



DEVELOPMENT PERMIT NO. DP001159

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

- 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.

5. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:
- *Section 9.5.1 Siting of Buildings* – to reduce the minimum rear yard setback from 7.5m to 6.4m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects, dated 2019-AUG-30, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Low Hammond Rowe Architects, dated 2019-AUG-30, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect and Kate Stefiuk Studio, dated 2019-NOV-25, as shown on Schedule D.

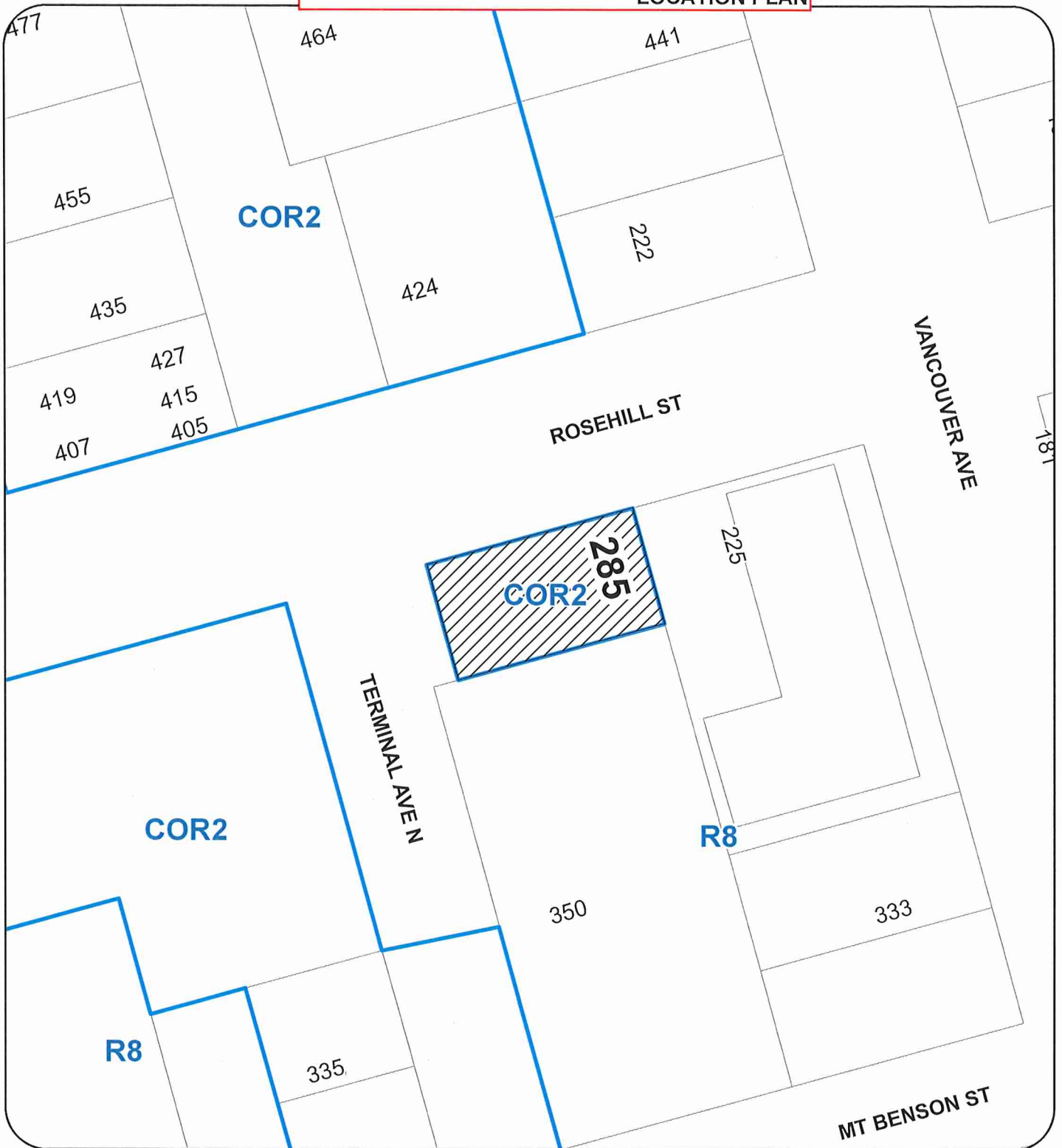
REVIEWED AND APPROVED ON

2019-DEC-4
Date

[Signature]
D. Lindsay, General Manager
Development Services
Pursuant to Section 154 (1)(b) of the Community Charter

