



DEVELOPMENT PERMIT NO. DP001092

628295 B.C. LTD.

Name of Owner(s) of Land (Permittee)

1629 BOWEN ROAD

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:

THAT PART OF LOT 4, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 2406, SHOWN OUTLINED IN RED ON PLAN 660R, EXCEPT THAT PART IN PLAN 34920

PID No. 005-314-232

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 Building Renderings

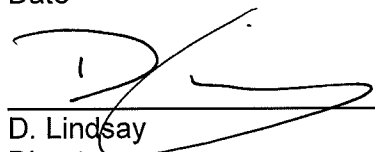
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2015-NOV-16 as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Delinea Design Consultants Ltd., dated 2015-NOV-16 as shown on Schedule C.
3. The subject property shall be developed in general accordance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect, dated 2015-NOV-11 as shown on Schedule D.
4. The subject property shall be developed in general accordance with the Building Renderings prepared by Delinea Design Consultants Ltd., dated 2015-NOV-16 as shown on Schedule E.

REVIEWED AND APPROVED ON

2018. may - 1
Date


D. Lindsay
Director

Community Development

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

GN/nt

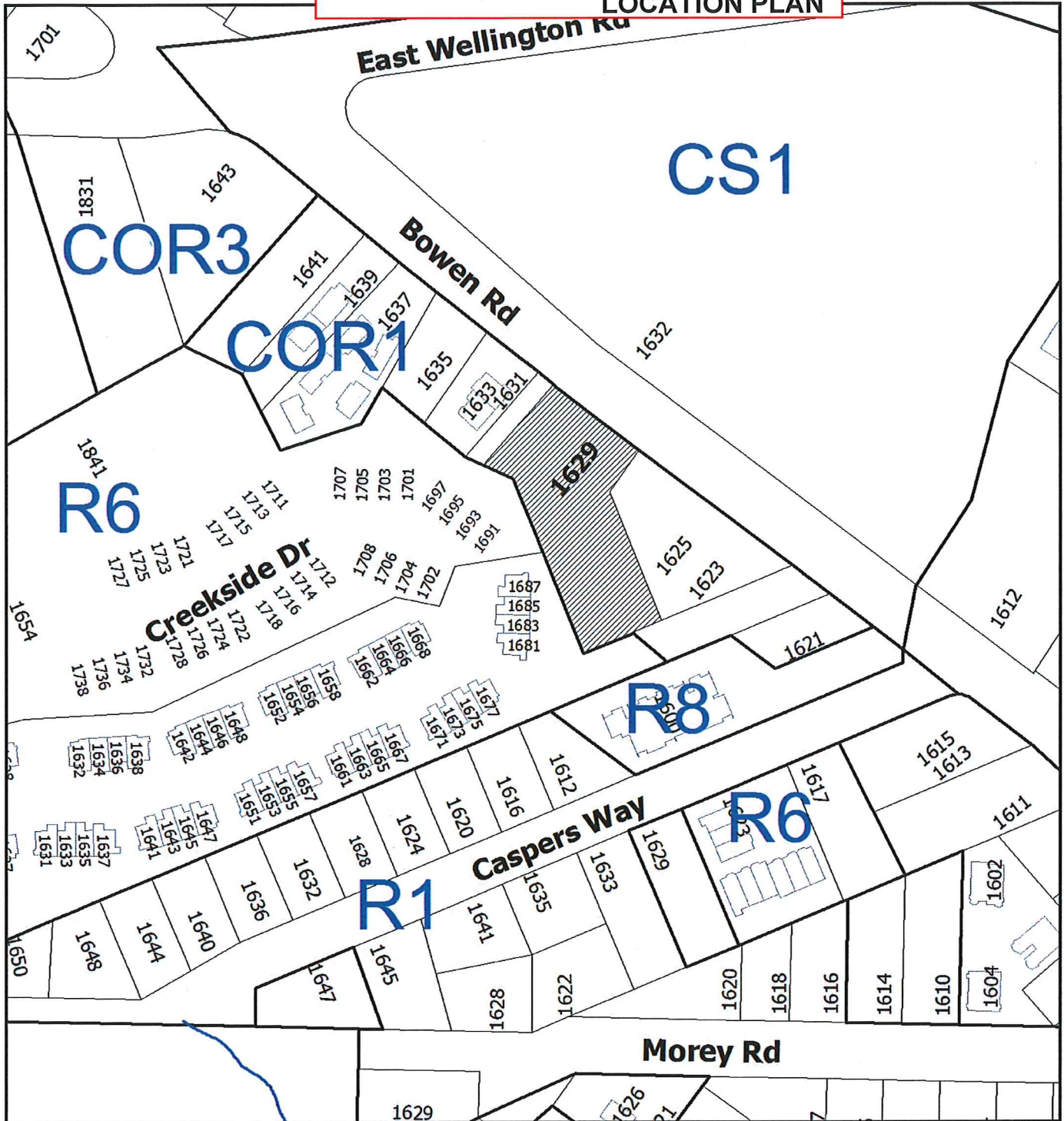
Prospero attachment: DP001092

Development Permit DP001092

Schedule A

1629 Bowen Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001092

LOCATION PLAN

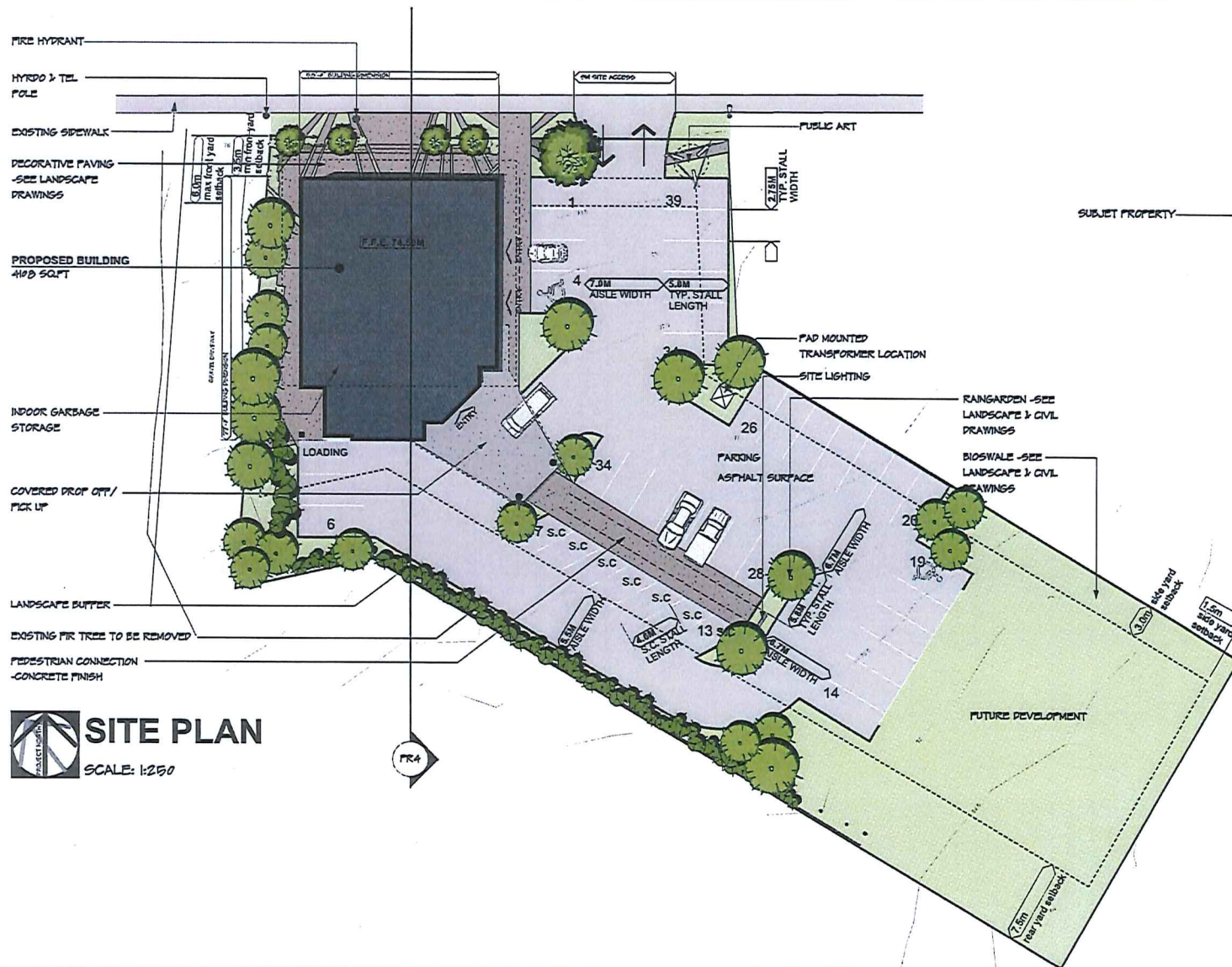
Civic: 1629 Bowen Road

That Part of Lot 4, Section 14, Range 8, Mountain District,
Plan 2406, Shown outlined in red on Plan 660R, Except
Part in Plan 34920



Subject
Property

BOWEN ROAD



AERIAL
NOT TO SCALE

PROJECT DATA:

LEGAL DESCRIPTION:

THAT PART OF LOT 4, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 2406, SHOWN OUTLINED IN RED ON PLAN 660R, EXCEPT THAT PART ON PLAN 34920

CIVIC ADDRESS:

1629 BOWEN ROAD

LOT AREA:

+/- 3269 sq.m.

LAND USE:

MEDICAL OFFICE

ZONING:

COR 1 - RESIDENTIAL CORRIDOR

LOT COVERAGE (MAX 40%):

22.6%

BUILDING AREA:

BUILDING 1	
MAIN FLOOR	4108 sq.ft. (381.6 M ²)
UPPER FLOOR	3835 sq.ft. (356.3 M ²)
TOTAL	7943 sq.ft. (737.9 M ²)

PARKING:

