



DEVELOPMENT PERMIT NO. DP000950

2308148 ONTARIO INC
Name of Owner(s) of Land (Permittee)

100 TWELFTH 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:

SECTION 26, RANGE 17 OF SECTION 20, RANGE 4, CRANBERRY DISTRICT, PLAN 1332, EXCEPT THE SOUTHERLY 100 FEET OF THE EASTERLY 150 FEET THEREOF AND EXCEPT THAT PART OF SAID SECTION 26 INCLUDED IN PLAN 13564 AND EXCEPT PART IN PLAN 3212 RW

PID No. 007-593-546

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 Building Elevations
Schedule D Material Board & Renderings
Schedule E Porte Cochere
Schedule F Landscape Plan
Schedule G Landscape Detail
Schedule H Fire Truck Access Plan
Schedule I Fire Truck Movement
Schedule J Boulevard Maintenance Commitment from Property Owner

- 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 6.5.1 - Projections in Yards

- *Required Front Yard Setback – Eleventh Street*

An entrance portico (porte cochere) is not allowed to project into the front yard setback. The required front yard setback is 6.0m, the proposed siting of the portico is 2.87m, a variance of 3.13m.

Section 14.5 - Siting of Buildings

- *Required Front Yard Setback – Twelfth Street*

The required front yard setback is 6.0m. The proposed building setback is 4.0m, a variance of 2.0m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
16TH DAY OF NOVEMBER, 2015.



