



**AGENDA**  
**DESIGN ADVISORY PANEL MEETING**

May 10, 2018, 5:00 PM  
Training Room, 2nd Floor  
455 Wallace Street, Nanaimo, BC V9R 5J6

Pages

**1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**

**2. ADOPTION OF AGENDA:**

**3. ADOPTION OF MINUTES:**

**a. Meeting Minutes of April 12, 2018**

2 - 6

Minutes of the Open Design Advisory Panel Meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday April 12, 2018.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP1099 - 1200 Dufferin Crescent**

7 - 24

A development permit application DP1099 was received from Stantec Engineering for the development of a Thermal Energy Centre at the Nanaimo Regional General Hospital. The subject property is legally described as Lot A, District Lot 97-G, Newcastle Reserve, Section 1, Nanaimo District, Plan 50077, Except that part in Plan VIP51807.

**5. ADJOURNMENT:**

**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-APR-12 AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
                              Councillor Hong  
                              Frank Basciano  
                              Martin Hagarty  
                              Charles Kierulf  
                              Kevin Krastel  
                              Will Melville

Absent:       Dan Appell

Staff:         Gary Noble, RPP, Development Approval Planner  
                  Tamera Rogers, Planner (Recording Secretary)

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3.    ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-FEB-08 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-MAR-08 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1093 - 4775 Uplands Drive

Gary Noble, Development Approval Planner introduced the project. The building form is broken into two masses due to storm water requirements. There is a Covenant on the property that requires underground parking. Staff considers the project to meet all General Development Permit Area Design Guidelines.

Brent Murdoch, Architect of Murdoch & Company Architecture + Planning Ltd., presented the project and spoke regarding the following:

- Site is a park-like setting with mature plantings.
- There is a large amount of negative space around existing buildings. The project tries to reflect this character through the introduction of courtyard spaces.
- Established a modest, traditional architectural style sensitive to the existing Longwood character with pitched roofs and darker colours compared to existing buildings, to create more presence.
- Two buildings have similar footprint and design.
- Potential for two different phases of development.
- Underground parking.
- Clientele appreciate conveniences such as easy vehicle drop-off space
- Substantial landscaping and infill has dual purpose: to maintain appearance of park-like setting and manage storm water.
- Specimen trees introduced (5m trees) to quickly establish a strong presence at corners and boundaries of property.
- Courtyard trees and plantings are smaller scale.
- Materials described: stone base, painted wood, hardi-product, etc.

Panel discussion took place regarding:

- Support for building siting and form and character as it is consistent with the character of the existing Longwood buildings.
- Height variance.
- Location of parking in front.
- Walkway width and connection to laneway.
- Possible addition of more indigenous plant species.
- Pond areas to have water year round.
- Electric car charging stations discussed and will be introduced.
- Trail lighting connecting to parking lot (south). It was suggested that more lighting be considered as this is a very convenient path.
- Site grades and the materials used for Building B.
- Discussed site grading and concerns about impact of retaining wall. Stacked rock retaining wall 2-3m high.
- Purpose of chimneys discussed--used to gather venting.
- Entrance feature thought to be out of scale with the rest of the building.

It was moved and seconded that Development Permit DP1093 be accepted as presented with support for the proposed building height and parking variances. The following recommendations were provided:

- Consider opportunities for adding outdoor amenity structure;
- Consider widening walkway connection to the building at the laneway pedestrian connection;
- Consider introducing more indigenous plant species to the plant palette;
- Consider adding an electric car charging station in the parkade;
- Consider introducing additional lighting to the path connecting to the Origin site.
- Consider adding a stone finish to Building B exposed concrete wall face on parkade; and,
- Consider enhancing the scale of the entry features to Buildings A and B.

The motion carried unanimously.

(b) Development Permit Application No. DP1055 - 531 Kennedy Street

Tamera Rogers, Planner introduced the project and spoke regarding the following:

- The concept has been revised from the version originally presented in 2017-JUL-27.
- 8 units, using existing house that will be raised and relocated on property.
- Landscape buffer variance requested for side yard buffer to accommodate parking.

Joyce Troost, Architect of Joyce Reid Troost Architecture presented the project and spoke regarding the following:

- New approach to use existing building, moving house to make it conforming.
- Raising building to allow for natural light and full height basement.
- Keeping the existing character of the building, updating the outside finishes.
- No longer asking for any variances other than Minimum Landscape Treatment Level 2d for both side yards to accommodate the parking area.
- Small units, with individual accesses and individual outdoor amenity space.
- Covered (not secure) bike storage in rear accessory building. Short term bike storage located in front.
- Surface parking accessed via lane.
- Screening will be provided between porches and patios for privacy.

Fred Brooks, Landscape Architect of Fred Brooks Landscape Architecture presented the Landscape Plan and spoke regarding the following:

- Landscape concept is intended to fit into the traditional character of the neighbourhood, but will also revitalize this older area.
- Elements, such as picket fence, reflect existing elements in neighbourhood.
- Discussed reasons for differing side yard fence heights - south needs more buffer, north needs less buffer between yards.
- Re-use of existing hedge in rear as buffer.
- Decorative downward lit LED fixture illuminates parking area. Low level bollard lighting as site lighting.