REQ'D 737.9 @ 1/18M² NET = 37 STALLS

PROVD 39 STALLS

PROPOSED MEDICAL OFFICE

1629 Bowen Road
Nanaimo, B.C.

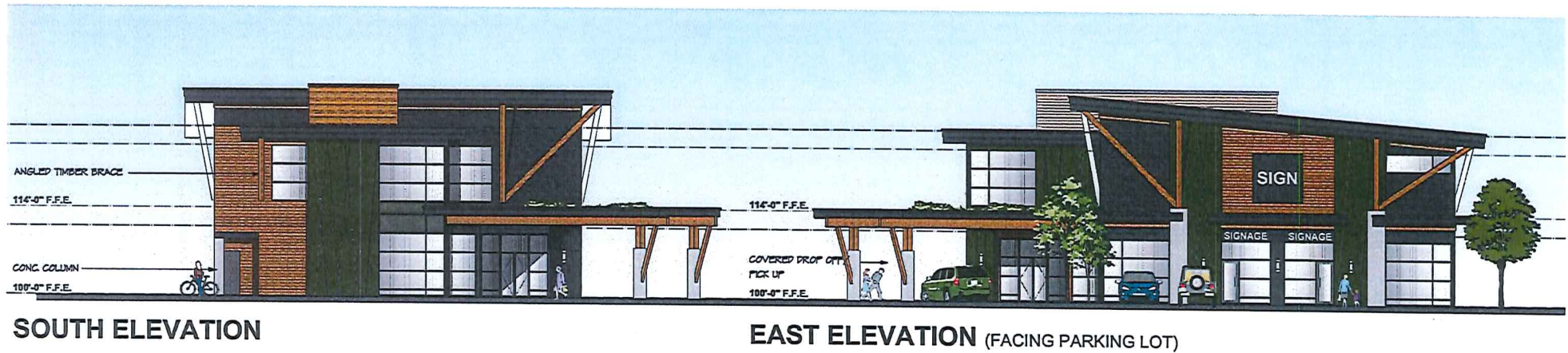
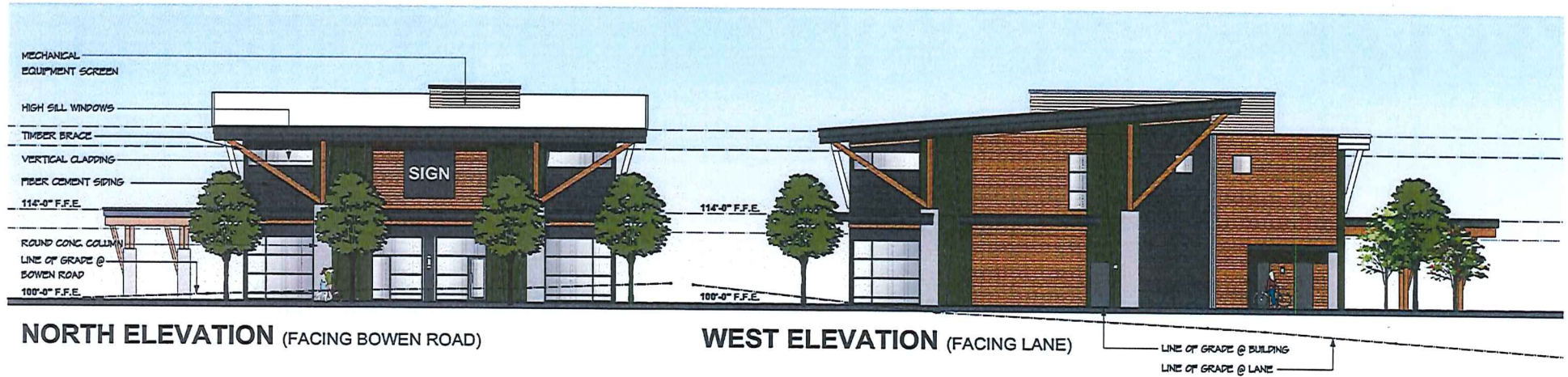
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PROJECT #:	J1382-24-15
ISSUED:	13 AUG 2015
REVISED:	07 OCT 2015
REVISED:	28 OCT 2015
REVISED:	30 OCT 2015
ISSUED:	16 NOV 2015

DRAWING #:

PR1

BUILDING ELEVATIONS



PROPOSED MEDICAL OFFICE

1629 Bowen Road
Nanaimo, B.C.

DELINIA
ARCHITECTURAL & ENGINEERING
1000 BOWEN ROAD, SUITE 100
NANAIMO, B.C. V9A 5G5
TEL: 250-754-1111
WWW.DELINIA-BC.COM

PROJECT #: 41382-24-10
ISSUED: 13 AUG 2015
REVISED: 07 OCT 2015
REVISED: 28 OCT 2015
REVISED: 30 OCT 2015
ISSUED: 16 NOV 2015

