



DEVELOPMENT PERMIT NO. DP000887

EDGEWATER RETIREMENT INC
Name of Owner(s) of Land (Permittee)

4989 WILLS 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 A DISTRICT LOT 17 AND SECTION 5 WELLINGTON DISTRICT PLAN
VIP65196 EXCEPT PART IN PLAN VIP66194**

PID No. 023-932-431

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.

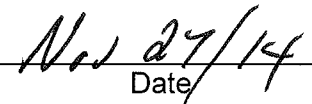
Schedule A Location Plan
Schedule B Site Plan and Project Data
Schedule C Site Grading Plan
Schedule D Building Material Finishes
Schedule E Building Elevations
Schedule F Landscape Plan
Schedule G Landscape Shrub Plan

- 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 9.7 – Size of Buildings*
- Section 9.7.1 requires a maximum allowable building height of 14.0m. The proposed building height is 15.24m, a variance of 1.24m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
24TH DAY OF NOVEMBER, 2014.



Corporate Officer

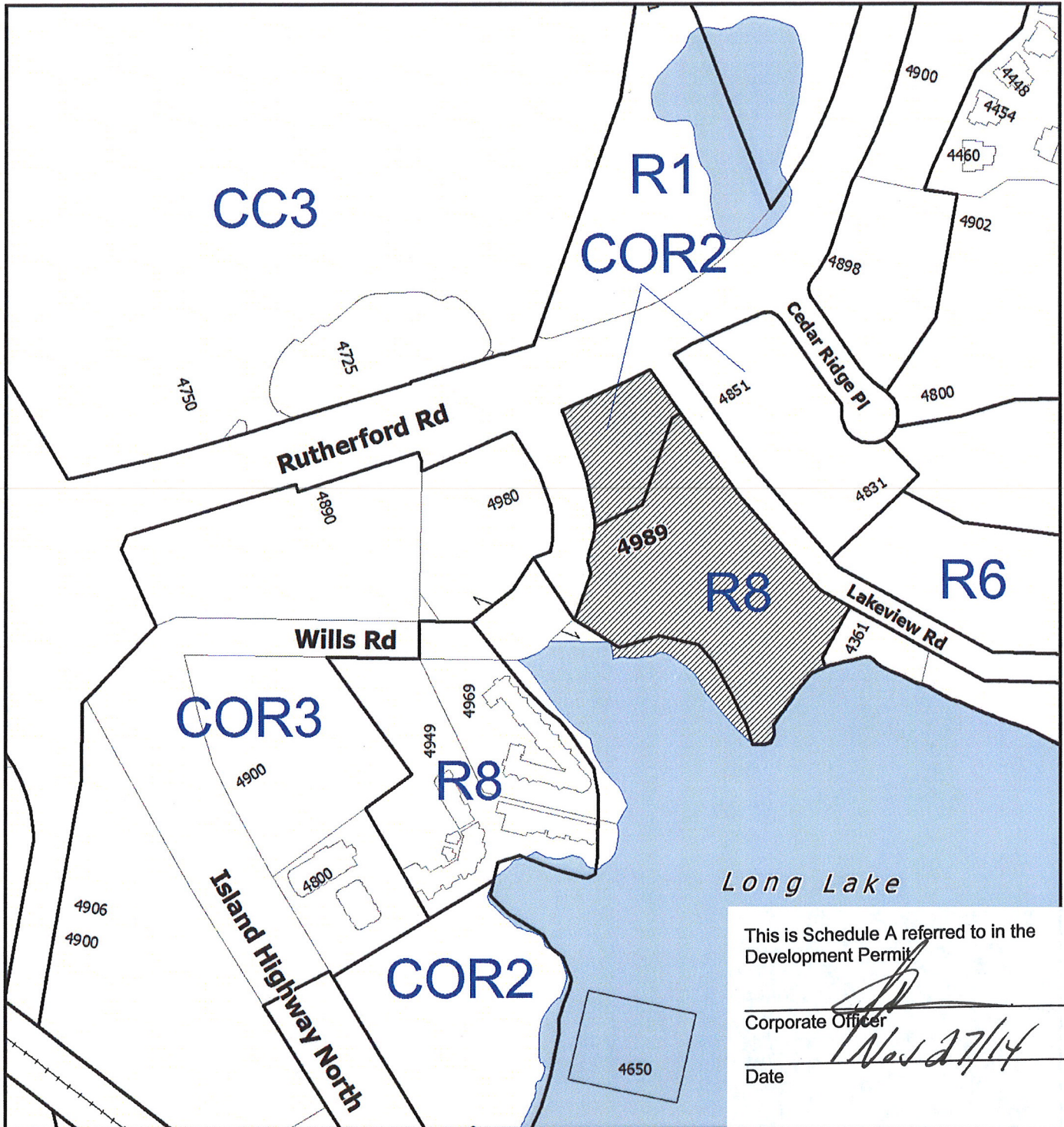


Date

GN/b

Prospero attachment: DP000887

SCHEDULE A



This is Schedule A referred to in the Development Permit

Corporate Officer

Date

[Signature]
Nov 27/14

DEVELOPMENT PERMIT NO. DP000887



LOCATION PLAN



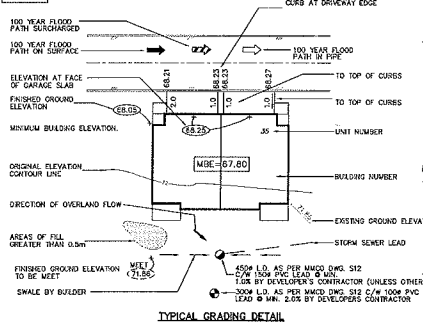
Subject Property

Civic: 4989 Wills Road
Lot A, Section 5, District Lot 17, Wellington District,
Plan VIP65196 except part in Plan VIP66194

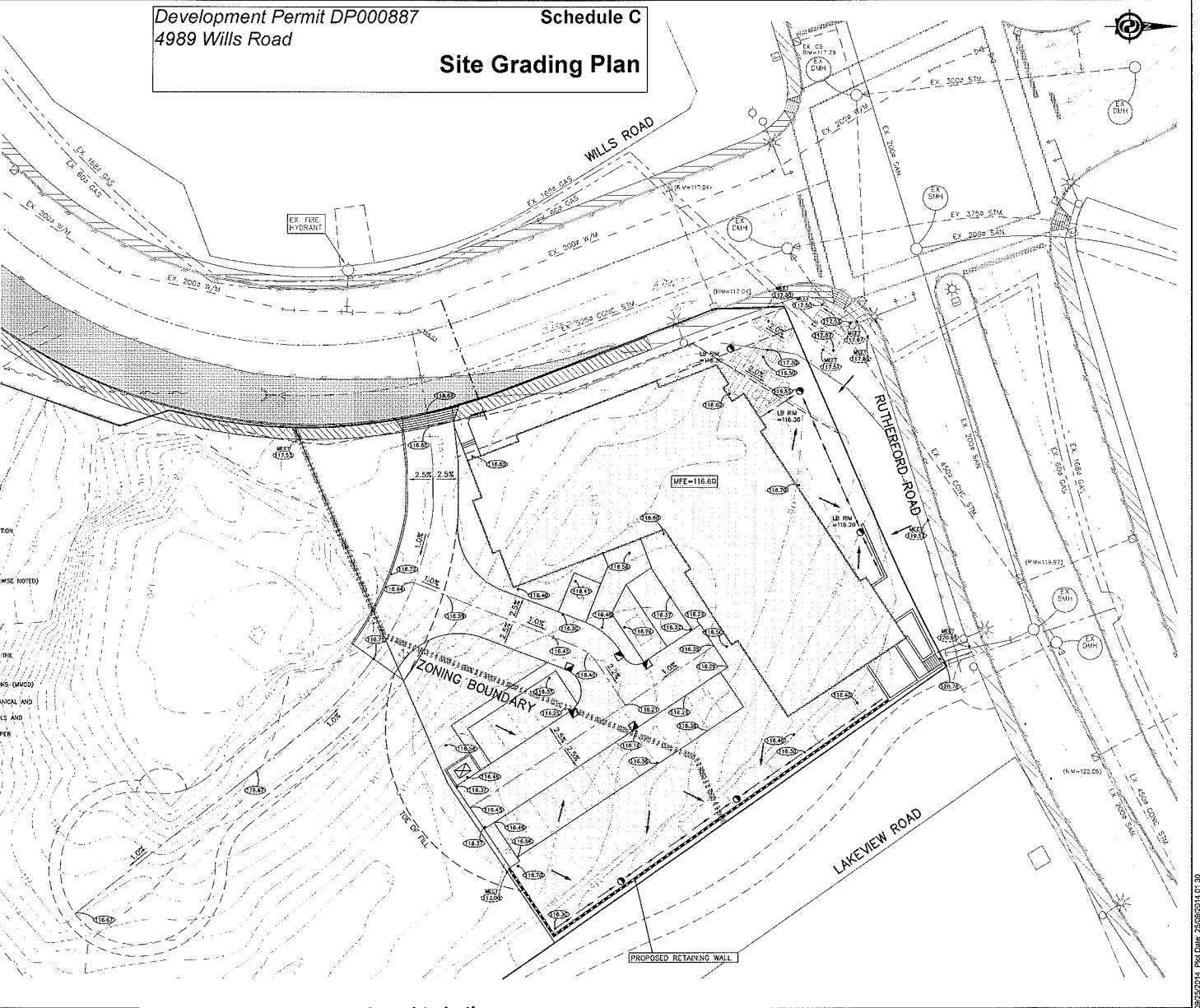
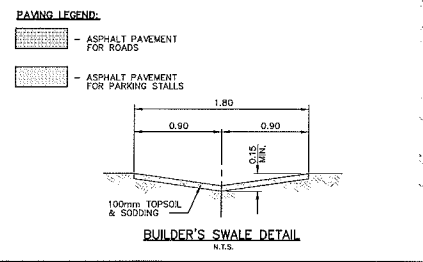
Development Permit DP000887
4989 Wills Road

