



DEVELOPMENT PERMIT NO. DP001059

NANAIMO AFFORDABLE HOUSING SOCIETY INC.

Name of Owner(s) of Land (Permittee)

10 BUTTERTUBS DRIVE

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 13, SECTION 1, NANAIMO DISTRICT, PLAN 23432
PID No. 003-105-369**

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 with Variances
Schedule C Building Elevations
Schedule D Building Renderings
Schedule E Landscape 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.

TERMS OF PERMIT

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum height for a principal building from 14m to 18.5m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the front yard setback from 6m to 0m for the principal building on the west elevation.
3. *Section 17.11 Minimum Landscape Treatment Level 1d* – to reduce the front yard Minimum Landscape Treatment Level 1d from 1.8m in width to 0m.
4. *Section 17.11 Minimum Landscape Treatment Level 2d* – to reduce the east side and rear yard Minimum Landscape Treatment Level 2d to eliminate the decorative 1.8m fence.

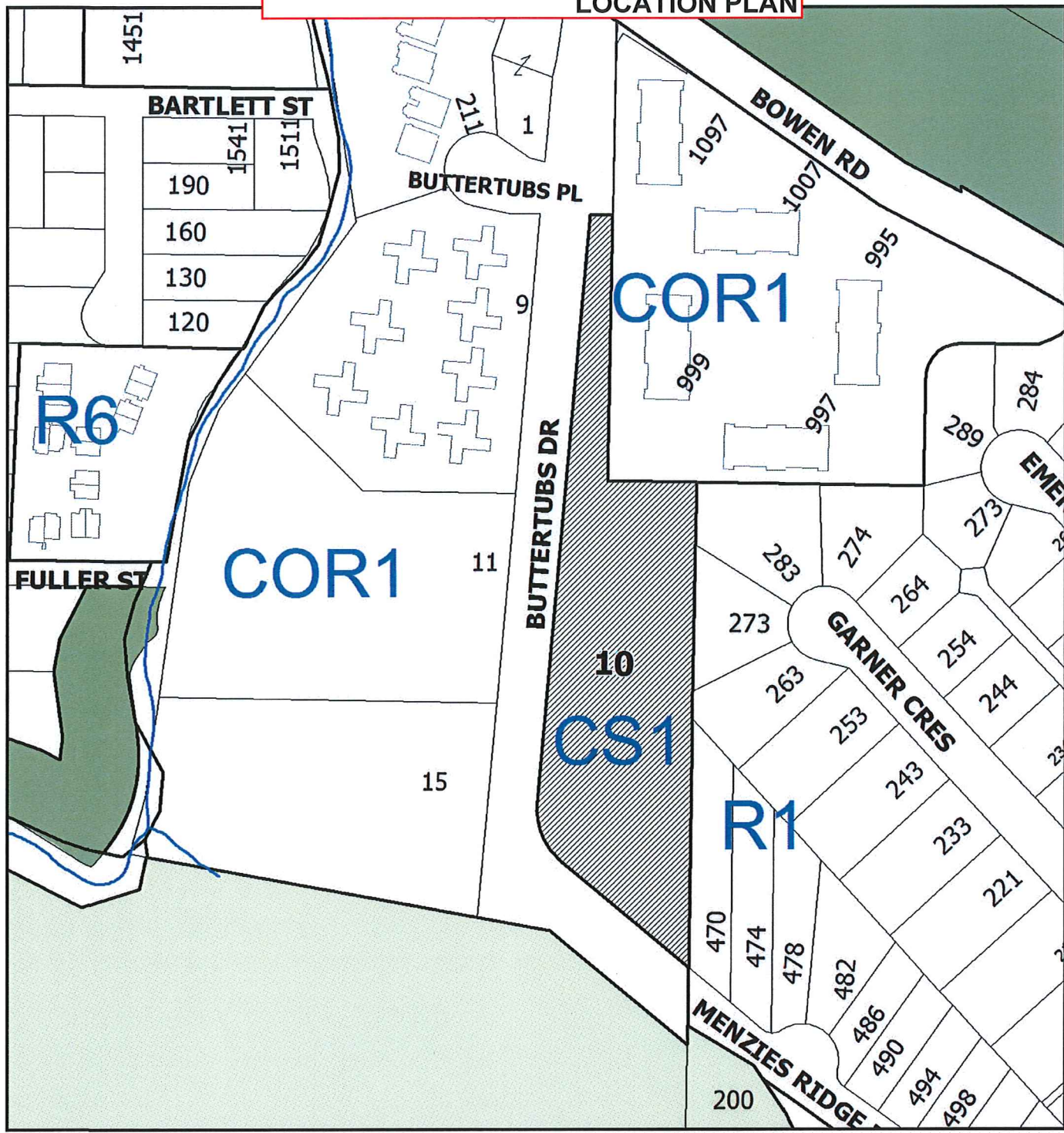
CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects, dated 2018-JAN-31 as shown on Schedule B.
2. The development is generally in accordance with the Building Elevations and Renderings prepared by Low Hammond Rowe Architects, received 2018-FEB-15 and 2018-FEB-13 respectively as shown on Schedule D.
3. The subject property is in general compliance with the Landscape Concept Plan dated 2017-SEP-26, and the Landscape Planting Plan and Landscape Details, dated 2018-FEB-02 as shown on Schedule F.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 5TH DAY OF MARCH, 2018.