CH/mw
Prospero attachment: DP001159

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001159

LOCATION PLAN

Civic: 285 ROSEHILL STREET

Legal: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP79331



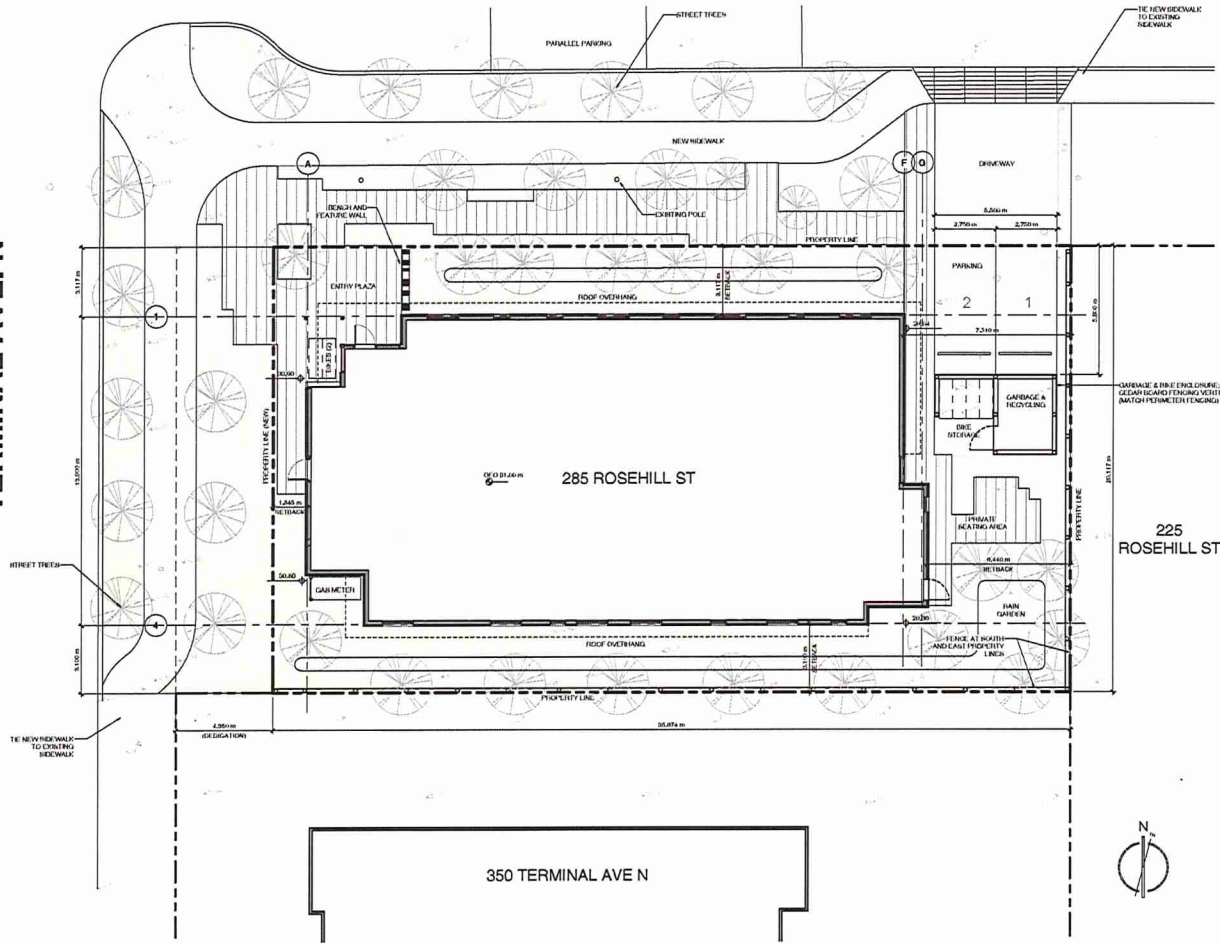
Subject Property

Development Permit DP001159
285 Rosehill Street

Schedule B
SITE PLAN

ROSEHILL ST.

