



DEVELOPMENT PERMIT NO. DP000996

NANAIMO DISTRICT SENIOR CITIZENS' HOUSING

Name of Owner(s) of Land (Permittee)

1234 KIWANIS 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:

STRATA LOT 6, DISTRICT LOT 97G, SECTION 1, NANAIMO DISTRICT, STRATA PLAN VIS5226 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID No. 027-044-793

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 Project Data

Schedule D Building Elevations

Schedule E Rendering, West Side of Building

Schedule F Rendering, Southeast Corner of Building

Schedule G Rendering, South End of Building

- 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

MAY 27 2016
Date

Bill Corzine

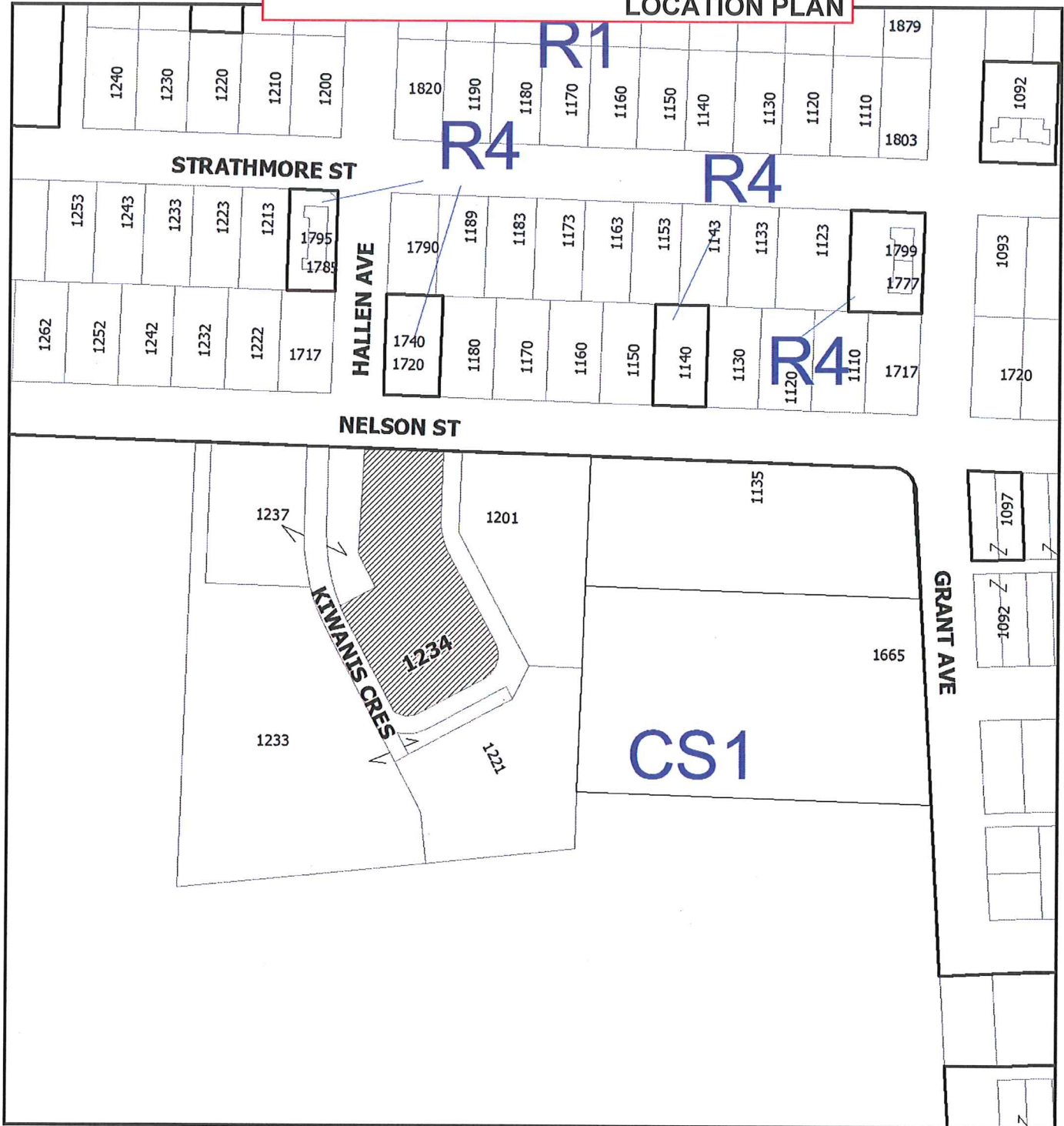
~~for~~ D. Lindsay
ACTIVE Director

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

GN/In
Prospero attachment: DP000996

Development Permit DP000996 Schedule A
1234 Kiwanis Crescent

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000996

LOCATION PLAN

 Subject Property



Civic: 1234 Kiwanis Crescent
Strata Lot 6, District Lot 97G, Section 1, Nanaimo District,
Strata Plan VIS5226, Together with an interest in the Common
Property in proportion to the unit entitlement of the
Strata Lot as shown on Form V

Development Permit DP000996
1234 Kiwanis Crescent

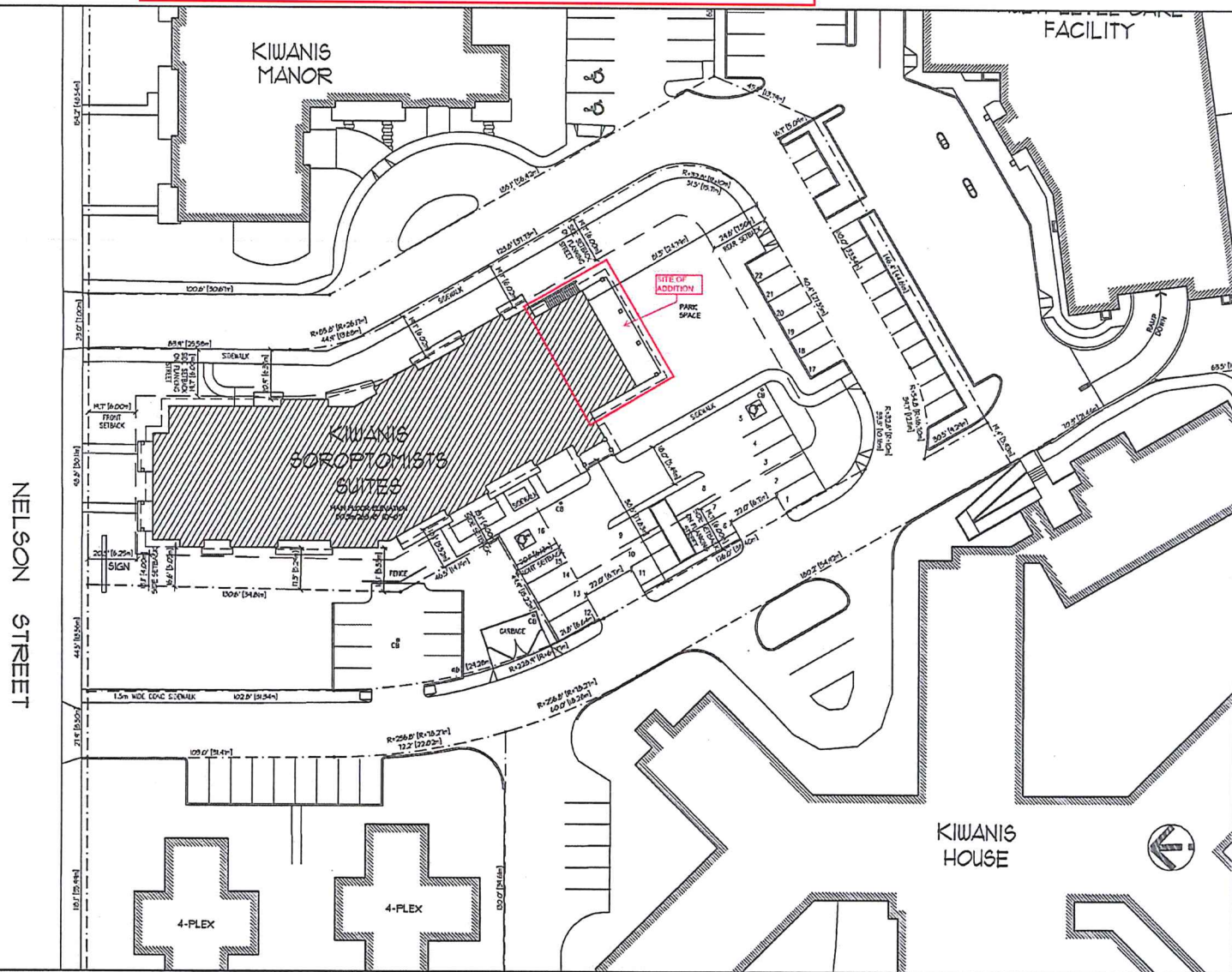
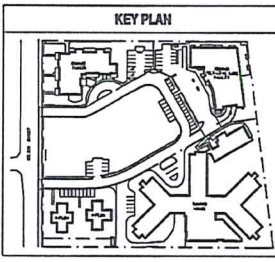
Schedule B

