



**DEVELOPMENT PERMIT NO. DP000844
(Amended)**

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 (Amended)
Schedule C Development Data
Schedule D Concept Landscape Plan
Schedule E Northfield Streetscape
Schedule F Tree Management Plan
Schedule G Elevations, North & West (Amended)
Schedule H Elevations, South & East (Amended)
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.



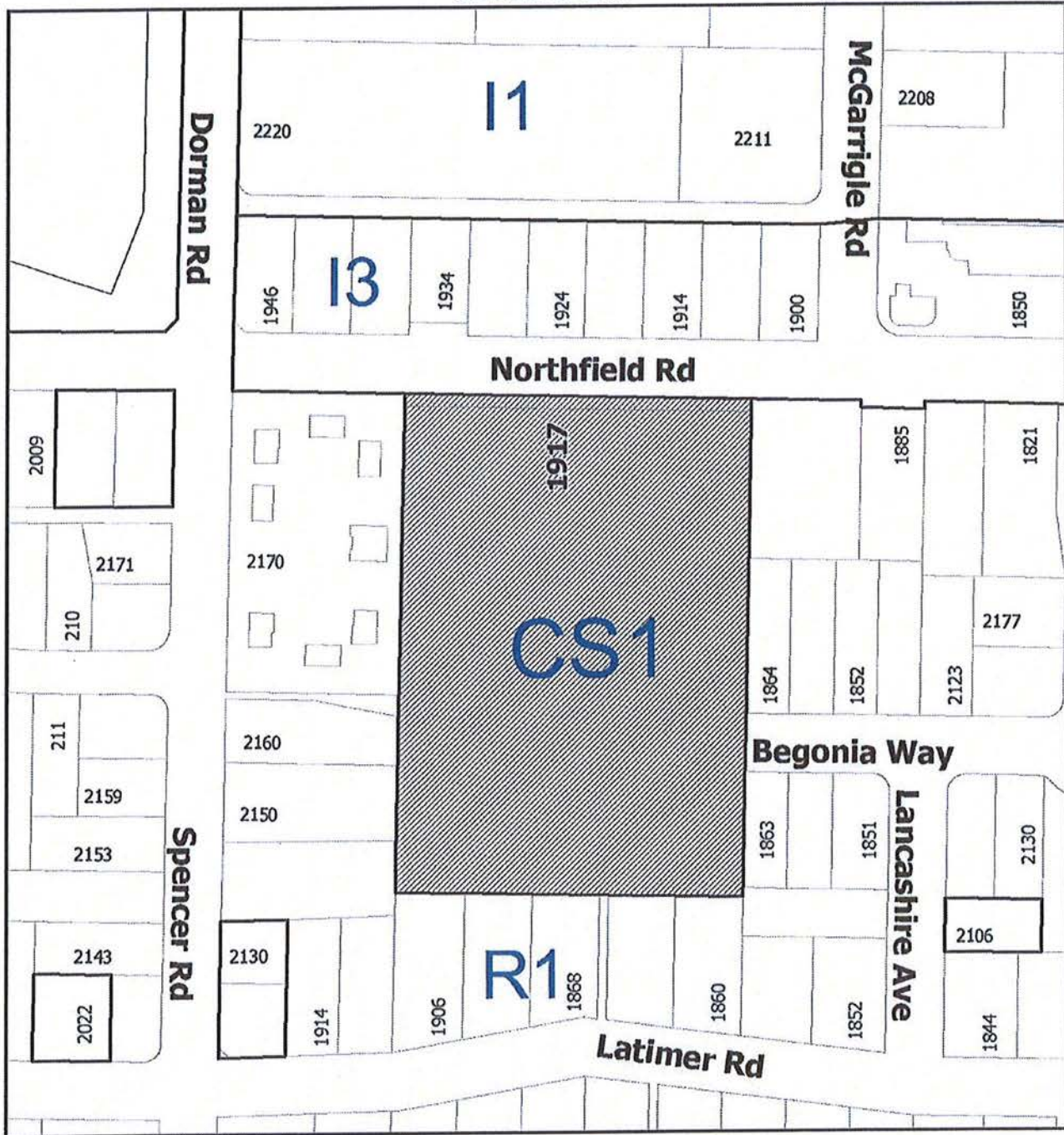
Deputy Corporate Officer
Kristin King

2013-JUN-27

Date

GN/b
Prospero attachment: DP000844

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000844

LOCATION PLAN

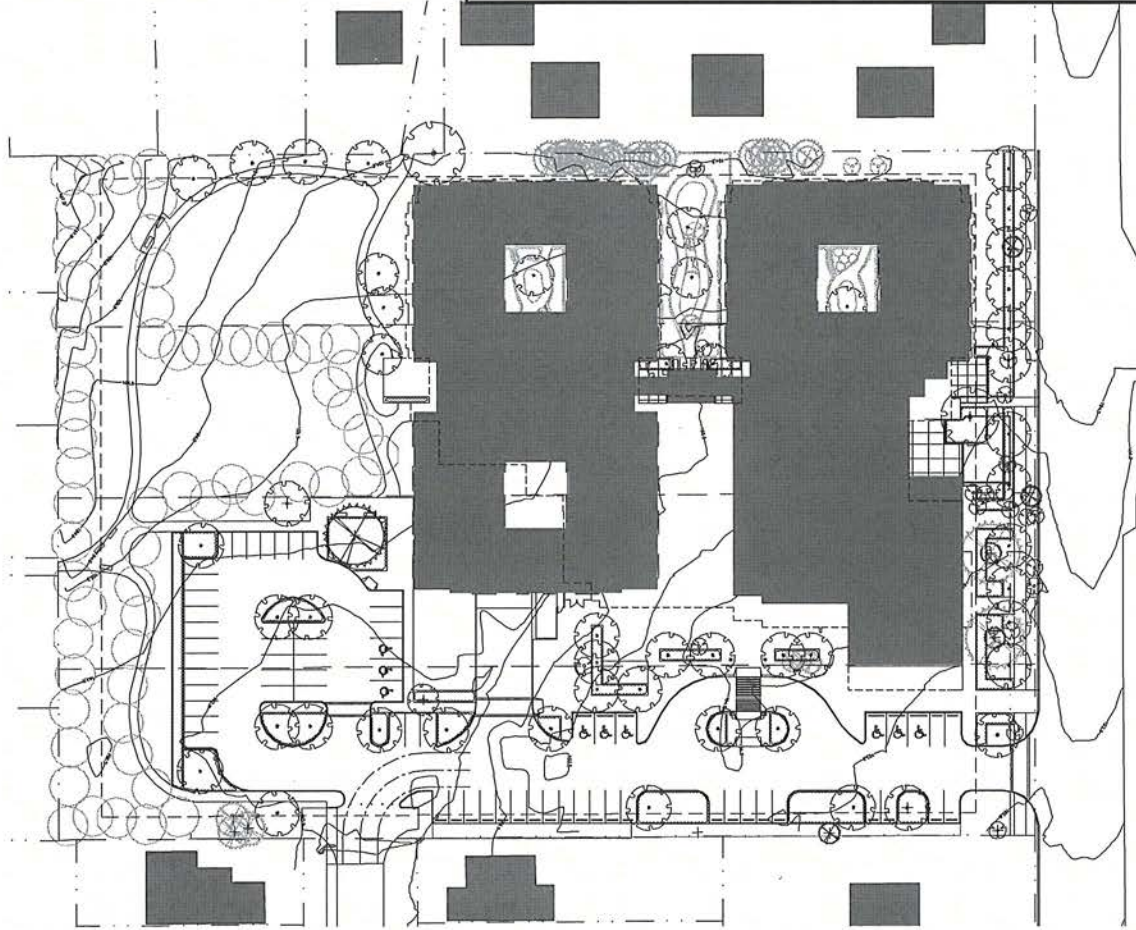
 **Subject Property**

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
(Amendment)



	16 unit Option	11 unit Option	Allowable
Main Floor	64,000 sf (5,946sm)	62,064 sf (5,766sm)	
Upper Floor	46,000 sf (4,274sm)	57,322 sf (5,325sm)	
Lower Floor	17,500 sf (1,626sm)	17,500 sf (1,626sm)	
Total Building	127,500sf (11,845sm)	136,886sf (12,717sm)	
Courtyard	1806 sf (168sm)	1357 sf (126sm)	
Living	430 sf (40sm)	820 sf (76sm)	166 sf (15.4sm)
Dining	560 sf (52sm)	600 sf (56sm)	355 sf (33sm)
Kitchen		260 sf (24sm)	
Typical Suite	270 sf (25sm)	240 sf (23sm)	226 sf (21sm)
Lot Coverage	64,500 sf (5,992sm) 30%	62,064 sf (5,766sm) 29%	85,960 sf (7,986sm) 40%

This is Schedule B referred to in the Development Permit.

