



DEVELOPMENT PERMIT NO. DP001109

PACIFICA HOUSING ADVISORY ASSOCIATION

Name of Owner(s) of Land (Permittee)

940 HECATE 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 VIP69563
PID No. 024-598-810**

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 and Details

Schedule C Riparian Restoration Plan

Schedule D Vegetation and Maintenance 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.

PERMIT TERMS

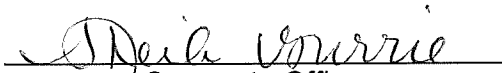
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

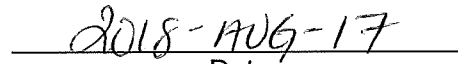
1. *Section 6.3.1.5. Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse leave strip as measured from the top of bank from 15m to 4.8m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Details prepared by Christine Lintott Architects dated 2018-JUN-25, as shown on Schedule B.
2. The subject property is in substantial compliance with the Riparian Restoration Plan prepared by Victoria Drakeford Landscape Architect dated 2018-JUN-23, as shown on Schedule C.
3. A landscape bond is required for 100% of the Landscape Estimate prepared by Victoria Drakeford, as covered within the Vegetation and Maintenance Plan dated 2018-JUN-23, as shown on Schedule D.
4. A five-year maintenance period with two assessments per year is required. A certified letter of completion is required from the Landscape Architect at the end of the five-year maintenance period.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 13TH DAY OF AUGUST, 2018.


Corporate Officer


Date

LW/in

Prospero attachment: DP001109

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001109

LOCATION PLAN



Civic: 940 Hecate Street
Legal Description: LOT A, SECTION 1,
NANAIMO DISTRICT, PLAN VIP69563



Subject Property

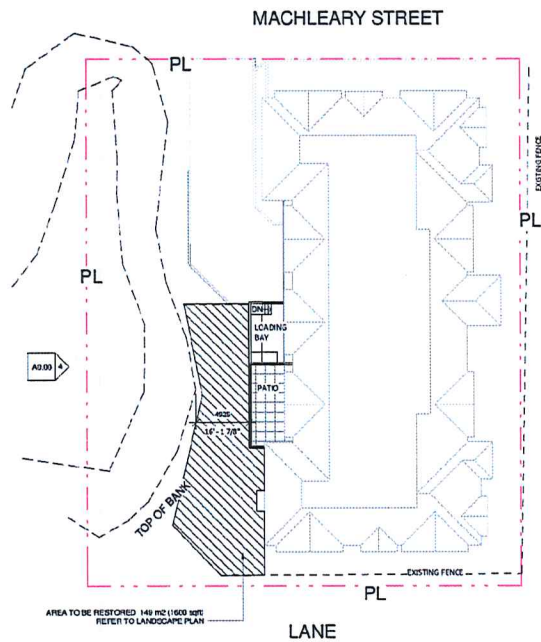
SITE PLAN and DETAILS

Hecate Lodge - Kitchen Addition

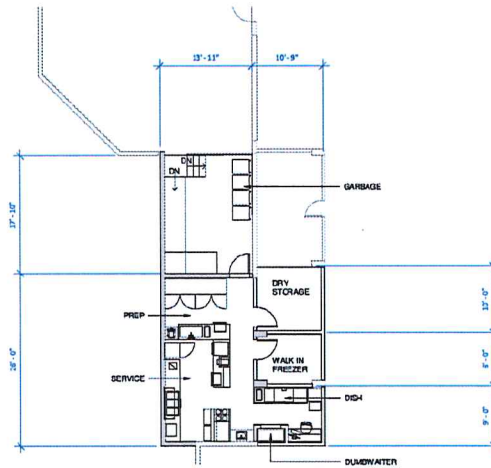
940 Hecate Street, Nanaimo BC

Project Data

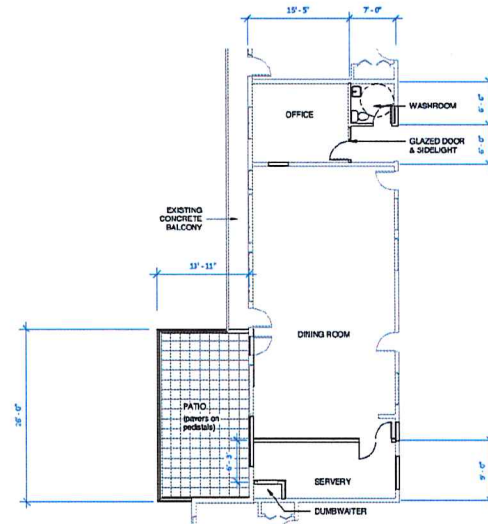
PROJECT SUMMARY: ADDITION OF NEW COMMERCIAL KITCHEN AT BASEMENT OF EXISTING 3 STORY SENIORS RESIDENCE
LEGAL DESCRIPTION: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VPG563
ZONING: R15 OLD CITY MEDIUM DENSITY RESIDENTIAL
PERMITTED USES: MULTI RESIDENTIAL DWELLING



