



DEVELOPMENT PERMIT NO. DP000823

ALTERRA PROPERTY GROUP LTD.
Name of Owner(s) of Land (Permittee)

119 HALIBURTON 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 VIP79946
PID No. 026-499-819

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 Landscape Plan
Schedule D West Building Elevation
Schedule E Building Elevations (North, South and East)
Schedule F Building Cross Sections
Schedule G Parking Plan

- 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 7.5.1.

- Front Yard Setback
The required front yard setback for an underground parkade is 1.8 m. The proposed setback for the underground parkade is 0.96 m, a variance of 0.84 m.
- Rear Yard Setback
The required yard setback is 10.5 m. The proposed setback for the parkade is 1 m, a variance of 9.5 m.

Section 7.6.1.

- Building Height
The maximum allowable building height is 14 m. The proposed building has a height of 15 m, a variance of 1 m.

Section 17.11

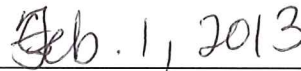
- Minimum Landscape Treatment Level 2d
The required Minimum Landscape Treatment Level 2d width is 1.8 m. The proposed landscape width is 1 m, a variance of 0.8 m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 28TH DAY OF JANUARY, 2013.



Corporate Officer

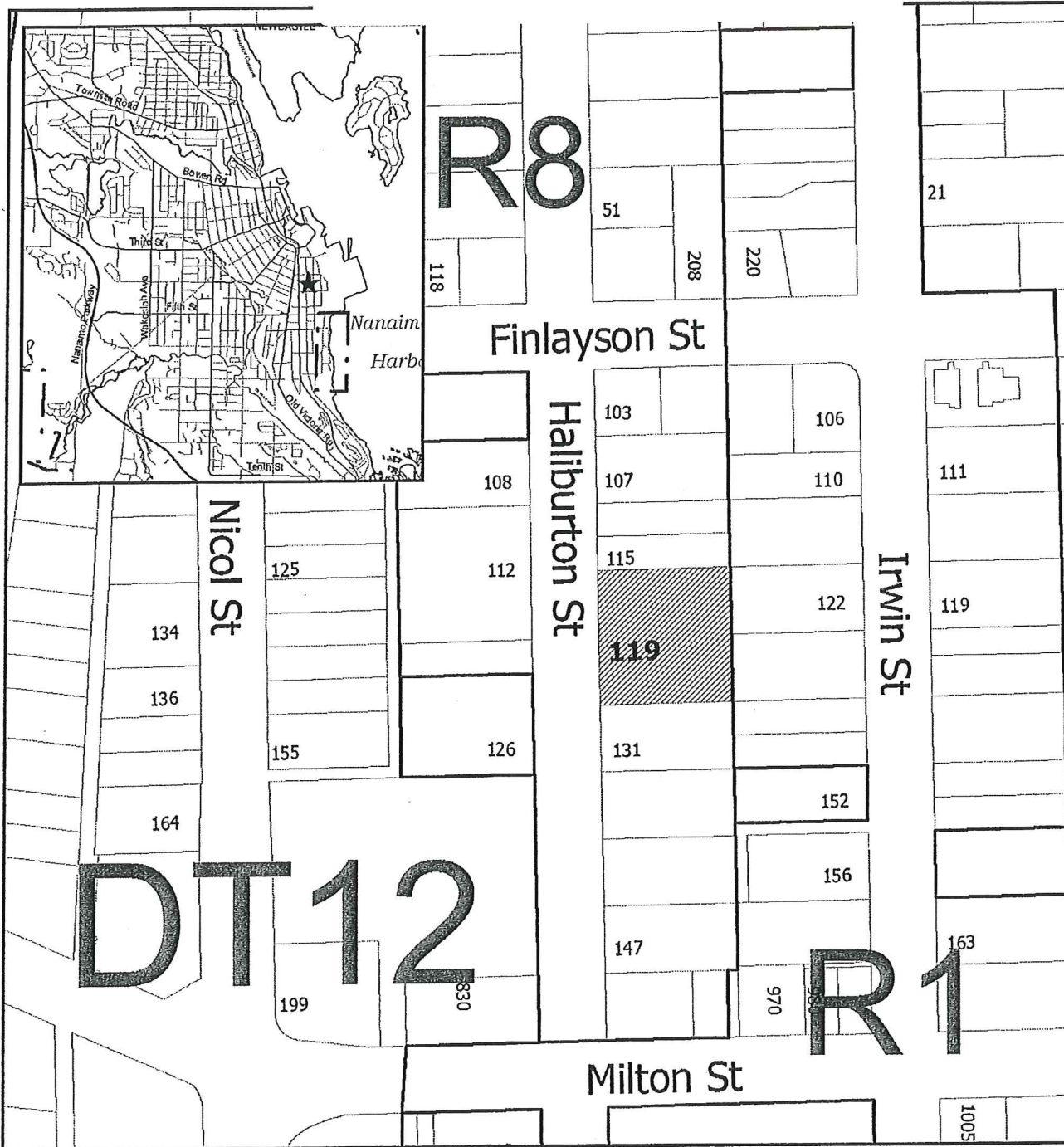
Tracy Samra
CORPORATE OFFICER
City of Nanaimo



