



DEVELOPMENT PERMIT NO. DP001089

VANCOUVER ISLAND MENTAL HEALTH SOCIETY

Name of Owner(s) of Land (Permittee)

285 ROSEHILL 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:

**LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP79331
PID No. 030-524-997**

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 Building Elevations

Schedule D Landscape Plan

**Schedule E Schedule D – Amenity Requirements for Additional
Density**

- 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.

PERMIT TERMS

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

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 3m to 1.5m.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.2 All Other Uses Parking Table* – to reduce the required number of off-street parking spaces from 5 to 2.


CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects dated 2018-AUG-22 as shown on Schedule B.
2. The subject property is developed in general accordance with the Building Elevations prepared by Low Hammond Rowe Architects dated 2018-AUG-16 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan & Details prepared by Victoria Drakeford Landscape Architect and Kate Stefiuk Studio dated 2018-AUG-17 as shown on Schedule D.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by Howard Kim, Architect, received 2018-AUG-28 as outlined in Schedule E.

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 24 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 24 required points have been achieved.

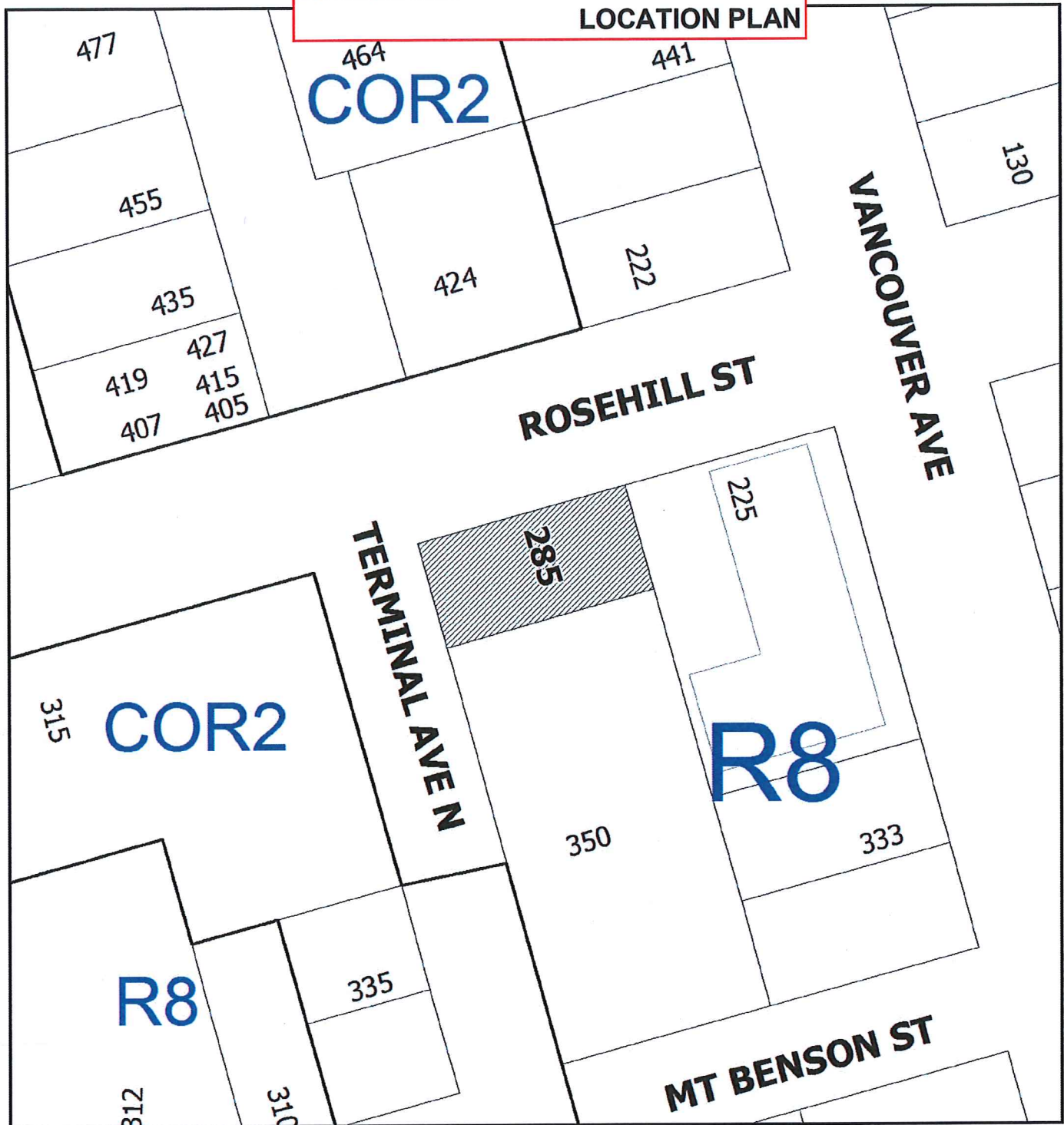
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 1ST DAY OF OCTOBER, 2018.