SITE PLAN

SITE DATA	
LEGAL DESCRIPTION	
PART OF LOT 1, DISTRICT LOT 976, HANAUO DISTRICT, PLAN 8209	
Civic ADDRESS: KIWANIS CRESCENT, HANAUO, BC	
LOT AREA: 33,535 sq ft (1,554 sq m)	

FLOOR AREA	
BASEMENT	7,421 sq ft
MAIN FLOOR	11,781 sq ft
SECOND FLOOR	10,559 sq ft
THIRD FLOOR	10,559 sq ft
TOTAL	30,320 sq ft

- SITE PLAN GENERAL NOTES**
1. CONTRACTOR TO REPORT ALL EXISTING, POTENTIAL OBSTRUCTIONS, UNDEVELOPED AREAS AND FACTS TO THE COMMENCEMENT OF WORK.
 2. ANY MODIFICATIONS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONTINUING ANY PORTION OF THE WORK.
 3. DIMENSIONS IN APERTURE, GRADE RELATIONS IN APERTURE.
 4. SITE SERVICES BY OTHERS.
 5. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF UNDERGROUND SERVICES AND ANY DAMAGE CAUSED BY THE WORK.
 6. CONTRACTOR TO ENSURE SMOOTH CONTIGUOUS DRAINAGE AWAY FROM BUILDINGS TO EXISTING PAVED AREAS.



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT

ROBERT BOYLE ARCHITECTURE INC.
350 WESLEY STREET
VANUOVO, B.C.
V9R 2Y6
TEL: (250) 753-3493
FAX: (250) 753-1150



AS-BUILTS

PROJECT NO.

CONTRACT NO.

ISSUANCE NO.

SCALE
1/16" = 1'-0"

DATE
08 MAY 08

PROJECT
KIWANIS SOROPTOMISTS SUITES

CLIENT
HANAUO DISTRICT SENIOR CITIZEN'S HOUSING & DEVELOPMENT SOCIETY
PROJECT NO. 2615

PROJECT
SITE PLAN
RECEIVED
Planning & Design
2016-APR-22

SCALE
A1.1
REVISION
4

SITE PARTICULARS

Development Permit DP000996
1234 Kiwanis Crescent

Schedule C

PROJECT DATA

CIVIC ADDRESS: 1234 Kiwanis Crescent, NANAIMO, BC
 LEGAL ADDRESS: Strata Lot9, District lot 97G, Section 1, Nanaimo District, Plan VIS5226
 SITE AREA: 0.902 Acres
 39,291 sq.ft. (3,650.26 m²)
 ZONING: CS1 Community Service one

