



DEVELOPMENT PERMIT NO. DP000844

NANAIMO TRAVELLERS LODGE SOCIETY
Name of Owner(s) of Land (Permittee)

1917 NORTHFIELD 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, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP12446
PID No. 028-585-607

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 Development Data
Schedule D Concept Landscape Plan
Schedule E Northfield Streetscape
Schedule F Tree Management Plan
Schedule G Building Elevations (North & West)
Schedule H Building Elevations (South & East)
Schedule I Building Massing
Schedule J Sign Detail
Schedule K Bollard Detail for Begonia Way

- 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 14.5.1

- *Required Front Yard Setback – Northfield Road Arterial*
Required front yard setback is 7.5 m (24.6 ft). The front yard setback is 6 m (9.7 ft), a variance of 1.5 m (4.9 ft).

The proposed siting ensures a strong street presence.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE **24TH** DAY OF **JUNE, 2013.**



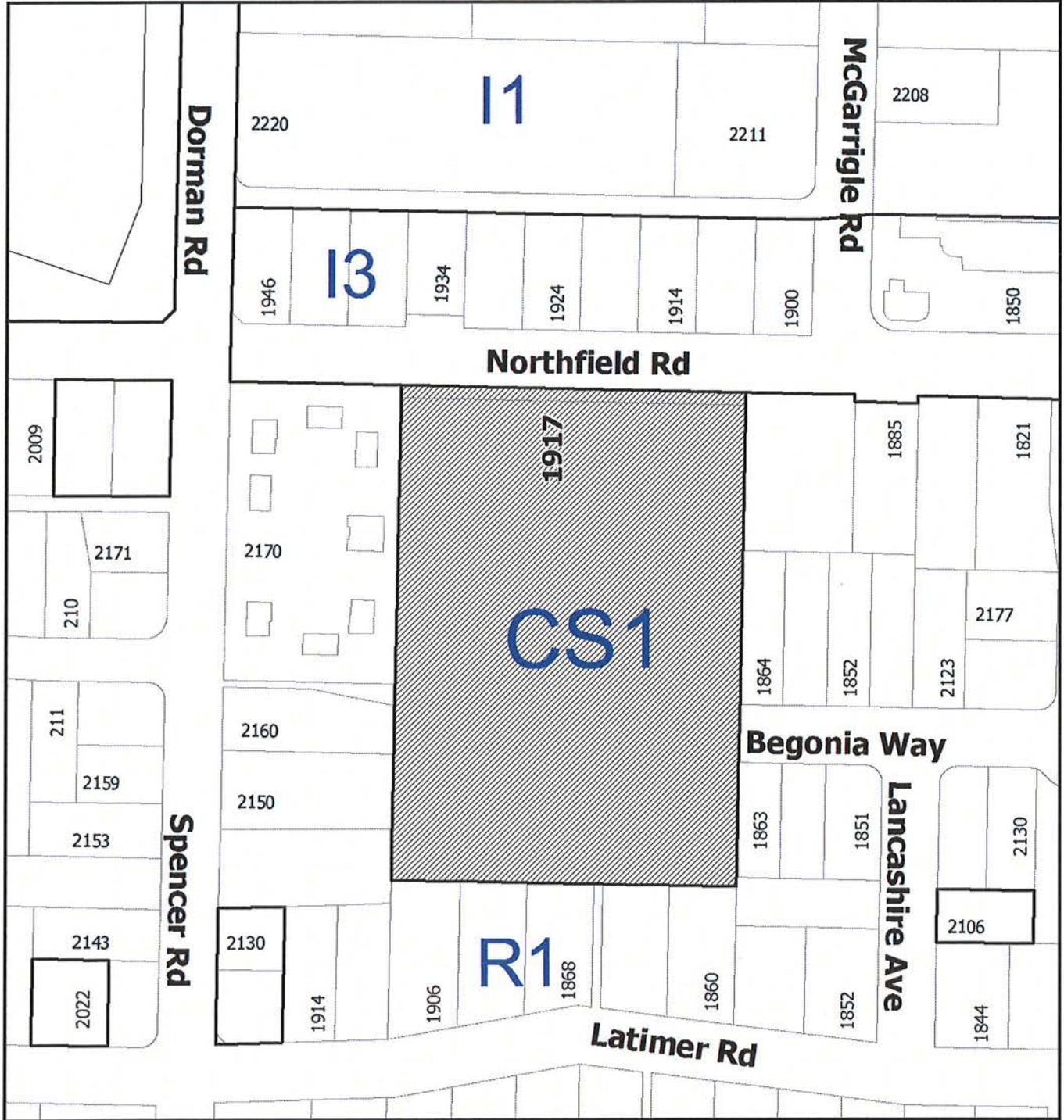
Deputy Corporate Officer
Kristin King

2013-Jun-27

Date

GN/lb
Prospero attachment: DP000844