[Signature]
General Manager
Community Safety & Development
2013-Aug-14.
Date

Site Plan
3/32" = 1'-0"

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

This is Schedule C referred to in the
Development Permit.

Lot Area:

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


Corporate Officer

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)

0613-JUN-27
Date

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 space / 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)

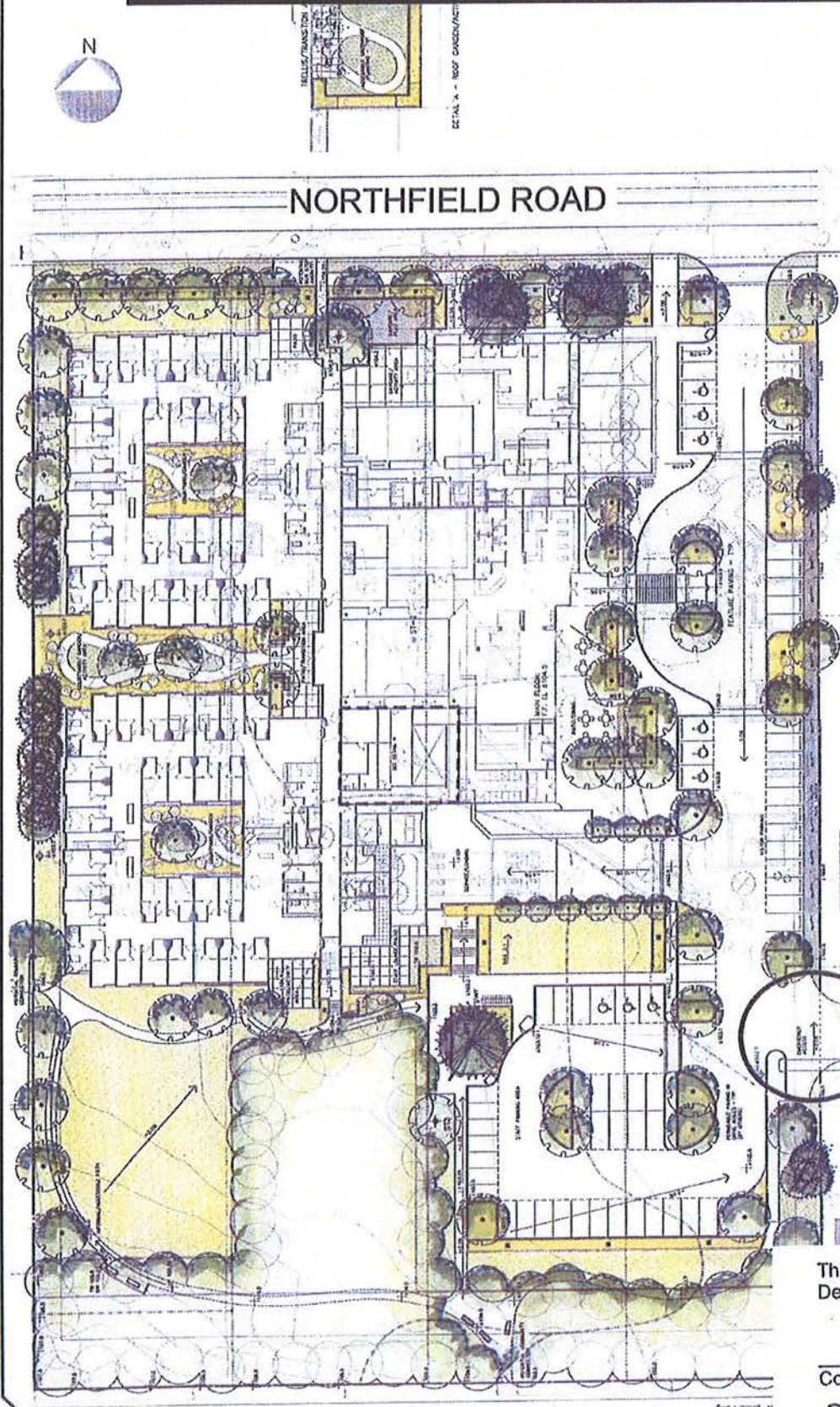
loading required:

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

A1

March 2011

Development Permit No. DP000844 Schedule D
1917 Northfield Road Concept Landscape Plan



- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE AND DRAINAGE DIRECTION
- RETAINING WALL
- FEATURE PAVING AREA
- REGULAR/ACCESSIBLE PATH
- RECREATION/ SITE LIGHTING (BY OTHERS)
- BUILDING MOUNTED ENTRY & ACCENT LIGHTING
- STREET LIGHTING
- BENCH
- BICYCLE PARKING

- EXISTING DECIDUOUS TREE TO REMOVE
- EXISTING DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE
- ACCENT PLANT
- SMALL/GROUND COVER PLANTING BED
- ROUGH GRASS/ECO LAWN
- ROYPAL

Begonia Way Hammerhead Turnaround - emergency vehicle access only

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

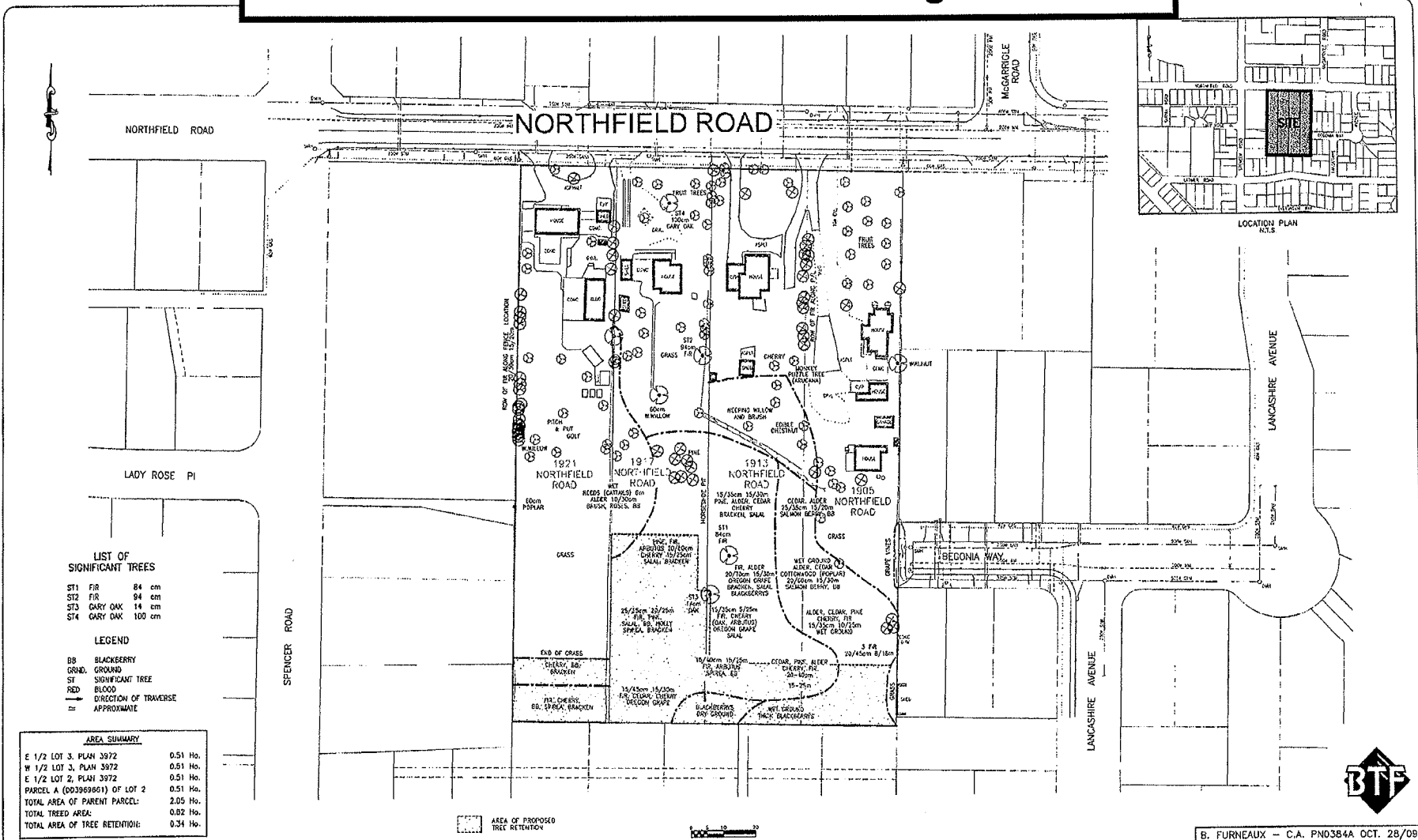
ARCHITECTS INC

Development Permit No. DP000844

Schedule F

1917 Northfield Road

Tree Management Plan