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
	Assisted Living	Assisted living
LOT AREA	19,375 sq.ft. (1,800 m ²) Minimum	39,291 sq.ft. (3,650 m ²)
LOT COVERAGE	40% = 15,716 sq.ft. (1,460 m ²)	30.0 % = 11,781 sq.ft. (1,095 m ²)
BUILDING GROSS FLOOR AREA		35,554 sq.ft. (3,303 m ²) existing Building 1,502 sq.ft. (139.5 m ²) additional dinning Room Total: 37,056 sq.ft. (3,443 m ²)
DENSITY	1.25 = 44,442 sq.ft. (3,339 m ²)	0.94 = 37,056 sq.ft. (3,443 m ²)
SETBACKS	FRONT: 24.61' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE: 13.12' (4.0 m) Min. SIDE (flanking street): 24.61' (6.0 m) Max.	FRONT: 24.61' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE: 13.12' (4.0 m) Min. SIDE (flanking street): 24.61' (6.0 m) Max.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	45.93' (14 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- 1 per 3 assisted living 45 / 3 = 15 stalls	TOTAL PROVIDED : 22 stalls provided

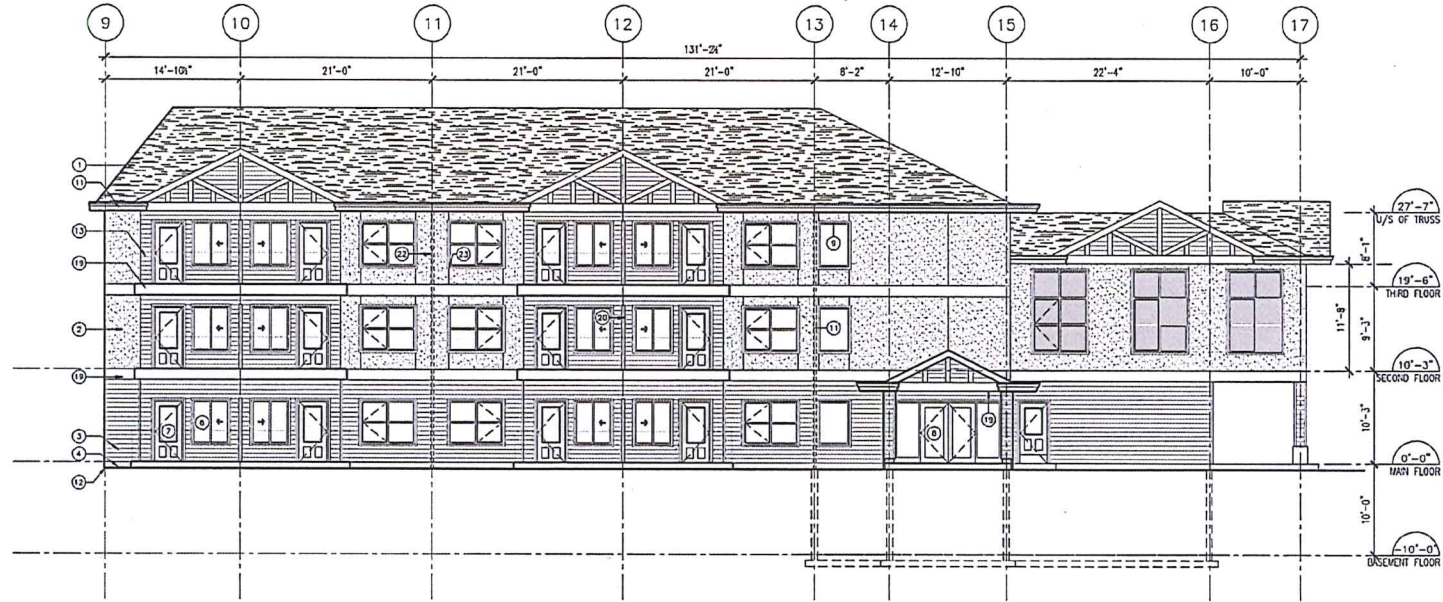
DP996

APR 15 2013

Development Permit
1234 Kiwanis Crescent
1/3

Schedule D

BUILDING ELEVATIONS



WEST ELEVATION



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRUZLI@SHAW.CA
DARYOUSH FIRUZLI ARCHITECTURE INC.

