



DEVELOPMENT PERMIT NO. DP000876

SUMMERHILL PLACE HOLDINGS INC
Name of Owner(s) of Land (Permittee)

1820 SUMMERHILL PLACE
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, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933

PID No. 028-467-566

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 Site Data
Schedule D Building Elevations
Schedule E Landscape Plan
Schedule F Retaining Wall, Northeast Property Line

- 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 "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:
- *Required Parking – Schedule A*
The required onsite parking is calculated at 1.66 parking spaces per unit. The 103-unit apartment requires 170 parking spaces. 109 onsite parking spaces, or a parking calculation of 1.06 parking spaces per unit is provided. The parking variance is 61 parking spaces, or a reduction in the parking calculation of 0.60 parking spaces per unit.

In response to the parking variance, the following items are to be provided:

- 2 car share vehicles are to be leased and operated by the Nanaimo CarShare Cooperative.
- Bicycle Parking: 67 interior spaces and 13 exterior spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 23RD DAY OF JUNE, 2014.



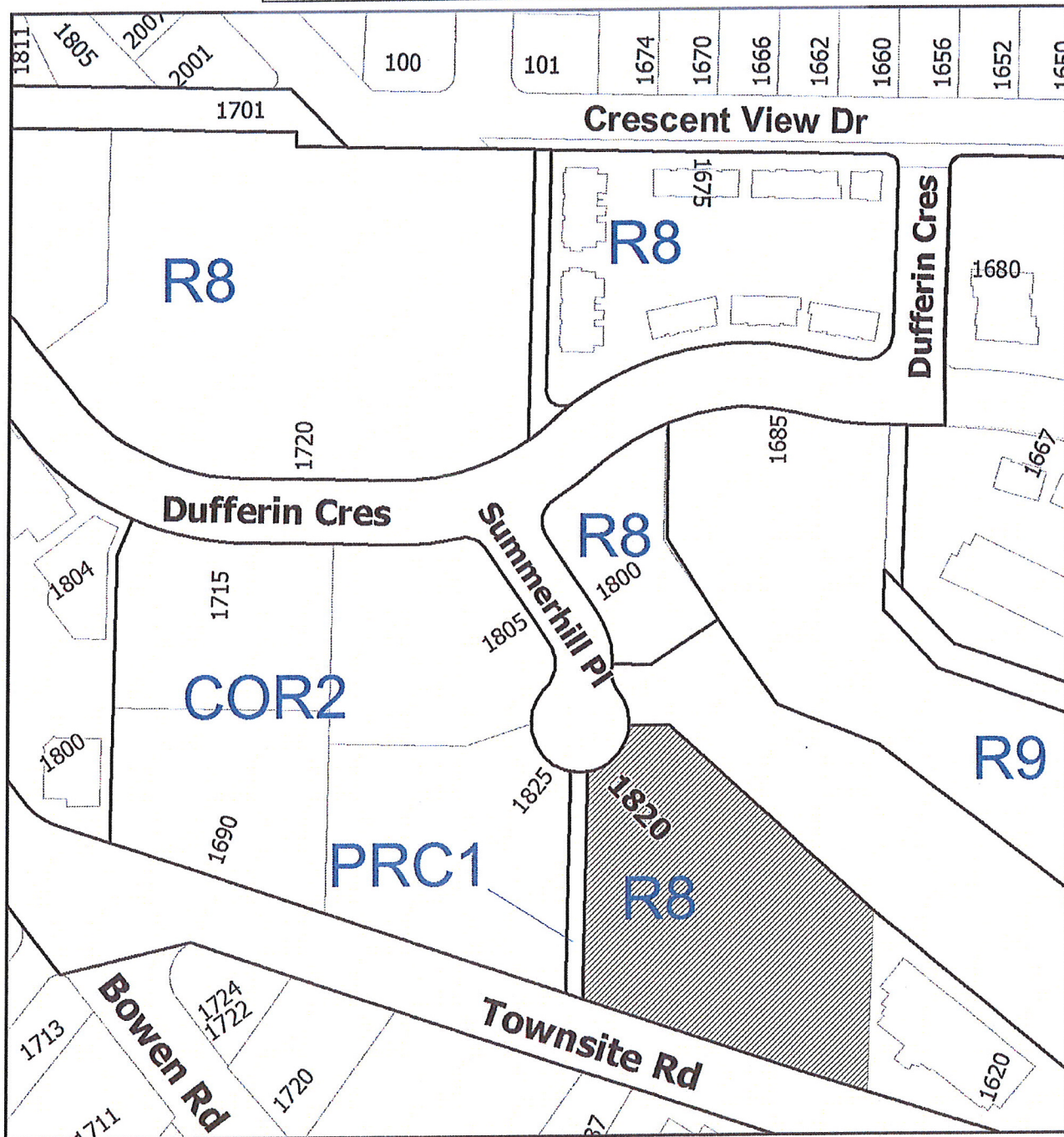
Corporate Officer

JUNE 24/14

Date


GN/b

Prospero attachment: DP000876 - 1820 Summerhill Place



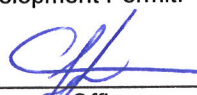
DEVELOPMENT PERMIT NO. DP000876

LOCATION PLAN

 **Subject Property**

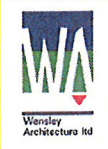
Civic: 1820 Summerhill Place
 Lot 5, Section 15, Range 8, Mountain District,
 Plan EPP9933

This is Schedule A referred to in the Development Permit.


 Corporate Officer

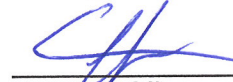
JUNE 24/14
 Date

1334 - SUMMERHILL PLACE RESIDENTIAL					
UNIT MIX/STATISTICS		(REVISION NO.13)	JUNE 13, 2014		