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000844



LOCATION PLAN

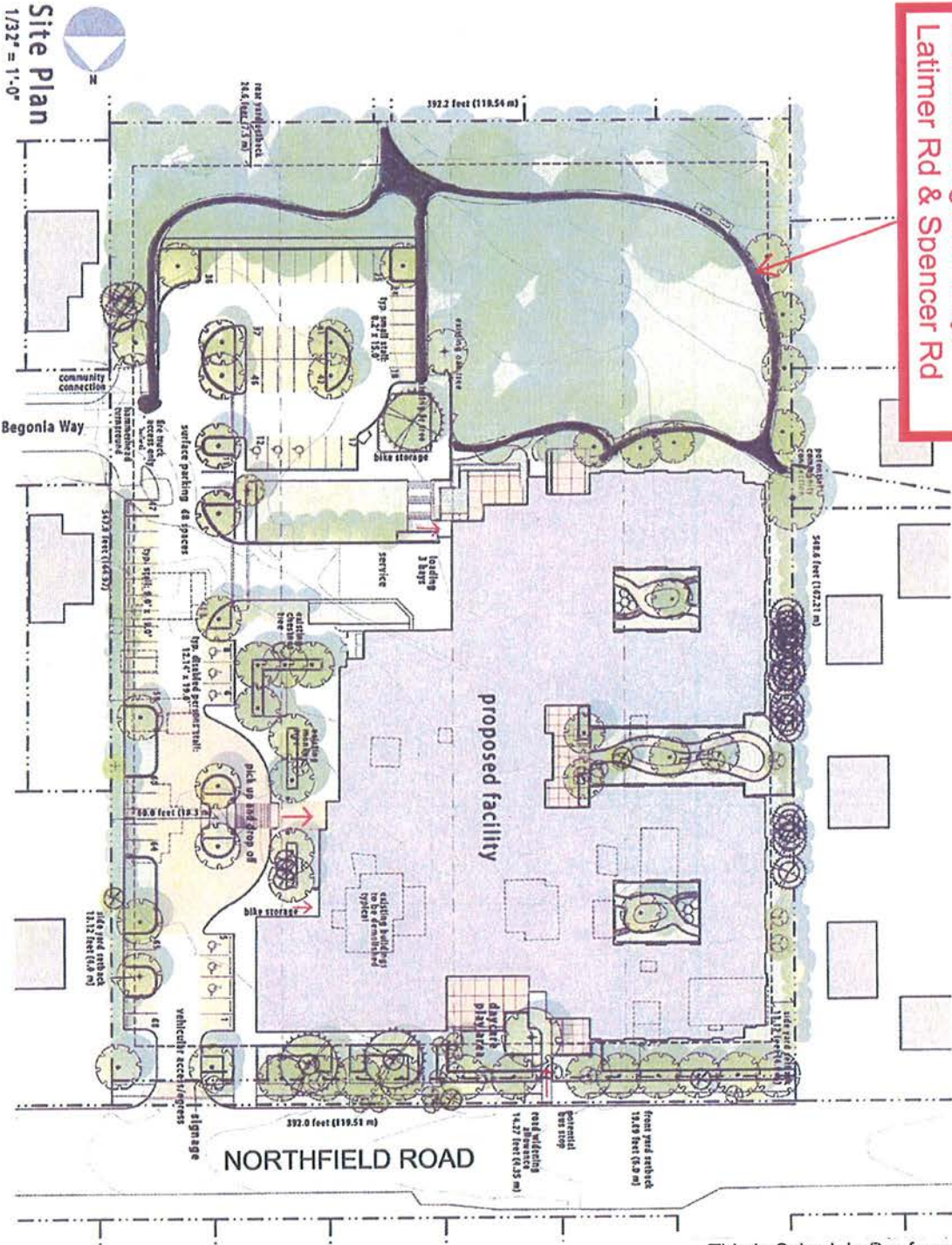
 **Subject Property**

Civic: 1917 Northfield Road
 Lot 1, Section 17, Range 8, Mountain
 District Plan EPP12446

Development Permit No. DP000844
1917 Northfield Road

Schedule B
Site Plan

Pedestrian trails to connect
between Begonia Way,
Latimer Rd & Spencer Rd



Green Initiatives

- Natural ventilation through operable windows in residential areas
- Geothermal ground source heat pumps
- Solar collectors for domestic hot water
- Permeable paving
- Solar shading overhangs
- On site storm water management with swales and roof water retention
- Retention of existing trees for solar shading
- Drought tolerant landscape planting

Low flow fixtures

- Occupancy sensors
- High efficiency boilers
- Accessible green roof area
- Use of local materials, materials with recycled content and low VOC materials
- Durable exterior materials for long performing, attractive exterior finishes and appearance
- Low level site lighting to meet CTEP principles yet minimizing energy use and night light pollution

This is Schedule B referred to in the Development Permit.

