CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001099

VANCOUVER ISLAND HEALTH AUTHORITY
Name of Owner(s) of Land (Permittee)

1200 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 A, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 50077, EXCEPT THAT PART IN PLAN VIP51807.

   PID No. 015-857-689

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 SITE PLAN
   Schedule B ELEVATIONS - SERVICE TOWER
   Schedule C ELEVATIONS - TECH BUILDING
   Schedule D 3D 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.

CONDITIONS OF PERMIT

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

1. The subject property is developed in accordance with the Site Plan prepared by Stantec Architecture Ltd., dated 2018-NOV-14, as shown on Schedule A.

2. The subject property is developed in substantial compliance with the Building Elevations for the Service Tower and Tech Building prepared by Stantec Architecture Ltd., dated 2018-NOV-14, as shown on Schedules B and C.

3. The subject property is developed generally in accordance with the 3D Renderings prepared by Stantec Architecture Ltd., received 2018-NOV-14, as shown on Schedule D.

4. The subject property is developed in substantial compliance with the Landscape Plan (not including Phase 2) prepared by Lanarc Consultants Ltd., dated 2018-NOV-14, as shown on Schedule E.

REVIEWED AND APPROVED ON

2019-JAN-11

Date

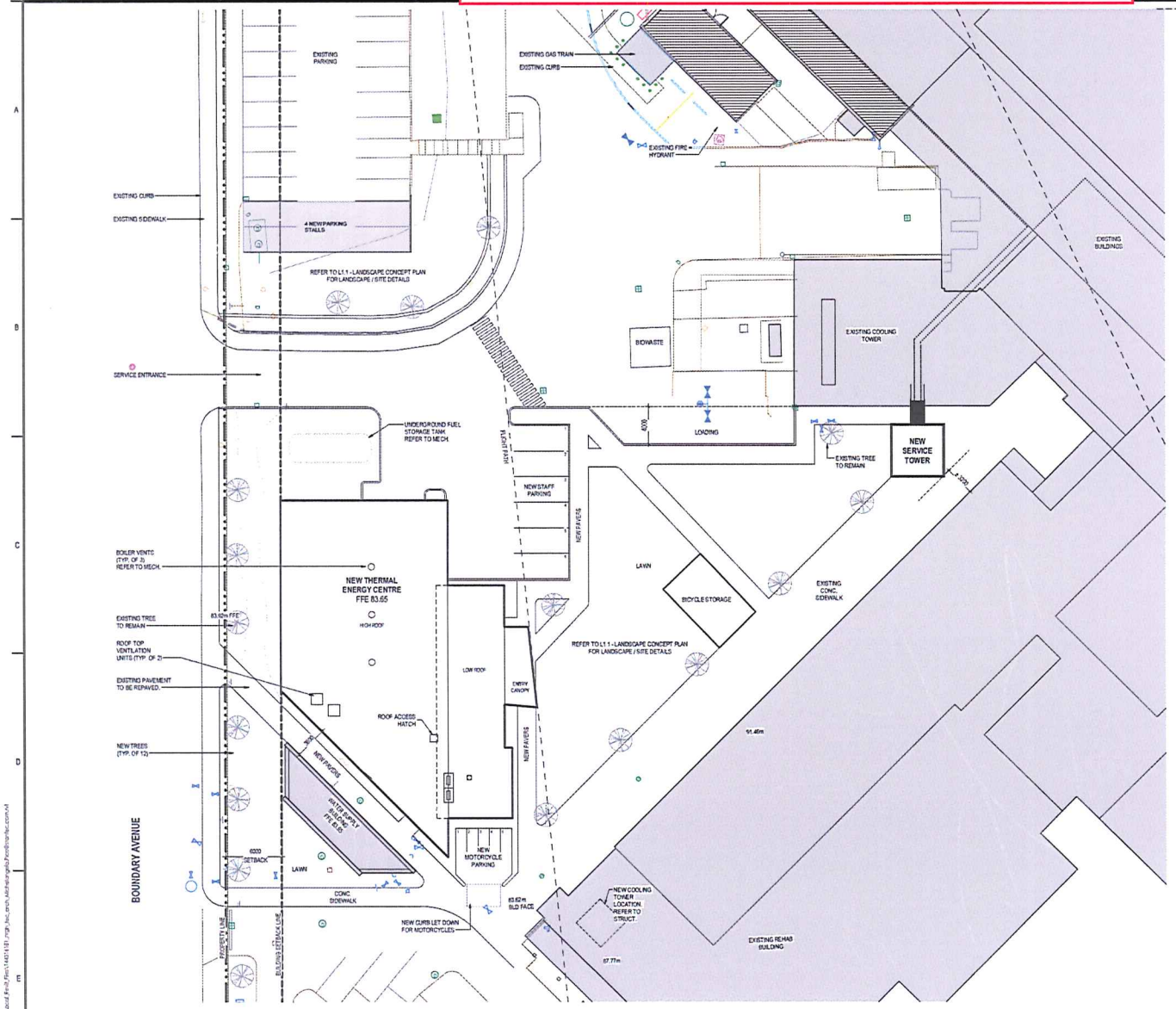
D. Lindsay, Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

