



DEVELOPMENT PERMIT NO. DP001162

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 Location Plan

Schedule B Site Plans

Schedule C Building Elevations

Schedule D Exterior Finishes and Conceptual Lighting

Schedule E Landscape Plan and Details

- 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 is developed in accordance with the Site Plans prepared by Stantec Architecture Ltd., dated 2019-OCT-20 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Stantec Architecture Ltd., dated 2019-OCT-20 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Exterior Finishes and Conceptual Lighting prepared by Stantec Architecture Ltd., dated 2019-SEP-20 and 2020-JUL-08 as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lanarc Consultants Ltd., dated 2020-JUL-06, as shown on Schedule E.

REVIEWED AND APPROVED ON

July 31, 2020

Date

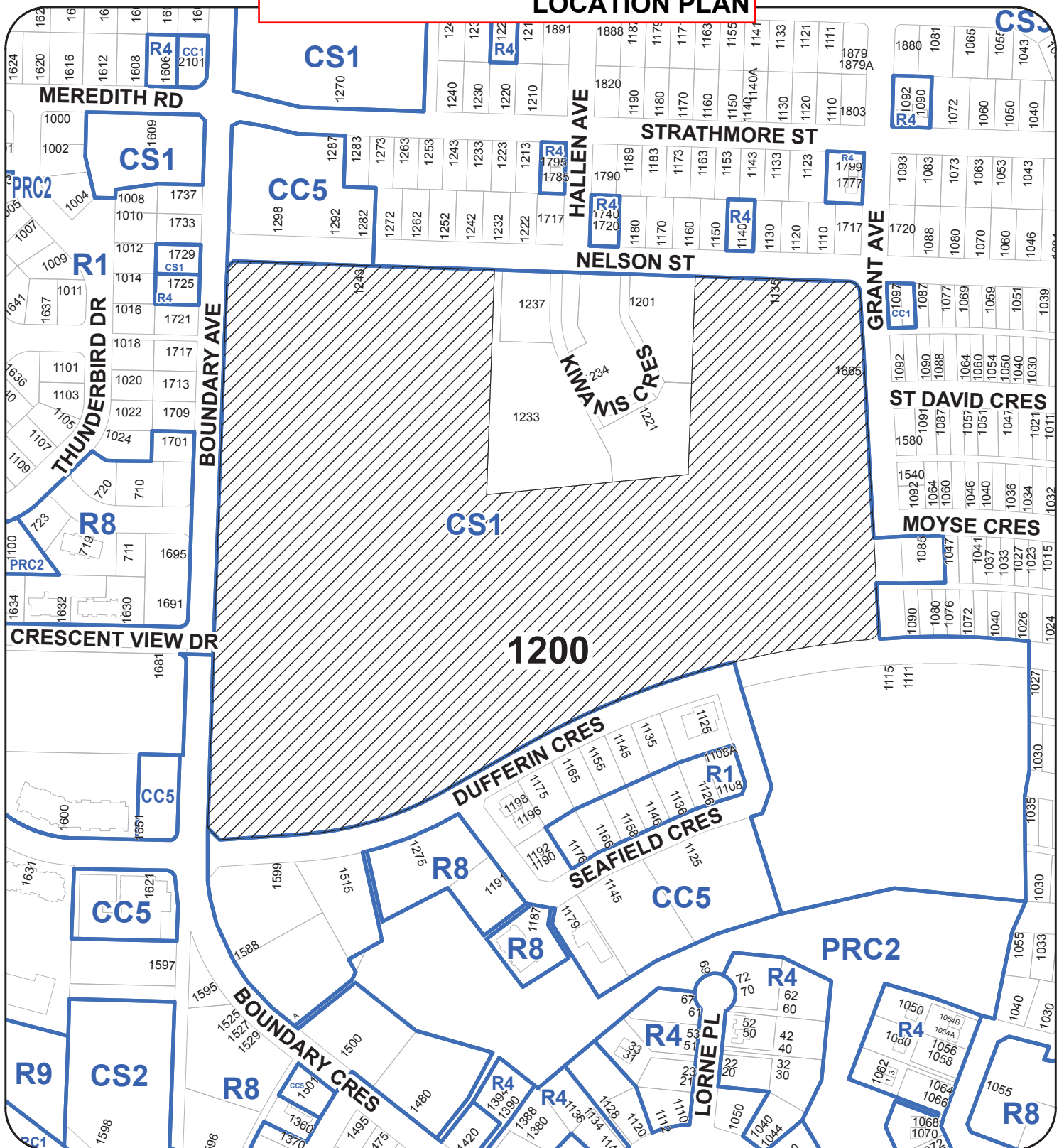
Bill Conroy

