



DEVELOPMENT PERMIT NO. DP001185

OCEAN VIEW INVESTMENTS (NOMINEE) INC.

Name of Owner(s) of Land (Permittee)

388 MACHLEARY 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 buildings, structures and other developments thereon:

Legal Description:

**LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876
PID No. 017-705-690**

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 and Parking Plans

Schedule C Building Elevations and Details

Schedule D Landscape Plan and Details

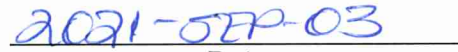
4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by IBI Group Architects (Canada) Inc., dated 2021-MAR-08 and 2020-NOV-23 respectively, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations and Details prepared by IBI Group Architects (Canada) Inc., received 2020-NOV-23 and 2020-MAY-21, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by IBI Group Architects (Canada) Inc., dated 2020-NOV-23, as shown on Schedule D.
4. A blanket right-of-way is registered on the subject property prior to building permit issuance to secure a public walkway between Machleary Street and Kennedy Street, generally as shown on Schedule B, to be reduced to a specific right-of-way prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 30TH DAY OF **AUGUST**, 2021.

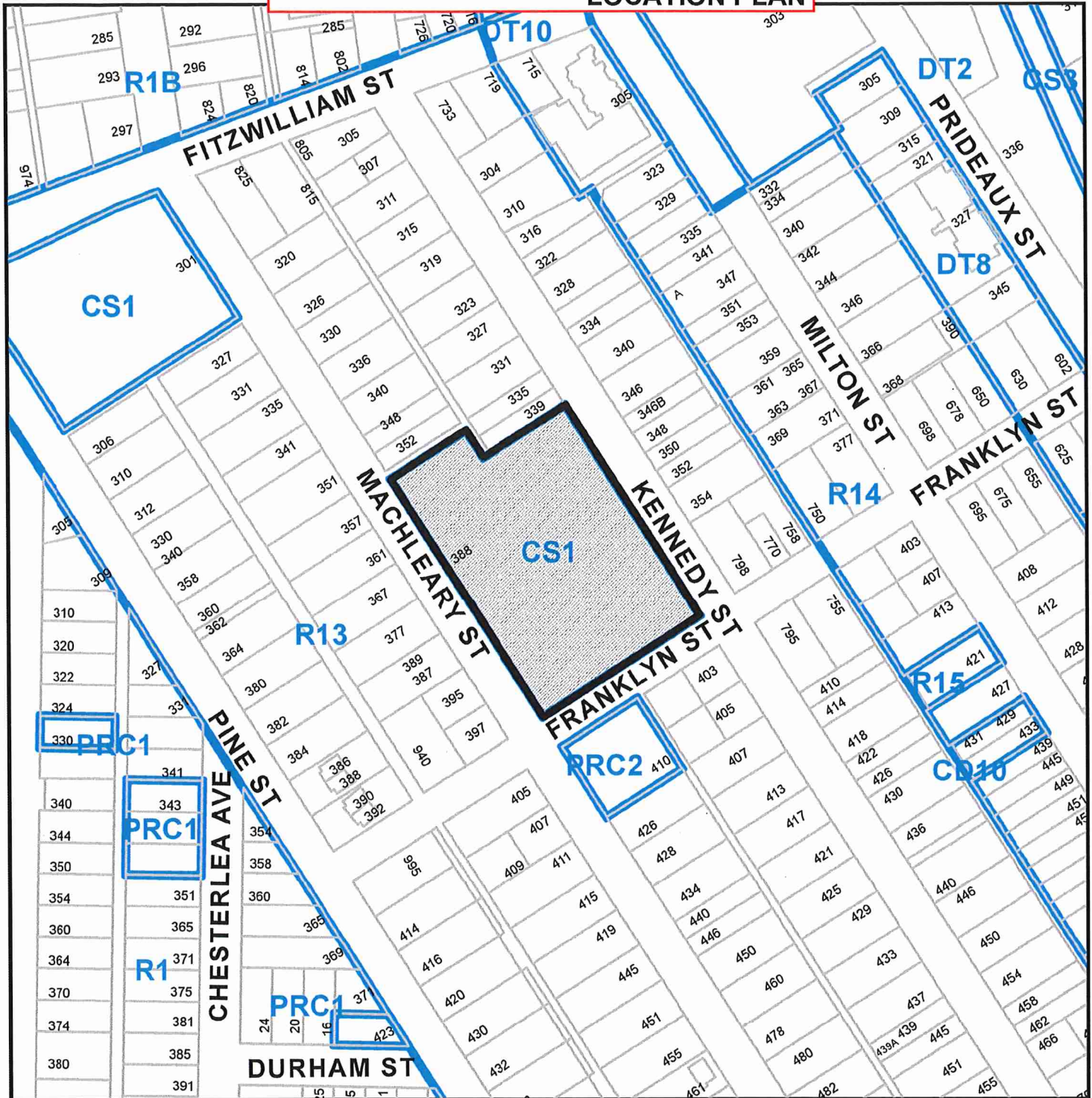

Corporate Officer


Date

CH/ln/jr
Prospero attachment: DP001185

Development Permit No. DP001185 Schedule A
388 Machleary Street

LOCATION PLAN



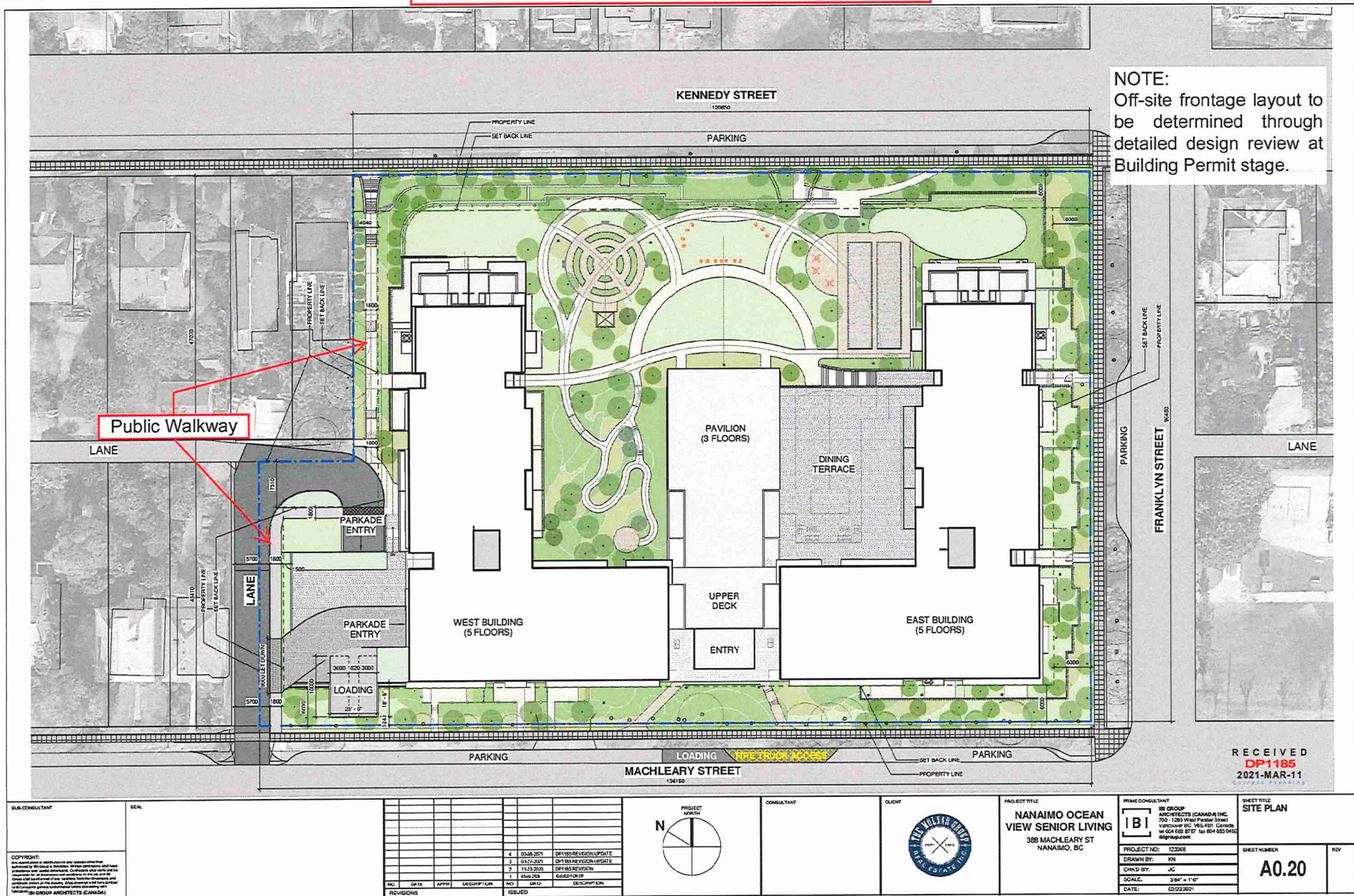
DEVELOPMENT PERMIT NO. DP001185

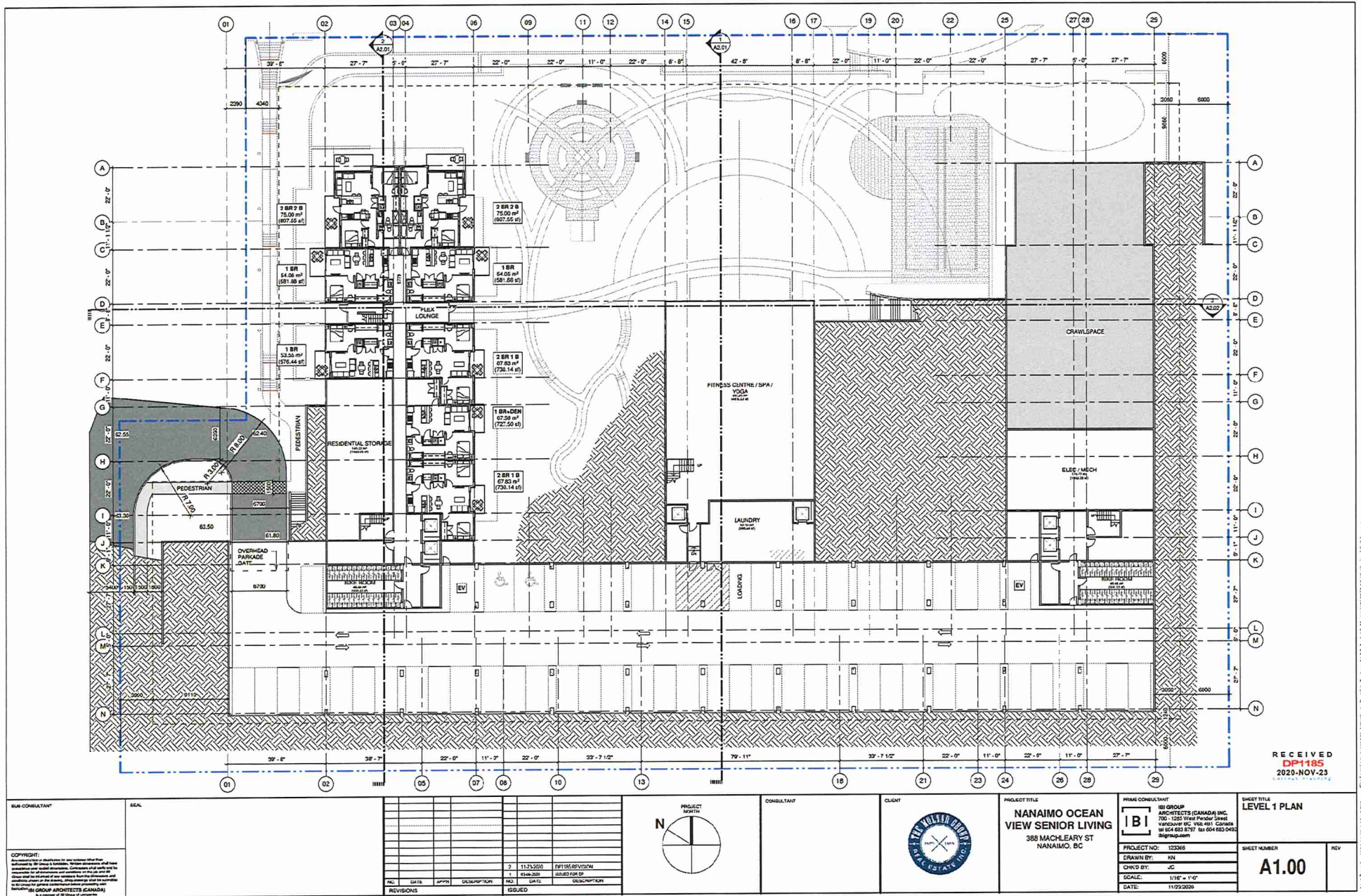
CIVIC: 388 MACHLEARY STREET



Subject Property

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876

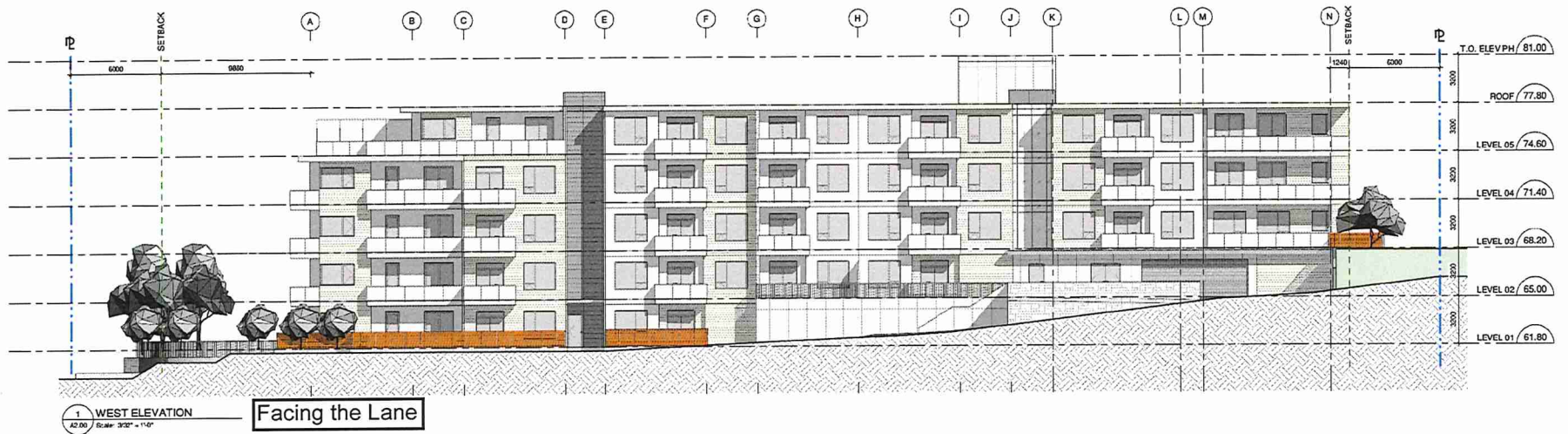






Development Permit No. DP001185 Schedule C
388 Machleary Street
BUILDING ELEVATIONS AND DETAILS

