



DEVELOPMENT VARIANCE PERMIT NO. DVP00473

**VANCOUVER ISLAND HEALTH AUTHORITY
Owner of Land (Permittee)**

**1200 DUFFERIN CRESCENT
Civic Address**

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 buildings, 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 shall form a part thereof.

Schedule A Subject Property Map

Schedule B Proposed Site Plan

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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

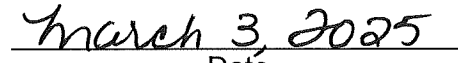
TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 14.6.1 Size of Buildings* – to increase the maximum permitted height for a principal building from 14m to 25m for the proposed building.

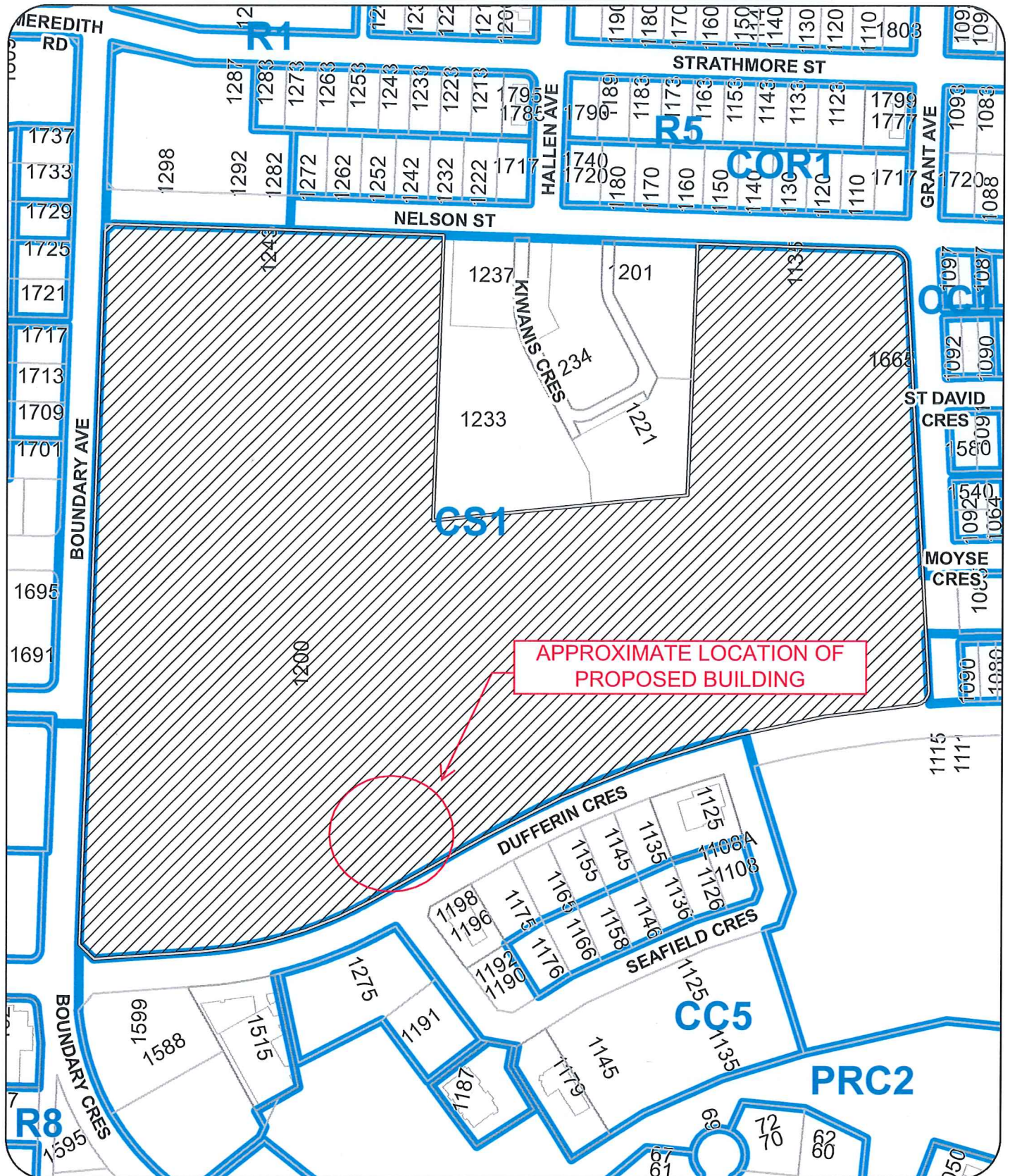
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF FEBRUARY, 2025.