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

LB/in

Prospero attachment: DP001162

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001162

LOCATION PLAN

Civic: 1200 DUFFERIN CRESCENT

Legal: LOT A, DISTRICT LOT 97-G, NEWCASTLE RESERVE,
SECTION 1, NANAIMO DISTRICT, PLAN 50077

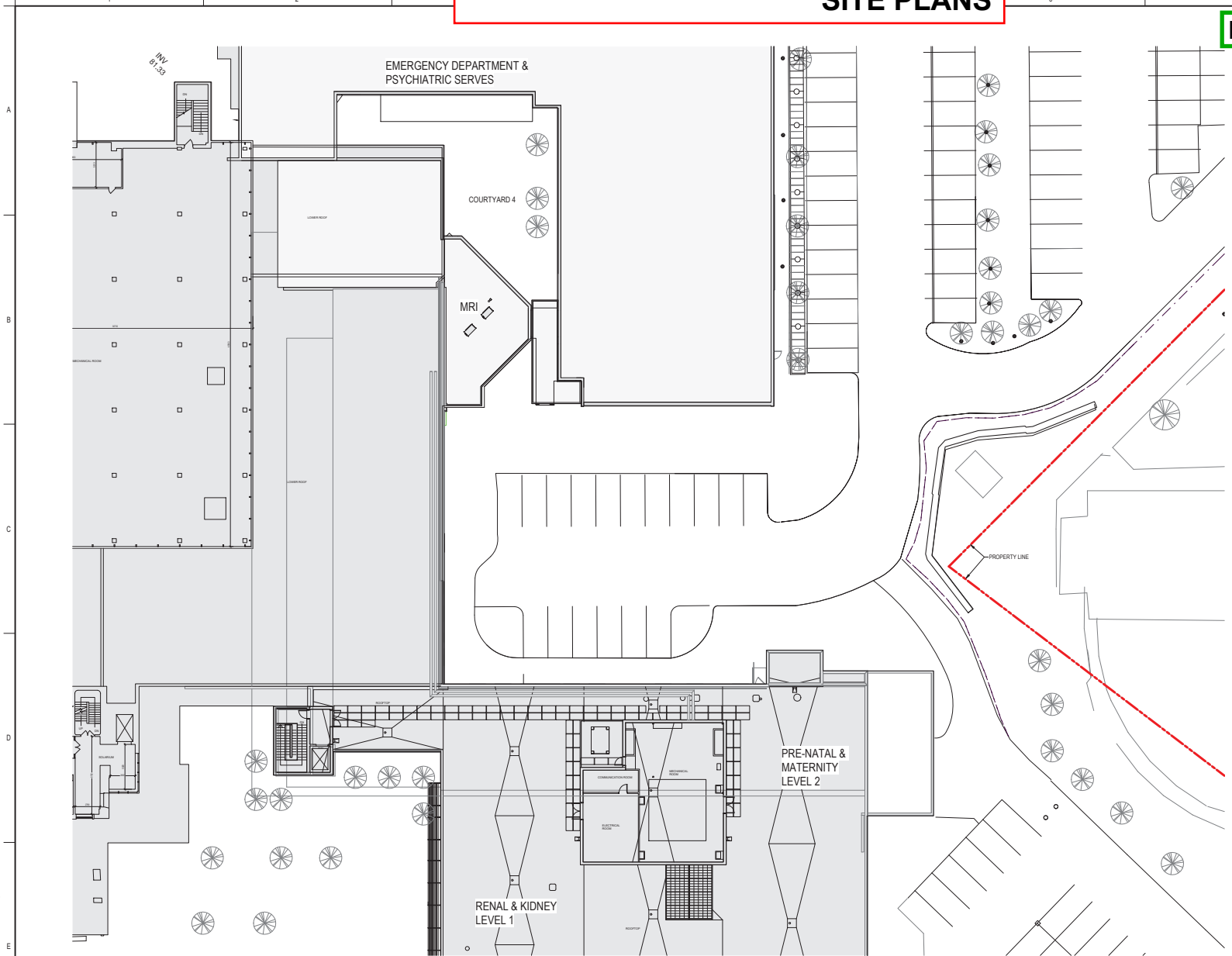
EXCEPT THAT PART IN PLAN VIP51807, MHR 88563



Subject Property

SITE PLANS

Existing



1 SITE PLAN - EXISTING
A-101 1:200



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Legend

Notes

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FOR DEVELOPMENT PERMIT Issued By: BGL, DK 2019.09.20 App'd: YYYY.MM.DD

Permit-Seal

Client/Project



island health
VANCOUVER ISLAND HEALTH
AUTHORITY
NRGH ICU

1200 Dufferin Crescent, Nanaimo, BC V9S 2B7

Title

SITE PLAN - EXISTING

Project No. 144316062 Scale 1:200 0 2000 4000 10000

Revision Drawing No.