1 of 4



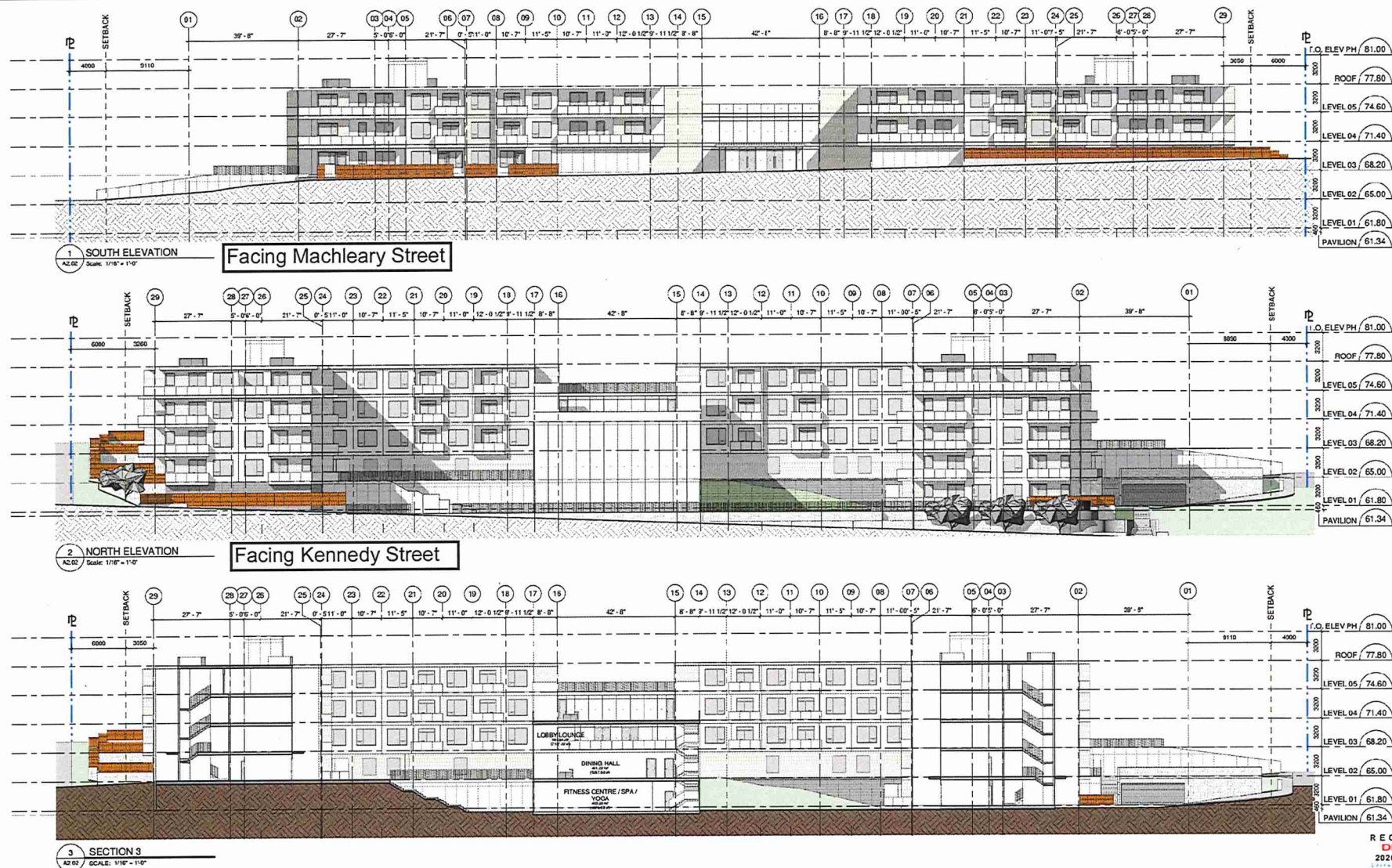
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DP1185
2020-NOV-23

SUB-CONSULTANT		SEAL				CONSULTANT		CLIENT		PROJECT TITLE		PRIME CONSULTANT		SHEET TITLE	
										NANAIMO OCEAN VIEW SENIOR LIVING		IB GROUP ARCHITECTS (CANADA) INC.		ELEVATIONS & SECTIONS	
										388 MACHLEARY ST NANAIMO, BC		750 - 1280 West Fraser Street		SHEET NUMBER	
												VANCOUVER BC V6L 4R1 Canada		A2.00	
												tel 604-683-5777 fax 604-683-5900		REV	
												ibgroup.com			
												PROJECT NO: 123046			
												DRAWN BY: JN			
												CHECK BY: JC			
												SCALE: 3/32" = 1'-0"			
												DATE: 11/23/2020			



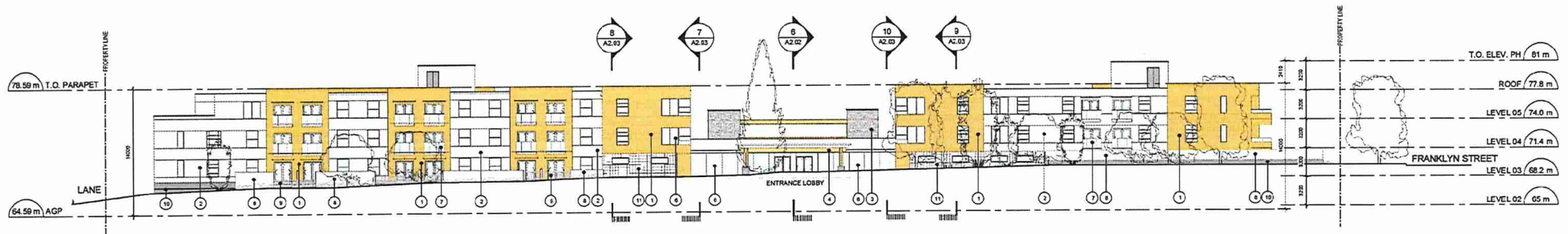
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SUB-CONSULTANT		IDEAL										CONSULTANT		CLIENT		PROJECT TITLE		PRIME CONSULTANT		SHEET TITLE	
																NANAIMO OCEAN VIEW SENIOR LIVING				ELEVATIONS & SECTIONS	
																388 MACHLEARY ST NANAIMO, BC		IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6L 4R1 Canada tel 604 683 8737 fax 604 683 9463 ibigroup.com			
COPYRIGHT:																		PROJECT NO: 120366		SHEET NUMBER	
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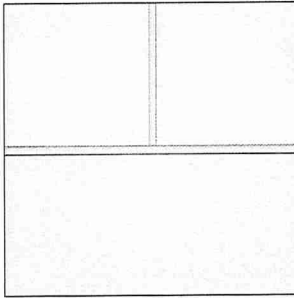
EXTERIOR MATERIAL LEGEND