TERMINAL AVE. N



PROJECT DATA - VIMH Rosehill
285 Rosehill Street, Nanaimo BC

ZONING: COR2 Mixed Use Corridor
LEGAL: Lot 1, Block 14, Newcastle Townsite, Section 1, Nanaimo District, Plan 584
DPA: DPA 7 - North Terminal Avenue Area
DPA 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development

	COR2	Proposed	Notes		
SITE AREA:		721.7 m ² 7,768 sf			
LOT COVERAGE:	60 %	50 %			
DENSITY:		11.5 dwelling units	*150 units/hectare (10.8 permitted OCP)		
DENSITY (FAR):	1.25	1.47	*Tier 1 Density Bonus provided (1.50 permitted)		
SETBACKS:					
Front	3.0 m	1.5 m	*variance granted		
Ext Side	3.0 m	3.0 m			
Int Side	3.0 m	3.0 m			
Rear	7.5 m	6.4 m	*variance requested		
HEIGHT:					
stories	2	3 stories	*minimum stories		
	14 m	11.6 m	*from average grade 30.16		
GROSS FLOOR AREA:					
Bsmt		33.5 m ² 361 sf			
Level 1		339.5 m ² 3654 sf			
Level 2		343.0 m ² 3692 sf			
Level 3		343.0 m ² 3692 sf			
Total		1059.0 m ² 11399 sf			
SUITE BREAKDOWN:					
Unit Type	Unit Area	Unit Count	Beds	Total Net Areas	
Unit A1+A2 (A2 reverse)	34.8 m ²	374 sf	11	22	765.4 m ²
Unit B (accessible)	47.0 m ²	506 sf	0.5	1	46.97 m ²
			11.5	23	812.4 m ²
BLDG EFFICIENCY		77 %			
PARKING BREAKDOWN:					
Required	Proposed	Stalls /unit			
4 stalls	2 stalls	0.09 /unit			*variance granted
BICYCLE PARKING:					
	6 stalls	0.52 /unit			

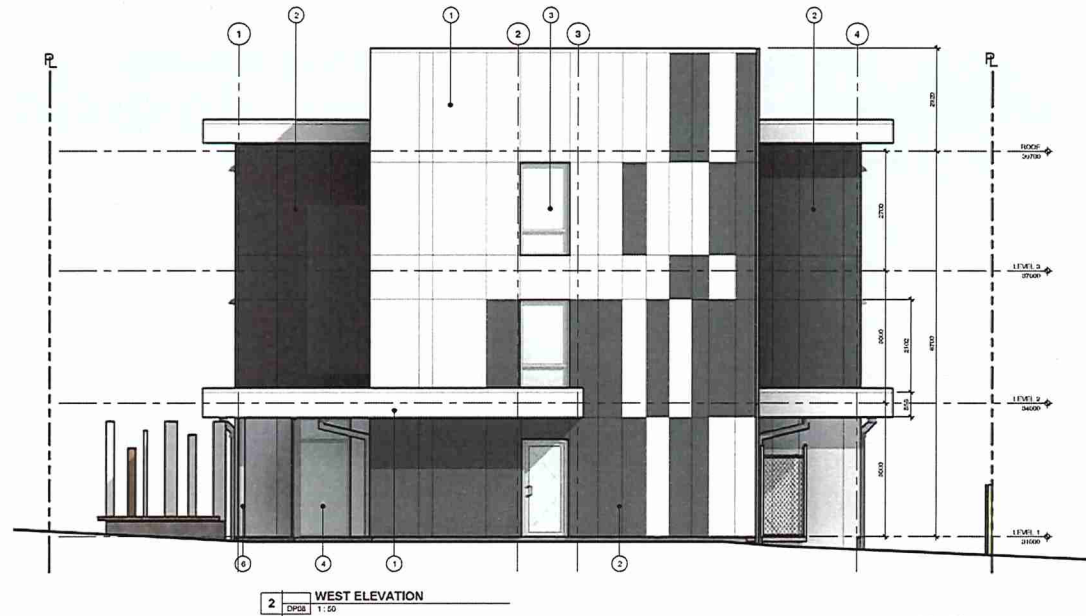
RECEIVED
DP 1159
2019-NOV-20
Current Planning

BUILDING ELEVATIONS



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. METAL SCREENING, EXACT DESIGN TO BE CONFIRMED.
- 8. CEDAR FENCING, VERTICAL BOARDS, CLEAR STAIN, (DESIGN AND FINISH TO MATCH PERIMETER FENCING)