Date

GN/b

Prospero attachment: DP000823 – 119 Haliburton Street



DEVELOPMENT PERMIT NO. DP000823



LOCATION PLAN

Civic: 119 Haliburton Street
Lot A, Section 1, Nanaimo District,
Plan VIP79946

This is Schedule A referred to in the
Development Permit.

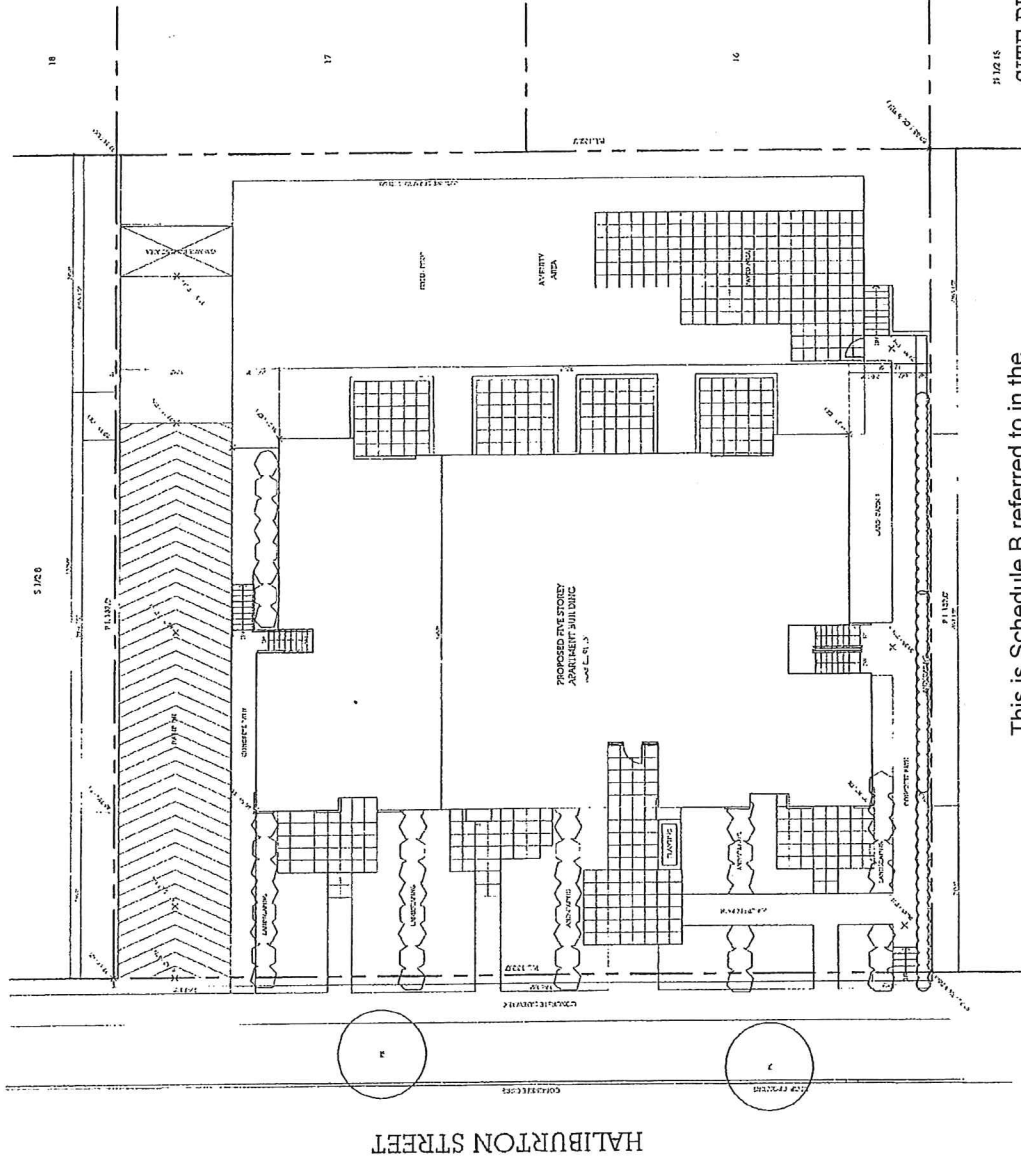
Tracy Samra
Corporate Officer

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CORPORATE OFFICER
City of Nanaimo

Feb. 1/13
Date

Development Permit No. DP000823
 119 Haliburton Street

Schedule B
 Site Plan



This is Schedule B referred to in the
 Development Permit.