PRELIMINARY PLANS

SCALE: 1/4"
DATE: May 5th 2016

A3.1 Kiwanis Village Renovation Project



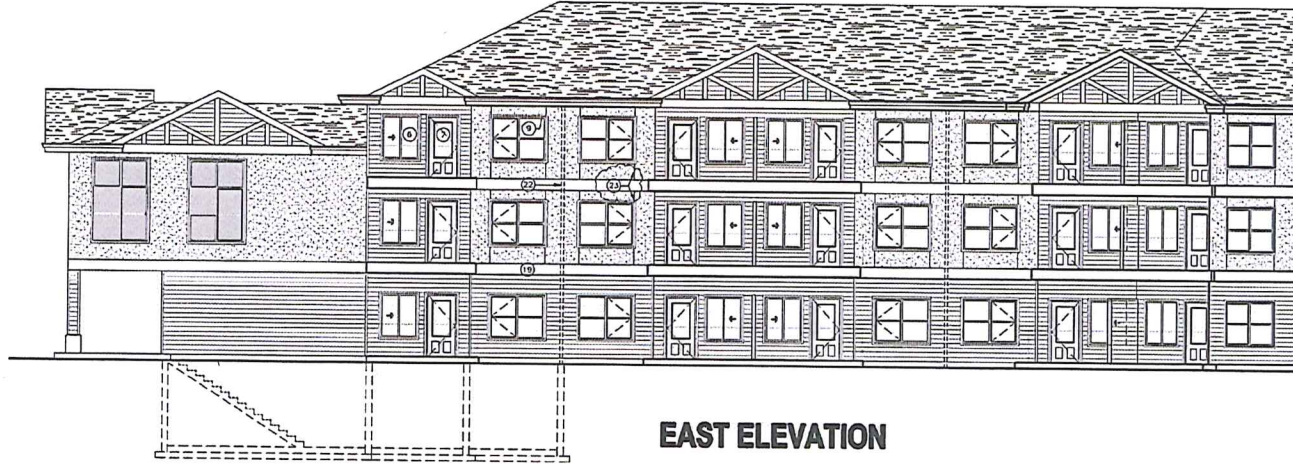
SOUTH ELEVATION



D-ARCHITECTURE
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-933-1991, E: FIROUZLI@SHAW.CA
 DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY PLANS
 SCALE: 1/4"
 DATE: May 5th 2016

A3.2 Kiwanis Village Renovation Project



EAST ELEVATION



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYDUSH FIRUZLI ARCHITECTURE INC.

PRELIMINARY PLANS

SCALE: N/A
DATE: May 5th 2016

A3.3 Kiwanis Village Renovation Project

Development Permit DP000996
1234 Kiwanis Crescent

Schedule E

RENDERING, West Side of Building



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYDOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY 3D views

