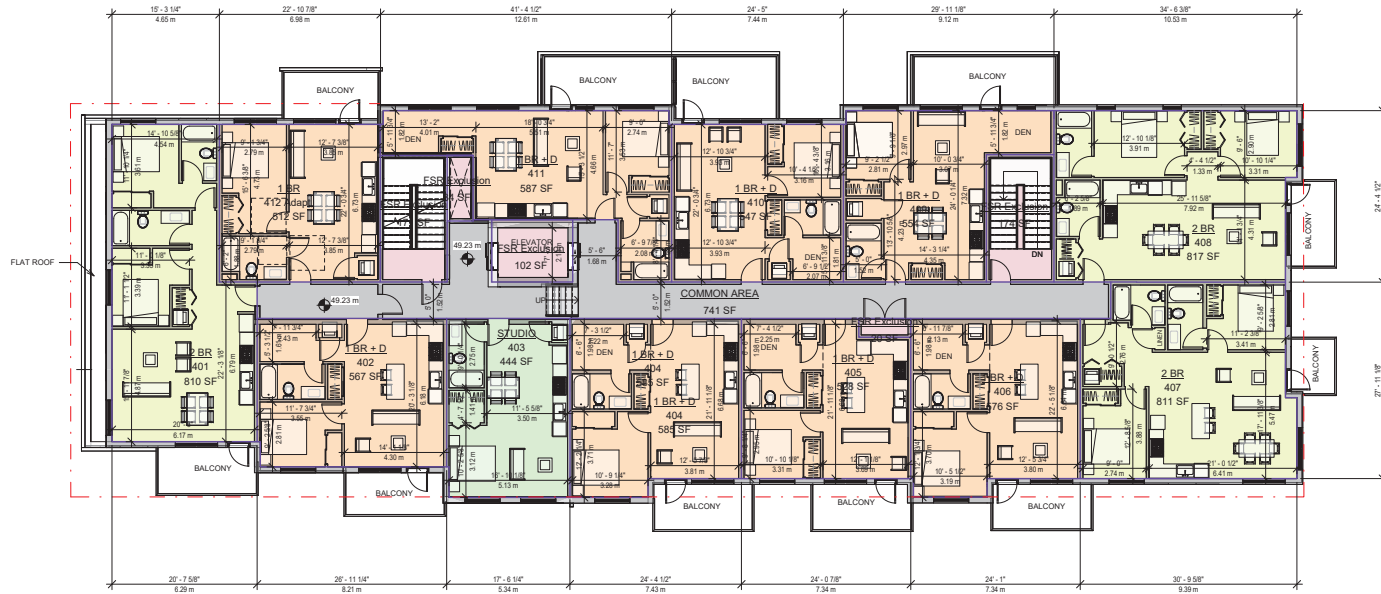
2 TYP. LEVEL 2-3 - AREA PLAN
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ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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① LEVEL 4 - AREA PLAN
1 : 100

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PROPOSED 5-STORY APARTMENT WITH
2-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO,
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LEVEL 4 AREA PLAN

