

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 3m to 1.5m.

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

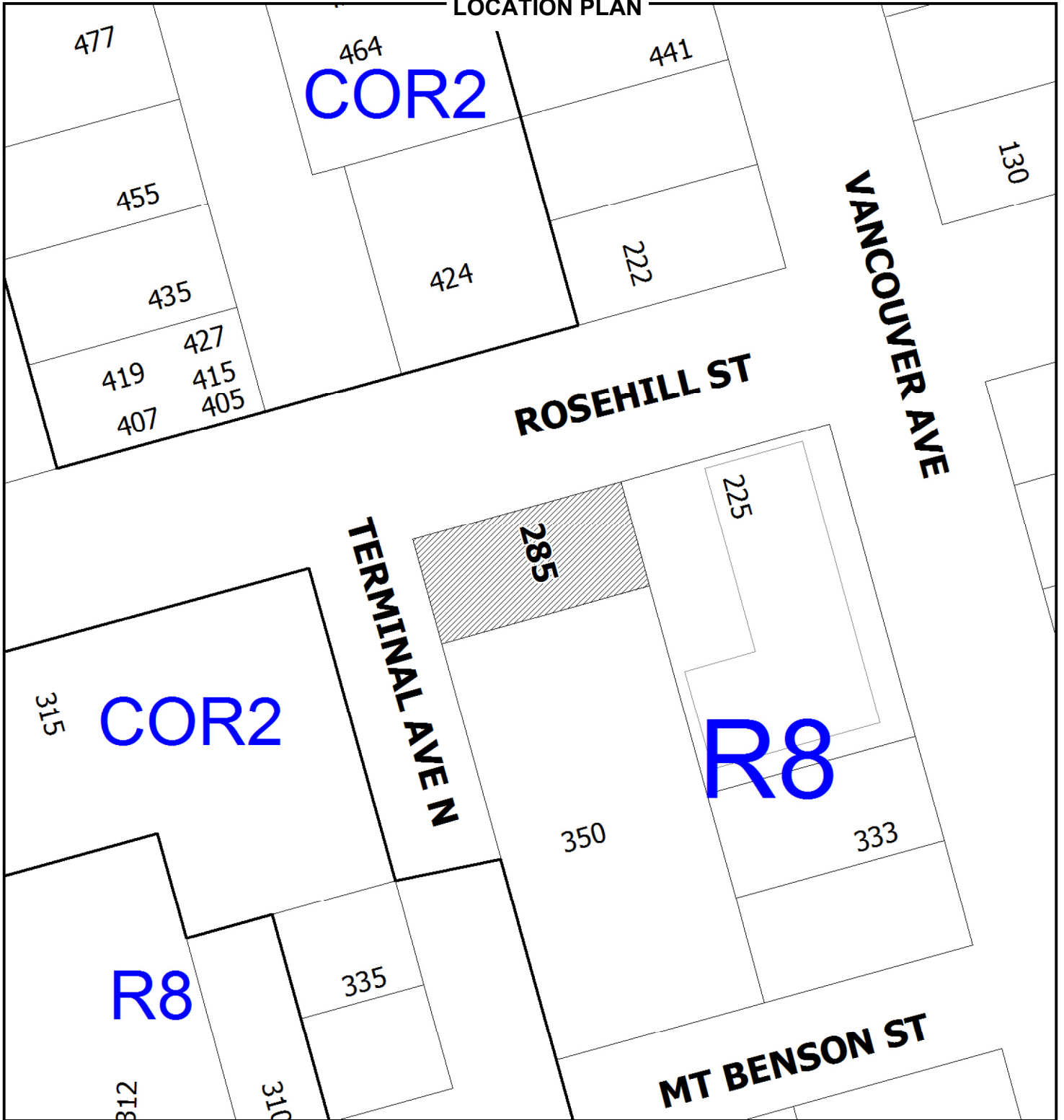
1. *Schedule 7.2 All Other Uses Parking Table* – to reduce the required number of off-street parking spaces from 5 to 2.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects dated 2018-AUG-22 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Low Hammond Rowe Architects dated 2018-AUG-16 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan & Details prepared by Victoria Drakeford Landscape Architect and Kate Stefiuk Studio dated 2018-AUG-17 as shown on Attachment E.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by Howard Kim, Architect, received 2018-AUG-28 as outlined in Attachment F.