LEGAL DESCRIPTION	LOT 5, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933				
CIVIC ADDRESS	1820 SUMMERHILL PLACE, NANAIMO, BC				
ZONING	R8				
SITE AREA (SF)	96,369				
		REQUIRED	PROPOSED	VARIANCE	
MAX. ALLOWABLE F.S.R		1.25 (120461 S.F.)	0.91 (87608 S.F.)		
MAX. ALLOWABLE SITE COVERAGE		40%	24%		
MAX. BUILDING HEIGHT		14.0m (45.93')	13.79m (45.23')		
SET BACKS	FRONT	6.0 m (19.69')	6.10 m (20.0')		
	SIDE	3.0 m (9.84')	3.05 m (10.0')		
	REAR	10.5 m (34.45')	N/A		
UNIT TYPES	DESCRIPTION	NET AREA (sq. ft.)	# OF UNITS	% OF TOTAL	COMBINED (sq. ft.)
STUDIO					
A	STUDIO	543.00	8	7.8%	4,344.00
STUDIO SUBTOTALS			8	7.8%	4,344.00
1BEDROOM 1 BATH					
B	1BR + 1BATH	531.00	24	23.3%	12,744.00
C	1BR + 1BATH	628.00	40	38.8%	25,120.00
1BR + 1BTH SUBTOTAL			64	62.1%	37,864.00
2 BEDROOM 2 BATH					
D	2 BR + BATH	907.00	12	11.7%	10,884.00
D2	2 BR + BATH	855.00	8	7.8%	6,840.00
E	2 BR + BATH	988.00	8	7.8%	7,904.00
F	2 BR + BATH	1,016.00	3	2.9%	3,048.00
2BR SUBTOTAL			31	30.1%	28,676.00
TOTAL UNITS (SALEABLE AREA)			103		70,884
TOTAL GROSS RESIDENTIAL AREA					87,608
PERCENTAGE OF EFFICIENCY					81%
BUILDING FOOTPRINT					23,227
PARKING STATISTICS					
TYPICAL PARKING STALLS					100
SMALL CALL PARKING STALLS					9
TOTAL STALLS PROVIDED					109
PARKING STALL RATIO PROVIDED NO. STALLS/NO. UNITS					1.06
NO. OF STALLS DEFICIENT					-62
TOTAL STALLS REQUIRED					171
VISITOR STALLS REQUIRED 1 PER EVERY 22 (PART OF TOTAL REQUIRED)					8
TOTAL STALLS REQUIRED					171
TOTAL SMALL CAR STALLS ALLOWED					36
STORAGE STATISTICS					
PRIVATE STORAGE LOCKERS					67
BICYCLE STORAGE (Private)					13 (bike racks)
BICYCLE PARKING (Public)					
*SUITE AREAS HAVE BEEN CALCULATED BY USING THE CENTER LINE OF CORRIDOR/ELEVATOR/STAIR AND PARTY WALLS AND THE OUTSIDE FACE OF EXTERIOR WALL SHEATHING. RESULTING AREAS HAVE BEEN ROUNDED UP TO THE NEAREST WHOLE NUMBER.					
**LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.					