[Signature]
Corporate Officer

2013-JUN-27
Date

Development Permit No. DP000844	Schedule C
1917 Northfield Road	Development Data

Legal Description:

E 1/2 Lot 3, W 1/2 Lot 3, E 1/2 Lot 2, Parcel A (DD3969661) of Lot 2, Range 8, Section 17, Mountain District, Plan 3972, except part in Plan 22522

Civic Address:

1905, 1913, 1917, 1921 Northfield Road, Nanaimo, BC

Existing Zone: RS-1 Single Family Zone

Proposed Zone: P-2 Public Institution Zone

Lot Area:

min. required under P-2: 19,376 sf (1,800 sm)
 proposed: 214,900 sf (19,965 sm)

Proposed Floor Area:

upper floor: 46,000 sf (4,274 sm)
 main floor: 64,000 sf (5,946 sm)
 lower floor: 17,500 sf (1,626 sm)
 total gross floor area: 127,500 sf (11,845 sm)

Lot Coverage:

max. lot coverage allowed under P-2: 40%
 proposed lot coverage: 30% (64500 sf / 214,900 x 100)

Setbacks:

	Required under P-2	Proposed
Front:	19.69 ft (6.0 m)	19.69 ft (6.0 m)
Side:	13.12 ft (4.0 m)	15.00 ft (4.57 m)
Rear:	24.60 ft (7.5 m)	190.00 ft (57.91 m)
Side:	13.12 ft (4.0 m)	60.00 ft (18.28 m)

Building Height:

maximum allowed:
 flat roof: 29.53 feet (9.0 m)
 sloped roof: 39.4 feet (12.0 m)

proposed:
 main flat roof: 29.53 feet (9.0 m)
 highest sloped roof element: 46.0 feet (14.0 m)

Parking / Loading:


parking required:
 personal care: 1 spaces / 5 sleeping unit = 130 / 5 = 26 spaces
 daycare: 1 space / 323 sf = 2990 + 2920 = 5910 sf / 323 = 18.3 spaces
 offices: 1 space / 237 sf = 3000 sf / 237 = 12.7 spaces
 therefore, total parking spaces required : 57 spaces (2 disabled spaces)
 (33% small spaces max.)

proposed: 68 spaces (9 disabled spaces)
 (10% small spaces proposed)

loading required:

127,500 gross floor area: 60,280 sf = 2 loading bays
 remaining 67,220 sf = 1 loading bay
 total loading required: 3 loading bays
 proposed: 3 loading bays