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 24 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 24 required points have been achieved.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001089

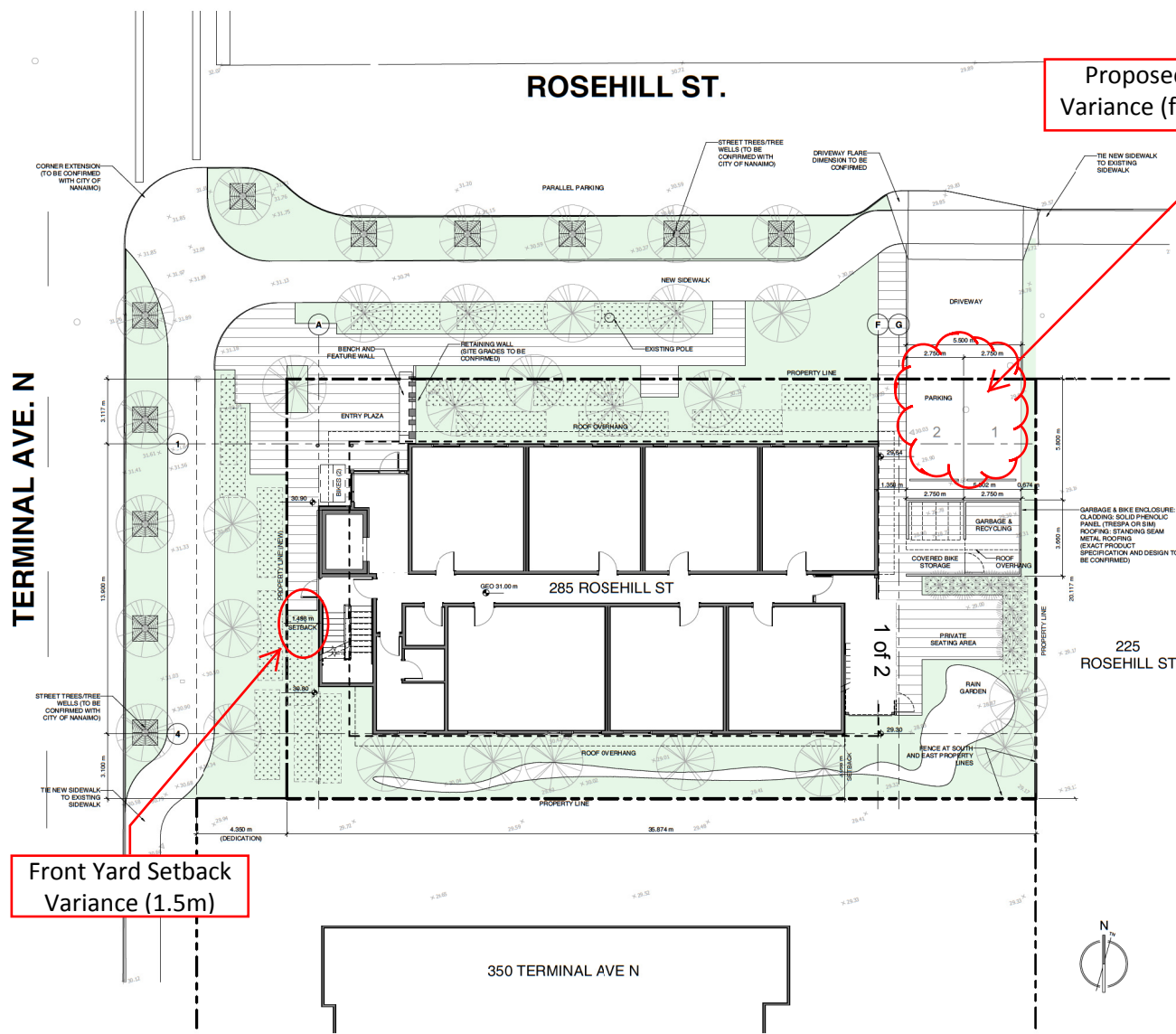


LOCATION PLAN

 **Subject Property**

Civic: 285 Rosehill Street
Lot 1, Block 14, Newcastle Townsite,
Section 1, Nanaimo District, Plan 584

ATTACHMENT C SITE PLAN



Proposed Onsite Parking
Variance (from 5 to 2 spaces)

Front Yard Setback
Variance (1.5m)

PROJECT DATA - VIMH Rosehill 285 Rosehill Street, Nanaimo BC

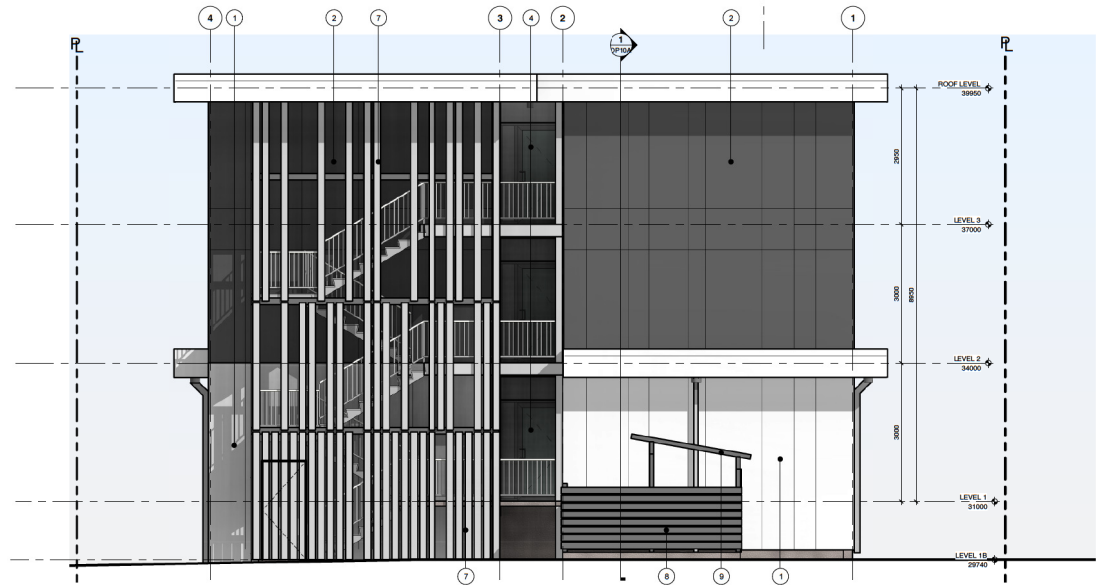
ZONING: R8 Medium Density Residential
PROPOSED: COR2 Mixed Use Corridor
LEGAL: Lot 1, Block 14, Newcastle Townsite, Section1, Nanaimo District, Plan 584