DRAWING #: **PR6**

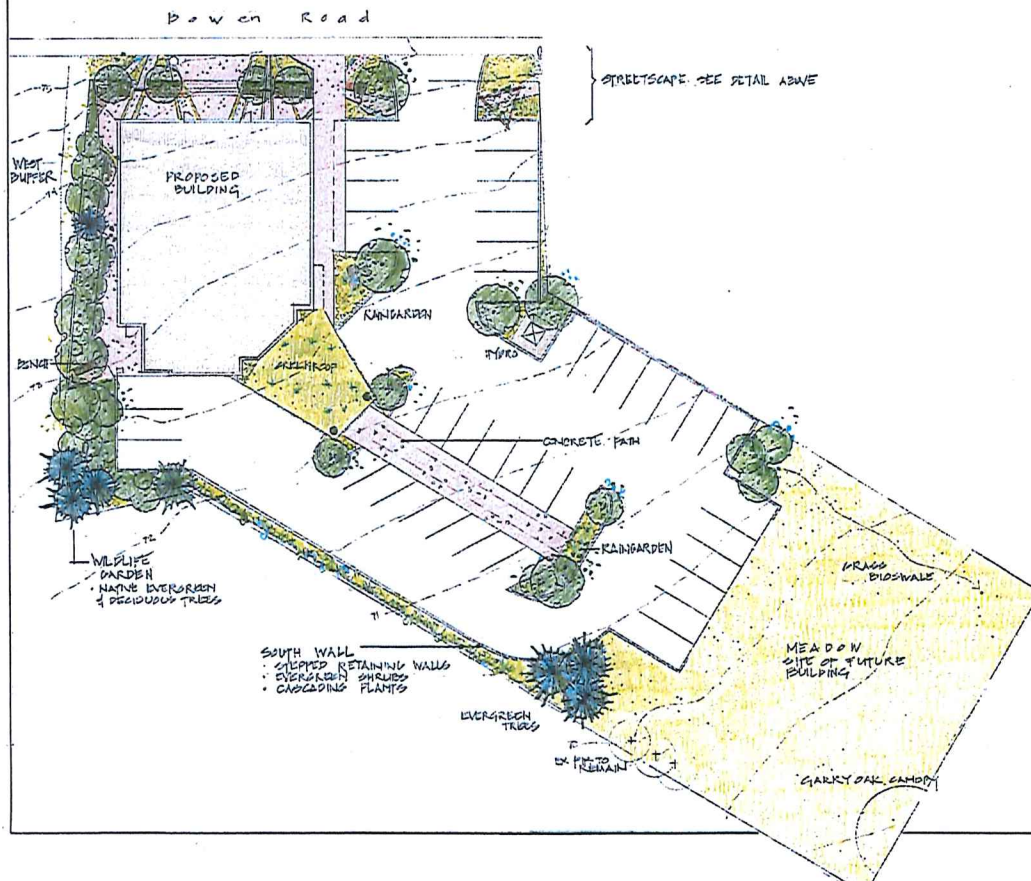
Schedule D

SECTION

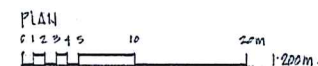
DETAIL

PLAN

1:100 m



Key	Botanical Name	Common Name	Pot Size	Spacing	Location
Deciduous Trees					
Aq	<i>Acacia pycnantha</i>	Paperbark Maple	8 cm cal		Shore/case
Ap	<i>Acacia palmatum</i>	Japanese Maple	2m N		West buffer
Aq	<i>Araucaria grandifolia</i>	Serviceberry	10 gal		Ranger/streetwide garden
Conifers					
Cs	<i>Carinus kouka</i>	Chinese Dogwood	15 gal		Wildlife garden/west buffer
La	<i>Liquidambar styraciflua</i>	Sweet gum	6 cm cal		Green/case/parking lot
Si	<i>Sitka japonica</i>	Snowfall Tree	6 cm cal		West buffer
Coniferous Trees					
Pco	<i>Picea omorika</i>	Siberian Spruce	2m ht		West buffer/wildlife garden
Evergreen Shrubs					
Aun	<i>Arbutus unedo</i>	Strawberry Tree	1 gal	1.5m o.c.	South wall
Abj	<i>Abelia grandifolia</i>	Abelia	1 gal	1.5m o.c.	West wall
Ba	<i>Buxus sempervirens</i>	Ilex	2 gal	6m o.c.	Streetscape
Cc	<i>Cercocarpus carolinianus</i>	Climbing California Lilac	1 gal	1.5m o.c.	South Wall
Ca	<i>Camellia japonica</i>	Sailor	1 gal	6m o.c.	Whole site
Li	<i>Lonicera japonica</i>	Lonicera	1 gal	6m o.c.	Parking lot
Ln	<i>Lonicera maackii</i>	Striped Honeysuckle	1 gal	1.5m o.c.	South Wall
Ma	<i>Mahonia nervosa</i>	Dark Oregon Grape	1 gal	6m o.c.	West buffer/wildlife garden
Ph	<i>Phytolacca americana</i>	Joe Pye Weed	1 gal	6m o.c.	Streetscape
Ro	<i>Rosa rugosa</i>	Old Blush Rose	1 gal	6m o.c.	Parking lot
Vc	<i>Vaccinium corymbosum</i>	Evergreen Huckleberry	1 gal	1m o.c.	Whole site
Vt	<i>Viburnum dentatum</i>	Common Viburnum	1 gal	1m o.c.	West buffer/wildlife garden
Deciduous Shrubs					
Cc	<i>Cornus cornifolia</i>	Indian Plum	1 gal	1.5m o.c.	wildlife garden
Rc	<i>Ribes cereum</i>	Ruby Currant	1 gal	1.5m o.c.	West buffer/wildlife garden
Rn	<i>Rosa nutkana</i>	Noctite Rose	1 gal	1.5m o.c.	wildlife garden
