



DEVELOPMENT PERMIT NO. DP000778

VANCOUVER ISLAND REGIONAL LIBRARY
Name of Owner(s) of Land (Permittee)

6250 HAMMOND BAY ROAD
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 building structures and other developments thereon:

Legal Description:

LOT 1, DISTRICT LOT 48, WELLINGTON, PLAN VIP60180

PID No. 019-034-393

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 Location Plan
Schedule B Site Plan
Schedule C Landscape Plan
Schedule D Landscape Plan
Schedule E Landscape Details
Schedule F Tree Management Plan
Schedule G Building Elevations
Schedule H Building Rendering – South-West
Schedule I Building Rendering – South-East
Schedule J Building Rendering - Entry

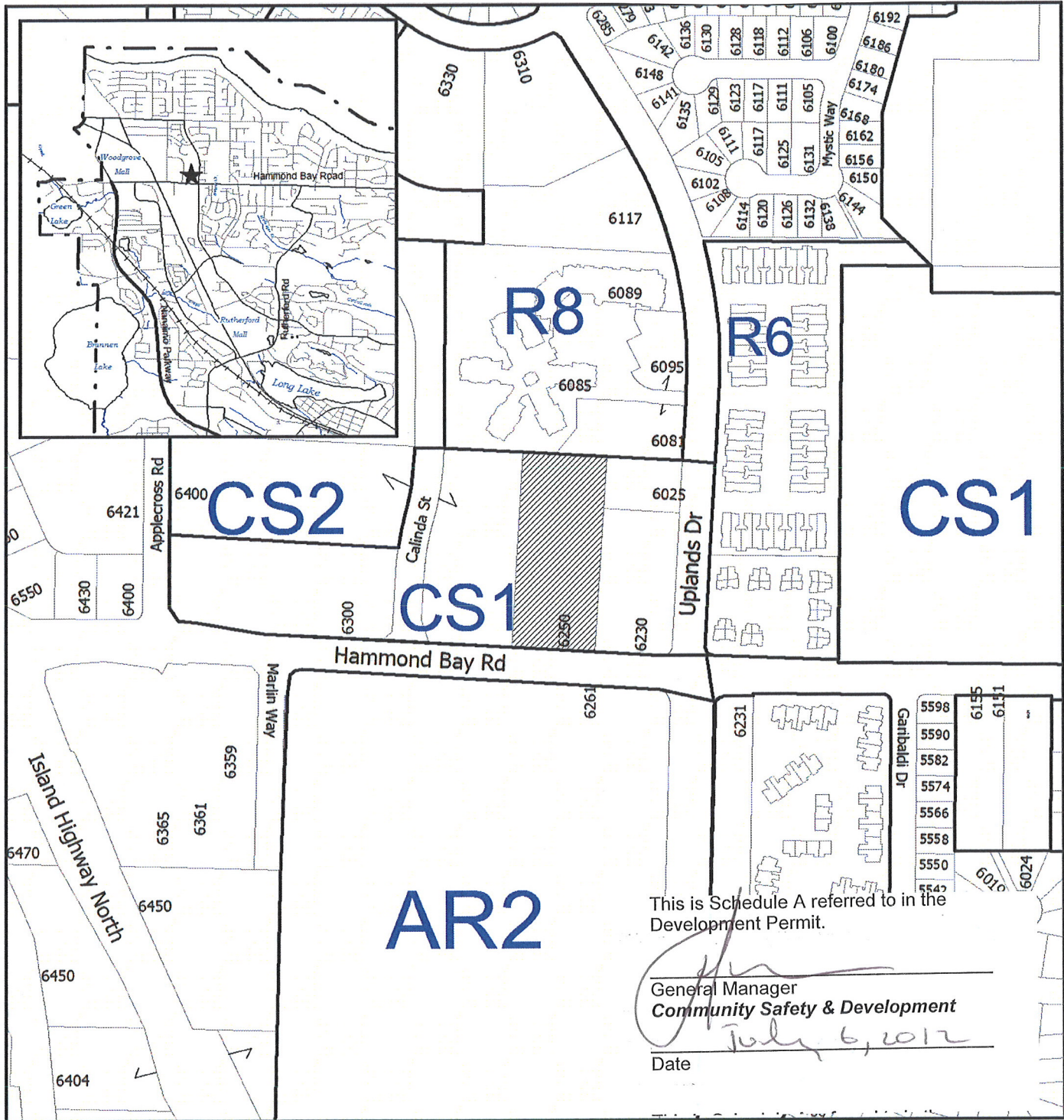
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
- 4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

