



DEVELOPMENT PERMIT NO. DP001026

0885216 BC LTD
Name of Owner(s) of Land (Permittee)

15 FRONT STREET
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:

PARCEL C, (BEING A CONSOLIDATION OF LOTS 12 AND 13, SEE FB136740) BLOCK 55, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 027-355-471

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 Parking Plan
Schedule D Building Elevations
Schedule E Renderings
Schedule F Exterior Materials
Schedule G Landscape Plan
Schedule H Aerial Photo

- 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.

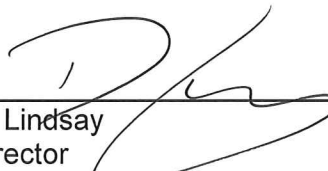
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the site plan prepared by Moore Wilson Architects Inc., received 2017-FEB-23.
2. The development is in general compliance with the building elevations prepared by Moore Wilson Architects Inc., received 2017-FEB-23.
3. The subject property is in general compliance with the landscape plan prepared by Lombard North Group, received 2017-FEB-23.

REVIEWED AND APPROVED ON

2017 - March - 15
Date

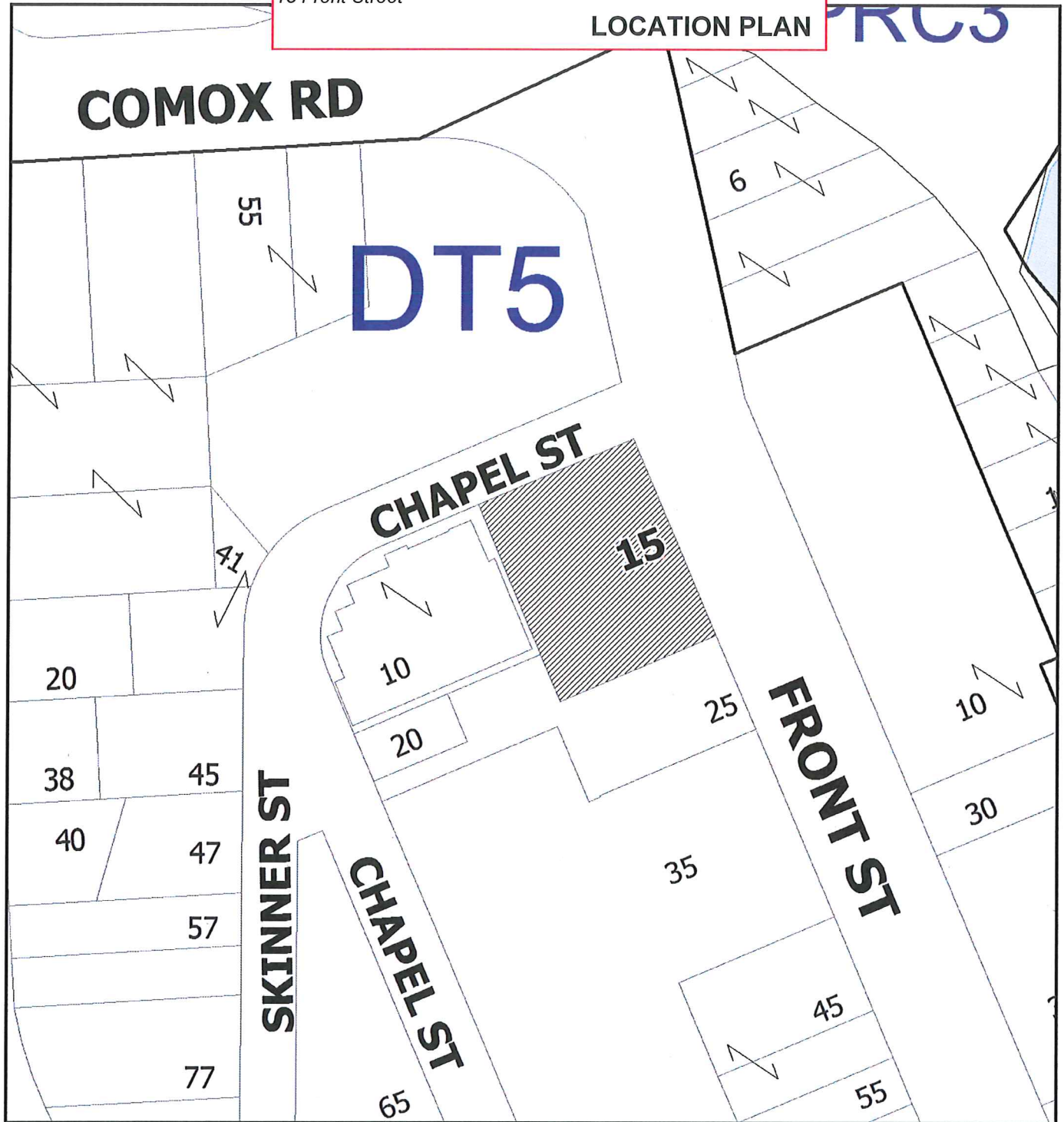

D. Lindsay
Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in
Prospero attachment: DP001026

Development Permit DP001026
15 Front Street

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001026



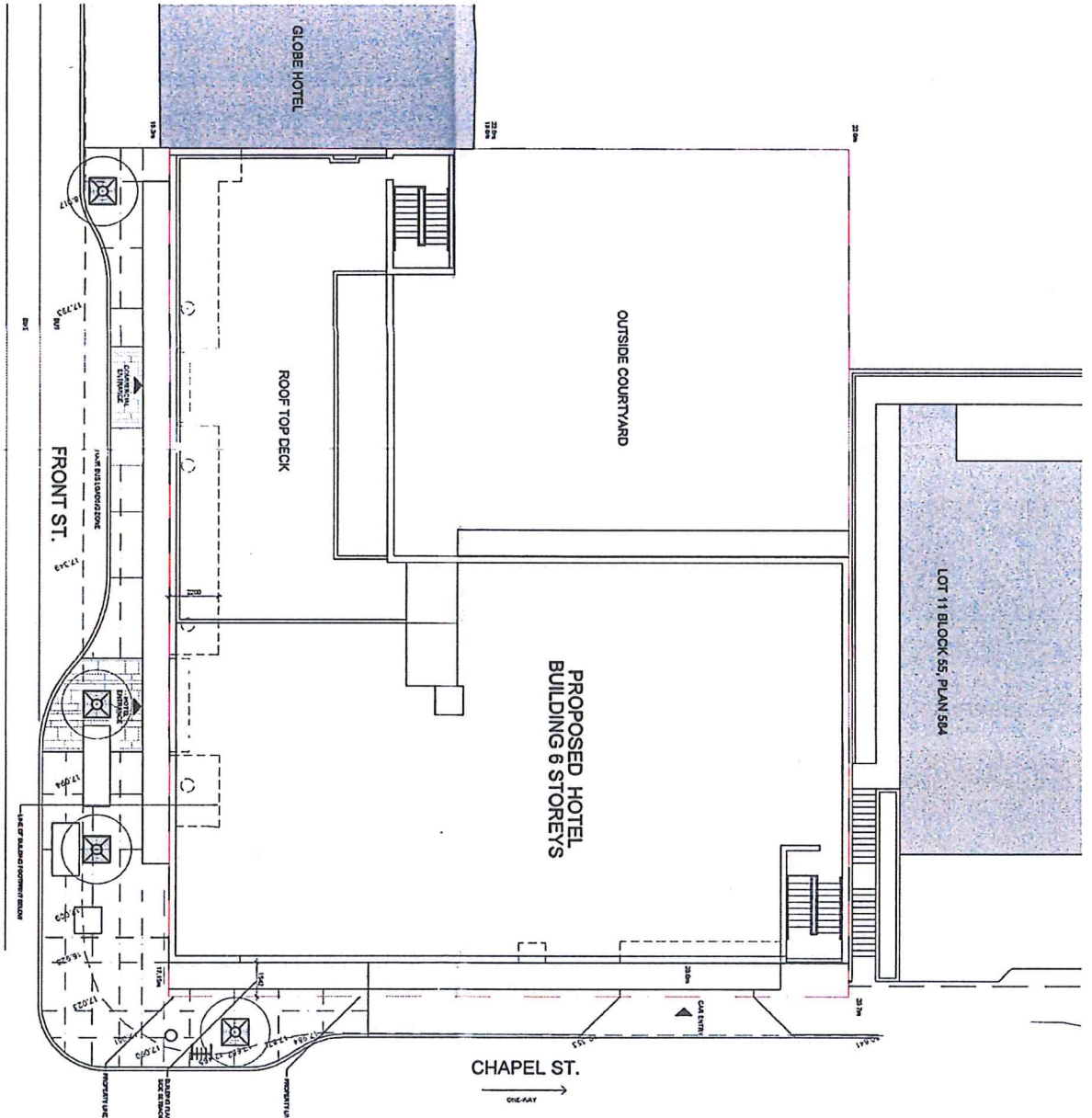
LOCATION PLAN

 Subject Property

Civic: 15 Front Street
Parcel C (Being a consolidation of Lots 12 and 13,
See FB136740), Block 55, Section 1,
Nanaimo District, Plan 584