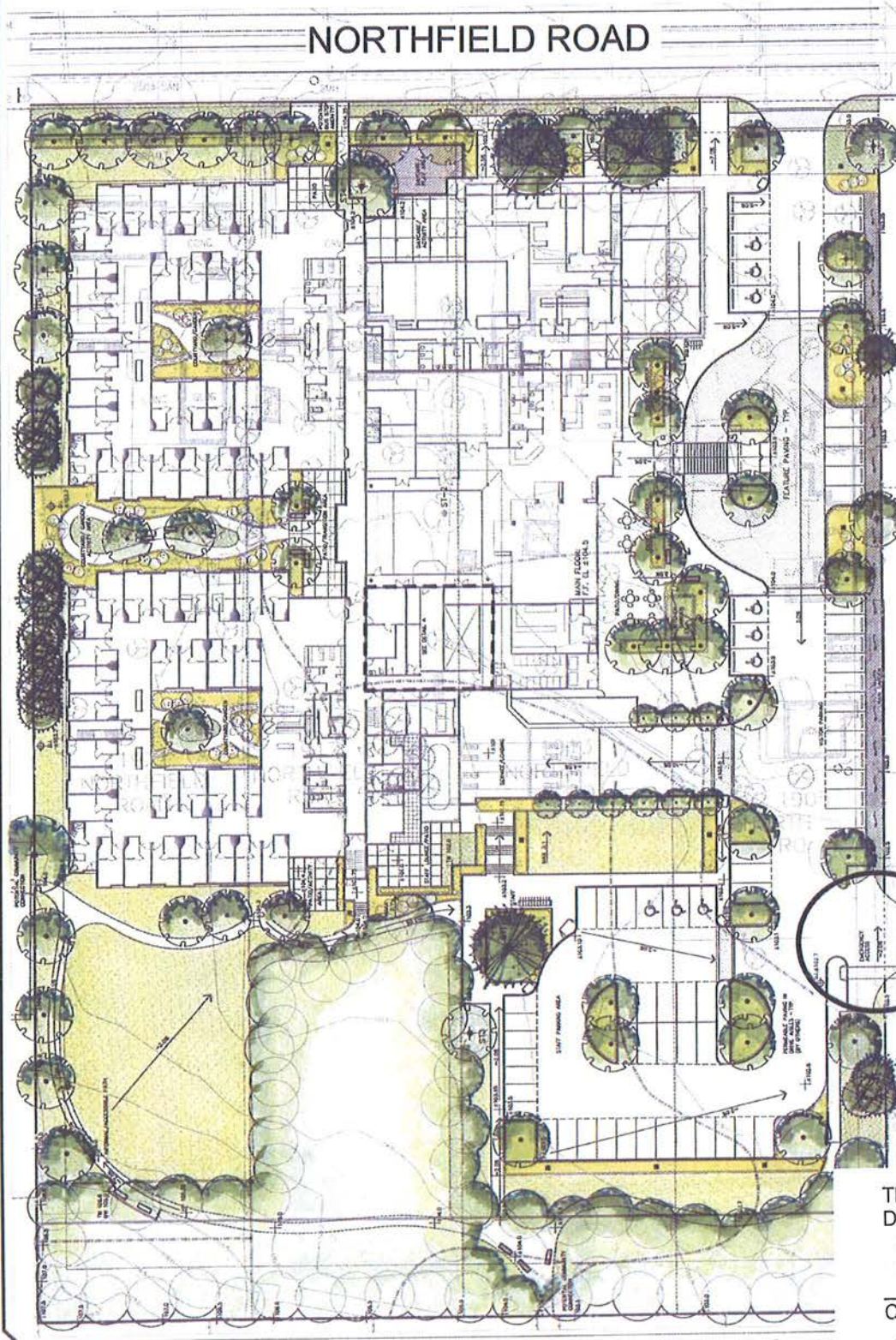
This is Schedule C referred to in the Development Permit.


 Corporate Officer

2013-JUN-27
 Date

A1

March 2011



NORTHFIELD ROAD

- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE AND DRAINAGE DIRECTION
- RETAINING WALL
- FEATURE PAVING AREA
- FORMAL ACCESSIBLE PATH
- SCENIC SITE LIGHTING (BY OTHERS)
- BUILDING MOUNTED ENTRY & ACCENT LIGHTING (BY OTHERS)
- SITE IDENTIFICATION SIGNAGE
- BENCH
- BICYCLE PARKING

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- REVISION TO TREE MANAGEMENT PLAN
- VEGETATION MANAGEMENT ZONE
- REFER TO TREE MANAGEMENT PLAN (BY OTHERS)
- EXISTING VEGETATION TO REMAIN
- REFER TO TREE MANAGEMENT PLAN (BY OTHERS)

- DECIDUOUS TREE MIN. 60mm CALIPER
- CONIFEROUS TREE MIN. 2.5m HEIGHT
- ACCENT PLANT
- SHRUB/GROUND COVER PLANTING BED #1 POT SHRUBS MAX 1.3m O.C. AND/OR 150mm POT DRUMCOVER, MAX 450mm D.C.
- GRASS
- ROUGH GRASS/ECO LAWN
- BOSMALLE

LEGEND

Begonia Way Hammerhead Turnaround - emergency vehicle access only

- NOTES
1. ALL DIMENSIONS ARE LEGAL, TOPOGRAPHIC AND TREE SURVEY INFORMATION AS PROVIDED BY NEVADALE ENGINEERING LTD.
 2. ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY NEVADALE ENGINEERING LTD. THIS PLAN DOES NOT SUPPORT TO VERIFY THIS INFORMATION.
 3. REFER TO SHEET L2 OF 2 FOR PRELIMINARY PLANT LIST.

This is Schedule D referred to in the Development Permit.

[Signature]
Corporate Officer

2013-Jun-27
Date

Development Permit No. DP000844 Schedule E
1917 Northfield Road Northfield Streetscape



NANAIMO TRAVELLERS LODGE

This is Schedule E referred to in the Development Permit.