Corporate Officer

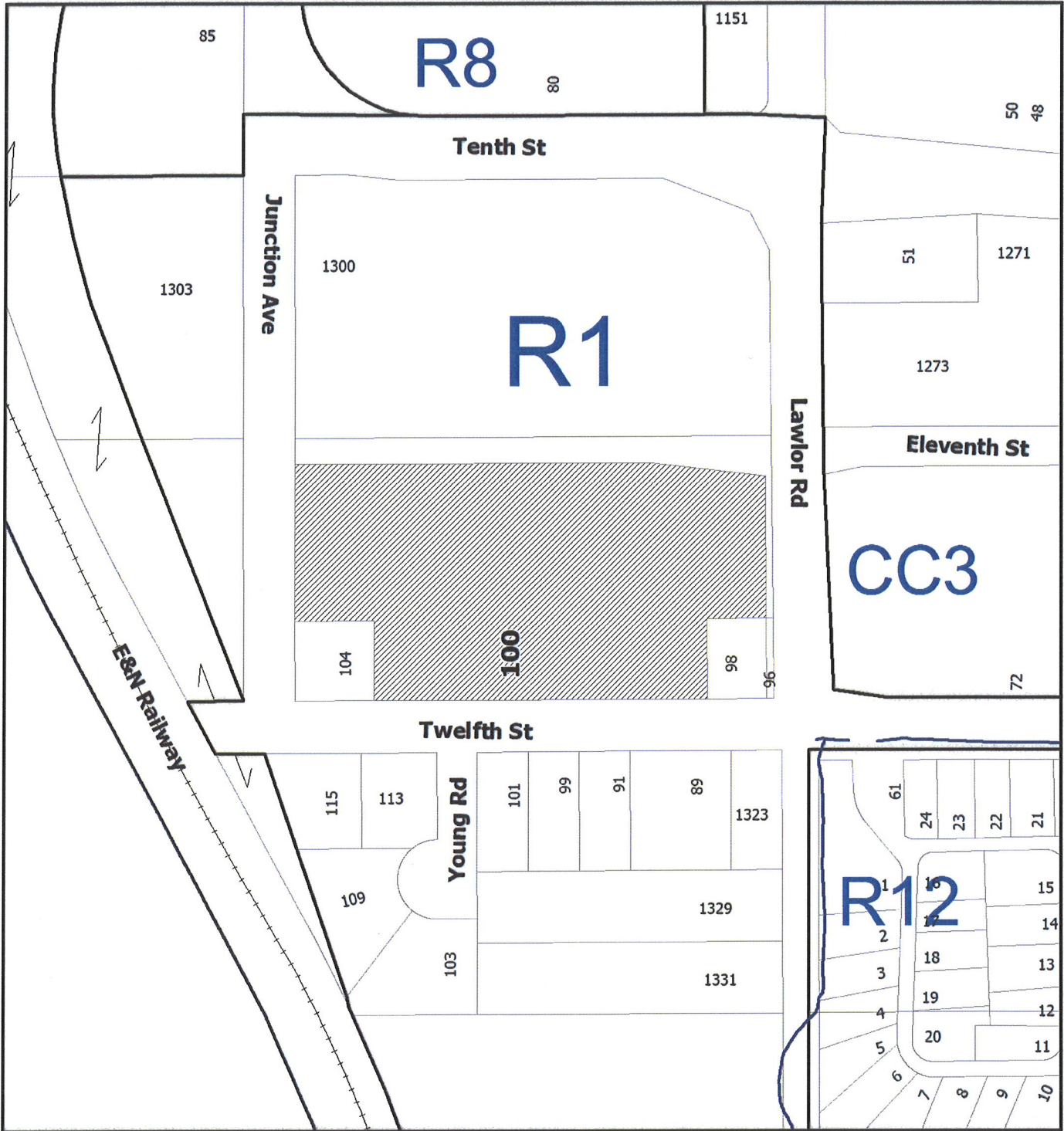
Nov 19/15

Date

GN/ln

Prospero attachment: DP000950

SCHEDULE A



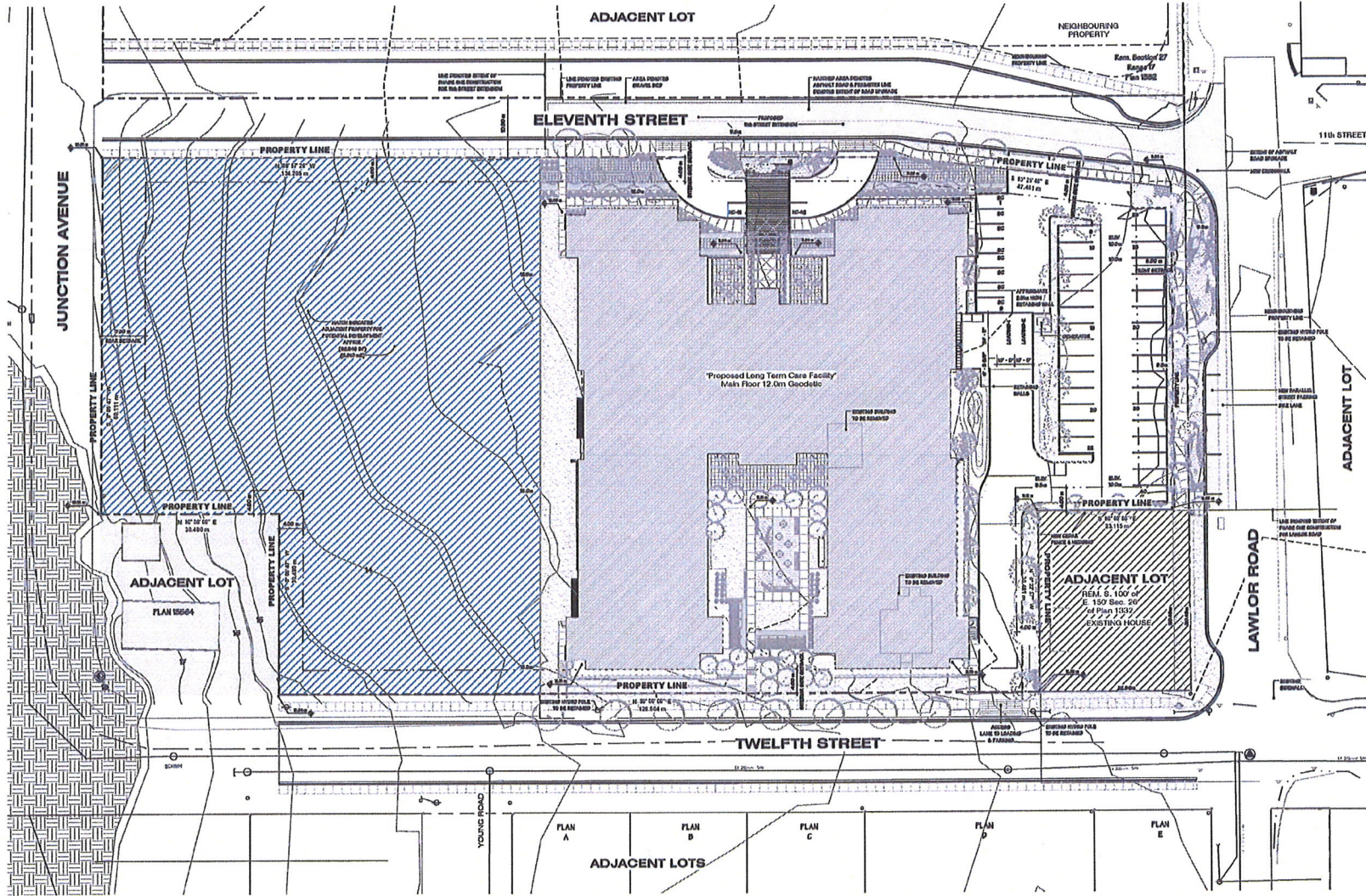
DEVELOPMENT PERMIT NO. DP000950

LOCATION PLAN

Civic: 100 Twelfth Street



**Subject
Property**



SITE PLAN OVERALL