DS/ln
Prospero attachment: DP001099

Development Permit No. DP001099 **Schedule A**

1200 Dufferin Crescent

SITE PLAN



1 A-101 **SITE PLAN - NEW**
1:200

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2018-NOV-14
Current Planning

Stantec

Stantec Architecture Ltd.
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Consultants

HEROLD ENGINEERING
RB ENGINEERING LTD
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Legend

N

Notes

Revision	by	Appd	YYYY.MM.DD
FOR DEVELOPMENT PERMIT - REVISIONS	MP	SMS	2018.11.14
FOR COORDINATION	SP	SMS	2018.06.22
FOR DEVELOPMENT PERMIT	SP	SMS	2018.03.26

Issued	by	Appd	YYYY.MM.DD

Permit-Seal

Client/Project

island health

VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

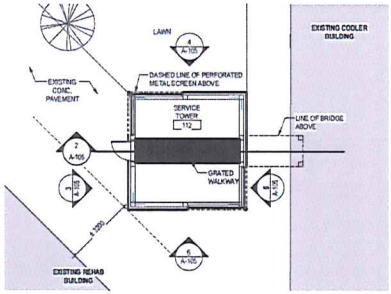
Title
SITE PLAN - NEW

Project No. 144316181
Scale 1:200 (0 2000 6000 10000)
Revision
Drawing No.
Sheet
of
A-101

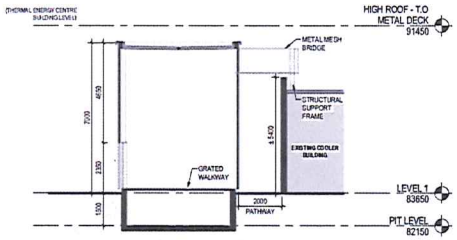
Development Permit No. DP001099 **Schedule B**

1200 Dufferin Crescent

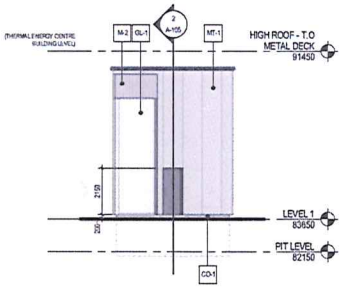
ELEVATIONS - SERVICE TOWER



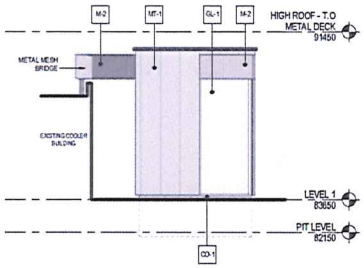
1 A-105 **SERVICE TOWER PLAN**
1 : 100



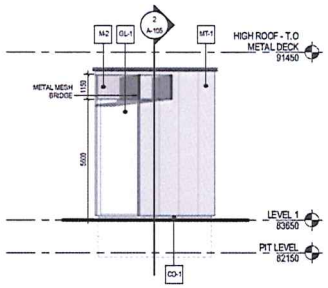
2 A-105 **SERVICE TOWER SECTION**
1 : 100