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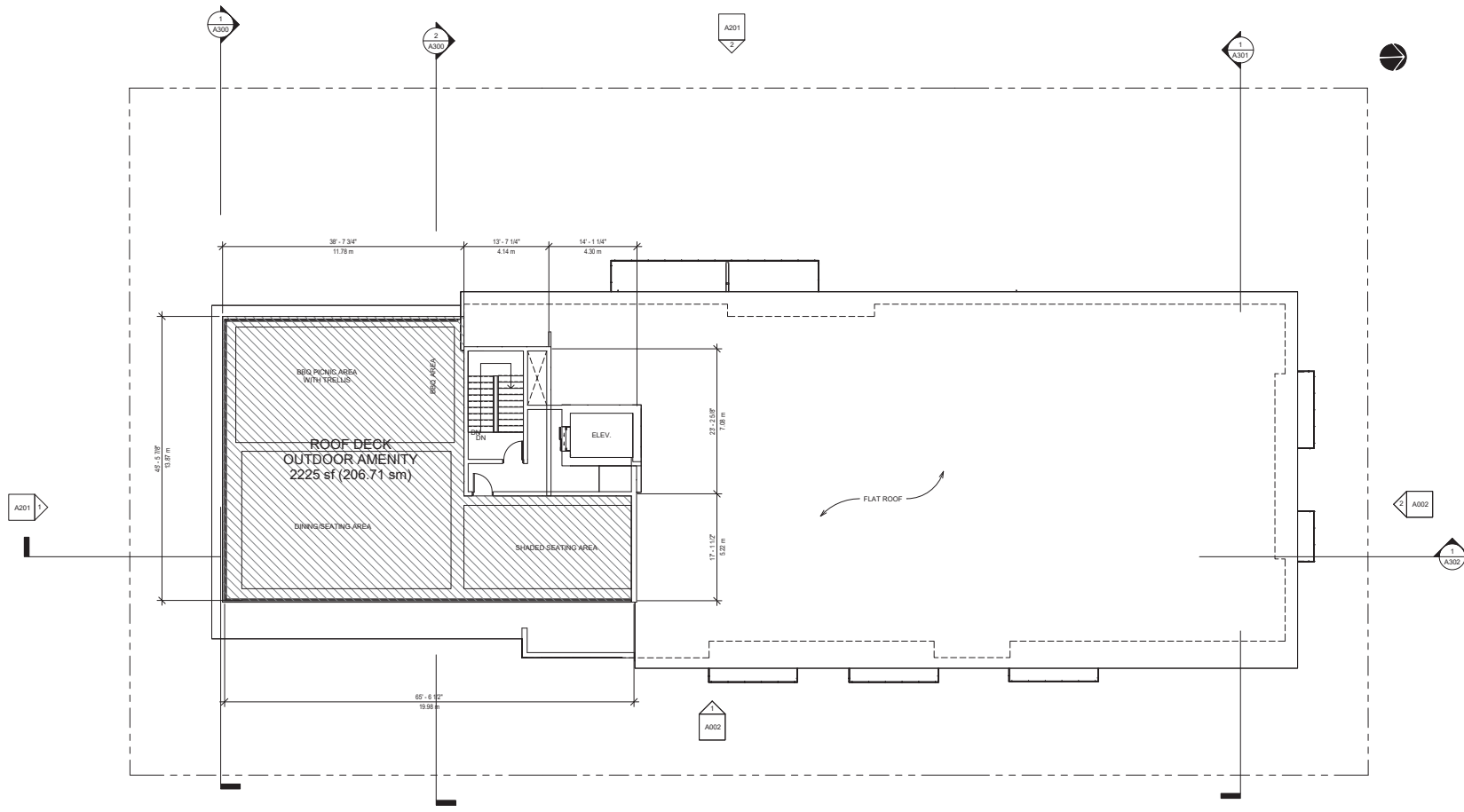
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UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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ROOF DECK PLAN
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ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0699
E: MATTHEW@MCAI.CA

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PROPOSED 5-STORY APARTMENT WITH
24-LEVEL BASEMENT PARKING

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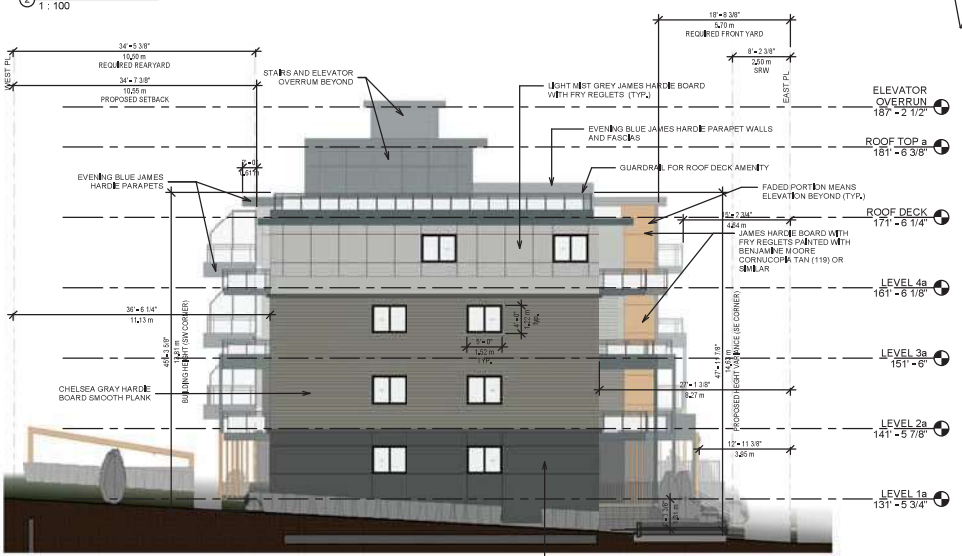
**SOUTH & WEST
ELEVATIONS**

