



DEVELOPMENT PERMIT NO. DP000933

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 & Project Data
Schedule C Building Elevations
Schedule D Concept Landscape Plan & Details
Schedule E Landscape Plan /w Interim Trail Network
Schedule F Tree Protection Methods

- 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

2015 - JUN - 26.

Date

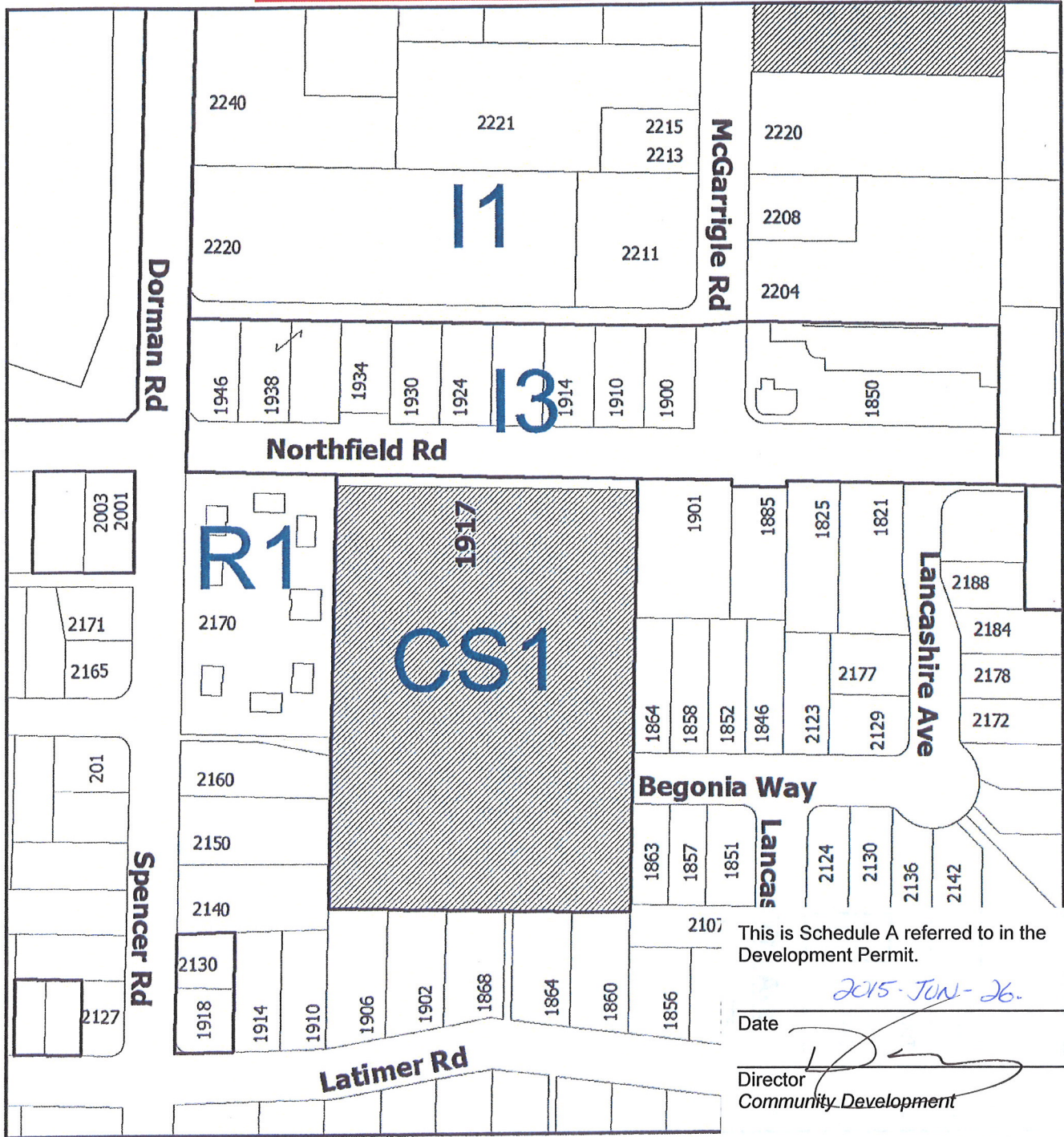
[Signature]

D. Lindsay
Director

Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in
Prospero attachment: DP000933

LOCATION PLAN



This is Schedule A referred to in the Development Permit.

