CITY OF NANAIMO
THE HARBOUR CITY

HERITAGE ALTERATION PERMIT NO. HAP00027

THE ANGLICAN SYNOD OF THE DIOCESE OF BRITISH COLUMBIA
Name of Owner(s) of Land (Permittee)

100 CHAPEL 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 3459 EXCLUDING PLAN 13272 AND LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53855

   PID No. 017-697-140

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 Rendering
   Schedule D Floor Plans
   Schedule E Elevations and Exterior Materials
   Schedule F Building Perspectives
   Schedule G Chapel Street Exterior Wall Treatments

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.

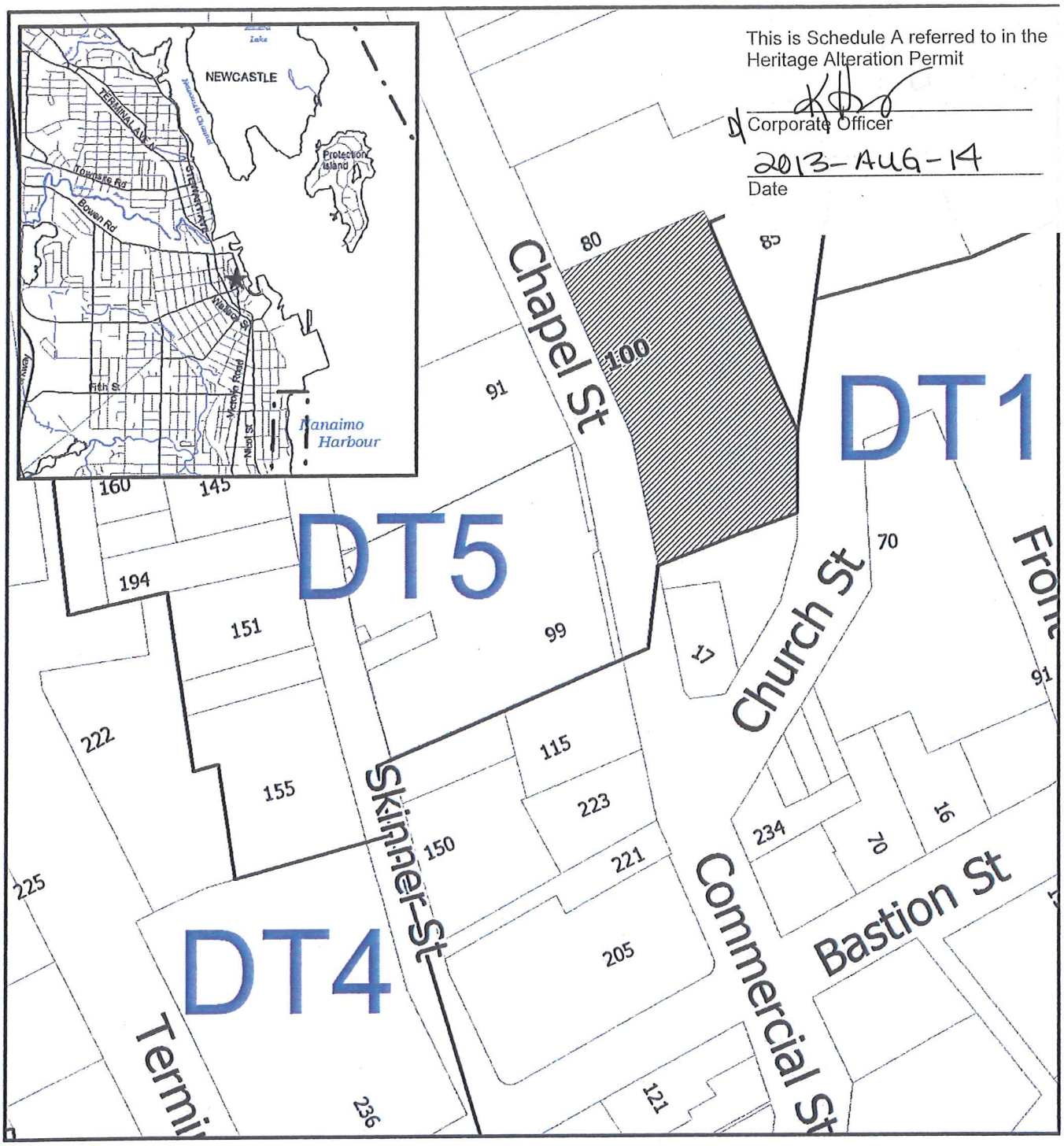
AUTHORIZING RESOLUTION PASSED BY COUNCIL ON
THE **12TH** DAY OF **AUGUST, 2013**.

