

4073 Old Slope Place

Design and Variance Rationales

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2K # 2408

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Design Rationale

Project Overview

Jingle Pot Industrial Park is a development of a multi-tenant industrial strata complex comprising three distinct, modern buildings on a strategically located triangular site at the corner of Old Slope Place and Mostar Road, adjacent to the Nanaimo Parkway. The design addresses significant site constraints, including a substantial grade change across the property, while adhering to the City of Nanaimo's Design Guidelines to deliver a high-quality, professional, and visually coherent industrial environment.

Building Summary	Accent Colour
Building A 11 industrial/commercial units, all with second-floor office space.	Red
Building B 12 industrial/commercial units (or 6 multi-level) with grade separation.	Blue
Building C Dedicated auto repair facility (6-bay workshop with offices).	Gold/ Orange

Design Principles and Intent

The overall design intent is to achieve a contemporary, durable, and highly functional industrial aesthetic that meets the stringent requirements of the City of Nanaimo's DPA7 (Nanaimo Parkway Design Guidelines) and DPA8 (Form and Character Guidelines).

Core Objectives:

Massing Mitigation (DPA8): To prevent the buildings from appearing as monolithic industrial structures, the long façades of Buildings A and B are broken down using rhythmic architectural articulation, distinct recesses, and contrasting, high-quality materials.

Aesthetics and Character (DPA8): The design uses a restrained, durable base palette of Natural and Dark Grey Tilt-up Concrete, punctuated by strategic, vibrant accent colours (Red, Blue, Gold/ Orange) at entry points to create a clear tenant identification.

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Enhanced Street Interface (DPA8): Buildings wherever possible are oriented to establish a strong, professional presence at street frontages, with generous, two-storey storefront glazing at the unit entries to promote a more commercial/office appearance at the pedestrian level.

Topography Integration: The design actively responds to the site's significant grade change, most notably with Building B, which utilizes bi-level access to service both the lower internal driveway and the upper parking lot, minimizing environmental disruption and maximizing site utility.

Environmental and Visual Buffering (DPA7): Comprehensive landscaping, including the retention of existing trees and the use of dense forest plantings along the site perimeter, is utilized to screen the industrial activities from public corridors (Nanaimo Parkway and Mostar Road), enhancing the urban tree canopy and contributing to a high-quality edge treatment.

Site Design (Form & Character Design Guidelines 2.1)

Natural Features, Habitats & Urban Tree Canopy (2.1.1)

Forested Perimeter: A generous planting of indigenous and complementary urban tree species, grounded in a lush Coastal Douglas fir understory define the edges of the parcel. This treatment of the landscape buffer maintains an informal, forested character that reinforces the Rural Parkway-Wooded guidelines for the Nanaimo Parkway, screens the development from adjacent parcels, and provides space to exceed replacement tree requirements for the development.

Connectivity and Mobility (2.1.2)

Clear Pedestrian System: The site design separates vehicular and pedestrian routes. Dedicated sidewalks connect the parking lots and main entrances. Multi use paths are proposed on Old Slope Place and a pedestrian connection to Mostar Road, prioritizing pedestrian and biker's safety and connectivity to adjacent street and trails.

Accessibility: The design accounts for the steep grade change by utilizing Building B's bi-level access, ensuring that accessible parking and pathways are provided on both the upper and lower levels, compliant with Universal Design principles.

Access, Parking & Loading Areas (2.1.3)

Clarity and Efficiency: The layout features clearly defined vehicular access and circulation. Parking Lots efficiently serve their respective building entrances.

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Response to Topography: The unique bi-level access of Building B is an elegant solution to the site's challenging grade, creating two separate, functional access/parking zones without requiring excessive grading or retaining walls.

Open Space and Amenity Areas (2.1.4)

Gathering Space: A small gathering space is positioned on a natural bench beside building B. Seating is surrounded by trees and a layered forest understory to create a sense of immersion in nature, and low-level bollard lighting is provided for safety, comfort and security.

Crime Prevention Through Environmental Design (2.1.5)

Visibility and Surveillance: The extensive use of glazing at the front of the units allows for natural surveillance over the parking lots and entrances.

Lighting: All lighting is strategically positioned to eliminate dark corners and shadowy areas, enhancing safety and security while limiting light trespass and glare onto adjacent properties.

Building Design (2.2)

High Performance Buildings (2.2.1)

High Performance Materials: The primary structural and finish material is insulated tilt-up concrete. This material inherently offers high thermal mass, contributing significantly to long-term energy performance by moderating interior temperatures and reducing heating/cooling loads.

Durability and Longevity: The selection of high-quality insulated tilt-up concrete panels and industrial-grade aluminum composite panels ensures a robust, low-maintenance building lifespan.

Mechanical, Electrical & Plumbing Systems (2.2.2)

Rooftop Equipment: All rooftop mechanical equipment will be surrounded by parapet extensions and centered on the roof, making them invisible from most angles.

Bird Friendly Design (2.2.3)

Dampen Reflections: The design incorporates storefront glazing at human-scale entry points, particularly for the two-storey units in Buildings A and B, that are set back to provide rain protection but also creates shade that dampens reflections.

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Landscape Reflections: Landscaping islands were placed strategically at appropriate distances from glass, to reduce reflections.

Street Interface Compliance (2.3)

Building Orientation (2.3.1)

Positive Street Presence: Buildings A and C are oriented to face and articulate the corner of the site, establishing a clear visual gateway. Building A runs perpendicular to Old Slope Place, presenting its articulated side façade directly to the street. Building C, being a dedicated commercial repair facility, occupies the end corner, with its main commercial entrance highlighted as you enter its parking lot.

Building B: Although setback due to site grade, Building B's long façade and side are highly articulated to maintain visual interest from the adjacent approach roads, fulfilling the requirements of the DPA7 guidelines.

Facade Articulation and Massing (2.3.2)

Rhythmic Segmentation: For the multi-tenant buildings (A and B), the façade is broken down into a clear, repetitive rhythm that corresponds to the individual unit bays. This is achieved through:

- **Vertical Recess:** Slight recesses in the concrete structure define the boundary between units.
- **Material Contrast:** The application of vibrant red and blue metal composite panels at the entry recesses and soffits contrasts sharply with the muted natural grey and dark grey concrete base, emphasizing individual unit identity and breaking up the mass

Fenestration: The two-storey height of the storefront glazing for the main entrance and the upper-level office windows provides transparency and human scale, minimizing the apparent bulk of the industrial tilt-up walls.

Materials and Colour (2.3.3)

Material Quality: The primary use of durable, non-combustible Tilt-up Concrete ensures a consistent, high-end, maintenance-friendly finish across the park.

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Accent Colour Palette: The design employs strategic, limited areas of vibrant accent colours (Red, Blue, Gold/ Orange). These bold colours are reserved exclusively for entry frames, soffits, and architectural highlights, providing necessary wayfinding and unique identity without overwhelming the visual environment.

Landscape Design (2.4)



Multi-Functional Landscapes (2.4.1)

Best Management Practices: Planted areas throughout the site are prepared with 450mm of soil, creating extensive absorbent landscaping to retain rainwater on site. Where conditions allow, portions of parking stalls beyond wheel stops are treated with low-level landscaping for permeability and to moderate the visual expanse of parking areas.

Natural Features and Placemaking: Where possible, areas outside the development footprint are retained as natural landscape or are restored to a Coastal Douglas fir forest and understory ecosystem, reinforcing a local sense of place and recreating a character reflective of the natural landscape.

Durable Materials: Benches are constructed of concrete for durability and finished with wood for more comfortable seating and to add a warm, natural character to furnishings.

Rest Areas: The gathering space described in section 2.1.4 is provided as a rest area for employees, clients and other users of the site.

Thriving Landscapes (2.4.2)

Species selection and location: All species are selected to be suitable to the microclimate unique to their location, whether exposed to the sun, shaded by existing trees or buildings, or adjacent to parking areas or pathways. Species are predominantly indigenous, with some complimentary ornamental species that can succeed in constrained environments, offer visual interest or provide value to pollinators, birds or other biodiversity. The Plant List provided on Sheet L2.04 details all proposed plant species, identifying native and non-native species.

Vegetated Screens: The perimeter of the site is generously planted with trees, providing a more naturalized appearance from adjacent streets and neighbouring parcels. Retaining walls within the development are planted with species that cascade over from above or provide screening from below.

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Retained Trees & Replacement Trees: Where possible, existing trees are retained and protected through the development process with appropriate tree protection fencing. With a parcel area of 1.03 hectares, 103 replacement trees are required. 142 trees are proposed.