2015-JUN-26


Date

Director
Community Development

DEVELOPMENT PERMIT NO. DP000933

LOCATION PLAN

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

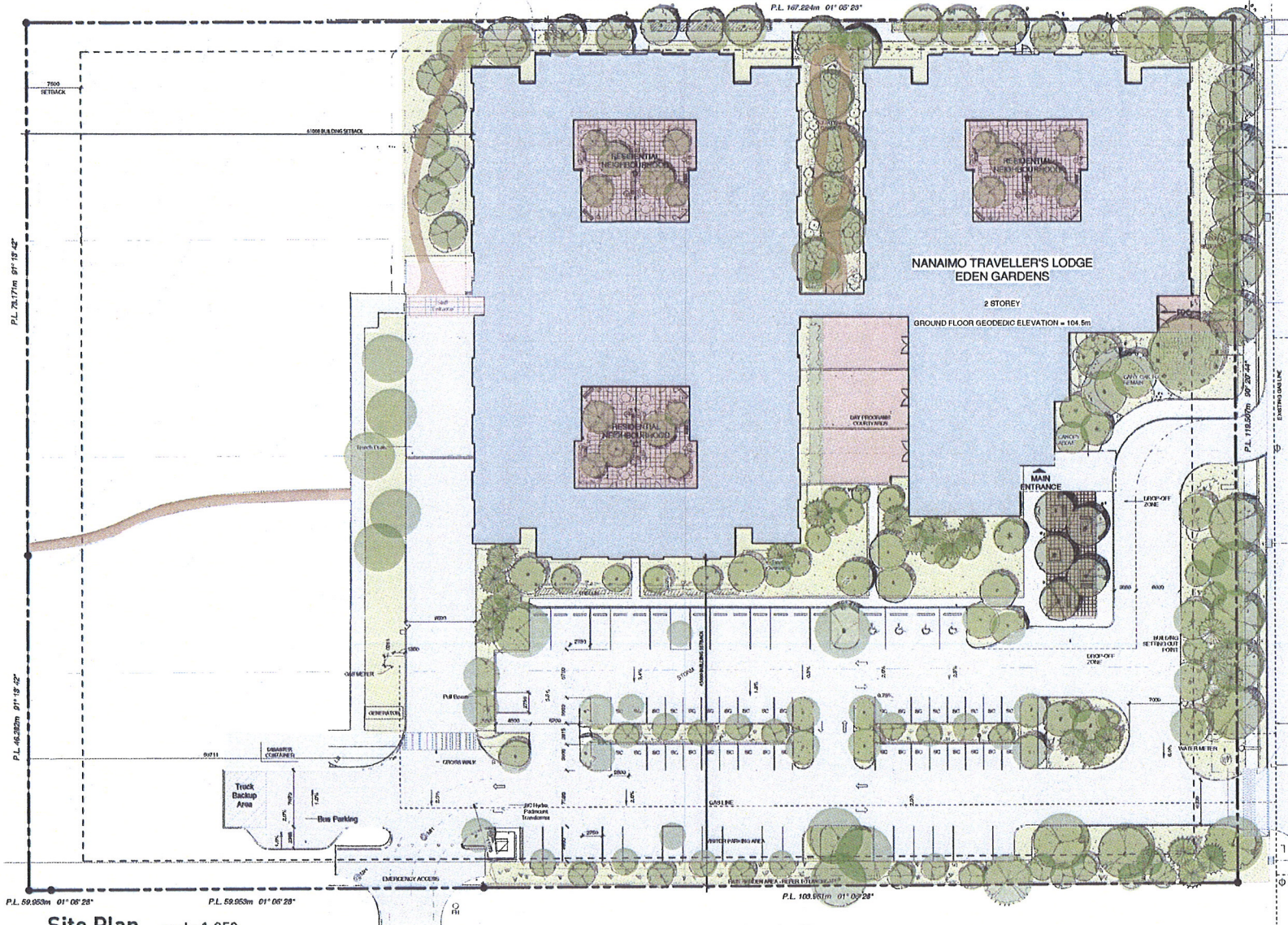
 Subject Property



Development Permit DP000933
1917 Northfield Road

Schedule B

**SITE PLAN
& PROJECT DATA**



Data

Legal Description:
LOT 1, Section 17, Range 8, Mountain District, Plan EPP12446

Civic Address:
1917 Northfield Road, Nanaimo, BC

Zone:
CS1 - Community Service One

Lot Area:
214,900 sf (19,965sm)