D. Corporate Officer
Kristin King

2013-AUG-14
Date

CS/lb
Prospero attachment: HAP00027

SCHEDULE A



HERITAGE ALTERATION PERMIT NO. HAP00027

Subject Property

N

LOCATION PLAN

Civic: 100 Chapel Street
Lot A, Section 1, Nanaimo District, Plan VIP53855

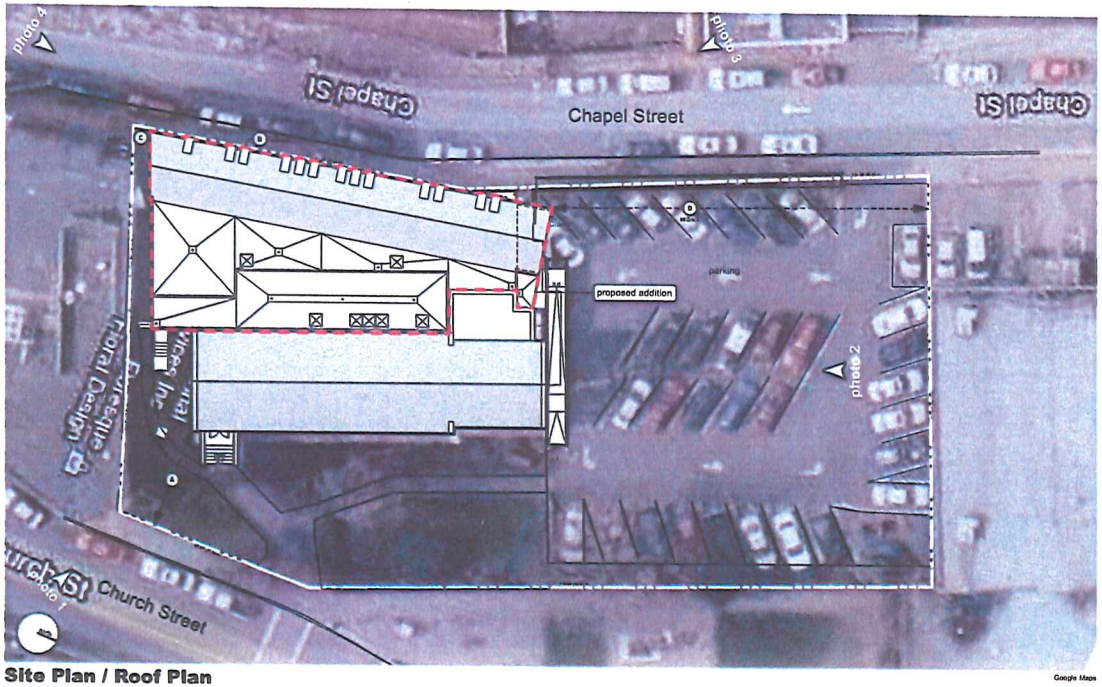
This is Schedule B referred to in the Heritage Alteration Permit.