Schedule C
Site Grading Plan

- LEGEND**
- - 300# LAWN DRAIN c/w MIN. 100mm LEAD AT 2.0% (UNLESS OTHERWISE NOTED)
 - - 450# LAWN DRAIN c/w MIN. 150mm LEAD AT 0.75% (UNLESS OTHERWISE NOTED)
 - - 600# CATCH BASIN c/w MIN. 150mm LEAD AT 2.0% (UNLESS OTHERWISE NOTED)
 - - PROPOSED FINISHED GRADE
 - - - - EXISTING GRADE
 - - MEET EXISTING GRADE
 - - - - PROPOSED TOP OF BANK
 - MFE=54.10 - GROUND FLOOR ELEVATION
 - ① - UNIT NUMBER
 - ⑥ - BUILDING NUMBER
 - ⊙ - EX. TREE TO BE RETAINED
 - ⊙ - EX. TREE TO BE RETAINED
 - - TREE PROTECTION FENCING TO CITY PARKS DEPT. STANDARDS
 - ▭ - OVER 1m FILL



- GENERAL NOTES FOR ONSITE ROADWORKS/LOT GRADING**
1. ALL ROAD ELEVATIONS ARE PAVEMENT AND GUTTER ELEVATIONS.
 2. CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
 3. PROVIDE A MINIMUM CLEARANCE OF 1.0M BETWEEN DRIVEWAYS AND STREET LIGHTS, HYDRANTS ETC.
 4. ROAD SUB BASE AND THE BASE COURSE TO BE COMPACTED ACCORDING TO MASTER MUNICIPAL SPECIFICATIONS (LAWD) AND GEOTECHNICAL REPORT.
 5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT LANDSCAPE, ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
 6. SLOPE INDICATORS ARE SCHEMATIC ONLY. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR EXACT DETAILS AND MATERIAL SPECIFICATIONS.
 7. ALL ROAD SURFACES ARE ASSUMED TO BE ASPHALT UNLESS SPECIAL PAVING MATERIALS ARE SPECIFIED AS PER LANDSCAPE ARCHITECT PLANS.
 8. ROUGH LOT GRADING BY CIVIL SITE SERVICES CONTRACTOR.
 9. FINISHED LOT GRADING BY LANDSCAPE CONTRACTOR.
 10. ALL PARKING SMALL LINES TO BE PAINTED. LINE PAINTING TO BE AS PER MCD 0208 1-0774M (WHITE).
 11. DETAILS FOR LINES AND MARKINGS TO BE PER ARCHITECT'S DRAWINGS.