Proposed Floor Area:
upper floor: 44,090 sf (4094 sm)
main floor: 47,588 sf (4421 sm)
lower floor: 15,790 sf (1467 sm)
total gross floor area: 107,468 sf (9,984 sm)

Lot Coverage:
max. lot coverage allowed: 40%
proposed: (47,588/214,900) 22%

Setbacks:

	Required	Proposed
front:	19.69 ft (6.0m)	19.69 ft (6.0m)
Side:	13.12 ft (4.0m)	15.00 ft (4.57m)
Rear:	24.60 ft (7.5m)	200 ft (61.0m)
Side:	13.12 ft (4.0m)	147 ft (45.0m)

Building Height:
maximum allowed: 46.0 ft (14.0m)
proposed height: 27.5 ft (8.4m) - main roof
33.0 ft (10.0m) - elevation pop-ups
36.4 ft (11.1m) - stair access roof

Parking/Loading:
parking required:
personal care: 1 space/5 sleeping unit = 130/5=26 spaces
daycare: 1 space/223sf = 3030 sf/323 = 9.4 spaces
office 1 space/237sf = 3025sf/237 = 12.7spaces
total parking spaces required = 49 spaces (2 disabled spaces)
(33 % small spaces max.)

parking proposed: 74 spaces (4 disabled spaces)
(36 small spaces)
loading required:
107,468 gross floor area: 40,280 sf = 2 loading bays
remaining 47,188 sf = 1 loading bay
total loading required = 3 loading bays
proposed = 3 loading bays



Site Plan scale 1:250

 LOW HAMMOND ROWE ARCHITECTS

This is Schedule B referred to in the Development Permit.

2015-JUN-26

Date

Director
Community Development



EDEN GARDENS NANAIMO TRAVELLERS LODGE
130 Bed Dementia Care Facility
Northfield Road, Nanaimo, BC

MAY 2015

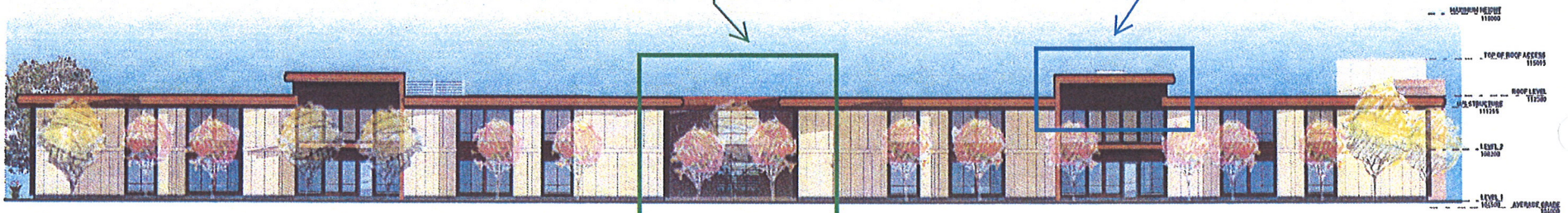
Development Permit DP000933
1917 Northfield Road
1/2

Schedule C

BUILDING ELEVATIONS

Open Courtyard

Raised Parapet

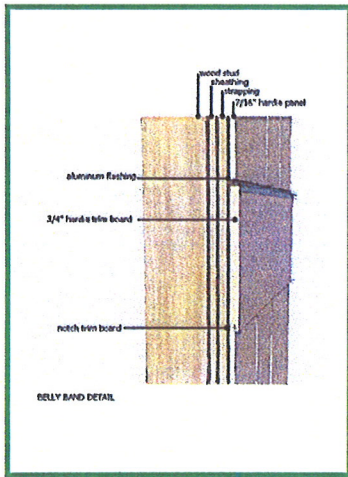


West Elevation scale 1:125

Main Entrance



Northfield Road (North) Elevation scale 1:125



Belly Band Detail

This is Schedule C referred to in the
Development Permit.

