



**DEVELOPMENT PERMIT NO. DP000837**

**OPTIMAL JAKK HOLDINGS INC**  
Name of Owner(s) of Land (Permittee)

**1871/1881 DUFFERIN CRESCENT**  
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 4, SECTION 15, RANGES 8, MOUNTAIN DISTRICT, PLAN EPP15172  
PID No. 028-727-444**

**LOT 5, SECTION 15, RANGES 8, MOUNTAIN DISTRICT, PLAN EPP15172  
PID No. 028-727-452**

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 Building Elevations (North & East)**  
**Schedule E Building Elevations (South & West)**

- 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:  
  
Section 13.4.4  
  
*Front yard setback variance*
  - The required front yard setback abutting Dufferin Crescent (a major roadway) is 7.5 m. The proposed front yard setback is 3 m, a variance of 4.5 m.

AUTHORIZING RESOLUTION PASSED BY  
COUNCIL THE 13th DAY OF MAY, 2013.

  
\_\_\_\_\_  
Corporate Officer

*2013-MAY-16*  
\_\_\_\_\_  
Date

GN/lb

Prospero attachment: DP000837

SCHEDULE A

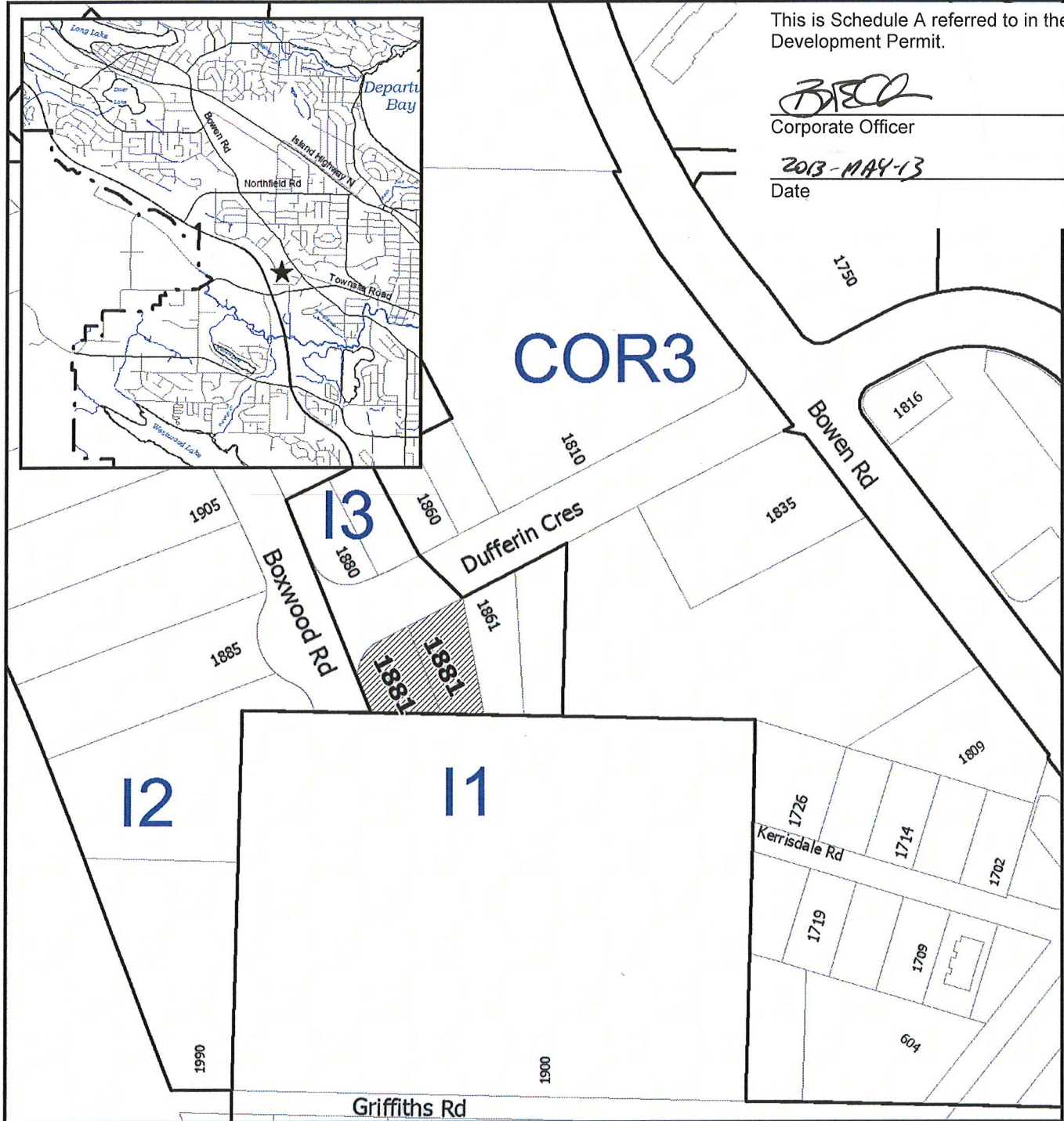
This is Schedule A referred to in the Development Permit.