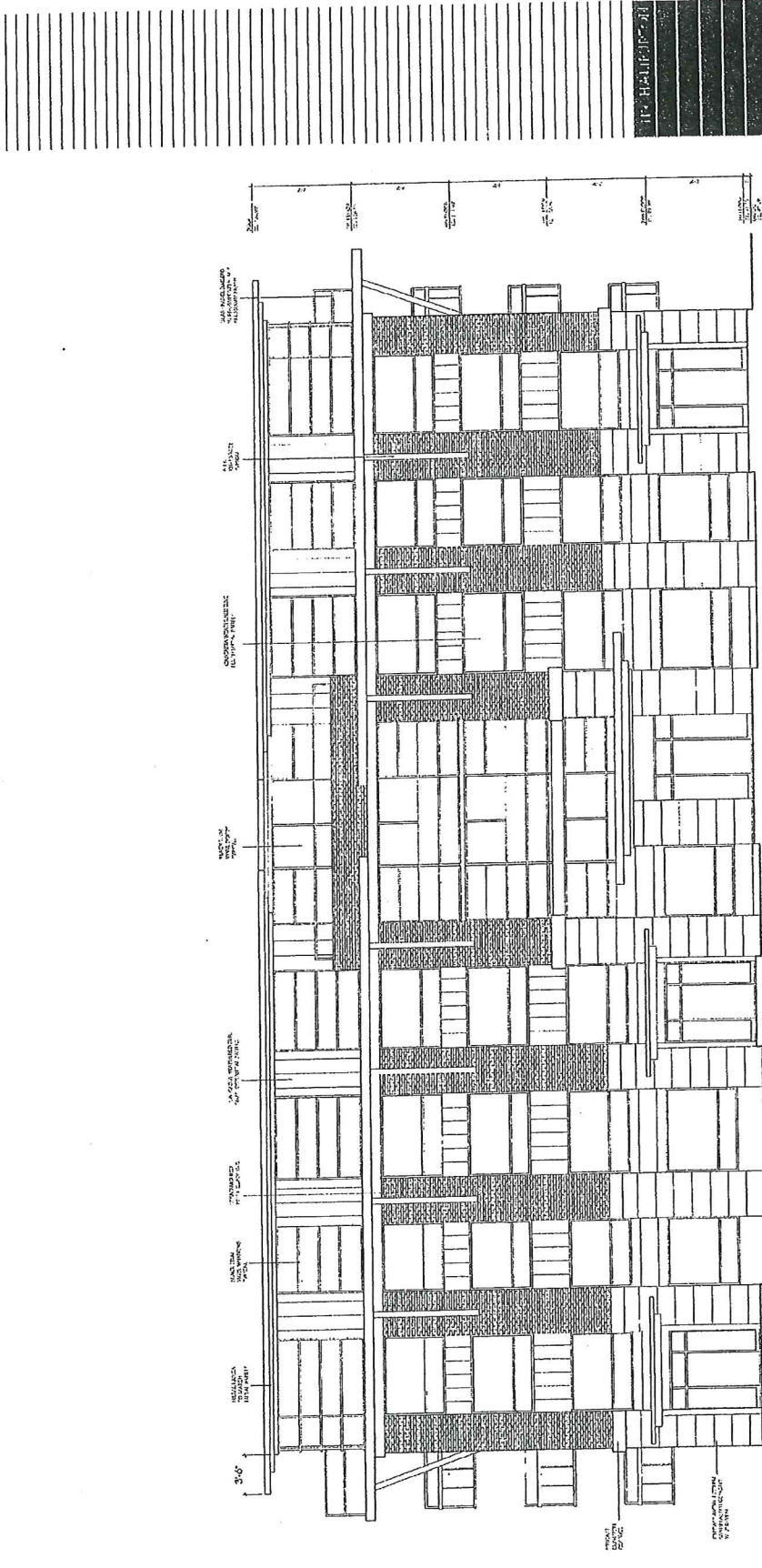
Tracy Samra
 Corporate Officer

Feb. 1 / 13
 Date

LOCAL DESCRIPTION:	
PLAN USA, BLOCK 7, LOTS 6 & 7	
SEC 1 FWD PORTION H 121 LOT 5	
OWNER ADDRESS:	
119 HALIBURTON STREET	
ZONING:	
RM2	
USE:	
RM2	
SITE AREA:	
37,412 S.F.	# 1242 S.F.
STRENGTH:	
REINFORCED CONCRETE	
ALLOWABLE FLOOR AREA:	
1242 S.F.	20,300 S.F.
PROPOSED FLOOR AREA:	
FIRST FLOOR	12,420 S.F.
SECOND FLOOR	12,420 S.F.
THIRD FLOOR	12,420 S.F.
FOURTH FLOOR	12,420 S.F.
FIFTH FLOOR	12,420 S.F.
TOTAL	60,100 S.F.
PROPOSED RESIDENTIAL AREA:	
REINFORCED CONCRETE	
PARKING SPACE REQUIRED:	
35 SPACES	
PARKING SPACE PROVIDED:	
35 SPACES	