Date

2015-JUN-26

Director

Community Development

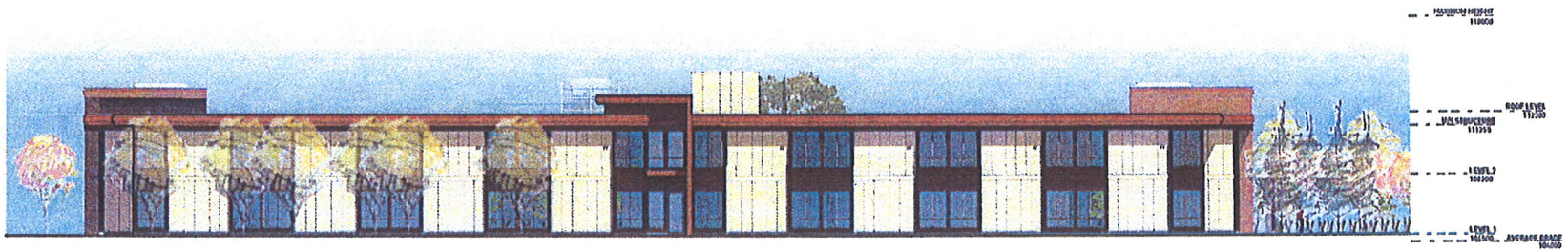


LOW HAMMOND ROWE ARCHITECTS



EDEN GARDENS NANAIMO TRAVELLERS LODGE
130 Bed Dementia Care Facility Northfield Road, Nanaimo, BC

MAY 2015



South Elevation scale 1:125



East Elevation scale 1:125

plant palette

northfield streetscape/entrance gardens

Key	Botanical Name	Common Name	Pot Size	1 spr	2 sum	3 fall	4 wint
Cj	Large Deciduous Trees						
Cj	<i>Carodaphylum japonicum</i>	Katano Tree	4 cm cal	X	X	XXX	
Cn	<i>Cornus nuttallii</i> eddies white wonder	Eddies White Wonder Dogwood	6 cm cal	XX	X	X	
Ck	<i>Cornus kousa</i>	Chinese Dogwood	4 cm cal	XXX	X	X	
Fs	<i>Fagus sylvatica</i> purpurea	Cooper Beech	6 cm cal	X	X	X	
Ls	<i>Liquidambar styraciflua</i>	Sweet gum	6 cm cal	X	X	XXX	
Qr	<i>Quercus robur</i>	Red Oak	6 cm cal	X	X	X	
Mst	<i>Magnolia stellata</i>	Star Magnolia	10 gal	XXX	X	X	
Msa	<i>Magnolia soulangeana</i>	Saucer Magnolia	10 gal	XXX	X	X	
Ps	<i>Prunus serrulata</i> 'hsiyama'	Flowering Cherry	6 cm cal	XXX	X	X	
Sj	<i>Stewartia japonica</i>	Japanese Stewartia	4 cm cal	X	XXX	XXX	
Tc	<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	6 cm cal	XX	X	X	
	Small Deciduous Trees						
Ag	<i>Acer griseum</i>	Paperbark Maple	6 cm cal	X	X	X	
Ap	<i>Acer palmatum</i>	Japanese Maple	2.5m ht	X	X	XX	
Ar	<i>Amelanchier grandiflora</i>	Sarviceberry		X	X	X	
Ga	<i>Cornus suttoni</i>	Pink Flowering Dogwood	4 cm cal	XX	X	X	
	Evergreen Coniferous Trees						
Gd	<i>Cedrus deodora</i>	Deodar cedar		X	X	X	XX
PRB	<i>Pinus strobus</i>	Scrub Pine		X	X	X	XX
PRV	<i>Pinus resinosa</i> vanderwolf	Vanderwolf pine		X	X	X	XX