- (1) WOOD SIDING PATTERN PANELS - PREFINISHED
- (2) FIBRE CEMENT PANELS - PREFINISHED
- (3) BASALT STONE - ROUGH TEXTURE
- (4) WOOD TIMBER STRUCTURE - STAINED
- (5) ARCHITECTURAL CONCRETE
- (6) WINDOW W/ CLEAR GLAZING
- (7) GLASS AND METAL RAILING
- (8) WOOD FENCE
- (9) METAL RAILING - PREFINISHED
- (10) CONCRETE WALL
- (11) GREEN WALL

WOOD GRAIN PLANKS



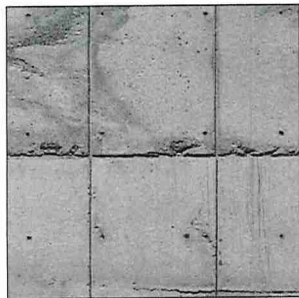
FIBRE CEMENT PANEL



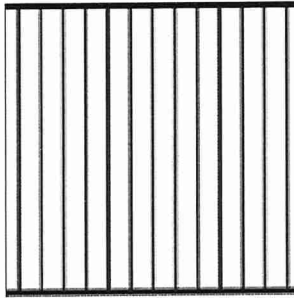
BASALT STONE



ARCHITECTURAL CONCRETE



METAL FENCING



GREEN WALL



NANAIMO OCEAN VIEW SENIOR LIVING
388 MACHLEARY STREET, NANAIMO, BC

MATERIAL BOARD
DESIGN ADVISORY PANEL | MAY 2020



RECEIVED
DP1185
2020-MAY-21
CITY OF NANAIMO



4 1800

WAYFINDING SIGNAGE "TO MACHLEARY STREET"

BOLLARD LIGHT TYP. O.C. SPACING TO BE DETERMINED BY PHOTOMETRIC ANALYSIS IN DETAILED DESIGN

WAYFINDING SIGNAGE "TO KENNEDY/STEWART AND MACHLEARY STREET"

SEE ARCH DRAWING

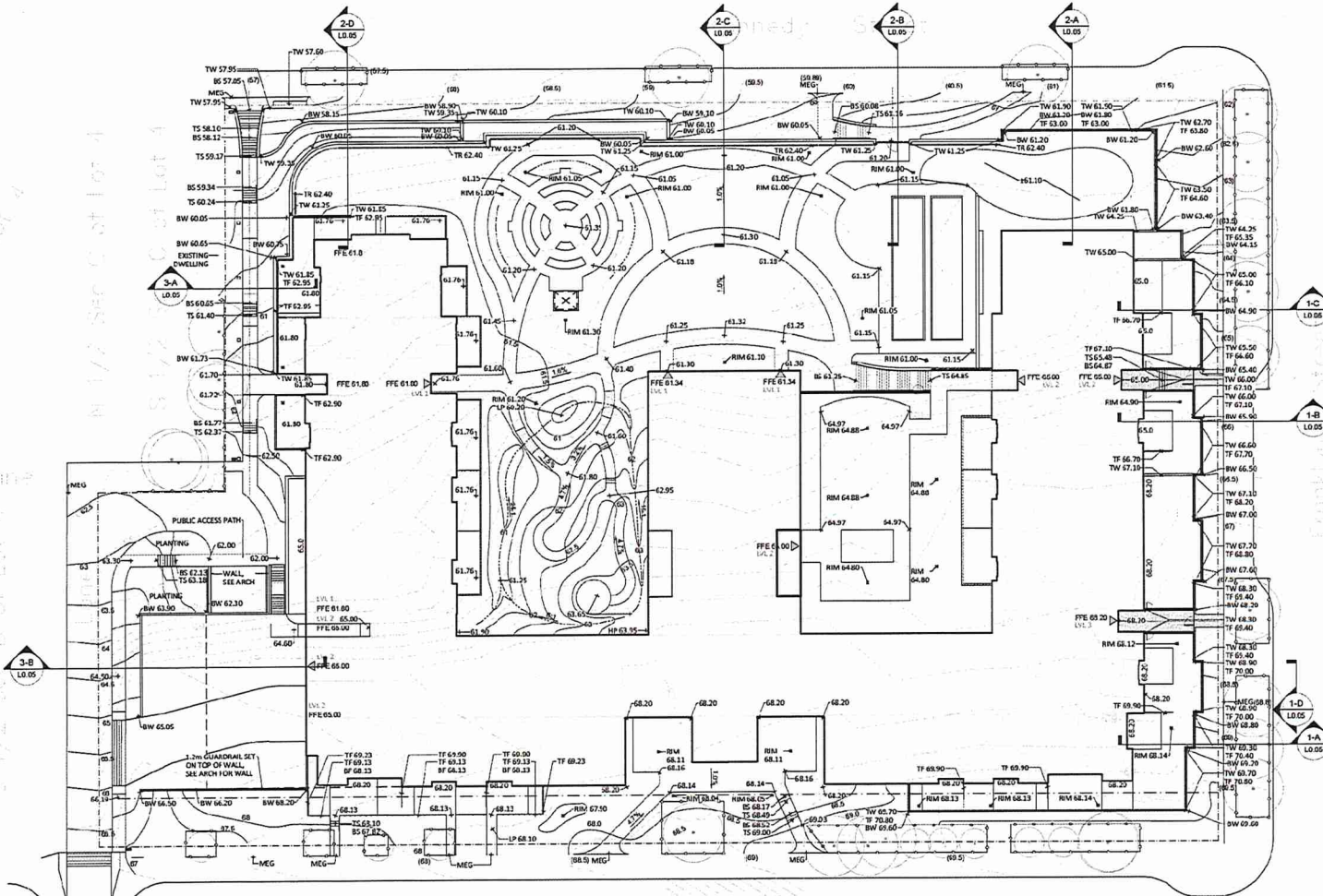
WAYFINDING SIGNAGE "TO KENNEDY STREET"