Corporate Officer


Date



DEVELOPMENT PERMIT NO. DP001059

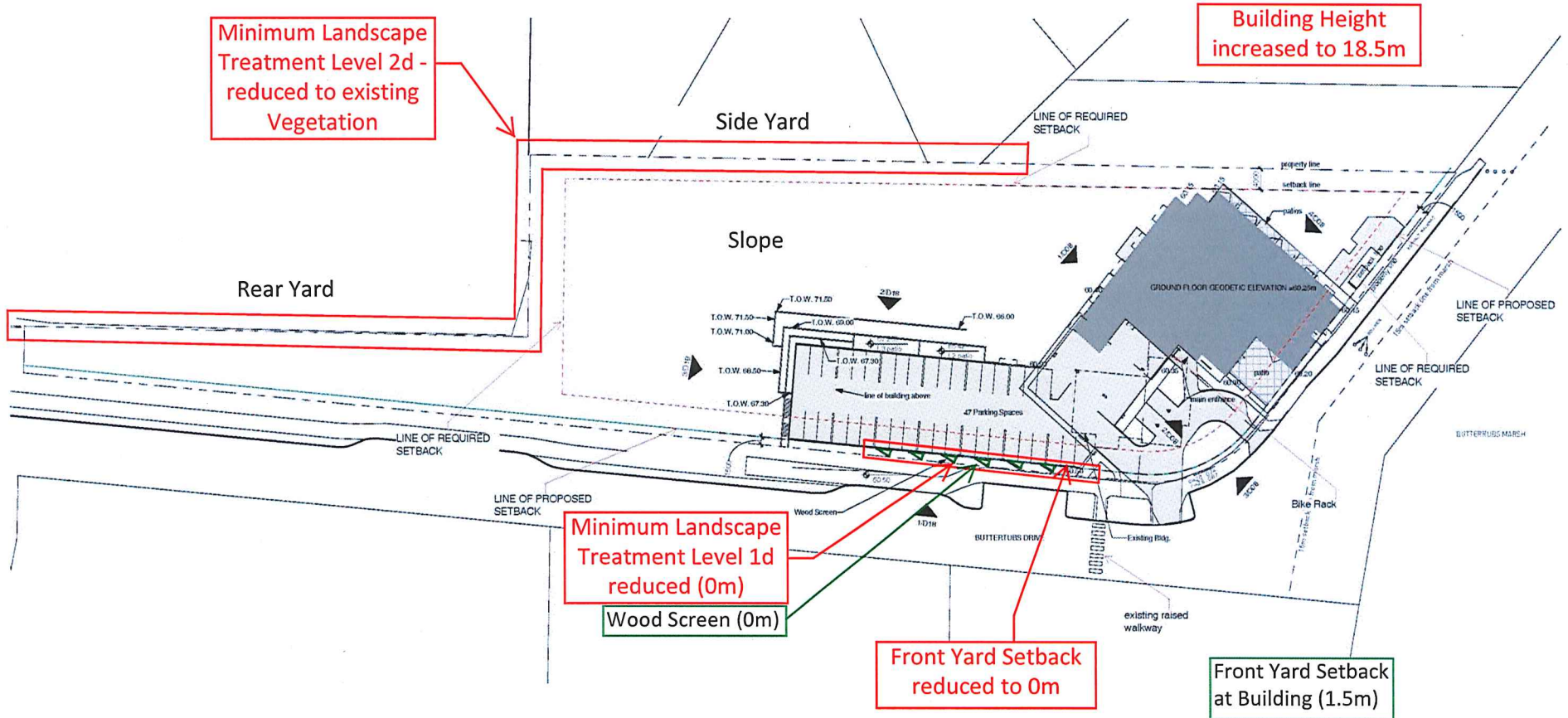


LOCATION PLAN

 **Subject Property**

Civic: 10 Buttertubs Drive
 Lot 13, Section 1, Nanaimo District,
 Plan 23432

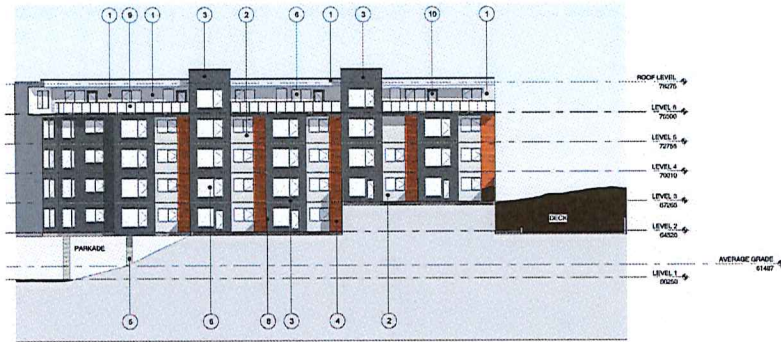
SITE PLAN WITH VARIANCES



SITE PLAN PHASE 2
1:500

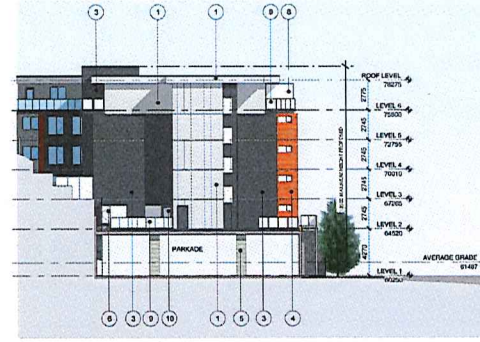


BUILDING ELEVATIONS



2 EAST ELEVATION/SECTION

D18
D18 1:200



3 NORTH ELEVATION/SECTION

D18
D18 1:200



1 WEST ELEVATION

D18
D18 1:200

Height variance of 4.5m

- | | | | | | | |
|--|--|--|--|--|--|--|
| | | | | | | |
| | | | | | | |
| | | | | | | |