KKG
D) Corporate Officer

2013-AUG-14
Date

Heritage Alteration Permit No. HAP00027
100 Chapel Street

Schedule B
SITE PLAN



Site Plan / Roof Plan
scale 1/16";1'-0"

Google Maps

Development Data

Legal Description	Lot A, Section 1, Nanaimo District, Plan 3458, excluding Plan 13272 and Lot A, Section 1, Nanaimo District, Plan VIP53855
Civic Address	100 Chapel Street, Nanaimo, BC
Folio	84331.000
Development Permit Area	HCA1
Zoning	DT5 Chapel

Gross Floor Area - Existing Building

Level 3 (Mezzanine Level)	67.9 sm
Level 2 (Church/Office/Meeting Level)	378.4 sm
Level 1 (Hall Level)	416.0 sm
Total Existing Gross Floor Area	862.3 sm

Gross Floor Area - Proposed Building

Level 3 (Mezzanine Level)	195.7 sm
Level 2 (Church/Office/Meeting Level)	716.5 sm
Level 1 (Hall Level)	474.0 sm
Total Proposed Gross Floor Area	1,346.2 sm

	Permitted or Required	*Proposed*
Lot Size	370 sm min	2,438 sm
Density (FAR/Lot Size)	2.3	0.55
Lot Coverage	100%	29.4%
Setbacks		
A. Front (Church)	1.5 m – 4.0 m	8.84 m (existing)
B. Front (Chapel)	1.5 m – 4.0 m	0.0 m* (0.2 m existing)
C. Side	0	1.7 m
D. Side	0	33.0 m (existing)
Building Height	19.8 m	13.5 m (existing)

Parking
Property within Schedule B of Parking Bylaw 2013 – no off-street parking required

*variance required

Site Photos


Photo 1

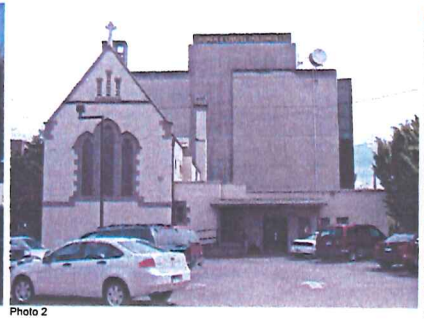

Photo 2


Photo 3


Photo 4

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St. Paul's Church Hall

Project 1020
Issue 28 2013.04.19

A02

Heritage Alteration Permit No. HAP00027
100 Chapel Street

Schedule C
RENDERING

This is Schedule C referred to in the Heritage Alteration Permit.

Corporate Officer

2013-AUG-14
Date



Project Contacts

Owner/Client
St. Paul's Anglican Church
100 Chapel Street
Nanaimo, BC V9R 5H2
250.7a3.2523 phone
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Architect
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Structural Consultant
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3701 Shenton Road
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250.751.8558 phone
Contact: Dan Fell, P.Eng.
dfell@heroldengineering.com

Mechanical Consultant
Designed Air Systems Ltd.
181 Prince John Way
Nanaimo, BC V9T 1K1
250.758.8133 phone
Contact: Steve Frazer
dasltd@shaw.ca

Electrical Consultant
RB Engineering Inc.
4-4488 Wellington Road
Nanaimo, BC V9T 2H3
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Contact: Les Brown
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Civil Consultant
JE Anderson and Associates Ltd.
1A-3411 Shenton Road
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jet@jeanderson.com

Geotechnical Consultant
Lewkowich Geotechnical Engineering Ltd
A-2569 Kenworth Road
Nanaimo, BC V9T 4P7
250.756.0355 phone
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jhessels@lewkowich.com

Building Envelope Consultant
Morrison Hershfield Limited
Second Floor, 536 Broughton Street
Victoria, BC V8W 1C8
250.382.1215 phone
Contact: Chris Rawlay
crawlay@morrisonhershfield.com

Drawing List

	Architecture
A01	Contacts, Drawing List, Rendering
A02	Site Plan / Roof Plans, Site Context Photos, Development Data
A03	Existing and Proposed Floor Plans
A04	Elevations
A05	Renderings