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51		GARDEN SHED
52		SHADE STRUCTURE TYPE 2 - ROOF DECK
53		TABLES & CHAIRS
54		MOVEABLE LOUNGE FURNITURE
55		BENCH
56		CEDAR RAISED PLANTERS
57		DECORATIVE PLANTER
58		FIRE PIT
59		CATEGORY LIGHTING OVER FLEXIBLE GATHERING SPACE
		CATEGORY LIGHTING OVER FLEXIBLE GATHERING SPACE

SHEET TITLE	
MATERIALS SITE PLAN	
SHEET NUMBER	REV
L0.01	

NOTE: SEE SHEET L04 FOR ROOF DECK GRADING PLAN



GRADING LEGEND

GENERAL

- PROPERTY LINE / LIMIT OF WORK
- BUILDING OVERHANG
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED (20)

GRADING

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SWALE CENTERLINE
- MEET EXISTING GRADE
- FINISH FLOOR ELEVATION
- HIGH POINT
- LOW POINT
- TOP OF CURB / BOTTOM OF CURB
- TOP OF WALL / BOTTOM OF WALL
- TOP OF STAIRS / BOTTOM OF STAIRS
- TOP OF FENCE / TOP OF RAIL

NOTE: SEE CIVIL DRAWINGS FOR DRAINAGE STRUCTURES

RECEIVED
DP1185
2020-NOV-23

RUB CONSULTANT SEAL COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC.	NO. DATE APPR DESCRIPTION ISSUED 1 11-25-2020 11-25-2020 11-25-2020 11-25-2020	PROJECT NORTH N	DESIGN ARCHITECT IBI GROUP ARCHITECTS (CANADA) INC.	CLIENT Nannimo Ocean View Senior Living	PROJECT TITLE 388 MACHLEARY STREET NANNIMO, BC	IBI GROUP ARCHITECTS (CANADA) INC. PROJECT NO. 123008 DRAWN BY: JB, RL, TS CHKD BY: CO SCALE: 1:250 DATE: 2020-11-23	SHEET TITLE: GRADING PLAN SHEET NUMBER: L0.02 REV
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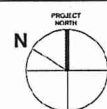
PROPERTY LINE / LIMIT OF WORK
 --- BUILDING OVERHANG
 --- TREE PROTECTION FENCING

—— GREEN WALL (DESIGNED FOR S

Qty	Symbol	Botanical Name	Common Name	Size	Spacing
Trees					
44	ACE CIT	<i>Azadirachta indica</i>	Vine maple	6cm cal.	
15	ACE GLA	<i>Azadirachta glauca</i>	Dragon maple	6cm cal.	
1	AME LAR	<i>Albizia leonensis</i>	Amorimia	6cm cal.	
1	COM NUT	<i>Commersonia nictitans</i>	Pacific flowering dogwood	6cm cal.	
12	NAL PALM	<i>Nelumbo peltata</i>	Pacific cabbage	6cm cal.	
12	MEK	<i>Melaleuca cajuputi</i>	2.5m tree	6cm cal.	
1	QUAT GUM	<i>Quercus grisea</i>	Garry oak	12cm cal.	
Shrub					
1	art. uni	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	82 pot	90x90 cm
1212	gla. sha	<i>Gaultheria shallon</i>	Sail	82 pot	90x90 cm
1212	h. sha	<i>Holodiscus discolor</i>	Shrub	82 pot	90x90 cm
24	mah. uni	<i>Malva sylvestris</i>	Tall Oregon grape	85 wall	90x120 cm
1223	mah. sha	<i>Malva sylvatica</i>	Oregon grape	82 pot	60x75 cm
1223	h. sha	<i>Malva sylvestris</i>	Large shrub orange	85 wall	90x120 cm
6	re. sha	<i>Ribes sanguineum</i>	Red-flowering currant	85 pot	130x90 cm
15	em. gum	<i>Elaeagnus argentea</i>	Radiance	85 pot	170x90 cm
12	uni. sha	<i>Lymphocarpus obscurus</i>	Common huckleberry	85 wall	90x90 cm
24	vax. uni	<i>Vaccinium ovatum</i>	Evergreen huckleberry	85 pot	150-180cm dc
Perennials and Grasses					
27	al. cer	<i>Alchemilla amurensis</i>	Rocking-onion	82 pot	30x90 cm
48	am. uni	<i>Anemone nemorosa</i>	Thimble	78 pot	21x90 cm
258	qca	<i>Campanula persicifolia</i>	Cornish	82 pot	30x90 cm
140	car. ca	<i>Campanula rotundifolia</i>	Common bellflower	82 pot	30x90 cm
20	car. ca	<i>Campanula medium</i>	Common bellflower	82 pot	40x90 cm
20	h. fo	<i>Chionodoxa lutea</i>	Pacific bellflower heart	82 pot	25x90 cm
240	fr. gi	<i>Festuca ovina glauca</i>	Blue fescue	82 pot	25x90 cm
180	h. po	<i>Hieracium polyphyllum</i>	Large-leaved lobelia	82 pot	21x90 cm
240	h. po	<i>Hieracium polyphyllum</i>	Common bedstraw	82 pot	21x90 cm
120	si. be	<i>Syrinchium bellum</i>	Blue-eyed grass	82 pot	40x90 cm
91	wh. ra	<i>Stemmatococcus repens</i>	Fawn Solomon's seal	82 pot	25x90 cm
120	si. si	<i>Turcopolia repens var. uniflora</i>	Flaxweed	82 pot	30x90 cm
Herbs					
55	ad. al	<i>Andropogon scoparius</i>	Western madweed stem	82 pot	60x75 cm
20	ar. al	<i>Athyrium filix-femina</i>	Lady fern	82 pot	60x75 cm
12	h. sp	<i>Blechnum spicant</i>	Deer fern	82 pot	60x75 cm
2455	po. mu	<i>Polygonum multiflorum</i>	Smooth fern	82 pot	60x90 cm