Key	Botanical Name	Common Name	Pot Size	1 spr	2 sum	3 fall	4 wint
	Broadleaved Evergreen Trees						
Eu	<i>Ilex quercus</i>	Evergreen Oak		X	X	X	XX
Mg	<i>Magnolia grandiflora</i>	Evergreen Magnolia		X	XXX	X	XX
	Bulbs under trees						
Ac	<i>Allium cornutum</i>	Nodding Onion	10 cm				
Cj	<i>Camass leichlinii</i>	Great Camass	1 gal				
Cn	<i>Camass quamoclit</i>	Common Camass	10 cm				
Oh	<i>Ludocalthon hendersonii</i>	Henderson's Shooting Star	1 gal				
ALSO	SNOWDROPS CROCUS DAFFODILS MUSCARI SCILLAS AUTUMN CROCUS						

side gardens

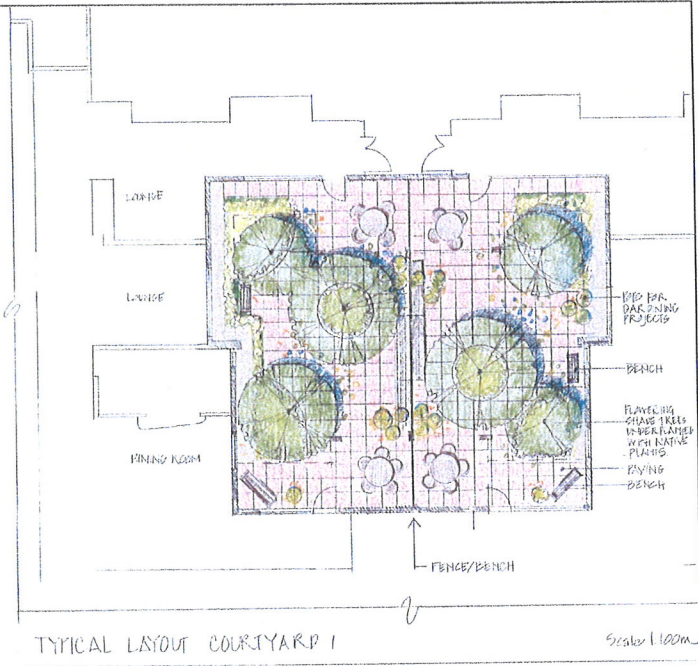
Key	Botanical Name	Common Name	Pot Size	1 spr	2 sum	3 fall	4 wint
	Evergreen tapestry hedge						
Ct	<i>Cholera ternata</i>	Mexican Orange Blossom	2 gal	XX	X	X	XX
Pt	<i>Prunus laurocerasus</i>	Portugal Laurel	2 gal	X	X	X	XX
Pc	<i>Pyracantha coccinea</i>	Firethorn	2 gal	X	XX	X	XX
Th	<i>Thuja nigra</i> exoniensis	Western Red Cedar	2 gal	X	X	X	XX
Th	<i>Teucrium haterophyllum</i>	Western Hemlock	2 gal	X	X	X	XX
	Small Trees						
Ap	<i>Acer palmatum</i>	Japanese Maple	2.5m ht	X	X	XX	
Ar	<i>Amelanchier grandiflora</i>	Sarviceberry	10 gal	X	X	X	
Cc	<i>Cercia Canadensis</i> 'forest pansy'	Forest Pansy Redbud	4 cm cal	X	X	X	
Cj	<i>Carpinus japonica</i>	Japanese Hornbeam	4 cm cal	X	X	X	
	Bulbs under small trees						
Gn	<i>Galanthus nivalis</i>	Snowdrops		X			
C	<i>Crocus</i>	Crocus		X			
Cm	<i>Convallaria majalis</i>	Lily of the Valley		X			
	Deciduous Shrubs						
Pig	<i>Philadelphus lewisii</i> 'Gordianus'	Mock Orange (Coastal)	1 gal		XX	X	
Ra	<i>Ribes sanguineum</i>	Red Flowering Currant	1 gal	XX	X	X	
	Groundcover						
	<i>Infotium repens</i>	Dutch White Clover	Seed				
	Vines						
Ca	<i>Clematis armandi</i>	Evergreen Clematis	1 gal				
Hr	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	5 gal				
Lp	<i>Lonicera periclymenum</i>	Honeysuckle	1 gal				
Lh	<i>Lonicera henryi</i>	Evergreen Honeysuckle	1 gal				