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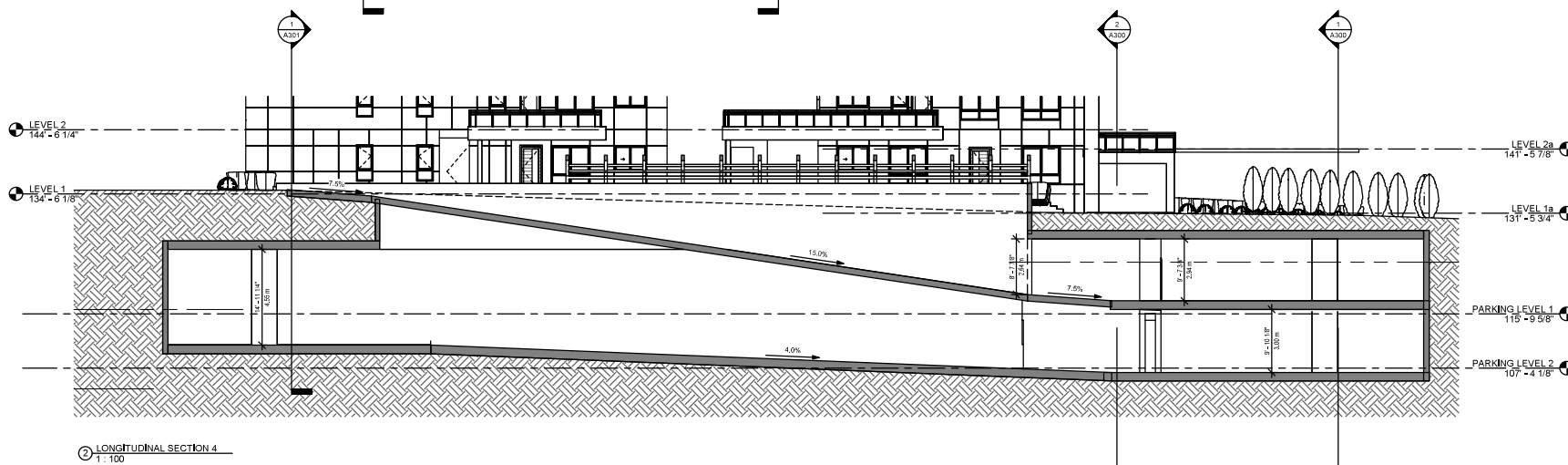
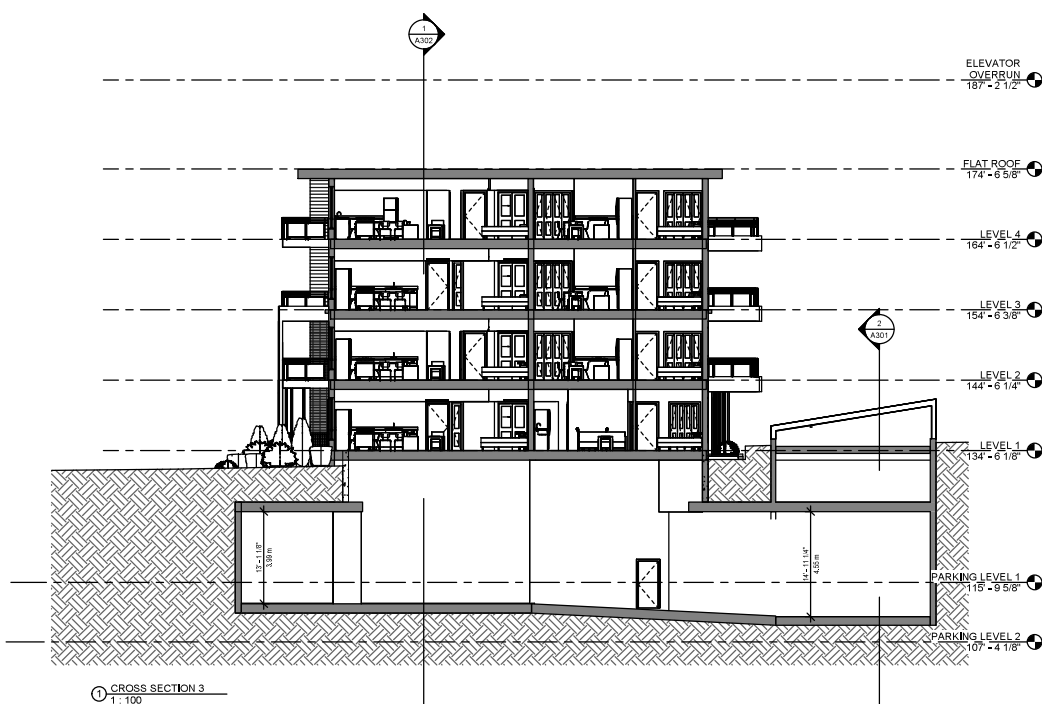
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**MATTHEW CHENG
ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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PROPOSED 5-STORY APARTMENT WITH
24-LEVEL BASEMENT PARKING
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SECTIONS 3 & 4

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MASSING VIEW FROM HOLLY STREET

CHELSEA GRAY
HARD BOARD
SMOOTH PLANK

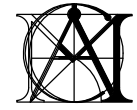
EVENING BLUE
HARD BOARD
SIKING WITH
FRY REGLETS

LIGHT MIST
HARD BOARD
SIKING WITH
FRY REGLETS

IRON GRAY
HARD BOARD
SIKING WITH
FRY REGLETS

BENJAMINE MOORE
CORNUCOPIA TAN
(119) OR SIMILAR

BLACK WINDOW
FRAMES



**MATTHEW CHENG
ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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BUILDING MASSING