Corporate Officer

2013-JUN-27
Date

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March 2011



Nanaimo Travellers Lodge

130 Bed Dementia Care Facility

Northfield Road, Nanaimo, BC

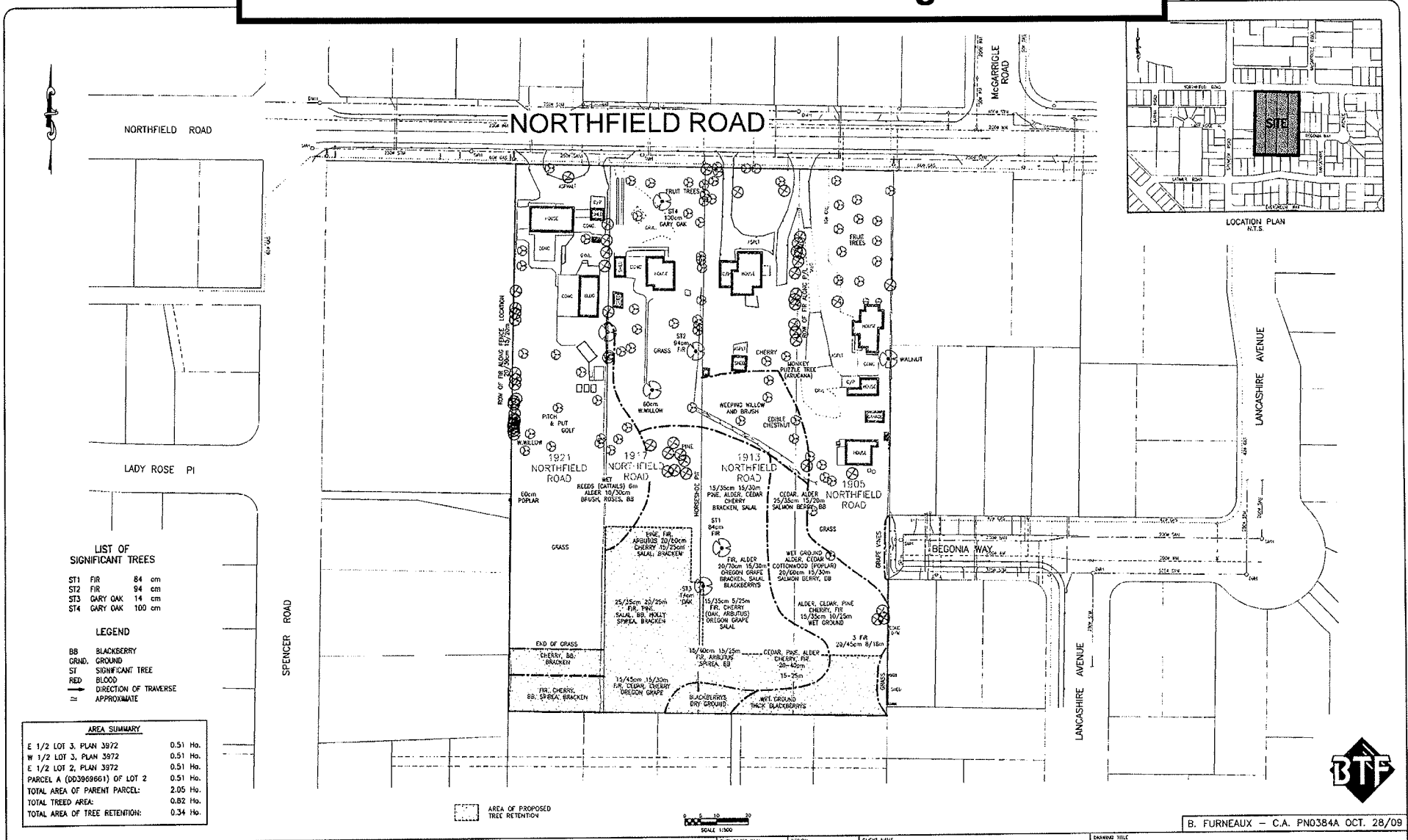
CHOW LOW HAMMOND

ARCHITECTS INC

1999-2011

Development Permit No. DP000844 Schedule F

1917 Northfield Road Tree Management Plan



LIST OF SIGNIFICANT TREES

ST1	FIR	84 cm
ST2	FIR	94 cm
ST3	GARY OAK	14 cm
ST4	GARY OAK	100 cm

LEGEND

BB	BLACKBERRY
GRND	GROUND
ST	SIGNIFICANT TREE
RED	BLOOD
→	DIRECTION OF TRAVERSE
≈	APPROXIMATE

AREA SUMMARY

E 1/2 LOT 3, PLAN 3972	0.51 Ho.
W 1/2 LOT 3, PLAN 3972	0.51 Ho.
E 1/2 LOT 2, PLAN 3972	0.51 Ho.
PARCEL A (DD3989661) OF LOT 2	0.51 Ho.
TOTAL AREA OF PARENT PARCEL:	2.05 Ho.
TOTAL TREE AREA:	0.82 Ho.
TOTAL AREA OF TREE RETENTION:	0.34 Ho.