NO	DATE	REVISIONS	BY	APPROVED

BENCHMARK ELEVATIONS ARE GEODETIC BASED ON CONTROL MONUMENT 78+5443 ELEVATION = 115.927m

LEGAL DESCRIPTION LOT A, DISTRICT L 5, WELLINGTON DISTRICT V.P.65196 EXCEPT V.P.66194

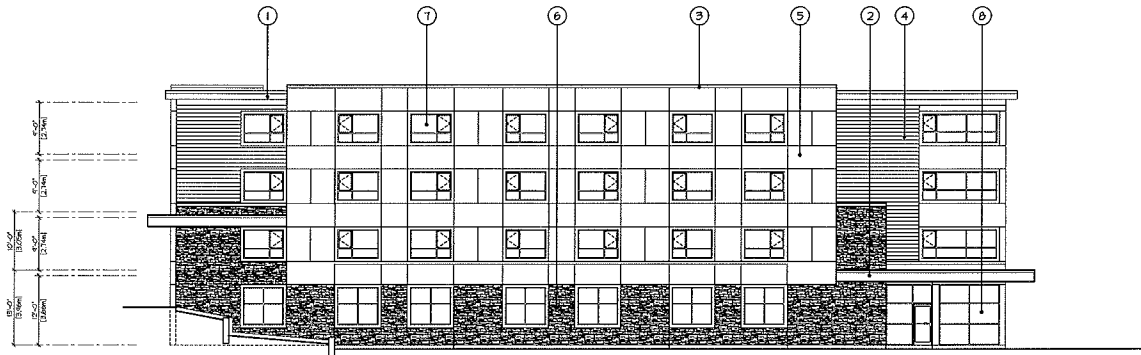
CIVIL ADDRESS #4989 WILLS ROAD NANAIMO, B.C.

This is Schedule C referred to in the Development Permit

Corporate Officer *[Signature]*
Date *Nov 27/14*

PREPARED BY: MR. LES CRAIG NANAIMO MEMORY CARE INC. #101-11648 EAST SHEA BOULEVARD SCOTTSDALE, AZ 85259 PH: 480-461-8200 FAX: 480-451-8205	TITLE: PRELIMINARY ONSITE GRADING PLAN	CITY OF NANAIMO MUNICIPAL PROJECT No.
DESIGNED: RED	SCALE: 1:250	MUNICIPAL DRAWING No.
DRAWN: FJD	CHECKED: DATE: JUNE 2014	REV: DWG. No.
APPROVED:	FILE No: 143973	143973-C02

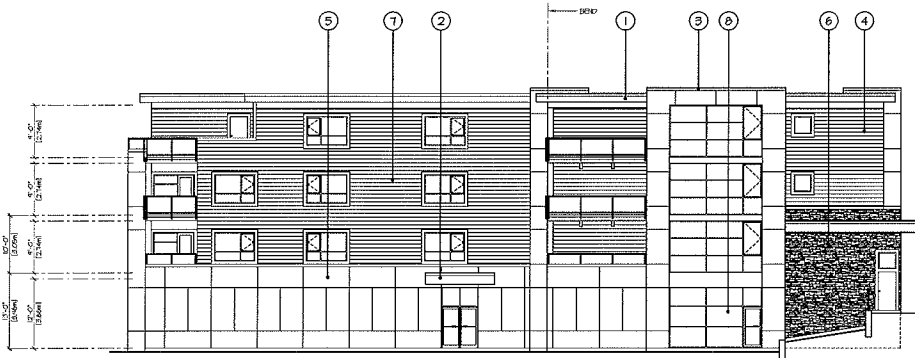
ROPOSED APARTMENT DEVELOPMENT
#4989 - WILLS ROAD
NANAIMO, B.C.