Waste Management Enclosures (2.4.3)

Fully enclosed: Waste management enclosures are fully enclosed and designed to complement the proposed architecture. They are screened with vegetation or embedded into the landscape and surrounded by retaining structures.

Appropriately Sized & Located: Waste management enclosures are located away from pedestrian routes where access by waste collection vehicles is safe and efficient. Each waste enclosure is sized to permit three waste streams and provide adequate capacity for the scale of the development.

Site & Building Lighting (2.4.4)

Landscape Lighting: In addition to architecture mounted lighting, exterior landscape lighting is provided with a combination of bollards along paths and recessed lights integrated into walls. These provide downward directed lighting to preserve the night sky and accentuate landscape features. All exterior lighting is proposed to be high efficiency LED lighting.

Industrial Lands Compliance (3.6)

The design and material specification ensures this industrial development presents a high-quality, contemporary image that contributes positively to the area, consistent with the specific requirements for Industrial Lands development.

Façade Quality and Appearance: The use of Tilt-up Concrete as the dominant building material, combined with precise articulation and the use of Metal Composite Panels as accent finishes, elevates the appearance beyond typical utilitarian industrial standards. This ensures that the buildings maintain a professional, clean, and modern look.

Screening of Unattractive Elements: Consistent with DPA requirements, all utility, service, and storage functions are fully mitigated:

- **MEP Equipment:** As detailed in 2.2.2, all rooftop mechanical equipment is architecturally screened by parapet extensions and centered on the roofs.

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- **Service Areas:** Loading bays and secondary service entrances are placed on the least visible façades, away from the Old Slope Place frontage.
- **Garbage:** The main garbage enclosure is sunk into the ground, screened by landscaping, and walls, to minimize its visibility from Mostar Road, the secondary garbage enclosure is also screened by landscaping and walls.

Employee Amenities and Quality of Space: As detailed in 2.1.4, a small gathering space is positioned on a natural bench beside building B.

Flexibility and Adaptability: The design incorporates flexibility for future commercial uses, allowing the industrial park to adapt to market needs:

Optional Storefronts: The design of the ground floor in Building A and the lower level of Building B includes the option for storefront replacement if a tenant takes more than one bay, facilitating conversion to more commercially intensive uses.

Nanaimo Parkway Design Guidelines & Mostar Road Node (DPA7)

The development is located adjacent to the Nanaimo Parkway right-of-way and is subject to both the general guidelines for the Rural Parkway - Wooded character zone and the specific requirements for the Mostar Road Node.

Rural Parkway – Wooded: Character and Tree Protection Zones

Tree Protection Zone: A 7.5-metre buffer area is in a covenant on title, ensuring that no buildings or structures compromise the long-term survival of the identified trees (over 100mm caliper). Site grading and construction were carefully managed to protect this area.

Wooded Character: Landscaping within both zones retains and enhances the existing wooded character through the retention of trees and the use of dense forest plantings composed of native, indigenous species (refer to Landscape Drawings).

Access, Linkages, and Screening

Direct Access: The design ensures no direct access is required or provided to or from the Nanaimo Parkway/ Mostar Road. The site is accessed solely from Old Slope Place.

Screening Open Storage and Garbage: All loading areas and the garbage enclosures are screened from view from the Parkway using forest plantings and low walls.

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Fencing (Chain Link): The required security barrier (Chain Link Security) is used only where necessary. The posts and fencing are specified as flat black in colour to visually blend with the darker, wooded background, and the fence-line is integrated with landscaping to allow for a 'feathered' and fragmented forest edge.

Signage and Acoustics

Signage: The proposed entry signage and unit signs are oriented to Old Slope Place, not the Parkway. No pylon, billboard, or animated signage is proposed.

Acoustics: Although this is industrial/commercial development, the design includes measures to mitigate noise impact toward the Parkway and surrounding areas.

Mostar Road Node Specific Compliance

The design fully addresses the requirements specific to the Mostar Road Node:

- **Extension of Rural Parkway Guidelines:** The design adheres to the requirement that the Rural Parkway-Wooded Guidelines be extended continuously through this intersection area. This is confirmed by the deep natural buffers, tree retention, and coniferous-dominant planting strategy applied to the site's street perimeter, including the boundary closest to Mostar Road.
- **Access Restriction:** The development takes access solely from Old Slope Place and has no direct access to Mostar Road, ensuring full compliance with the strict access restrictions (250.0m setback from the intersection).

Site and Building Lighting

Site lighting is designed to meet safety and security requirements while minimizing light trespass and glare onto adjacent properties and the Nanaimo Parkway corridor.

Lighting Types:

- **Bollard Lighting:** Used along pedestrian pathways and key entrance areas to provide low-level, human-scale lighting that is effective but not overpowering.
- **Pole Lighting:** Used in the main parking lot for general security and vehicular circulation. These fixtures will be full cut-off to direct light downward and prevent sky-glow.

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- **Integrated Lighting:** Integrated into the building façades, soffits and retaining walls to accentuate architectural features and provide ambient light for unit entries and walkways.

Energy Efficiency: All exterior lighting fixtures will be energy-efficient LEDs, consistent with modern environmental standards.

Building Finish Materials

The material selection is based on durability, low maintenance, and a modern industrial aesthetic.

Material	Colour(s)	Application and Rationale
Tilt-up Concrete	Natural Grey (TC1) and Dark Grey (TC2)	Primary structural and finish material, providing a robust, long-lasting, and fire-resistant base. The contrasting shades are used for massing breaks.
Metal Composite Panel	Neon Red (MP1), Bowtie Blue (MP2), Colorado Gold (MP3)	Used as accent elements at primary entry points and soffits. These bright, clean colours clearly delineate individual units and provide the required visual interest and tenant identity.
Glazing	Anodized Aluminum Frame (Black Anodized)	Extensive use of clear storefront glazing to maximize natural light into the office areas and promote a professional, commercial-like feel at grade.
Entry Doors	Powder Coated Aluminum (Matching MP1/MP2)	Custom-coloured doors matching the unit's accent theme (Red for A, Blue for B) to provide high-contrast and clear identification of the human-scale entry points.

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Variance Rationale

Landscape Buffers

Requirement:

- The minimum landscape buffer width shall be 3.0m.

Variance Proposed:

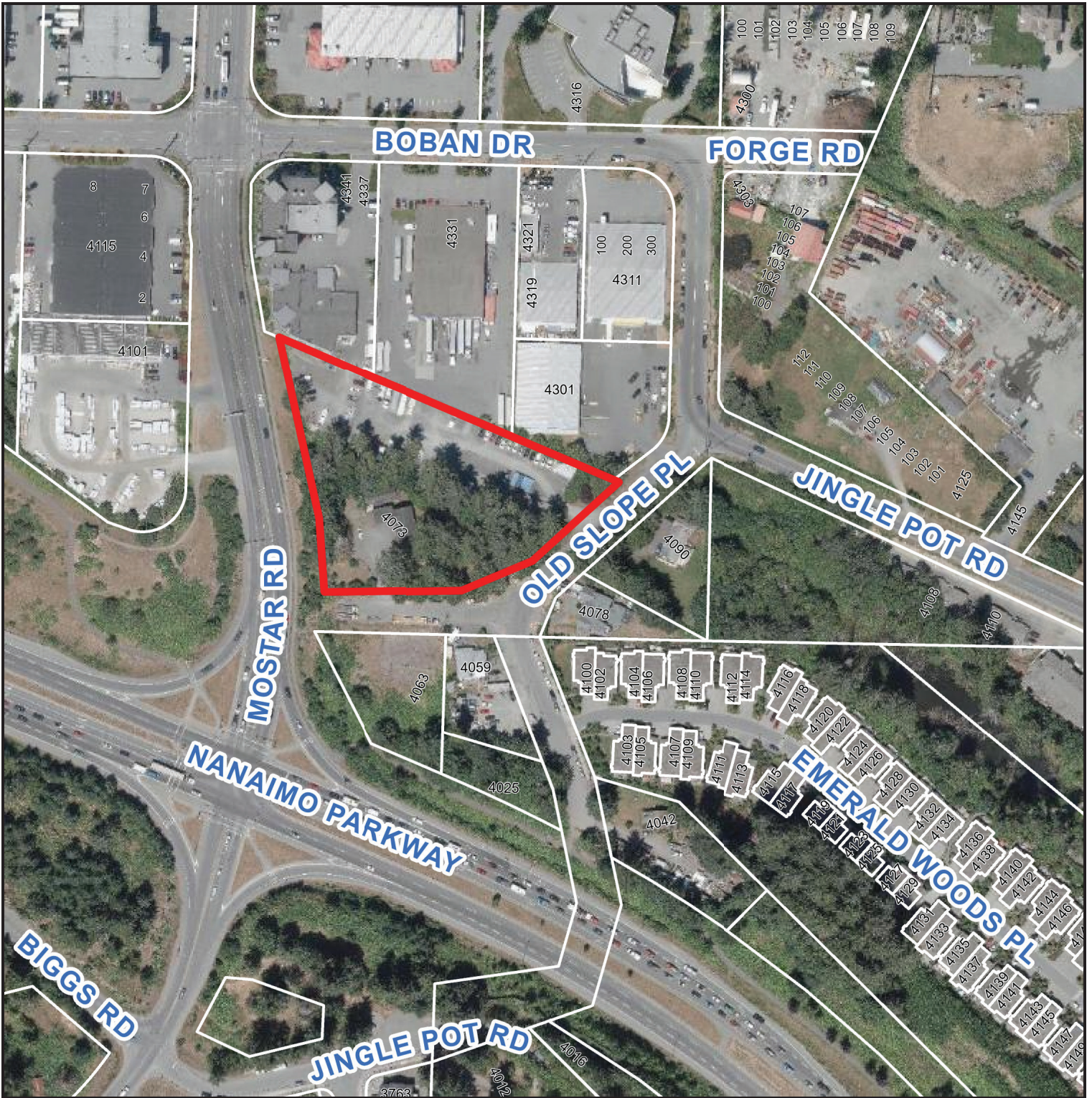
- Landscape Buffer: 1.8m, a variance of 1.20m.
- This only applies to the main garbage enclosure and parking stall #64