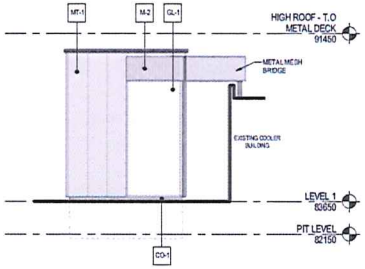
3 A-105 **SOUTH TOWER ELEVATION**
1 : 100



4 A-105 **WEST TOWER ELEVATION**
1 : 100



5 A-105 **NORTH TOWER ELEVATION**
1 : 100



6 A-105 **EAST TOWER ELEVATION**
1 : 100

MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARITONE
BR-2	NORMAN BRICK	EBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVRE (50% FREE AREA)	BLACK, ALUMINUM FINISH
TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
SS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

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Consultants

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Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
FOR DEVELOPMENT PERMIT - REVISIONS	MP	SMD	2018.11.14

Permit-Seal

Client/Project

island health

VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

Title
SERVICE TOWER PLAN, SECTION AND ELEVATIONS

Project No. 144316181

Scale 1:100 (0 1000 3000 5000)

Revision

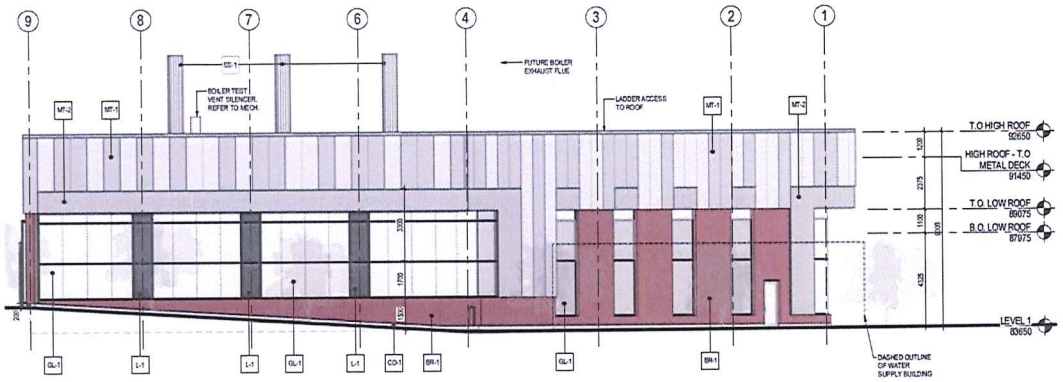
Drawing No.

Sheet A-105 of

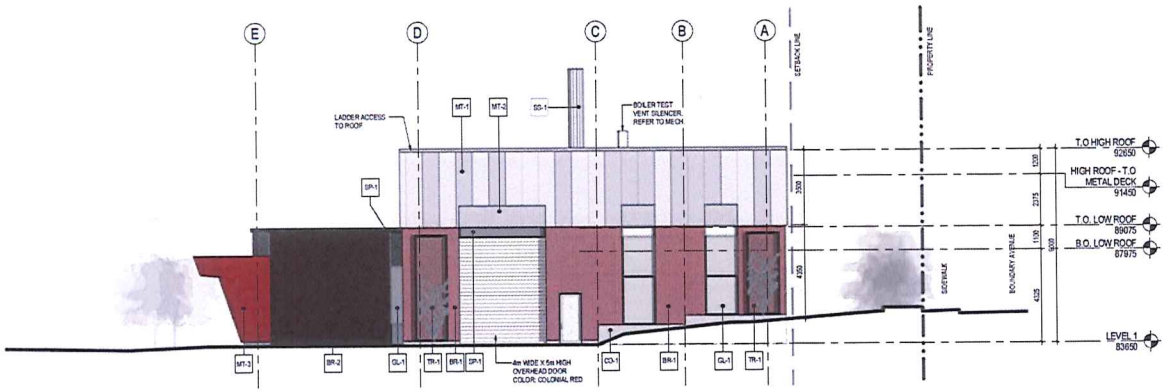
Development Permit No. DP001099 **Schedule C**

