



DEVELOPMENT PERMIT NO. DP001016

CANADIAN CACHE DEVELOPMENT CORPORATION

Name of Owner(s) of Land (Permittee)

1515 DUFFERIN 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:

**LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN EPP62283**

PID No. 029-888-034

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 Proposed Setback Variances

Schedule D Building Elevations

Schedule E Streetscape and Rendering

Schedule F Landscape Plan

4. 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.
5. 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.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 10.5.1 Siting of Buildings* – to reduce the minimum side yard setbacks for the east and west property lines from 3m to 1.5m.
2. *Section 10.5.1 Siting of Buildings* – to reduce the minimum rear yard setback for the south property line from 4.5m to 1.29m.
3. *Section 10.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 20.726m.
4. *Section 10.6.1 Size of Buildings* – to increase lot coverage from 50% TO 71%.
5. *Section 17.11 Minimum Landscape Treatment Level 2d* - to reduce the landscape width of both side yards from 1.8m to 1.5m.
6. *Section 17.11 Minimum Landscape Treatment Level 2d* - to reduce the rear yard landscape width from 1.8m to 1.29m.

The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

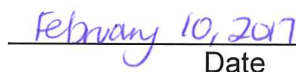
1. *Section 14.9* - to reduce the required number of loading spaces from 2 to 1 loading space.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the site plan prepared by OCA Architecture dated 2017-JAN-13 as shown on Schedule B.
2. The development is in general compliance with the building elevations prepared by OCA Architecture dated 2017-JAN-13 as shown on Schedule D.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, dated 2017-JAN-13 as shown on Schedule F.
4. The public trail way to Beaufort Park is to be constructed as part of the site development and will include access signage in accordance with the land exchange agreement dated 2016-JUN-15.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 6TH DAY OF FEBRUARY, 2017.