REVIEWED AND APPROVED ON

July 6, 2012
Date

E/C. Swabey
General Manager
Community Safety & Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/hd
Prospero attachment: DP000778



This is Schedule A referred to in the Development Permit.

General Manager
Community Safety & Development

Date

July 6, 2012

DEVELOPMENT PERMIT NO. DP000778

LOCATION PLAN



Subject Property



Civic: 6250 Hammond Bay Road
Lot 1, District Lot 48, Wellington District,
Plan VIP60180

**Schedule C
Landscape Plan**

Development Permit No. DP000778
6250 Hammond Bay Road

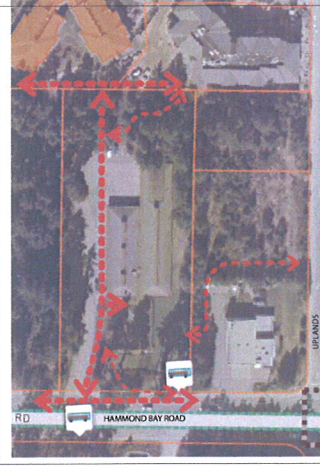
LANDSCAPE PLAN

DEVELOPMENT PERMIT

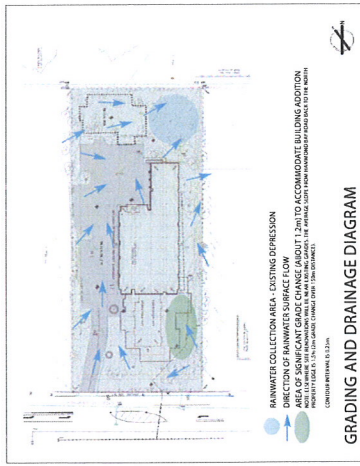
LANDSCAPE DESIGN BRIEF

The landscape approach is to apply low impact development strategies to minimize site disturbances, as well as to provide neighbourhood pedestrian connections. Key features of the landscape design are:

- a main waterway on the east side of the building that is defined by terraced east walls and includes a rainwater trough as a point of interest and a central pedestrian route to link sidewalks, bikeway and bus route along Hammond Bay Road through the site to the residential properties to the north.
- The proposed site design generally follows the existing site grades and drainage patterns, with rain water flowing from Hammond Bay Road north toward the rear forested area of the site. Most of the existing site trees will be retained. One significant tree is proposed for removal to accommodate construction, and two others because they are in poor health with visible structural defects. Compensation plantings are suggested along the site yards to enhance the existing forest edges. First producing native plants are emphasized in the planting plan for biodiversity and water efficiency.