Corporate Officer


Date

LW/ln
Prospero attachment: DP001089

LOCATION PLAN



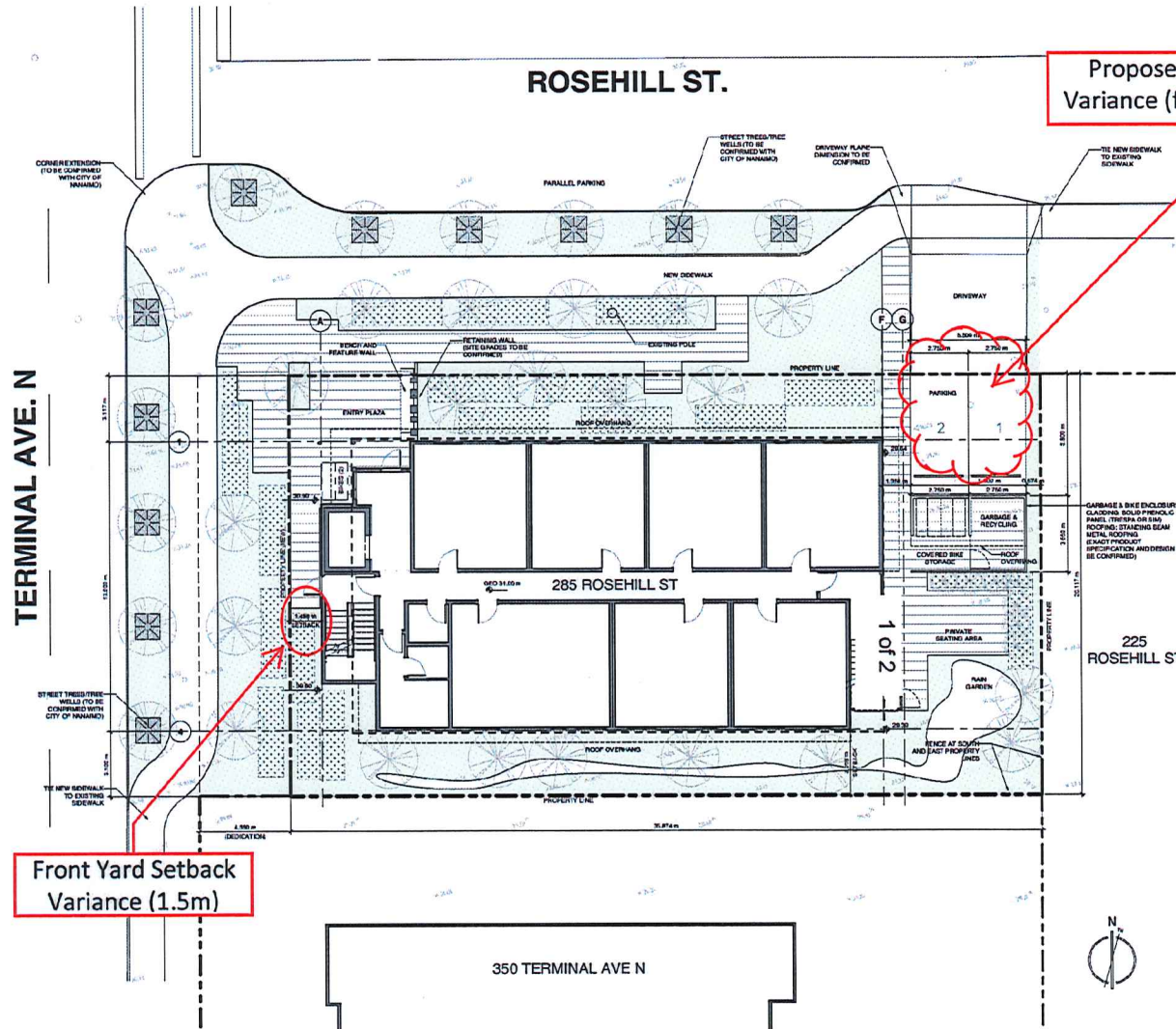
DEVELOPMENT PERMIT NO. DP001089



LOCATION PLAN

 **Subject Property**

Civic: 285 Rosehill Street
Lot 1, Block 14, Newcastle Townsite,
Section 1, Nanaimo District, Plan 584



PROJECT DATA - VIMHS Rosehill
285 Rosehill Street, Nanaimo BC

ZONING: R8 Medium Density Residential
PROPOSED: COR2 Mixed Use Corridor
LEGAL: Lot 1, Block 14, Newcastle Townsite, Section 1, Nanaimo District, Plan 584

	current RB	target COR2	Proposed	Notes
SITE AREA:			721.7 m ² 7,768 sf	*after road dedication taken
LOT COVERAGE:	40 %	60 %	48 %	
DENSITY:			11.5 dwelling units	*150 units/hectare (10.8 permitted OCP)
DENSITY: (FAR)	1.25	1.25	1.41	*Tier 1 Density Bonusing provided
SETBACKS:				
Front	6.0 m	3.0 m	1.5 m	*variance request
Ext Side	4.0 m	3.0 m	3.0 m	
Int Side	3.0 m	3.0 m	3.0 m	
Rear	10.5 m	7.5 m	7.5 m	
HEIGHT:				
stories	2	3	3 stories	*minimum stories
14 m	14 m	11.6 m		*from average grade 30.16
GROSS FLOOR AREA:				
Level 1			343.7 m ² 3700 sf	
Level 2			337.5 m ² 3633 sf	
Level 3			337.5 m ² 3633 sf	
Total			1018.7 m ² 10965 sf	
SUITE BREAKDOWN:				
Unit Type	Unit Area	Unit Count	Beds	Total Net Areas
Unit Type A (studio)	34.8 m ² 374 sf	11	22	765.4 m ²
Unit Type B (acc.)	47.0 m ² 506 sf	0.5	1	46.97 m ²
		11.5	23	812.4 m ²
BLDG EFFICIENCY			80 %	
PARKING BREAKDOWN:				
Required	4 stalls	Proposed	2 stalls	Stalls /unit
			0.09 /unit	*variance request
BICYCLE PARKING:				
	stalls	6 stalls	0.52 /unit	



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



Vancouver Island
Mental Health Society

VIMHS ROSEHILL

Issued for Development Permit - Revision

Revision Aug 22, 2018 (metres)