BUILDING RENDERINGS



EAST ELEVATION - VIEW FROM HILL



WEST ELEVATION - VIEW FROM BUTTERTUBS DRIVE



SOUTH-EAST ELEVATION - VIEW FROM BUTTERTUBS DRIVE

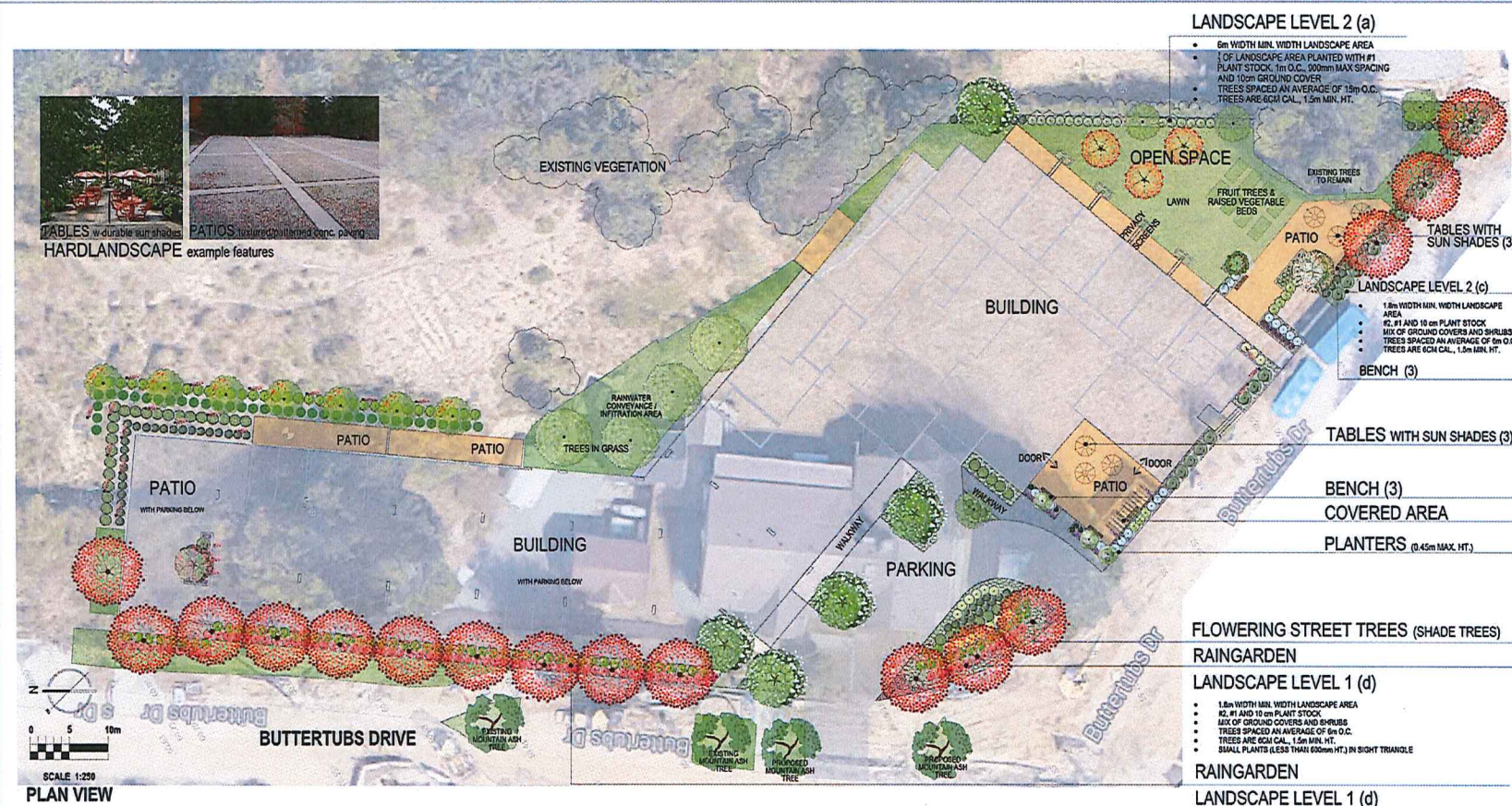


NORTH ELEVATION - VIEW FROM HILL

RECEIVED
DP1059
2017-JUL-20



WEST ELEVATION



NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
CONCEPT

RECEIVED
DP 1059
2017-SEP-26
Landscape Planning + Design



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Issues & Revisions

No.	Date	Details
1	MAR 20 2017	DRAFT DP for review
2	MAY 02 2017	DRAFT DP for review
3	MAY 18 2017	DRAFT grades for coord.
4	JUNE 08 2017	DP pre-submission review
5	JUNE 09 2017	DP SUBMISSION
6	SEPT 19 2017	PH. 162 DP SUBMISSION
7	SEPT 20 2017	PH. 162 for OAP



VIEW ALONG BUTTERTUBS DRIVE: SOUTH ELEVATION

- Parthenocissus tricuspidata* (Boston Ivy)
- Rubus pauciflorus* (Roses)
- Sorbus aucuparia* (mountain ash) and *Cornus nutans* 'Yves' (Venus Dogwood)
- Arbutus unedo* compacta (strawberry tree)
- Cornus amomum* (red-bay dogwood)
- Euroymia alata* (burning bush)