This is Schedule C referred to in the Development Permit.

[Signature]
 Corporate Officer
 Date June 24/14



Corporate Officer

June 24/14

Date

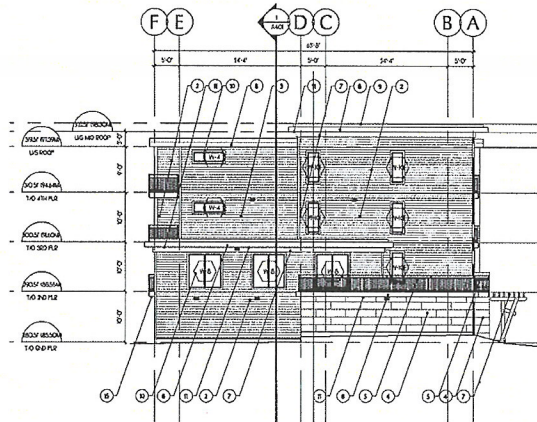
Development Permit No. DP000876
1820 Summerhill Place
1/3

Schedule D

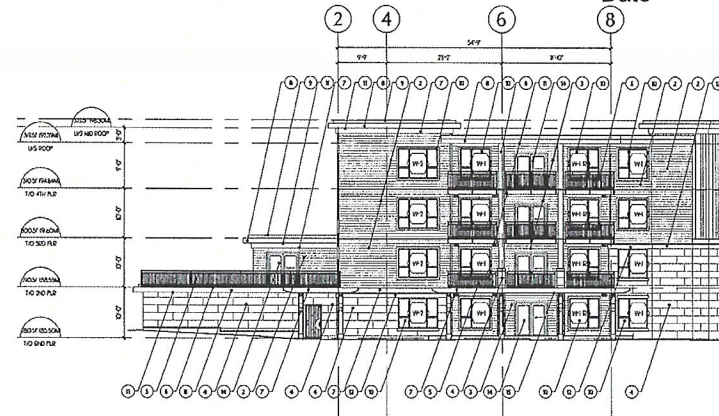
Building Elevations

LEGEND OF FINISHES

- 1 WOOD PANEL, W/ SATIN ED PAINTED
- 2 WOOD HORIZONTAL LAP SENG PAINTED
- 3 WOOD HORIZONTAL LAP SENG PAINTED
- 4 WOOD HORIZONTAL LAP SENG PAINTED
- 5 WOOD HORIZONTAL LAP SENG PAINTED
- 6 REPAIR FACTORY ALUMINUM CASING
- 7 ALUMINUM STOREFRONT WINDOW
- 8 STAINED WOOD
- 9 WOOD PANEL, W/ SATIN ED PAINTED
- 10 FINE PRESSED METAL, PLUG AND
- 11 WIRE BRICKING
- 12 POLYMERIZED WOOD SCOFF
- 13 BRICK BAND PAINTED
- 14 PERMANENT SCREEN
- 15 WIRE BRICKING
- 16 BRICK BAND PAINTED
- 17 STEEL DOOR PAINTED