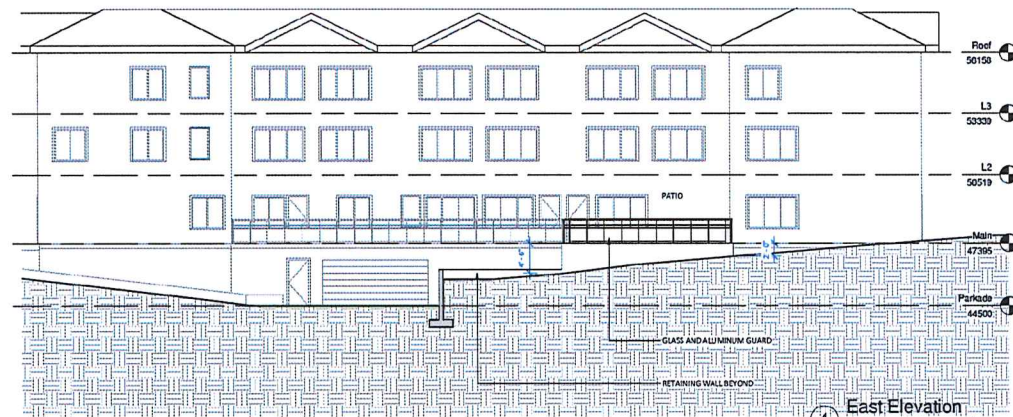
① Site Plan
1:200



② Parkade - Proposed
1:100



③ Main - Proposed
1:100



④ East Elevation
1:100

Christine Lintott
Architects

1-864 Queens Avenue, Victoria BC, V8T 1M5 250 304 1099
www.lintottarchitects.com

ISSUE	DATE
DPA1 Supplementary	18-06-26

REVISION NO.	Description	Date
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CONSULTANT