AVERAGE NATURAL GRADE:	
81.06 FT.	
ALLOWABLE HEIGHT:	
18.7M	
PROPOSED HEIGHT:	
CURTAIN 1 13.92M	
CURTAIN 1 14.92M	
DRAWN:	
DATE: AUG 18 2014	
SCALE: 1/8" = 1'-0"	

Tracy Samra
 CORPORATE OFFICER
 City of Nanaimo

Development Permit No. DP000823 Schedule D
 119 Haliburton Street
 West Building Elevation



WEST ELEVATION

This is Schedule D referred to in the
 Development Permit.

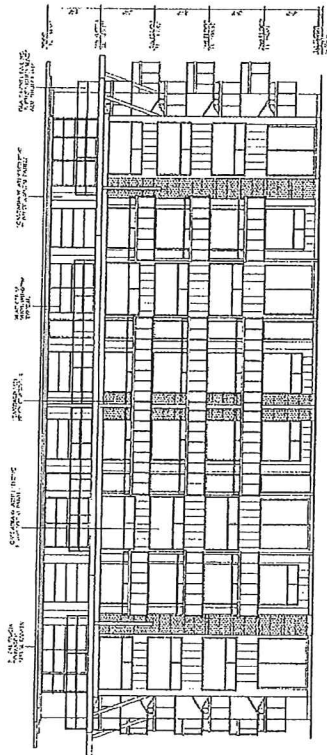
Tracy Samra
 Corporate Officer
 Feb 1 / 13
 Date

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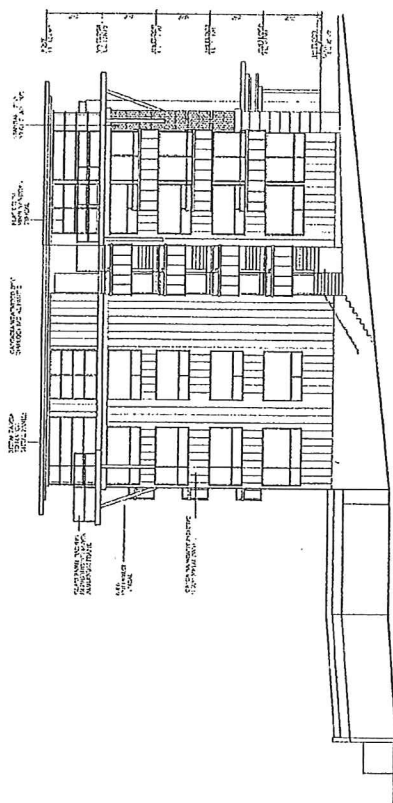
RC MOONEY
 ARCHITECT
 300 - 1026 DAVIE
 VANCOUVER BC
 V6E 1M3
 604 736 2227