Panel discussion took place regarding:

- How much higher the house will be in relation to the street? The architect explained that it will appear essentially the same, only one foot higher.
- Not reusing attic space, elected to keep it the same.
- Garbage and bicycle storage combined. Can these be separated? And setback from the one unit.
- Bottom unit window size.
- Staff comments regarding porch column posts.
- Concerns raised about visibility due to the hedge adjacent to the lane.
- Size of front entry stairs.

- Maneuverability within the parking lot - may have some challenges reversing out of some stalls and could hit landscaping.
- Pedestrian entrance from Kennedy Street.
- Outdoor bike storage security.
- Concerns raised regarding overlook into yard from neighbouring properties and privacy of lower units.
- Pickets should be wood not aluminum, ensure spacing is appropriate.
- White wooden stairs and maintenance of same.

It was moved and seconded that Development Permit DP1055 be accepted as presented with support for the proposed Minimum Landscape Treatment Level variance. The following recommendations were provided:

- Consider relocating the accessory building to improve access to rear units and bicycle storage (with possible use of under stair space for bicycle storage);
- Consider increasing the window size on the west elevation for bottom units;
- Consider adding detail to the gable end on the front façade;
- Consider parking lot maneuverability by adding a hammerhead at the north end of the parking area;
- Consider ways to protect side yard landscaping adjacent to the parking area;
- Consider adding a gate at the Kennedy Street pedestrian entrance;
- Consider changing all fences to solid panels;
- Consider integrating the door and adjacent window together for the four lower units, with matching height and trim;
- Consider adding landscaping along lane dedication area;
- Consider making all railings wood railings; and,
- Consider adding low level lighting along the side yards.

The motion carried unanimously.

(c) Development Permit Application No. DP1096 - 1217 Manzanita Place

Gary Noble, Development Approval Planner introduced the project and spoke regarding a proposed building height which staff supports. It allows for smaller footprints.

Will Melville, Designer of Delinea Design Consultants Ltd., presented the project and spoke regarding the following:

- Site topography poses challenge, steep, rocky site.
- A road is located up the middle of site with units on either side
- Attempted to keep footprint as small as possible, allowing flexibility in unit siting with topography.
- 3 storey units with parking on first level.
- Units on lower side are two storey to preserve views.
- Internal road follows contours with 9-10% slope. Driveways are level.
- Three unit types, contemporary design with low slope, shed roofs.
- Decks project over driveway with garages tucked underneath
- Heavy timber used to emphasize entries.
- Direction of roof slope alternated to create undulation to reflect the rocky slope.
- To be clad with wood rather than vinyl siding.

Victoria Drakeford, Landscape Architect, of Victoria Drakeford Landscape Architect presented the Landscape Plan:

- Rock structures are main inspiration and focus as trees cannot be retained.
- Three major areas: bluffs, internal road, and storm water management through site.
- Try not to impact bluffs and reintroduce pine, fir and arbutus trees to revegetate the site.
- Will not be planting in view corridor adjacent to two-storey units.
- More decorative, ornamental grass and perennials in internal road area.
- Native plant palette used.
- Swales in between units designed as decorative rock gardens.
- Split-rail fence along park boundary.
- Green roofs over garages, units above will have views of these. Can be used as patios and for storm water retention.

Panel discussion took place regarding:

- Roof direction. It was suggested to alternate the roof direction to reflect the complexity of rocky site.
- Use of materials and differentiating units from each other.
- Unit 5 is near crown of slope - elevation of garage.
- Exterior patios regarding accessibility: gravel vs. hard surface.
- Confirmed that garbage pickup will be private collection.
- Fencing as a requirement of bylaw to separate between parks. Comment that split rail doesn't seem to fit with contemporary style of the units. Better not to have it.
- Internal driveway--will be broken up with different colour concrete and texture.

It was moved and seconded that Development Permit DP1096 be accepted as presented with support for the proposed building height; and, front and rear yard setback variances.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:23 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001099 – 1200 DUFFERIN CRESCENT

**Applicant / Owner:** VANCOUVER ISLAND HEALTH AUTHORITY

**Architect:** STANTEC ARCHITECTURE LTD.

**Subject Property:**

<i>Zoning</i>	CS1 – Community Service
<i>Location</i>	The new facility is located on the west side (along Boundary Avenue) of the Nanaimo Regional General Hospital (NRGH) campus, south of the NRGH heli-port and to the north of the recently constructed one-storey water supply building.
<i>Total Area</i>	14.63ha.
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Hospital Urban Node; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

## BACKGROUND

The Nanaimo Regional General Hospital (NRGH) is undergoing infrastructure and building upgrades to meet future community medical demands. The most recent upgrades are as follows: a new emergency department; an electrical utility building which houses three generators, an electrical distribution centre, and a water supply building.

## PROPOSED DEVELOPMENT

The proposed two and a half-storey building will house the new hospital boiler infrastructure. The name of the proposed structure is the Thermal Energy Centre (TEC). The TEC is replacing the existing boilers that are currently located within the main hospital building.

### Site Context

The subject property includes the NRGH hospital campus. The proposed building will front Boundary Avenue to the south of the service entrance at the Crescent View Avenue intersection. The building will be separated from the water supply building by a pedestrian walkway.

A four-storey apartment building is located on the opposite side of the street from the proposed building location. Other surrounding land uses includes medical office buildings and multiple family dwellings.

### Site Design

The proposed building is in close proximity to the street (Boundary Avenue) which provided the opportunity for street presence as encouraged within the General Design Guidelines. The walkway between the water supply building and the proposed TEC building will allow service personnel to access the water supply building and pedestrians to access the hospital campus from the public sidewalk on Boundary Avenue. The existing service lane to the north of the

proposed building site allows for proposed building services: an underground fuel tank and six new staff parking spaces.