We propose a reduction in the Landscape Buffer for the following reasons:

- All adjacent land uses are identical I2 – Light Industrial.
- A generous planting of indigenous and complementary urban tree species, grounded in a lush Coastal Douglas fir understory provides a dense forested perimeter.
- The garbage enclosure is partially sunk into the ground, making it less visible from Mostar Road.
- The garbage enclosure is located in a functional zone (service/parking lot) away from the primary Old Slope Place street frontage. The impact on the overall design character is negligible.
- Challenging triangular lot shape and the need to maintain minimum functionality.
- Grade challenges while minimizing blasting.

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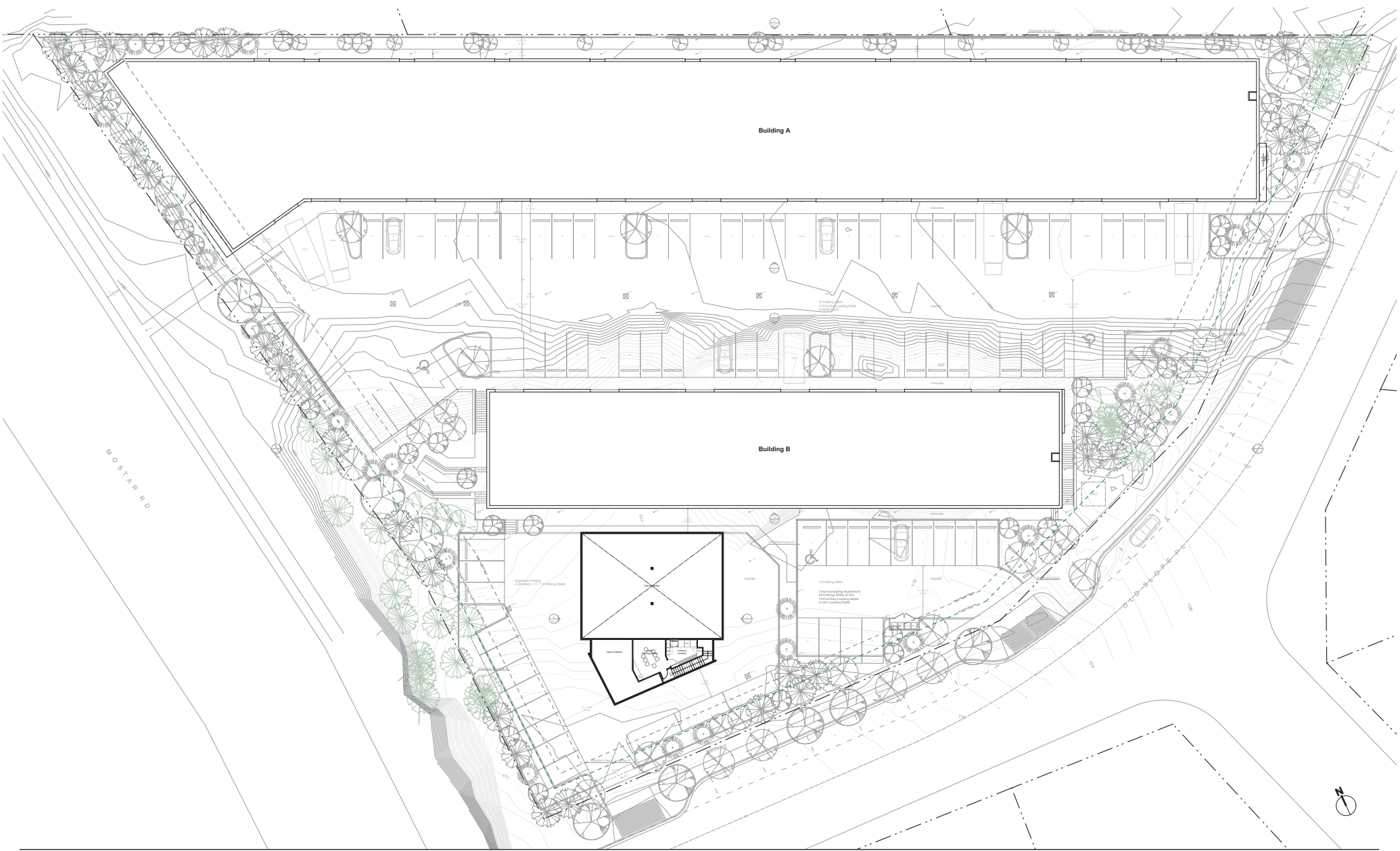
AERIAL PHOTO



 4073 OLD SLOPE PLACE









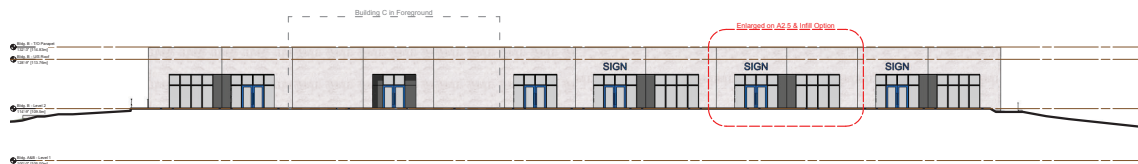
1 Building A Front Elevation (South West)



2 Building A Rear Elevation (North East)



3 Building B Lower Driveway Front Elevation (North East)

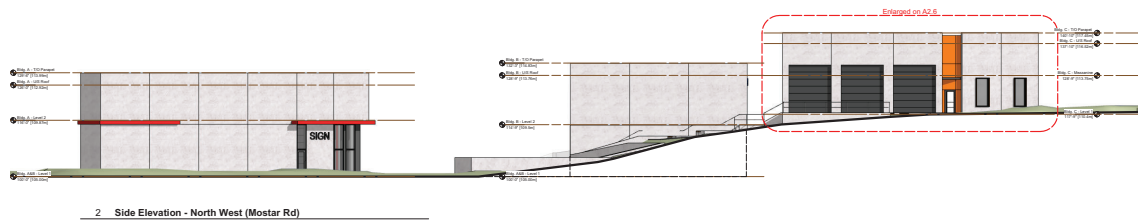
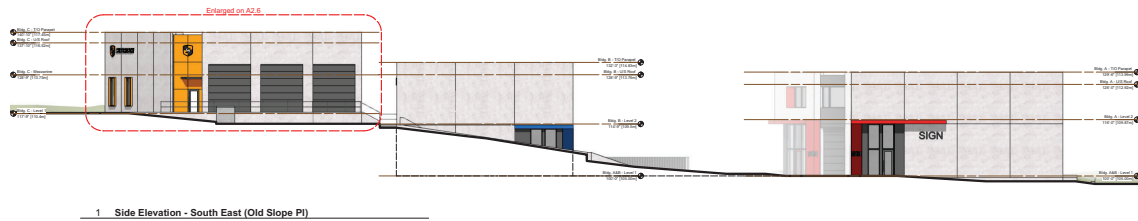