NOT FOR CONSTRUCTION



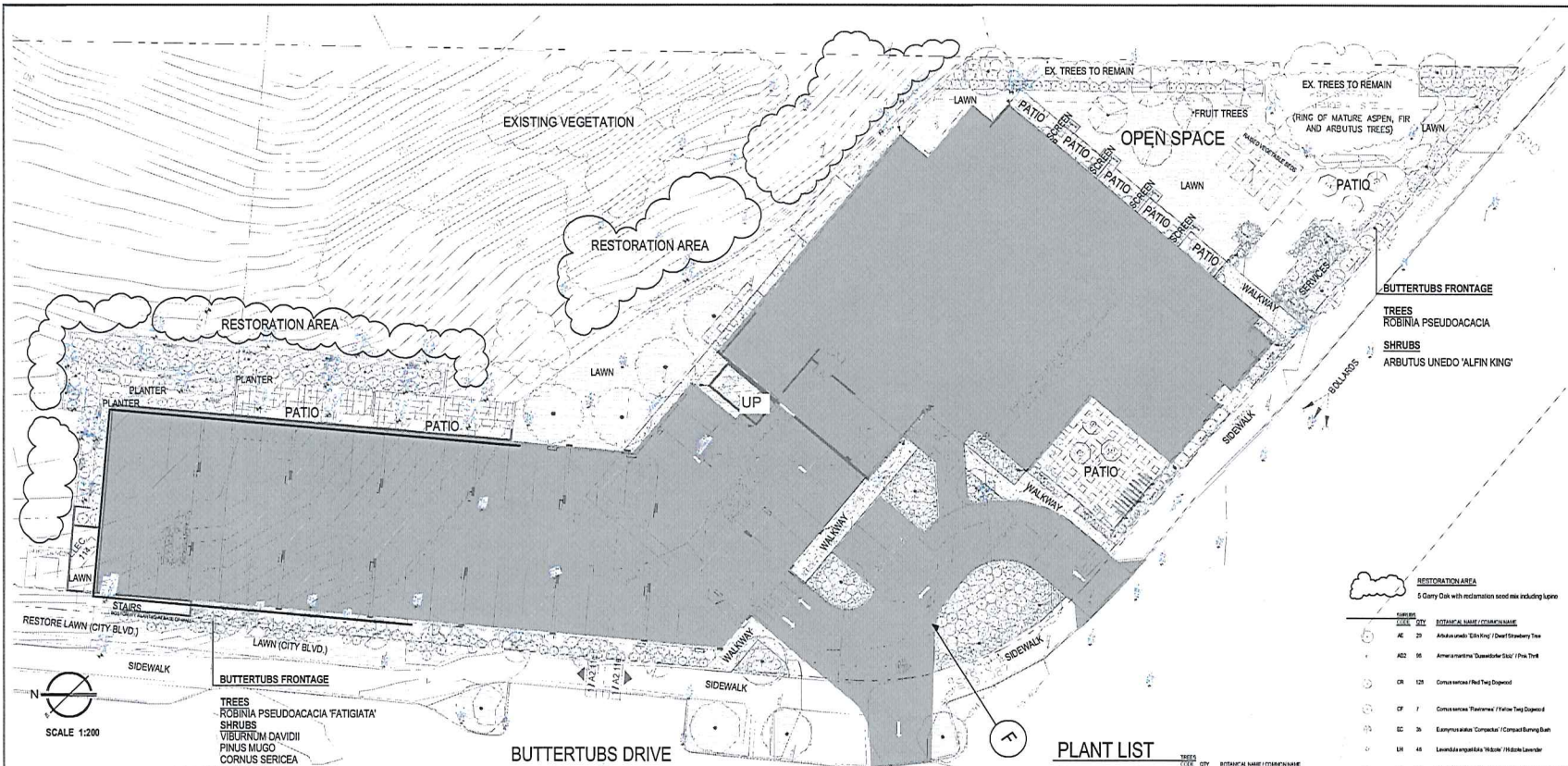
Project: BPN16
Date: SEPT 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L2 of 4

DATE PLOTTED: 2017-09-26 10:45:00 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1:250; PLOT SHEET: L2 OF 4

Planting Plan

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE PLANTING

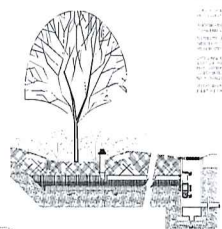


RESTORATION AREA
5 Quarry Disk with reclamation seed mix including species

NO.	SYMBOL	PLANT NAME / COMMON NAME
AC	20	Acer rubrum / Red Maple
AD	36	Aster multiflorus / Multiflorus Aster
CH	128	Chamaenerion / Red Top
CF	7	Conium maculatum / Poison Hemlock
EC	36	Eryngium yuccifolium / Sea Holly
LI	48	Lonicera caerulea / Honeysuckle
LU	8	Lupinus albus / Broad Bean
PF	27	Phlox paniculata / Phlox
PI	27	Pinus strobus / White Pine
RI	48	Ribes sanguineum / Red Flowering Currant
RO	8	Rosa rugosa / Rugosa Rose
RU	18	Rubus idaeus / Raspberry
SS	8	Saxifraga oppositifolia / Moss Rose
VI	81	Viburnum acerifolium / Viburnum
VP	24	Viburnum plicatum / Viburnum
VO	22	Viburnum dentatum / Blackhaw

PLANT LIST

NO.	SYMBOL	PLANT NAME / COMMON NAME
AC	7	Acer rubrum / Red Maple
AS	2	Asarum canadense / Wild Ginger
CS	8	Conium maculatum / Poison Hemlock
FD	1	Fuchsia coccinea / Fuchsia
FL	4	Frankia / Frankia
LSD	3	Lonicera dioica / Honeysuckle
MH	3	Melicope / Melicope
PE	2	Peperomia / Peperomia
RR	2	Ribes sanguineum / Red Flowering Currant
RF	18	Rosa rugosa / Rugosa Rose
SA	4	Saxifraga oppositifolia / Moss Rose
SI	1	Syringa japonica / Japanese Lilac