Staff Comment:

The walled causeway between the existing water supply building and the proposed building may present security concerns. What CPTED (Crime Prevention through Environmental Design) principles assure the route is safe for hospital staff and the public?

### Landscape Design

The applicant will provide more information on the proposed landscape plan that is limited to street trees and lawn along Boundary Avenue, and a trellis system of the on the north and south building elevations at the DAP meeting.

Staff Comment:

The building's proximity to the hospital heli-port and overhead main hydro distribution lines will require tree species to meet BC Hydro and Ministry of Transportation regulations.

### Building Design

The building mass has two distinct blocks:

- the 9m high portion for the utility function that fronts Boundary Avenue; and,
- the 5.5m high portion for the administrative function that faces the main hospital block.

The building design uses two architectural features of the water supply building, the glazed curtain wall and the brown brick cladding which respect the contemporary design of the neighbouring building.

Brown brick cladding is a feature of the south and north building elevations of the 9m portion of the building. A vertical metal cladding system caps the two elevations and reduces the scale of the two wall faces. The tall vertical inset window modules articulate the flat wall surface.

A vertical metal cladding system frames the clear glazed curtain wall that faces Boundary Avenue. The composition of both the frame element and the clear glazing showcase the internal workings of the utility.

The administrative portion of the building is clad in a black metal panel in order to distinguish the different function. A red "L-shaped" framed canopy highlights the administration building entrance.

## **PROPOSED VARIANCES**

There are no proposed variances.

DS/GN/In

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To:	Gary Noble City of Nanaimo Planning Department	From:	Stefan Schulson, Architect AIBC Victoria, BC
File:	144316181	Date:	March 26, 2018

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**Reference:** NRGH – Thermal Energy Centre Design Rationale

The Thermal Energy Centre (TEC) is a new proposed building for the Nanaimo Regional General Hospital (NRGH) campus; the TEC will house the new boiler infrastructure for the hospital, replacing the existing boilers that are currently located in the main hospital building.

The TEC is sited at the southwest corner of the NRGH site, adjacent to the Water Supply Building (WSB) and near the entrance to the existing Rehabilitation Building. This location is proximal to the hospital's other service buildings, further consolidating the hospital service infrastructure into a defined district within the overall campus.

The TEC building is conceived as two distinct blocks: a larger 9 meter high mass that fronts onto Boundary Avenue and houses the boilers and other machinery; and a smaller 5.5 meter high annex that faces back to the main hospital block and encapsulates the administrative functions of the building. The architecture of the larger mass is a continuation of the theme established by the WSB, incorporating the brown brick that is thematic of the entire hospital facility, as well as the glazed curtain wall facing out to Boundary Avenue. The brown brick flanks the north and south walls of the boiler room and is capped by a band of vertically-oriented insulated metal panel and perforated metal screening at the tops of the glazing. The mass of the north and south walls are also broken up by tall vertical strips of glazing, as well as the inclusion of a modular trellis system which will serve as the substrate for the growth of climbing plants.

Whereas the inner functions of the WSB are hidden behind opaque glazing, the TEC will offer a clear view of its inner workings to the street; the curtain wall system facing Boundary Avenue will utilize clear glazing and capless mullions to showcase the machinery at work. Vertical strips of acoustic vents punctuate the curtain wall system, adding verticality to an otherwise horizontal mass; at the upper portion of the glazing perforated metal screening will create an interesting effect as it disperses the interior light escaping the boiler room, while also offering some diffusion of sunlight entering the space. The base of the east and west walls of the larger mass will be clad in black corrugated metal panels, a traditional west coast industrial material.

The annex portion of the TEC materially differentiates itself from the larger boiler house through the use of an elongated charcoal brick that is visually detached from the larger block by strips of vertical glazing. The main entrance to the building is clearly marked though the introduction of red metal panels which clad the entry canopy. The mechanical equipment that is located on the roof of the annex will be screened by the same perforated metal material that is used at the top of the curtain wall glazing.

The TEC building is set back 6.0 meters from the property line along Boundary Avenue; this setback strip will be landscaped with new trees, native grasses and boulders to create a natural buffer zone between the building and the street and enhance the overall relationship between the hospital campus and the adjoining neighbourhood. The area between the TEC and the existing Rehabilitation Building will be seeded with grass and planted with a few select trees to create a communal intermediary space between the hospital and the rest of the campus service area.



March 26, 2018

Gary Noble

Page 2 of 2

**Reference:** NRGH – Thermal Energy Centre Design Rationale

**STANTEC ARCHITECTURE LTD.**



**Stefan Schulson, M.Arch, Architect AIBC**  
Architect

Phone: 250.389.2509

Cell: 250.217.2686

stefan.schulson@stantec.com

Attachment: Attachment

c. C.C.



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Legend

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Notes

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## Permit-Seal

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Client/Project

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1200 Dufferin Crescent, Nanaimo, BC

## RENDERINGS

RECEIVED  
DP1099  
2018-MAY-07

Project No.  
[443]6[8]

Revision \_\_\_\_\_ Drawing No. \_\_\_\_\_

Sheet of

**A-003**

An architectural rendering of a proposed two-story building. The building features a large glass facade on the right side, revealing an interior with blue walls and exercise equipment. The upper portion of the building is clad in light-colored vertical panels, while the lower portion and side walls are made of red brick. To the left of the main building is a smaller, single-story structure with a red brick exterior. The building is situated on a grassy hillside next to a paved road. In the background, a multi-story brick building is visible under a blue sky with scattered clouds.



