CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP000807

0897837 BC LTD
Name of Owner(s) of Land (Permittee)

253 VICTORIA ROAD
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 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584
   PID No. 000-120-995

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 Underground Parking Structure
   Schedule D Building Elevations
   Schedule E Landscape Plans
   Schedule F Landscape Details

   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:

Required Yard Setbacks:

- Part 11.5.1 - The required front yard (Victoria Road – major collector) is 3.5 m. The proposed setback is 0.22 m, a variance of 3.28 m.
- Part 11.5.1 - The required flanking street side yard (Farquhar Street) is 3.5 m. The proposed setback is 0.56 m, a variance of 2.94 m.

Lot Coverage:

- Part 11.7.1 - The maximum lot coverage is 35%. The lot coverage is 44.1%, a variance of 9.1%.

The City of Nanaimo, Bylaw No. 7013 "A Bylaw to regulate Development Parking within the City of Nanaimo".

- Part 15.1 - The maximum allowed small car parking space is 33% of the total required parking. The proposed small car count is 50% of the overall required parking spaces, a variance of 17%.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
15th DAY OF **OCTOBER**, **2012**.

Corporate Officer
Kristin King

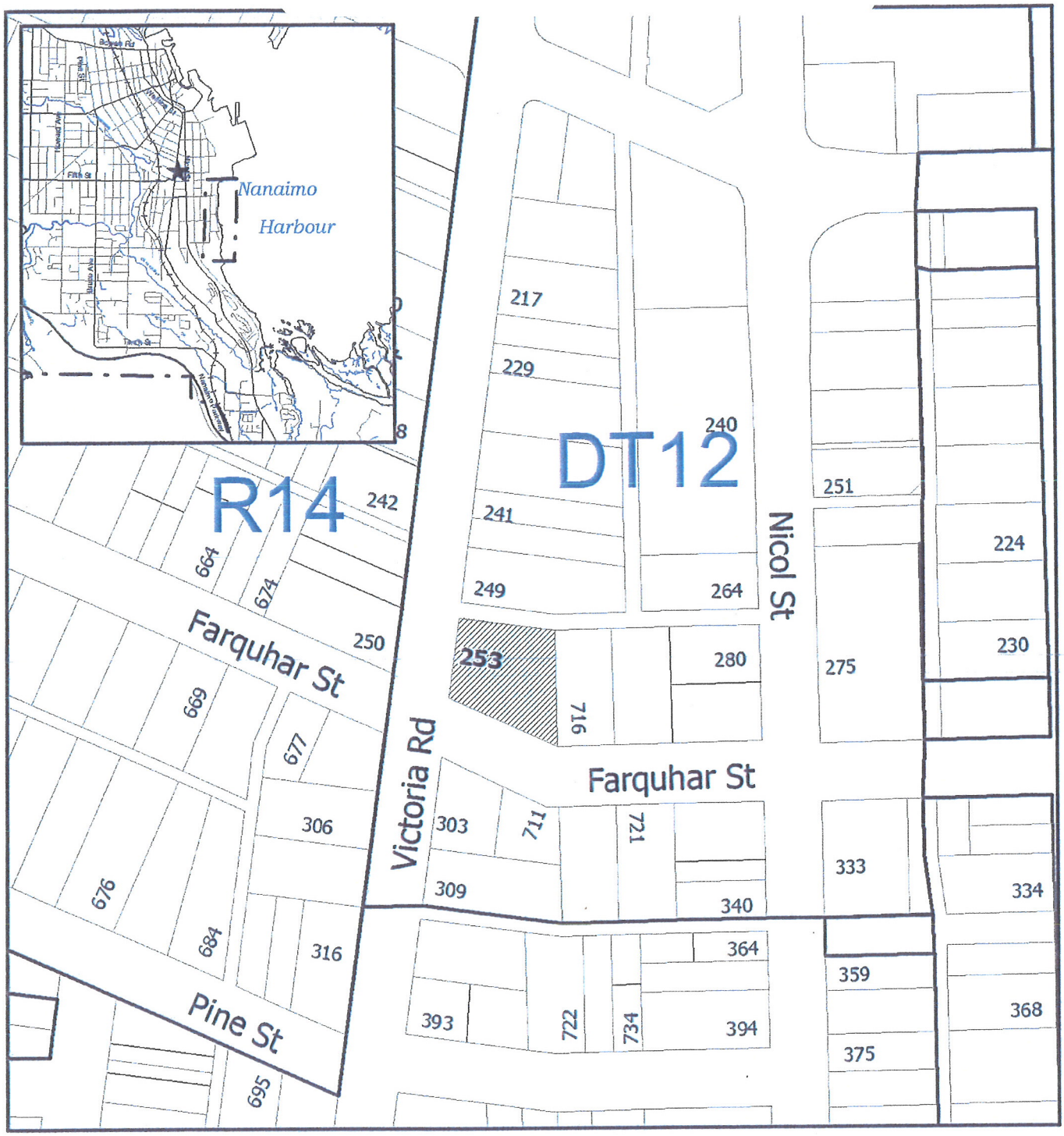
2012-OCT-24
Date

GN/lb

Prospero attachment: DP000807

Schedule A

Location Plan



DEVELOPMENT PERMIT NO. DP000807

LOCATION PLAN

N

Subject Properties

Civic: 253 Victoria Road
Lot 5, Block Jackson, Section 1,
Nanaimo District, Plan 584