Corporate Officer

2013-MAY-13

Date




DEVELOPMENT PERMIT NO. DP000837

### LOCATION PLAN

Civic: 1871 & 1881 Dufferin Crescent  
Lot 4 and 5, Section 15, Range 8,  
Mountain District, Plan EPP15172



 **Subject Property**



Island Optimal Health & Performance // Moksha Yoga Nanaimo

1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C

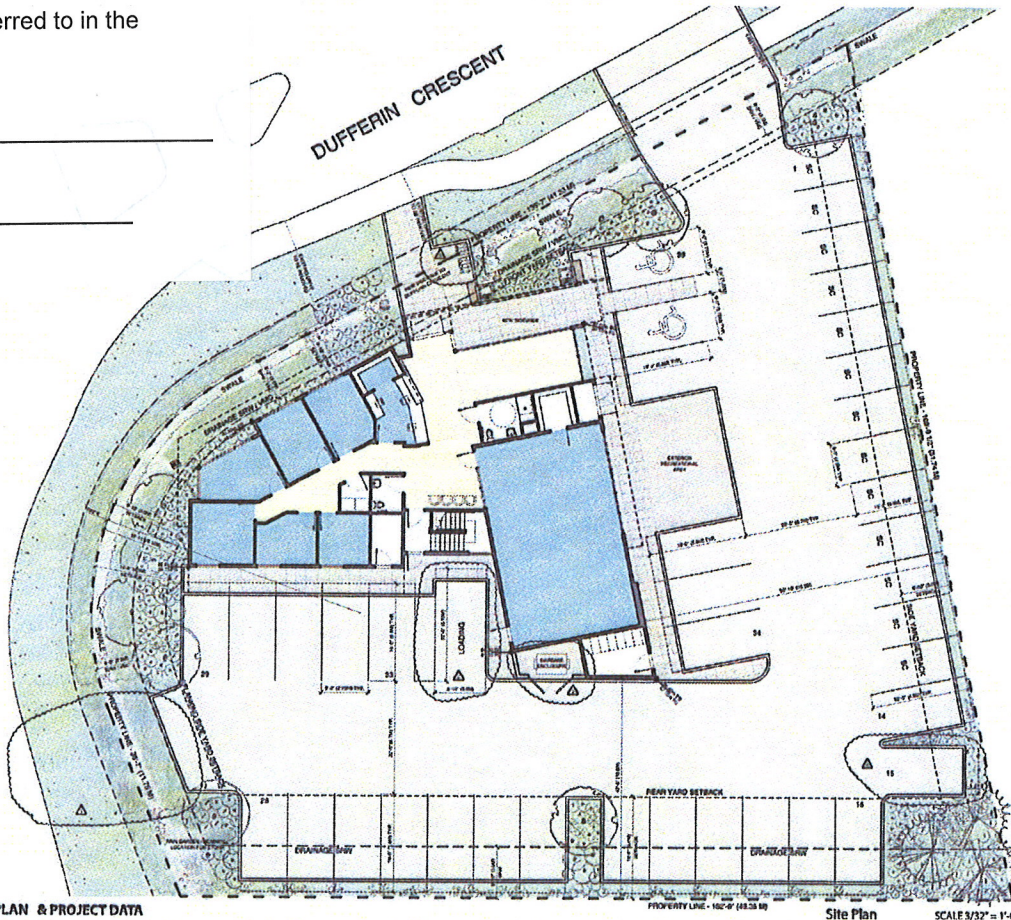
This is Schedule B referred to in the Development Permit.