Sa	<i>Symphoricarpos alba</i>	Snowberry	1 gal	1.5m o.c.	wildlife garden
Ornamental Grasses					
Ca	<i>Calamagrostis canadensis</i>	Feather Reed Grass	1 gal	6m o.c.	Whole site
Ft	<i>Festuca glauca</i>	Blue Fescue Grass	1 gal	3m o.c.	Green roof
He	<i>Hieracium glaberrimum</i>	Blue Top Grass	1 gal	6m o.c.	Whole site
Ma	<i>Miscanthus sinensis</i>	Maiden Grass	1 gal	1m o.c.	Whole site
Pv	<i>Panicum virgatum</i>	Switch Grass	1 prei	1m o.c.	Whole site
Perennials/Groundcover					
Au	<i>Astragalus flexuosus</i>	Kinnikinnick	1 gal	45m o.c.	South wall
Cs	<i>Cornus canadensis</i>	Spicebush	1 gal	15m o.c.	Green roof
E	<i>Euphorbia corollata</i>	Euphorbia	1 gal	2m o.c.	Parking lot
G	<i>Geranium bicolor</i>	Hairy Geranium	1 gal	6m o.c.	Whole site
He	<i>Hieracium glaberrimum</i>	Blue Top Grass	1 gal	6m o.c.	Parking lot
Is	<i>Isotria medeolae</i>	Wildflower	1 gal	6m o.c.	streetscape
Nd	<i>Nepeta gracilis</i>	Catmint	1 gal	6m o.c.	Parking lot
Pe	<i>Penstemon monardifolius</i>	Shrimp Plant	1 gal	6m o.c.	Wildlife garden
Ru	<i>Rubus idaeus</i>	Sweetened Susan	1 gal	6m o.c.	Streetscape



SHEET NO.	PLOUGHING AND PLANT				
DRAWN BY:	MKE	CHECKED BY:			
CONSULTANT					
Landscape Architecture 270 Pine St., Vancouver, B.C. V6C 1A9 280-764-6235 www.landscape.ca					
PROJECT					
PROPOSED MEDICAL OFFICE 1629 BAYVIEW RD NANNANMORE SHEET TITLE					
CONCEPTUAL LANDSCAPE PLAN					
SCALE FOR GEOMETRY SHEET 1:11 IS					
DRAWN BY	JJD	CHECKED BY			
DESIGNER'S SIGNATURE		JOHN MORGAN JR.			
DRAWING NUMBER		L			

BUILDING RENDERINGS



PROPOSED MEDICAL OFFICE

1629 Bowen Road
Nanaimo, B.C.

DELINER
DESIGN CONSULTANTS LTD.

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PROJECT #: d1382.24.15
ISSUED: 13.AUG.2015
REVISED: 07.OCT.2015
ISSUED: 16.NOV.2015
DRAWING #:

PR7



PROPOSED MEDICAL OFFICE

1629 Bowen Road
Nanaimo, B.C.

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DRAWING #:	

PR8