1200 Dufferin Crescent

ELEVATIONS - TECH BUILDING



1 A-201 **WEST ELEVATION**
1 : 100



2 A-201 **NORTH ELEVATION**
1 : 100

MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARITONE
BR-2	NORMAN BRICK	EBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVRE (50% FREE AREA)	BLACK, ALUMINUM FINISH
TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
CS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

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FOR DEVELOPMENT PERMIT - REVISIONS	MP	SMS	2018.11.14
FOR DEVELOPMENT PERMIT	SP	SMS	2018.09.26

Permit-Seal

Client/Project

island health

VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

Title
ELEVATIONS

Project No. 144316181

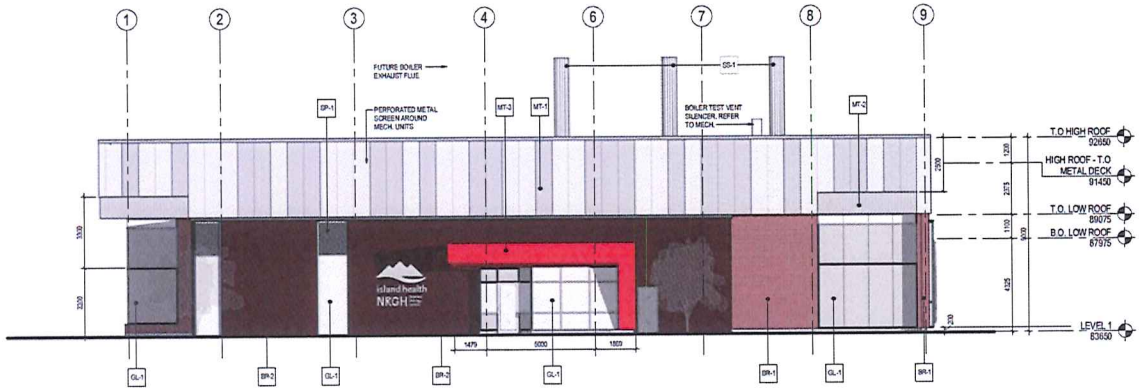
Scale 1:100 (0 1000 3000 5000)

Revision

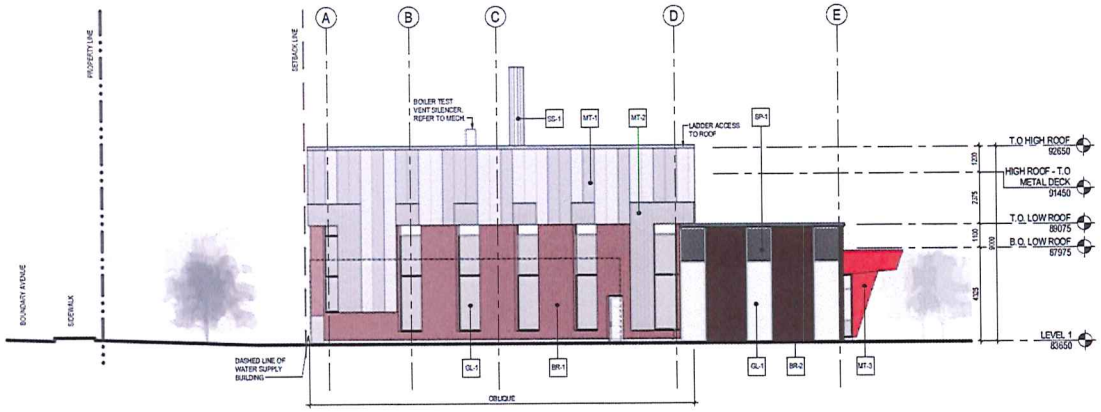
Drawing No.