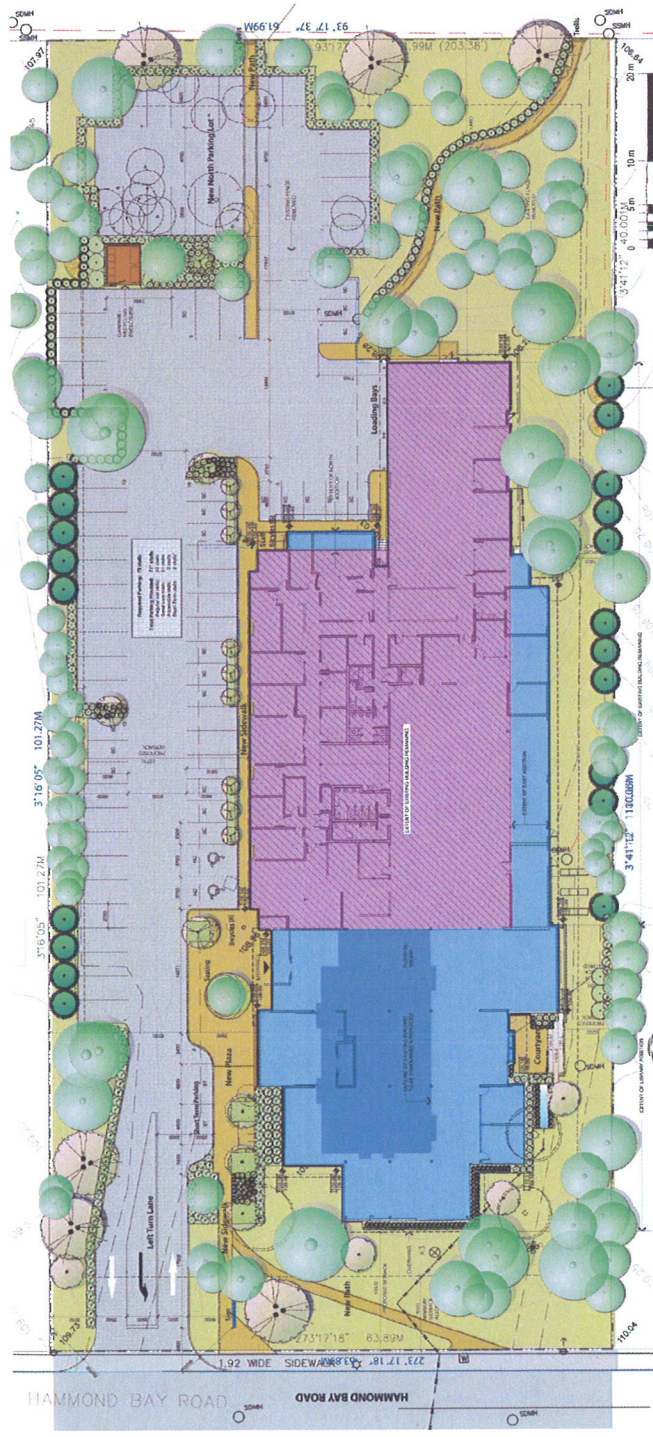
POTENTIAL PEDESTRIAN CONNECTIONS



GRADING AND DRAINAGE DIAGRAM



TREE MANAGEMENT SUMMARY



LANDSCAPE CONCEPT

This is Schedule C referred to in the Development Permit.

General Manager
Community Safety & Development

Date *July 6, 2012*

Gemella
DESIGN INC
LANDSCAPE ARCHITECTURE
GREEN DESIGN + PLANNING
7:355.54.1576 | 11 Prince Street, Suite 404