<p>LEGEND</p> <ul style="list-style-type: none"> — BOUNDARY — EASEMENT — DRIVE — FENCE — GROUND — LOT — MOUND — POLE — SIGN — STAKE — SURVEY — TOWER — WALL — WIRE 		<p>SITE LEGAL DESCRIPTION</p> <p>E 1/2 LOT 3, W 1/2 LOT 3, E 1/2 LOT 2, PARCEL A (D03969861) OF LOT 2, RANGE 6, SECTION 17, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522</p>	<p>DRAWN BY</p> <p>DP</p> <p>CHECKED</p> <p>DATE: 2013-05-10</p> <p>PROJECT NAME</p> <p>NANAIMO TRAVELLERS LODGE</p> <p>1905-1921 NORTHFIELD ROAD</p>	<p>CLIENT NAME</p> <p>THE TRAVELLER'S LODGE SOCIETY</p>	<p>ENGINEER NAME</p> <p>B. FURNEAUX — C.A. PNO384A OCT. 28/09</p>
<p>PROJ. NO. 406</p> <p>DRAWING NO. 04</p> <p>REVISION NO. 00</p>		<p>TREE MANAGEMENT PLAN</p>		<p>NEWCASTLE ENGINEERING LTD.</p>	

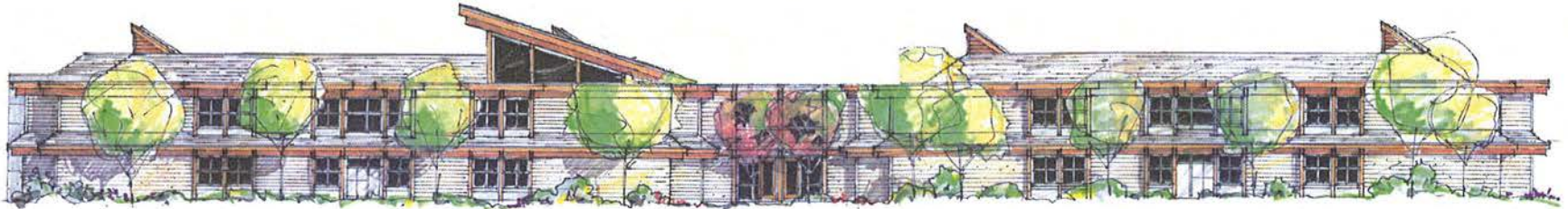
This is Schedule F referred to in the Development Permit.

[Signature]
Corporate Officer

2013-JUN-27
Date

Development Permit No. DP000844
1917 Northfield Road

Schedule G
ELEVATIONS, West & North
(Amendment)



West Elevation

This is Schedule G referred to in the Development Permit.

