



DEVELOPMENT VARIANCE PERMIT NO. DVP00397

BRITISH COLUMBIA BUILDINGS CORPORATION

Name of Owner(s) of Land (Permittee)

Civic Address: 3945 BIGGS ROAD

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This 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 1, DISTRICT LOT 22G, WELLINGTON DISTRICT, PLAN VIP73819

PID No. 025-424-530

3. The "City of Nanaimo ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
 - *Section 24.1.1. Highways, Subsection 24.1.1.1 – waived.*
 - *Section 24.1.2 Sidewalks (Concrete), Subsection 24.1.2.1 – waived.*
 - *Section 24.1 4 Boulevards – waived.*
 - *Section 24.1.5 Ornamental Lighting – waived.*
4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Letter from HDR Architectural Associates Inc.

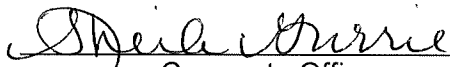
Schedule C Drawing SK1 by Herold Engineering

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. 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. Off-site pedestrian improvements shall be constructed on Dunster Road in accordance with item 1.1.3 in the letter from HDR Architectural Associates dated 2019-OCT-29, as shown in Schedule B, and in general accordance with Drawing SK-1 by Herold Engineering received 2019-OCT-29, as shown in Schedule C.
2. Off-site pedestrian improvements shall be constructed from Dunster Road to Biggs Road and along Biggs Road to the Millstone River crossing in accordance with item 1.1.4 and item 1.1.5 in the letter from HDR Architectural Associates dated 2019-OCT-29, as shown in Schedule B, and in general accordance with Drawing SK-1 by Herold Engineering received 2019-OCT-29, as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **13TH** DAY OF **JANUARY, 2020**.