CLHN

Barry & Central Services 6250 Hammond Bay Rd, Nanaimo BC

PRELIMINARY LANDSCAPE PLAN, JUNE 2012

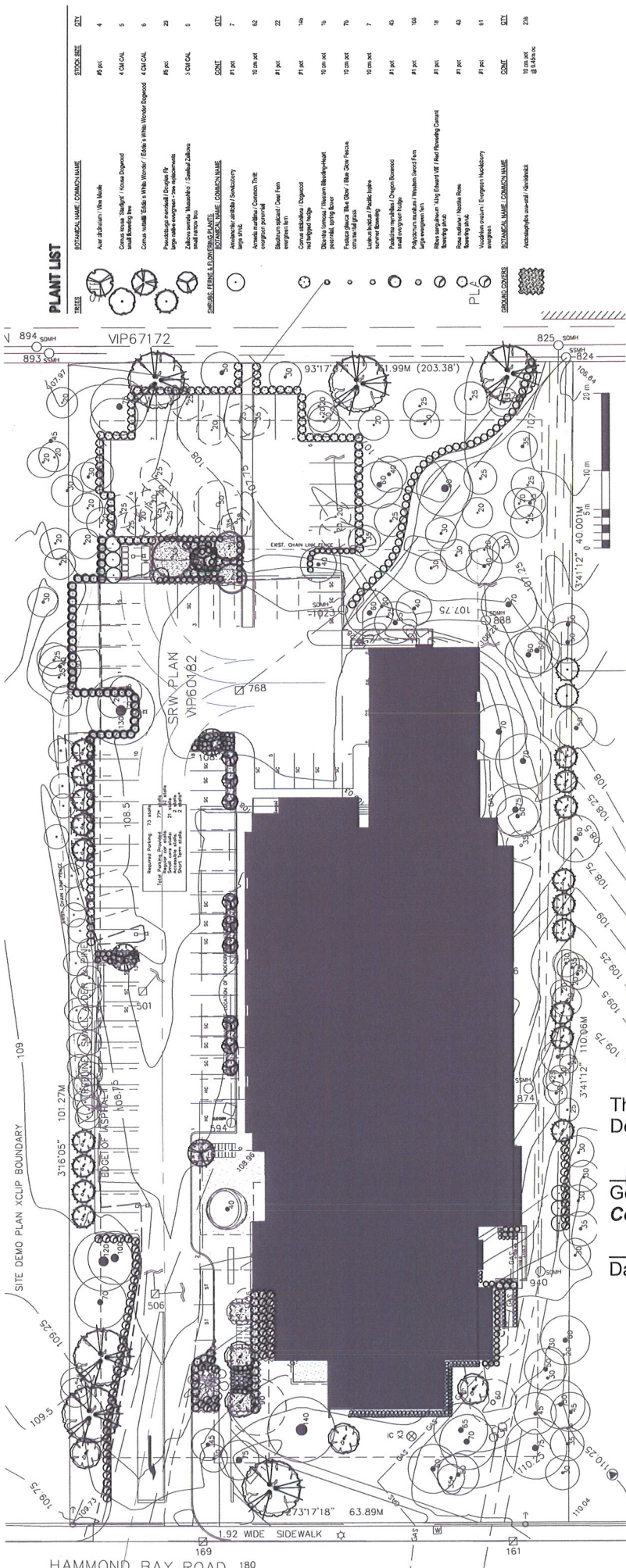


CHOW LOW HAMMOND
ARCHITECTS INC
www.clh.ca

**Schedule D
Landscape Plan**

Development Permit No. DP000778
6250 Hammond Bay Road

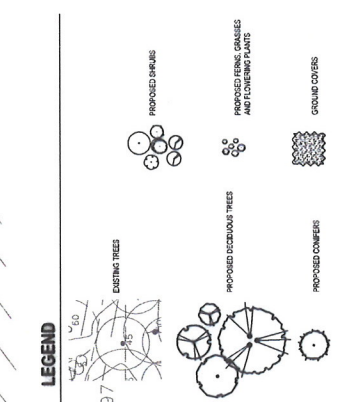
DEVELOPMENT PERMIT



PLANT LIST

TREES	SCALES	SYMBOLS	PLANT NAME	SIZE
1	100	(Symbol)	Amelanchier 'White Snowflake'	4
2	100	(Symbol)	Amelanchier 'White Snowflake'	4
3	100	(Symbol)	Amelanchier 'White Snowflake'	4
4	100	(Symbol)	Amelanchier 'White Snowflake'	4
5	100	(Symbol)	Amelanchier 'White Snowflake'	4
6	100	(Symbol)	Amelanchier 'White Snowflake'	4
7	100	(Symbol)	Amelanchier 'White Snowflake'	4
8	100	(Symbol)	Amelanchier 'White Snowflake'	4
9	100	(Symbol)	Amelanchier 'White Snowflake'	4
10	100	(Symbol)	Amelanchier 'White Snowflake'	4
11	100	(Symbol)	Amelanchier 'White Snowflake'	4
12	100	(Symbol)	Amelanchier 'White Snowflake'	4
13	100	(Symbol)	Amelanchier 'White Snowflake'	4
14	100	(Symbol)	Amelanchier 'White Snowflake'	4
15	100	(Symbol)	Amelanchier 'White Snowflake'	4
16	100	(Symbol)	Amelanchier 'White Snowflake'	4
17	100	(Symbol)	Amelanchier 'White Snowflake'	4
18	100	(Symbol)	Amelanchier 'White Snowflake'	4
19	100	(Symbol)	Amelanchier 'White Snowflake'	4
20	100	(Symbol)	Amelanchier 'White Snowflake'	4
21	100	(Symbol)	Amelanchier 'White Snowflake'	4
22	100	(Symbol)	Amelanchier 'White Snowflake'	4
23	100	(Symbol)	Amelanchier 'White Snowflake'	4
24	100	(Symbol)	Amelanchier 'White Snowflake'	4
25	100	(Symbol)	Amelanchier 'White Snowflake'	4