[Signature]
General Manager
Community Safety & Development

2013-Aug-14
Date



Northfield Road (north) Elevation

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



Eden Gardens

Nanaimo Travellers Lodge

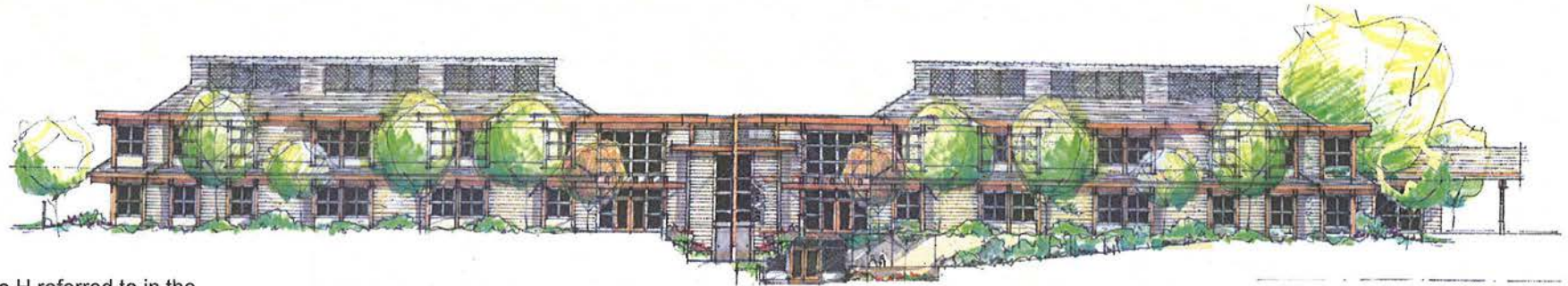
130 Bed Dementia Care Facility Northfield Road, Nanaimo, BC

CHOW LOW HAMMOND

ARCHITECTS INC

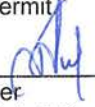
Development Permit No. DP000844
1917 Northfield Road

Schedule H
ELEVATIONS, South & East
(Amendment)

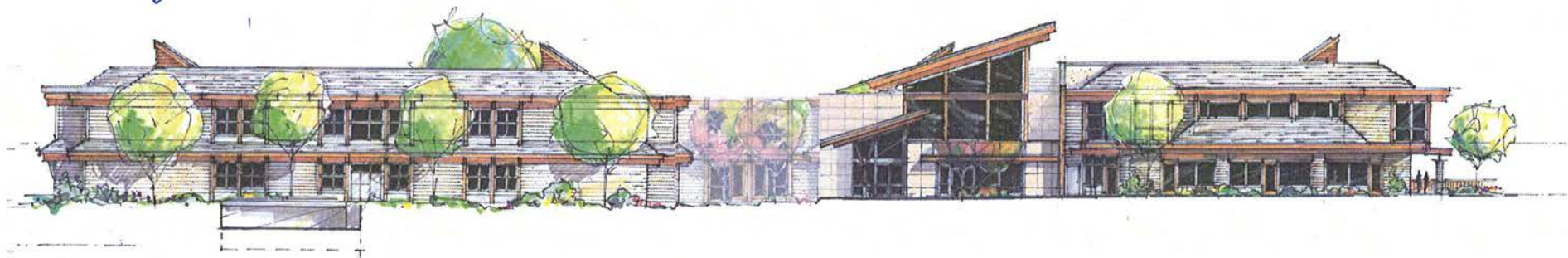


South Elevation

This is Schedule H referred to in the
Development Permit


General Manager
Community Safety & Development

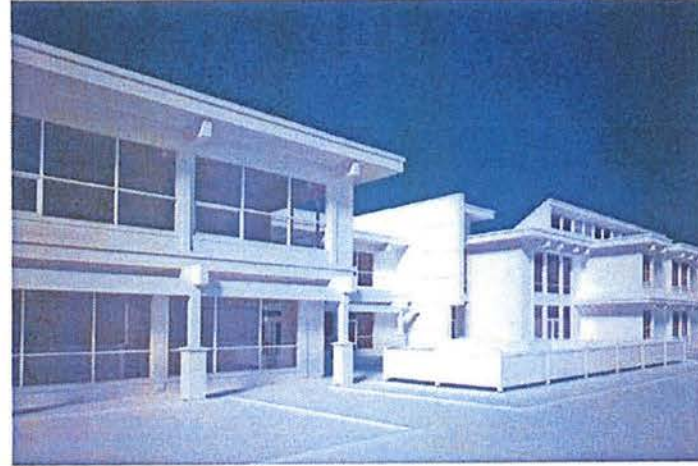
Date 2013-Aug-14



East Elevation

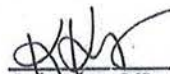
Development Permit No. DP000844
1917 Northfield Road

Schedule I
Building Massing



Massing Studie

This is Schedule I referred to in the Development Permit.