Hecate Lodge

940 Hecate Street, Nanaimo

Cover & Project Data

Date	06/25/18
Drawn by	Author

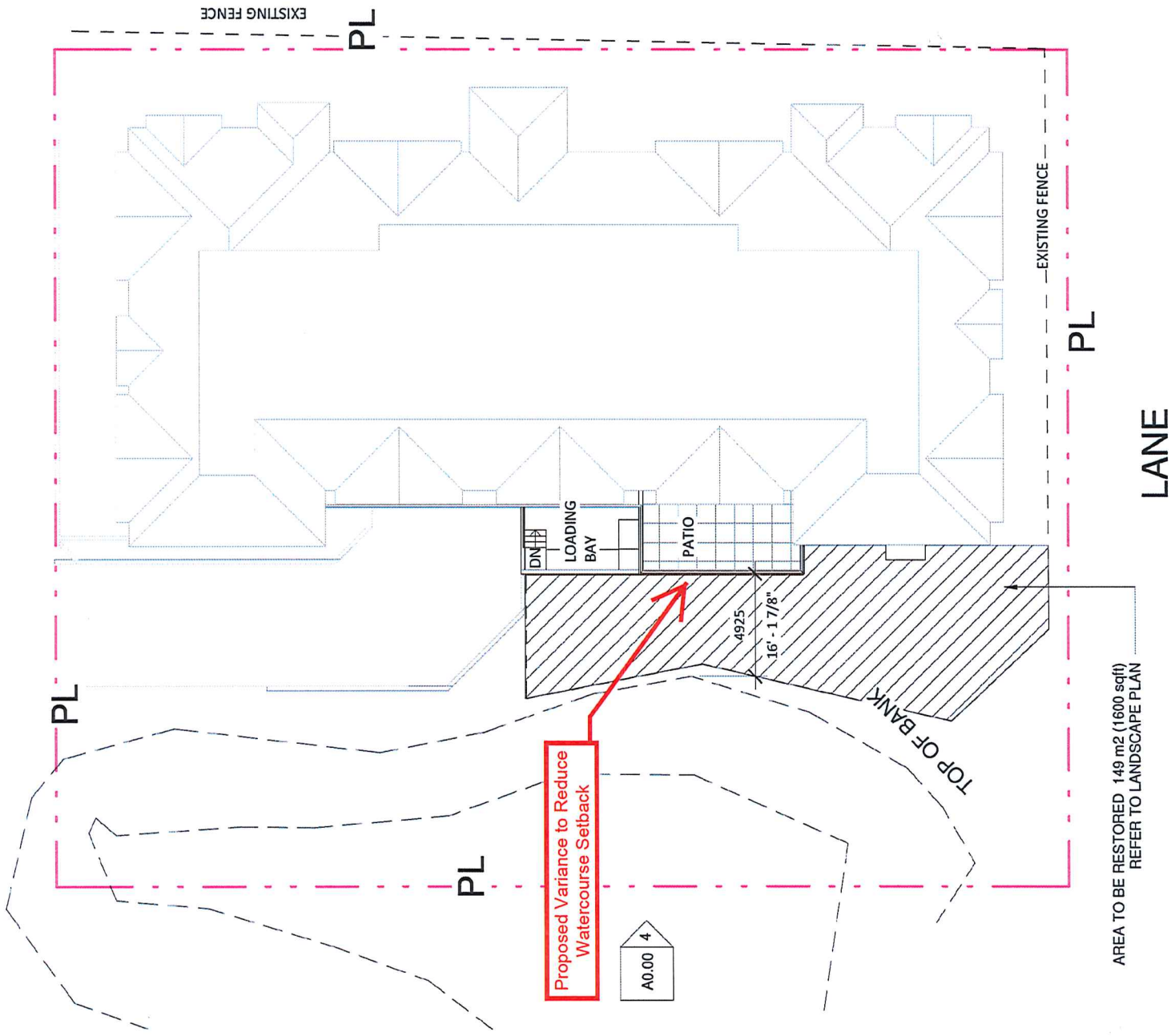
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2018-JUN-27
City of Nanaimo

Scale	As indicated
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MACHLEARY STREET