SUB-CORRECTION

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DESIGN ARCHITECT

	CLIENT
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PROJECT TITLE
Nanaimo Ocean View
Senior Living
388 MACHLEARY STREET
NANAIMO, BC



SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L0.03

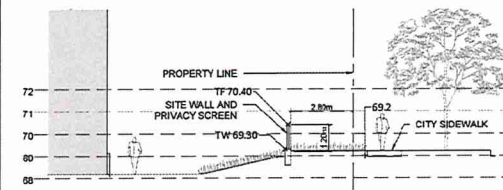


- | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> MATERIALS LEGEND </div> <div style="width: 50%; text-align: right;"> SEE SHEETS L0.02 & L0.03 FOR GRADING & PLANTING LEGENDS </div> </div> | |
|---|--|
| GENERAL | |
| | PROPERTY LINE |
| | BUILDING OVERHANG |
| | TREE PROTECTION FENCING |
| PLANTING AREA | |
| PAVING | |
| <div style="border: 1px solid black; padding: 2px;">P1</div> | CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH |
| <div style="border: 1px solid black; padding: 2px;">P2</div> | CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH |
| <div style="border: 1px solid black; padding: 2px;">P3</div> | CONCRETE PAVEMENT - PEDESTRIAN - EXPOSED AGGREGATE FINISH |
| <div style="border: 1px solid black; padding: 2px;">P4</div> | STONE PAVERS - AT GRADE - LINEAR PATTERN |
| <div style="border: 1px solid black; padding: 2px;">P5</div> | (NOT USED) |
| <div style="border: 1px solid black; padding: 2px;">P6</div> | STONE PEDESTAL PAVERS - ROOF DECK |
| <div style="border: 1px solid black; padding: 2px;">P7</div> | STONE DUST AT BOCCO COURT |
| <div style="border: 1px solid black; padding: 2px;">P8</div> | WOOD FOOTBRIDGE |
| <div style="border: 1px solid black; padding: 2px;">P9</div> | ASPHALT ROADWAY PAVING - VEHICULAR (SEE CIVIL DRAWINGS) |
| WALLS, STAIRS, CURBS, & FENCES | |
| <div style="border: 1px solid black; padding: 2px;">W1</div> | STONE STAIR TREAD WITH PAINTED GALVANIZED STEEL HANDRAIL |
| <div style="border: 1px solid black; padding: 2px;">W2</div> | STONE VENEER WALL |
| <div style="border: 1px solid black; padding: 2px;">W3</div> | STONE VENEER WALL WITH 1.1M HIGH CEDAR BOARD FENCE |
| <div style="border: 1px solid black; padding: 2px;">W4</div> | 1.2m Ht. PAINTED GALV. STEEL PICKET GUARDRAIL |
| <div style="border: 1px solid black; padding: 2px;">W5</div> | WOOD BOCCO CURB |
| <div style="border: 1px solid black; padding: 2px;">F1</div> | 1.1m Ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL |
| <div style="border: 1px solid black; padding: 2px;">F2</div> | 1.1m Ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL WITH 0.6M LATTICE TOPPER |
| <div style="border: 1px solid black; padding: 2px;">F3</div> | 1m HT. PAINTED GALVANIZED STEEL PICKET FENCE |
| OTHER SITE ELEMENTS | |
| <div style="border: 1px solid black; padding: 2px;">S1</div> | GARDEN SHED |
| <div style="border: 1px solid black; padding: 2px;">S2</div> | SHADE STRUCTURE TYPE 2 - ROOF DECK |
| <div style="border: 1px solid black; padding: 2px;">S3</div> | TABLES & CHAIRS |
| <div style="border: 1px solid black; padding: 2px;">S4</div> | MOVEABLE LOUNGE FURNITURE |
| <div style="border: 1px solid black; padding: 2px;">S5</div> | BENCH |
| <div style="border: 1px solid black; padding: 2px;">S6</div> | CEDAR RAISED PLANTERS |
| <div style="border: 1px solid black; padding: 2px;">S7</div> | DECORATIVE PLANTER |
| <div style="border: 1px solid black; padding: 2px;">S8</div> | FIRE PIT |
| <div style="border: 1px solid black; padding: 2px;">S9</div> | CATENARY LIGHTING OVER FLEXIBLE GATHERING SPACE |
| ----- CATENARY LIGHTING OVER FLEXIBLE GATHERING SPACE | |

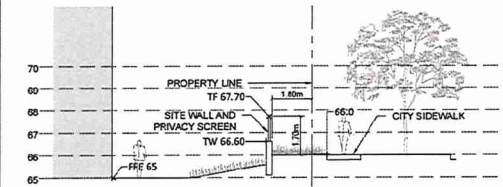
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THE GROUP ARCHITECTS (CANADA) INC.