F RAIN GARDEN
See Note

NOTES

- GENERAL LANDSCAPE NOTES**
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, INCLUDING DRAWINGS, SPECIFICATIONS AND REPORTS OF OTHER DISCIPLINES.
 - ALL BASE INFORMATION AND EXISTING SURVEY INFORMATION PROVIDED BY CHECKWITCH FORUM ARCHITECTS.
 - ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT CLAIM TO VERIFY THIS INFORMATION.
- PLANT MATERIAL**
- TRANSPORTATION AND STORAGE OF PLANTS TO MEET THE BC LANDSCAPE STANDARD.
 - THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S WRITTEN APPROVAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING CONSULTANT REVIEW OF THE PLANT MATERIAL PRIOR TO PLANTING. PLANT STOCK SHALL MEET THE CANADIAN STANDARD FOR NURSERY STOCK AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. PLANT INSPECTION AT THE NURSERY IS RECOMMENDED.
- GROWING MEDIUM AND SUBGRADE PREPARATION**
- GROWING MEDIUM IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE ADMIXTURES SPECIFIED BY AN AGRONOMIC SOILS LAB TO ACHIEVE THE PROPERTIES OUTLINED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD LEVEL 3 - MODERATE.
 - THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE AGRONOMIC LAB RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL IN ACCORDANCE WITH CONTRACT DOCUMENTS PRIOR TO PURCHASE OF SOIL (GROWING MEDIUM).
 - LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
 - SUBGRADE TO BE APPROVED BY LANDSCAPE CONSULTANT PRIOR TO IMPORTING GROWING MEDIUM TO SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUBGRADE PREPARATION FOR ADEQUATE FOR GROWING MEDIUM DEPTHS, INCLUDING GROWING MEDIUM ON TOP OF COMPACTED SUBGRADES WILL NOT BE ACCEPTED. SUBGRADE TO BE SCARIFIED FOR DRAINAGE.
 - GROWING MEDIUM SHALL MEET THE FOLLOWING DEPTHS:
 - 150MM DEPTH FOR LAWN OR GRASS AREAS
 - 150MM DEPTH PLUS 50MM ORGANIC MULCH IN PLANTING BEDS (TREES, SHRUBS, AND GROUND COVER AREAS)
 - 150MM DEPTH PLUS 50MM ORGANIC MULCH IN RAIN GARDENS
 - GROWING MEDIUM SHALL BE DOUGLAS FIR AND/OR HEMLOCK COMPOSTED BARK OR APPROVE EQUAL.

- IRRIGATION**
- ALL PLANTED AREAS ARE TO BE IRRIGATED FOR ESTABLISHMENT. REFER TO IRRIGATION PLAN.
- LANDSCAPE WARRANTY**
- THE LANDSCAPE MAINTENANCE PERIOD IS THE BC LANDSCAPE STANDARD ONE YEAR WARRANTY PERIOD.
- RAIN GARDEN NOTES**
- GROWING MEDIUM**
- GROWING MEDIUM FOR RAIN GARDENS IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE ADMIXTURES SPECIFIED BY AN AGRONOMIC SOILS LAB TO ACHIEVE THE PROPERTIES OUTLINED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD LEVEL 3 - MODERATE WITH THE ORGANIC MATTER REQUIREMENTS AMENDED TO A MINIMUM OF 10%.
 - THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE AGRONOMIC LAB RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL IN ADVANCE OF BRING MATERIAL TO SITE.
 - THE CONTRACTOR SHALL ALSO PROVIDE THE LANDSCAPE ARCHITECT WITH WRITTEN DOCUMENTATION OF AMENDMENTS MADE TO GROWING MEDIUM AS RECOMMENDED BY THE TESTING LAB.
 - ENSURE SUB-GRADE IS NOT COMPACTED. SCARIFY ALL PLANTING AREAS PRIOR TO PLACEMENT OF GROWING MEDIUM.
 - GROWING MEDIUM SHALL BE 450MM DEPTH PLUS 75MM DEPTH COMPOST IN GARDENS.
 - REFER TO PLANTING SPECIFICATIONS ON L5.
- INFILTRATION DRAIN ROCK**
- CLEAN ROUND STONE OR CRUSHED ROCK, 75mm MAX, 30mm MIN, 40% POROSITY.
- Geo-TEXTILE**
- SELECT NON WOVEN GEO-TEXTILE FROM APPROVED PRODUCT LIST.
- CONSTRUCTION PRACTICES**
- ISOLATE THE SWALE SITE FROM SEDIMENTATION DURING CONSTRUCTION, EITHER BY USE OF EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES, OR BY DELAYING THE EXCAVATION OF 300mm OF MATERIAL OVER THE FINAL SUB-GRADE OF THE SWALE UNTIL AFTER ALL SEDIMENT PRODUCING CONSTRUCTION IN THE DRAINAGE AREA HAS BEEN COMPLETE.
 - PREVENT NATURAL FILL SOILS FROM INTERMIXING WITH THE INFILTRATION DRAIN ROCK. ALL CONTAMINATED STONE AGGREGATE MUST BE REMOVED AND REPLACED.
 - INFILTRATION DRAIN ROCK SHALL BE INSTALLED IN 300mm LIFTS AND COMPACTED TO ELIMINATE VOIDS BETWEEN THE GEO-TEXTILE AND SURROUNDING SOILS.