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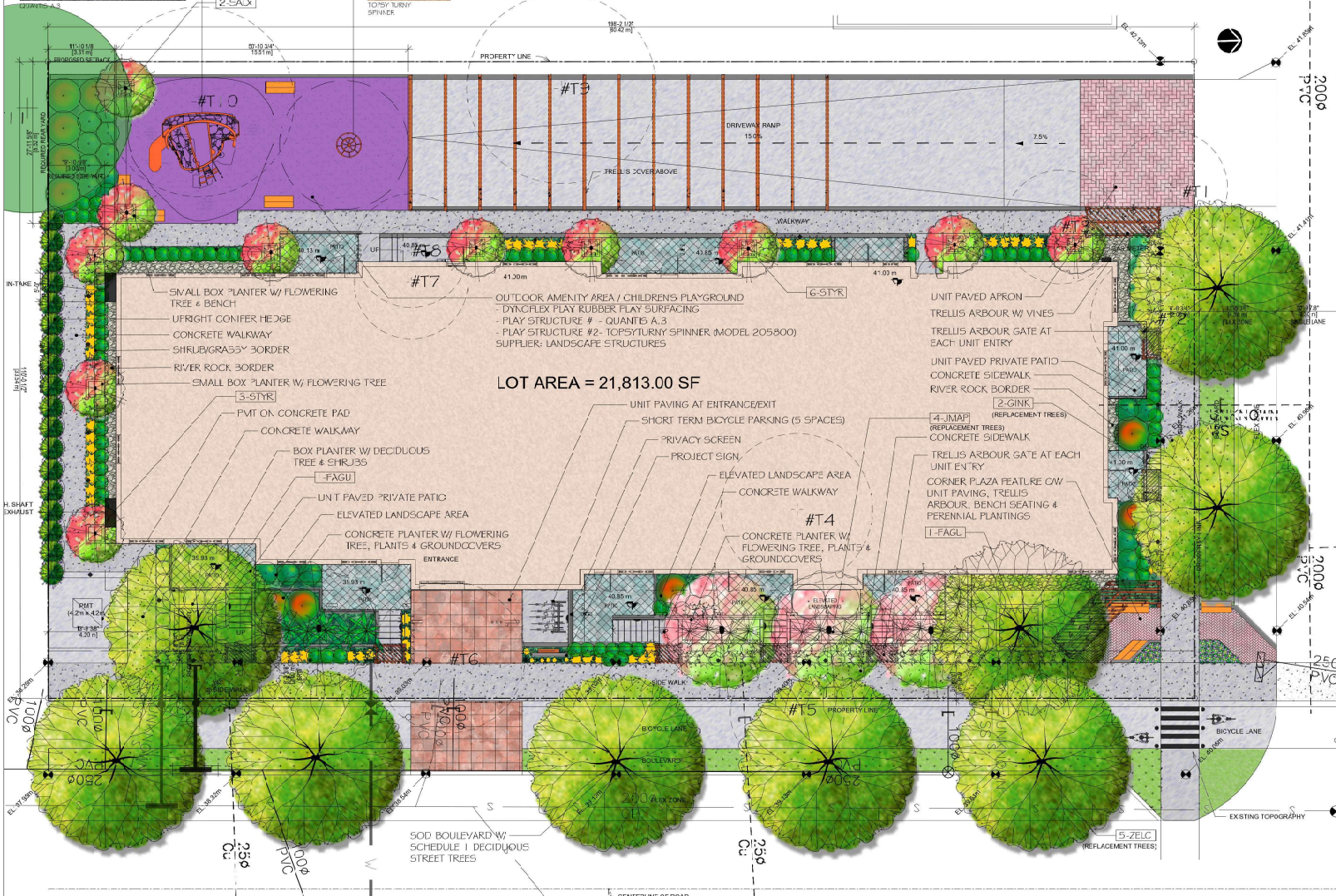
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MASSING VIEW FROM READ YARD



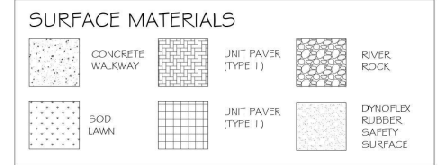
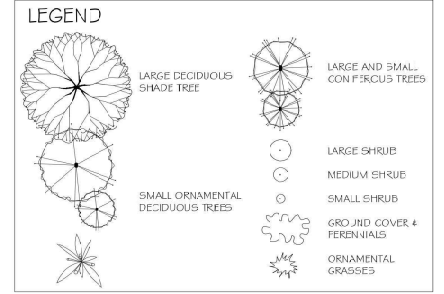
MASSING VIEW FROM CORNER