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE 1:300
JOB NO. 1419

DP0.2

RECEIVED
Planning & Design
2015-JUL-31

JULY 30, 2015

ARCHITECTURE & LANDSCAPE ARCHITECTURE

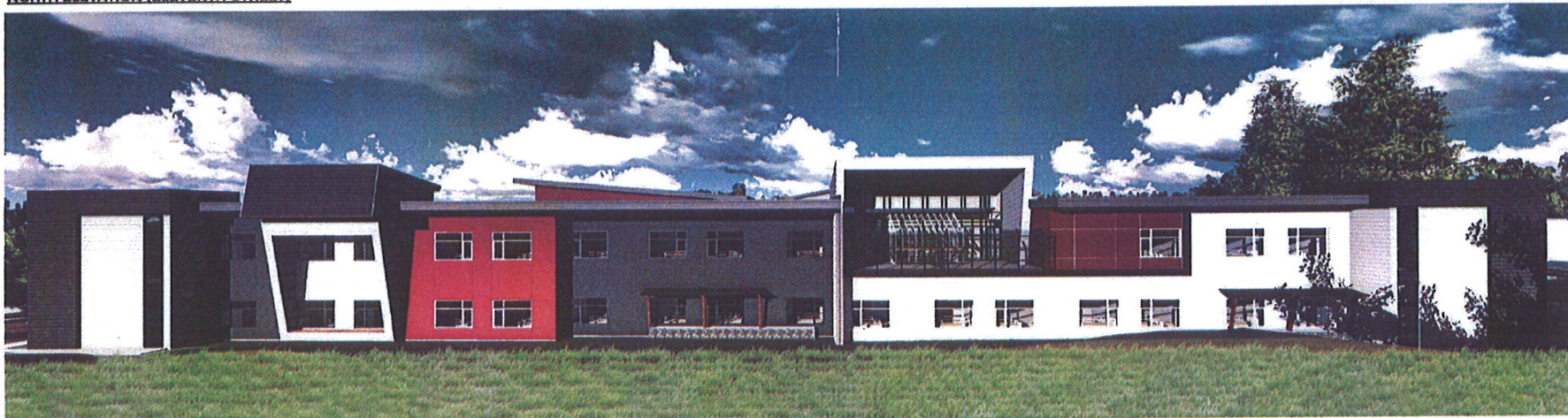
6555 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 733 1845
FAX: 604 733 1945
EMAIL: chpa@chperchitect.com