This is Schedule A referred to in the Development Permit

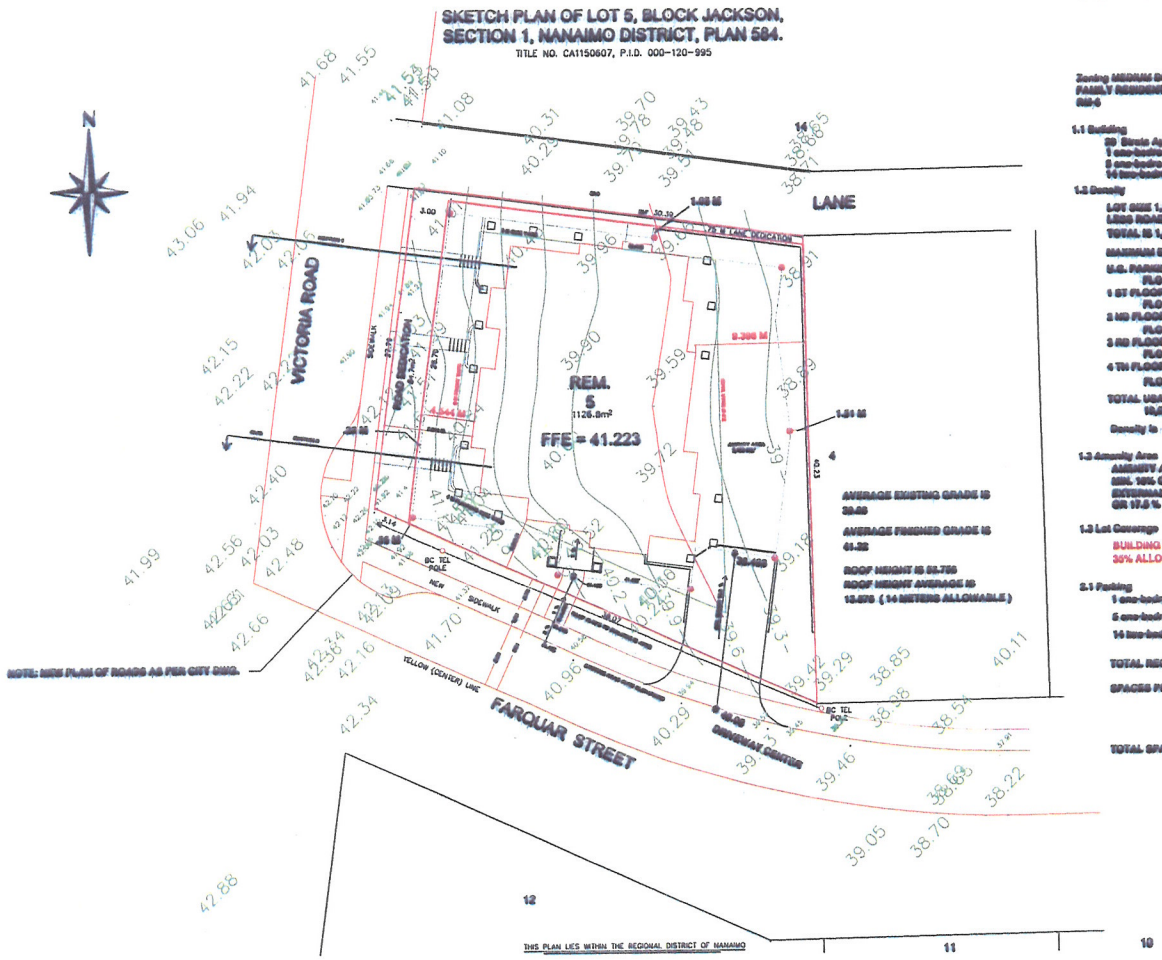
Corporate Officer

2012-OCT-24
Date

Development Permit No. DP000807
253 Victoria Road

Schedule B

Site Plan



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria–Nanaimo–Parksville , B.C.
File : 86875
Date : October 6, 2009

REVISED JAN 2010

Zoning MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (URBAN) ZONE - RM-6

1.1 Building
20 Basic Apartments
5 one-bedroom
5 one-bedroom + Den
14 two-bedroom

1.2 Density
LOT SIZE 1,211.5 M²
LESS ROAD & LANE DEDICATION OF 107.3 M²
TOTAL IS 1,104.0 M² OR 11,886.35 SQ.'
MAXIMUM DENSITY IS 11,886.35 X (1.5 + .25) 1.75 U.G. PARKING) = 22,601.11
U.G. PARKING
FLOOR AREA 1,115 sq.'
1 ST FLOOR
FLOOR AREA 4,415 sq.'
2 ND FLOOR
FLOOR AREA 4,415 sq.'
3 RD FLOOR
FLOOR AREA 4,415 sq.'
4 TH FLOOR
FLOOR AREA 4,415 sq.'
TOTAL USABLE AREA
19,575 SQ. '
Density is 1.6 (1.75 Allowable)

1.3 Amenity Area
AMENITY AREA AS DETERMINED BY CITY UNDER 10,375.67 SQ.'
MIN. 10% OF LOT AREA OR 1,212. SQ.'
EXTERNAL AMENITY AREA IS 2,120 SQ. '
OR 17.5 %

1.3 Lot Coverage
BUILDING FOOTPRINT IS 5,236 SQ. ' OR 44.1 %
30% ALLOWABLE, VARIANCE REQUESTED OF 9.1%

2.1 Parking
1 one-bedroom = 1 REQUIRED
5 one-bedroom + Den = 5 REQUIRED
14 two-bedroom = 14 REQUIRED

TOTAL REQUIRED 20 SPACES

SPACES PROVIDED
1 HANDICAP