Sheet

of

A-101

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DP1162
2019-OCT-21
Current Planning

C:\Users\p.mcd\Documents\144316062\144316062.dwg Plot: 144316062.dwg User: pmcd Date: 2019-10-21 10:08:34 AM

ORIGINAL SHEET ARCHD-1 (PRINT)

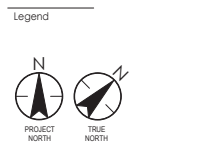
Proposed



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BGL	DK	2019.09.20

Permit-Seal



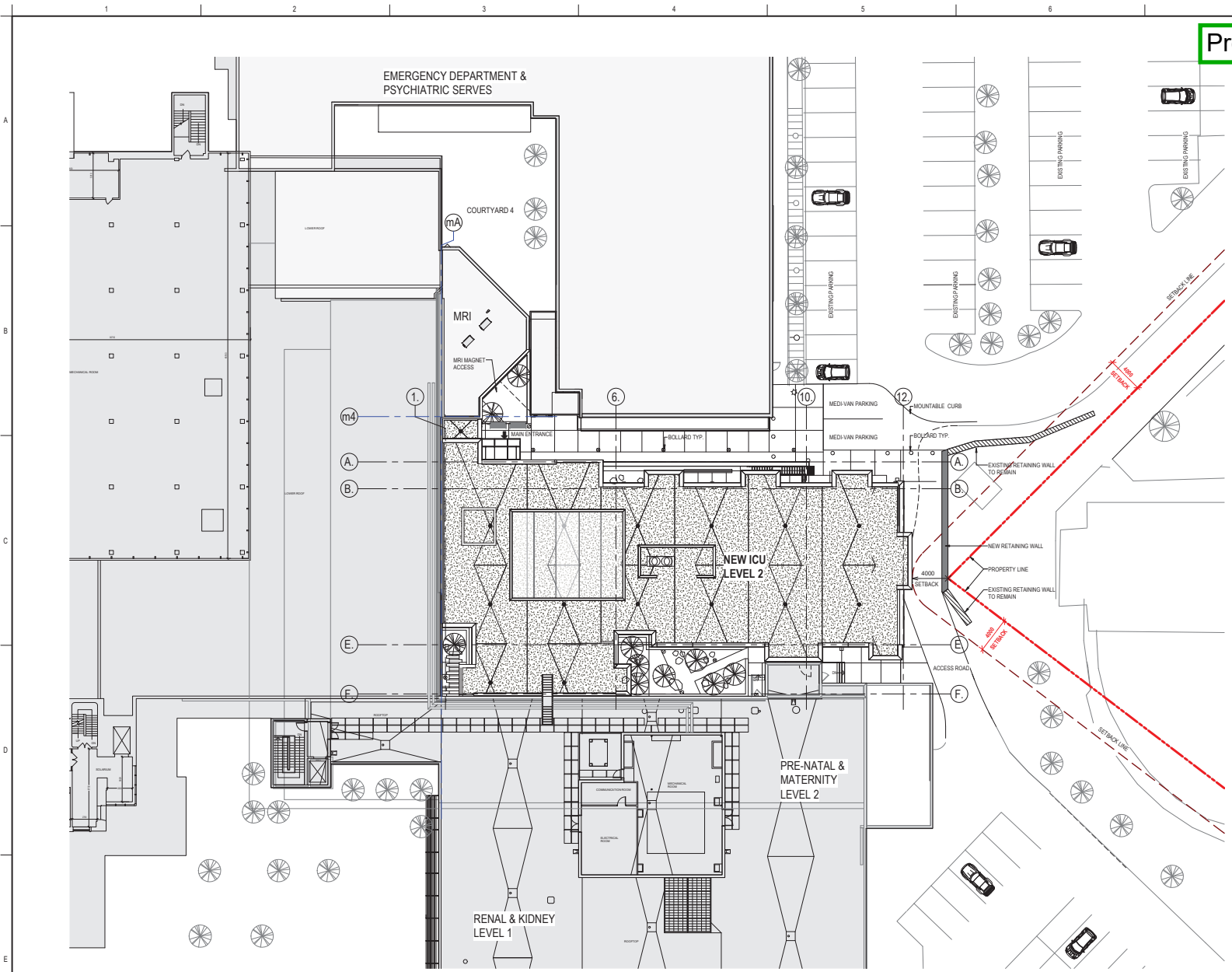
1200 Dufferin Crescent, Nanaimo, BC V9S 2B7