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St. Paul's Church Hall

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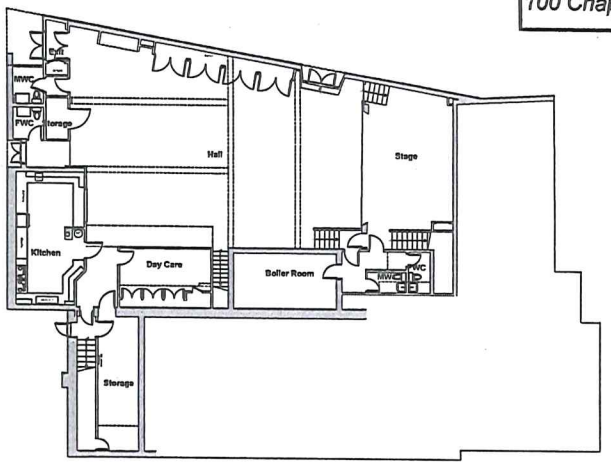
A01

This is Schedule D referred to in the Heritage Alteration Permit.

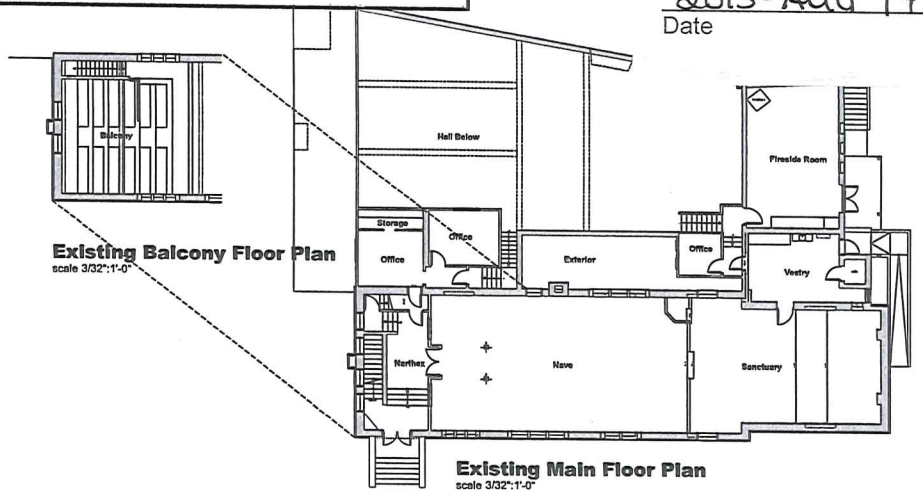
D Corporate Officer

2013-AUG-14
Date

Heritage Alteration Permit No. HAP00027 **Schedule D**
100 Chapel Street **FLOOR PLANS**

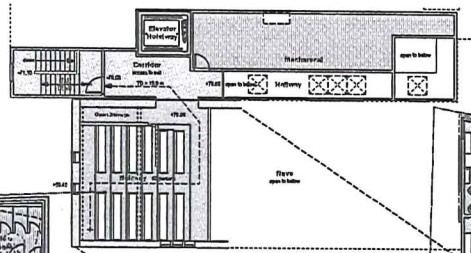


Existing Lower Floor Plan
scale 3/32":1'-0"

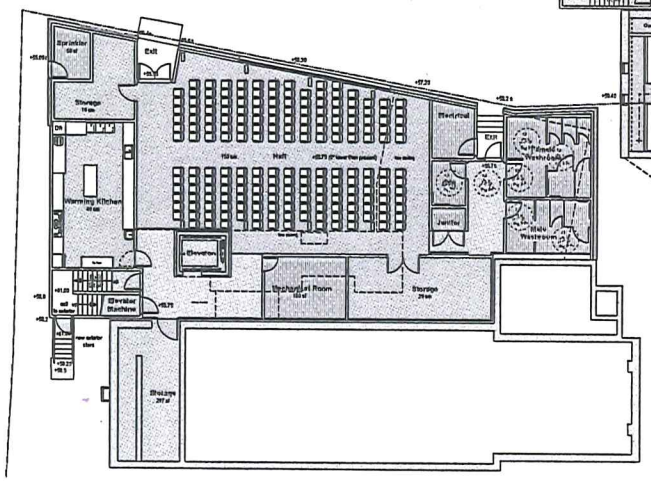


Existing Balcony Floor Plan
scale 3/32":1'-0"