10 SMALL CAR 50 % OF TOTAL
9 LARGE CAR

TOTAL SPACES PROVIDED 20

YARD VARIANCES REQUIRED

FRONT YARD 10.5 METERS TO .22 METERS-VARIANCES REQUIRED 10.28 METERS
REAR YARD 10.5 METERS TO 1.51 METERS-VARIANCES REQUIRED 8.99 METERS
SIDE YARD 3 METERS TO 1.03 METERS-VARIANCES REQUIRED 1.97 METERS
FLANKING SIDE YARD 4 METERS TO .56 METERS-VARIANCES REQUIRED 3.44 METERS

THE WAVE ON VICTORIA

File: [redacted]
Civic Address: 253 VICTORIA ROAD
Size: 15125 PID: 000-120-995
Legal Description: LOT 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584

Zoning MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (URBAN) ZONE - RM-6

NOTES	DATE	PROJ NO.	DRAWN

DP-1 SITE PLAN
DP-2 ELEVATIONS FRONT / FL-SIDE
DP-3 SECTIONS
DP-4 U.G. PARKING
DP-5 1ST FLOOR PLANS
DP-6 2ND / 3RD FLOOR / PH.
ROOF PLAN.

JURGEN VOLKEMARS BERGINS, B.A.A.C.
ARCHITECT
[redacted]

[redacted]

Copyright reserved. These plans and drawings are at all times the property of the drawer-architect, and are for the sole use for the project shown. Written consent is required from the drawer before any reproduction. Contractor to verify all dims, levels, sizes, elevations, specifications, location of buildings etc. and location of all services prior to construction. All work to be done in accordance with the B.C. building code, current amendments, and all local building bylaws.