Development Permit DP001026
15 Front Street

Schedule B
SITE PLAN



1 SITE PLAN
SC 1100

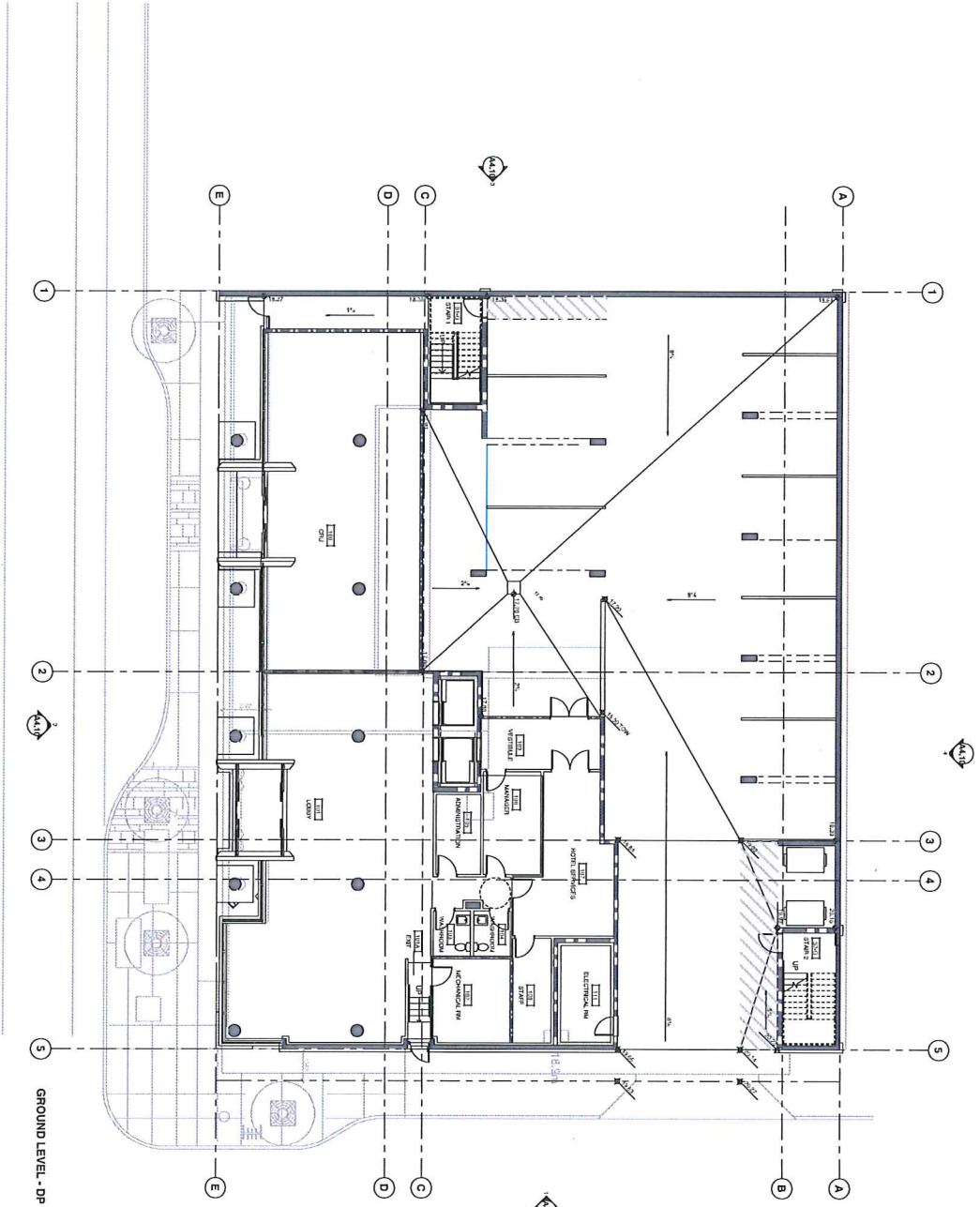


15 FRONT ST NANAIMO HOTEL
15 FRONT ST, NANAIMO, BC

Development Permit DP001026
15 Front Street

Schedule C

PARKING PLAN



GROUND LEVEL - DP



SCALE IN METERS

RECEIVED
DP001026
2017-FEB-23
City of Nanaimo, B.C.

15 FRONT ST NANAIMO HOTEL

15 Front St, Nanaimo, BC

DEVELOPMENT PERMIT APPLICATION



City of Nanaimo

Development Permit DP001026 Schedule D
 15 Front Street
BUILDING ELEVATIONS

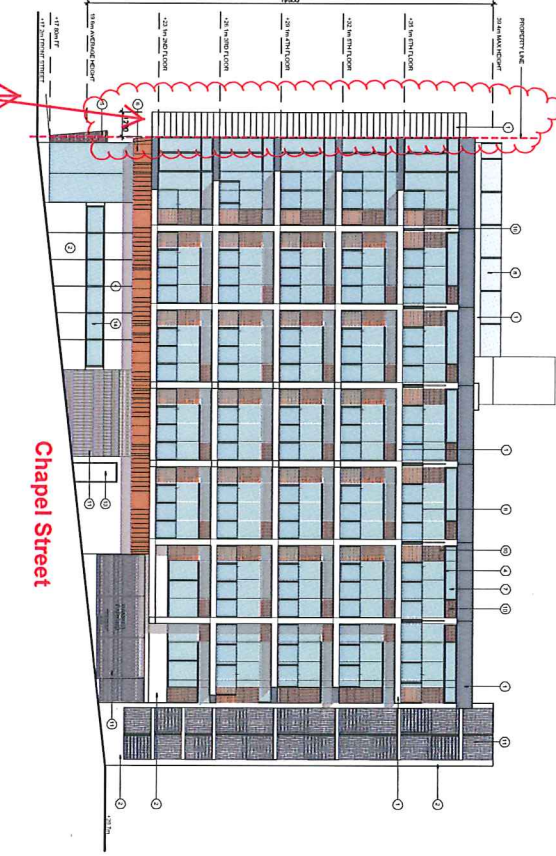
EAST ELEVATION (FRONT STREET)
 SC 1:100



Front Street

- ① METAL CLADDING
- ② EXPOSED CONCRETE
- ③ PAINTED FIBER CEMENT CLADDING, FASCIA, SOFFIT
- ④ WINDOW FRAMES: CLEAR ANODIZED ALUMINUM
- ⑤ GROSS UNPAINTED TIMBER (CLT) PANELS
- ⑥ WOOD PROFILE SOFFIT AND FASCIA
- ⑦ GLAZING-CLEAR GLASS
- ⑧ GLAZED BALCONY
- ⑨ SIGN-FREE STANDING NONRIGID CLEAR ANODIZED LETTERS
- ⑩ POWDER COATED METAL LOUVER
- ⑪ METAL SCREEN
- ⑫ PARKADE METAL OVERHEAD DOOR
- ⑬ METAL EXTERIOR DOOR
- ⑭ TRANSLUCENT GLASS
- ⑮ GREEN WALL
- ⑯ GLASS PARTITION