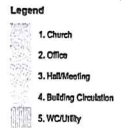
Existing Main Floor Plan
scale 3/32":1'-0"

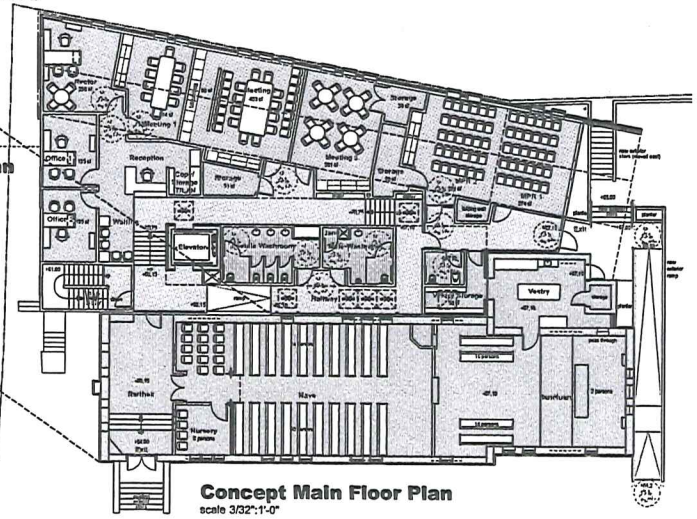


Concept Balcony Floor Plan
scale 3/32":1'-0"



Concept Lower Floor Plan
scale 3/32":1'-0"





Concept Main Floor Plan
scale 3/32":1'-0"