	current R8	target COR2	Proposed	Notes
SITE AREA:			721.7 m ² 7,768 sf	*after road dedication taken
LOT COVERAGE:	40 %	60 %	48 %	
DENSITY:			11.5 dwelling units	*150 units/hectare (10.8 permitted OCP)
DENSITY: (FAR)	1.25	1.25	1.41	*Tier 1 Density Bonus provided
SETBACKS:				
Front	6.0 m	3.0 m	1.5 m	*variance request
Ext Side	4.0 m	3.0 m	3.0 m	
Int Side	3.0 m	3.0 m	3.0 m	
Rear	10.5 m	7.5 m	7.5 m	
HEIGHT:				
stories		2	3 stories	*minimum stories
	14 m	14 m	11.6 m	*from average grade 30.16
GROSS FLOOR AREA:				
Level 1			343.7 m ² 3700 sf	
Level 2			337.5 m ² 3633 sf	
Level 3			337.5 m ² 3633 sf	
Total			1018.7 m ² 10965 sf	
SUITE BREAKDOWN:				
Unit Type	Unit Area	Unit Count	Beds	Total Net Areas
Unit Type A (studio)	34.8 m ²	374	11	22 765.4 m ²
Unit Type B (acc.)	47.0 m ²	506 sf	0.5	1 46.97 m ²
			11.5	23 812.4 m ²
BLDG EFFICIENCY			80 %	
PARKING BREAKDOWN:				
Required		Proposed	Stalls /unit	
4 stalls	2 stall	0.09 /unit	*variance request	
BICYCLE PARKING:				
stalls	6 stall	0.52 /unit		

ATTACHMENT D BUILDING ELEVATIONS



1 SOUTH ELEVATION
DRB 1:50



2 EAST ELEVATION
DP09 1:50

MATERIAL LEGEND

- 1. CEMENTIOUS PANEL - WHITE
- 2. CEMENTIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
- 4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
- 5. EXPOSED CONCRETE
- 6. PAINTED STEEL
- 7. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 8. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 9. STANDING SEAM METAL ROOF