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1200 Dufferin Crescent, Nanaimo, BC

Title  
SITE PLAN - NEW

Project No. 144316181  
Revision  
Scale 1:200  
Drawing No.

Sheet \_\_\_\_\_ of \_\_\_\_\_ **A-101**

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DP1099  
2018-MAY-07

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2018 3-20-17.dwg





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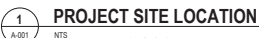


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1200 Dufferin Crescent, Nanaimo, BC

## SITE AND PROJECT INFORMATION

Project No. 144316181	Scale
Revision	Drawing No.

Sheet of **A-001**

PROJECT SUMMARY		
ADDRESS	120 DUFFERIN CRESCENT, NANAIMO, V8S 2S1 BRITISH COLUMBIA	
LEGAL DESCRIPTION	LOT 4 DISTRICT LOT 9-G, NECOSTALE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 5007, WHICH THAT PART IN PLAN V551607	
LOCATION	49-1852 - 123 9508	
ZONE	C51 (COMMUNITY SERVICE ONE)	
AREA	SITE AREA 146370 m <sup>2</sup> EXISTING BUILDING AREA 43917.2 m <sup>2</sup> NEW BUILDING AREA 6603.3 m <sup>2</sup> TOTAL BUILDING AREA 44478.1 m <sup>2</sup>	
	ZONING	PROVIDED
SITE COVERAGE	40%	30.4%
SETBACKS		
FRONT YARD	6.0 m	6.0 m
SIDE YARD	4.0 m	n/a
FLANKING SIDE YARD	0.0 m	n/a
REAR YARD	7.0 m	n/a
LOADING	CROSS FLOOR AREAS LESS THAN 200m <sup>2</sup> REQUIRES 1 STALL	1 PROVIDED
PARKING	1 SPACE FOR EVERY 50m <sup>2</sup> OF GROSS FLOOR AREA 12 REQUIRED	6 PROVIDED
BUILDING HEIGHT	14 m MAXIMUM	9 m HIGH
VARIANCES REQUESTED	NONE	

\*AS DEFINED IN BCBC 2012

BUILDING CODE SUMMARY	
GOVERNING CODES	BC BUILDING CODE 2012 (BCBC) ASHRAE 2016
MAJOR OCCUPANCY	F2 OFFICE ANNEX F2 BOILER ROOM
FIREWALLS	NONE
ARTICLE OF CONSTRUCTION	3.2.2.61 GROUP D, UP TO 2 STORIES, SPRINKLERED 3.2.2.77 GROUP F, DIVISION 2, UP TO 2 STORIES, SPRINKLERED
NUMBER OF STORIES	SUB MAIN FACES 4 STREET

BUILDING SPATIAL SEPARATION				
EXPOSING FACE	NORTH	SOUTH	EAST	WEST
LIMITING DISTANCE	14.95 m	1.29 m	6.85 m	12.17 m
AREA OF ALLOWABLE UNPROTECTED OPENINGS	100%	8%	100%	84%
AREA OF UNPROTECTED OPENINGS	14.43%	23.07%*	42.51%	56.28%

\* GLAZING ON SOUTH ELEVATION TO BE SPRINKLER PROTECTED.

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ORIGINAL SHEET - ARCH'D 60x30