parking lot gardens/ trees and bioswale

Key	Botanical Name	Common Name	Pot Size	1 spr	2 sum	3 fall	4 wint
	Large Deciduous Trees						
Cj	<i>Carodaphylum japonicum</i>	Katano Tree	4 cm cal	X	X	XXX	
Cn	<i>Cornus nuttallii</i> eddies white wonder	Eddies White Wonder Dogwood	6 cm cal	XX	X	X	
Ck	<i>Cornus kousa</i>	Chinese Dogwood	4 cm cal	XXX	X	X	
Cx	<i>Cornus xanthocarpa</i>	Chinese Dogwood	4 cm cal	XXX	X	X	
La	<i>Liquidambar styraciflua</i>	Sweet gum	6 cm cal	X	X	XXX	
Tc	<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	6 cm cal	XX	X	X	
	Bioswale						
	Shrubs						
Ag	<i>Anelanchier grandiflora</i>	Sarviceberry	10 gal	X	X	X	
Es	<i>Euonymus alata</i> compacta	Burning Bush	1 gal	X	X	XX	
Fm	<i>Polystichum medium</i>	Sword Fern	1 gal	X	X	X	X
Vo	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 gal	X	X	X	X
	Ornamental Grasses						
Md	<i>Miscanthus yusa</i> jena	Malden Grass	1 gal	X	X	X	X
	Plants for bottom of swale						
Co	<i>Carex obnupta</i>	Slough Sedge	plus	X	X	X	X
Ia	<i>Iris ensata</i>	Japanese Iris	1 gal	X	X	XX	X
Mj	<i>Mimulus guttatus</i>	Common Monkeyflower	1 gal	XX	X	X	
Sm	<i>Scirpus microcarpus</i>	Small Flowered Bulrush	plus	X	X	X	X

courtyards

Key	Botanical Name	Common Name	Pot Size	1 spr	2 sum	3 fall	4 wint
	Small flowering trees						
Ap	<i>Acer palmatum</i>	Japanese Maple	2.5m ht	X	X	XX	
B	<i>Betula japonica</i>	Himalayan Birch	4 cm cal	X	X	X	X
Cc	<i>Cercia Canadensis</i> 'forest pansy'	Forest Pansy Redbud	4 cm cal	XX	XX	XX	
Cs	<i>Cornus suttoni</i>	Pink Flowering Dogwood	4 cm cal	XX	X	X	
Mst	<i>Magnolia stellata</i>	Star Magnolia	10 gal	XXX	X	X	
Ps	<i>Prunus serrulata</i>	Flowering Cherry	4 cm cal	XX	X	X	
Sj	<i>Styrax japonica</i>	Japanese Snowbell	4 cm cal	X	XX	X	
	Evergreen Shrubs (native species)						
Gs	<i>Gaultheria shallon</i>	Sial	1 gal	X	X	X	XX
Ma	<i>Mahonia nervosa</i>	Dull Oregon Grape	1 gal	X	X	X	XX
Fm	<i>Polystichum medium</i>	Sword Fern	1 gal	X	X	X	XX
Vo	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 gal	X	X	X	XX
	Evergreen shrubs (non-native)						
Au	<i>Arbutus unedo</i>	Strawberry Tree	2 gal	X	X	X	XX
Cj/Cs	<i>Camelia japonica/sasanqua</i>	Camellia	2 gal	XX	X	X	X
La	<i>Lavandula angustifolia</i>	English lavender	1 gal	X	X	XX	X
	Deciduous Shrubs (native)						
Pig	<i>Philadelphus lewisii</i> 'Gordianus'	Mock Orange (Coastal)	1 gal	X	XX	X	
Ra	<i>Ribes sanguineum</i>	Red Flowering Currant	1 gal	XX	X	X	
Vp	<i>Vaccinium parvifolium</i>	Red Huckleberry	1 gal	X	X	X	
	Deciduous Shrubs (non-native)						
Pc	<i>Physocarpus opulifolius</i> 'Monds'	Ninebark	1 gal	X	X	X	
Hp	<i>Hydrangea paniculata</i>	Hydrangea	1 gal	X	X	XX	
Sj	<i>Spiraea japonica</i>	Spiraea	1 gal	X	XX	XX	
Vc	<i>Viburnum carlesii</i>	Korean Spicebush	1 gal	X	XX	X	
	Ground Cover (native)						
Az	<i>Azaron caudatum</i>	Wild Ginger	10cm	X	X	X	XX
Df	<i>Dieris formosa</i>	Western Bleeding Heart	1 gal	XX	X	X	
Wt	<i>Vaccinium vitis idaea</i>	Lingonberry	1 gal	X	XX	XX	XX
To	<i>Tillium ovatum</i>	Western Tiliacum		X			
	Ferns (native)						
Af	<i>Athyrium filix-femina</i>	Lady Fern	1 gal	XX	XX	XX	
Ba	<i>Blechnum spicant</i>	Deer Fern	1 gal	X	X	X	X
Fm	<i>Polystichum medium</i>	Sword Fern	1 gal	X	X	X	X
	Ground Cover (non-native)						
Az	<i>Agrostis reptans</i>	Agrostis	1 gal	X	XX	X	XX
Cw	<i>Carex verticillata</i>	Beardgrass	1 gal	X	XX	XX	
Er	<i>Eriophorum tataricum</i>	Barrenwort	1 gal	XX	XX	X	
H	<i>Holcus ruber</i>	Rock rose	1 gal	X	XX	X	X
	Geranium species						
G	<i>Geranium sanguineum</i>	Hardy Geranium	1 gal	XX	XX	XX	
Ga	<i>Geranium sanguineum</i>	Hardy Geranium	1 gal	XX	XX	X	
	Groundcovers (native)						
Fc	<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	X	X	XX	
E	<i>Eriogon speciosus</i>	Snowy Fleabane	10 cm	X	X	XX	
Ph	<i>Phlox subulata</i>	Mass Phlox	10 cm	X	XX	X	