HECATE STREET



Site Plan

1

1 : 200

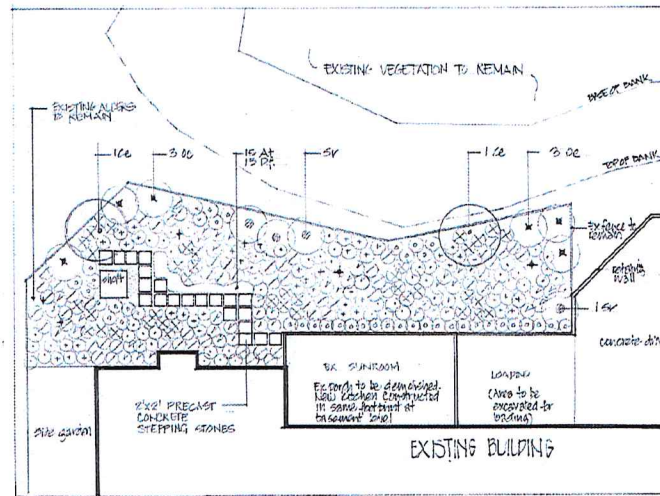
RIPARIAN RESTORATION PLAN

SPECIFICATIONS

- 1.0. GENERAL
- 1.0.1. REFERENCES for all Landscape work: BCDA/BCITA Landscape Standard, Latest Edition. The Landscape Contractor shall make themselves aware of all prevailing standards. Subsequent to this and execute work accordingly as it is given in landscape preparation, execution and operations.
- 1.0.2. SITE CONDITIONS
Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings by others and 'Call First' List at 1 800 474 0835.
- 1.0.3. SITE REVIEW MEETING
Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible existing structure change orders and non-conforming site positions.
- 2.0. EXISTING PLANT MATERIAL
- 2.0.1. All trees are to remain on the site as noted on the plan. All other plants are to be removed.
- 3.0. GRADING
- 3.0.1. Once all the existing shrubs have been removed, 150mm (6") compact shall be installed and rolled into the existing soil. Do not roll under the impact of the existing surface. Place the compact soil when planting the the compact and existing soil.
- 3.0.2. Remove and dispose to approved off-site deposit area all debris, building material, contaminated soil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.
- 3.0.4. Grade boundaries of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.
- 4.0. GROWING MEDIUM
- 4.0.1. The existing soil will be amended with 150mm of Sea Soil or equivalent. This compact shall be installed and rolled as required. When doing a contractor must test the proposed soil and include the required specifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.
- 4.0.2. The compact shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.
- 5.0. PLANTING - GENERAL
- 5.0.1. All plants and planting to be in BCDA/BCITA Standards, latest edition.
- 5.0.2. Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on the site.
- 5.0.3. The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.
- 5.0.4. All plant materials shall be guaranteed in writing to the owner for one year against death due to unsuitable supply and/or improper installation conditions and/or, where necessary, of adverse or variety of plants. One-year period begins at date of landscape Contractor's final invoice.
- 6.0. MULCH
- 6.0.1. Mulch thickness to be 100mm and minus Douglas Fir hardwood bark chips, dark brown in colour and shall be uniformly free of branches and resinous waste and representative plants, soil, stones, weeds or other harmful elements, or other undesirable matter that would prevent weed germination or the healthy development of plant material.
- 7.0. IRRIGATION / WATERING SPECIFICATIONS GENERAL
- 7.0.1. Irrigation system is to be designed and installed by Irrigation Contractor.
- 7.0.2. As work to conform to the BC Planting Code as amended to installation date. All workmanship is to be to Irrigation Industry Association of BC (IIAB) Standards, latest edition.
- 7.0.3. The system shall be installed in accordance with applicable electrical, plumbing and health codes.
- 7.0.4. Provide as-built drawings and operations manual to Owner and review system with Owner.
- 8.0. LANDSCAPE MAINTENANCE
- 8.0.1. SCOPE: Refer to the Vegetation Management Plan that accompanied this drawing.
- 8.0.2. The maintenance period shall be from the time of planting until two years from the date of the letter of Substantial Completion of the landscape works.

PLANT LIST

Icon	Key	Qty	Botanical Name	Common Name	Pot Size
Cw	2		Deciduous Trees		
			Cornus edulis white wonder	White Flowering Dogwood	4 cm cal
Gh	20		Evergreen Shrubs		
			Gaultheria shallon	Salei	#1
			Malvastrum laevis	Red Oregon Grape	#1
Vo	43		Vaccinium ovatum	Evergreen Huckleberry	#1
Gc	6		Deciduous Shrubs		
			Oenothera caerulea	Indian Plum	#1
Rr	4		Rubus		
			Sambucus racemosa	Red Elderberry	#1
At	40		Ferns		
			Adiantum filix-terrestris	Lady Fern	#1
			Dryopteris argentea	Spry Wood Fern	#1
Ph	00		Polystichum munifolium	Sword Fern	#1
At	15		Perennials		
			Achillea millefolium	Yarrow	#1
Dt	15		Dicentra formosa	Bleeding Heart	#1



- NOTES:
1. ALL EXISTING ALDERS TO REMAIN.
 2. REMOVE ALL SHRUBS AND GROUNDCOVERS
 3. AMEND EXISTING SOIL WITH 150mm (6") LAYER OF COMPOST (SEASON) OR EQUIVALENT. REFER TO SPECIFICATIONS.
 4. ROTOTILL COMPOST INTO EXISTING SOIL TO NOT ROTOTILL UNDER DRIFLINE OF ALDERS

PLANTING PLAN

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2018 JUN 27

DATE	REV	DESCRIPTION
CONSULTANT		
VICTOR A. D'AMICO LANDSCAPE ARCHITECT 238 HECATE STREET V1C 4M6 250-774-4355 victor@vadamico.com		
PROJECT 940 HECATE STREET		
SHEET TITLE RIPARIAN RESTORATION PLAN		
SCALE 1:100M	DATE JUNE 29/18	
DRAWN V.D.	CHECKED	
PROJECT NUMBER HECATE 16		
DRAWING NUMBER L1		

Development Permit DP001109

Schedule D

940 Hecate Street

VEGETATION and MAINTENANCE PLAN**VICTORIA DRAKEFORD LANDSCAPE ARCHITECT**

236 Pine Street, Nanaimo, B.C. Canada V9R 2B6 Phone/Fax (250) 754-4335

Hecate Lodge Riparian Restoration Plan**940 Hecate Street****June 23 2018****VEGETATION MANAGEMENT AND MAINTENANCE****1.0 OBJECTIVES**

- To remove invasive plants and prevent their future establishment
- To plant indigenous vegetation on the site to increase small mammal, bird and insect habitat

1.1 MAINTENANCE AND MONITORING**.1 General:**

- Monitoring and maintenance will take place for two years from the time of acceptance of Substantial Completion of the project.
- Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.
- No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into the ocean or any other water body either on or off the job site, or in a location where spillage could result in seepage into the water.
- All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.