Corporate Officer

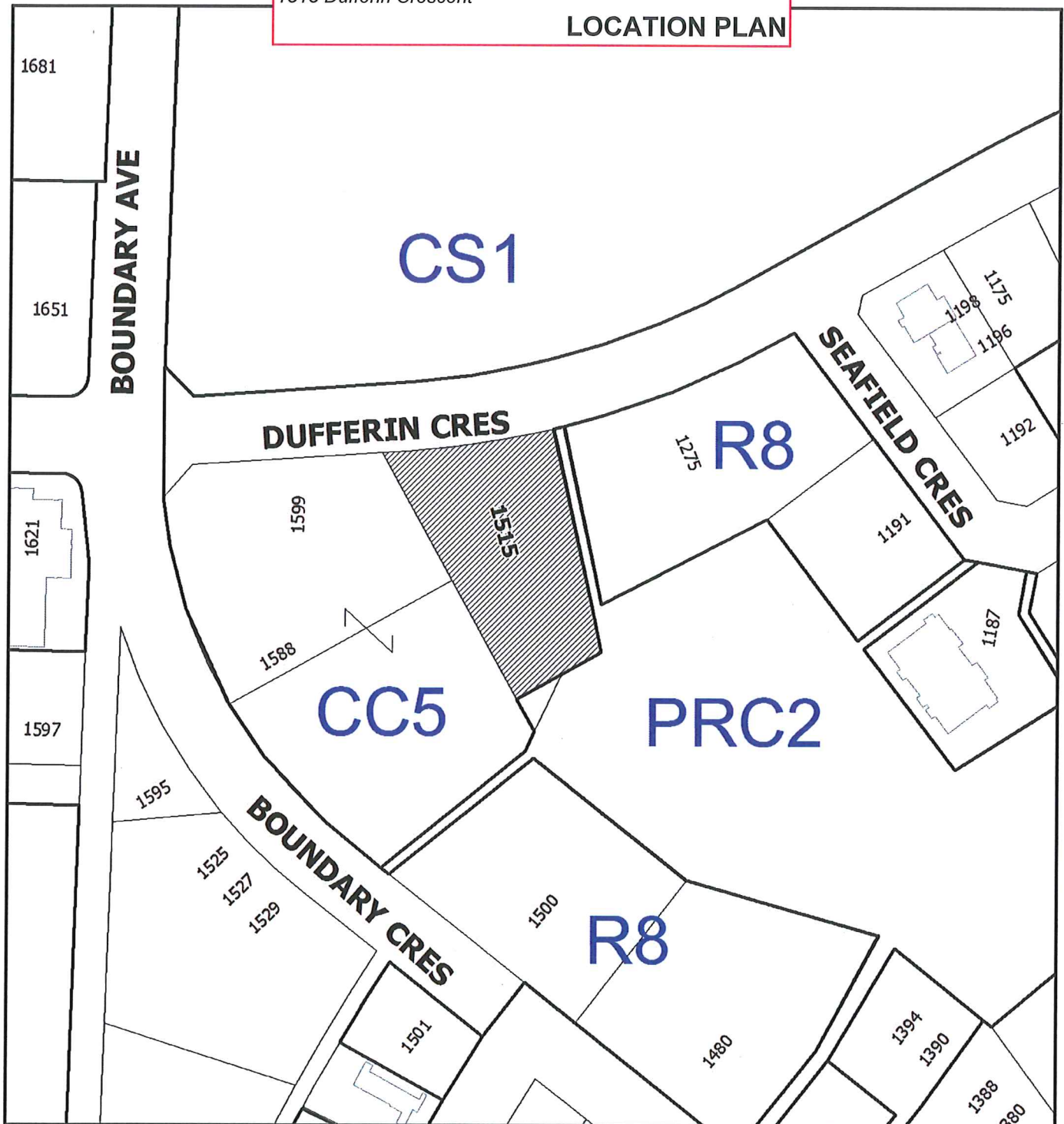

Date

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

Development Permit DP001016
1515 Dufferin Crescent

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001016



LOCATION PLAN

Civic: 1515 Dufferin Crescent
Lot 1, District Lot 97G, Newcastle Reserve,
Section 1, Nanaimo District, Shown on Plan EPP62283