landscape areas

northfield streetscape/side gardens <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> street trees along northfield road tapestry hedge to screen the residents from the road focal point/view from windows <ul style="list-style-type: none"> small multi-stemmed trees, deciduous shrubs, bulbs groundcover <ul style="list-style-type: none"> white dutch clover 	east facing side garden <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> tapestry hedge to screen the residents from the road trellis and vines focal point/view from windows <ul style="list-style-type: none"> multi-stemmed trees groundcover <ul style="list-style-type: none"> dutch white clover
northfield entrance/streetscape gardens <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> street trees/center ferns along northfield road to screen parking lots groves of trees in grass lawns <ul style="list-style-type: none"> mixed species of conifers, large deciduous trees, small flowering trees, selected to provide year round colour and interest underplanted with bulbs specimen trees to be placed as focal points of views from the building gravel or grass paths to benches away from main paths entrance square, <ul style="list-style-type: none"> pavers, trees in tree grates, benches 	south facing side garden <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> existing grassed/wooded area focal point/view from windows <ul style="list-style-type: none"> multi-stemmed trees
parking lot gardens <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> bioswales <ul style="list-style-type: none"> low plantings with some small flowering trees occasional trees 	west facing side garden <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> tapestry hedge focal point/view from windows <ul style="list-style-type: none"> multi-stemmed tree groundcover <ul style="list-style-type: none"> dutch white clover
courtyard gardens <ul style="list-style-type: none"> elements: <ul style="list-style-type: none"> paved areas for sitting, paths for walking, areas to garden, viewing 	

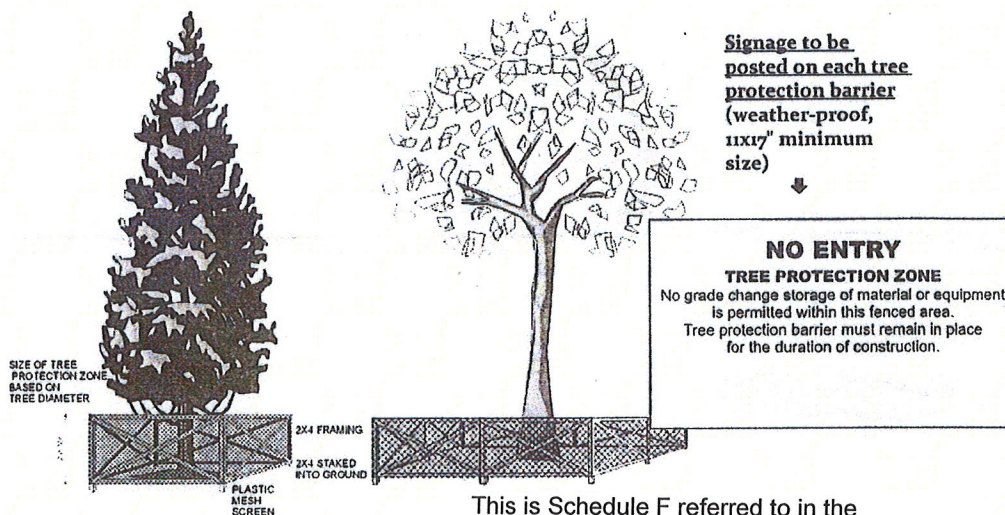
DATE	DESCRIPTION
CONSTANT	
VICTORIA SMALL FORD ARCHITECTS LANDSCAPE ARCHITECTS 236 Pine St. Nanaimo, BC V9B 2G1 250-754-4338 victoria@smallford.com	
PROJECT	
EVEN GARDENS	
307 NORTHFIELD ROAD NANAIMO BC	
SHEET TITLE	
CONCEPTUAL LANDSCAPE PLAN	
SCALE	DATE
1:100	2015
DRAWN	CHECKED
PROJECT NUMBER	DATE OF PREPARED
DRAWING NUMBER	