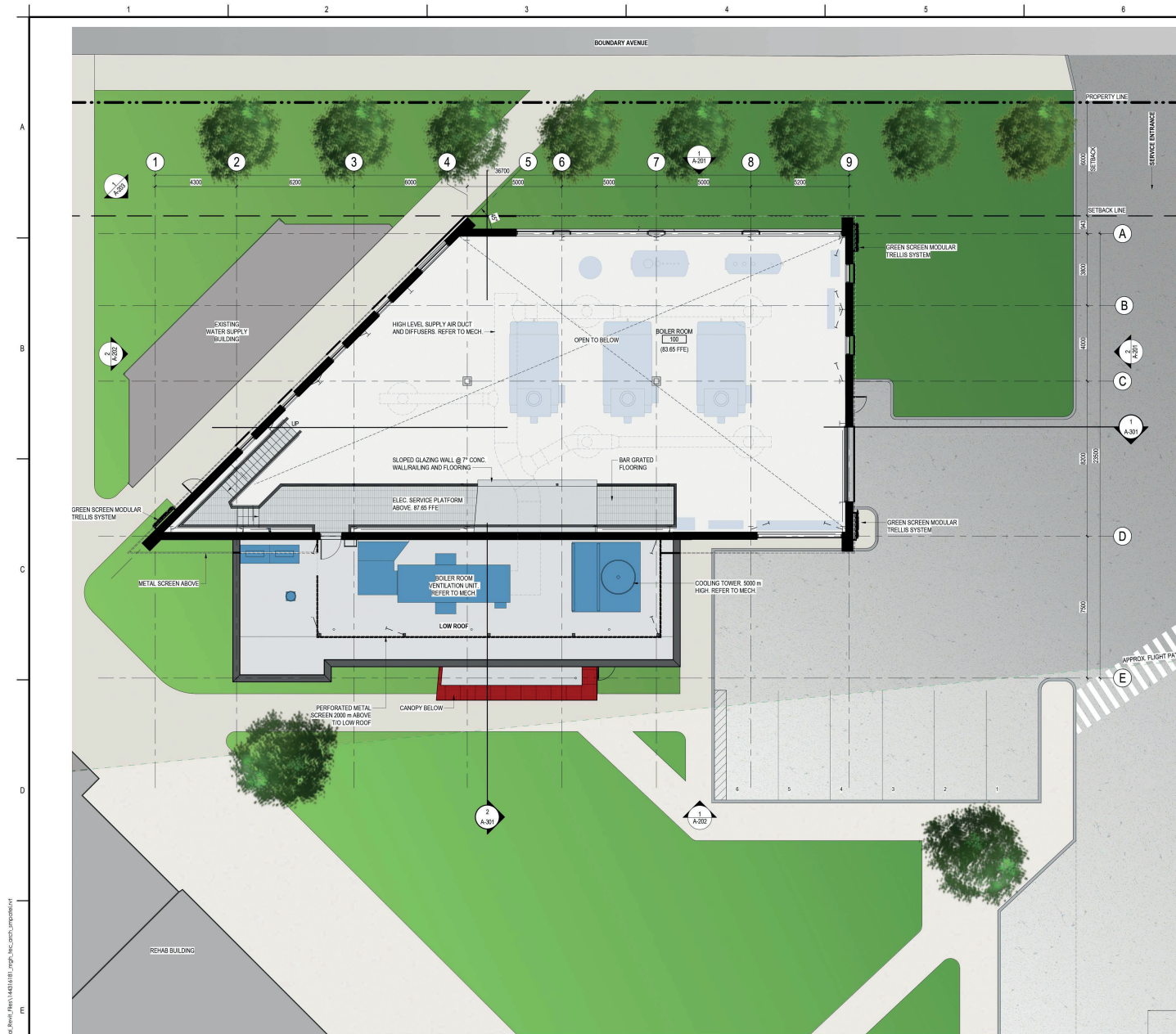
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2018-MAY-07  
Current Planning & Subdivision



ORIGINAL SHEET - ARCH D (24"X36")



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2018-MAY-07



**1 SERVICE PLATFORM LEVEL AND LOWER ROOF PLAN**  
A-103 1:100



Stantec Architecture Ltd.  
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Victoria, BC V8A 6K3  
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#### Legend



#### Notes


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FOR DEVELOPMENT PERMIT Issued	SP	SMS	2018.03.28
	By	App'd	YYYY.MM.DD

#### Permit Seal

#### Client/Project



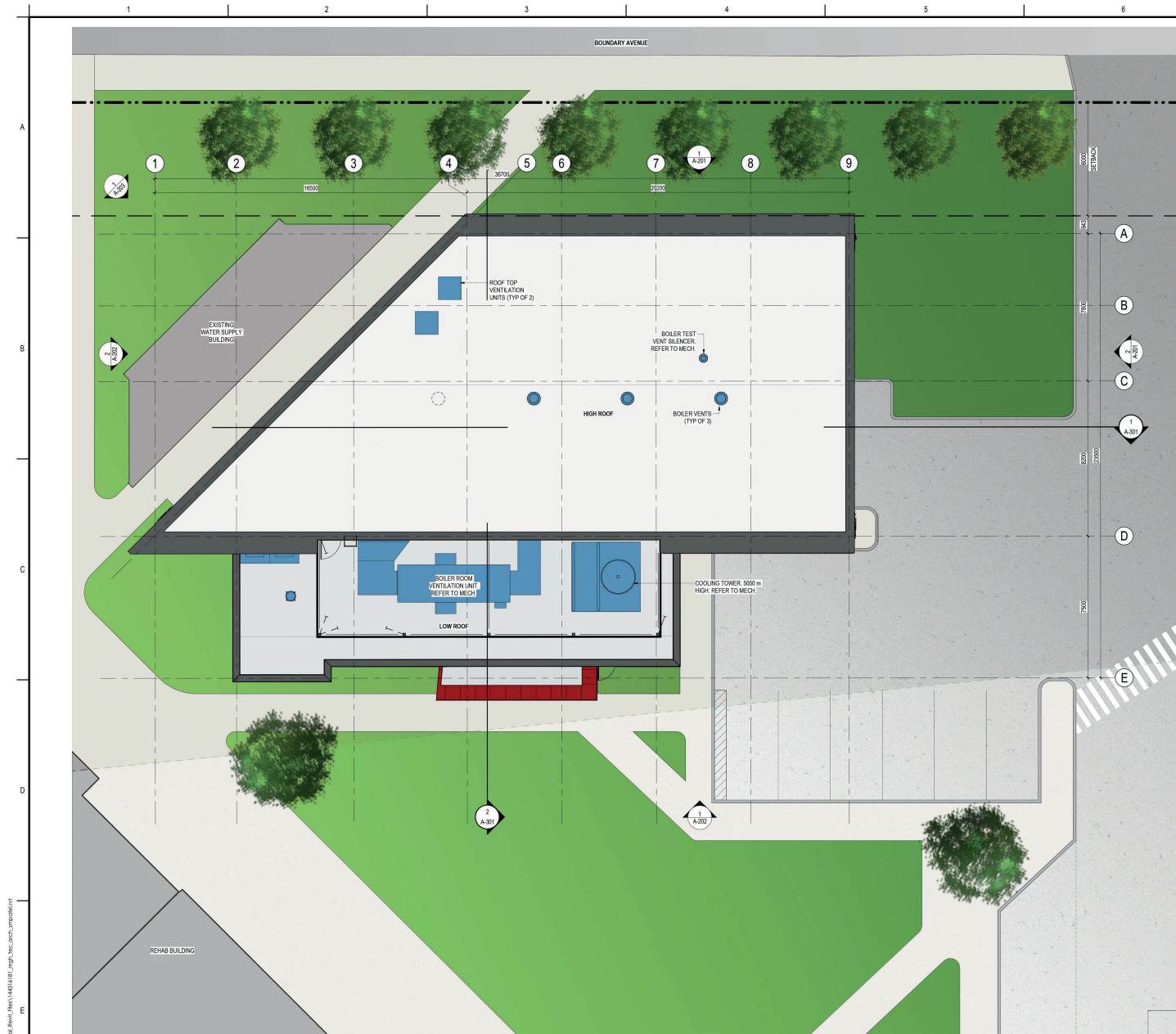
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1200 Dufferin Crescent, Nanaimo, BC