Clasen | Mouton | Penney Architects
CHPA

BUILDING ELEVATIONS



NORTH ELEVATION (ELEVENTH STREET)



WEST ELEVATION (JUNCTION AVENUE)

ELEVATIONS

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE
JOB NO. 1419

DP2.0

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Planning & Design
2015-JUL-31

JULY 30, 2015

ARCHITECTURE & LANDSCAPE ARCHITECTURE

8555 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 703 | 9446
FAX: 604 | 703 | 9445
EMAIL: info@chpa.ca

Craven | Huston | Powers | Architects **CHPA**



SOUTH ELEVATION (TWELFTH STREET)



EAST ELEVATION (LAWLOR ROAD)

ELEVATIONS

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE
JOB NO. 1419

DP2.1

RECEIVED
Planning & Design
2015-04-31

JULY 30, 2016

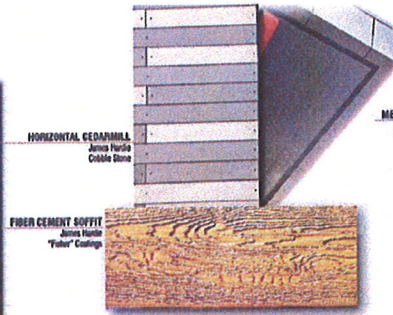
ARCHITECTURE | LANDSCAPE ARCHITECTURE

3555 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 723 | 0445
FAX: 604 | 723 | 0445
EMAIL: chp@chparchitects.com

Groves | Huston | Powers | Architects

CHPA

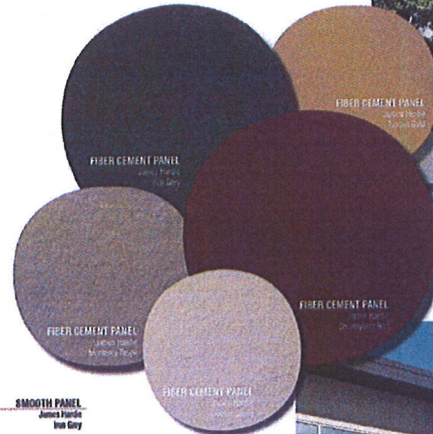
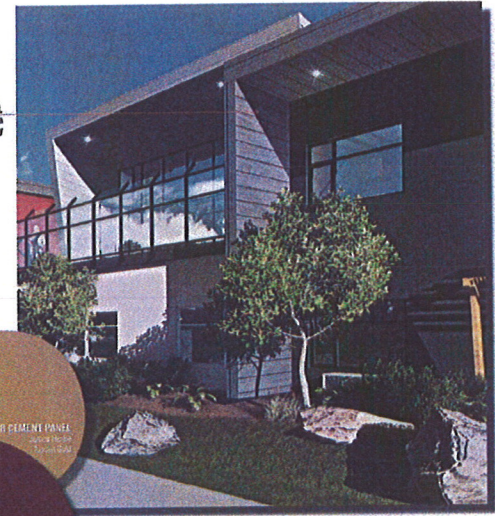
MATERIAL BOARD & RENDERINGS