2 NORTH ELEVATION (CHAPEL STREET)
 SC 1:100



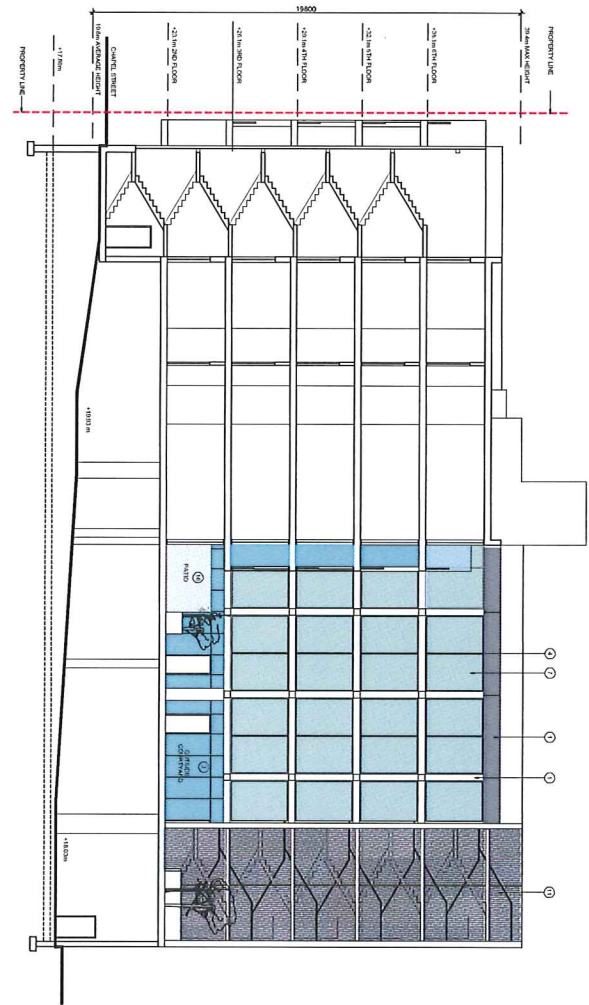
Chapel Street

1.2m encroachment in City
 right-of-way - Front Street

15 FRONT ST NANAIMO HOTEL
 15 Front St, Nanaimo, BC



SECTION 1 - WEST ELEVATION
SC 1:100



- ① METAL CLADDING
- ② EXPOSED CONCRETE
- ③ PAINTED FIBER CEMENT CLADDING, FASOLA, SOFFIT
- ④ WINDOW FRAMES, CLEAR ANODIZED ALUMINUM
- ⑤ CROSS LAMINATED TIMBER (CLT) PANELS
- ⑥ WOOD PROFILE SOFFIT AND FASOLA
- ⑦ GLAZING-CLEAR GLASS
- ⑧ GLAZED RAILING
- ⑨ 80%-FREE STANDING NONWALL, CLEAR ANODIZED LETTERS
- ⑩ POWDER COATED METAL COVER
- ⑪ METAL SCREEN
- ⑫ PARKADE METAL OVERHEAD DOOR
- ⑬ METAL EXTERIOR DOOR
- ⑭ TRANSLUCENT GLASS
- ⑮ GREEN WALL
- ⑯ GLASS PARTITION