Title  
**SERVICE PLATFORM AND LOW ROOF  
PLAN**

Project No. 144316181 Scale 0 1000 3000 5000  
Revision Drawing No.

Sheet **A-103**  
of



1  
A-104  
**HIGH ROOF PLAN**  
1:100



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#### Client/Project

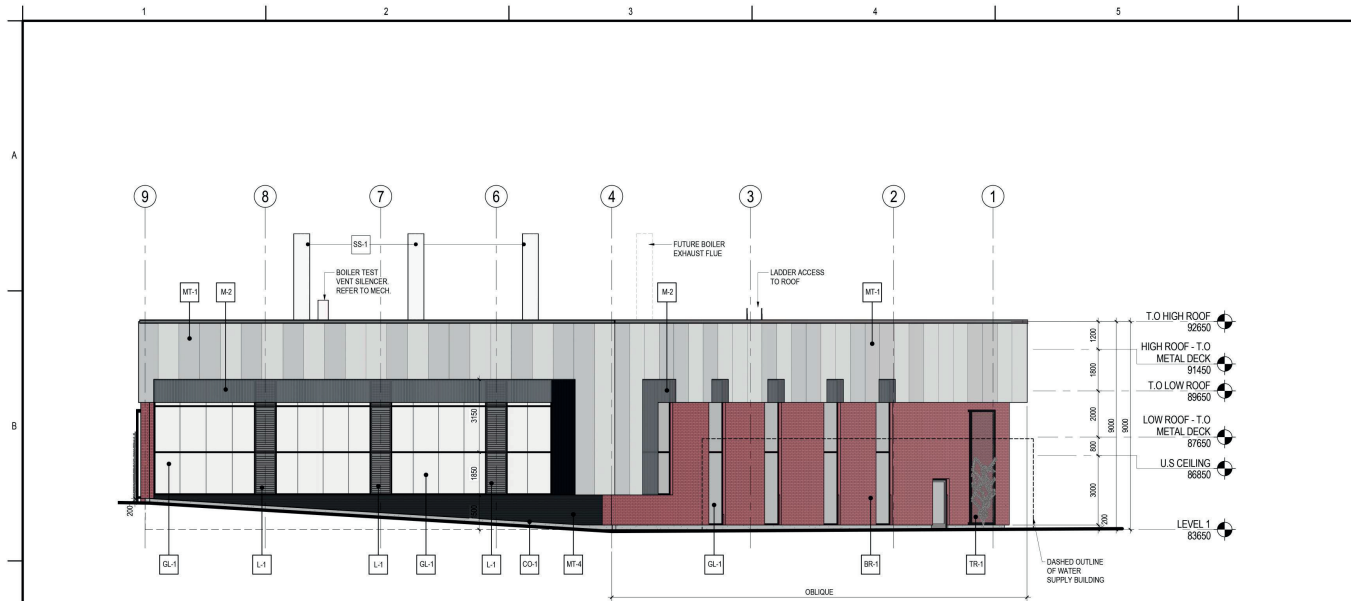
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Title  
**HIGH ROOF PLAN**

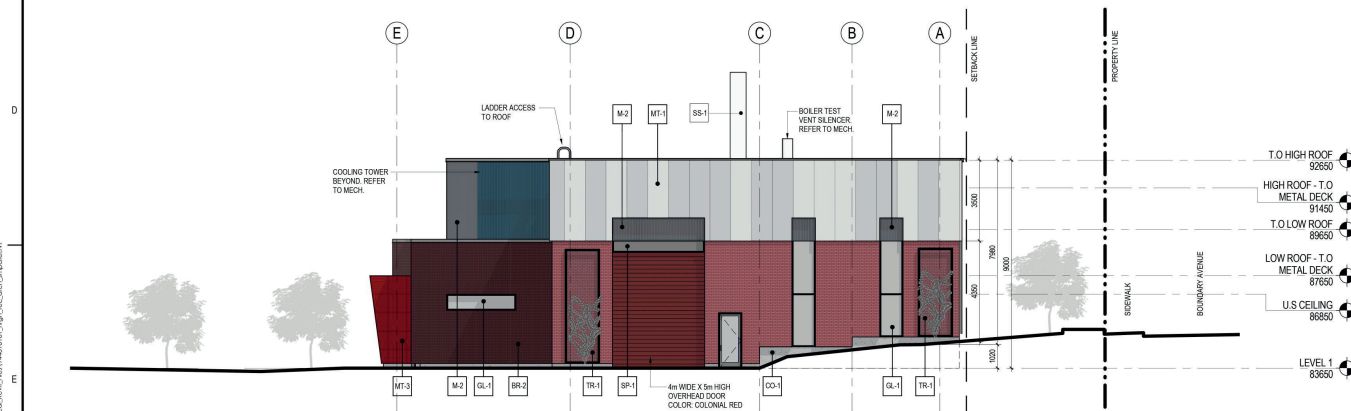
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Drawing No.