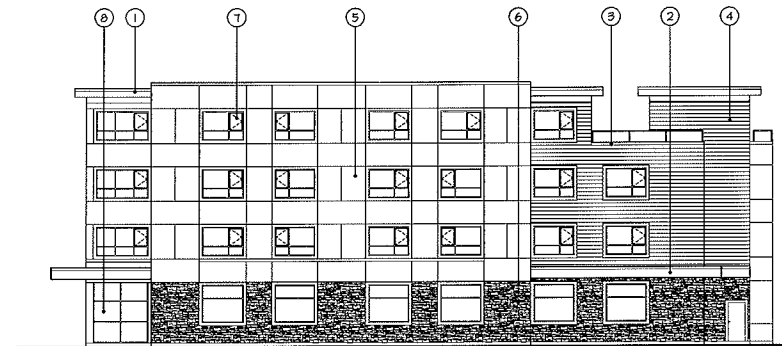
NORTH ELEVATION
SCALE: 3/32" = 1'-0"
(Rutherford Road)

SCHEDULE OF FINISHES

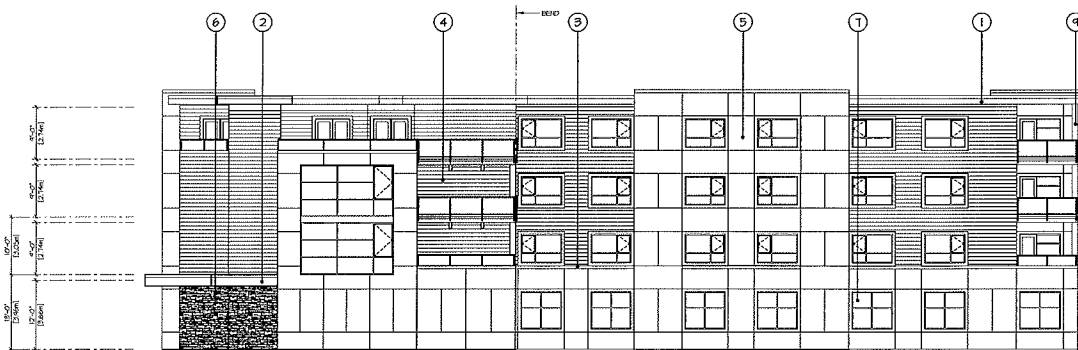
- ① 2x6 TRIM ON 18" FASCIA
- ② 2x6 TRIM ON 24" FASCIA
- ③ PRE-FINISHED METAL FLASHING
- ④ HORIZONTAL HARDI-PANK SIDING
- ⑤ HARDI-PANEL SIDING
- ⑥ LEDGESTONE VENEER
- ⑦ ALUMINUM FRAME WINDOW C/M 6" TRIM
- ⑧ STOREFRONT FRAME & GLAZING SYSTEM
- ⑨ 2x12 BUILT UP COLUMN



EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"
(Wills Road)



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

This is Schedule E referred to in the
Development Permit.

Corporate Officer

Date

[Signature]
Nov 27/14

Development Permit DP000887
4989 Wills Road

Schedule E

Building Elevations

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REV.	DATE	BY	CHKD.	ISSUE FOR