DRAWN	
DATE	
SCALE	1/8" = 1'-0"
	6

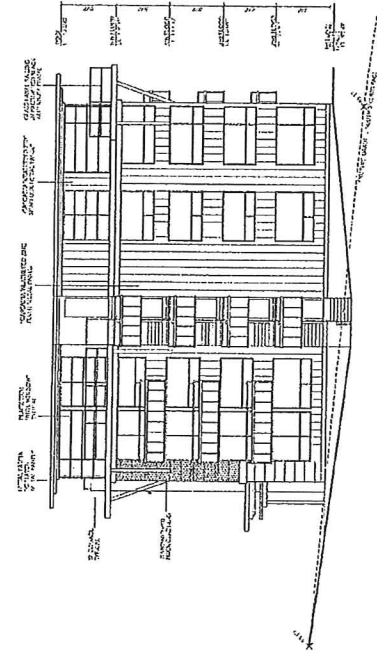
Development Permit No. DP000823 Schedule E
 119 Haliburton Street
 Building Elevations
 (North, South & East)



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

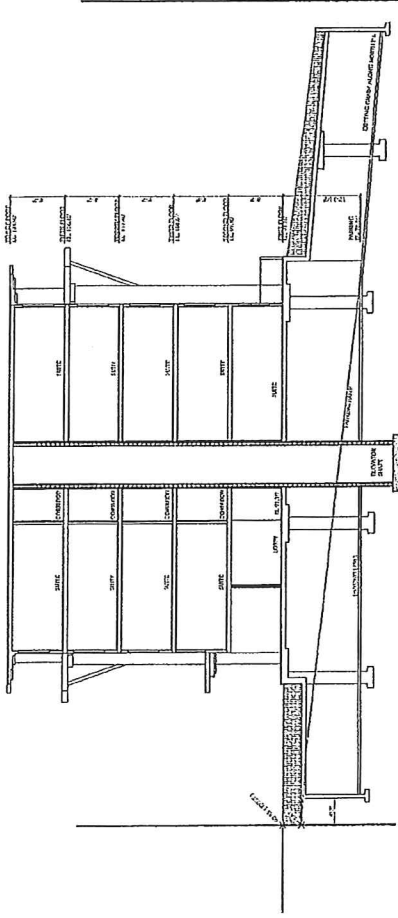
119 HALIBURTON ST	RC MOONEY ARCHITECT	301 - JESSIE DAVID	VANCOUVER BC	V&E 1M3	604 736 2929
GRASSI DATE: 01/13/13 SHEET NO: 1/7					

This is Schedule E referred to in the Development Permit.

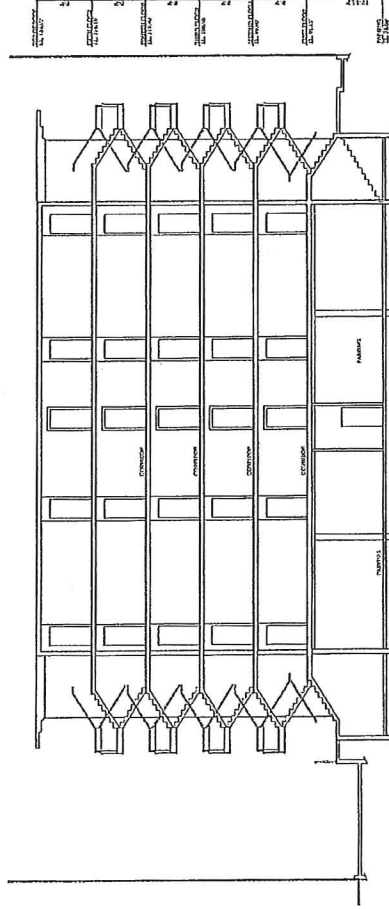
Tracy Samra
 Corporate Officer
 Date: Feb 1 / 13

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Development Permit No. DP000823 Schedule F
 119 Haliburton Street
 Building Cross Sections



BUILDING SECTION A - A



BUILDING SECTION B - B

This is Schedule F referred to in the
 Development Permit.