26	100	(Symbol)	Amelanchier 'White Snowflake'	4
27	100	(Symbol)	Amelanchier 'White Snowflake'	4
28	100	(Symbol)	Amelanchier 'White Snowflake'	4
29	100	(Symbol)	Amelanchier 'White Snowflake'	4
30	100	(Symbol)	Amelanchier 'White Snowflake'	4

- NOTES:**
1. ALL NEW LANDSCAPE PLANTINGS SHALL BE SPECIFIED FOR SIZE, SPECIES, AND ADAPTABILITY TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT SITE.
 2. THE MAINTENANCE PERIOD FOR ALL PLANTINGS SHALL BE 12 MONTHS FROM THE DATE OF PLANTING.
 3. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT FOR APPROVAL ALL PLANTING MATERIALS AND SPECIFICATIONS PRIOR TO THE START OF PLANTING.
 4. LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE BC LANDSCAPE PLANTING STANDARDS.
 5. LANDSCAPE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE PLANTING STANDARDS.
 6. THE MAINTENANCE PERIOD IS THE BC LANDSCAPE PLANTING STANDARDS - ONE YEAR.



PLAN EPP-10897
B
This is Schedule D referred to in the Development Permit.

General Manager
Community Safety & Development
Date *July 6, 2012*

PRELIMINARY PLANTING PLAN, JUNE 2012

Gemella
DESIGN INC
LANDSCAPE ARCHITECTURE
GREEN DESIGN + PLANNING
www.gemelladesign.com
7250 17th St. Vancouver, BC

CHOW LOW HAMMOND
ARCHITECTS INC

y & Central Services 6250 Hammond Bay Rd, Nanaimo BC

CLH Na

Development Permit No. DP000778
6250 Hammond Bay Road

Schedule E
Landscape Details

LANDSCAPE PLAN

DEVELOPMENT PERMIT



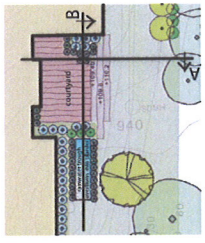
WEST ELEVATION



COURTYARD ELEVATION A



COURTYARD ELEVATION B



COURTYARD PLAN

This is Schedule E referred to in the Development Permit.