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of  
**A-104**

Revision	By	App'd	YYYY.MM.DD
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**1 WEST ELEVATION**  
A-201 1:100

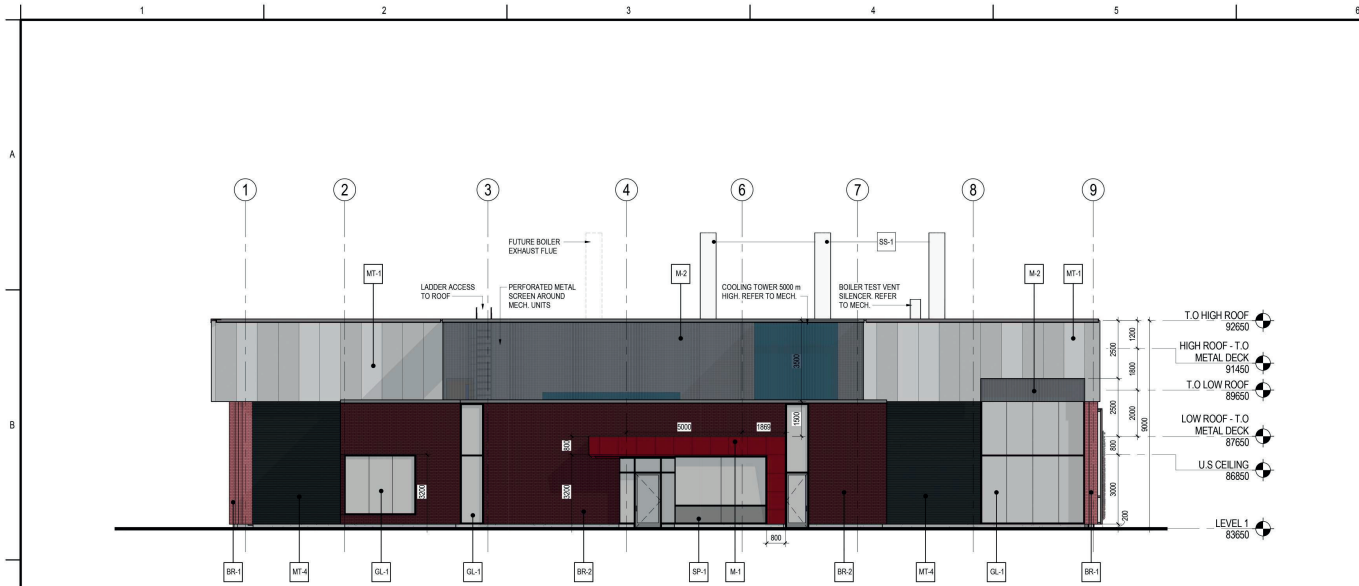


**2 NORTH ELEVATION**  
A-201 1:100

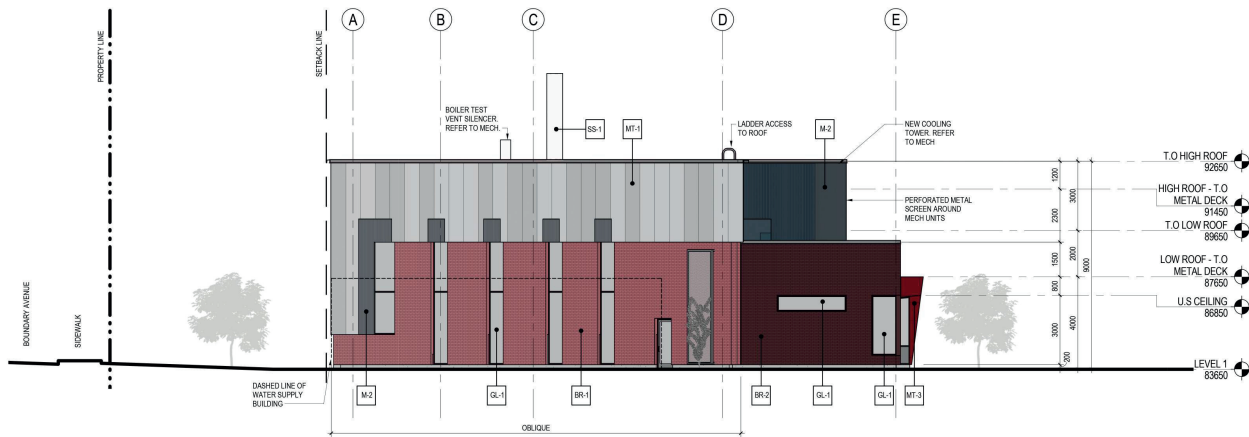
MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARI-TONE
BR-2	NORMAN BRICK	ESBONY MISSION
CD-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVER (50% FREE AREA)	BLACK, ALUMINUM FINISH
TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
SS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