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



VIMHS ROSEHILL

285 RCSEHILL ST, NANAIMO, BC

Issued for Development Permit - Revision

Revision Aug 16, 2018

ELEVATIONS

scale As indicated
date May 25, 2018



RECEIVED
DP 1089
2018-AUG-31
CITY OF NANAIMO

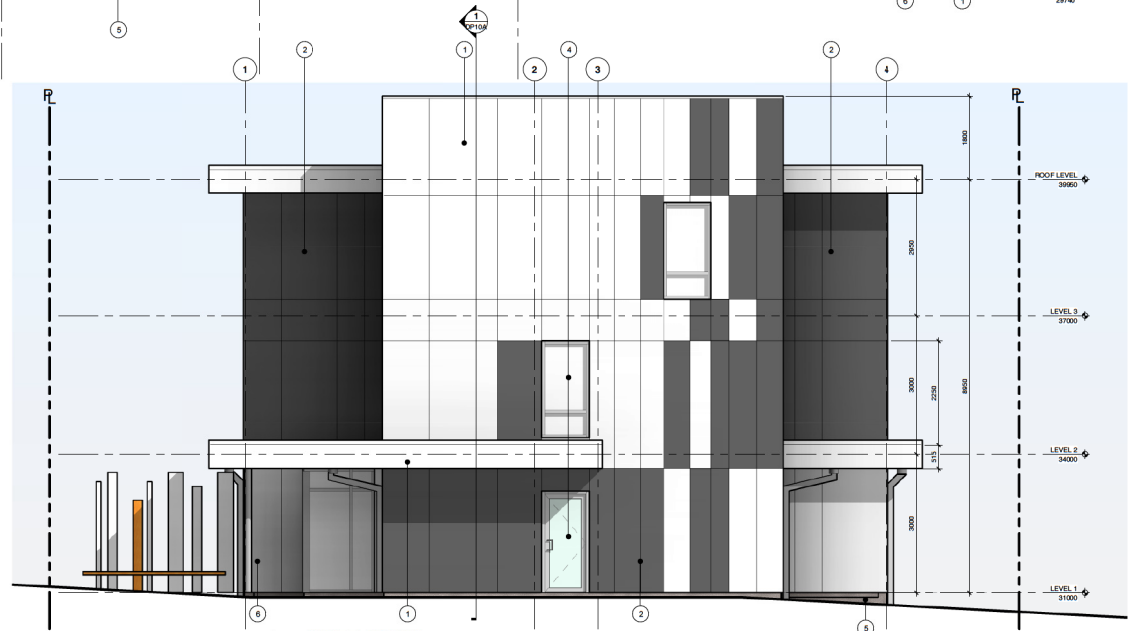
DP09



1 NORTH ELEVATION
DP08 | 1:50

MATERIAL LEGEND

-  1. CEMENTITIOUS PANEL - WHITE
-  2. CEMENTITIOUS PANEL - CHARCOAL
-  3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
-  4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
-  5. EXPOSED CONCRETE
-  6. PAINTED STEEL
-  7. SOLID PHENOLIC PANEL, EXACT SPACING/ PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
-  8. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
-  9. STANDING SEAM METAL ROOF