Title: SITE PLAN - NEW

Project No.	Scale
144316062	1:200

Sheet of **A-102**

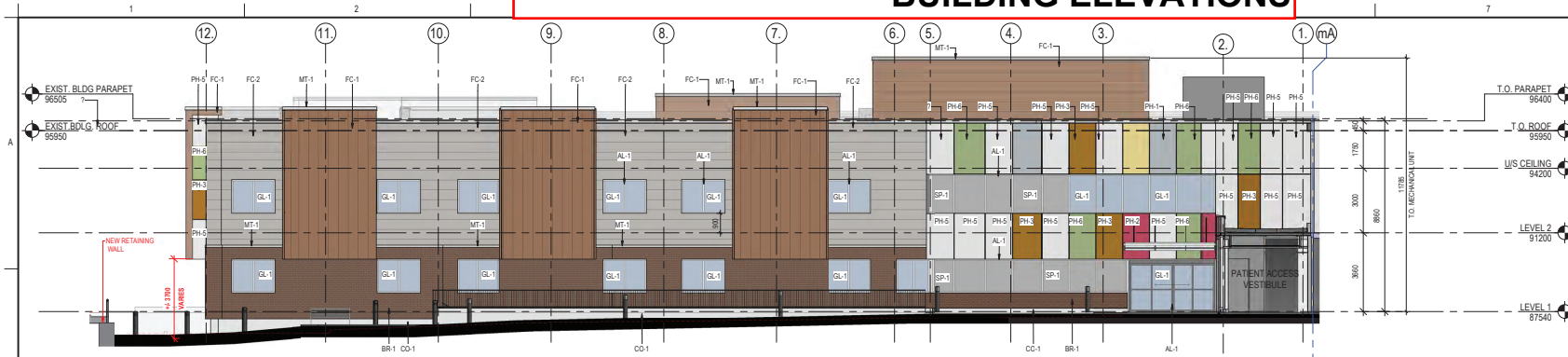
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2019-OCT-21
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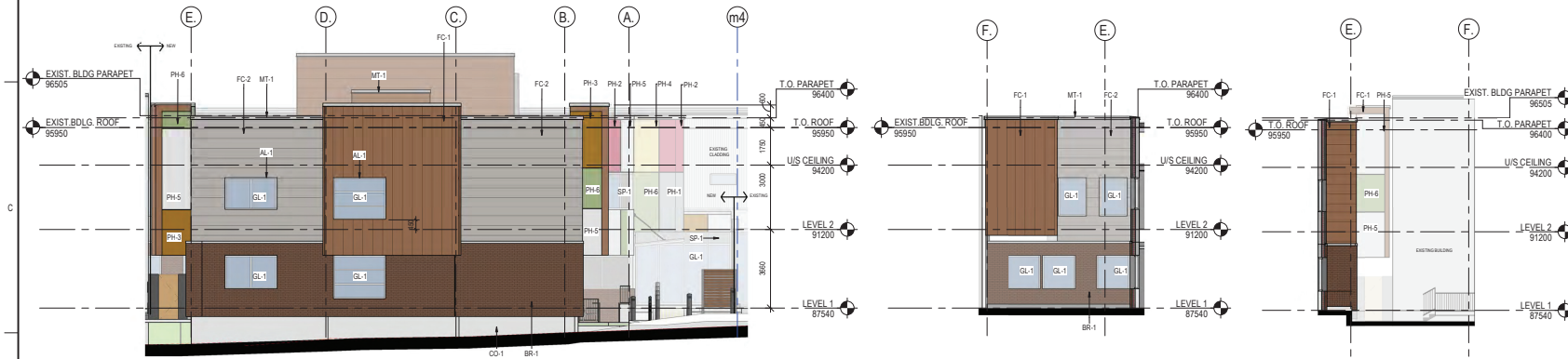
1 SITE PLAN - NEW
A-102 1:200