AREA OF PROPOSED TREE RETENTION



B. FURNEAUX — C.A. PN0384A OCT. 28/09

This is Schedule F referred to in the Development Permit.

[Signature]
 Corporate Officer
 2013-JUN-27
 Date

LEGEND HORIZONTAL SCALE: 1:500 VERTICAL SCALE:	SITE LEGAL DESCRIPTION E 1/2 LOT 3, W 1/2 LOT 3, E 1/2 LOT 2, PARCEL A (DD3989661) OF LOT 2, RANGE 8, SECTION 17, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522	CLIENT'S NAME THE TRAVELLER'S LODGE SOCIETY	CLIENT NAME NANAIMO TRAVELLERS LODGE 1905-1921 NORTHFIELD ROAD	DRAWING TITLE TREE MANAGEMENT PLAN			
				PROJECT FILE L	CLIENT NO. 406	PROJECT NO. 04	DRAWING NO. TMP



Development Permit No. DP000844

Schedule G

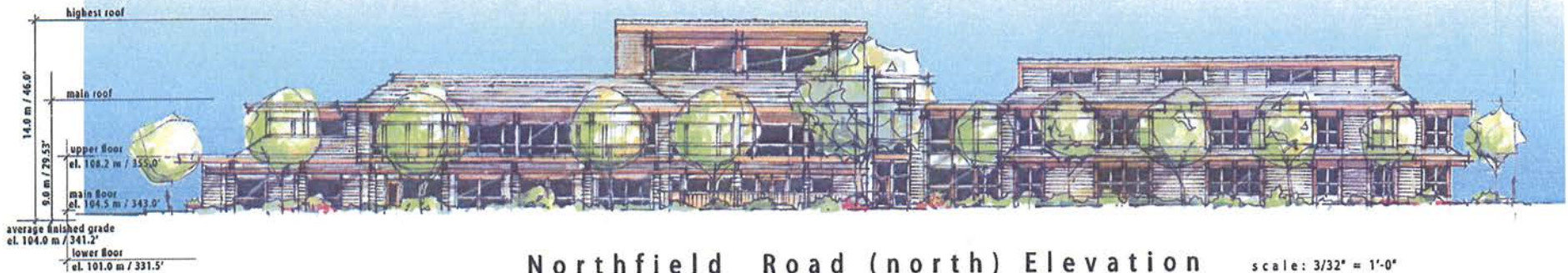
1917 Northfield Road

Building Elevations

(North & West)



West Elevation



Northfield Road (north) Elevation

scale: 3/32" = 1'-0"

CLH Nanaimo Travellers Lodge 130 Bed Dementia Care Facility Northfield

This is Schedule G referred to in the Development Permit.

[Signature]
Corporate Officer

2013-Jun-27
Date

A5

March 2011

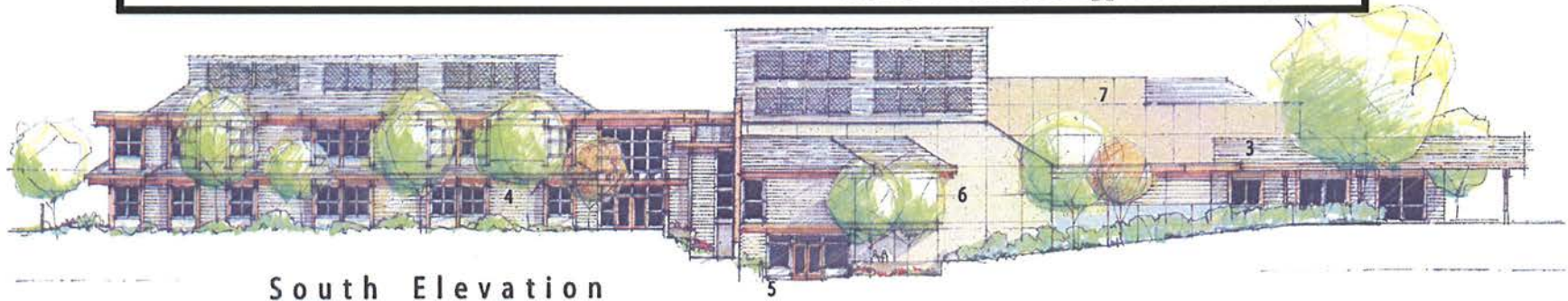
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ARCHITECTS INC