2 WEST ELEVATION
DP08 | 1:50



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



Vancouver Island
Mental Health Society

VIMHS ROSEHILL

285 RCSEHILL ST, NANAIMO, BC

Issued for Development Permit - Revision

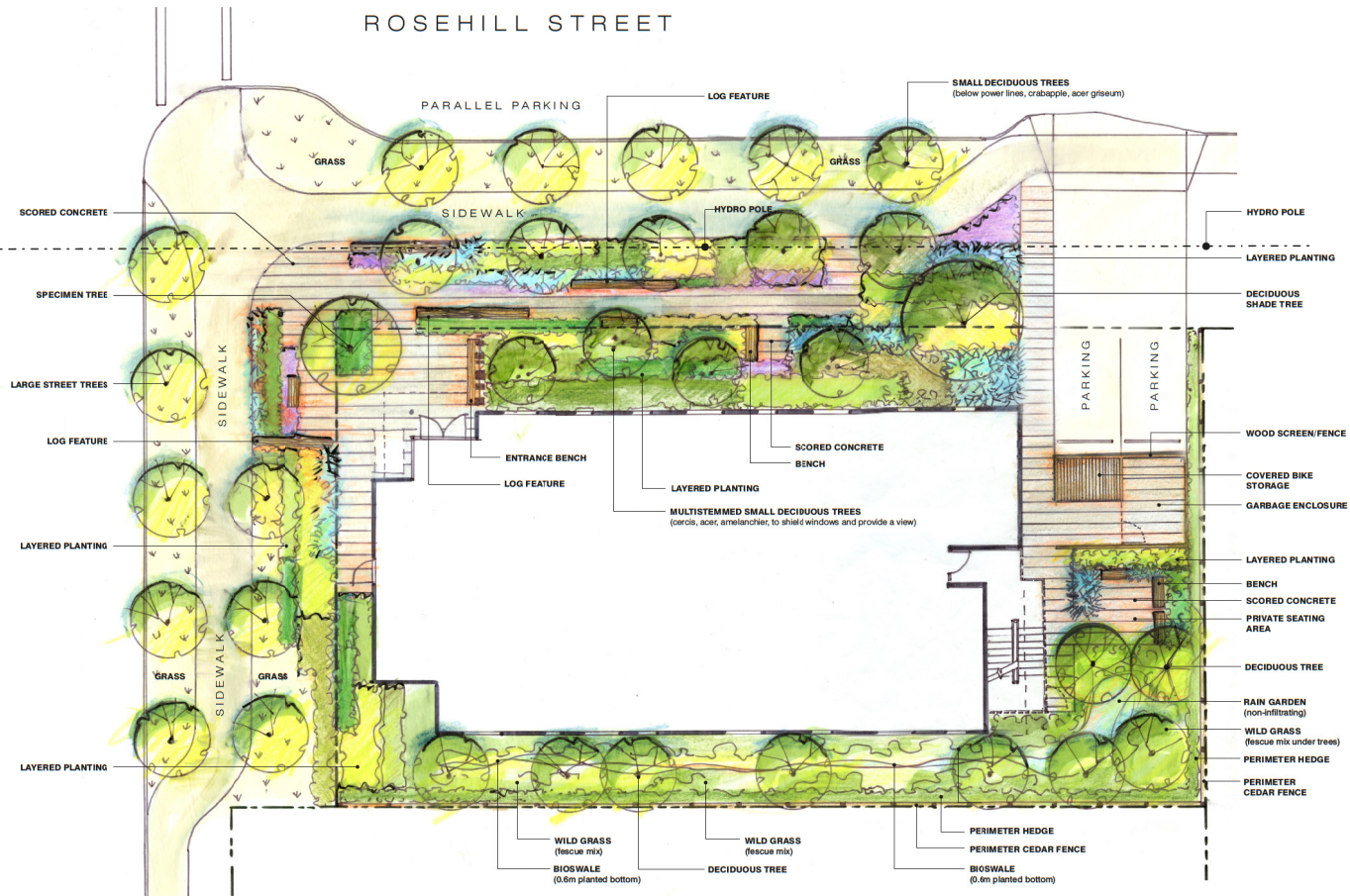
ELEVATIONS

scale As indicated
date May 25, 2018

RECEIVED
DP 1089
2018-AUG-31

DP08

ATTACHMENT E LANDSCAPE PLAN AND DETAILS



PLANT PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Evergreen Trees			
<i>Pinus contorta contorta</i>	Shore Pine	1.5m	
<i>Pinus flexilis vanderwolfii</i> **	Vanderwolf Pine	1.5m	
<i>Picea omorika bruns</i>	Serbian Spruce	1.5m	
Deciduous Trees			
<i>Cornus eddies white wonder</i>	Eddies White Wonder Dogwood	8 cm cal	
<i>Malus fusca</i>	Pacific Crabapple	#5	
<i>Prunus emarginata</i>	Bitter Cherry	#5	
<i>Lilodendron tulipifera</i>	Tulip Tree	8 cm cal	Street trees
Evergreen Shrubs			
<i>Arbutus unedo</i>	Strawberry Tree	#1	2m o.c.
<i>Buxus sempervirens</i>	Boxwood	#2	60 cm o.c.
<i>Gaultheria shallon</i>	Santal	#1	60 cm o.c.
<i>Lavandula hidocote</i>	Lavender	#1	60 cm o.c.
<i>Mahonia aquifolium</i>	Tall Oregon Grape	#1	60 cm o.c.
<i>Mahonia nervosa</i>	Dwarf Oregon Grape	#1	60 cm o.c.
<i>Nepeta droppmore blue</i>	Catmint	#1	60 cm o.c.
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	60 cm o.c.
Deciduous Shrubs			
<i>Amelanchier alnifolia</i>	Saskatoon	#1	1.2 m o.c.
<i>Cornus sericea</i>	Red Osier Dogwood	#1	1.2 m o.c.
<i>Eurythia alata</i>	Burning Bush	#1	1.2 m o.c.
<i>Hibiscus discolor</i>	Ocean Spray	#1	1.2 m o.c.