DRAWN BY: [redacted]
DATE: OCT 2009
SCALE: 1/16" = 1'

PROJECT NO.
DRAWING NO.

SITE PLAN

DP-1

This is Schedule B referred to in the Development Permit.

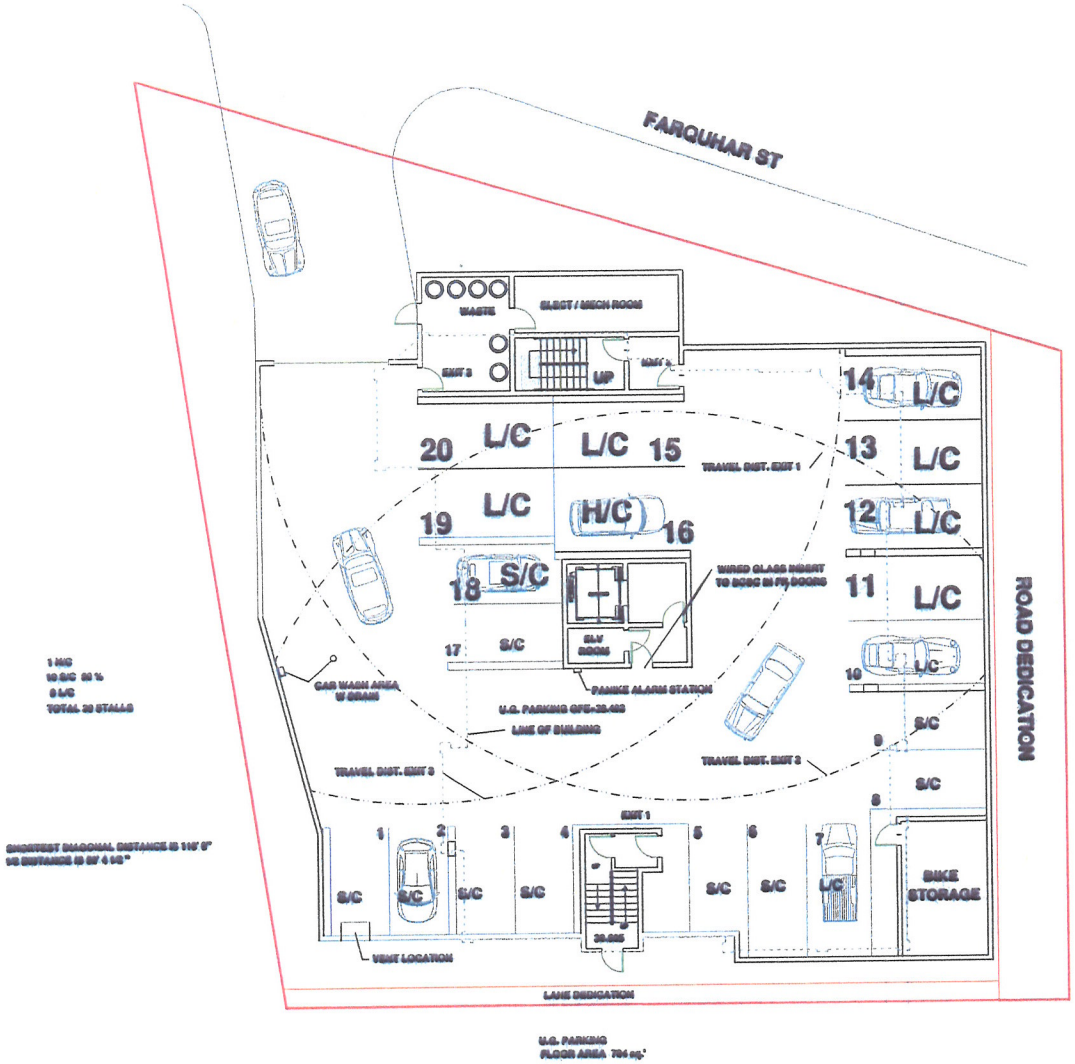
Corporate Officer

2012-OCT-24
Date

Development Permit No. DP000807 **Schedule C**

253 Victoria Road

Underground Parking Structure



REVISED DEC 08

THE WAVE ON VICTORIA

DP-1 SITE PLAN
DP-2 ELEVATIONS FRONT / FL-SIDE
DP-3 SECTIONS
DP-4 U.G. PARKING
DP-5 1ST FLOOR PLANS
DP-6 2ND / 3RD FLOOR / PH. ROOF PLAN

U.G. PARKING

DP-4

This is Schedule C referred to in the Development Permit.