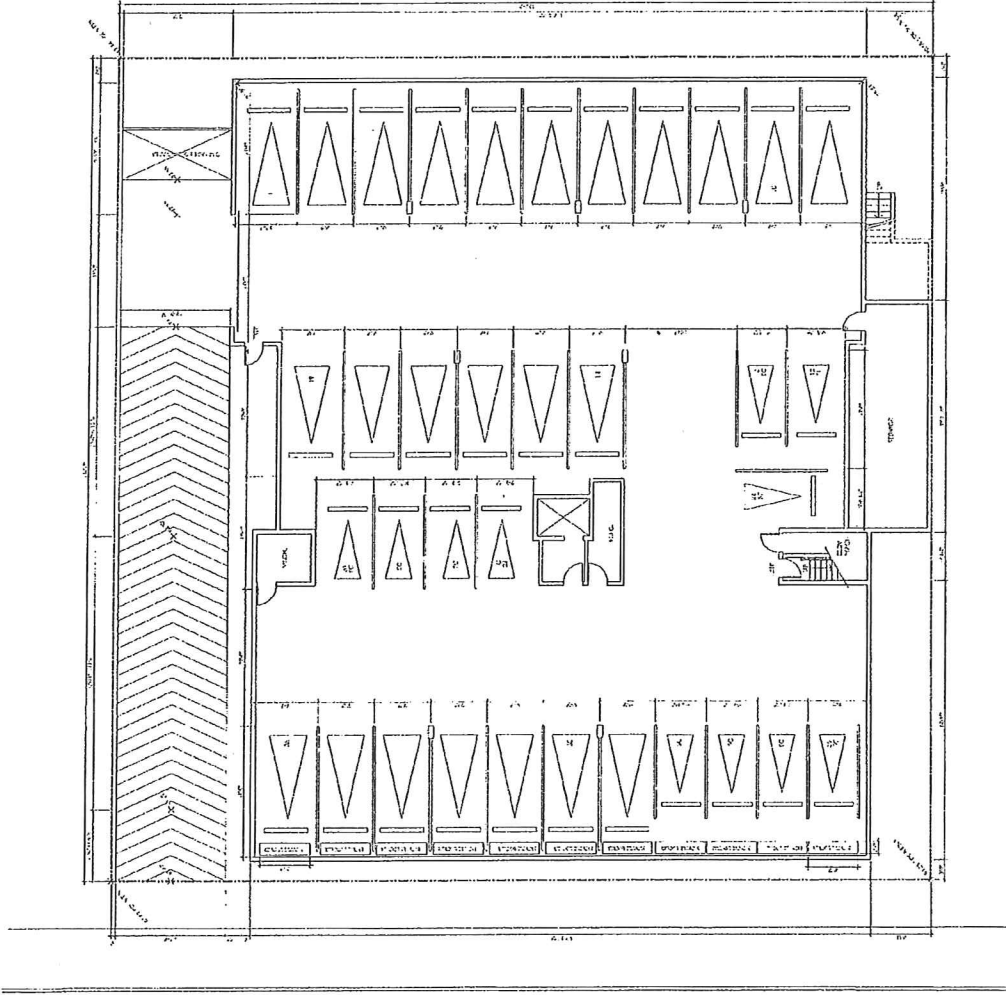
Tracy Samra
 Corporate Officer
 Date Feb. 1/13

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 City of Nanaimo

119 HALIBURTON ST. 10	
KC MOONEY ARCHITECT	
350 - 1026 DAVIE	
VANCOUVER BC	
V6E 1M3	
604 736 2927	
DRAWN	DATE
SCALE: 1/8" = 1'-0"	8

Development Permit No. DP000808
119 Haliburton Street

Schedule G
Parking Plan



119 HALIBURTON ST	
VANCOUVER BC	
V6E 3A63	
604 746 2927	
DATE	1/13
SCALE	1/8" = 1'-0"
D:\DWG\119 HALIBURTON ST\119 HALIBURTON ST.PLT	

ARKING PLAN

This is Schedule G referred to in the
Development Permit.

Tracy Samra
Corporate Officer

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Feb 1 / 13
Date