**Subject
Property**

Schedule B

SITE PLAN

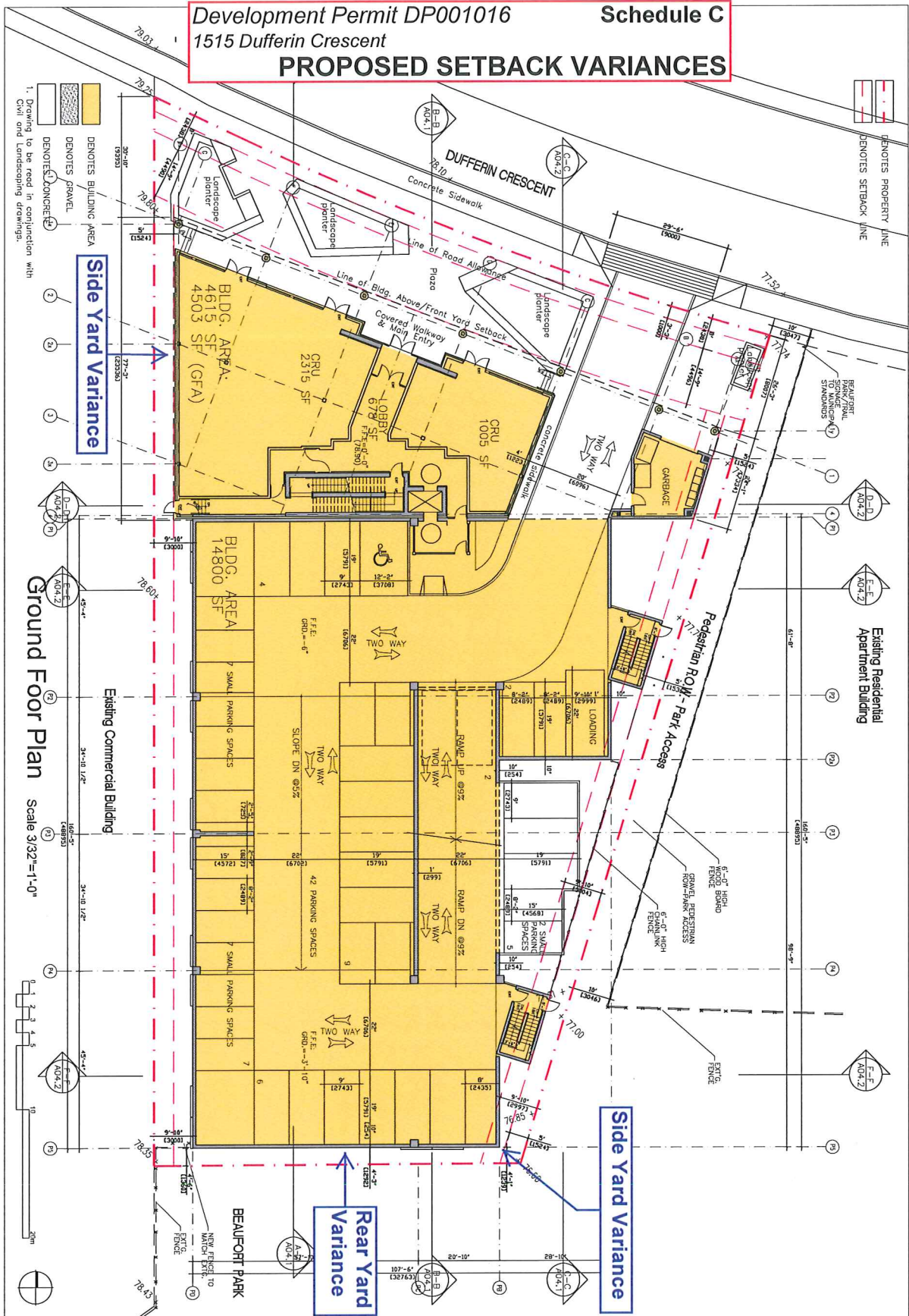


Development Permit DP001016

Schedule C

1515 Dufferin Crescent

PROPOSED SETBACK VARIANCES



SUBMITTED FOR DP: SEPTEMBER 6, 2016 (REVISED - NOVEMBER 16, 2016) (REVISED - JANUARY 13, 2017)