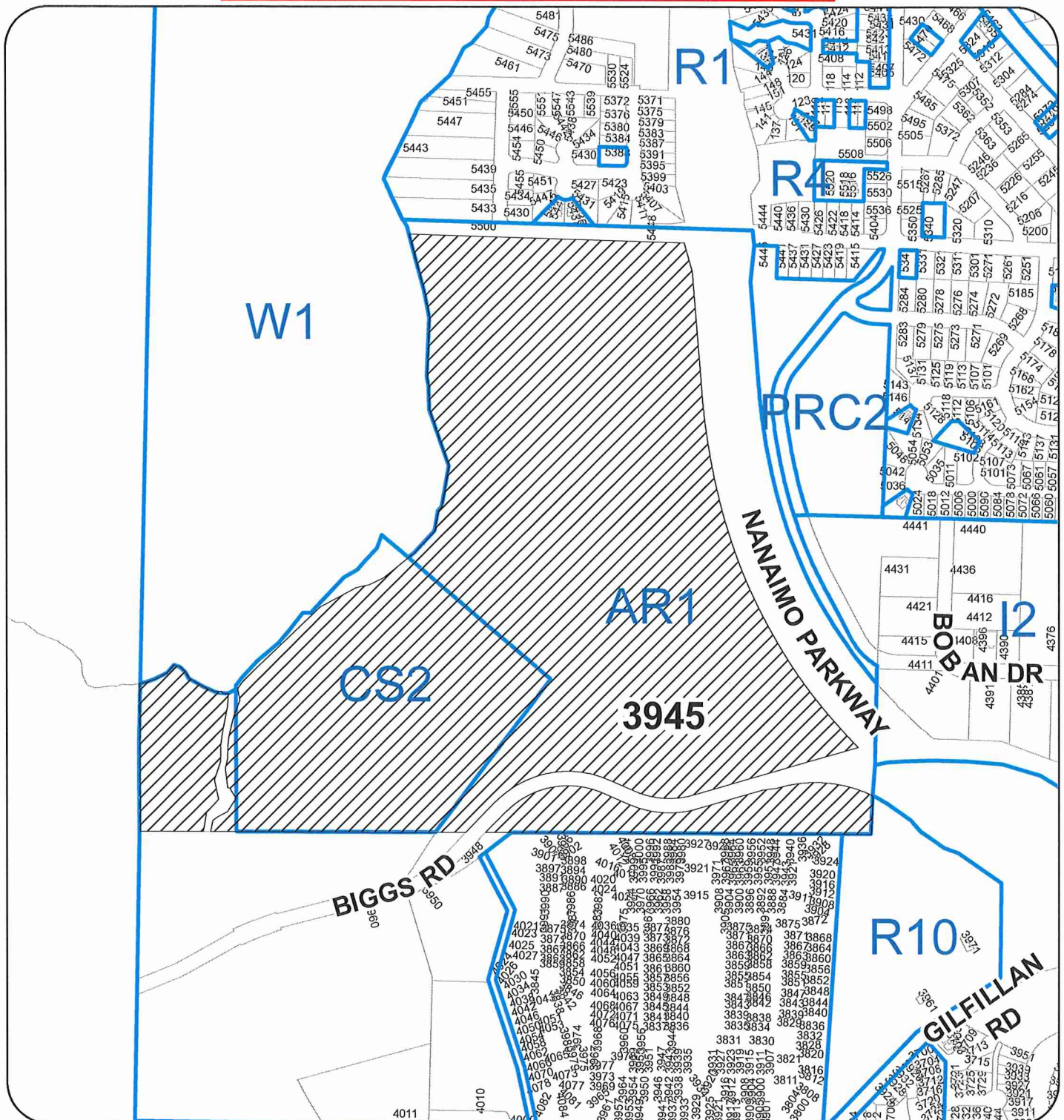

Corporate Officer

2020-JAN-27
Date

GS/ln

Prospero attachment: DVP00397

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00397

LOCATION PLAN

CIVIC: 3945 BIGGS ROAD

LEGAL: LOT 1, DISTRICT LOT 22G, WELLINGTON DISTRICT, PLAN VIP73819



SUBJECT PROPERTY



**LETTER FROM HDR ARCHITECTURAL
ASSOCIATES INC**

29 October 2019
City of Nanaimo
455 Wallace Street
Nanaimo BC V9R 5J6

Atten: Mr. Bill Corsan MCIP RPP - Director, Community Development

Re: Nanaimo Correctional Centre – Off-Site Improvements – Development Variance Permit

Pursuant to our discussions over the past few months and on behalf of the Provincial Government implementation team, attached is our application for a Development Variance Permit. The following text, extracted from the Statement of Requirements being used by bidders for tender purposes, is intended to confirm the full scope of off-site works required as a result of implementing the above referenced project.

Division 32 - Offsite Improvements

- 1.1.1 Exterior Improvements (Division 33)
- 1.1.2 The Design Builder will comply with and construct all off-site improvements as required by the City of Nanaimo. Refer to the aerial diagram in conjunction with the Nanaimo Trail Implementation Plan - May 2007 as provided in the Data Room.
- 1.1.3 Works and services along Dunster Road will include the completion of the sidewalk on the north side of Dunster Road, from Mildmay Road east to the existing sidewalk with a stormwater management system. The design and construction will be in accordance with City of Nanaimo Manual of Engineering Standard Specifications and include a non-mountable concrete curb, 1.5 m concrete sidewalk, pedestrian sidewalk ramp at the intersection, catch basins connected to the existing storm sewer, drainage behind the sidewalk, hydro pole relocation, asphalt patch, and all work incidental to the installation of the new sidewalk;
- 1.1.4 Construct a multi-use trail from Dunster Road to Biggs Road utilizing standards for an Urban Hard Surface Trail as described in the Nanaimo Trail Implementation Plan - May 2007; and
- 1.1.5 Construct a multi-use trail along the frontage of the property along Biggs Road to the Millstone River Crossing utilizing standards for an Urban Hard Surface Trail as described in the Nanaimo Trail Implementation Plan - May 2007.

We trust the above to adequately summarized the scope of work required. Also attached as part of this application is a plan illustrating the extent of the trail network to be constructed.

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DVP397
2019-OCT-29
Current Planning

We appreciate that this is the start of an internal review process intended to culminate in a final evaluation by Council for approval purposes. To this end, we look forward to assisting your efforts in compiling and completing any required supporting documentation.

We trust that if anything additional to the information contained within this application is required by our team, notification will be given to allow for our response.

Having a new trail network for Nanaimo residents as a part of the new correctional centre development is part of the legacy we look forward to making happen.

Yours truly

HDR Architectural Associates Inc.