Sheet of

A-201



1 A-202 **EAST ELEVATION**
1 : 100



2 A-202 **SOUTH ELEVATION**
1 : 100

MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARITONE
BR-2	NORMAN BRICK	EBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
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TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
SS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

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Revision

	By	Appd	YYYY.MM.DD
FOR DEVELOPMENT PERMIT - REVISIONS	MP	GMS	2018.11.14
FOR DEVELOPMENT PERMIT	SP	GMS	2018.03.26

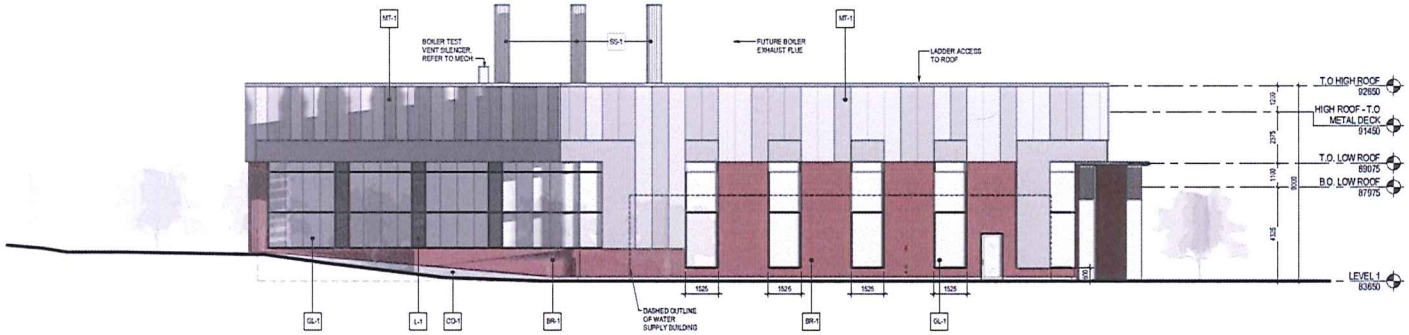
Issued

Permit-Seal

Client/Project
island health
VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE
1200 Dufferin Crescent, Nanaimo, BC

Title
ELEVATIONS

Project No. 144316181
Scale 1:100 (0 1000 2000 5000)
Revision
Drawing No.
Sheet
of
A-202



1 A-203 **SOUTH-WEST ELEVATION**
1 : 100

MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
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BR-2	NORMAN BRICK	EBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVRE (50% FREE AREA)	BLACK, ALUMINUM FINISH
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FOR DEVELOPMENT PERMIT - REVISIONS	SBP	GMS	2018.11.14
FOR DEVELOPMENT PERMIT	SP	GMS	2018.03.26

Permit-Seal

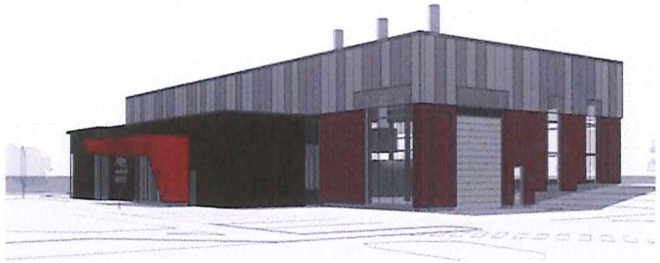
Client/Project
island health
VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE
1200 Dufferin Crescent, Nanaimo, BC

Title
ELEVATIONS

Project No. 144316181
Scale 1:100 (0 1000 3000 5000)
Revision
Drawing No. A-203
Sheet of

Development Permit No. DP001099 **Schedule D**
1200 Dufferin Crescent

3D RENDERINGS



1 A-003 **NORTH-EAST VIEW**

2 A-003 **SOUTH-WEST VIEW**

3 A-003 **NORTH-WEST VIEW**

4 A-003 **SOUTH-EAST VIEW 1**

5 A-003 **SOUTH-EAST VIEW 2**

6 A-003 **SOUTH-EAST VIEW 4**

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Issued	By	Appd	YYYY.MM.DD
FOR DEVELOPMENT PERMIT - REVISIONS	MP	SMS	2018.10.17
FOR DEVELOPMENT PERMIT	SP	SMS	2018.03.26