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees			
TRK	Mountain Tree	Pinus murrayana	7m Call
PAUJ	Columar Golden Birch	Populus alba var. 'Daisy's Gold'	6m Call
JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	5m Call
ZEK	Japanese Zelkova	Zelkova serrata	5m Call
STPK	Japanese Spindle	Styphelia japonica	5m Call
SAX	Hakuro Nishiki Weibee Tree	Bauhinia	#15 Foot
Large Shrubs			
PIER	Lily of the Valley Shrub	Persea japonica var. 'Forest Rose'	#7 Foot
STAR	Star Magnolia	Magnolia stellata var. 'Royal Star'	#7 Foot
LIU	Lily	Prunella vulgaris var. 'Sartana Double Blue'	#7 Foot
TRUJ	Trident Cedar	Thuja occidentalis var. '5 m upright'	2.5 m
JKVA	Japanese Knotweed	Rhododendron var. 'The Willows'	#7 Foot
WECO	Witch Hazel	Hamamelis	#7 Foot
Medium Shrubs			
ALST	Dear Dymos Bush	Syringia oblata var. 'Compendio'	#5 Foot
VACC	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderhead'	#2 Foot
MBFA	Rhododendron	Rhododendron var. 'Ugawag'	#2 Foot
MBE	Glossy Abelia	Abelia grandiflora var. 'Island Goddess'	#2 Foot
DUED	Dwarf Viburnum	Viburnum davidsonii	#2 Foot
MBE	Glossy Abelia	Abelia grandiflora var. 'Island Goddess'	#2 Foot
RECA	Reynolds Orange Blossom	Styphelia tetralix	#2 Foot
RECA	Reynolds Orange Blossom	Styphelia tetralix	#2 Foot
Small Shrubs			
DNY	Dear Lily of the Valley Shrub	Persea japonica var. 'Glenstar'	#2 Foot
RECF	Emerald Corymbus	Syringia fortunei var. 'Emerald & Gold'	#2 Foot
SARC	Sweetbox	Barosassa procumbens humilis	#2 Foot
AZAR	Evergreen Azalea	Azalea japonica var. 'Kampyo Pink'	#2 Foot
DMOR	Dwarf Rhododendron	Rhododendron var. 'Dwarf Ruby & Ice'	#2 Foot
HYD	Hydrangea	Hydrangea macrophylla var. 'Forever Pink'	#2 Foot
GARD	Granddaddy Plantain	Sedum spectabile var. 'Trost 'roof'	#2 Foot
BOU	Boston Bowwood	Salix sempervirens var. 'Winter Girl'	#2 Foot
Ground Covers			
DEAR	Dear Lily	Androsymbium nana var. 'Vanover Jade'	SF2
RECF	Emerald Corymbus	Syringia fortunei var. 'Emerald & Gold'	SF2
CONY	Lily of the Valley	Convallaria majalis	SF2
Grasses			
CFRO	Variegated sedge	Carex nemosa var. 'Ice Dance'	#2 Foot
KARL	Karl Foerster Grass	Calamagrostis autiflora var. 'Karl Foerster'	#2 Foot
INCA	Indian Grass	Hordeum jubatum	#2 Foot
Perennials			
HEUC	Scord Bells	Heuchera macrophylla var. 'Dragonlight Bronze'	SF2
LAJ	English Jasmine	Androsymbium nana var. 'Iceberg'	SF2
SCIZ	Scilla	Buzsanella coccinea var. 'Oregon Sunset'	SF2
SMSP	Scilla	Scilla sibirica var. 'Little Prince'	SF2
PECO	Peony	Paeonia officinalis var. 'Honor' (flapart white)	#2 Foot
Vines			
CEIN	Clintonia	Clintonia montana var. 'Blackheart & Shaded'	#7 Foot
QUAC	Star Jasmine	Yucca filamentosa	#5 Foot
ASMA	Asparagus	Asparagus	#7 Foot

Notes: - All landscape work to conform with B.C.S.L.A. / F.C.M.T.A. standards specifications.
- All areas to be irrigated with an automatic underground system.



REPLACEMENT TREE PLAN

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

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4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