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CHECKWITCH POIRON ARCHITECTURE INTERIORS PLANNING

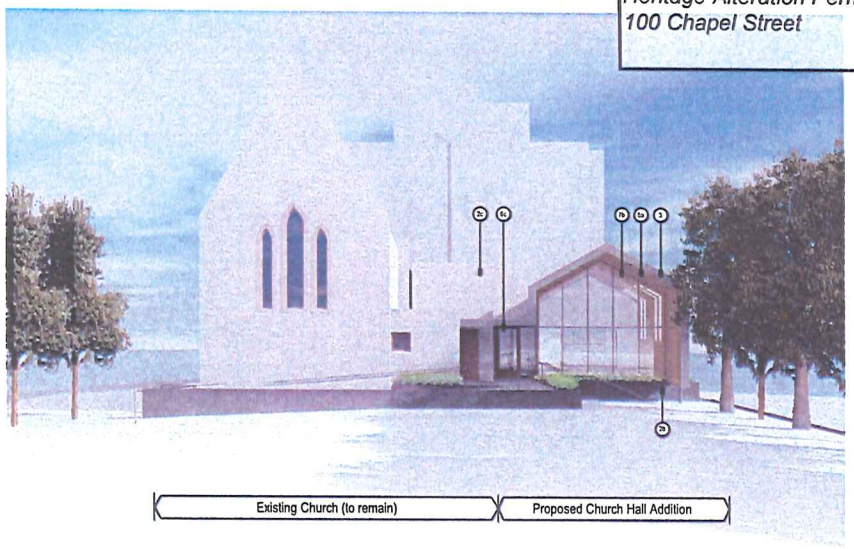
St. Paul's Church Hall

Project 1020
Issue 28 2013.04.19

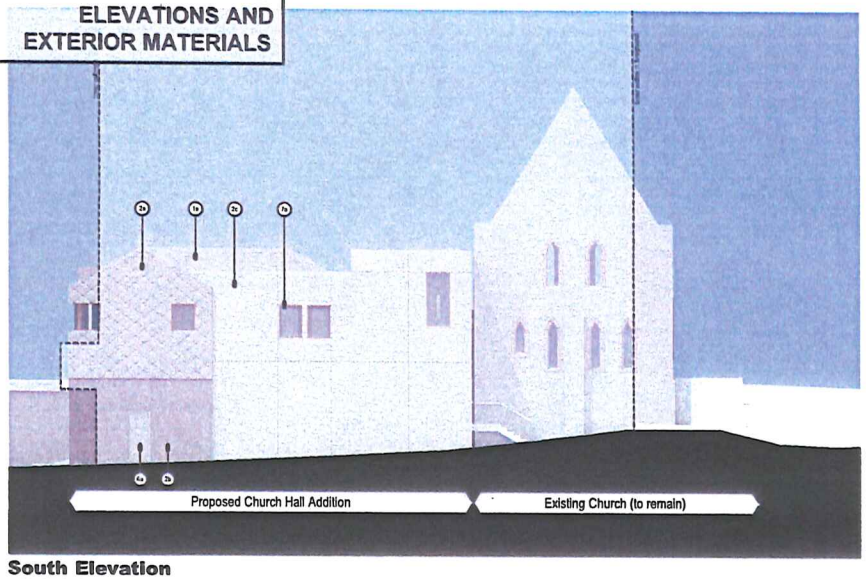
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Heritage Alteration Permit No. HAP00027
100 Chapel Street

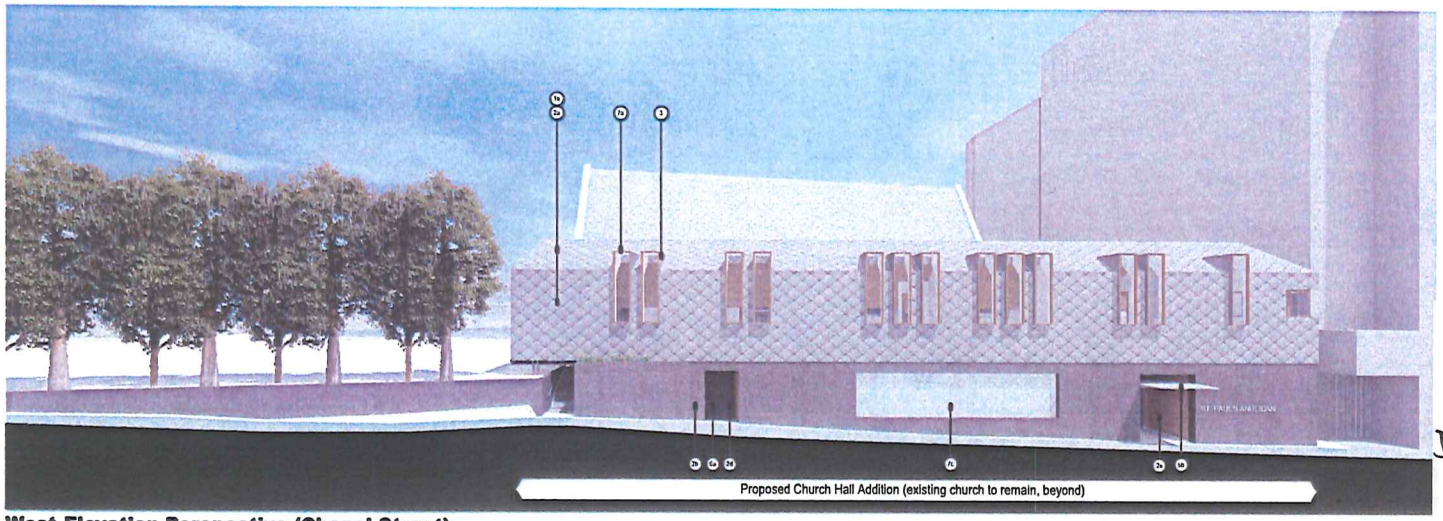
Schedule E
ELEVATIONS AND EXTERIOR MATERIALS



North Elevation Perspective (parking lot)
scale 1/8":1'-0"



South Elevation
scale 1/8":1'-0"



West Elevation Perspective (Chapel Street)
scale 1/8":1'-0"