Permit-Seal

Client/Project

island health

VANCOUVER ISLAND HEALTH AUTHORITY
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

Title
PERSPECTIVE VIEWS

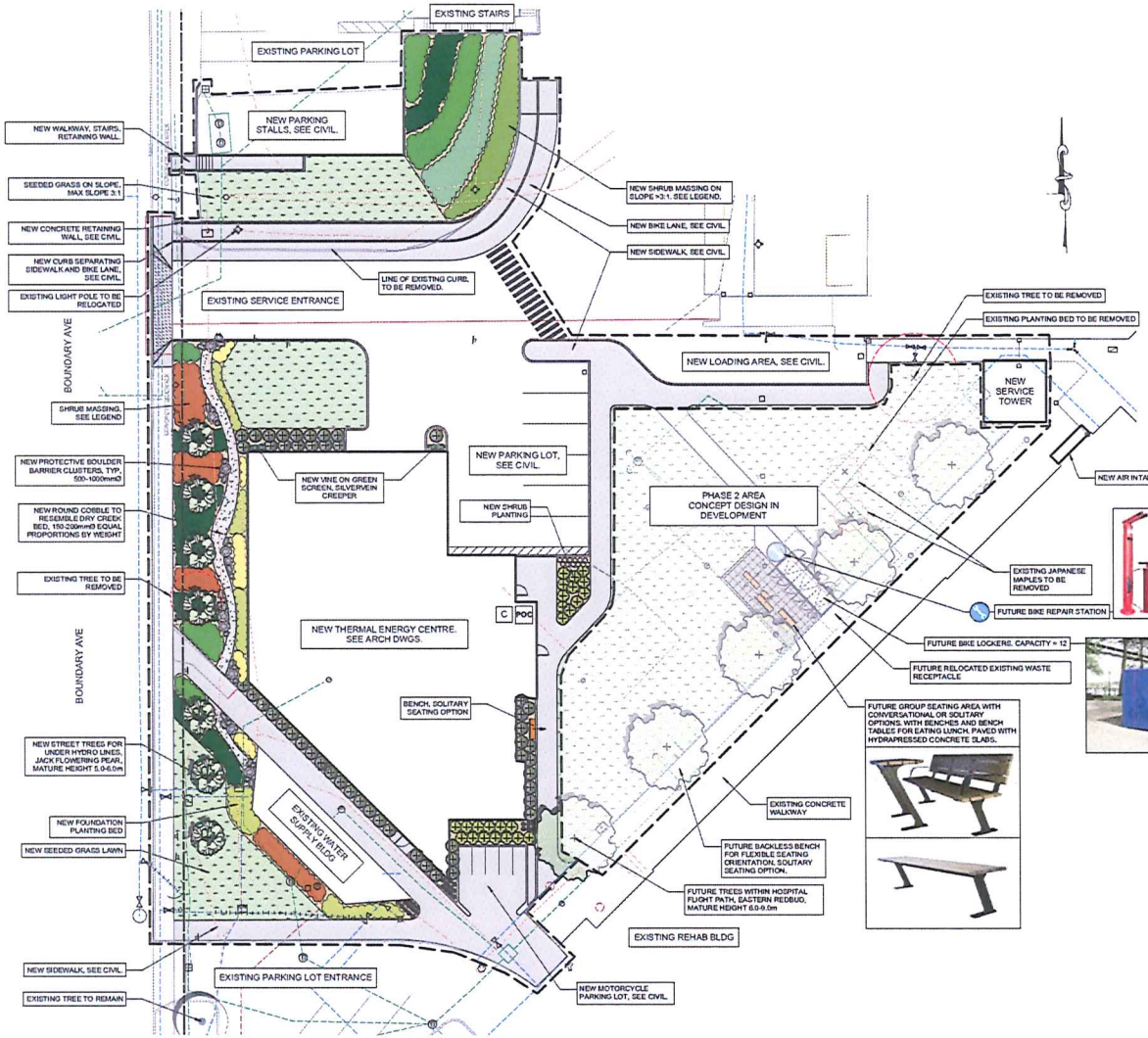
Project No. 144316181
Scale
Revision
Drawing No.
Sheet of
A-003