SECTION 2 - SOUTH ELEVATION
SC 1:100



RECEIVED
2017-08-27

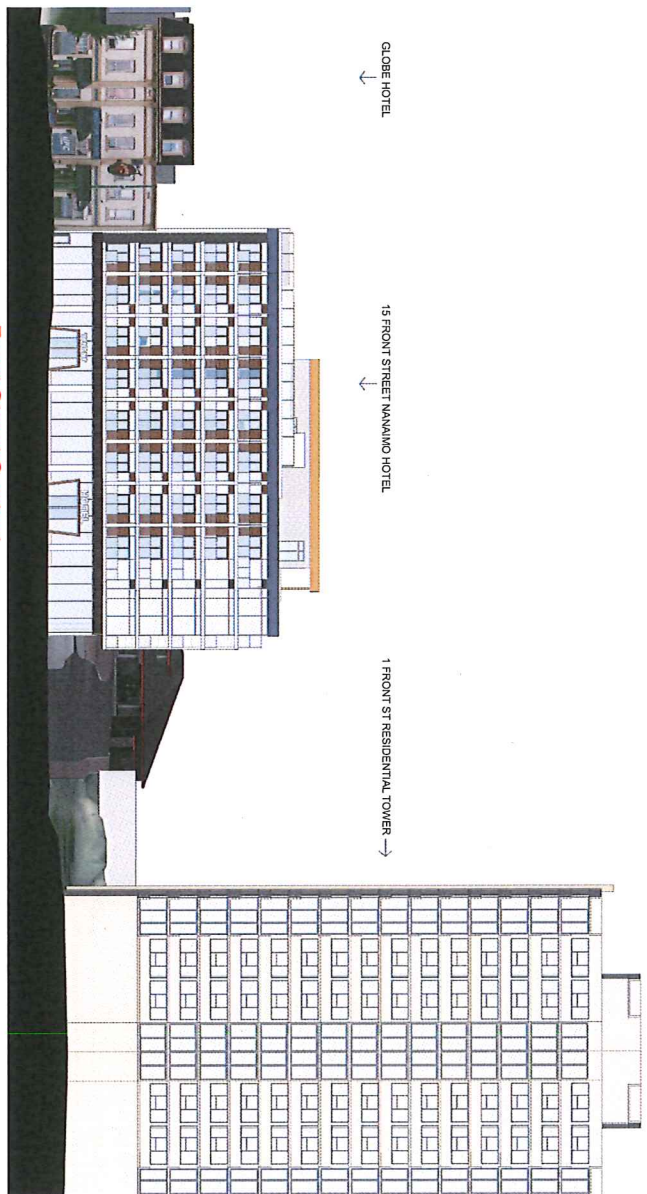
15 FRONT ST NANAIMO HOTEL

15 FRONT ST, Nanaimo, BC

DEVELOPMENT PERMIT APPLICATION
REVISION 1 - DECEMBER 20, 2016
SHEET A4.0 - SECTION-ELEVATIONS

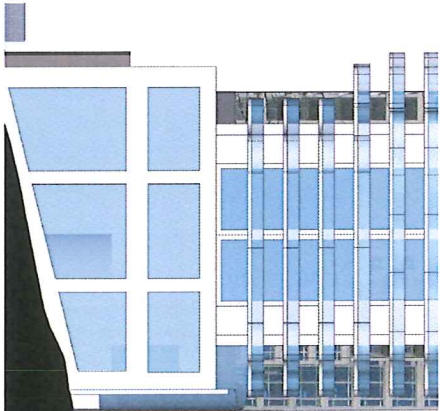


EAST ELEVATION (FRONT STREET)
SC 1200



Front Street Context

NORTH ELEVATION (CHAPEL STREET)
SC 1200



Chapel Street Context

15 FRONT ST NANAIMO HOTEL

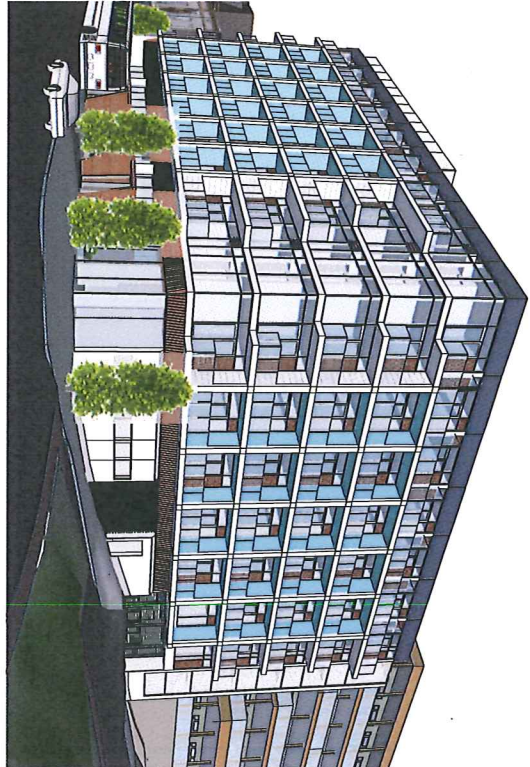
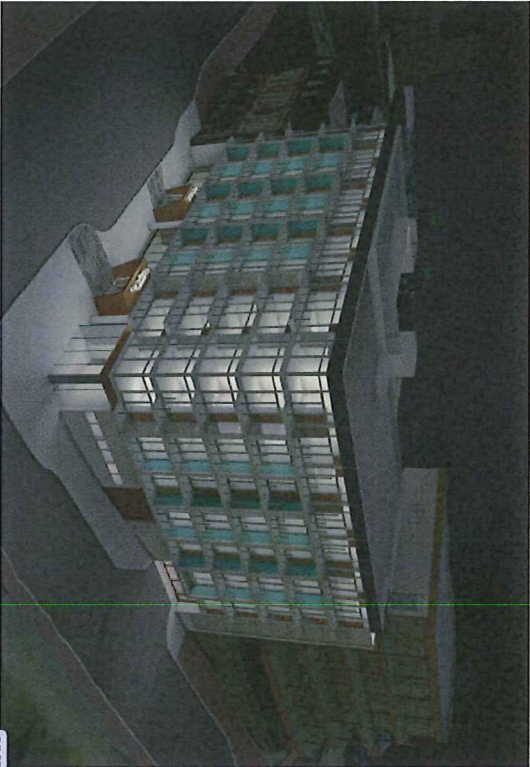
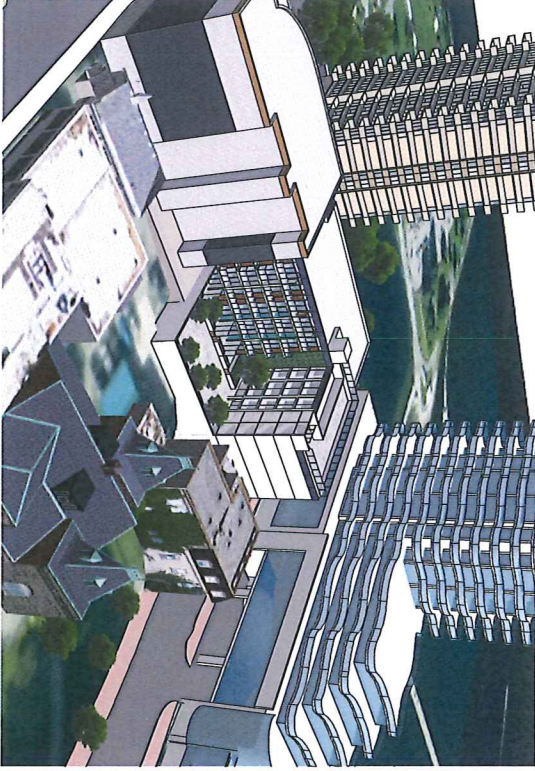
15 Front St, Nanaimo, BC

RECEIVED
By Council Meeting at 12:00 PM, Date: 01, 2016

DEVELOPMENT PER
NC
2 of 3
210N
9, 2016
21EXT1



RENDERINGS



15 FRONT ST NANAIMO HOTEL
15 Front St, Nanaimo, BC

DEVELOPMENT PERMIT APPLICATION
NOVEMBER 27, 2016
SHEET A3.0 PERSPECTIVES

RECEIVED
By Council Planning at 12:19 pm, Dec 01, 2016

EXTERIOR MATERIALS



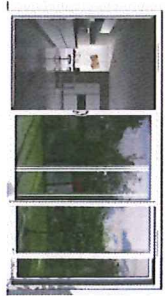
- CHARCOAL GREY METAL CLADDING
- POWDER COATED METAL LOUVER
- CLEAR ANODIZE ALUMINUM FRAME WITH CLEAR GLASS
- PAINTED FIBER CEMENT CLADDING
- WHITE METAL CLADDING
- WHITE METAL CLADDING
- WOOD PROFILE SOFFIT AND FASCIA
- EXPOSED CONCRETE
- CROSS LAMINATED TIMBER (CLT) PANEL
- FRAMELESS GLAZING