Corporate Officer

2012-OCT-24

Date

Development Permit No. DP000807 **Schedule D**

253 Victoria Road

Building Elevations

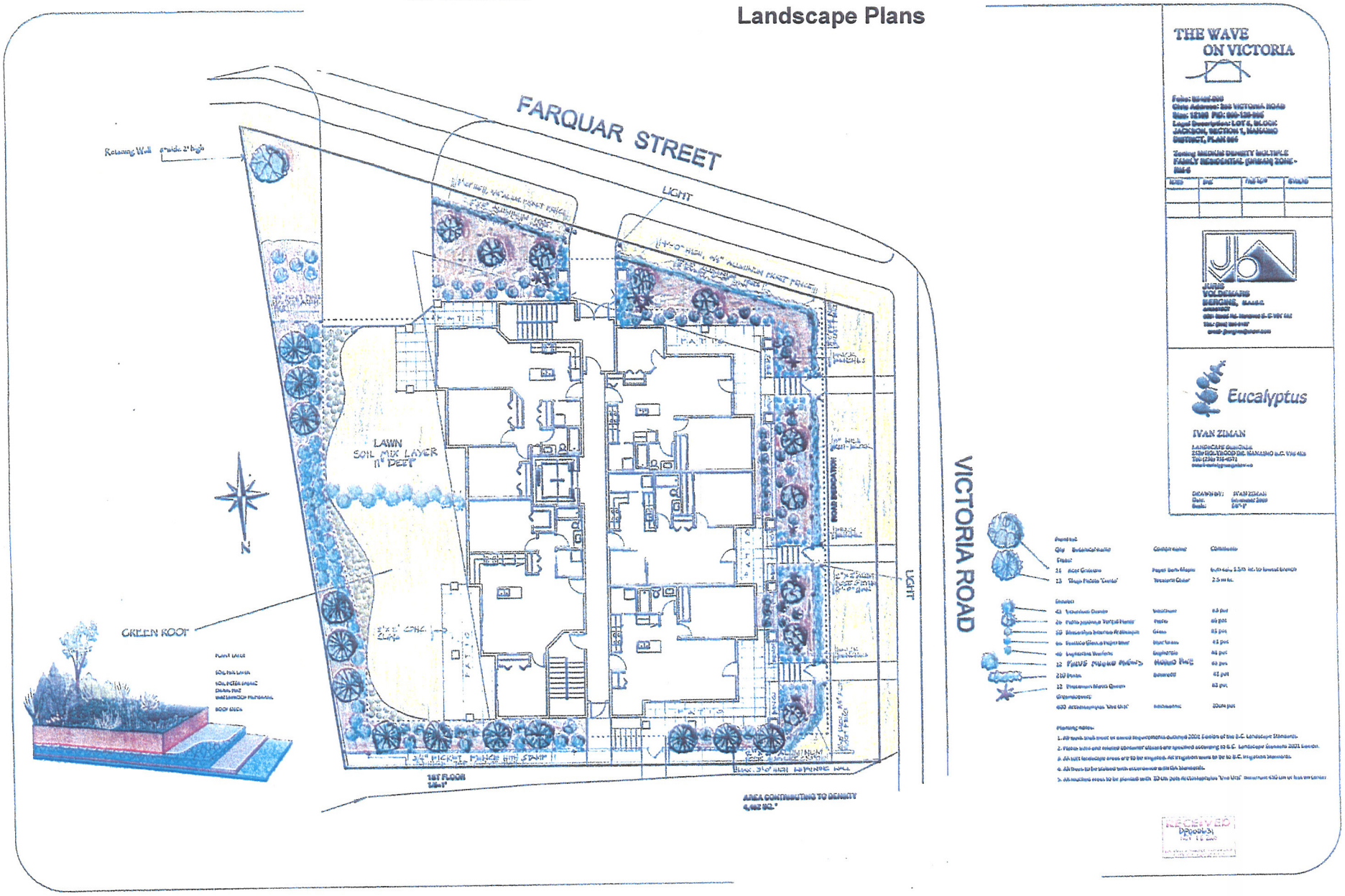
This is Schedule D referred to in the Development Permit.