TREE PROTECTION MEASURES

Fencing

1.0 Prior to construction taking place on the site a construction fence (see specifications below) shall be installed on the site according the layout on the drawing along the existing grade. Prior to the installation of this fence the layout should be reviewed by the Arborist, the Contractor, Project Manager, Landscape Architect and Mr. Alan Kemp, the City of Nanaimo Urban Forestry Co-ordinator. The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off their concurrence of this plan.

- 1.1 Height of fence to be 1.2m (4').
- 1.2 2"x4"s to be used for vertical posts, top and bottom rails and cross bracing (in an "X"); round un-treated vertical posts may be used with a minimum diameter of 9 cm.
- 1.3 Spacing between vertical posts to be no further apart than 3.7m (12') on centre.
- 1.4 Structure must be sturdy with vertical posts driven firmly into the ground.
- 1.5 Continuous plastic mesh screening (e.g. orange snow fencing).
- 1.6 Posted with visible signage advising that encroachment inside the protected areas is forbidden.
- 1.7 Located as shown on the plan



This is Schedule F referred to in the Development Permit.

Date

2015 JUN - 26

Director

Community Development

RECEIVED

By L. Nielsen at 2:52 pm, Jun 18, 2015

- 2.0 No soil, excavated materials, debris, chemicals, vehicles, site trailers, equipment, or construction materials shall be stored or parked within the tree protection fence line.
- 3.0 No mechanized cutting or filling will be permitted within the tree protection line.
- 4.0 The grades under the drip lines will remain unchanged. Any changes of grade required to meet new grades shall occur outside the drip line of the protected trees.
- 5.0 All landscape work within the tree protection area to be undertaken by non-vehicular means. Any works in the larger tree protection areas to the north of the site will be installed outside the drip lines of the trees. The layout of these features will be supervised by the Arborist, Landscape Architect and The City of Nanaimo Urban Forestry Coordinator. The path will be installed with a porous paving surface on top of the existing ground. The gazebo will be installed on patio stones laid directly on the existing grade.

Construction Phase Management

- 1.0 Prior to the commencement of any on site work a site meeting will be held with the Arborist and Project Manager to emphasize the importance of adhering to the conditions of the tree protection measures contained on these drawings. In addition to the start-up meeting, the Project Manager will monitor the progress of these measures daily and the Landscape Architect and Arborist will make periodic checks to ensure compliance of the tree protection measures throughout the duration of the project.
- 2.0 Any need to prune branch tips that are deemed to be hazardous during the building process must be identified when the foundation is surveyed prior to excavation. In order to ensure that the form and health of the tree is not compromised, this pruning shall be undertaken with the on-site direction of the project Arborist.
- 3.0 If construction occurs during the summer months, the tree will be watered to compensate for any feeder root loss incurred during excavation.

Design Phase Measures

The arborist, architect, civil engineer and landscape architect will be guided by the following criteria:

- All utilities and structures to be placed outside the drip lines of the protected trees.
- All grades within the tree protection area to remain as existing. Any changes to be made shall be beyond the drip line of the trees.
- The gravel path will be constructed on top of the existing grade.
- The gazebo will be installed on patio stones.
- No other landscape works will occur in the tree protection areas.