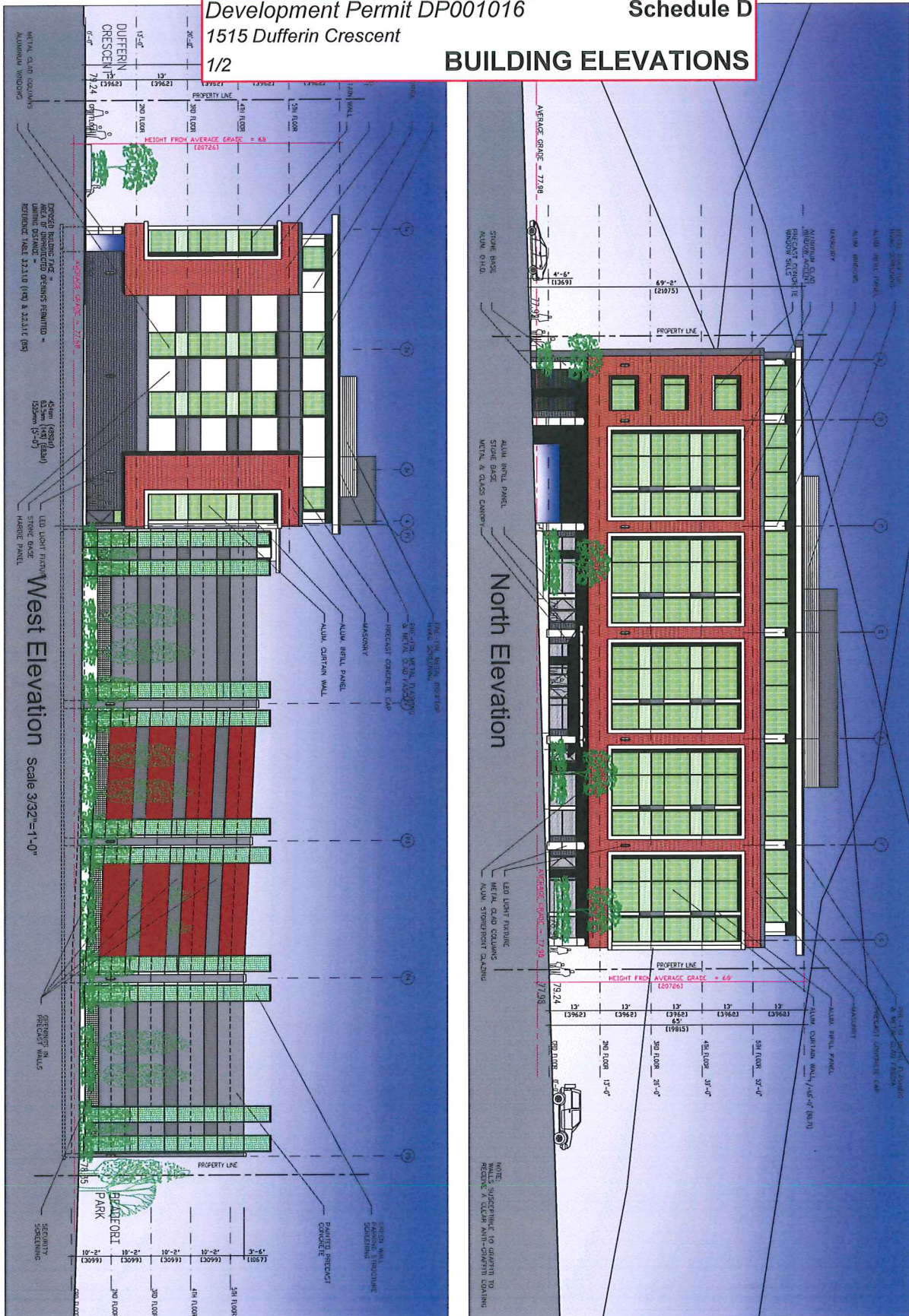
A02.1

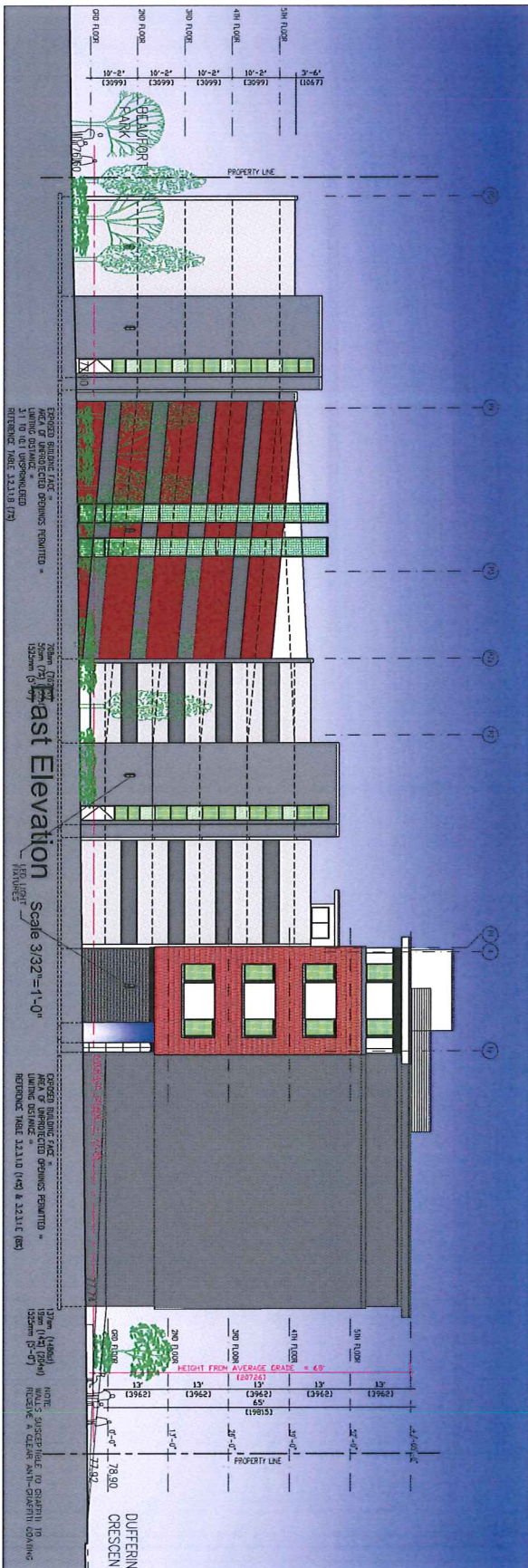
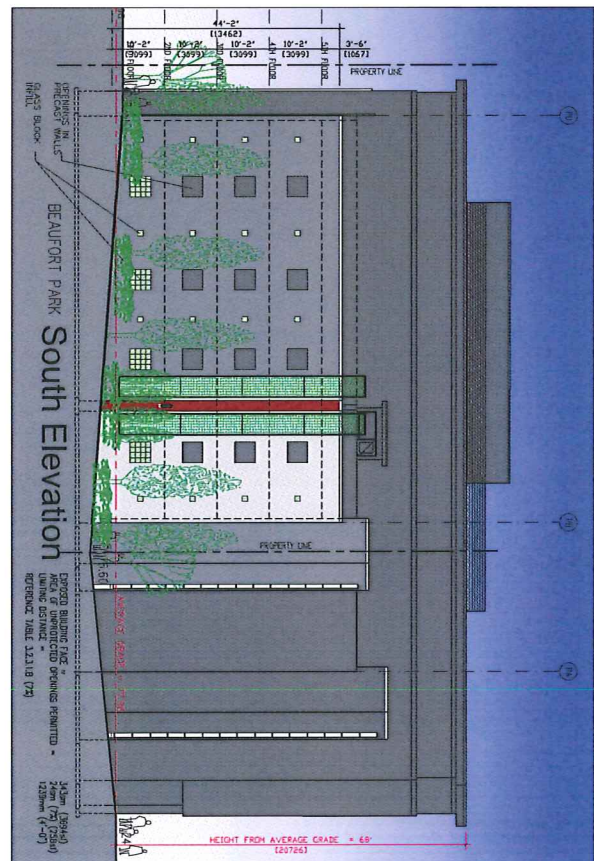
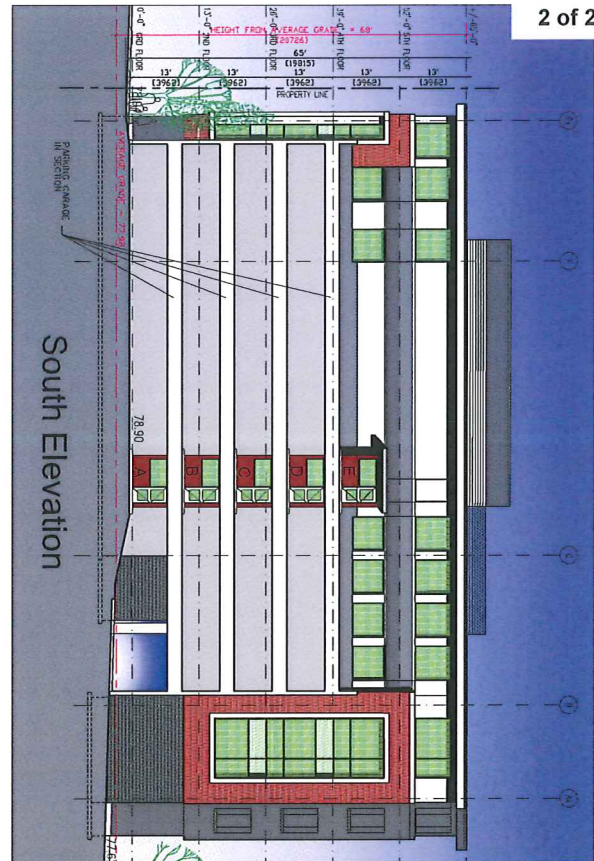
RECEIVED
DP001016
2017.01.13

Colville Medical Centre Nanaimo BC
1515 Dufferin Crescent



BUILDING ELEVATIONS





SUBMITTED FOR 09- SEPTEMBER 6, 2016 (REVISED - NOVEMBER 16, 2016) (REVISED - JANUARY 13, 2017)