Exterior Materials

	Material	Finish	Colour	Notes
1 a	Roofing – Sloped – Diamond Metal Tile	prefinished	Metallic grey	
b	Roofing – Low sloped – SBS	prefinished	Light grey	
2 a	Cladding – Diamond Metal Tile	prefinished	Metallic grey	
b	Cladding – Patterned Concrete	integral	Medium warm grey	
c	Cladding – Stucco	prefinished	Match church (beige)	
d	Cladding – Stucco	prefinished	Match 6a	
e	Cladding – Wood	Cetol 1, 23	078 Natural	
3	Fascia	prefinished	Metallic grey	
4	Flashing	prefinished	Metallic grey	
5 a	Soffit/Wall	Cetol 1, 23	Cross laminated timber	
b	Metal Canopy	powder coated	RAL7039 (medium grey)	
6 a	Metal Doors and Frames	painted	General CL 317nA Lead	
b	Wood Doors and Frames	Cetol 1, 23	078 Natural	
7 a	Fiberglass Windows	prefinished	Slate	
b	Wood Windows	Cetol 1, 23	078 Natural	
c	Channel Glass	prefinished	Rough Cast	

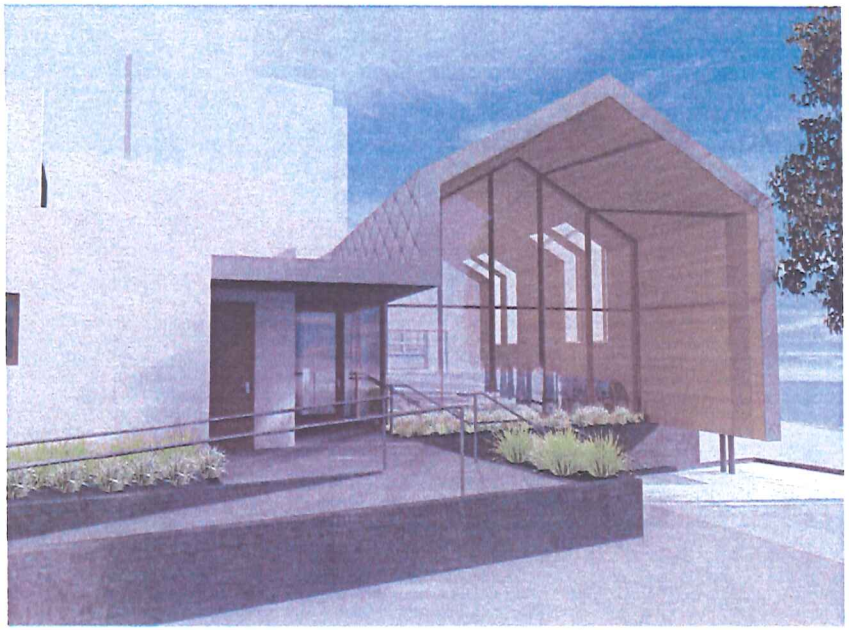
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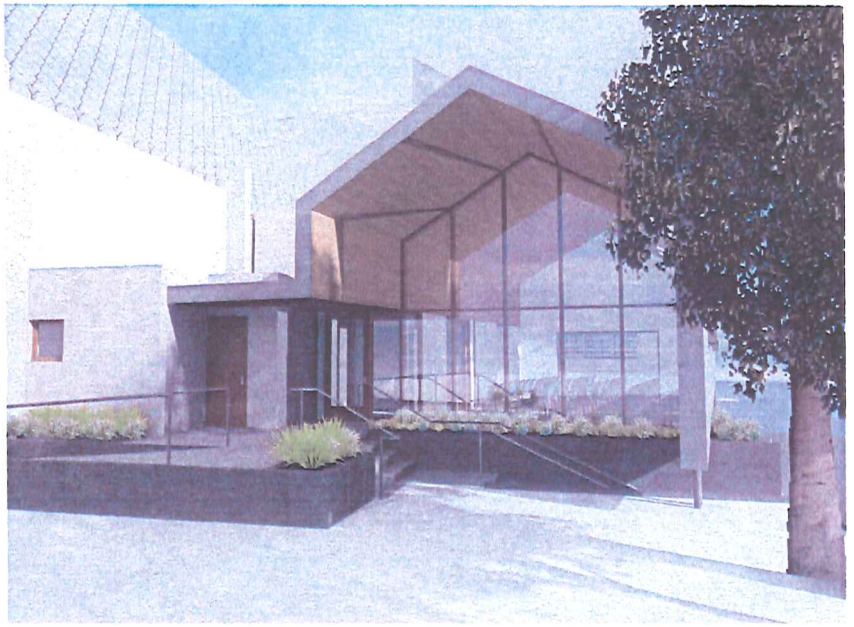
Corporate Officer