285 ROSEHILL ST, NANAIMO, BC

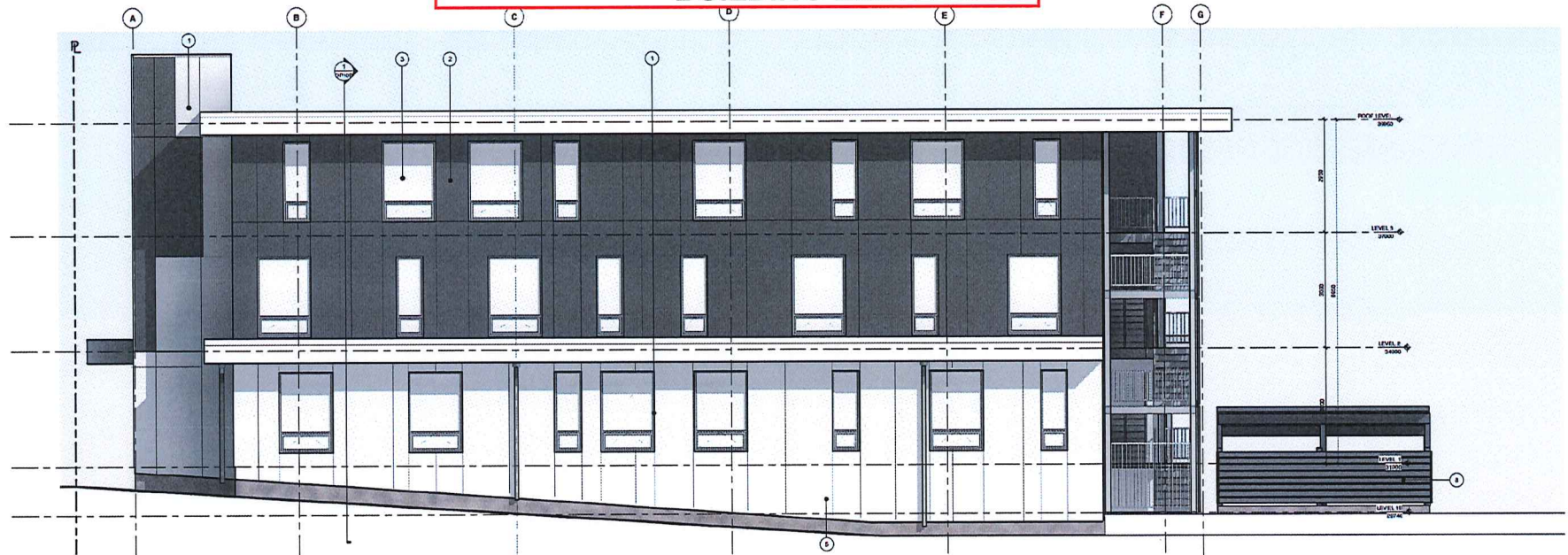
SITE PLAN & PROJECT DATA

scale: 1:100
date: May 26, 2018

RECEIVED
DP 1089
2018-AUG-23
City of Nanaimo & Suburban

DP02

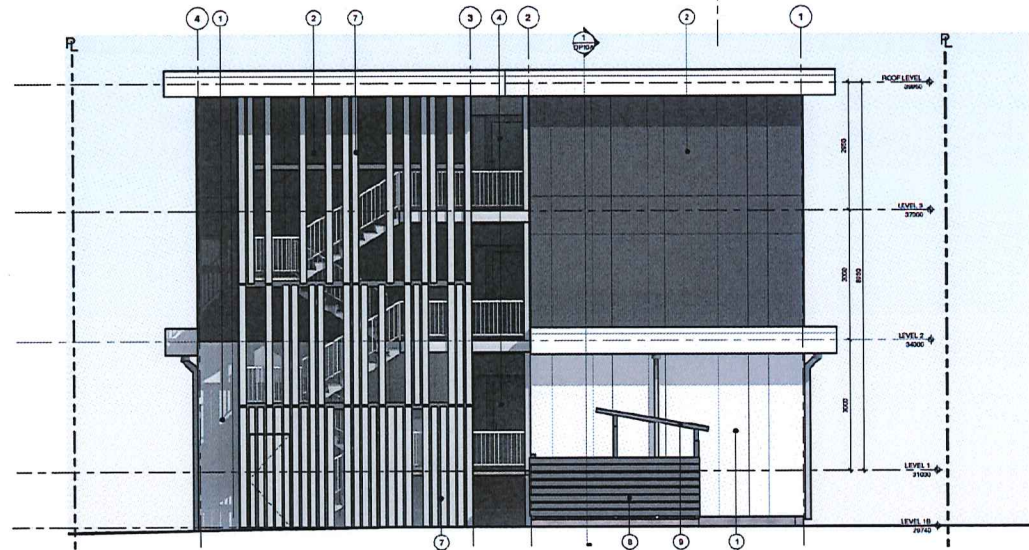
BUILDING ELEVATIONS



1 SOUTH ELEVATION
DP001 1:50

MATERIAL LEGEND

- 1. CEMENTITIOUS PANEL - WHITE
- 2. CEMENTITIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
- 4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
- 5. EXPOSED CONCRETE
- 6. PAINTED STEEL
- 7. SOLID PHENOLIC PANEL, EXACT SPACING/ PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 8. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 9. STANDING SEAM METAL ROOF