Corporate Officer

2013-MAY-16

Date



SCHEMATIC SITE PLAN & PROJECT DATA

Site Plan SCALE 1/32" = 1'-0"

PROJECT DATA

Project Civic Address:	1871 & 1881 Dufferin Crescent, Nanaimo, BC	
Project Legal Address:	Lot 4 and Lot 5, Section 15, Ranges 7 and 8, Mountain District, PLAN EPP15172	
Name of Institution:	Island Optimal Health & Performance // Moksha Yoga Nanaimo	
Project Description:	Dufferin Crescent Recreation Facility	
Number of Floors:	2	
Zoning:	I3 High Tech Industrial (Recreation facility with ancillary office use < 20% GFA)	
Site Area:	1928.1 m <sup>2</sup> (20732sq ft)	
Floor Area:	Total Area 550.7 m <sup>2</sup> (5927.7sf) - [Excluding Entrance Lobby: 18.95m <sup>2</sup> (204sf)] - [Excluding Dedicated Bicycle Storage: 11.75m <sup>2</sup> (126.5sf)] = 520m <sup>2</sup> (5597sf)	
Level 1:	310.6m <sup>2</sup> (3343 sf)	
Level 2:	209.4m <sup>2</sup> (2254 sf)	
Total Gross Floor Area:	520m <sup>2</sup> (5597sf)	
Net Floor Area (90% GFA):	468m <sup>2</sup> (5037sf)	
Gross Floor Area Office Space: (max. 20% GFA permitted)	101.4m <sup>2</sup> (1091.5sf) 19.5% of total Gross Floor Area	
Floor Area Ratio:	Proposed 0.27	
Building Height:	Permitted 14m	Proposed +/-10m
Building Setbacks:	Permitted	Proposed
Front (North)	3.0 m	3 m
Side (East)	3.0 m	16.2 m
Flanking Side (West)	4.5 m	5.12 m
Rear (South)	6.0 m	13 m
Lot Coverage:	Permitted 50%	Proposed 20%
Vehicle Parking:	Required: 39 (1 per 12m <sup>2</sup> Gross Floor Area Recreation) = 418.6 / 12 = 34.88 (1 per 18m <sup>2</sup> Net Floor Area Offices) = (101.4 x .9) / 18 = 5.07  Proposed: 39 24 standard, 2 accessible, 13 small car (33%)	
Loading:	Required: 1 Stall	Proposed: 1 Stall
Bike Stalls:	Proposed: 15 (7 Class 1, 8 Class II)	

(Revised: April 30, 2013)

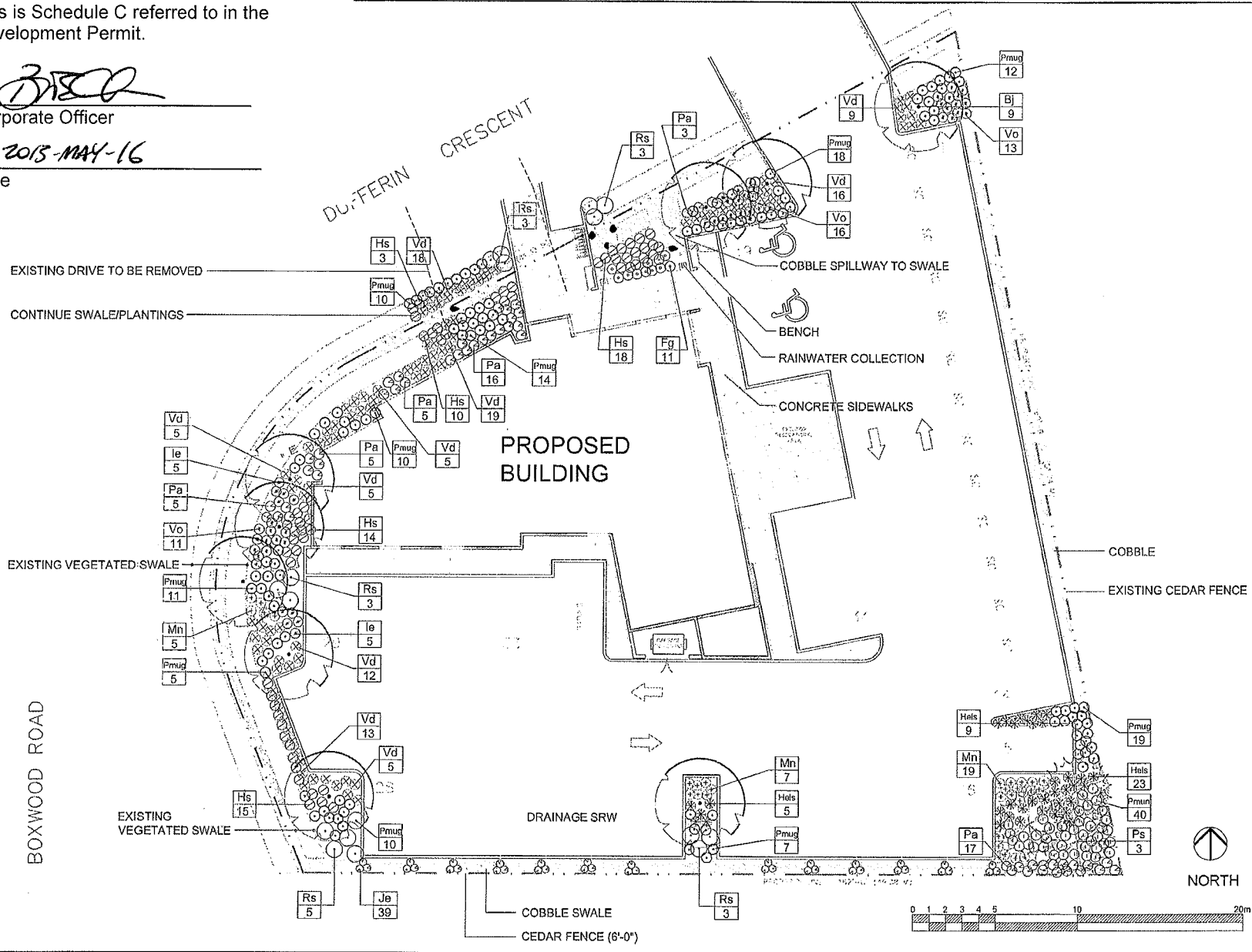
This is Schedule C referred to in the Development Permit.