4 Building B Upper Driveway Front Elevation (South West)

Exterior Finishes

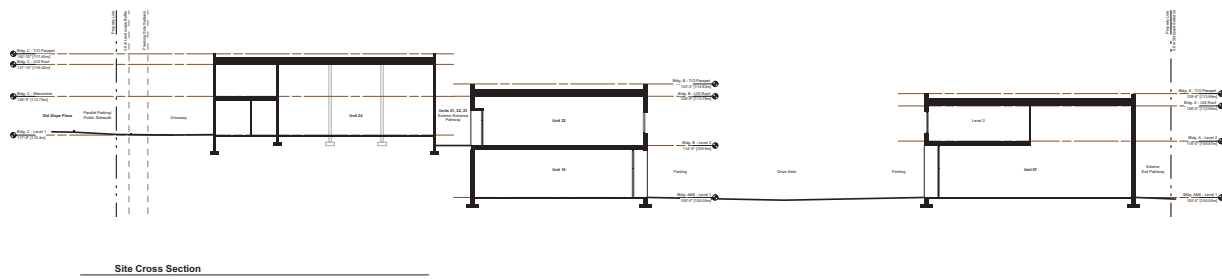
- MP1 Metal Composite Panel - Alucobond Neon Red
- MP2 Metal Composite Panel - Alucobond Bowie Blue II
- MP3 Metal Composite Panel - Alucobond Colorado Gold
- TC1 Tilt-up Concrete Natural Grey
- TC2 Painted Tilt-up Concrete Dark Grey
- AA1 Anodized Aluminum Window Frame Black Anodized
- PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1)
- PC2 Powder Coated Aluminum Window Frame Match Bowie Blue II (MP2)

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Exterior Finishes

- MP1 Metal Composite Panel - Alucobond Neon Red
- MP2 Metal Composite Panel - Alucobond Bowie Blue II
- MP3 Metal Composite Panel - Alucobond Colorado Gold
- TC1 Tilt-up Concrete Natural Grey
- TC2 Painted Tilt-up Concrete Dark Grey
- AA1 Anodized Aluminum Window Frame Black Anodized
- PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1)
- PC2 Powder Coated Aluminum Window Frame Match Bowie Blue II (MP2)

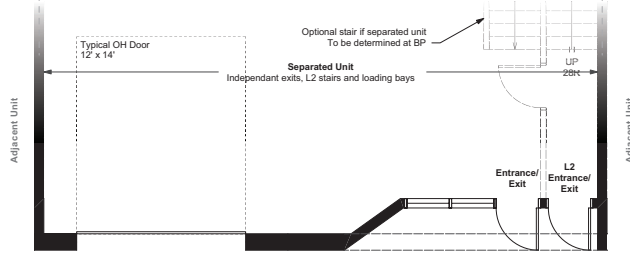


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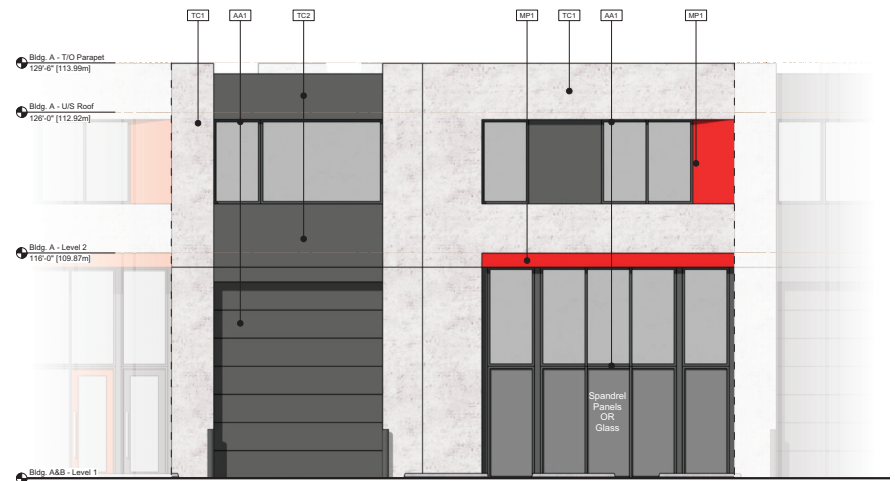




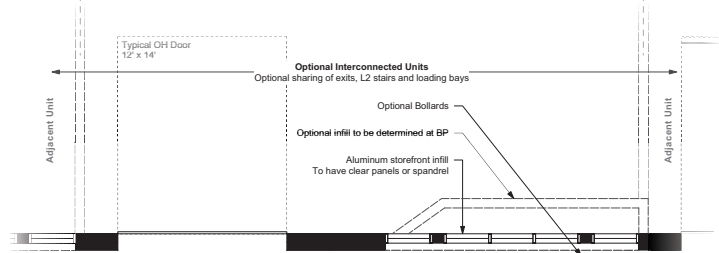
Building A Typical Unit Elevation



Building A Typical Unit Plan



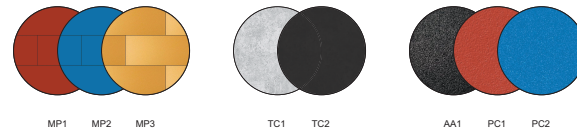
Building A Infill Unit Elevation



Building A Infill Unit Plan
Net Area increases 3.8m² (4.11z) per Unit (included in Coverage)

Exterior Finishes

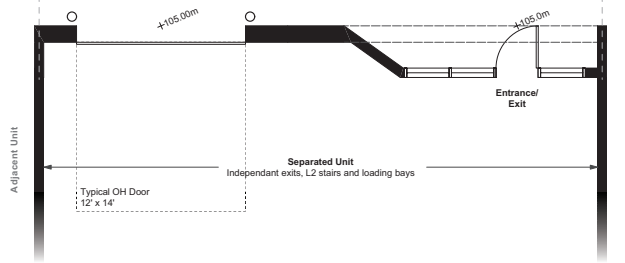
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| MP1 Metal Composite Panel - Alucobond Neon Red | TC1 Tilt-up Concrete Natural Grey | AA1 Anodized Aluminum Window Frame Black Anodized |
| MP2 Metal Composite Panel - Alucobond Bowtie Blue II | TC2 Painted Tilt-up Concrete Dark Grey | PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1) |
| MP3 Metal Composite Panel - Alucobond Colorado Gold | | PC2 Powder Coated Aluminum Window Frame Match Bowtie Blue II (MP2) |



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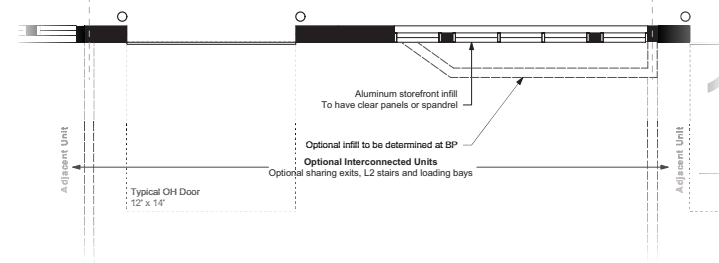
Building B Typical Lower Unit Elevation