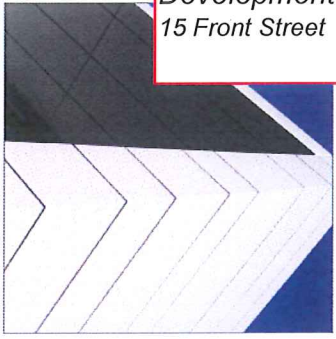
BER CEMENT



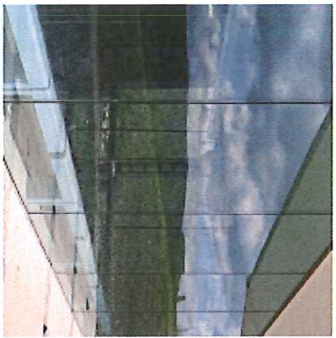
CHARCOAL GREY METAL CLADDING



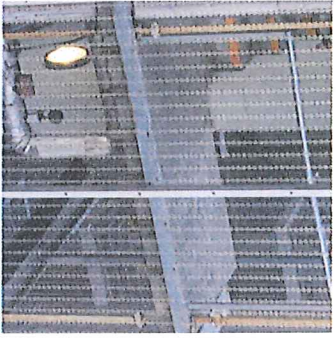
CLEAR ANODIZE ALUMINUM FRAME WITH CLEAR GLASS