2 EAST ELEVATION
DP001 1:50



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL

Issued for Development Permit - Revision

Revision Aug 16, 2018

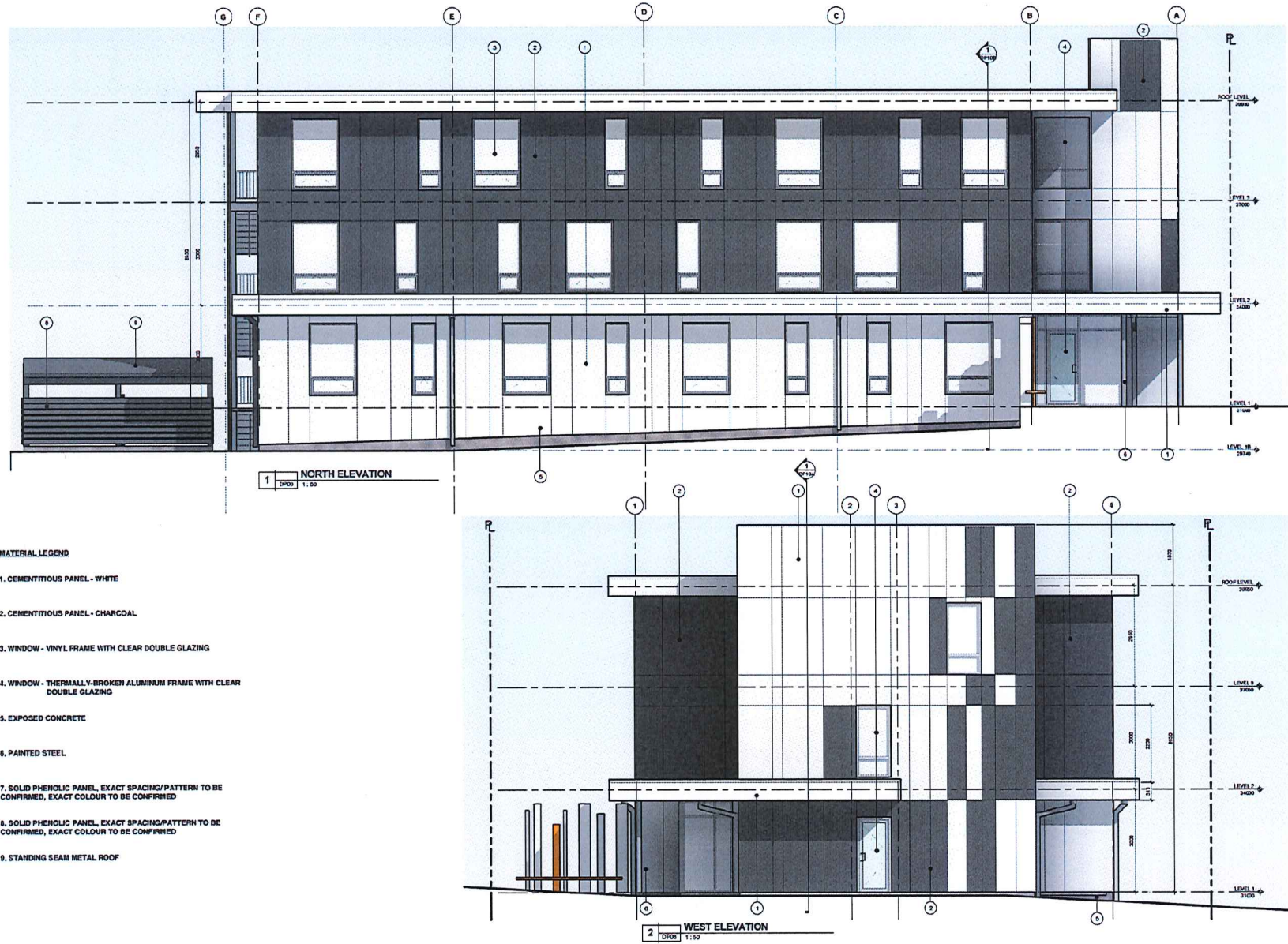
285 ROSEHILL ST, NANAIMO, BC

ELEVATIONS

scale As indicated
date May 25, 2018

RECEIVED
DP 1009
2018-AUG-31

DP09



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



Vancouver Island
Mental Health Society

VIMHS ROSEHILL

Issued for Development Permit - Revision

285 ROSEHILL ST, NANAIMO, BC

ELEVATIONS

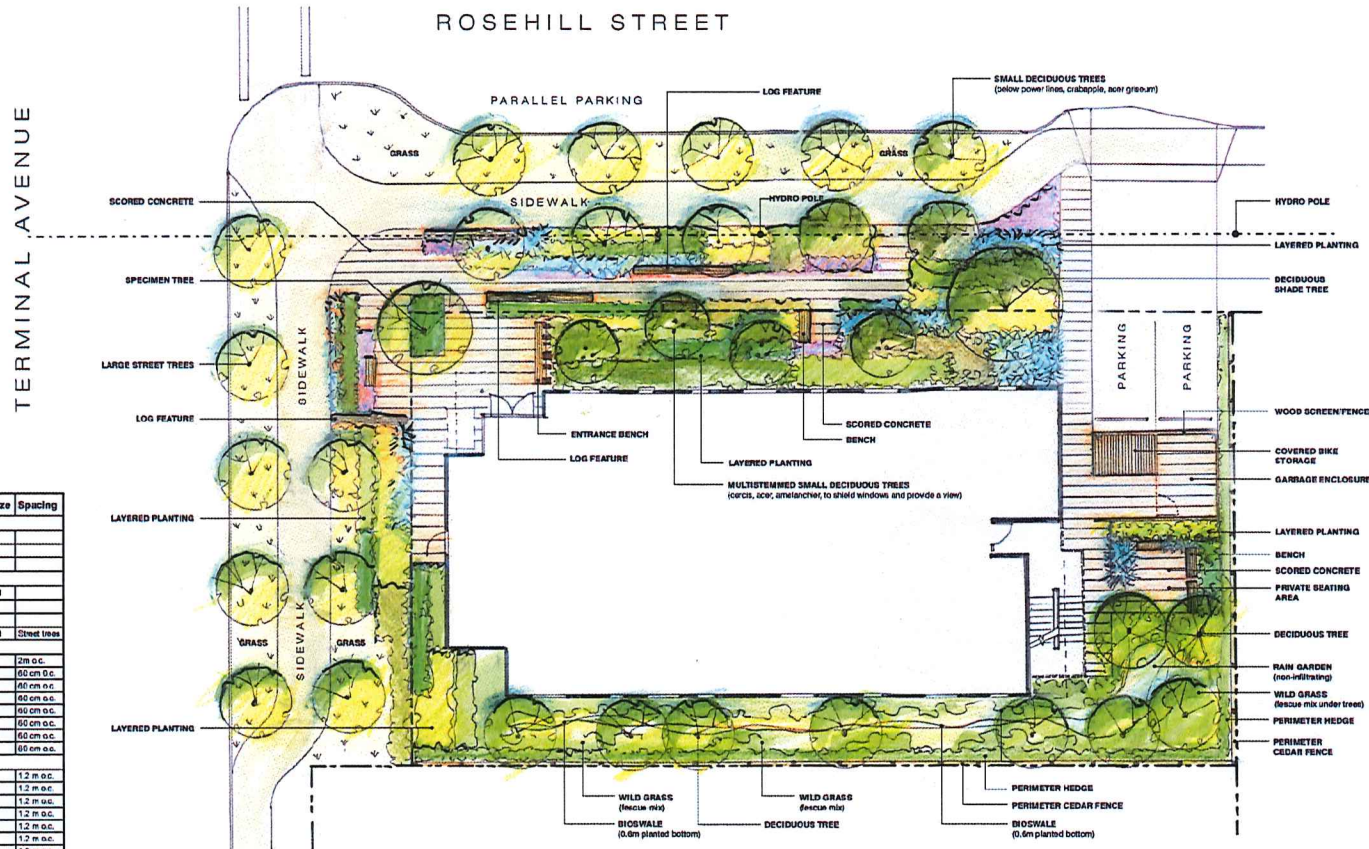
scale As indicated
 date May 25, 2018

RECEIVED
 DP 1089
 2018-AUG-31
 City of Nanaimo

DP08

Development Permit DP001089 Schedule D
285 Rosehill Street

LANDSCAPE PLAN



PLANT PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Evergreen Trees			
<i>Pinus contorta contorta</i>	Shore Pine	1.5m	
<i>Pinus flexilis vanderwoldii</i>	Vanderwolf Pine	1.5m	
<i>Pinus amabilis</i>	Serbian Spruce	1.5m	
Deciduous Trees			
<i>Cornus adams white wonder</i>	Edison White Vander Dogwood	6 cm cal	
<i>Malus fusca</i>	Pacific Crabapple	#5	
<i>Prunus emarginata</i>	Sitter Cherry	#5	