General Manager
Community Safety & Development

Date July 6, 2012

Gemella
DESIGN INC
LANDSCAPE ARCHITECTURE
1000 West Broadway
Vancouver, BC V6H 2G6
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T: 255.91.1878 F: 604.681.8862



DETAILS AND ELEVATIONS - JUNE 2012

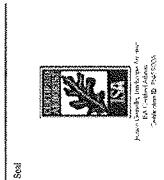
& Central Services 6250 Hammond Bay Rd, Nanaimo BC

CHOW LOW HAMMOND

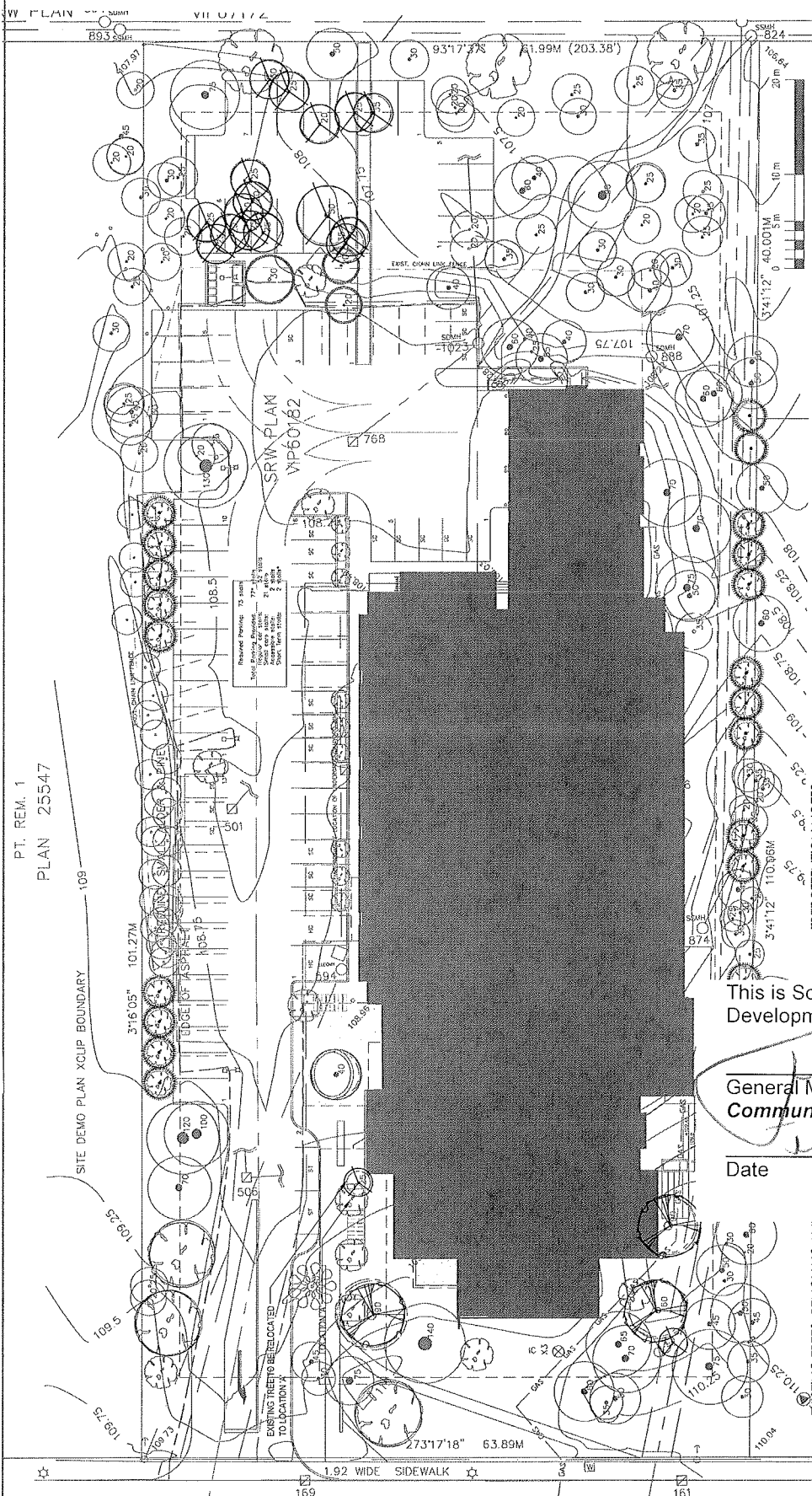
ARCHITECTS INC
www.chl.co

CLH Nanaimo

TREE
MANAGEMENT
PLAN



Project No. 1111
Date: 06/06/2012
Drawn: JG-MJR Checked: JG
Scale: 1:200

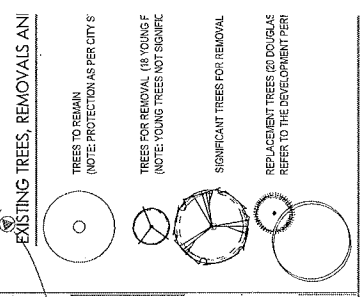


- TREE RETENTION NOTES**
1. PRIOR TO ANY WORK ON-SITE - PROTECT INDIVIDUAL TREES OR PLANT GROUPINGS INDICATED AS RETAINED ON LANDSCAPE PLANS AS VEGETATION RETENTION AREAS. IN SOME INSTANCES THE LANDSCAPE ARCHITECT WILL TAG TREES OR AREAS TO REMAIN. DISCUSS TREE RETENTION AREAS IN A START-UP MEETING WITH THE LANDSCAPE ARCHITECT.
 2. A PHYSICAL BARRIER (SOLID CONSTRUCTION FENCE) MUST BE INSTALLED TO DELINEATE CLEARING BOUNDARIES. COMPLY WITH LOCAL MUNICIPAL REQUIREMENTS.