Development Permit No. DP000844

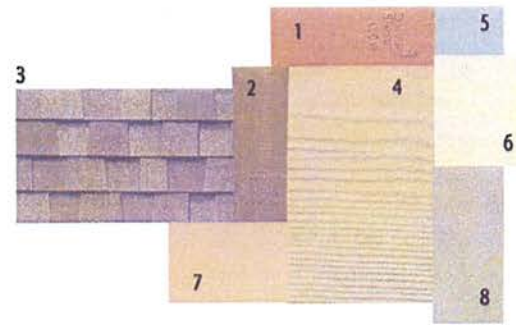
1917 Northfield Road

Schedule H

Building Elevations (S & E) and Building Materials



South Elevation



Materials and Colours

- 1 solid wood stain #1 (Olympic Solid Stain Cedar)
- 2 solid wood stain #2 (Olympic Solid Stain Cocoa)
- 3 fibreglass shingles 'weathered wood' (Tamko Heritage 50 laminated shingles)
- 4 composite cement board siding (James Hardie Autumn Tan JH20-20)
- 5 composite panel #1 (Swisspearl Reflex: Silver 9000)
- 6 composite panel #2 (Swisspearl Carat: Onyx 7093 09)
- 7 composite panel #3 (Swisspearl Carat: Topaz 7072)
- 8 brick veneer (Arriscraft Renaissance Sage Rocked)
- 9 clear anodized aluminum windows & flashings



East Elevation

scale: 3/32" = 1'-0"

This is Schedule H referred to in the
Development Permit



Nanaimo Travellers Lodge

130 Bed Dementia Care Facility Northfield Road, Na


Corporate Officer

2013-JUN-27
Date

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Development Permit No. DP000844
1917 Northfield Road

Schedule I
Building Massing

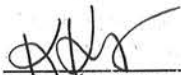


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This is Schedule I referred to in the
Development Permit.



Nanaimo Travellers Lodge 130 Bed Dementia Care Facility Northfield Road

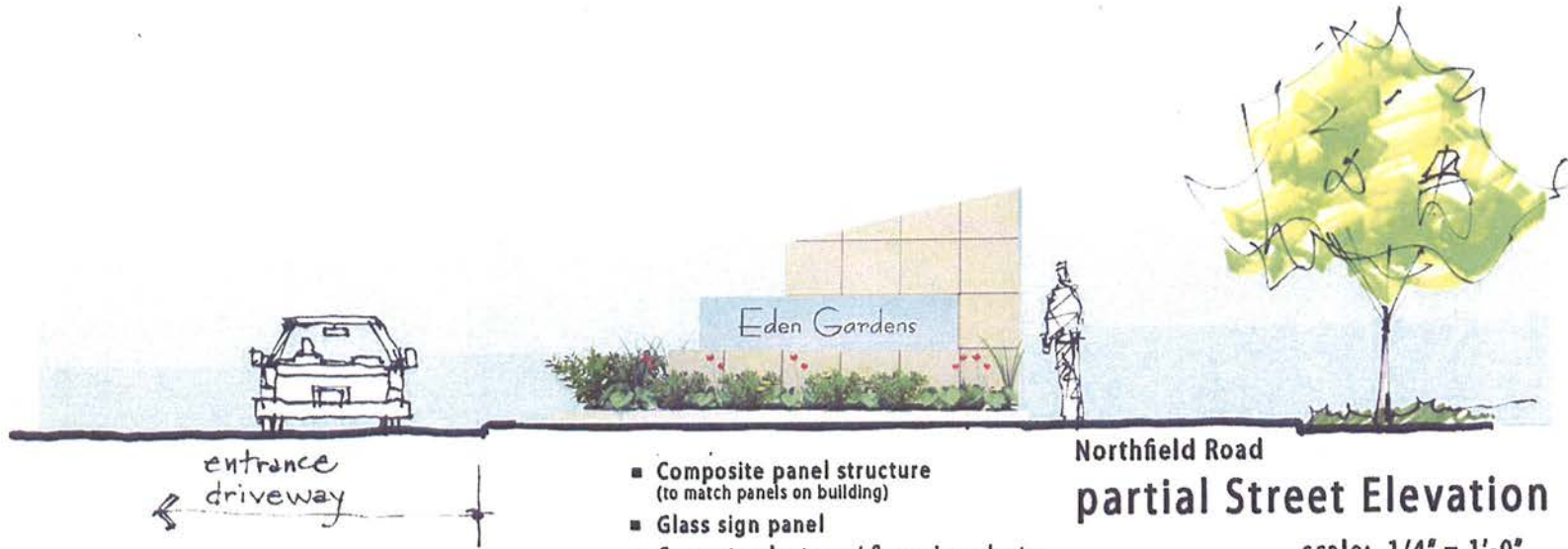

Corporate Officer

2013-JUN-27
Date

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March 2011
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Development Permit No. DP000844
1917 Northfield Road

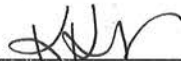
Schedule J
Sign Detail



- Composite panel structure (to match panels on building)
- Glass sign panel
- Concrete planter w/ flowering plants
- Accent lighting

Northfield Road
partial Street Elevation
scale: 1/4" = 1'-0"

This is Schedule J referred to in the Development Permit.