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Issues & Revisions

No.	Date	Details
1	MAR 20 2017	DRAFT DP for review
2	JUNE 20 2017	DP presentation m7/m8
3	JUNE 29 2017	DP SUBMISSION
4	SEPT 19 2017	PH 1&2 DP SUBMISSION
5	SEPT 26 2017	PH 1&2 DP DAP
6	FEB 02 2018	30% SUBMISSION



Project: BPN 16
Date: FEB. 2018
Drawn: JG Checked: JG
Scale: NOTED
Sheet: L4 of 6

NOT FOR CONSTRUCTION

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
PLANTING

Seal

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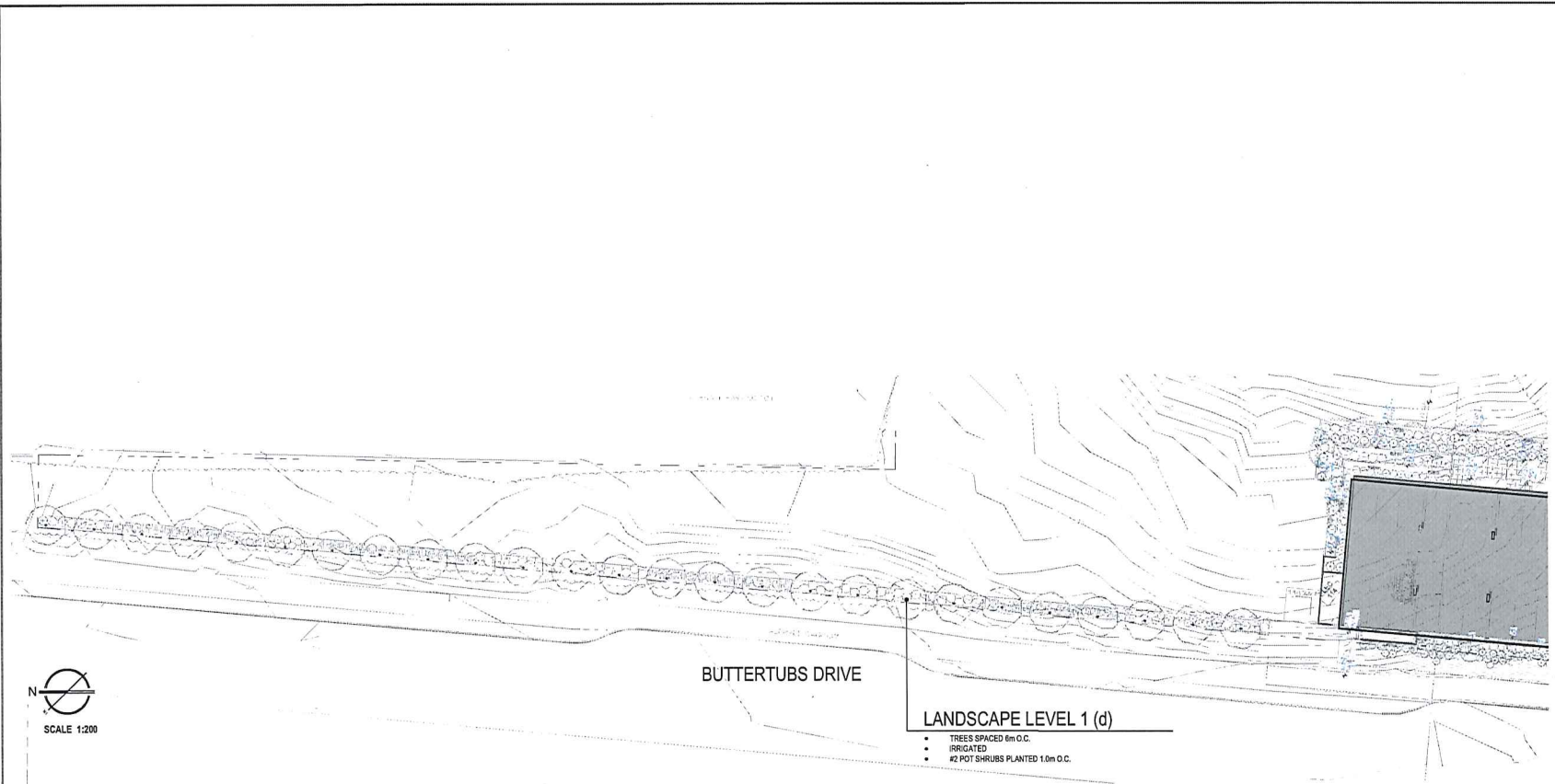
Issues & Revisions