A03.2

RECEIVED
2017-JAN-13

Colville Medical Centre Nanaimo BC
1515 Dufferin Crescent

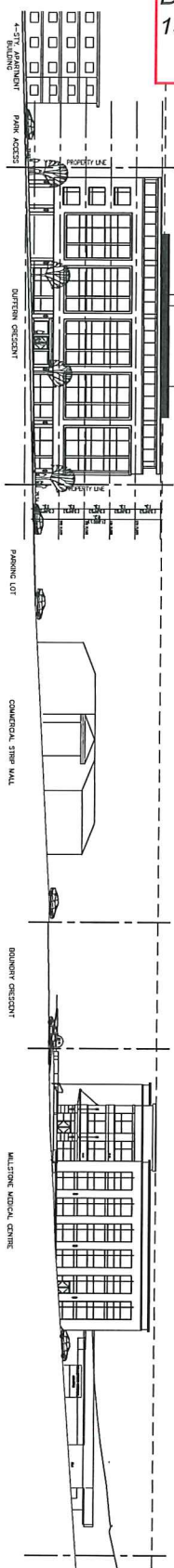


1515 Dufferin Crescent

STREETSCAPE AND RENDERING



Dufferin Crescent View



Dufferin Crescent Streetscape

SUBMITTED FOR DP: SEPTEMBER 6, 2016 (REVISED – NOVEMBER 16, 2016) (REVISED – JANUARY 13, 2017)

[illegible]

FUEL:	
FLIGHT	IN
L.B. BALT. COND. (TC)	IN
ROOT:	PH

TRIMBLE, AN AREA
INDUSTRIAL CONSTRUCTION
FIRM
FLOOR 2 IN
LA BELL CORP. 108

Model	9 sec.
12 A B	NO I / A
C B C	NO I / A
C B C	NO I / A

ALSA	STORAGE CAPACITY INFORMATION
	FRONT 13 MB
BUILDING AREA	

① OCCUPANCY BUILDING	6,896 Y
② GROSS NET BUILDING	14,400 Y
	<hr/> 21,296 Y

Required	Sub Required
Required	$\frac{20,750}{20,000} = 103.75\%$ Required
Required	
Required	

$$\frac{26.113 \text{ }^{\circ}\text{C}}{273.15 \text{ }^{\circ}\text{C}} = .09 \text{ }^{\circ}\text{C/}^{\circ}\text{C}$$
[illegible]

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

[illegible]

Shipping: Carboxy to Solid State & Surface Carboxy
 (2) samples per 100 mg (100% w/w) of soil

[illegible]

FARM PRODUCE	
REC. CENTS	96AL CENTS
24 96AL75	18 96AL75
23 96AL75	17 96AL75
22 96AL75	17 96AL75
21 96AL75	17 96AL75
20 96AL75	17 96AL75
19 96AL75	17 96AL75
18 96AL75	17 96AL75
17 96AL75	17 96AL75
16 96AL75	17 96AL75
15 96AL75	17 96AL75
14 96AL75	17 96AL75
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11 96AL75	17 96AL75
10 96AL75	17 96AL75
9 96AL75	17 96AL75
8 96AL75	17 96AL75
7 96AL75	17 96AL75
6 96AL75	17 96AL75
5 96AL75	17 96AL75
4 96AL75	17 96AL75
3 96AL75	17 96AL75
2 96AL75	17 96AL75
1 96AL75	17 96AL75
0 96AL75	17 96AL75

SHILL CARTS	Required quantity	113
40 (1) CARTS	40 (1) CARTS	40 (1) CARTS
16 (1) CARTS	16 (1) CARTS	16 (1) CARTS
41 (1) CARTS	41 (1) CARTS	41 (1) CARTS
41 (1) CARTS	41 (1) CARTS	41 (1) CARTS

Figure word space	173
OK word or space present	
1 leading space present	

Period: 1 day
 Request: 20,794, 9317 POL, 8007 TP, 6034600
 Average Quid: 644
 76,229,72,346 76,859 76,25 = 21,34/4 = 77.98

SECTIONS	NETS	PROCESSES
PROB. NETS - 3 (ATTORNEY GENERAL)	4.5m + 2.5m	4.5m + 1.5m A
NETS	1.0m	1.5m A
REAL NETS - 2 (ATTORNEY GENERAL)	4.5m	1.5m

1

		e			

REC
Dps2017-
Current Phase