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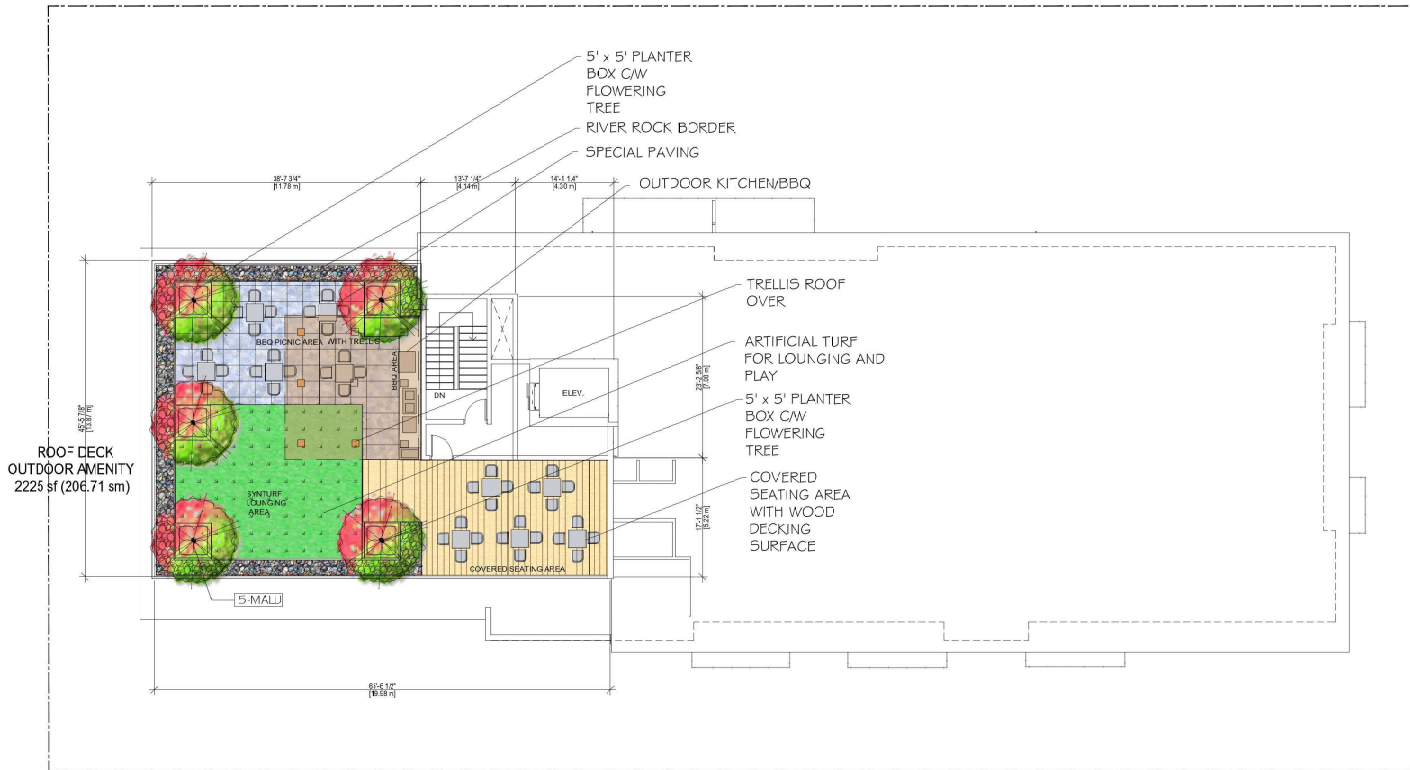
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NANAIMO, BC

CLIENT
Kensora Developers

REV. DATE	NUMBER	DESCRIPTION
08-25-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
09-11-23	2	ISSUE FOR DEVELOPER PERMIT

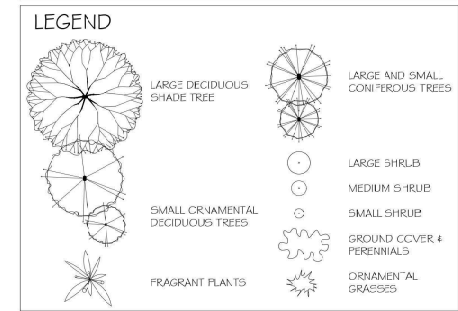
DATE: SEPTEMBER 11, 2023
SCALE: 1:100
LANDSCAPE CONCEPT PLAN
DRAWN BY: BF/RF

L1



Suggested Plant List				
	Key	Common Name	Latin Name	Size
Small Trees	MALL	Crabapple Tree	Malus var. 'Spring Snow'	5-m Call.
Large Shrubs	AB	Glossy Abelia	Abelia r. grandiflora	#2 Pot
Small Shrubs	DWFL	Dwarf Flano	Pieris japonica var. 'Dobtanka'	#1 Pot
	NAM	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Ground Covers	COTO	Trillium Cottonaster	Cottonaster damnen	#9P4 Pot
Perennials	ALP3	Rock Cress	Asplenium adnigrum var. 'Blue Canyon'	#9P5 Pot
# Grasses	CANX	Vinequated Sedge	Carex noronensis var. 'Vinequated'	#1 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.



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ARCH. STAMP

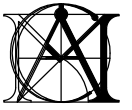
305, 311, 315 HOLLY AVENUE
 NANAIMO, BC

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 Kenmore Developers

REV. DATE	NUMBER	DESCRIPTION
08-25-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
09-11-23	2	ISSUE FOR DEVELOPMENT PERMITS

DATE: SEPTEMBER 11, 2023
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LANDSCAPE CONCEPT PLAN (ROOF)
 L1A



MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0699
E: MATTHEW@MCAI.CA

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1 SPRING EQUINOX 10AM
12" = 1'-0"