 3. NO MACHINE TRAVEL THROUGH OR WITHIN VEGETATION RETENTION AREAS OR UNDER CROWNS OF TREES TO BE RETAINED IS ALLOWED.
 4. DO NOT STOCKPILE SOIL, CONSTRUCTION MATERIALS, OR EXCAVATED MATERIALS WITHIN VEGETATION RETENTION AREAS.
 5. DO NOT PARK, FUEL OR SERVICE VEHICLES WITHIN VEGETATION RETENTION AREAS.
 6. NO DEBRIS FIRES, CLEARING FIRES OR TRASH BURNING SHALL BE PERMITTED WITHIN VEGETATION RETENTION AREAS.
 7. NO EXCAVATIONS, DRAIN OR SERVICE TRENCHES NOR ANY OTHER DISRUPTION SHALL BE PERMITTED WITHIN VEGETATION RETENTION AREAS WITHOUT A REVIEW OF THE PROPOSED ENCROACHMENT BY THE LANDSCAPE ARCHITECT.
 8. DO NOT CUT BRANCHES OR ROOTS OF RETAINED TREES WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 9. IN MUNICIPALITIES WITH SPECIFIC TREE RETENTION/REPLACEMENT BYLAWS ENSURE COMPLIANCE TO BYLAWS.
 10. IN SITUATIONS WHERE REQUIRED CONSTRUCTION MAY DISTURB EXISTING VEGETATION INTENDED FOR PRESERVATION, CONTACT THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO COMMENCING CONSTRUCTION.

This is Schedule F referred to in the Development Permit.