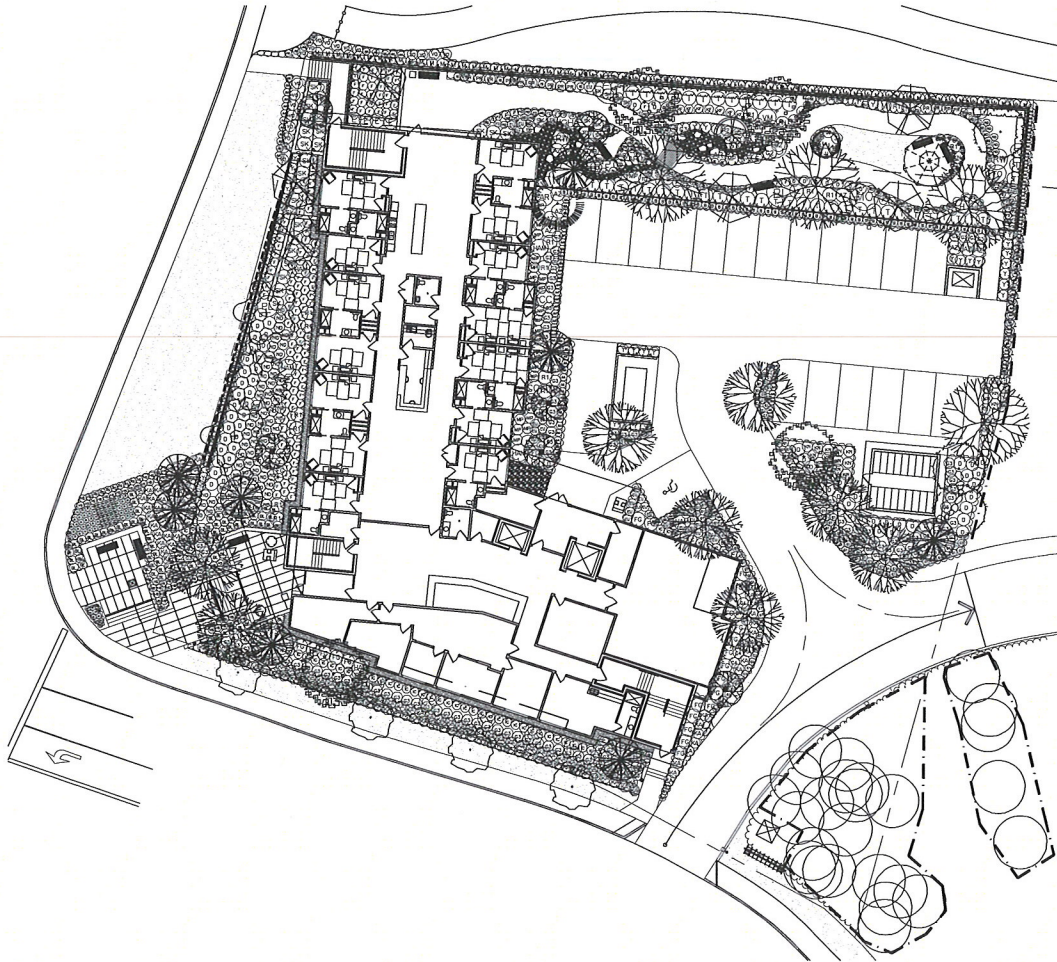


DESIGN: L.P.B.	DRAWN: L.P.B.	DATE: JUN 26 14	SCALE: 3/32" = 1'-0"
CLIENT: NANAIMO MEMORY CARE		PROJECT: RESIDENTIAL MEMORY CARE FACILITY	
4801 MILLIS RD, NANAIMO, B.C.		SHEET CONTENTS:	
BUILDINGS ELEVATIONS			

barnett dembek
ARCHITECTS INC.
UNIT 135,
7836 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13064	AC-4.1