Corporate Officer


Date

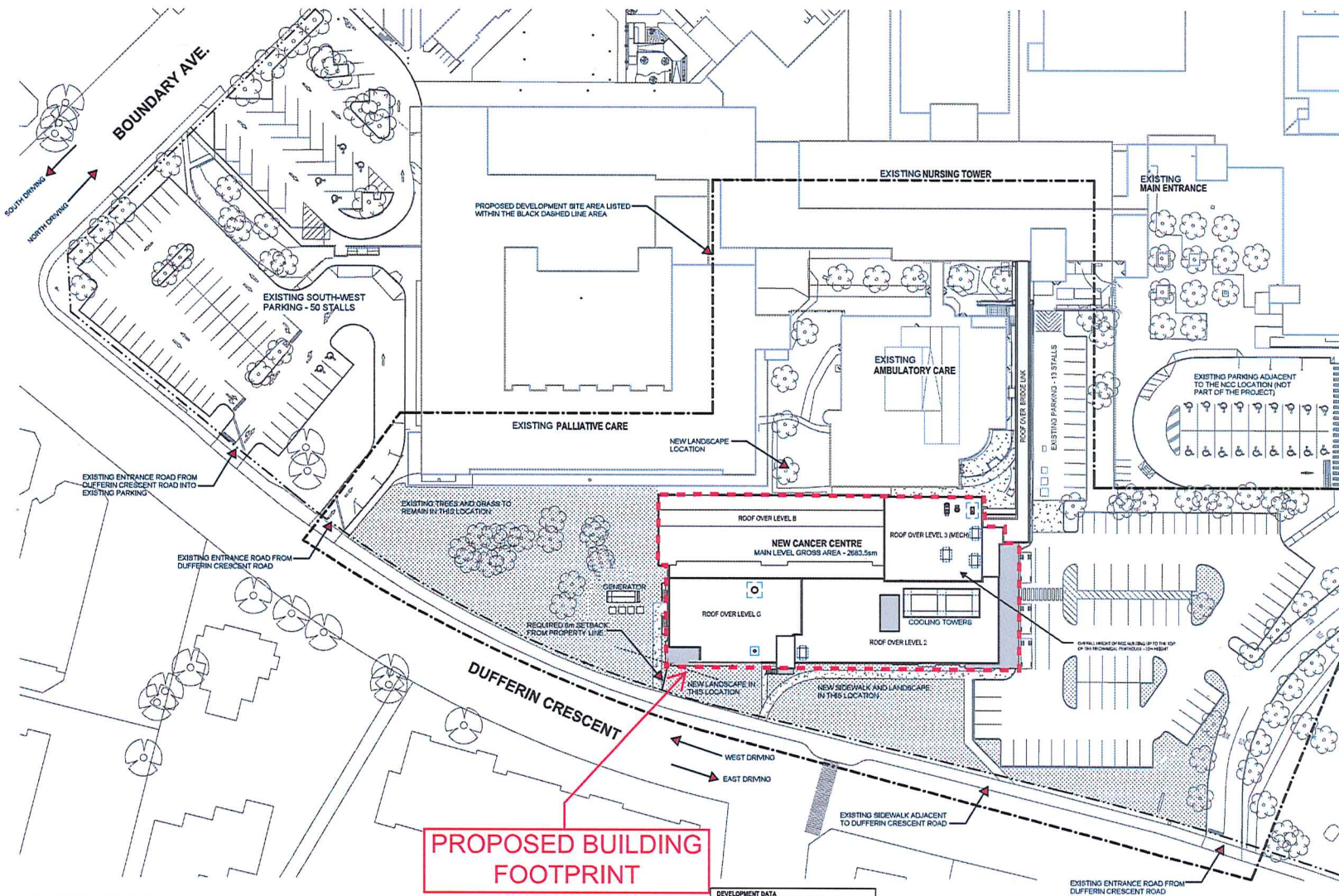
Sheila Gurrie
Corporate Officer
City of Nanaimo

SUBJECT PROPERTY MAP



 1200 DUFFERIN CRESCENT

PROPOSED SITE PLAN



PROPERTY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1 OVERALL SITE PLAN
 1:500

PROPOSED BUILDING FOOTPRINT

NCC BUILDING TOTAL GROSS AREA BGSM:

LEVEL-B- MAIN LEVEL GROSS AREA BGSM - 2683.5qm
LEVEL-0- SECOND LEVEL GROSS AREA BGSM - 1736.45qm
LEVEL-1- THIRD LEVEL GROSS AREA BGSM - 1249.85qm
LEVEL-2- FOURTH LEVEL GROSS AREA BGSM - 1249.85qm
TOTAL GROSS AREA BGSM - 6917.5qm

DEVELOPMENT DATA

ADDRESS	1200 DUFFERIN CRESCENT VANCOUVER, BC V6M 1A1
LOCAL DESCRIPTION	LET A, DELIVER (IN F&D), MEDICAL SERVICES, LEVEL 1, BOUNDARY STREET PLANS (SIT), EXISTING EAST SIDE PLANS (SIT)
LOCATION	1200 DUFFERIN CRESCENT, VANCOUVER, BC V6M 1A1
ZONE	CD1 (COMMUNITY DEVELOPMENT)
AREA	2683.5 sqm (LEVEL B) 1736.45 sqm (LEVEL 0) 1249.85 sqm (LEVEL 1) 1249.85 sqm (LEVEL 2) 6917.5 sqm (TOTAL)
UTILIZATION	GENERAL PURPOSE (SIT) 20%
SETBACKS	FRONT 5.0m SIDE 3.0m REAR 3.0m FLOORING 3.0m SIDEWALK 3.0m
BUILDING HEIGHT	15.2m (TOTAL) 12.2m (LEVEL B) 12.2m (LEVEL 0) 12.2m (LEVEL 1) 12.2m (LEVEL 2)
VARIANCE REQUESTED	EXISTING BUILDING HEIGHT (15.2m) EXCEEDS PERMITTED (12.2m)

RECEIVED
 DVP 473
 2024-NOV-26
 Current Planning



Island Health
 Nordano Cancer Centre
 1720 Dufferin Crescent
 Vancouver, BC V6M 1A1

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 Vancouver, BC V6M 1A1