<i>Liriodendron tulipifera</i>	Tulio Tree	6 cm cal	Street trees
Evergreen Shrubs			
<i>Arbutus unedo</i>	Strawberry Tree	#1	2m o.c.
<i>Rhus sempervirens</i>	Firewood	#1	60 cm o.c.
<i>Quercus emmen</i>	Galie	#1	60 cm o.c.
<i>Lawsonia bicolor</i>	Lawsonia	#1	60 cm o.c.
<i>Malva aquilum</i>	Hill Oregon Grape	#1	60 cm o.c.
<i>Malva nervosa</i>	Duff Oregon Grape	#1	60 cm o.c.
<i>Malva rhynchom hila</i>	Carmel	#1	60 cm o.c.
<i>Nandina odum</i>	Evergreen Huckleberry	#1	60 cm o.c.
Deciduous Shrubs			
<i>Amelanchier alnifolia</i>	Saskatoon	#1	1.2 m o.c.
<i>Cornus sericea</i>	Red Cedar Dogwood	#1	1.2 m o.c.
<i>Eucryphia alata</i>	Burning Bush	#1	1.2 m o.c.
<i>Holodendron discolor</i>	Ocean Spruce	#1	1.2 m o.c.
<i>Oemleria caerulea</i>	Indian Plum	#1	1.2 m o.c.
<i>Philadelphus lewisii 'cordatus'</i>	Mock Orange (Coastal)	#1	1.2 m o.c.
<i>Ribes sanguineum</i>	Red Flowering Currant	#1	1.2 m o.c.
<i>Sambucus racemosa</i>	Red Elderberry	#1	1.2 m o.c.
<i>Vaccinium parvifolium</i>	Red Huckleberry	#1	1.2 m o.c.
Ground Cover			
<i>Actinophytos uni-uni</i>	Kinnikinnick	10 cm	45 cm o.c.
<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	45 cm