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BUILDING ELEVATIONS



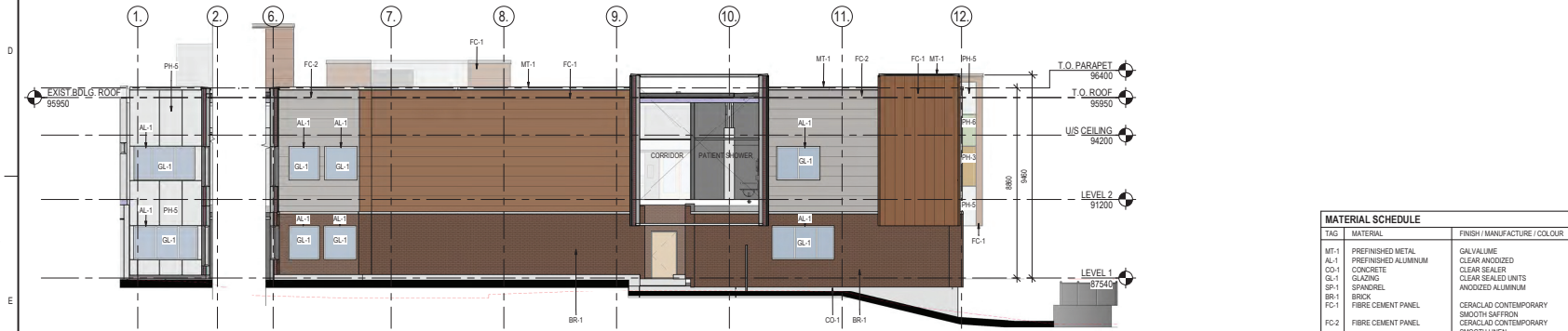
1 NORTH ELEVATION
A-201 1:100



2 EAST ELEVATION
A-201 1:100

3 EAST ELEVATION - PARTIAL
A-201 1:100

4 WEST ELEVATION - PARTIAL
A-201 1:100



5 SOUTH ELEVATION
A-201 1:100

TAG	MATERIAL	FINISH / MANUFACTURE / COLOUR
MT-1	PREFINISHED METAL	GALVALUME
AL-1	PREFINISHED ALUMINUM	CLEAR ANODIZED
CO-1	CONCRETE	CLEAR SEALER
GL-1	GLAZING	CLEAR SEALED UNITS
SP-1	SPANDREL	ANODIZED ALUMINUM
BR-1	BRICK	
FC-1	FIBRE CEMENT PANEL	CERCLAOD CONTEMPORARY SMOOTH SAFFRON
FC-2	FIBRE CEMENT PANEL	CERCLAOD CONTEMPORARY SMOOTH LINDEN
PH-1	PHENOLIC PANEL	BUSH GRAY
PH-2	PHENOLIC PANEL	CARMIN RED
PH-3	PHENOLIC PANEL	COIRE
PH-4	PHENOLIC PANEL	PALE YELLOW
PH-5	PHENOLIC PANEL	PURE WHITE
PH-6	PHENOLIC PANEL	SPRING GREEN



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Legend

Notes

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Permit-Seal 1:100



VANCOUVER ISLAND HEALTH AUTHORITY
NRGH ICU

1200 Dufferin Crescent, Nanaimo, BC V9S 2B7

Title: BUILDING ELEVATIONS

Project No. 144316062 Scale 0 2000 4000 6000 8000
Revision Drawing No.

Sheet A-201 of

EXTERIOR FINISHES AND CONCEPTUAL LIGHTING

MATERIAL BOARD

WALLS

Basis of Design: Brick

STANDARD SIZE CHESTNUT MISSION



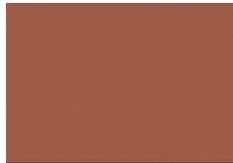
WALLS

Basis of Design: Ceraclad Rain Screen Exterior Siding System

CONTEMPORARY SMOOTH LINEN



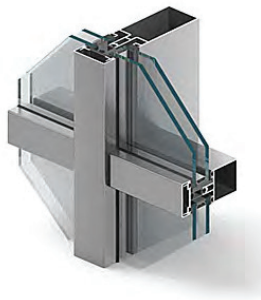
CONTEMPORARY SMOOTH SAFFRON



WALLS

Basis of Design: Anodized Aluminum Curtain Wall

ALUMINUM MULLIONS - CLEAR GLAZING



ANODIZED ALUMINUM SPANDREL PANEL



WALLS

Basis of Design: Phenolic Panels - Trespa Meteor

CARMINE RED



OCHRE



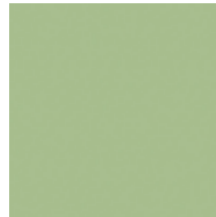
PALE YELLOW



PURE WHITE



SPRING GREEN



BLUISH GRAY



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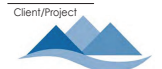
Notes

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FOR DEVELOPMENT PERMIT Issued By BGL App'd DK 2019.09.20

Permit-Seal



island health
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AUTHORITY
NRGH ICU

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Title
MATERIAL BOARD

Project No. 144316062 Scale

Revision Drawing No.