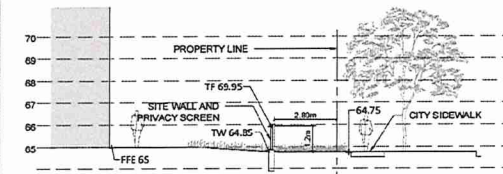
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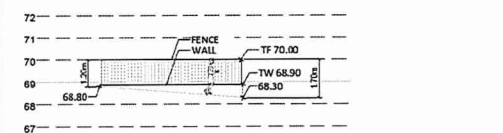
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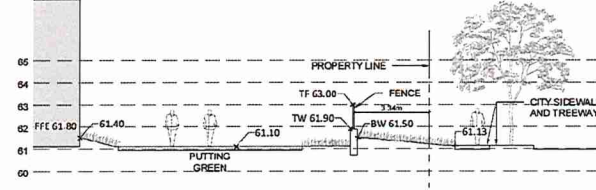


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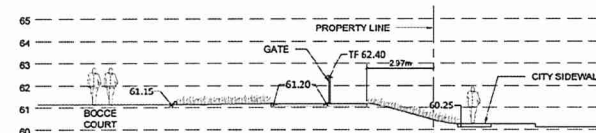


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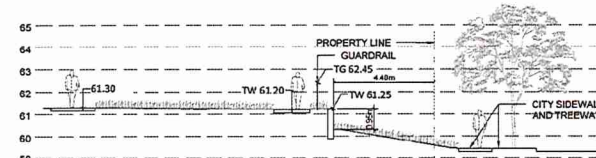
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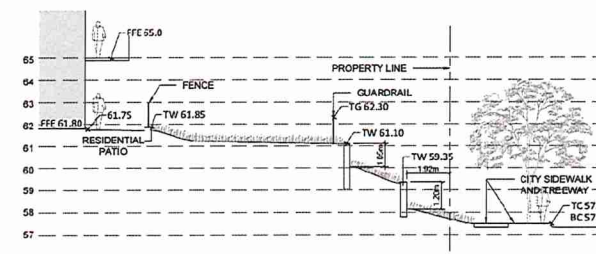
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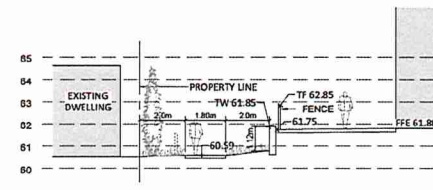


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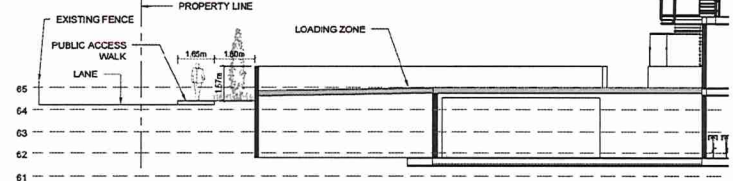


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2 KENNEDY STREET - SECTIONS
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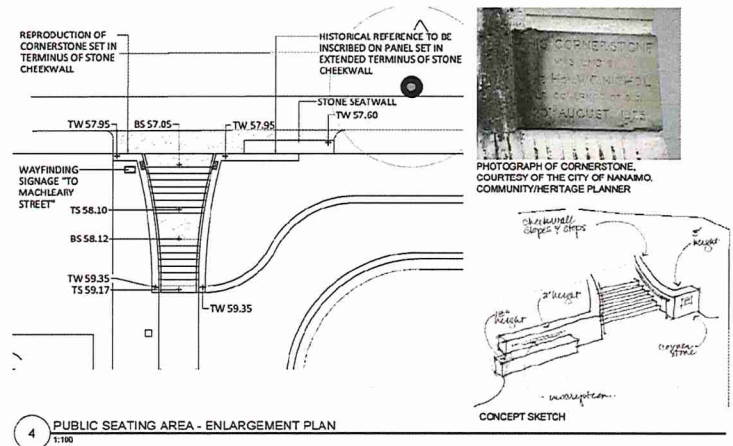


A SECTION 3-A
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B SECTION 3-B
1:100

3 PUBLIC ACCESS PATH - SECTIONS
1:100



4 PUBLIC SEATING AREA - ENLARGEMENT PLAN
1:100

SUB CONSULTANT SEAL 18 GROUP ARCHITECTS (CANADA) INC.	PROJECT TITLE Nanaimo Ocean View Senior Living 388 MACHLEARY STREET NANAIMO, BC	DESIGN ARCHITECT CLIENT PROJECT NO. 123568 DATE 2020-11-23	PROJECT NORTH N	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPR.</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-25-2020</td> <td></td> <td>DP1185 REVISION</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>12-04-2020</td> <td></td> <td>ISSUED FOR DP</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION	1	11-25-2020		DP1185 REVISION				2	12-04-2020		ISSUED FOR DP				PRIVATE CONSULTANT 18 GROUP ARCHITECTS (CANADA) INC. 702 - 1285 VINEY PARKER STREET VANCOUVER, BC V6E 3S1 CANADA TEL: 604 683 8797 FAX: 604 683 0402 18GROUP.COM	SHEET TITLE SITE SECTIONS SHEET NUMBER L0.05 REV DATE 2020-11-23
NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION																					
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2	12-04-2020		ISSUED FOR DP																								

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2020-NOV-23
LOCAL PLANNING