General Manager
Community Safety & Development

Date: June 6, 2012

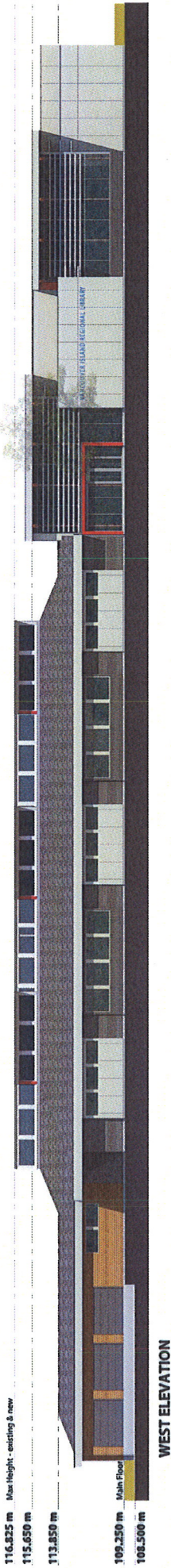


**Schedule G
Building Elevations**

Development Permit No. DP000778
6250 Hammond Bay Road

ELEVATIONS

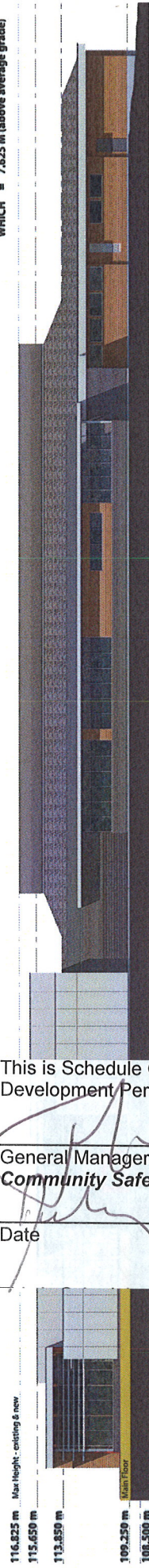
DEVELOPMENT PERMIT



WEST ELEVATION

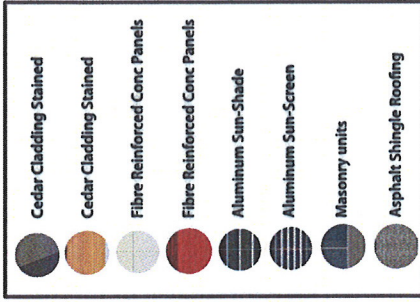


NORTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND:



AVERAGE GRADE = 109.20 M
MAXIMUM BLD'G HEIGHT = EXISTING BLD'G HEIGHT
WHICH = 7.625 M (above average grade)

This is Schedule G referred to in the Development Permit.

General Manager
Community Safety & Development

Date

[Handwritten signature]
June 6, 2015



10.40 March 2012

Central Services 6250 Hammond Bay Rd, Nanaimo BC

CHOW LOW HAMMOND

ARCHITECTS INC
www.chow.ca



Development Permit No. DP000778
6250 Hammond Bay Road

Schedule H
Building Rendering – South-West

5a

RENDERINGS

DEVELOPMENT PERMIT



VIEW

This is Schedule H referred to in the Development Permit.

General Manager
Community Safety & Development

Date July 6, 2012

CSLH



10.40 March 2012

CHOW LOW HAMMOND
ARCHITECTS INC
www.clh.ca

Library & Central Services 6250 Hammond Bay Rd, Nanaimo BC

Development Permit No. DP000778
6250 Hammond Bay Road

Schedule I
Building Rendering – South East

5c

RENDERINGS

DEVELOPMENT PERMIT



AST VIEW

This is Schedule I referred to in the Development Permit.

General Manager
Community Safety & Development

Date

July 6, 2012



10.40 March 2012

North Library & Central Services 6250 Hammond Bay Rd, Nanaimo BC

CHOW LOW HAMMOND

ARCHITECTS INC
www.chowlow.com

Development Permit No. DP000778
6250 Hammond Bay Road

Schedule J
Building Rendering - Entry

5b
RENDERINGS

DEVELOPMENT PERMIT



This is Schedule J referred to in the Development Permit.

[Signature]
General Manager
Community Safety & Development

Date *July 6, 2012*



10.40 March 2012

Library & Central Services 6250 Hammond Bay Rd, Nanaimo BC

CHOW LOW HAMMOND ARCHITECTS INC

www.clto.ca