Sheet of A-004

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LANDSCAPE PLAN AND DETAILS

SITE PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	JE	Juncus effusus	Soft Rush
	Lp	Lonicera pileata	Privet Honeysuckle
	PM	Polystichum munium	Western Sword Fern
	Rg	Rhododendron 'Glacier'	Evergreen Azalea
	SP	Salix purpurea 'Nana'	Dwarf Arctic Willow
	Vd	Viburnum davidii	David Viburnum
GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	My	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Dwarf Maiden Grass
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Pt	Pachysandra terminalis	Japanese Spurge

INTERIOR COURTYARDS & LIGHTWELL

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ac	Acer circinatum	Vine Maple
	Aa	Acer palmatum 'Atropurpureum'	Red Japanese Maple
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Ap	Adiantum pedatum	Northern Maidenhair Fern
	Bs	Blechnum spicant	Deer Fern
	Ev	Epidemum x versicolor 'Sulphureum'	Bicolor Barrenwort
	PM	Polystichum munium	Western Sword Fern
GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	Ao	Aconus gramineus 'Ogon'	Golden Variegated Sweetflag
	Ha	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa
VINES	CODE	BOTANICAL NAME	COMMON NAME
	Ca	Clematis armandi	Evergreen Clematis

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE PAVING	LIGHT BROOM FINISH, SAW CUT SCORE JOINTS
	RIVER COBBLE	ROUND, WASHED LOCAL ROCK
	PRECAST CONCRETE RISERS	GREY COLOUR
	CRUSHED GRANITE PATH	STABILIZED CRUSHED GRANITE
	CIP CONCRETE ACCENT PAVING	LIGHT SAND BLAST FINISH, SAW CUT SCORE JOINTS
	PERMEABLE PRECAST CONC. UNIT PAVERS	GREY BLEND COLOUR

LEGEND

	PROPERTY LINE
	EXISTING SWEETGUM TREE TO BE REMOVED
	LANDSCAPE BOULDERS

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
	BENCH TYPE 1	WISHBONE 6' URBAN FORM FULL BACK BENCH; BLACK POWDER COAT FINISH
	BENCH TYPE 2	CUSTOM COMPOSITE TOP BENCH
	BIKE RACK	SALVAGE AND REUSE EXISTING BIKE RACK ON SITE
	FENCE	SALVAGE AND REUSE EXISTING WOOD FENCE
	GREEN SCREEN	MODULAR, WALL HUNG TRELIS PANELS
	RAISED PLANTER	STEEL RAISED PLANTER; COLOUR COORDINATED WITH ARCH PANELS
	STAIRS & HANDRAILS	CIP CONCRETE STAIRS; GALVANIZED STEEL HANDRAILS
	WASTE RECEPTACLE	WISHBONE URBAN FORM WASTE RECEPTACLE; BLACK POWDER COAT FINISH

DESIGN NARRATIVE

The NRGH Intensive Care Unit landscape design seeks to integrate the site within the framework of the existing hospital campus. New and revised path alignments enhance circulation patterns in and around the proposed ICU and existing site. The addition of bollards, a mountable curb, and unit paving at the eastern access road helps define the corridor primarily as a pedestrian route, creating an important linkage for the Hospital's Wellness Walk.

PLANTING DESIGN:
Ongoing evaluations of the Emergency Wing landscape have revealed that the majority of the plant species have performed well over the past 10 years. The proposed ICU landscape design is influenced by the existing planting successes and features a plant palette that contains a selection of hardy evergreen shrubs, ornamental grasses, and trees.