Corporate Officer

2012-OCT-24

Date

Landscape Plans



This is Schedule E referred to in the Development Permit.

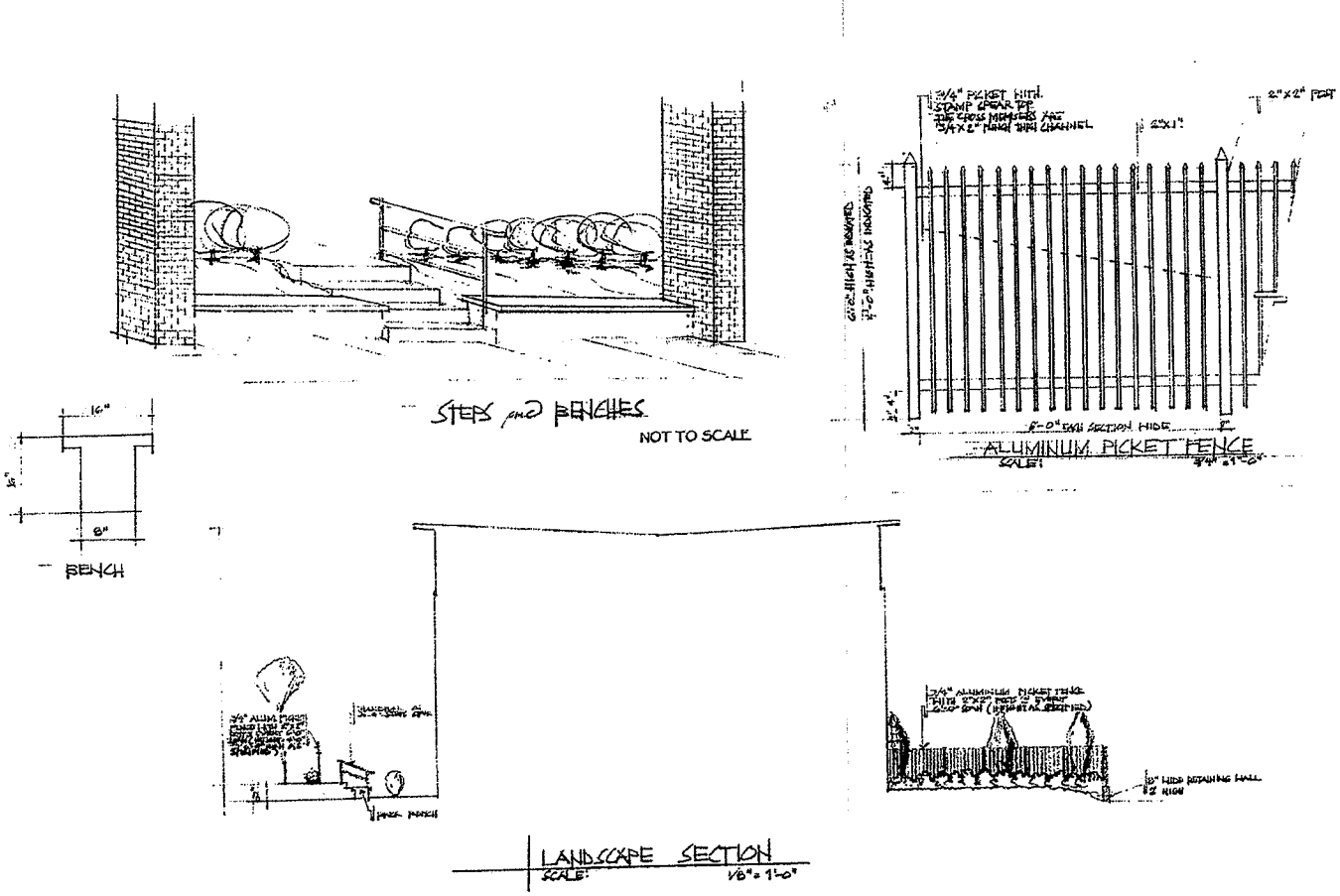
Corporate Officer

2012-OCT-24

Date

Schedule F

Landscape Details



RECEIVED
DP000807

This is Schedule F referred to in the Development Permit.

Corporate Officer

2012-OCT-24
Date