Corporate Officer

2013-JUN-27
Date

May 2011



Nanaimo Travellers Lodge

130 Bed Dementia Care Facility Northfie

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ARCHITECTS INC



DEVELOPMENT PERMIT NO. DP000844

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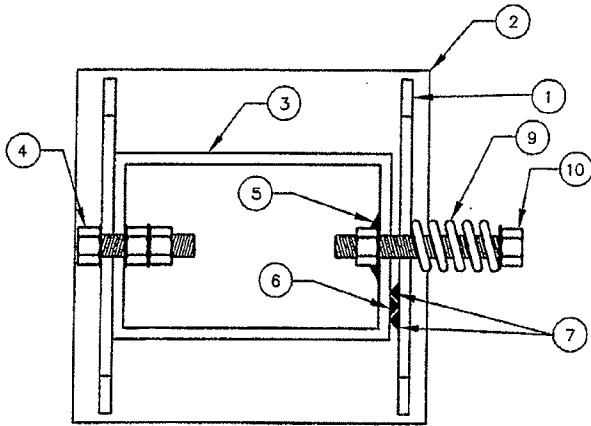
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- 1 6mm STEEL PLATE WELDED TO BASE PLATE
- 2 190x190x6 STEEL ANCHOR
- 3 100x150x6 STEEL TUBE BOLLARD c/w TOP PLATE
- 4 1/2"x2" BOLT & WASHER
- 5 LOCK NUT WELDED TO BOLLARD
- 6 WELDED BEAD
- 7 TWO WELDED BEADS TO LOCK WELDED
- 8 15 DIA. HOLE
- 9 1-1/2" LONG SPRING, 1" DIA., 5 COILS, 3/16" DIA.
- 10 1/2" X 3-1/2" BOLT c/w 2 WASHERS

BASE DETAIL

FIRE LANE ← STREET →

UPRIGHT POSITION

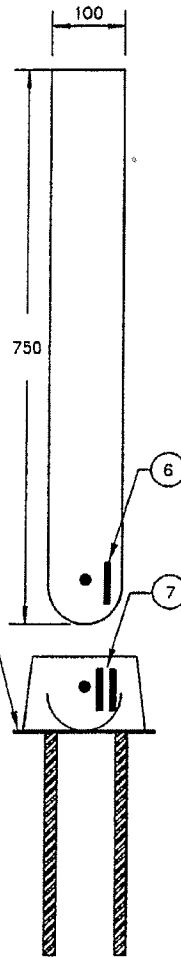
NOTES

- 1. BOLLARDS TO BE SPACED 1.0m ON CENTRE AT ENTRANCE TO FIRE LANE.
- 2. BOLLARDS TO BE HOT-DIPPED GALVANIZED TO CSA 6184.
- 3. NO PARKING SYMBOL TO BE PAINTED WITH ENAMEL RED RUST PAINT.

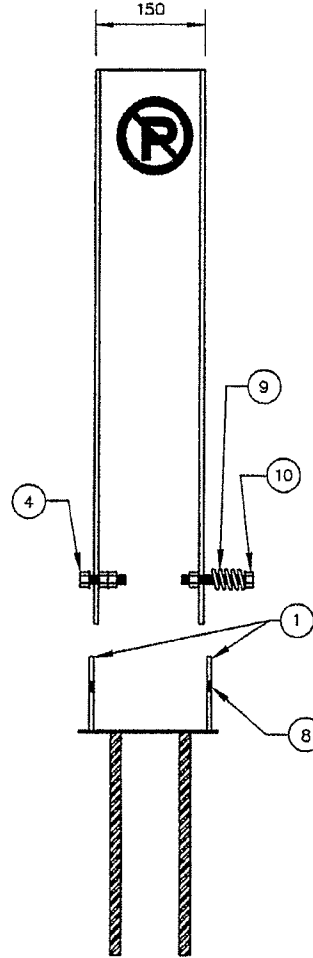
COLLAPSED POSITION

GROUND LEVEL

(2) - 15M BAR, 300 LG. SET IN 400mm DIA. x 900 DP., 25 MPa CONCRETE



SIDE ELEVATION



FRONT ELEVATION

This is Schedule K referred to in the Development Permit.

Corporate Officer

2013-JUN-27

Date



FIRE LANE COLLAPSIBLE BOLLARD

Scale N.T.S.

Drawn WDS

Rev. Date: DEC 2000

Dwg. No. CS-19

Development Permit No. DP000844
1917 Northfield Road

Schedule K
Bollard Detail for
Beqonia Way