HORIZONTAL CEDAR MILL
James Hardie
Cobble Stone

FIBER CEMENT SOFFIT
James Hardie
"Wider" Coatings

METAL PANEL
Woodform
Charcoal Grey



FIBER CEMENT PANEL
James Hardie
Iron Grey

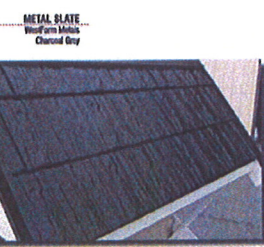
FIBER CEMENT PANEL
James Hardie
Tussock

FIBER CEMENT PANEL
James Hardie
Mountain Ridge

FIBER CEMENT PANEL
James Hardie
Charcoal Grey

SMOOTH PANEL
James Hardie
Iron Grey

FIBER CEMENT PANEL
James Hardie
Charcoal Grey



METAL SLATE
Woodform Metals
Charcoal Grey



SMOOTH PANEL
James Hardie
Charcoal Grey

MATERIAL BOARD & RENDERINGS

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE
JOB NO. 1410

DPO.4

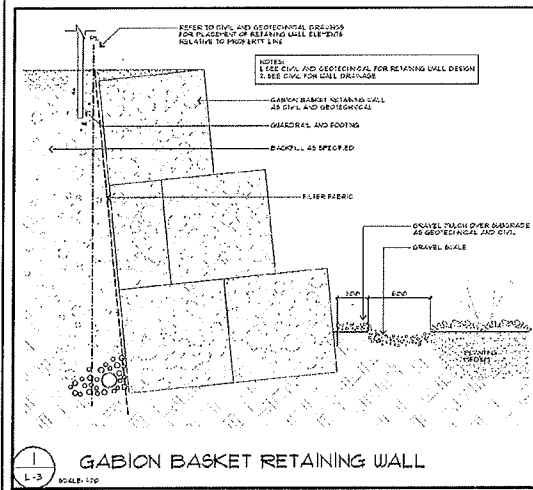
RECEIVED
Planning & Design
2016-JUL-31

JULY 30, 2016

ARCHITECTURE & LANDSCAPE ARCHITECTURE

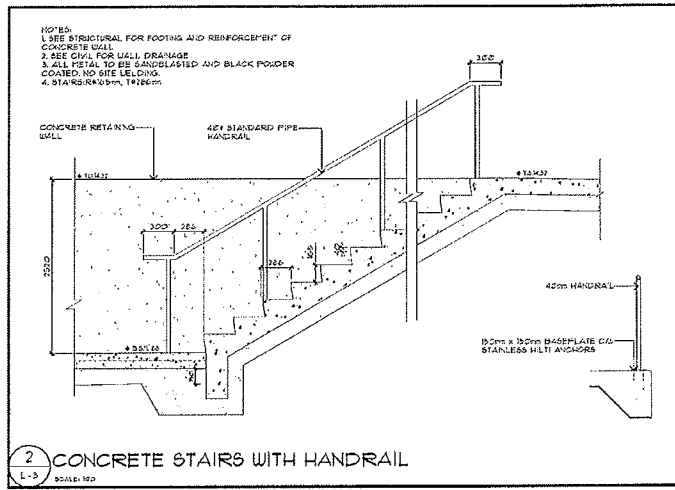
8055 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V1P 4G3
TEL: 604 | 703 | 9445
FAX: 604 | 703 | 9445
EMAIL: chpa@chpaarchitects.com