<i>Oemleria cerasiformis</i>	Indian Plum	#1	1.2 m o.c.
<i>Philadelphus lewisii 'Gordianus'</i>	Mock Orange (Coastal)	#1	1.2 m o.c.
<i>Ribes sanguineum</i>	Red Flowering Currant	#1	1.2 m o.c.
<i>Sambucus racemosa</i>	Red Elderberry	#1	1.2 m o.c.
<i>Vaccinium parvifolium</i>	Red Huckleberry	#1	1.2 m o.c.
Ground Cover			
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10 cm	45 cm o.c.
<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	45 cm
<i>Fragaria vesca</i>	Wild Strawberry	10 cm	45 cm
Ferns			
<i>Blechnum spicant</i>	Deer Fern	#1	60 cm o.c.
<i>Dryopteris expansa</i>	Spiroy Wood Fern	#1	60 cm o.c.
<i>Polypodium glycyrrhiza</i>	Licorice Fern	#1	60 cm o.c.
<i>Polystichum munroii</i>	Sword Fern	#1	60 cm o.c.
Wetland Plants for Bioswale			
<i>Aquilegia formosa</i>	Red columbine	#1	60 cm o.c.
<i>Arunco sylvester</i>	Goat's Beard	#1	60 cm o.c.
<i>Carex obnupta</i>	Slough Sedge	#1	60 cm o.c.
<i>Carex rostrata</i>	Beaked Sedge	#1	60 cm o.c.
<i>Hebe maconensis</i>	Western Blue Flag Iris	#1	60 cm o.c.
<i>Myrica gale</i>	Sweet Gale	#1	60 cm o.c.
<i>Scirpus microcarpus</i>	Small-flowered Bulrush	#1	60 cm o.c.
<i>Sidacea hendersonii</i>	Henderson's Checker-mallow	#1	60 cm o.c.
Perennials/Grasses			
<i>Armeria maritima</i>	Thrift	#1	60 cm o.c.
<i>Calluna rosea</i> Karl Foerster	Feather Reed Grass	#1	60 cm o.c.
<i>Dianthus formosa</i>	Bleeding Heart	#1	60 cm o.c.
<i>Elymus mollis</i>	Dune Grass	#1	60 cm o.c.
<i>Mesochorus yaku jima</i>	Dwarf Maiden Grass	#1	1m o.c.
<i>Potentilla anserina</i>	Silverweed	#1	60 cm o.c.