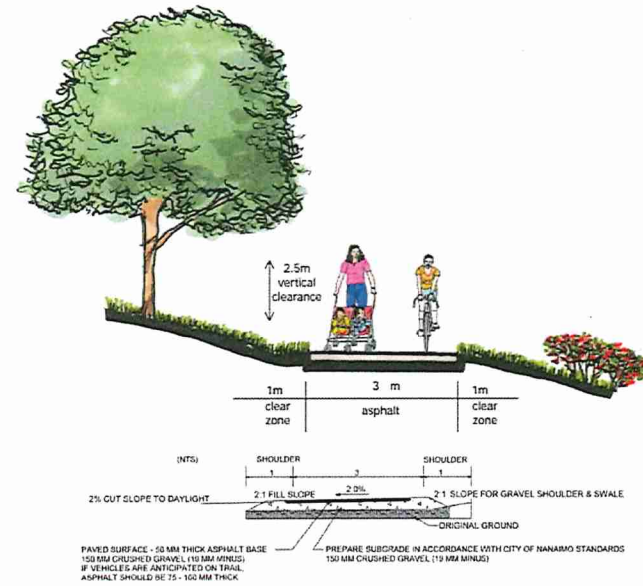
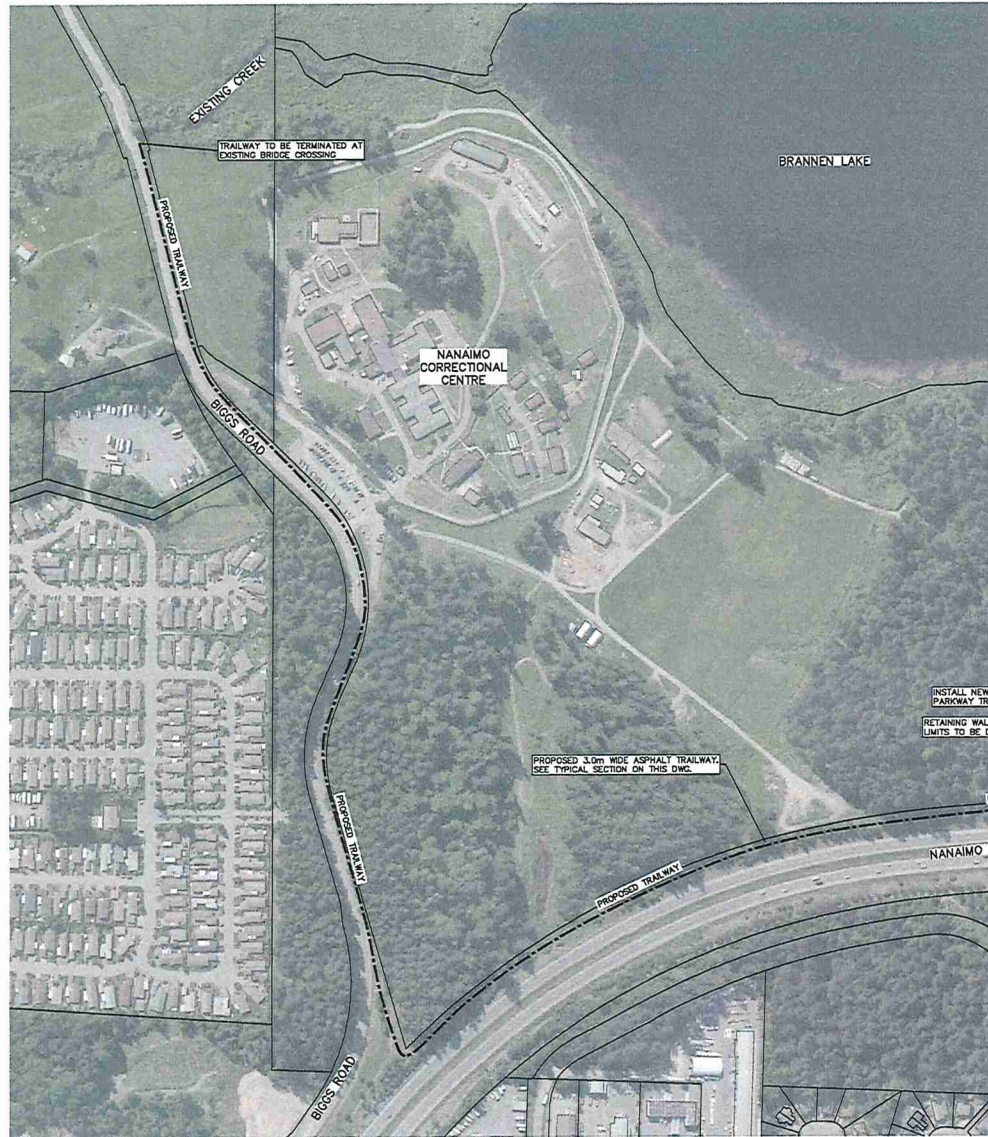
Richard Bolus Architect AIBC RAIC LEEDap
NCC Government Implementation Team Member

Attach:

- a) Development Variance Permit Application form*
- b) Appointment of Agent form*

hdrinc.com

Suite 500 – 1500 West Georgia Street, Vancouver, BC V6B 4M3
T (604) 687-1898 F (604) 682-5898

3.0m WIDE ASPHALT TRAILWAY TYPICAL SECTION
NTS

ISSUES		
No.	DATE	ISSUED FOR

NANAIMO CORRECTIONAL CENTRE
PROPOSED TRAILWAYNANAIMO, BC
NANAIMO CORRECTIONAL CENTRE

HEROLD ENGINEERING
 3701 Shelton Rd, Nanaimo, BC V9T 2H1
 Tel: 250-751-8550 Fax: 250-751-8559
 Email: mail@heroldeng.com

PROPOSED TRAILWAY:
PLAN &
TYPICAL SECTION

DESIGNED CPH	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED ECAP	
DRAFTING REVIEW	
PROJECT No. 1469-030	CLIENT DRAWING No. SK-1
SCALE H: 1:2000 V: N/A	PERMIT No.
DRAWING No. SK-1	1 of 1

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DISTRICT ALL DRAWINGS SHOWING PREVIOUS REVISION