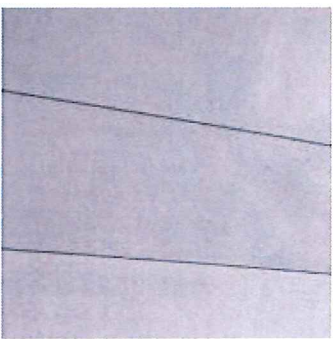
WHITE METAL CLADDING



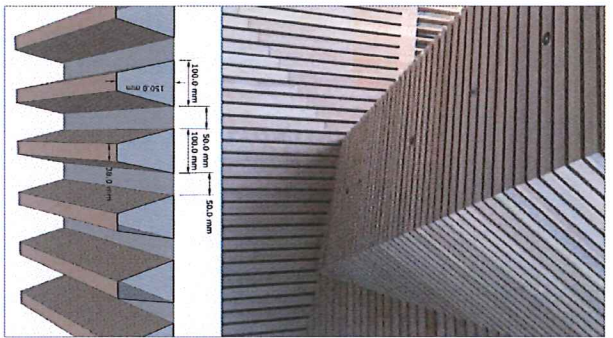
FRAMELESS GLAZING



METAL SCREEN ON STAIRS



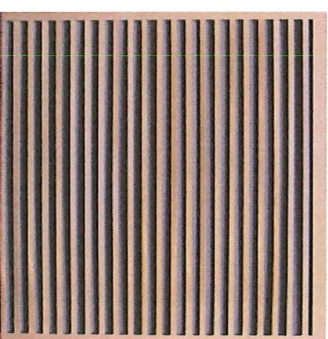
EXPOSED CONCRETE



WOOD PROFILE SOFFIT & FASCIA TREATMENT



CROSS LAMINATED TIMBER (CLT) PANEL



POWDER COATED METAL LOUVER



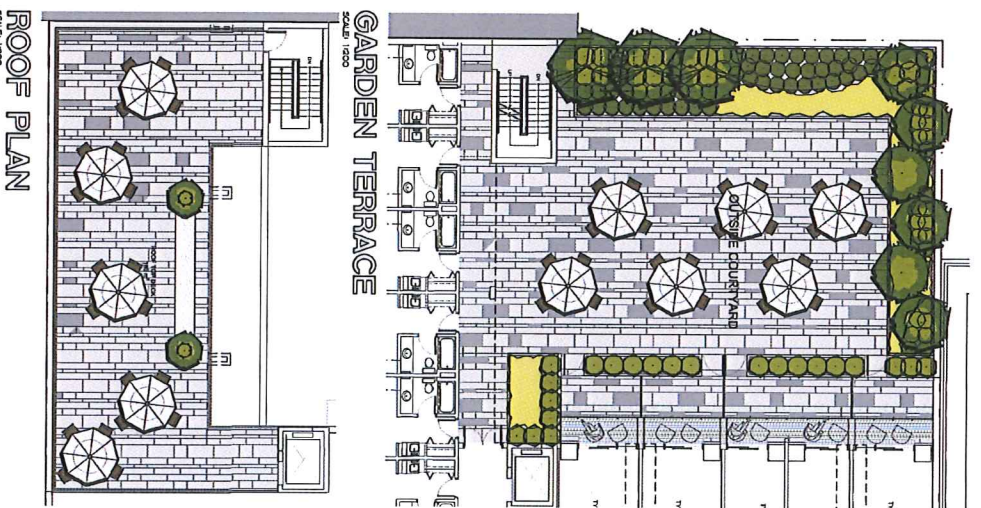
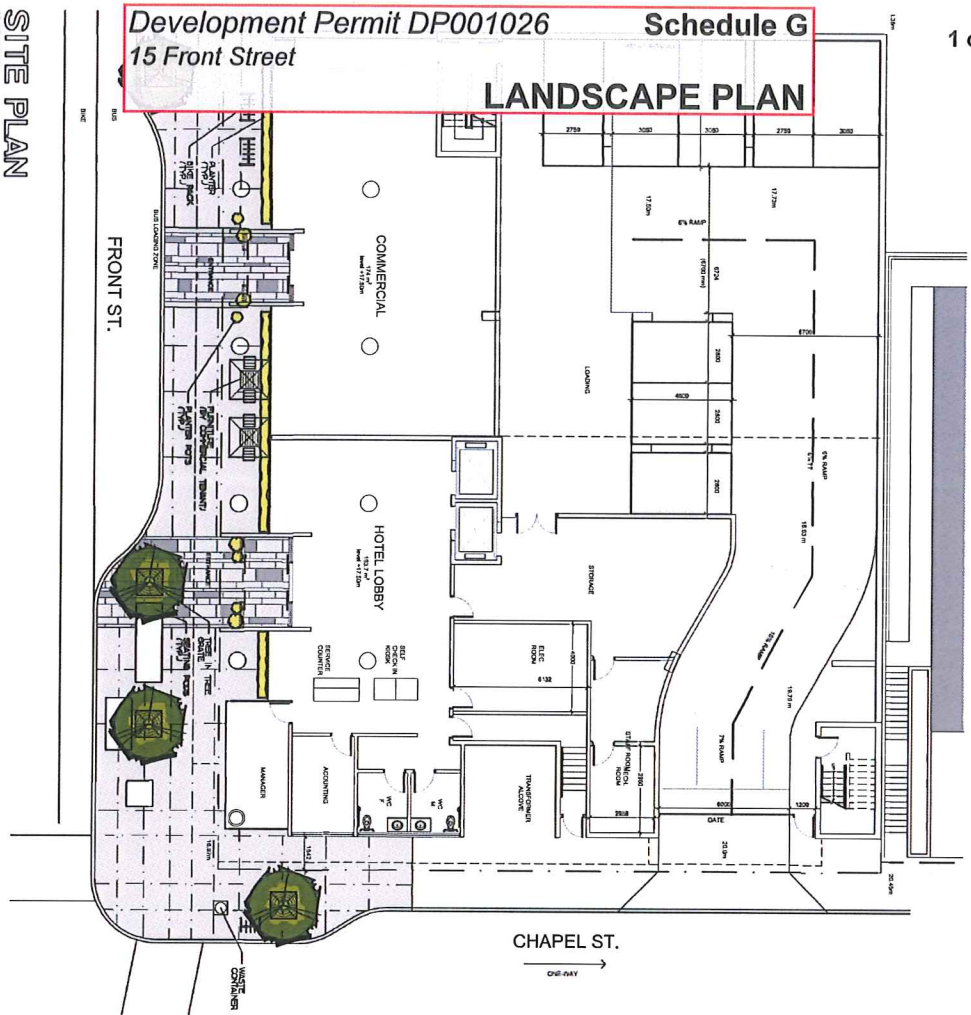
15 FRONT ST NANAIMO HOTEL

15 Front St, Nanaimo, BC

RECEIVED
By Council Planning at 7:14 pm, Dec 01, 2016

DEVELOPMENT PERMIT APPLICATION
NOVEMBER 29, 2016
SHEET A9.0 MATERIAL BOARD

Development Permit DP001026 Schedule G
15 Front Street
LANDSCAPE PLAN



LEGEND

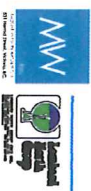
- 1. GARDEN TERRACE: TO BE A SECTION OF PAVING WITH PERMEABLE PAVING AND PLANTING WITH TREES AND SHRUBS.
- 2. OUTSIDE COURTYARD: TO BE A SECTION OF PAVING WITH PERMEABLE PAVING AND PLANTING WITH TREES AND SHRUBS.
- 3. TREE: TO BE A SECTION OF PERMEABLE PAVING WITH PLANTING WITH TREES AND SHRUBS.
- 4. SHRUB: TO BE A SECTION OF PERMEABLE PAVING WITH PLANTING WITH TREES AND SHRUBS.
- 5. LAWN: TO BE A SECTION OF PERMEABLE PAVING WITH PLANTING WITH TREES AND SHRUBS.
- 6. FOUNTAIN: TO BE A SECTION OF PERMEABLE PAVING WITH PLANTING WITH TREES AND SHRUBS.
- 7. TREE: TO BE A SECTION OF PERMEABLE PAVING WITH PLANTING WITH TREES AND SHRUBS.

NOTES

- LANDSCAPE DESIGN USE TO BE INTEGRATED WITH ARCHITECTURAL DESIGN.
- THIS DRAWING IS A CONCEPTUAL LANDSCAPE PLAN AND NOT A FINAL LANDSCAPE PLAN.
- THE DRAWING IS FOR SOFT LANDSCAPE ONLY.