2 SPRING EQUINOX 12NN
12" = 1'-0"



3 SPRING EQUINOX 2PM
12" = 1'-0"



4 AUTUMN EQUINOX 10AM
12" = 1'-0"



5 AUTUMN EQUINOX 12NN
12" = 1'-0"



6 AUTUMN EQUINOX 2PM
12" = 1'-0"

No.	Date	Revision
1	20230907	Development Permit Application

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

SHADOW STUDY

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

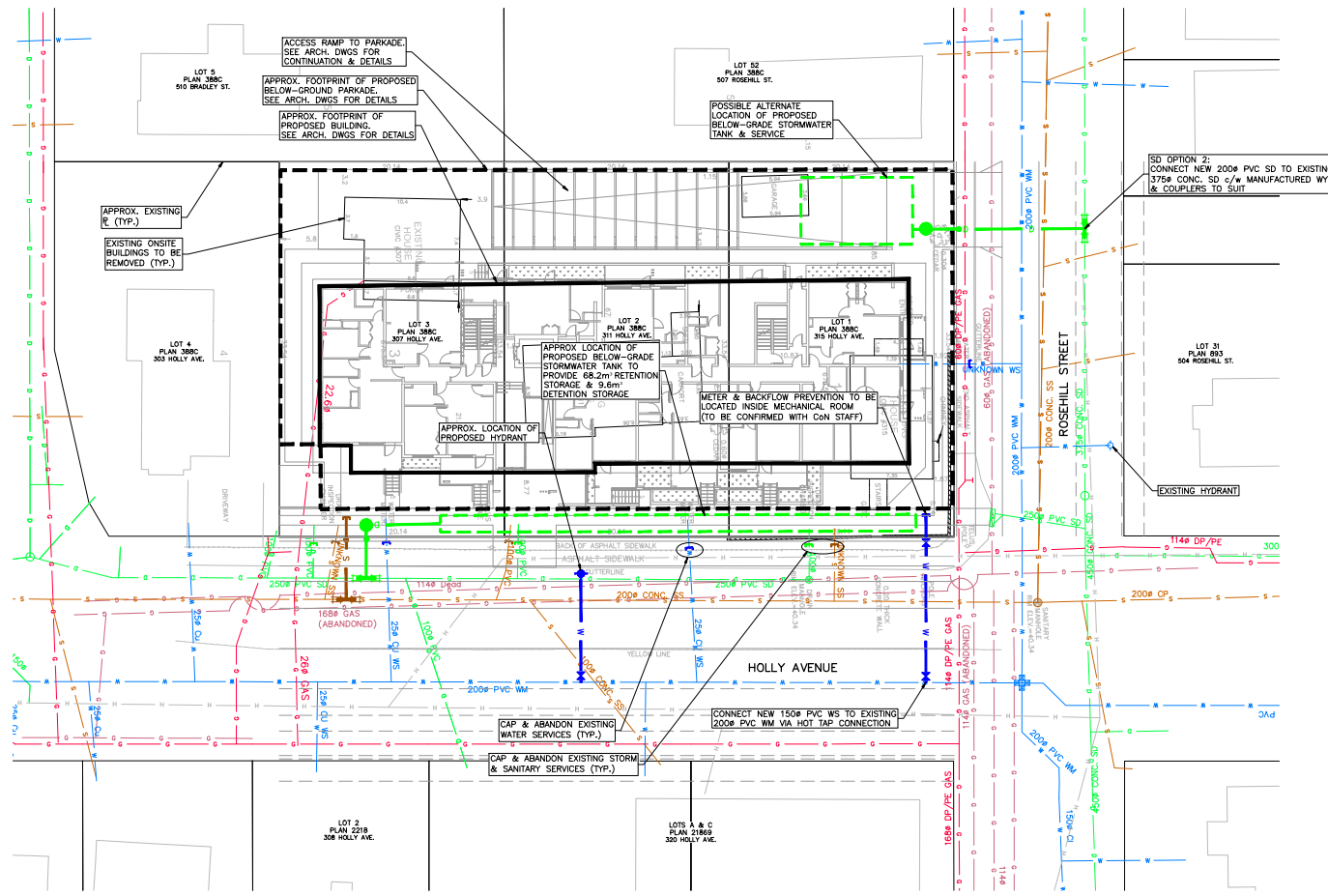
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Scale 12" = 1'-0"

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9/27/2023 4:33:07 PM

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ISSUES		
No.	DATE	ISSUED FOR
A	2023.08.10	COORDINATION
B	2023.09.21	DEVELOPMENT PERMIT
C	2023.10.04	DEVELOPMENT PERMIT