No.	Date	Details
1	MAR 20 2017	DRAFT DP for review
2	JUNE 20 2017	DP permit submission review
3	JUNE 29 2017	DP SUBMISSION
4	SEPT 19 2017	PH 1&2 DP SUBMISSION
5	SEPT 29 2017	PH 1&2 for DAP
6	FEB 02 2018	30% SUBMISSION



Project: BPN16
Date: FEB 2018
Drawn: JG Checked: JG
Scale: NOTED

sheet: L5 of 6



LANDSCAPE LEVEL 1 (d)

- TREES SPACED 6m O.C.
- IRRIGATED
- #2 POT SHRUBS PLANTED 1.0m O.C.

NOTES

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PLANT MATERIAL

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GROWING MEDIUM AND SUBGRADE PREPARATION

- GROWING MEDIUM IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE ADMIXTURES SPECIFIED BY AN AGRONOMIC SOILS LAB TO ACHIEVE THE PROPERTIES OUTLINED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD LEVEL 2 - MODERATE.
- THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE AGRONOMIC LAB RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL, IN ACCORDANCE WITH CONTRACT DOCUMENTS PRIOR TO PURCHASE OF SOIL (GROWING MEDIUM).
- LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
- SUBGRADE TO BE APPROVED BY LANDSCAPE CONSULTANT PRIOR TO IMPORTING GROWING MEDIUM TO SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUBGRADE PREPARATION FOR ADEQUATE FOR GROWING MEDIUM DEPTHS. MOUNDING GROWING MEDIUM ON TOP OF COMPACTED SUBGRADES WILL NOT BE ACCEPTED. SUBGRADE TO BE SCARIFIED FOR DRAINAGE.
- GROWING MEDIUM SHALL MEET THE FOLLOWING DEPTHS:
 - 150MM DEPTH FOR LAWN OR GRASS AREAS.
 - 300MM DEPTH PLUS 75MM DEPTH ORGANIC MULCH IN PLANTING BEDS (TREES, SHRUBS, AND GROUND COVER AREAS), AND
 - 450MM DEPTH PLUS 75MM DEPTH ORGANIC MULCH IN RAIN GARDENS.
- MULCH SHALL BE DOORKILS FIB AND/OR HEMLOCK COMPOSTED BARK OR APPROVE EQUAL.

IRRIGATION

- ALL PLANTED AREAS ARE TO IRRIGATED FOR ESTABLISHMENT. REFER TO IRRIGATION PLAN.

LANDSCAPE WARRANTY

- THE LANDSCAPE MAINTENANCE PERIOD IS THE BC LANDSCAPE STANDARD ONE YEAR WARRANTY PERIOD.

PLANT LIST

TREE	SYMBOL	QTY	SUBSTRATE NAME / COMMENTS	CONT.	CALL
SA		28	Sorbus aucuparia / Mountain Ash	#2 POT	8 on lot
SHRUB	SYMBOL	QTY	SUBSTRATE NAME / COMMENTS	CONT.	FIELD
RB		14	Ribes sanguineum 'King Edward VII' (Red Flowering Currant)	#2 POT	
VT		38	Vaccinium vitis-idaea 'Thunderbolt' / Emergency Huckleberry	#2 POT	
S		83	Spiraea alba / Snowberry	#2 POT	
SA		43	Malva aquatica / Tall Dropspigee	#2 POT	

NOT FOR CONSTRUCTION

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