Corporate Officer

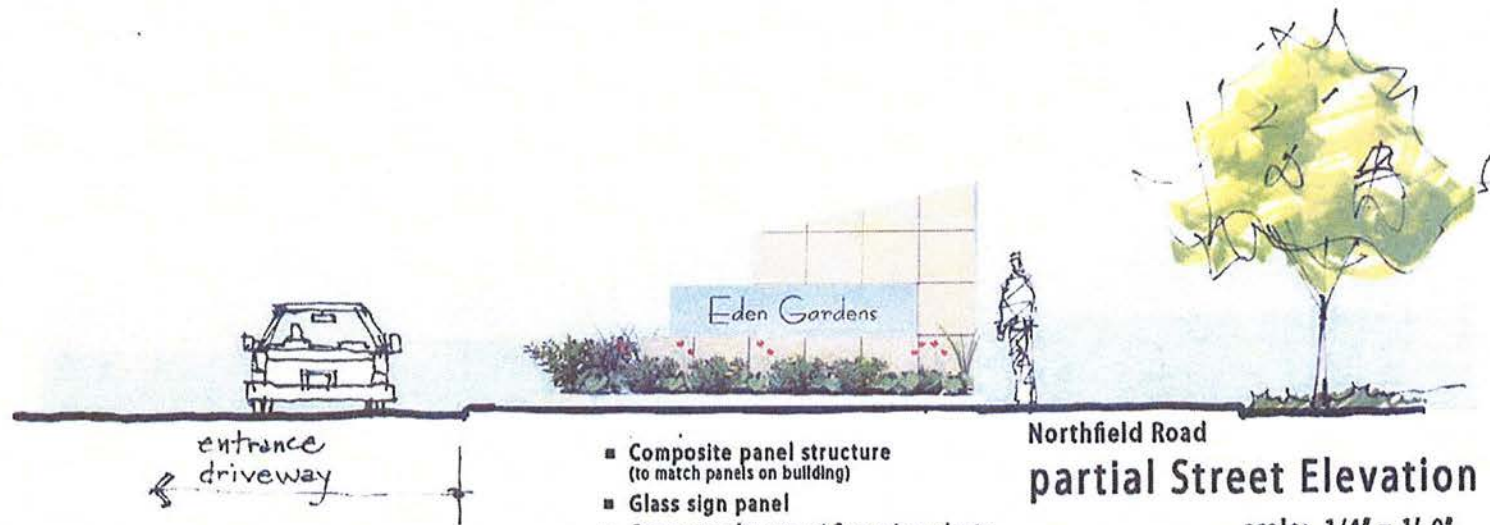
2013-JUN-27
Date

CLF Nanaimo Travellers Lodge 130 Bed Dementia Care Facility Northfield Road

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March 2011
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CTS INC

Development Permit No. DP000844
1917 Northfield Road

Schedule J
Sign Detail



This is Schedule J referred to in the
Development Permit.