Building B Typical Lower Unit Plan



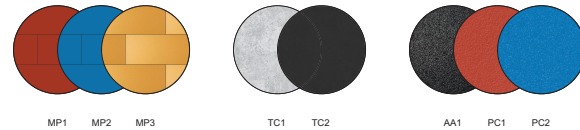
Building B Infill Lower Unit Elevation



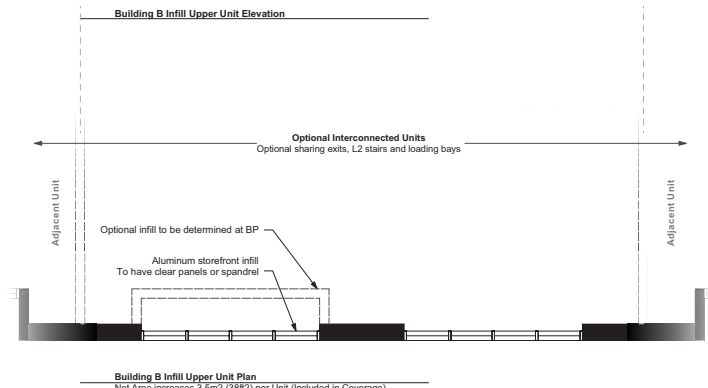
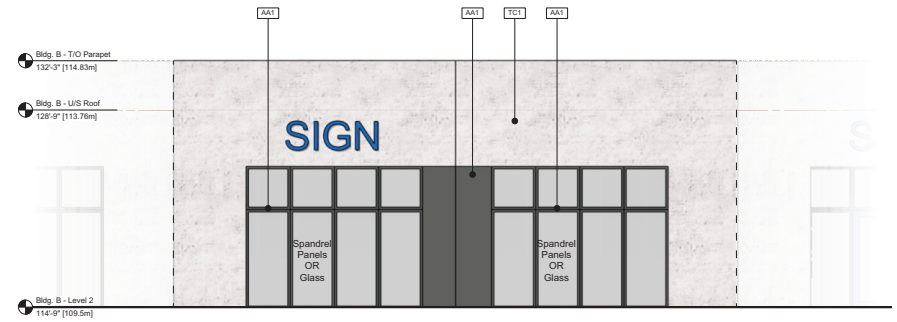
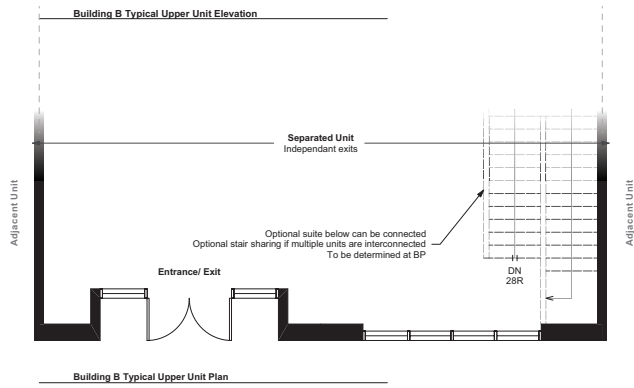
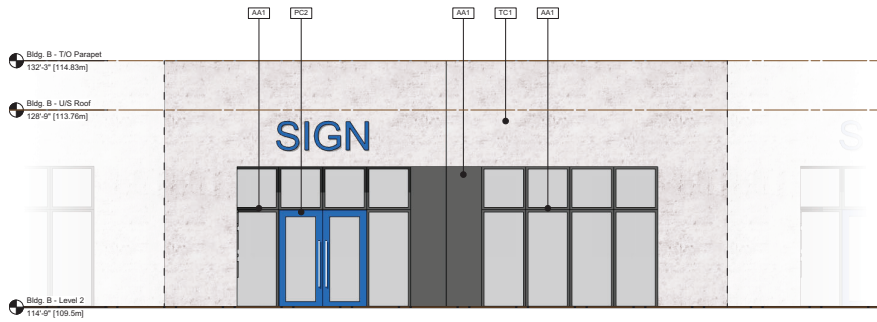
Building B Infill Lower Unit Plan
Net Area increases 3.8m² (41ft²) per Unit (Included in Coverage)

Exterior Finishes

- | | | |
|---|--|---|
| MP1 Metal Composite Panel - Alucobond Neon Red | TC1 Tilt-up Concrete Natural Grey | AA1 Anodized Aluminum Window Frame Black Anodized |
| MP2 Metal Composite Panel - Alucobond Bowie Blue II | TC2 Painted Tilt-up Concrete Dark Grey | PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1) |
| MP3 Metal Composite Panel - Alucobond Colorado Gold | | PC2 Powder Coated Aluminum Window Frame Match Bowie Blue II (MP2) |

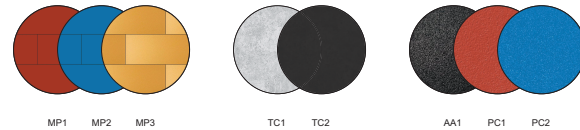


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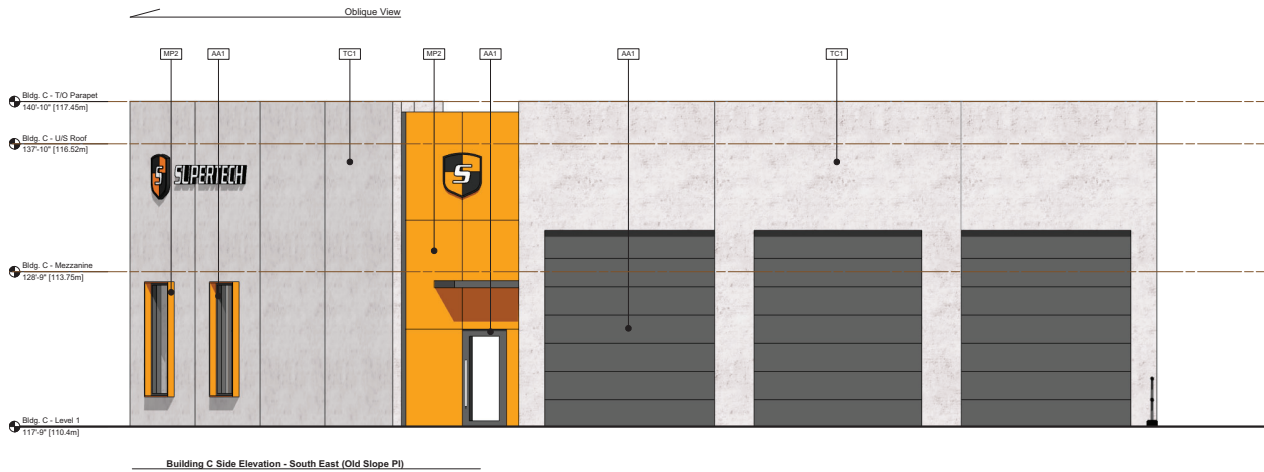
Exterior Finishes

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| MP1 Metal Composite Panel - Alucobond Neon Red | TC1 Tilt-up Concrete Natural Grey | AA1 Anodized Aluminum Window Frame Black Anodized |
| MP2 Metal Composite Panel - Alucobond Bowtie Blue II | TC2 Painted Tilt-up Concrete Dark Grey | PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1) |
| MP3 Metal Composite Panel - Alucobond Colorado Gold | | PC2 Powder Coated Aluminum Window Frame Match Bowtie Blue II (MP2) |



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Building C Side Elevation - South East (Old Slope Pl)