<i>Fragaria vesca</i>	Wild Strawberry	10 cm	45 cm
Ferns			
<i>Asplenium adnigrum</i>	Dear Fern	#1	60 cm o.c.
<i>Polystichum adnigrum</i>	Spiny Wood Fern	#1	60 cm o.c.
<i>Polystichum glycyrrhiza</i>	Licorice Fern	#1	60 cm o.c.
<i>Polystichum munitum</i>	Sword Fern	#1	60 cm o.c.
Wetland Plants for Bioswale			
<i>Aquilegia formosa</i>	Red columbine	#1	60 cm o.c.
<i>Arundo donax</i>	Goat's Beard	#1	60 cm o.c.
<i>Carex lasiocarpa</i>	Slough Sedge	#1	60 cm o.c.
<i>Carex rostrata</i>	Beaked Sedge	#1	60 cm o.c.
<i>Iris microcarpa</i>	Western Blue Flag Iris	#1	60 cm o.c.
<i>Physalis peruviana</i>	Ground Chile	#1	60 cm o.c.
<i>Scirpus microcarpa</i>	Shrub-flowered Bulrush	#1	60 cm o.c.
<i>Sidastrum hendersonii</i>	Henderson's Checker-mallow	#1	60 cm o.c.
Perennials/Grasses			
<i>Artemisia tridentata</i>	Thrift	#1	60 cm o.c.
<i>Calamagrostis Nutt. foener</i>	Feather Reed Grass	#1	60 cm o.c.
<i>Scirpus bismarckii</i>	Bleeding Heart	#1	60 cm o.c.
<i>Thymus mollis</i>	Dune Grass	#1	60 cm o.c.
<i>Miscanthus yalu sira</i>	Dwarf Maiden Grass	#1	1m o.c.
<i>Potentilla anserina</i>	Silverweed	#1	60 cm o.c.