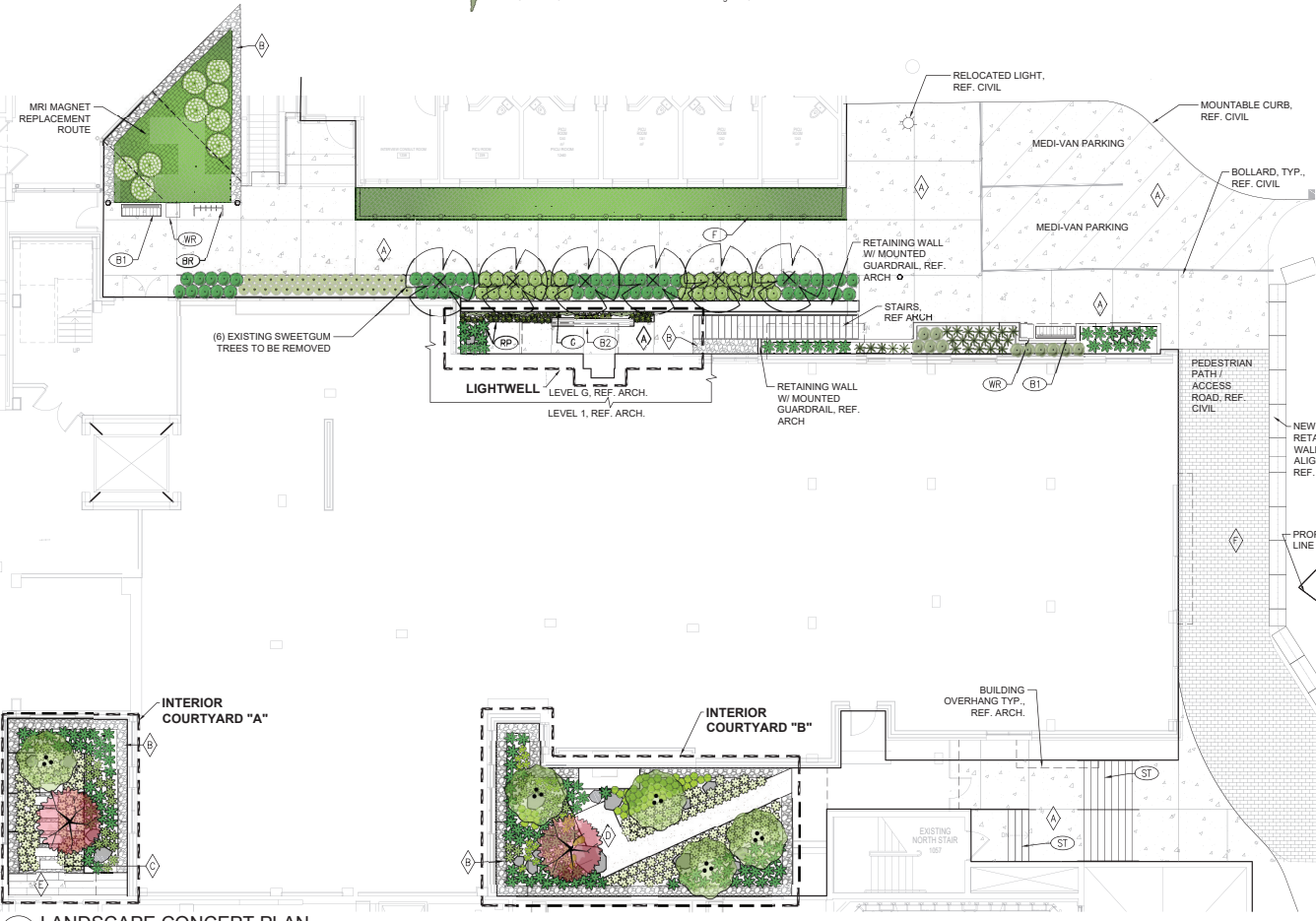
IRRIGATION DESIGN:
The ICU landscape will include an automatic irrigation system that will be designed to promote plant establishment while conserving water. Important factors such as solar aspect, water requirements for specific plant species, and site microclimates will factor into the design. The system will feature both drip and spray components.

INTERIOR COURTYARDS:
The design intent for the interior courtyards is to create calming, green spaces within the Intensive Care Unit that are visually accessible to patients, family, and staff. The larger of the two courtyards (B) features a framing path to visually organize the space. Generous planting areas consisting of small specimen trees and shade plantings create a sense of enclosure while also providing privacy to adjacent rooms that look onto the courtyard.

The smaller courtyard (A) features a central pathway that acts as an organizational element. Simplified planting and materials palettes provide a sense of calm and help reinforce the organization of the small space. A specimen tree is located on axis with the adjacent hospital corridor, creating a visual terminus.

LIGHTWELL:
The lightwell located along the northern edge of the Intensive Care Unit will be used by the ICU staff from Level G. The design provides a planter along the face of the retaining wall. Shade tolerant plant species help break down the verticality of the lightwell and add colour and seasonal interest to the space. A custom bench integrated with the planter provides an opportunity for pause outside the Staff Lounge.

BICYCLE PARKING:
Both short term and long term bicycle parking will be provided as required by City of Nanaimo Bylaw 7266. Short term bicycle parking will be located at the entrance of the new ICU building. Two new bike lockers capable of holding two bikes each will be provided at the planned bike locker hub located adjacent to the Thermal Energy Centre on the hospital campus.