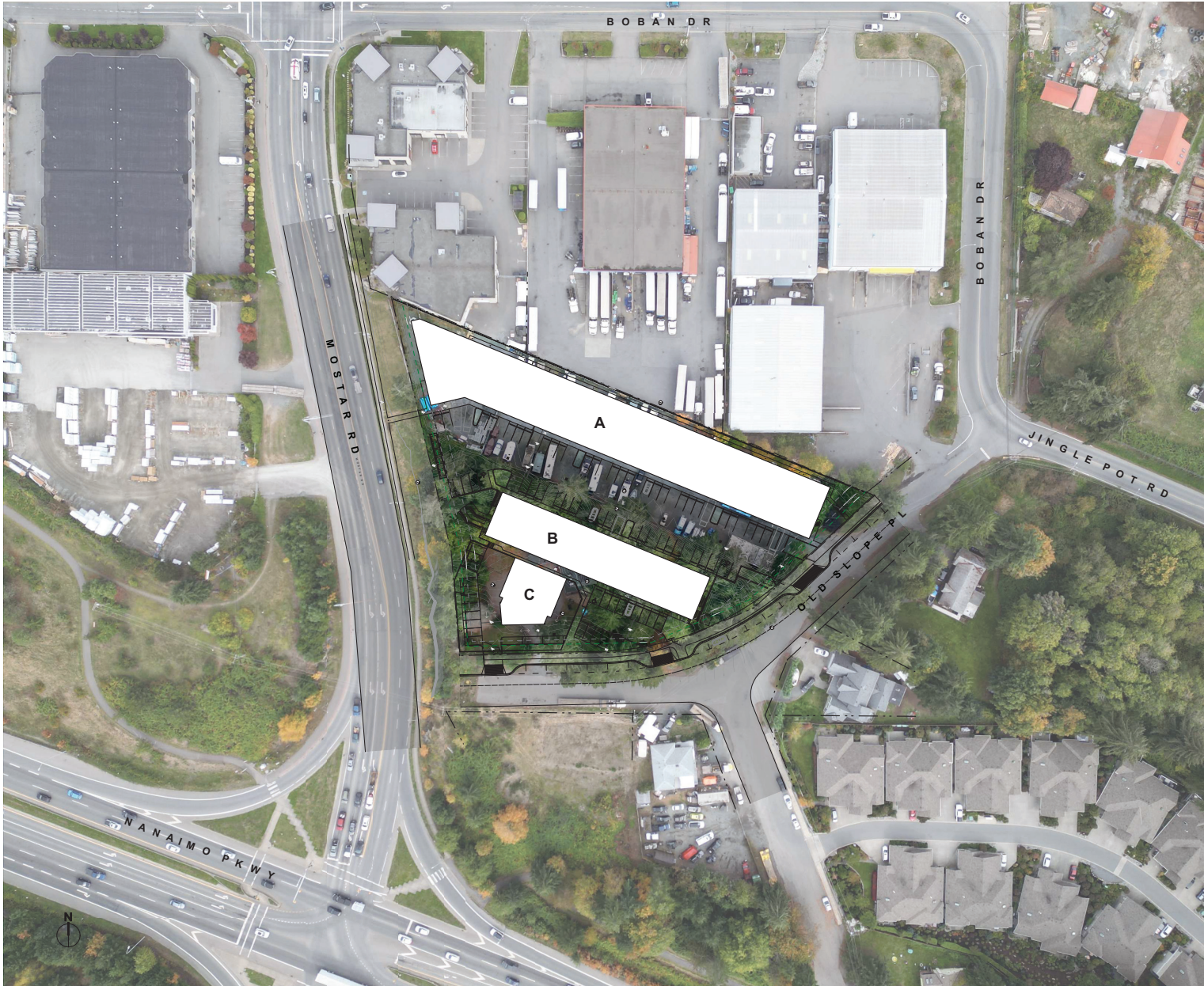


Building C Side Elevation - North West (Mostar Rd)

Exterior Finishes

- MP1 Metal Composite Panel - Alucobond Neon Red
- MP2 Metal Composite Panel - Alucobond Bowie Blue II
- MP3 Metal Composite Panel - Alucobond Colorado Gold
- TC1 Tilt-up Concrete Natural Grey
- TC2 Painted Tilt-up Concrete Dark Grey
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- PC1 Powder Coated Aluminum Window Frame Match Neon Red (MP1)
- PC2 Powder Coated Aluminum Window Frame Match Bowie Blue II (MP2)

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Project Data

Civic Address	4073 OLD SLOPE PL NANAIMO V9T 5P8			
Legal	LOT 1, PLAN VFP291, SECTION 5, WELLINGTON LAND DISTRICT, EXCEPT PLAN VPS208, EXC PT 1.7402 SE OF JINGLE POT RD AS SAID RD IS SHOWN ON PL 500-156-426			
PID	500-156-426			
Zoning	I2	Light Industrial		
Lot Area (Survey)	10,293.8 m ²	110,802.5 ft ²	1.03 ha	2.54 acre
Lot Coverage	Required/Maximum 40%/44,321.0 m ²		11%	
Additional Lot Coverage	Meet maximum required points for one amenity category			
Building A	GFA	m²	ft²	Net Area
L1	2,536.4	27,301.5	2,650.1	28,525.3
L2	1,246.6	13,418.4	1,301.6	14,013.0
A Total	3,783.0	40,719.9	3,951.7	42,538.3
Building B	GFA	m²	ft²	Net Area
L1	1,059.8	11,408.2	1,121.7	12,074.1
L2	1,862.2	11,433.6	1,922.6	12,883.3
B Total	2,922.1	22,841.8	3,044.3	24,957.4
Building C	GFA	m²	ft²	Net Area
L1	325.7	3,505.3	340.7	3,667.5
L2	27.7	295.9	29.3	308.2
C Total	353.4	3,801.3	370.0	4,195.7
Total GFA 6,268.4 67,473 Measured to inside face of exterior walls, bylaw 4500 definition				
Total Net Area 6,586.0 70,891 Measured to outside face of exterior walls, total built area				
Total Footprint 4,112.5 44,267 Measured to outermost face of exterior walls, on all floors				
Lot Coverage 39.95% Building's footprint percentage of the lot area				
Setbacks	Required	Proposed		
Front	7.5	24.6		
Side #1	4.5	14.8	4.5	14.8
Side #2	0.0	0.0	3.0	9.8
Back	4.5	14.8		
Landscaping Buffer	3.0	9.8	1.8	5.9
Building Height	12	39.4	9.83	32.3
Parking	Requirements	Notes		
Warehouse, Storage	1 per 200m ²	18.0	A & B: L1 Warehouses	
Automotive Service sales	1 per 10m ²	5.0	C: Sales floor area on L1 = 49.4 m ²	
Automotive Service Bays	1 per bay	6.0	C: 6 bays	
Warehouses	1 per 200m ²	11.5	A & B: L2 Office Retail (Accessory)	
Offices	1 per 2325m ²		Accessory Retail	
Retail	1 per 20m ²		L1 - 64, L2	
Site Industrial	1 per 100m ²			
Required	41			
Provided	78			
Accessible Parking	1/33 spaces	3		

Unit Data

Unit Usable Area	L1	L2	L1 & L2 Total	
Building A	m ²	m ²	m ²	m ²
01	200.8	2,161.0	106.9	3,312.2
02	214.3	2,306.7	107.8	3,467.5
03	214.3	2,306.7	107.8	3,467.5
04	214.3	2,306.7	107.8	3,467.5
05	214.3	2,306.7	107.8	3,467.5
06	214.3	2,306.7	107.8	3,467.5
07	214.3	2,306.7	107.8	3,467.5
08	214.3	2,306.7	107.8	3,467.5
09	214.3	2,306.7	107.8	3,467.5
10	214.3	2,306.7	107.8	3,467.5
11	350.3	4,254.9	160.1	6,074.7
Total	2,434.7	27,176.2	1,246.6	46,994.4
A Service Space	11.8	126.5		
Unit Usable Area	L1	L2	Unit Rentable Area	
Building B	m²	m²	m²	m²
12	163.6	1,762	13	1,74.7
14	177.1	1,907	15	1,906.7
16	177.1	1,907	17	1,906.7
18	177.1	1,907	19	1,906.7
20	177.1	1,907	21	1,906.7
22	175.7	1,891	23	1,890.8
	1,047.9	11,279		1,058.9
B Service Space	13.0	146.1		
Unit Usable Area	L1	L2	L1 & L2 Total	
Building C	m²	m²	m²	m²
24	325.7	3,505.3	37.7	3,634.4
				3,911.3

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JINGLE POT INDUSTRIAL PARK

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 Nanaimo Industrial Space Ltd.
 250-754-3219
 kallis@gmail.com
 4073 Old Slope Place, Nanaimo B.C. V9T 5P8

Consultants

2K Architecture

Architect:
 Karim Kadi - Architect ABC, CP, PMP, LEED AD BD+C
 2K Architecture Inc.
 250-295-9050
 karim@2-k.ca
 378 Selby Street, Nanaimo, B.C. V9R 2R5

family tree developments

Development Manager:
 Rasla Herran - Family Tree Developments Ltd.
 250-797-6469
 rasla@familytreedevelopments.ca
 376 Selby Street, Nanaimo, B.C. V9R 2R5

kinship design • art • ecology

Landscape Architect:
 Kate Stefk - Kinship Design Art Ecology
 250-753-8093
 kate.stefk@kinshipdesign.ca
 1070 Nelson Street, Nanaimo, B.C. V9S 2K2

CASCARA CONSULTING ENGINEERS LIMITED

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 250-591-7364
 matt@cascara.ca
 203-335 Wesley Street, Nanaimo, B.C. V9R 2T5

JEA J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS

Surveyor:
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 J. E. Anderson & Associates
 250-758-4831
 dwh@jeanderson.com
 1A-3411 Sherton Road, Nanaimo, B.C. V9T 2H1

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 John Hessels - ASCT, Chris Hudoc - M.A.Sc., P.Eng.
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 250-756-0365
 geotech@lewkowich.com
 1500 Blakwood Road, Nanaimo, B.C. V9S 5Y2

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JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DP - NOVEMBER 28, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Concept
- L1.02 Landscape Plan
- L1.03 Landscape Details
 - 1. Concrete & Timber Bench
- L1.04 Landscape Details
 - 2. Lighting Type 01 - Bollard
 - 3. Lighting Type 02 - Pole
 - 4. Lighting Type 03 - Recessed Wall
 - 5. Bicycle Rack
 - 6. Fence Type 01 - Chain Link Security
- L2.01 Planting Plan Northwest
- L2.02 Planting Plan East
- L2.03 Planting Plan Southwest
- L2.04 Plant Legend, List & Notes

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PROJECT	25002
JINGLE POT INDUSTRIAL PARK	
4073 OLD SLOPE PLACE NANAIMO, BC	
COVER PAGE	

CITY FILE NO.	
SCALE	NTS
START DATE	2025-02-13
DB	CM CB KS
L0.00	



LANDSCAPE KEY PLAN
SEE SHEET L1.02 FOR LANDSCAPE PLAN

1 Forested Perimeter

A generous planting of indigenous and complementary urban tree species, grounded in a lush Coastal Douglas fir understorey define the edges of the parcel. This treatment of the landscape buffer maintains an informal, forested character that reinforces the Rural Parkway-Wooded guidelines for the Nanaimo Parkway, screens the development from adjacent parcels, and provides space to exceed replacement tree requirements for the development.