DESIGN RATIONALE

CONTEXT

The landscape for 285 Rosehill Street will form the streetscape to Terminal Avenue to the west and Rosehill Street to the north, while providing lush buffers to adjacent parcels to the east and south.

DESIGN CONCEPT

- The landscape design responds directly to the Newcastle and Brechin Neighbourhood Plan:
- The Rosehill Street edge contributes to the linear park system gateway that connects the E&N Trail to the west and to the waterfront walkway to the east.
 - The public realm is enhanced with sidewalks, street trees, plantings and street furniture.
 - The design respects the unique sense of place of the neighbourhood.

Key components of the design include:

- A diverse, multi-layered planting scheme with benches to enhance the linear park and Terminal Avenue sidewalks.
- A public space at the corner of Terminal and Rosehill with textured paving, deciduous shade trees, colourful plantings, and street furniture.
- Private and semi-private seating areas surrounded with scented plants that provide a calm outside space for residents.
- Flexible planting modules which can be modified to be used as community gardens if desired by residents.
- Bioswales and raingardens that manage rainwater.

Sense of place:

Patterns, colours and materials of the proposed designed landscape evoke the edge of the sea along Newcastle Channel, visible to the east along Rosehill and so central to this neighbourhood. The scheme will use wood logs, timber benches and plantings to reflect the shoreline.



01 Layered Planting



02 Layered Planting



03 Sea Edge - Sea Grass, Logs



04 Beach Log



05 Bench & Planting



07 Bench - Rough/Refined

VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

236 Pine St Nanaimo BC V9R 2B6
250-754-4335
victoriaindianlandscapearchitect@gmail.com

KATE STEFIUK STUDIO

1070 Nelson St Nanaimo BC V9S 2K2
250-753-8083
kate.stefiuk@gmail.com

CLIENT



NO. | DATE | ISSUE

1	17-09-18	REZONING
2	17-12-22	DF SUBMISSION
3	18-05-11	DF RESUBMISSION

NO. | DATE | REVISION

1	18-07-17	DF CL RESPONSE
---	----------	----------------

PROJECT

VIMHS ROSEHILL

285 Rosehill Street
Nanaimo, BC

LANDSCAPE PLAN

All drawings and specifications are the copyright property of the Landscape Architect. Use in reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

PROJECT 17005

DB KS CB VD

SCALE 1:100

DATE AUGUST 17, 2018

RECEIVED
DP 1089
2018-AUG-22

L1.01

ATTACHMENT F
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;	1 1 1
Total		11