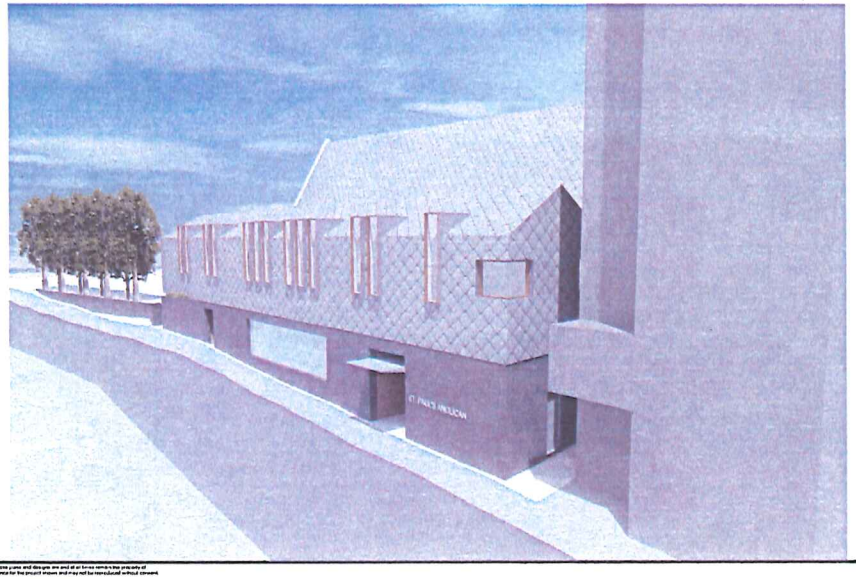
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St. Paul's Church Hall









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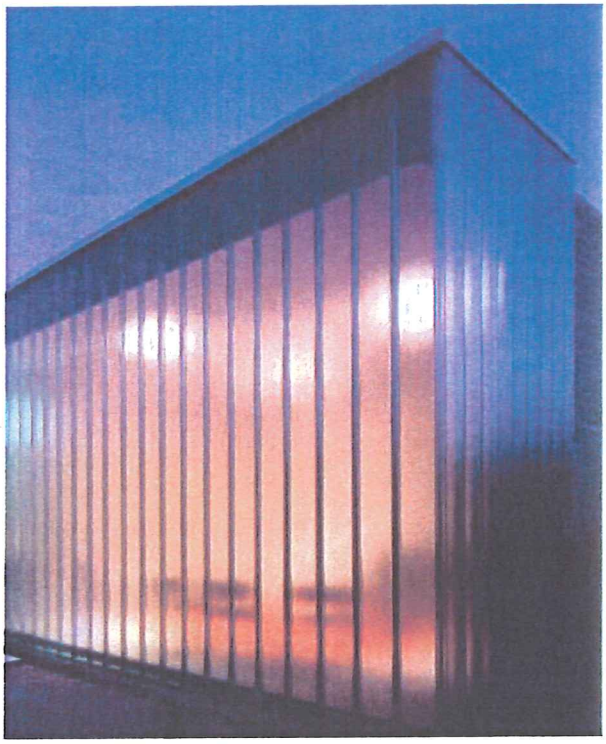
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St. Paul's Church Hall

This is Schedule F referred to in the Heritage Alteration Permit.

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2013-AUG-14
Date





Proposed Glass Block Window Sample and

Concrete Wall Texture Treatment -

Chapel Street

This is Schedule G referred to in the Heritage Alteration Permit.

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2013-AUG-14
Date