LOW HAMMOND ROWE ARCHITECTS



MAKOLA DEVELOPMENT SERVICES



Vancouver Island Mental Health Society

VIMHS ROSEHILL
Issued for DP (v2) Aug 30, 2019

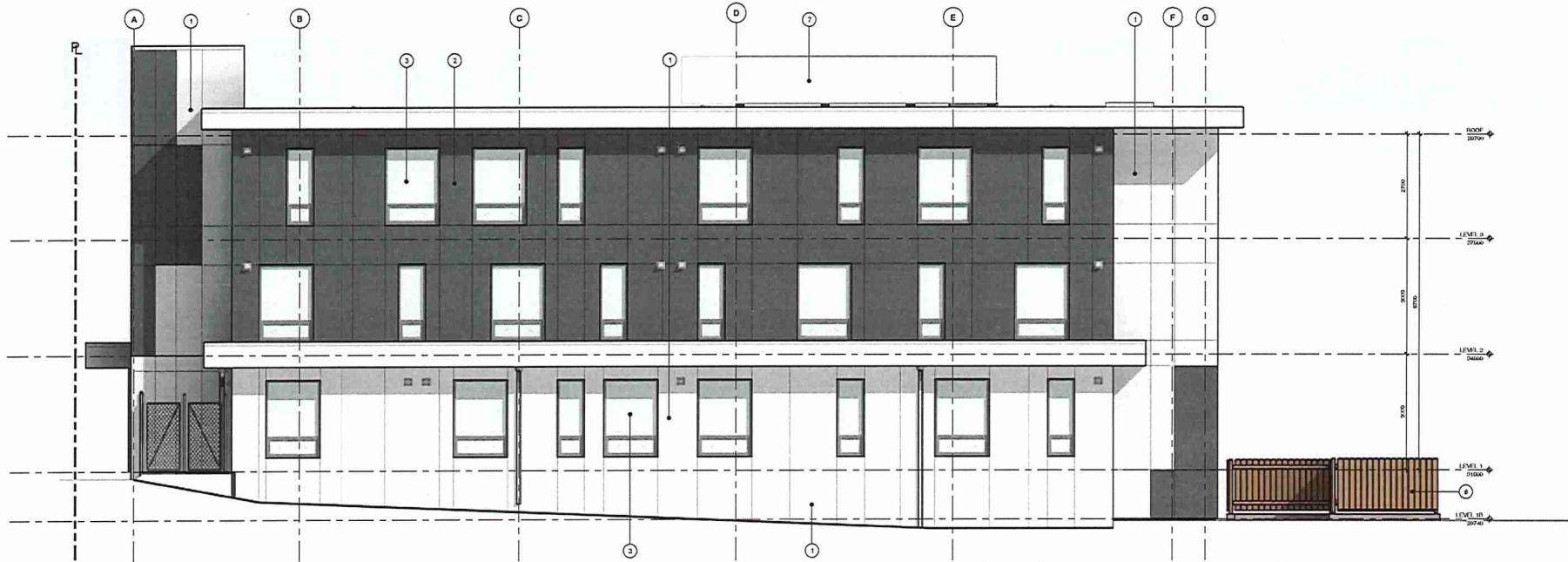
285 ROSEHILL ST, NANAIMO, BC

ELEVATIONS

scale As indicated
date Aug 30, 2019

RECEIVED
DP 1159
2019-SEP-16

DP08



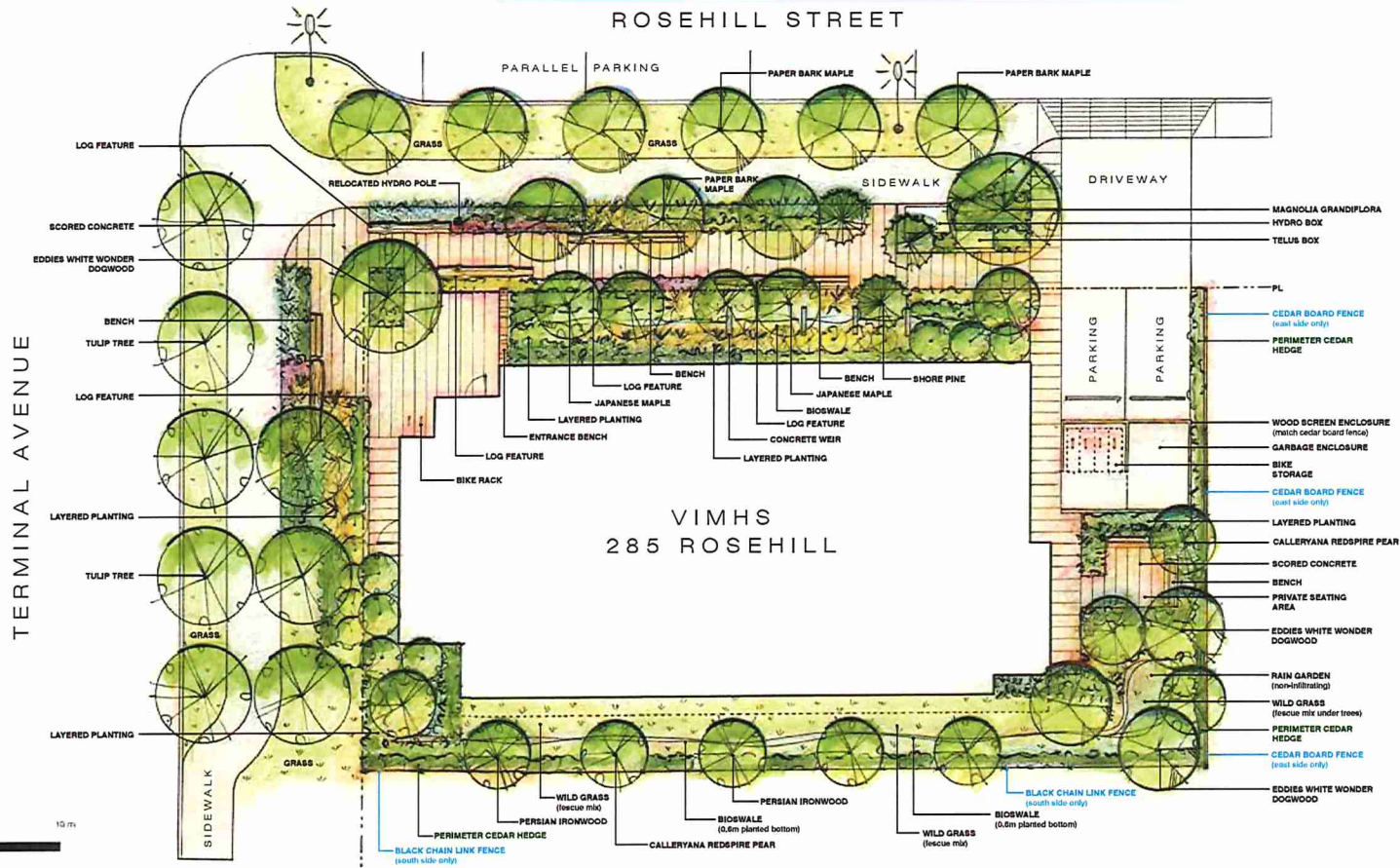
1 SOUTH ELEVATION
 DP09 1:50
 DP09 1:50

MATERIAL LEGEND

- 1. CEMENTITIOUS PANEL - WHITE
- 2. CEMENTITIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
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2 EAST ELEVATION
 A1:30
 DP09 1:50



PLANT PALLETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Deciduous Trees					
01	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
02	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
03	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
04	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
05	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
06	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
07	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
08	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
09	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
10	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
Evergreen Shrubs					
11	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
12	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
13	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
14	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
15	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
16	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
17	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
18	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
19	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
20	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
Ground Cover					
21	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m
22	1	Amelanchier canadensis	Spicebush	45cm dia.	1.2m x 1.2m

DESIGN IDEAS



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 scented 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 raingardens 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.

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CLIENT
MAKOLA DEVELOPMENT SERVICES
Nanaimo Island Mental Health Society

NO.	DATE	ISSUE
1	17-04-18	FEEDBACK
2	17-10-22	DP SUBMISSION
3	18-05-17	DP SUBMISSION
4	18-05-29	DP SUBMISSION
5	19-11-28	DP SUBMISSION

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

RECEIVED
DP001159
2019-NOV-25
Current Planning

PROJECT

VIMHS ROSEHILL

285 Rosehill Street
Nanaimo, BC

LANDSCAPE PLAN

PROJECT 17005
DB VS CB VD
SCALE 1:100
DATE AUGUST 17, 2018

L1.01