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2018-MAY-07

Revision	By	App'd	YYYY.MM.DD
FOR DEVELOPMENT PERMIT Issued	SP	SMS	2018.03.28
	By	App'd	YYYY.MM.DD



**1 EAST ELEVATION**  
A-202  
1:100



**2 SOUTH ELEVATION**  
A-202  
1:100

TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPAN INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPAN INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARI-TONE
BR-2	NORMAN BRICK	ESBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVER (50% FREE AREA)	BLACK, ALUMINUM FINISH
TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
SS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

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## Consultants



Legend

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Notes

[illegible]

## Permit-Seal

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Client/Project

island health

VANCOUVER ISLAND HEALTH  
AUTHORITY  
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

Title  
ELEVATIONS

Project No. 144316181  
 Scale 1:100  
 Revision Drawing No.

Sheet \_\_\_\_\_ of \_\_\_\_\_ **A-203**



MATERIAL LEGEND		
TAG	MATERIAL	FINISH COLOUR
MT-1	KINGSPIR INSULATED METAL PANELS	TWO TONED GREY
MT-2	PERFORATED METAL PANELS	DARK GREY
MT-3	KINGSPIR INSULATED METAL PANELS	COLONIAL RED
MT-4	HORIZONTAL CORRUGATED METAL PANELS	BLACK
GL-1	CURTAIN WALL GLAZING	-
BR-1	STANDARD BRICK	BROWN VARIATION
BR-2	NORMAN BRICK	EBONY MISSION
CO-1	CONCRETE FACED INSULATION	TBD
L-1	ACOUSTICALLY RATED VENTILATION LOUVER (50% FREE AREA)	BLACK, ALUMINIUM FINISH
TR-1	GREEN SCREEN MODULAR TRELLIS SYSTEM	BLACK
SP-1	SPANDREL PANELS	DARK GREY
SS-1	STAINLESS STEEL BOILER EXHAUST FLUE	STAINLESS STEEL FINISH

# MATERIAL BOARD

## WALLS

Basis of Design: BC Brick Supplies Ltd.

BROWN VARITONE | Standard 7.5" long x 2.5" tall x 3.5" deep



EBONY MISSION | Norman 11.5" long x 2.5" tall x 3.5" deep



## WALLS

Basis of Design: Galvalume Corrugated Metal Panels

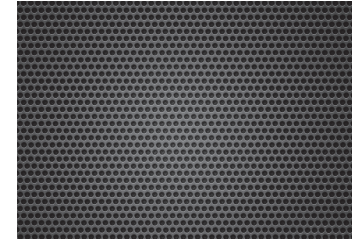
BLACK | Horizontal Panels



## WALLS

Basis of Design: Perforated Metal Panels

DARK GREY | Mesh-like pattern above Glazing



## WALLS

Basis of Design: Kingspan Insulated Metal Panels

LIGHT GREY



DARK GREY



COLONIAL RED | Entrance Canopy



## WALLS

Basis of Design: Anodized Aluminum Mechanical Louvre

BLACK | Acoustically rated Ventilation Louvres (50% Free Area)



## WALLS

Basis of Design: Anodized Aluminum Curtain Wall Spandrel Panels

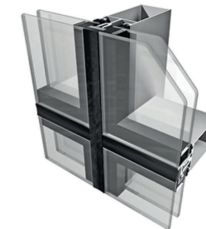
DARK GREY



## WALLS

Basis of Design: Anodized Aluminum Curtain Wall Mullions (Capless)

BLACK WITH CLEAR GLAZING



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FOR DEVELOPMENT PERMIT

NRGH THERMAL ENERGY CENTRE | 144316181 | VANCOUVER ISLAND HEALTH AUTHORITY | March 2018







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HEROLD ENGINEERING RB ENGINEERING LTD  
ELECTRICAL CONSULTING ENGINEERS  
m3 mechanical

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Notes

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Client/Project



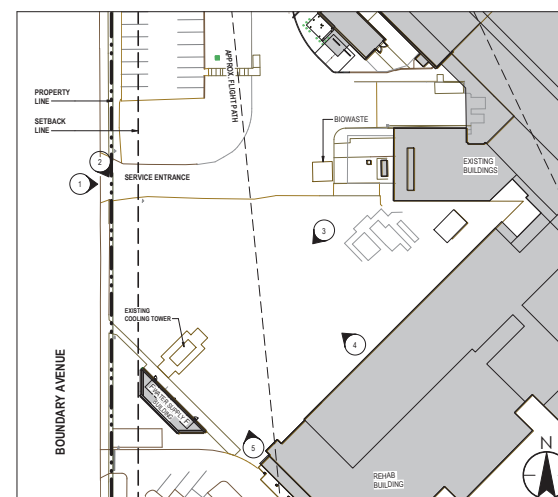
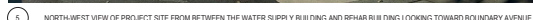
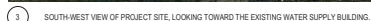
VANCOUVER ISLAND HEALTH  
AUTHORITY  
NRGH THERMAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC

Title  
PHOTOGRAPHS OF EXISTING  
CONDITIONS

Project No. 144316181	Scale
Revision	Drawing No.

Sheet \_\_\_\_\_ of \_\_\_\_\_ **A-002**



1 PHOTO KEY PLAN  
A-002 1:500

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2018-MAY-07

Aerial Photo



DEVELOPMENT PERMIT NO. DP001099