Corporate Officer

2013-JUN-27
Date

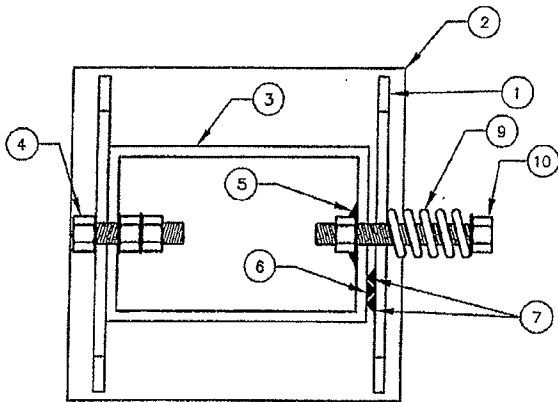
May 2011

CLH

Nanaimo Travellers Lodge

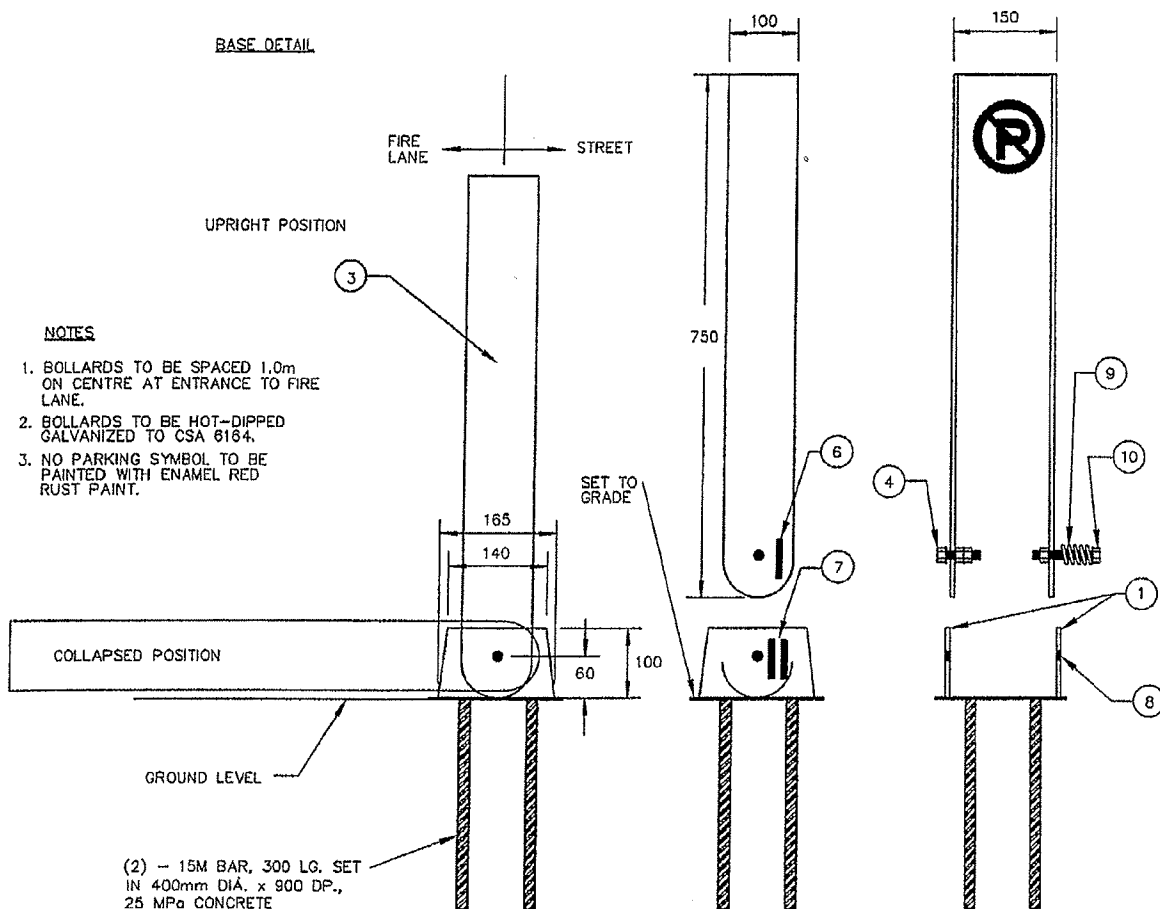
130 Bed Dementia Care Facility Northfield

MMOND
ARCHITECTS INC



- 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



NOTES

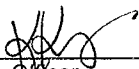
1. BOLLARDS TO BE SPACED 1.0m ON CENTRE AT ENTRANCE TO FIRE LANE.
2. BOLLARDS TO BE HOT-DIPPED GALVANIZED TO CSA 0184.
3. NO PARKING SYMBOL TO BE PAINTED WITH ENAMEL RED RUST PAINT.

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

This is Schedule K referred to in the Development Permit.

SIDE ELEVATION

FRONT ELEVATION


 Corporate Officer
 2013-JUN-27
 Date

	<p>FIRE LANE COLLAPSIBLE BOLLARD</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Scale</td> <td>N.T.S.</td> </tr> <tr> <td>Drawn</td> <td>WDS</td> </tr> <tr> <td>Rev. Date:</td> <td>DEC 2000</td> </tr> <tr> <td>Dwg. No.</td> <td>CS-19</td> </tr> </table>	Scale	N.T.S.	Drawn	WDS	Rev. Date:	DEC 2000	Dwg. No.	CS-19
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
Begonia Way