01 Coniferous Trees:
Shore Pine
Pinus contorta



02 Deciduous Trees:
White Flowering Dogwood
Cornus Eddies White Wonder



03 Broadleaf Evergreen Trees:
Arbutus
Arbutus menziesii



04 Large Flowering Deciduous Shrubs: Service Berry
Amelanchier alnifolia



05 Flowering Deciduous Shrubs: Red Flowering Currant
Ribes sanguineum



06 Deciduous Shrubs:
Snowberry
Symphoricarpos albus



07 Medium Evergreen Groundcovers:
Oregon Grape Mahonia venosa, Evergreen Huckleberry Vaccinium ovatum, Salal Gaultheria shallon, & Sword Fern Polystichum munitum



08 Low Evergreen Groundcovers:
Kinnikinnick
Arctostaphylos uva-ursi



09 Flowering Perennials:
Yarrow
Achillea millefolium



10 Flowering Perennials:
Goldenrod
Solidago lepida

2 Gathering Space

A small gathering space is positioned on a natural bench beside building 'B'. Seating is surrounded by trees and a layered forest understorey to create a sense of immersion in nature, and low-level bollard lighting is provided for safety, comfort and security.



11 Concrete & Timber Bench:
Concrete seatwall / retaining wall with timber bench



12 Stepped Seating: concrete seatwall step down the landscape immersed in the layered native plantings



13 Recessed Wall Lighting



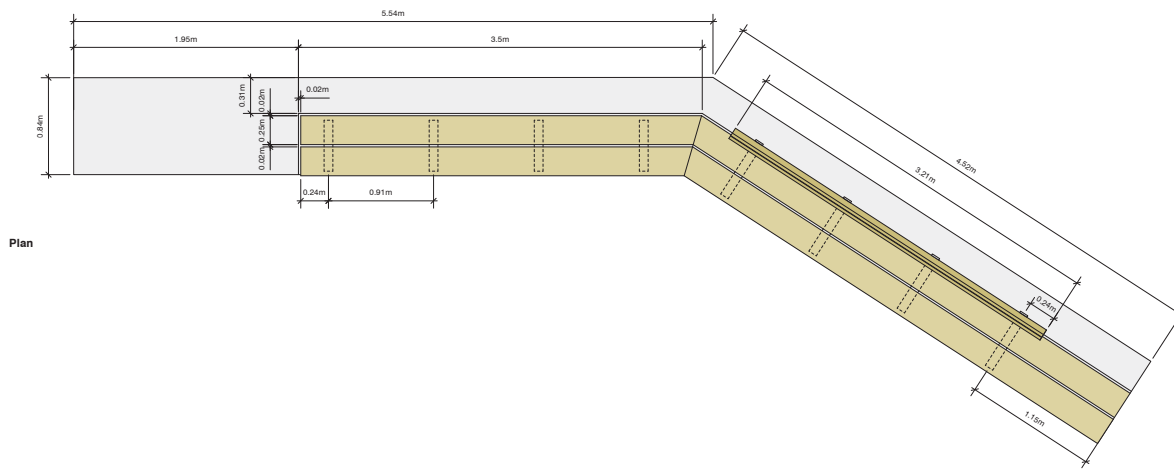
14 Bollard Lighting

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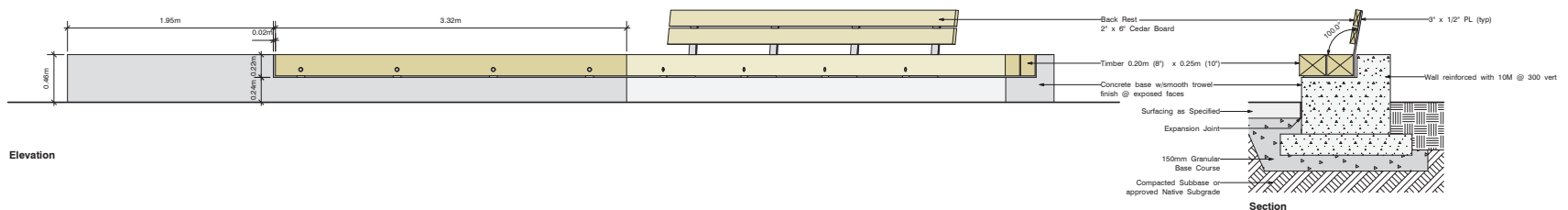
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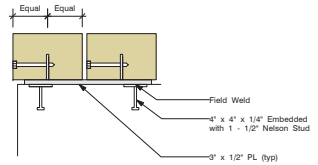


Plan



Elevation

Notes:
 Bench design is indicative only, intended to show the general character and scale of benches. Shop drawings required to be submitted to Landscape Architect for approval.
 All metal fasteners to be hot dipped galvanized after fabrication. All welds to be ground smooth.
 All wood to be selected tight knot cedar. No checks, splits, warps or waness. All cut ends to be properly sealed.
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.
Quantity: 2 Bench



Timber Bench Anchoring Typical Section
 Scale 1:10

1 Concrete & Timber Bench
 L1.03 Scale: 1:20

Elevation / Plan / Section

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Product Image

SOLERA AQUIL - Bollard (or equal)
Quantity: 10

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)
Light Engine (per head): 10 W
Lamp: High power LEDs with 50,000 hrs. rated lamp life L70% lumen maintenance 3000K, 3500K, 4000K, 5000K color temperature CRI 80
Light Distribution: Type II (sid), Type III, Type IV
Driver: 60Hz, 120-277V / 347V electronic LED driver, thermally protected with low THD, 6kV native surge protection and 4kV EFT with ambient operating temperature -40°C to 50°C.
Options: tamperproof hardware, tamperproof bits, ground fault receptacle, button photocell (voltage specific), base cover

Height: 28" (0.71m)
Finish: BL (Matte Black)

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

2 Lighting Type 01 - Bollard

L1.04 Scale: NTS

Notes



Product Image

BEGA LED Pole-top Luminaire B84252 (or equal)
Quantity: 6

Specifications
Round pole and anchorage kit as per manufacturers specifications
18" high round aluminum pole, same finishing as luminaire
Luminaire Lumens: 2050 lm
LED Watts: 12.6W
System Watts: 17.5W
Controllability: 0-10V, TRIAL, and ELV dimmable
Finish: Powder Coated Matte Black 3mil thickness

3 Lighting Type 02 - Pole Mounted

L1.04 Scale: NTS

Notes



Product Image

BEGA Recessed Wall Luminaire 24060 (or equal)
Quantity: 10

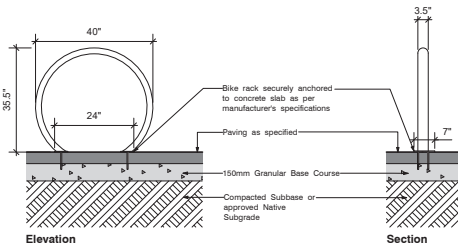
Specifications:
Asymmetrical Forward Throw
Operating Voltage: 120-277V AC
Luminaire Lumens: 848 Lumens (3000K)
Height: 5" (127mm)
Width: 1" (33mm)
Depth: 9-1/2" (193mm)
Finish: Powder Coated Matte Black 3mil thickness

4 Lighting Type 03 - Recessed Wall

L1.04 Scale: NTS

Notes

Loop 2 Space Bike Rack LBRP-1 (Aluminum) (or eq.)
Quantity: 1
Specifications:
Surface Mount
(Mounting kit to be included)
Capacity: up to 2
Height: 35.5" (902mm)
Width: 47" (1191mm)
Weight: 16 LBS (7.25kg)
Finish: Powder Coated Carbon Black
Wishbone Site Furnishings
210-27096 Gloucester Way
Langley, BC
1-866-626-0476
604-626-0476
www.wishboneid.com