SCALE: N/A
DATE: April 10th 2016

A4.0 Kiwanis Village Renovation Project

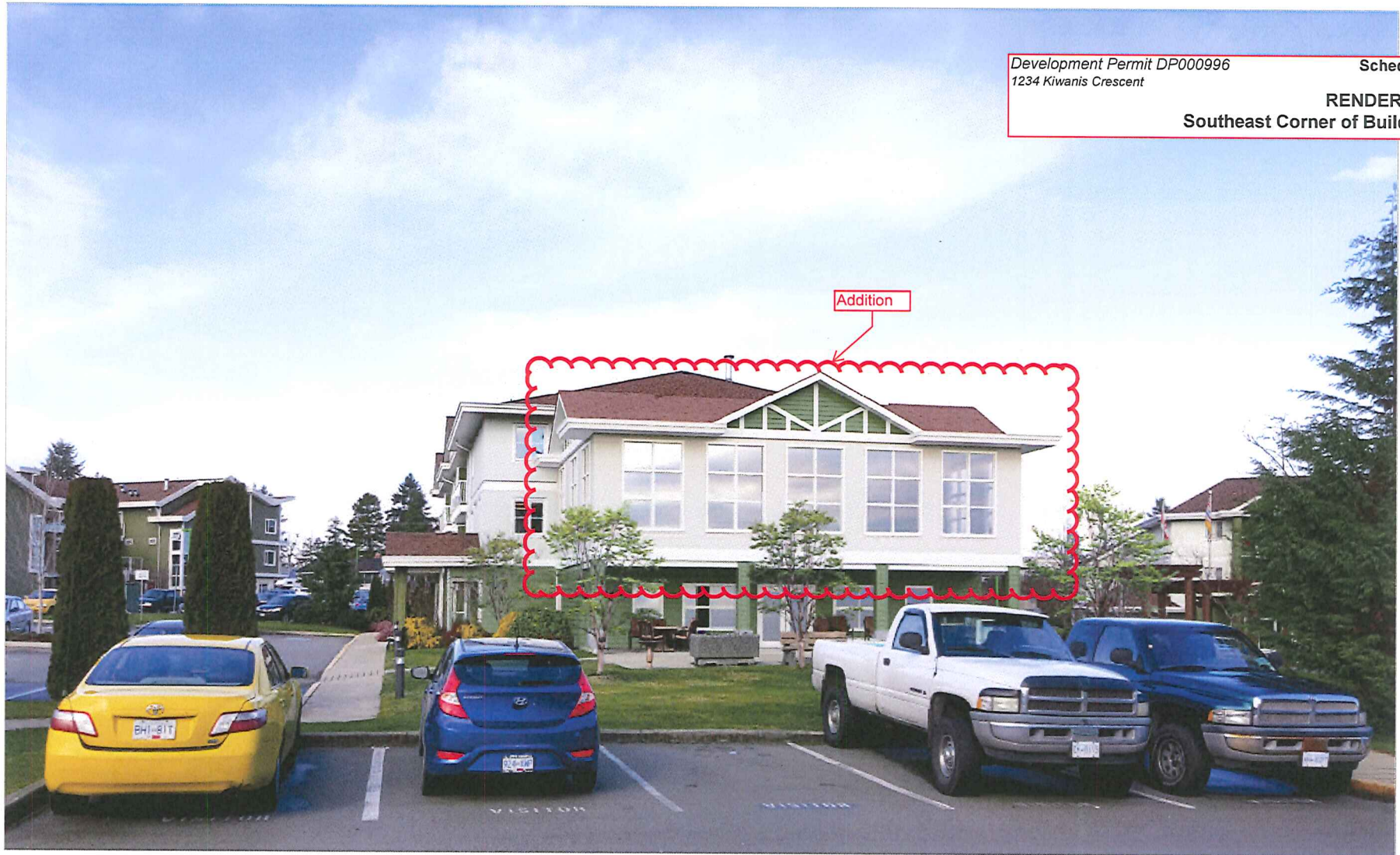
RECEIVED

By Planning & Design Section at 11:53 am, Apr 20, 2016

Development Permit DP000996
1234 Kiwanis Crescent

Schedule F

RENDERING,
Southeast Corner of Building



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

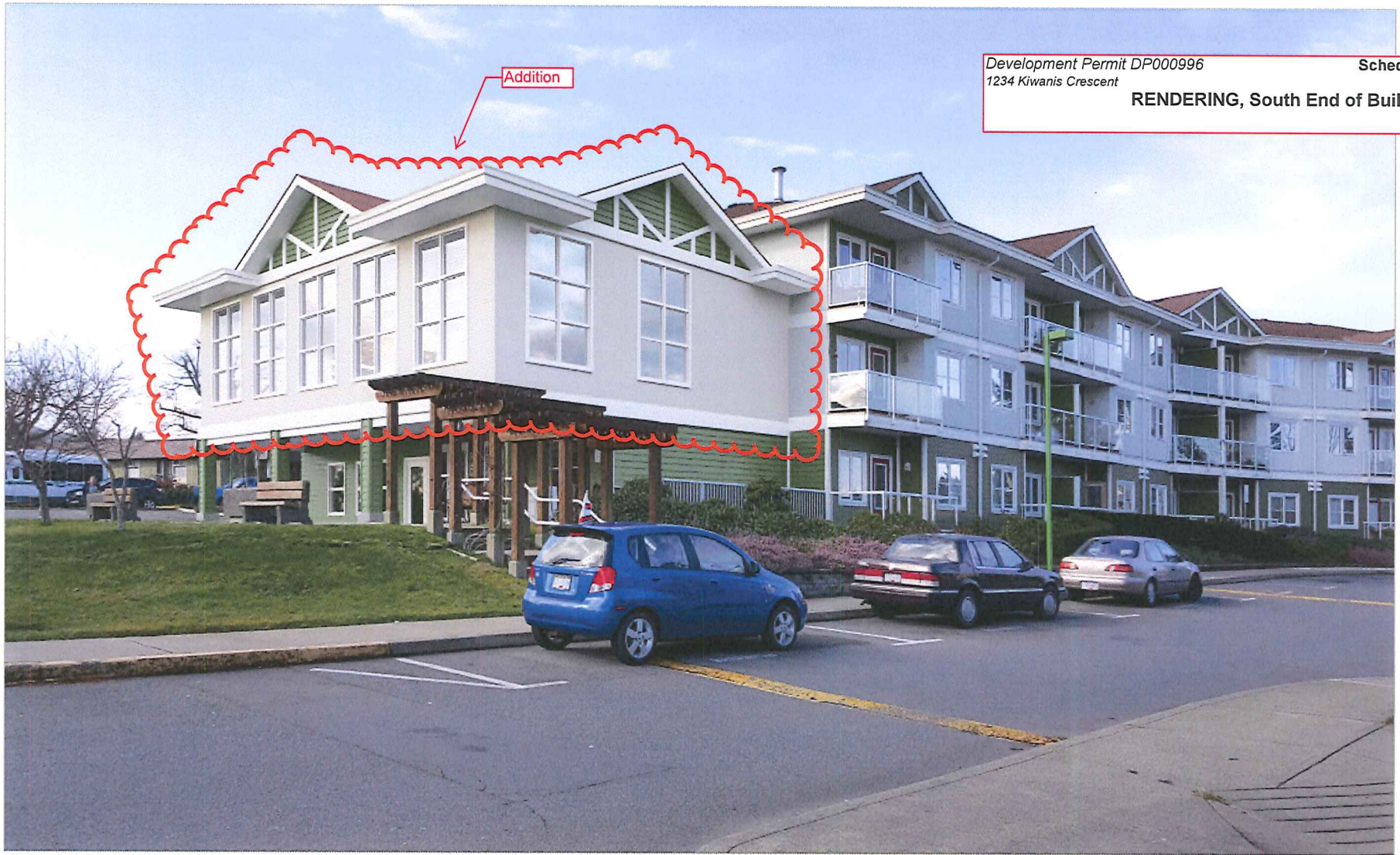
PRELIMINARY 3D views

SCALE: N/A
DATE: April 10th 2016

A4.1 Kiwanis Village Renovation Project

RECEIVED

By Planning & Design Section at 11:54 am, Apr 20, 2016



Development Permit DP000996
1234 Kiwanis Crescent

Schedule G

RENDERING, South End of Building



D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY 3D views

SCALE: N/A
DATE: April 10th 7 2016

A4.2 Kiwanis Village Renovation Project

RECEIVED

By Planning & Design Section at 11:54 am, Apr 20, 2016