Claudio | Huston | Powers | Architects
CHPA



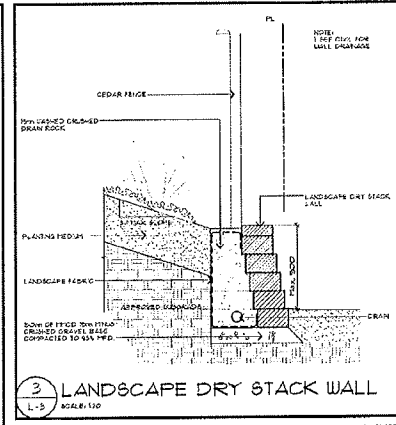
1 GABION BASKET RETAINING WALL

L-3 SCALE: 1:20



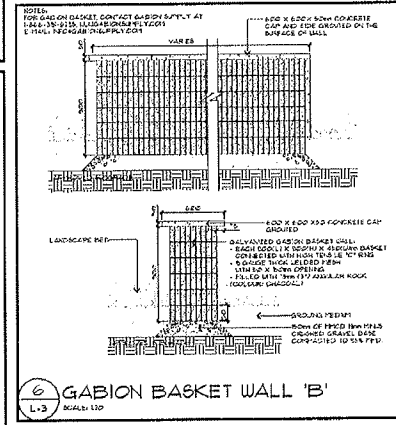
2 CONCRETE STAIRS WITH HANDRAIL

L-3 SCALE: 1:20



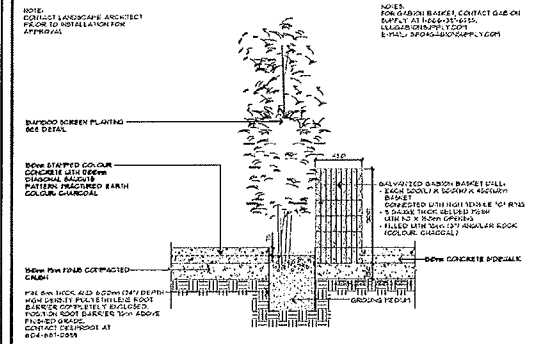
3 LANDSCAPE DRY STACK WALL

L-3 SCALE: 1:20



4 BAMBOO SCREEN & GABION BASKET WALL 'A'

L-3 SCALE: 1:20



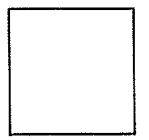
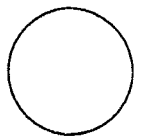
5 RAIN GARDEN

L-3 SCALE: 1:20

NOTES ON CONCRETE:

1. ALL HORIZONTAL CONCRETE TO HAVE LIGHT ACID ETCH FINISH
2. ALL VERTICAL CONCRETE, FOOTINGS AND WALLS TO HAVE LIGHT SAND BLAST FINISH

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9555 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 795-9445



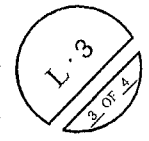
MALASPINA CARE RESIDENCE
100-127th STREET
NANAIMO, B.C.