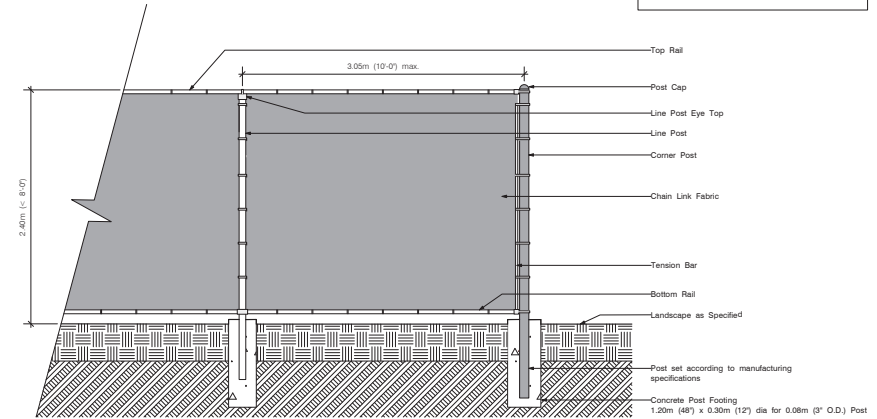


5 Bicycle Rack

L1.04 Scale: NTS

Elevation / Section

Notes:
Contractor to install chain link fence as per industry standards and or manufacturer's specifications.
Footings to be sized as per manufacturer's specifications.
Wire ties: 9 gauge galvanized steel, horizontal rails - every other knuckle at 150mm min. on vertical rails. Insure no projecting wire ends that could cause injury.
All tension bars, clips, fastenings, hog rings, tension wire, post caps, and other accessories shall be hot-dip galvanized.
Tension wire, where applicable, shall be 6 gauge galvanized steel wire.
Trim or bend down sharp, protruding, and excess wire. Tie ends to remove hazard.
Single diagonal brace rails to be installed every 30m and/or at every change in direction.
Grade the working area level or to an even fall unless otherwise stated on drawings.
All steel is galvanized.



6 Fence Type 01 - Chain Link Security

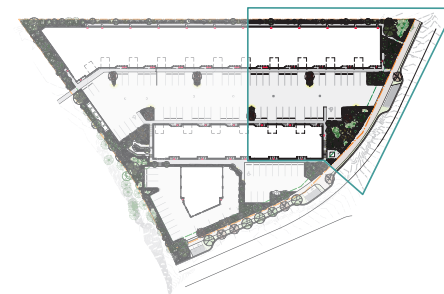
L1.04 Scale: 1:25

Section

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KEY PLAN



Refer to **Sheet L2.01** for Planting Plan Northwest
 Refer to **Sheet L2.03** for Planting Plan Southwest
 Refer to **Sheet L2.04** for Plant Legend, List & Notes

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PLANTING PLAN NORTHWEST
 SCALE 1:150



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PLANTING PLAN EAST

L2.02

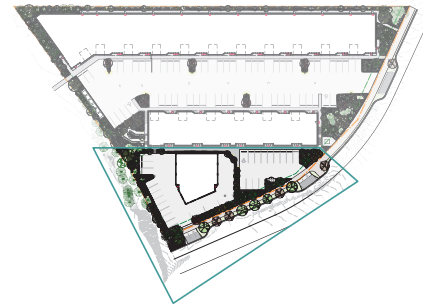
MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN NORTHWEST



Existing Trees to Remain
See Tree Management Plan prepared
by Vancouver Island Tree Service

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN EAST

KEY PLAN



PLANTING PLAN SOUTHWEST
SCALE 1:150

Refer to Sheet L2.01 for Planting Plan Northwest
Refer to Sheet L2.02 for Planting Plan East
Refer to Sheet L2.04 for Plant Legend, List & Notes

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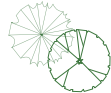
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PLANTING PLAN SOUTHWEST

L2.03

TREE & PLANT LEGEND

Existing Trees to Remain



Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

Broadleaf Evergreen Trees



Am (11) *Arbutus menziesii*

Coniferous Trees



Pc (22) *Pinus contorta* var. *contorta*



P (28) *Pseudotsuga menziesii*

Deciduous Trees



Ac (33) *Acer circinatum*



A (6) *Acer macrophyllum*



Ar (5) *Acer rubrum* 'October Glory'



Ce (12) *Cornus* 'Eddies White Wonder'



Pp (12) *Parrotia persica* 'Vanessa'



Op (14) *Quercus palustris* 'Pingreen'

Deciduous Shrubs



A *Amelanchier grandiflora*



Hd *Holodiscus discolor*



Rs *Ribes sanguineum*



Sy *Symphoricarpos albus*

Evergreen Shrubs



Gs *Gaultheria shallon*



Mn *Mahonia nervosa*



Vo *Vaccinium ovatum*

Ferns & Groundcovers



Au *Arctostaphylos uva-ursi*



Fc *Fragaria chiloensis*



Fv *Fragaria vesca*



Pg *Polypodium glycyrrhiza*



Pm *Polystichum munifolium*

Perennials



At *Achlys triphylla*



Am *Achillea millefolium*



Gi *Gaura lindheimeri*



Np *Nepeta x faassenii* 'Dropmore'



Sl *Solidago leptis*



Tg *Tellima grandiflora*

PLANTED / GRASS AREA - BOULEVARD
Area: 173m²
(To be coordinated with the City of Nanaimo)

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Broadleaf Evergreen Trees						
Am	11	<i>Arbutus menziesii</i>	Arbutus	#1	See plan	Native
Coniferous Trees						
Pc	22	<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine	#15	See plan	Native
P	28	<i>Pseudotsuga menziesii</i>	Douglas Fir	#15	See plan	Native
Deciduous Trees						
Ac	33	<i>Acer circinatum</i>	Vine Maple	#15	See plan	Native
A	5	<i>Acer macrophyllum</i>	Big Leaf Maple	#5	See plan	Native
Ar	5	<i>Acer rubrum</i> 'October Glory'	Red Maple	#20	See plan	Non-Native
Ce	12	<i>Cornus</i> 'Eddies White Wonder'	White Flowering Dogwood	#20	See plan	Hybrid native
Pp	12	<i>Parrotia persica</i>	Persian Ironwood	#20	See plan	Non-native
Op	14	<i>Quercus palustris</i> 'Pingreen'	Columnar Pin Oak	#20	See plan	Non-Native
Deciduous Shrubs						
As	19	<i>Amelanchier alnifolia</i>	Service Berry	#3	See plan	Native
Oc	15	<i>Holodiscus discolor</i>	Oceanspray	#3	2m o.c.	Native
Rs	78	<i>Ribes sanguineum</i>	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	139	<i>Symphoricarpos albus</i>	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Gs	748	<i>Gaultheria shallon</i>	Salal	#1	60cm o.c.	Native
Mn	302	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	134	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Au	509	<i>Arctostaphylos uva-ursi</i>	Kerniknick	10cm	45cm o.c.	Native
Fc	538	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	84	<i>Fragaria vesca</i>	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	102	<i>Polypodium glycyrrhiza</i>	Licorice Fern	10cm	45cm o.c.	Native
Pm	1188	<i>Polystichum munifolium</i>	Sword fern	#1	60cm o.c.	Native
Perennials						
At	60	<i>Achlys triphylla</i>	Vanilla Leaf	10cm	45cm o.c.	Native
Am	84	<i>Achillea millefolium</i>	Yarrow	10cm	45cm o.c.	Native
Gi	99	<i>Gaura lindheimeri</i>	Bee blossom	#1	45cm o.c.	Non-native
Np	68	<i>Nepeta x faassenii</i> 'Dropmore'	Catmint	#1	60cm o.c.	Non-native
Sl	105	<i>Solidago leptis</i>	Goldenrod	#1	60cm o.c.	Native
Tg	138	<i>Tellima grandiflora</i>	Fringecup	10cm	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:
KINSHIP DESIGN ART ECOLOGY
 Kate Stefuik, BCLSA
 t: 250-753-8093 e: kate.stefuik@kinshipdesign.ca
 No substitutions will be accepted without prior written approval of the Landscape Architect.

PLANTING NOTES

- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
- All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.1.5.3, Properties of Growing Media Level 2 "Groomed" - 2P.
- Growing Medium Depths (unless otherwise specified):
 Tree Planting Areas: 5 cu. m. per tree
 Shrub & Ground Cover Areas: 400mm (16") depth
 Seeded Areas: 150mm (6") depth
- 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.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- 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.
- 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.
- No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
- 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 Northwest
 Refer to **Sheet L2.02** for Planting Plan East
 Refer to **Sheet L2.03** for Planting Plan Southwest

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Nanaimo Industrial Space Ltd.
JINGLE POT INDUSTRIAL PARK

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PLANT LEGEND, LIST & NOTES

L2.04