1 LANDSCAPE CONCEPT PLAN
SCALE: 1:100



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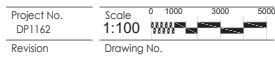
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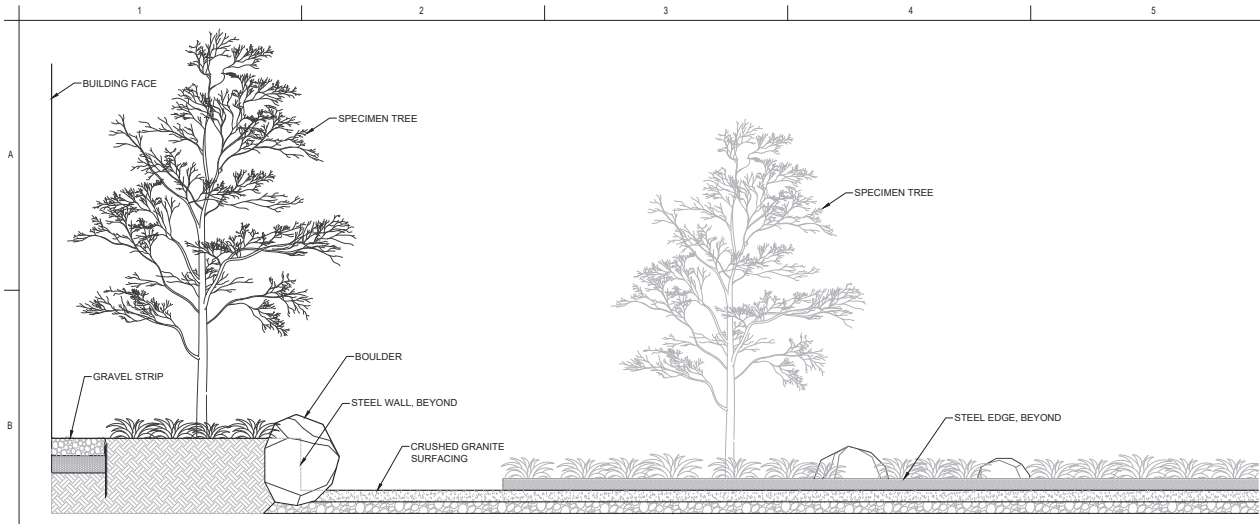


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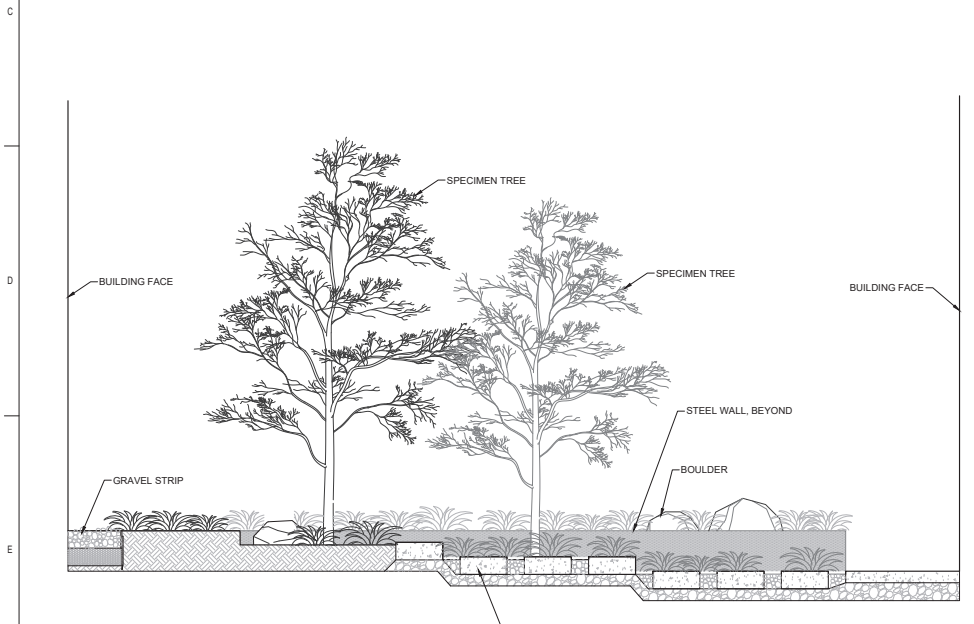
Title
LANDSCAPE CONCEPT PLAN



Sheet 1 of 2
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1 INTERIOR COURTYARD B
SCALE: 1:20



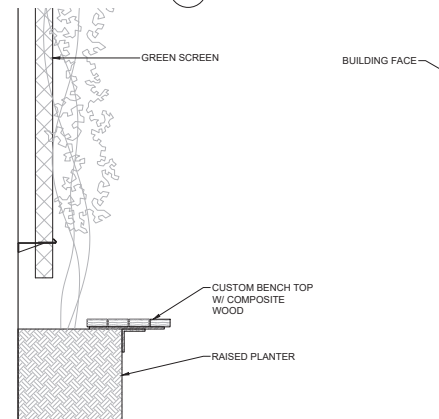
2 INTERIOR COURTYARD A
SCALE: 1:20



4 SITE FENCE
SCALE: NTS



5 GREEN SCREEN
SCALE: NTS



3 LIGHTWELL
SCALE: 1:10



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Client/Project

 VANCOUVER ISLAND HEALTH
 AUTHORITY
 NRGH ICU
 1200 Dufferin Crescent, Nanaimo, BC V9S 2R7
Title
 LANDSCAPE CONCEPT FEATURES

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