*[Signature]*

Corporate Officer

2015-MAY-16

Date



**NOTES:**  
For grading information, see Newcastle Engineering Ltd. drawings.  
See Ls for Plant List

**REVISIONS:**  
Issued for Review - 2013Apr20  
Panel Comments - 2013May2

**CONSULTANT:**  
[Logo]

**PROJECT:**  
ISLAND OPTIMAL HEALTH & PERFORMANCE MOKSHA YOGA NANAIMO

**SITE LEGAL DESCRIPTION:**  
1881/1871 DUFFERIN CRESCENT NANAIMO, BC

**SHEET TITLE:**  
LANDSCAPE PLANTING PLAN

**SCALE:** 1:100  
**DATE:** Apr. 19, 2013  
**DRAWN:** DR  
**CHECKED:** VJD

**PROJECT NUMBER:** M Y N 2013  
**DRAWING NUMBER:** L1 of 2



Island Optimal Health & Performance // Moksha Yoga Nanaimo

1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C

This is Schedule D referred to in the Development Permit.

*B. B. CO.*

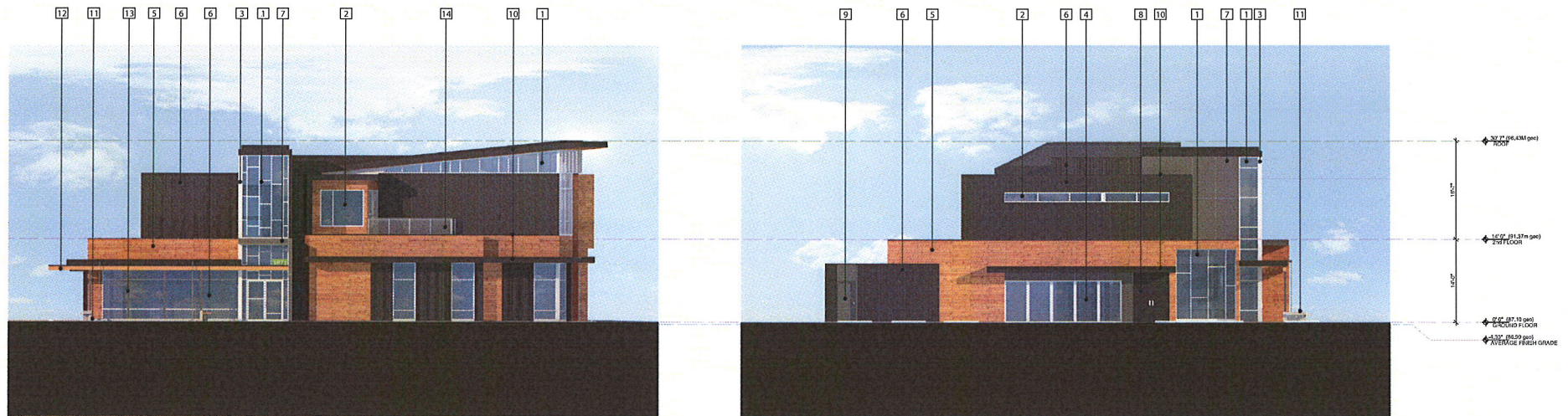
Corporate Officer

2013-MAY-16

Date

Material Schedule:

- |                                              |                                          |
|----------------------------------------------|------------------------------------------|
| 1 Anodized Aluminum Glazing System           | 8 Painted Metal Door (Charcoal Grey)     |
| 2 Anodized Aluminum Windows                  | 9 Painted Metal Door (Grey)              |
| 3 Anodized Aluminum Panel                    | 10 Metal Siding/Flashing (Charcoal Grey) |
| 4 Anodized Aluminum Sliding Door/Wall Panels | 11 Exposed Architectural Concrete        |
| 5 Treated Wood Siding                        | 12 Exposed Wood Beam                     |
| 6 Corrugated Metal Siding (Charcoal Grey)    | 13 Painted Steel Posts (Grey)            |
| 7 Cement Fibre Panel (Grey)                  | 14 Aluminum and Glass Railing            |



North Elevation (Dufferin Crescent) SCALE 1/8" = 1'-0"

East Elevation SCALE 1/8" = 1'-0"

ELEVATIONS



Island Optimal Health & Performance // Moksha Yoga Nanaimo

1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C

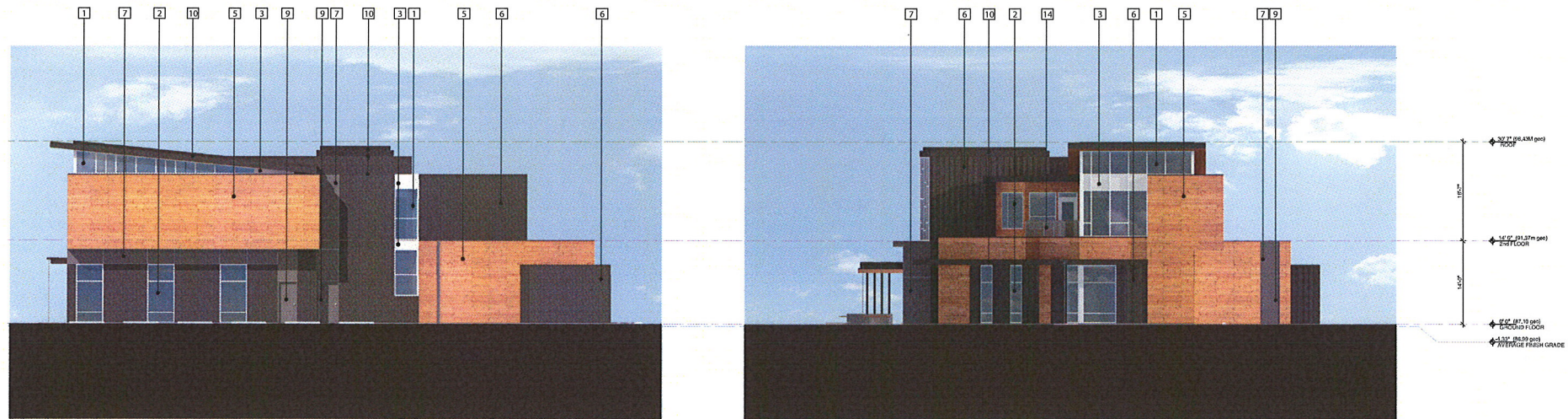
This is Schedule E referred to in the Development Permit.

*[Signature]*  
 Corporate Officer

2013-MAY-16  
 Date

Material Schedule:

- |                                              |                                          |
|----------------------------------------------|------------------------------------------|
| 1 Anodized Aluminum Glazing System           | 8 Painted Metal Door (Charcoal Grey)     |
| 2 Anodized Aluminum Windows                  | 9 Painted Metal Door (Grey)              |
| 3 Anodized Aluminum Panel                    | 10 Metal Siding/Flashing (Charcoal Grey) |
| 4 Anodized Aluminum Sliding Door/Wall Panels | 11 Exposed Architectural Concrete        |
| 5 Treated Wood Siding                        | 12 Exposed Wood Beam                     |
| 6 Corrugated Metal Siding (Charcoal Grey)    | 13 Painted Steel Posts (Grey)            |
| 7 Cement Fibre Panel (Grey)                  | 14 Aluminum and Glass Railing            |



South Elevation SCALE 1/8" = 1'-0"

West Elevation SCALE 1/8" = 1'-0"

ELEVATIONS