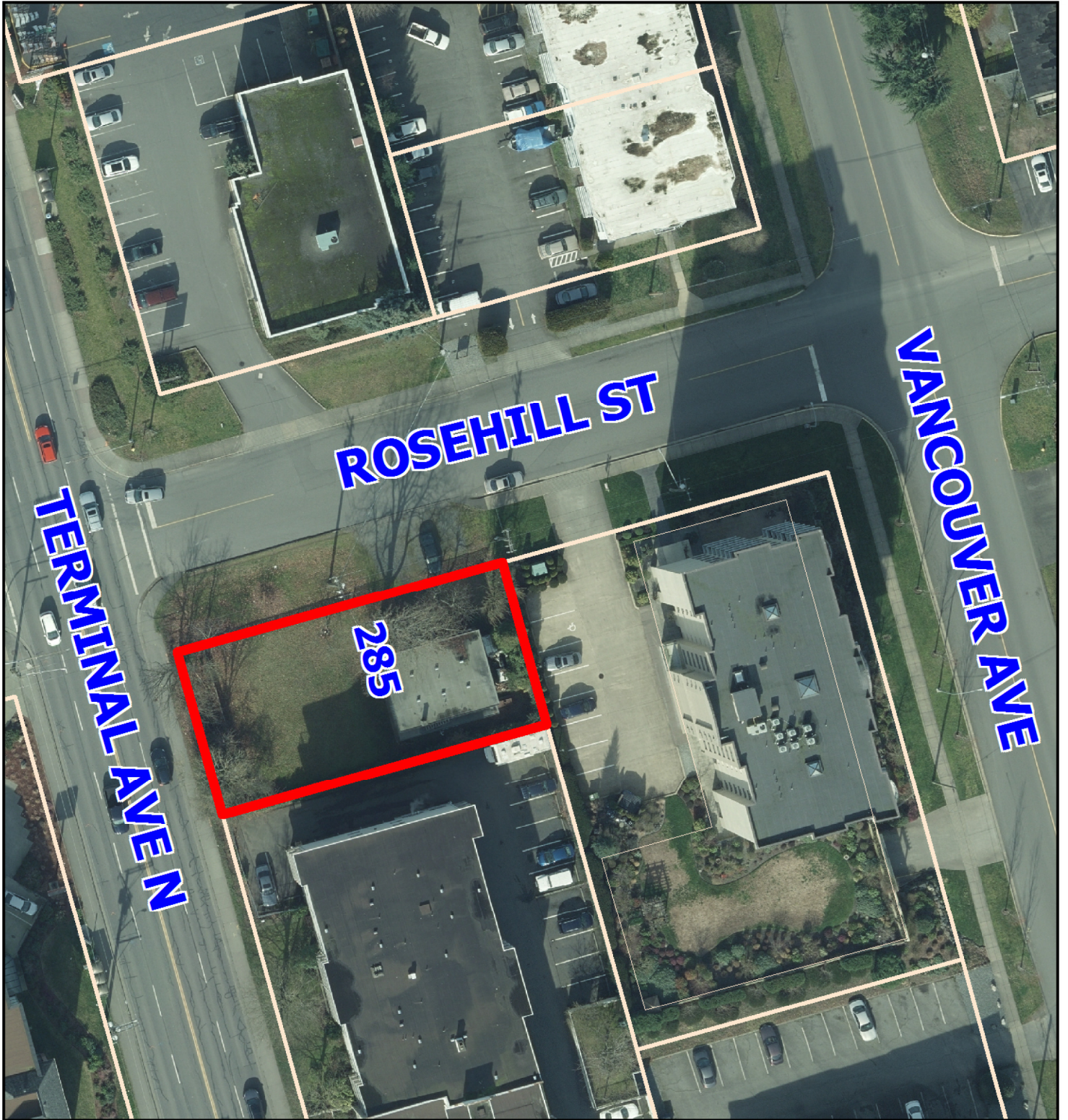
Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right- of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		8

Category 5: Energy Management (6 points required)

Amenity		Points
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above	5
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		6

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001089