REVISIONS

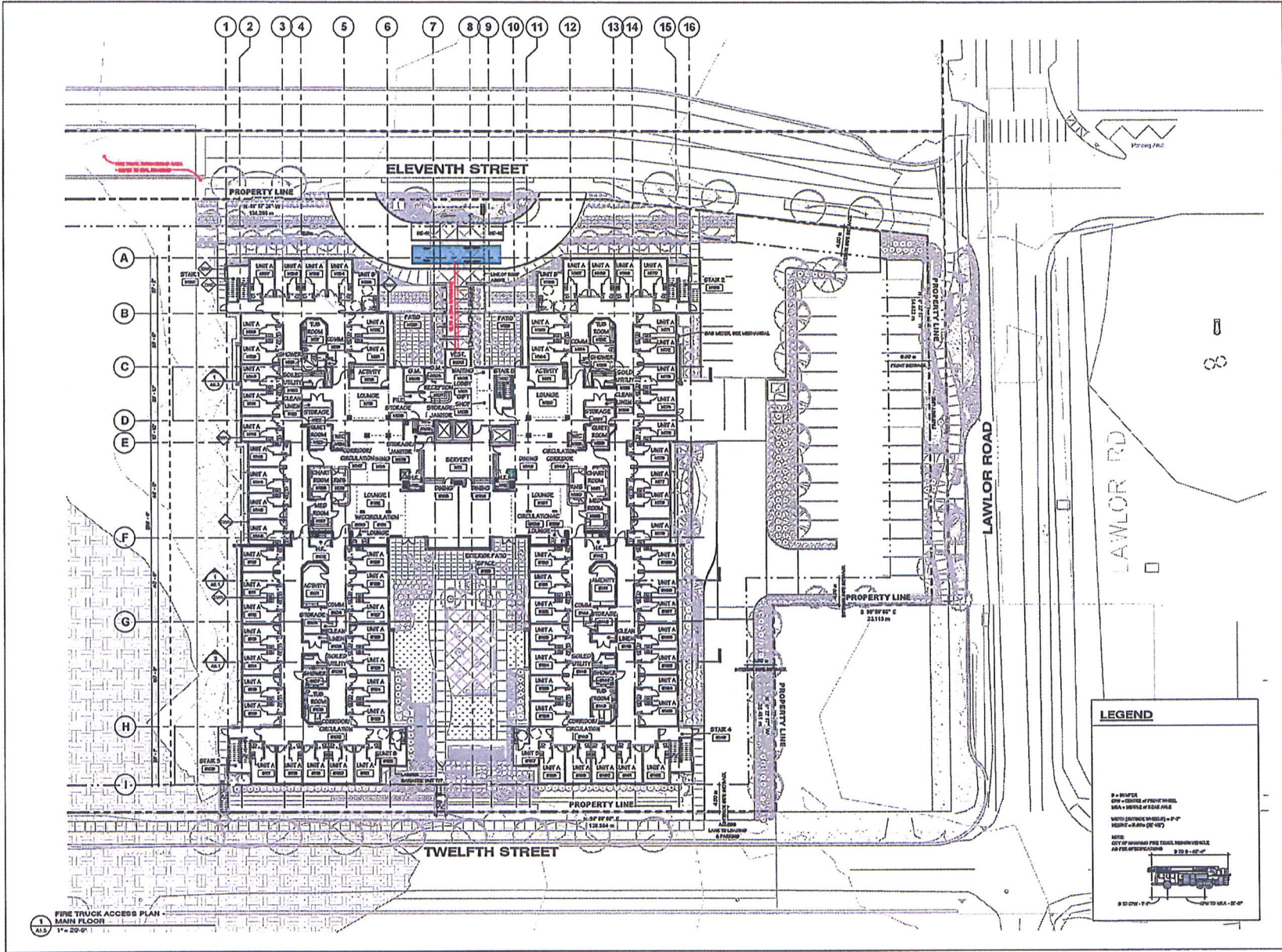
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT

LANDSCAPE DETAILS

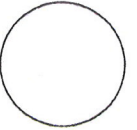
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT



Development Permit DP000950 Schedule H
 100 Twelfth Street
FIRE TRUCK ACCESS PLAN



CRAVEN HUSTON POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9555 YOUNG ROAD, CHILLIWACK, B.C. V2P 4S3 TEL: (604) 795-9445



MALASPINA CARE RESIDENCE
 100 Twelfth Street, Nanaimo BC

DATE: 11/16/22	BY: [Signature]
DATE: 11/16/22	BY: [Signature]
DATE: 11/16/22	BY: [Signature]

1419	11/16/22
11/16/22	11/16/22
11/16/22	11/16/22



Development Permit DP000950
100 Twelfth Street

Schedule J

**BOULEVARD MAINTANCE
COMMITMENT FROM PROPERTY OWNER**



October 30, 2015

Gary Noble, RPP
Development Approval Planner
Planning & Design Section
Community Development
City of Nanaimo
411 Dunsmuir Street
Nanaimo, British Columbia
V9R 5J6

Re: Development Permit Application No. DP000950 – 100 Twelfth Street – Comprehensive Letter

Dear Gary:

Chartwell will maintain the irrigation system and installed landscape proposed for the boulevard along Lawlor Street with specific reference to this development permit application.

Regards,

A handwritten signature in blue ink, appearing to read "Brent Binions", is written over a horizontal line.

Brent Binions
President and CEO

Head Office

100 Milverton Drive, Suite 700, Mississauga, ON L5R 4H1
tel: 905-501-9219 • fax: 905-501-0813 CHARTwell.com

making people's lives **BETTER**