.2 On-going removal and monitoring invasive species

The Contractor shall be responsible for the identification and removal of all invasive species on the site.

- Removal of invasive species by hand:

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JUN 26 2018
**CITY OF NANAIMO
 COMMUNITY DEVELOPMENT**

On going removal of the Himalayan blackberry should be completed only during the late dry summer months to stress the root system as much as possible and to avoid potential erosion and sedimentation of the marine environment. Cut the plants off near the root and dispose of the brush at the landfill. Root removal should be completed by hand (mattock/shovel) and removal of as much of the root systems as possible is critical to reduce re-growth.

- Monitor health of all new plants and naturally regenerating seedlings.
- Do not remove fallen leaves, leave as mulch and allow to compost in situ.

.3 Monitoring newly planted areas

- Appearance Standards: The area is intended to be wild so an informal appearance is desirable with the weeds kept to a minimum. Plants should be kept healthy. Plants should not be trimmed. There should be a routine maintenance of moderate frequency and intensity, with regular monitoring to avoid deterioration. See table below.
- Maintenance operations for the planted shrubs and ground covers shall include:
 - a) Watering
 - b) Weeding, being careful not to weed out naturally regenerating native plants; These weeding sessions should be done on a regular basis, at least four times a year.
- Maintenance operations should, where possible, follow ecologically sound practices such as:
 - a) Integrated Pest Management (IPM)
 - b) Plant Health Care (PHC)
 - c) Composting
 - d) Application of Organic Mulches

.4 Maintenance Procedures and Frequencies

Procedure	M	A	M	J	J	A	S	O	Frequency
Inspection				x					Once a year by Landscape Arch.
Weeding		x		x		x		x	4 times a year minimum** see note below
Reporting				x					Once a year by Landscape Arch.
Invasive removal		x		x		x			3 times a year
repair									As required
Replacement planting	x						x		Survival rate of 95% is required at the end of the maintenance period
Mulch									Leave fallen leaves on the area as mulch

**Weeding must be done when isolated weedy patches have a width of 20cm. Weeding shall remove 80% of weeds. "Isolated" means a weed distribution of no greater than four patches per 5m².

2.0 PLAN REVIEW

As part of the monitoring process, an adaptive management approach will be applied to this Vegetation Management Plan. As inspections take place the health of the scheme will be determined and changes may be made, if necessary, to ensure the success of the planting.

VICTORIA DRAKEFORD
 LANDSCAPE ARCHITECT
 236 Pine Street
 Nanaimo, BC
 phone (250) 754-4335
 victoria@island.net

PRELIMINARY COST ESTIMATE SOFT LANDSCAPING

PROJECT : Hecate Lodge
 LOCATION : 940 Hecate Street, Nanaimo, BC
 DATE : June 23, 2018

ITEM	QUANTITY	UNITS	UNIT COST	PRICE
SITE PREPARATION	1600	sq.ft.	1.00	1,600.00
retention of Alders				
demolition (clearing, removal)				
rough grading				
fine grading and soil placement				
IRRIGATION	1600	sq.ft.	1.00	1,600.00
SOIL				
Compost, 6" amendments	30	cu.yd.	60.00	1,800.00
PLANTS				
Tree, deciduous 4 cm	2	trees	200.00	400.00
Plant, #1 pot	323	plants	12.00	3,876.00
MULCH (4" depth)	1600	sq.ft.	0.30	480.00
Stepping Stones	21	stones	15.00	315.00
TOTAL SOFT LANDSCAPE				10,071.00
MAINTENANCE	2	years	1,250.00	2,500.00
\$25/hrx2peoplex5hr/mox5 mo=\$2500/year				
TOTAL LANDSCAPE & MAINTENANCE				12,571.00
GST (5%)				628.55
GRAND TOTAL (inc GST)				13,199.55

This is an ESTIMATE, based on the initial concept drawin
 It is to be used for reference only.