ROOF PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1/8" = 1'-0"



15 FRONT ST NANAIMO HOTEL

15 Front St, Nanaimo, BC



RECEIVED
By Current Planning at 12:18 pm, Dec 07, 2016

DEVELOPMENT PERMIT APPLICATION
NOVEMBER 23, 2016
L110 LANDSCAPE PLAN

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	3	AGER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL. 3.0-4.0 M HT.	B & B	1.8 M STANDARD, FULL
B	6	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL
C	5	GINCKGO BILoba 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3.5 - 4.0 M. HT. 1.8 M. STD.	B & B	FULL
D	31	ABELLA GRANDIFLORA 'EDWARD GAUCHER'	EDWARD GAUCHER ABELIA	60 CM HT.	27 CM POT	FULL
E	39	CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	65 CM HT.	27 CM POT	FULL
F	46	GAULTHERIA PROCUMBENS	WINTERGREEN	20 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 40 CM O.C.
G	30	LIRIOPE MUSCARI 'SAMANTHA'	SAMANTHA LILY TURF	30 CM SPR.	21 CM POT	FULL, PLANT 40 CM O.C.
H	68	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	60 CM HT.	21 CM POT	FULL
J	29	ROSA MEIDLAND WHITE'	WHITE MEIDLAND ROSE	60 CM HT.	27 CM POT	FULL
K	39	SARCOCOCOA HOOKERIANA	HIMALAYAN SWEET BOX	30 CM HT.	21 CM POT	FULL
L	101	ARCTOSTAPHYLLUS URVA URSA	KINKINICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
M	2	HYDRANGEA ANOMALA 'PETIOLANS'	CLIMBING HYDRANGEA	1.0 M HT.	27 CM POT	FULL, MIN. 3 LEADERS
N	2	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANN'	ENGELMANN'S IVY	1.0 M HT.	27 CM POT	FULL, MIN. 3 LEADERS, STAKED, WELL BRANCHED
AA	40	ANNUALS IN SEASON (OWNER APPROVED)		GARDEN CENTRE QUALITY	10 CM POT	FULL, PLANT 20 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCNA STANDARDS.
 AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

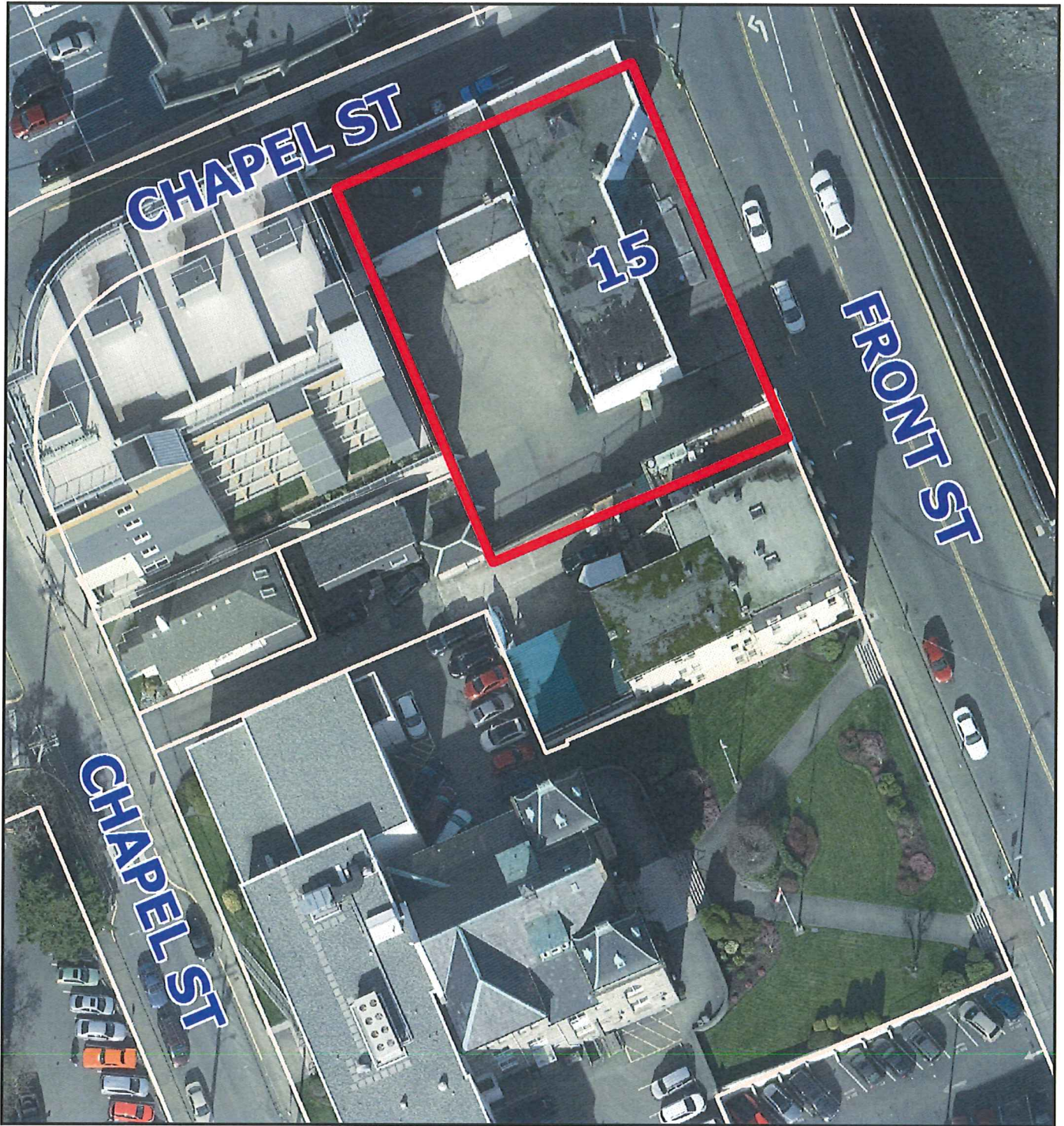
NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF MANAMA STANDARD AND APPROVA FOR HARD LANDSCAPE & SITE GRADING.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY, REFER TO ARCHITECTURAL/CIVIL

Development Permit DP001026
15 Front Street

Schedule H

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001026