ORIGINAL SHEET - ARCH D (24x36")

Development Permit No. DP001099 **Schedule E**

1200 Dufferin Crescent

LANDSCAPE PLAN



1 / L1.1 Landscape Concept Plan
Scale: 1:200

0 5 15 25 m

LANDSCAPE IRRIGATION

1. THE PLANT SPECIES SELECTED ARE DROUGHT TOLERANT.
2. GRASS AREAS WILL BE IRRIGATED BY LOW PRECIPITATION-RATE SPRAYS.
3. PLANTING BED AREAS WILL BE IRRIGATED BY DRIP IRRIGATION.
4. TREES WILL BE IRRIGATED BY BUBBLERS.

CANDIDATE PLANT SPECIES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES				
CER	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm Cal.	SEE PLAN
PYR	Pyrus calleryana 'Jaczam'	Jack Flowering Pear		full Tree & Vis
DECIDUOUS SHRUBS				
RK	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Current	#1 Pot	90cm O.C.
SA	Symphoricarpos albus	Snowberry	#1 Pot	70cm O.C.
EVERGREEN SHRUBS				
LP	Lonicera pileata	Honeysuckle	#2 Pot	100cm O.C.
PM	Pinus mugo 'Mops'	Dwarf mountain pine 'Mops'	#3 Pot	SEE PLAN
PR	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#1 Pot	100cm O.C.
VB	Viburnum davidii	David Viburnum	#1 Pot	90cm O.C.
GROUNDCOVERS				
AU	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	10cm Pot	30cm O.C.
VINES				
PA	Parthenocissus henryana	Silvervein Creeper	#2 Pot	SEE PLAN
GRASSES				
CK	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 Pot	60cm O.C.
ST	Stipa tenuissima	Feather Grass	#1 Pot	45cm O.C.

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DP1099
2018-NOV-14
Current Planning

SEE CIVIL FOR LOCATION OF ALL ENGINEERING SERVICES.

LEGEND

Property line
Limit of contract

HARD SURFACING
Type A - CIP concrete
Type B - Hydrapressed concrete slabs, 610mm x 610mm, non-vehicle bearing
Type C - Crushed granular, non-vehicle bearing

PLANTING
Existing tree to be retained
New trees
New shrubs, grasses and groundcovers

Shrub Massing:
Accent Grasses: 0.5-1.5m mature ht.
Groundcover: 0.3-0.45m mature ht.
Low shrubs: <1.0m mature ht.
Medium shrubs: 1.0-1.5m mature ht.
Tall shrubs: >1.5m mature ht.

Mulched bed, shrub and groundcover planting
Grass area, seeded
Boulders

SITE FURNISHINGS
Bench with back, free-standing
Bench table, free-standing
Bench, backless, free-standing
Bike repair station (eg. Dero Fixit)

IRRIGATION
POC Irrigation point of connection
C Irrigation controller

REV	DATE	DESCRIPTION	DRW	DES	CHK	RVW
01	06/11/18	ISSUED FOR DEVELOPMENT PERMIT	JS	JS	JZ	JZ

SEAL / PERMIT
PRELIMINARY
(NOT FOR CONSTRUCTION)

CLIENT
VANCOUVER ISLAND HEALTH AUTHORITY

CONSULTANT
LANARC

PROJECT 18103
THERMAL ENERGY CENTRE

TITLE
LANDSCAPE CONCEPT PLAN

DRAWING No. L1.1
SHEET No. 1 OF 1
SHEET SIZE: ANSI D 25 hm²