ISSUED FOR
DEVELOPMENT PERMIT

307, 311 & 315 HOLLY AVENUE

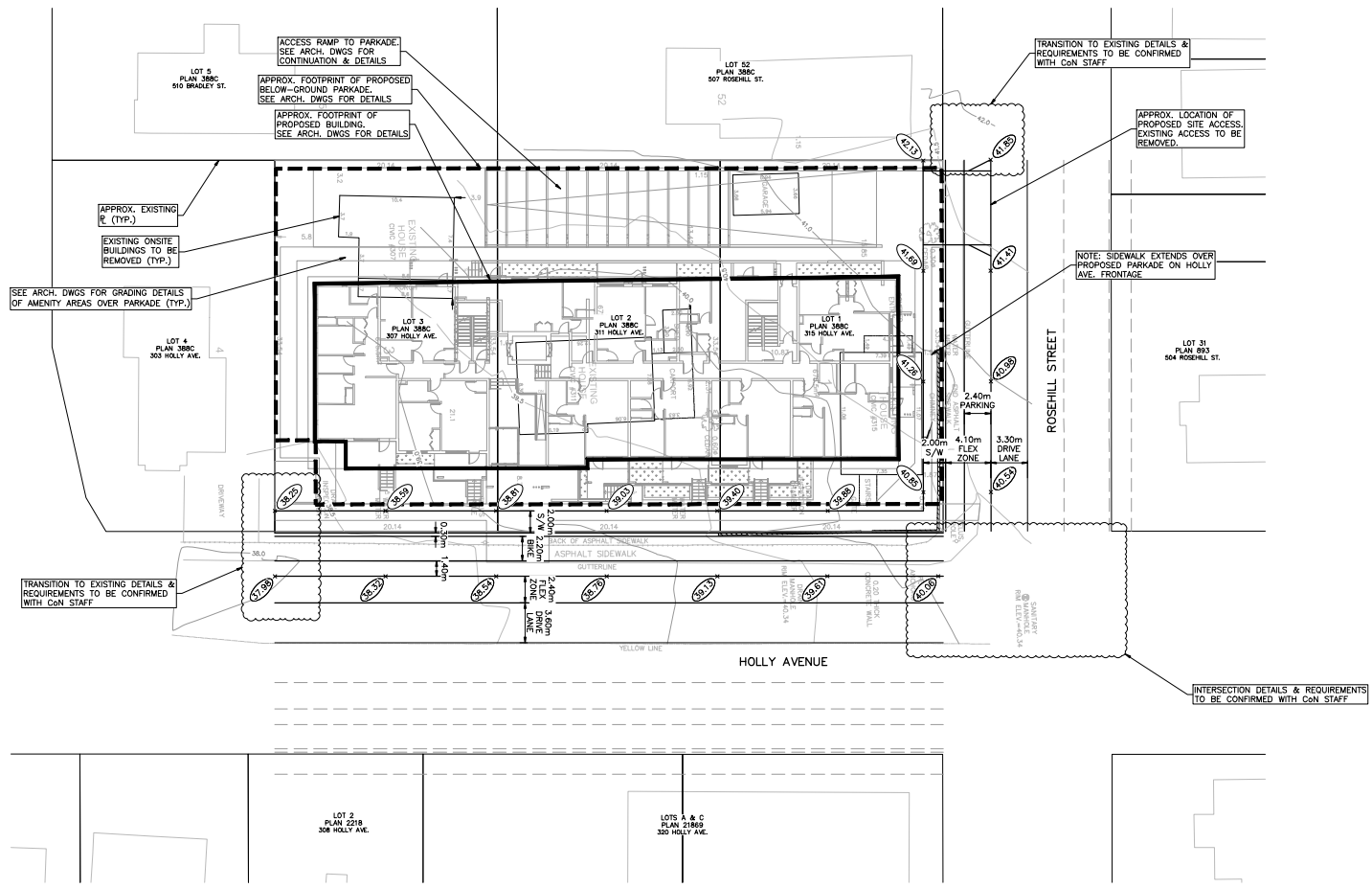
NANAIMO, BC
KENMORE DEVELOPERS

HEROLD ENGINEERING
3701 Shannon Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mitch@heroldengineering.com

SITE SERVICING PLAN

DESIGNED SMJ	ENGINEER'S SEAL M. J. HEROLD P. ENG. 4013
DESIGN REVIEW PGR	
DRAFTED SMJ	
DRAFTING REVIEW PGR	
PROJECT NO. 5890-002	
SCALE 1:1200 N=3/4"=1'	PERMIT NO.
HEL DRAWING NO. SK-1	REVISION 1 OF 2 C

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



ISSUES	NO.	DATE	ISSUED FOR
A		2023.08.10	COORDINATION
B		2023.09.21	DEVELOPMENT PERMIT
C		2023.10.04	DEVELOPMENT PERMIT

**ISSUED FOR
DEVELOPMENT PERMIT**

307, 311 & 315 HOLLY AVENUE

NANAIMO, BC

KENMORE DEVELOPERS

HEROLD ENGINEERING

3701 Shanton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: info@heroldeng.com

**SITE GRADING PLAN &
SURFACE WORKS**

DESIGNED SMJ	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED SMJ	
DRAFTING REVIEW PGR	
PROJECT NO. 5890-002	CLIENT DRAWING NO.
SCALE 1:1000	PERMIT NO.
DATE 10/2023	REVISION C

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