Landscape Shrub Plan



SHRUB SCHEDULE			PMG JOB NUMBER: 14-049	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	6	ABELIA EDWARD GOUCHER	PINK ABELIA	#2 POT, 30CM
	3	ARBITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#7 POT
	8	AZALEA GUMPO WHITE	GUMPO WHITE DWARF AZALEA	#2 POT
	10	AZALEA NOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT, 40CM
	62	BERBERIS THUNBERGII 'DOORZAM'	DWARF GOLDEN RUBY BARBERY	#2 POT, 30CM
	1	CHAMAECYPARUS OBTUSA 'SPRALIS'	SPRALIS FALSE CYPRESS	1.5M HT, 8/8B
	6	CORYLUS AVELLANA 'CONTORTA'	CORNICOPH WITCHHAZEL	#3 POT, 50CM
	5	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
	1	FORSYTHIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	#3 POT
	25	FOTHERGILLA GARDENI	DWARF FOTHERGILLA	#2 POT, 40CM
	9	HAMAMELIS X INTERMEDIA 'ELENA'	RWITCH HAZEL, ORANGE	#3 POT, 30CM
	1	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#1 POT
	7	ILEX 'SKY FENICL'	SKY FENICL HOLLY	1.0M HT, 8/8B
	68	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#2 POT, 30CM
	3	JUNIPERUS PROCUMBENS	JAPGARDEN JUNIPER	#3 POT
	148	KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT, 30CM
	70	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT, 40CM
	1	PHILADELPHUS VIRGINIALIS	MOCK ORANGE	#3 POT, 60CM
	26	PIRUS MUGO 'PUMBLU'	DWARF MUGO PINE	#3 POT, 40CM
	17	PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#3 POT, 60CM
	2	RHOODENDRON ANNA ROSE 'WHITNEY'	RHOODENDRON; ROSE PINK; APRIL	1M HT, 8/8B
	3	RHOODENDRON 'NOTE'	RHOODENDRON	#2 POT, 30CM
	17	RHOODENDRON P. J.M. ELITE'	P.J.M ELITE RHOODENDRON	#3 POT, 50CM
	25	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
	1	SAMBUCUS NIGRA 'GERDA'	BLACK BEAUTY AMERICAN ELDER	#3 POT, 60CM
	33	SCKMIA JAPONICA (10% MALE)	JAPANESE SKMIA	#2 POT, 30CM
	6	SPIRAEA X BUNALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT, 40CM
	2	SPRINCA X BUNALDA 'MADAME LEMON'	LILAC, DOUBLE WHITE	#3 POT, 30CM
	7	TAXUS X MEDA 'DENSIFORMIS'	DWARF YEW	#3 POT, SHEARED
	63	TAXUS X MEDA 'HOCKSI'	HICKS YEW	#3 POT, 80CM
	45	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.70M HT, 8/8B
	19	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT, 50CM
	77	VIORNIUM DAVIDI	DAVIDS VIORNIUM	#2 POT, 30CM
	1	VIORNIUM P. 'MARIESI'	MARIES DOUBLE FILE VIORNIUM	#3 POT, 60CM
GRASS	9	CALAMAGROSTIS KARL FÖRSTER	KARL FÖRSTER FEATHERED GRASS	#1 POT
	86	HELIOTRICHON SEMPERVERENS	BLUE CAT GRASS	#1 POT
	155	IMPERATA CYLINDRICA RED BARON	BLOOD GRASS	#1 POT
	8	MISCANTHUS SINENSIS ADAGIO	MAIDEN GRASS	#1 POT
	2	MISCANTHUS SINENSIS 'GRACILIMUS'	MAIDEN GRASS	#2 POT
	32	NASELLA TENNISMA	MEXICAN FEATHER GRASS	#1 POT
	132	PENNETUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT
W/	1	ROSA 'NEW DAWN'	NEW DAWN CLIMBING ROSE	#2 POT, STAKED
PERENNIAL	12	ASTILE VAR	MIXED VARIETIES	#1 POT, 3-5 EYE
	82	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	#1 POT, 1-2 FAN
	16	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	15CM POT
	3	IRIS SIBIRICA	SIBERIAN IRIS; BLUE VARIETY	#1 POT, 3 FANS
	34	NEPETA X FAASSENI 'DROPMORE'	BLUE CATMINT	15CM POT
	19	RUDEBECKIA FULGIDA VAR 'POT OF GOLD'	RUDEBECKIA, YELLOW	15CM POT
G	29	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT, 35CM
	133	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKY KINCK	#1 POT, 25CM
	21	CALLUNA VULGARIS 'DARK BEAUTY'	SCOTS HEATHER, DARK PINK	#1 POT
	44	EUONYMUS JAPONICA 'EMERALD GAIEITY'	EUONYMUS, SILVER VARIEGATED	#1 POT, 25CM
	124	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	#1 POT
	172	POLYSTICHUM MUNITUM	WESTERN SWARD FERN	#1 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNIA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



Suite C100 - 4185 St. Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.294.0011, f: 604.294.0022

SEAL

This is Schedule G referred to in the Development Permit.

Corporate Officer
Date Nov 27/14

RESIDENTIAL
MEMORY CARE FACILITY

4984 WILLS ROAD
NANAIMO, BC

DRAWING TITLE
LANDSCAPE
SHRUB PLAN

DATE: 13 JUN 03 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: B/JMM
DESIGN:
CHKD: MCV OF 4