DESIGN RATIONALE

CONTEXT

The landscape for 285 Rosehill Street will form the streetscape to Terminal Avenue to the west and Rosehill Street to the north, while providing lush buffers to adjacent parcels to the east and south.

DESIGN CONCEPT

The landscape design responds directly to the Newcastle and Brechin Neighbourhood Plan:

- The Rosehill Street edge contributes to the linear park system greenway that connects the E&N Trail to the west and to the waterfront walkway to the east.
- The public realm is enhanced with sidewalks, street trees, plantings and street furniture.
- The design respects the unique sense of place of the neighbourhood.

Key components of the design include:

- A diverse, multi-layered planting scheme with benches to enhance the linear park and Terminal Avenue sidewalks.
- A public space at the corner of Terminal and Rosehill with textured paving, deciduous shade trees, colourful plantings, and street furniture.
- Private and semi-private seating areas surrounded with assorted plants that provide a calm outside space for residents.
- Flexible planting modules which can be modified to be used as community gardens if desired by residents.
- Bioswales and rain gardens that manage rainwater.

Sense of place:
Patterns, colours and materials of the proposed designed landscape evoke the edge of the sea along Newcastle Channel, visible to the east along Rosehill and so central to this neighbourhood. The scheme will use wood logs, timber benches and plantings to reflect the shoreline.



VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

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CLIENT



NO.	DATE	ISSUE
1	11-09-19	REVISION: DP SUBMISSION
2	17-02-22	DP SUBMISSION
3	18-06-11	DP SUBMISSION

NO.	DATE	REVISION
1	18-07-17	DP C. RESPONSE

PROJECT

VIMHS ROSEHILL

285 Rosehill Street
Nanaimo, BC

LANDSCAPE PLAN

All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

PROJECT	17005
DB	KS CB VD
SCALE	1:100
DATE	11 JUL 2018

RECEIVED
DP-1-0-0-9
2018-AUG-22
Landscape Architect

L1.01

**SCHEDULE D - AMENITY REQUIREMENTS FOR
ADDITIONAL DENSITY**

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;	1 1 1
Total		11

Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right- of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		8

Category 5: Energy Management (6 points required)

Amenity		Points
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above	5
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		6