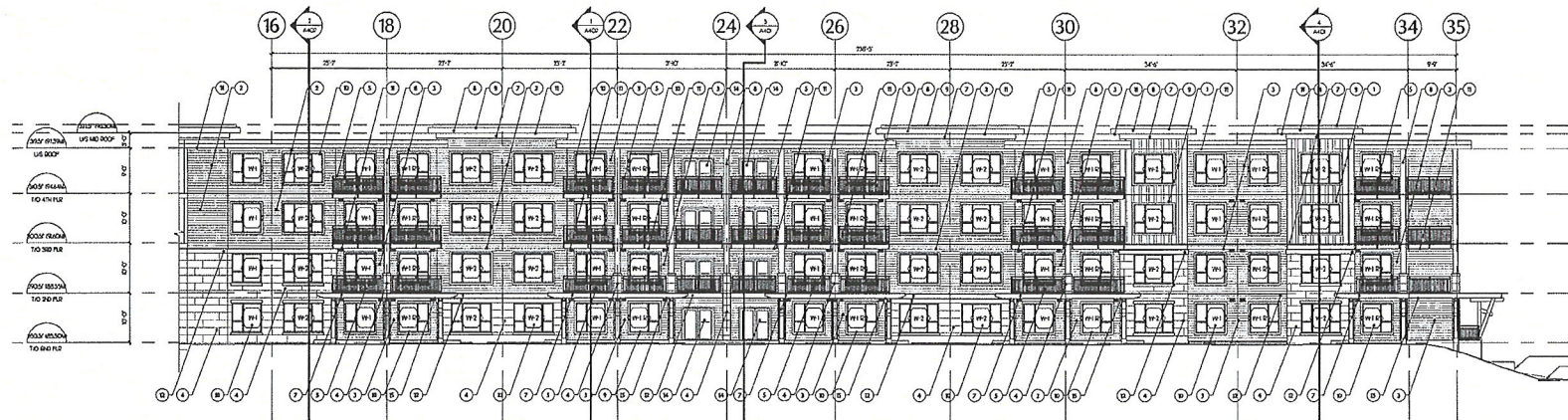


1 NORTH ELEVATION
BUILDING A



2 WEST ELEVATION
BUILDING A - Building Entry

NO.	REVISION	DATE
01	REVISION FOR DP	06/25/14
02	SHED FOR DP	07/29/14
03	SHED FOR RE VIEW	07/29/14
04	REVISION	08/27



3 SOUTH ELEVATION
BUILDING B - Townsite Road

SUMMERHILL PLACE
RESIDENTIAL PROJECT
NANAIMO, BC



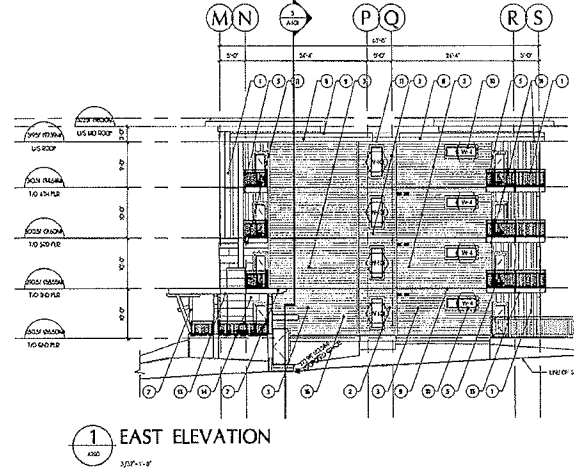
PROJECT NO. 1536
SCALE 3/8" = 1'-0"
DATE: JANUARY 2014

BUILDING ELEVATIONS

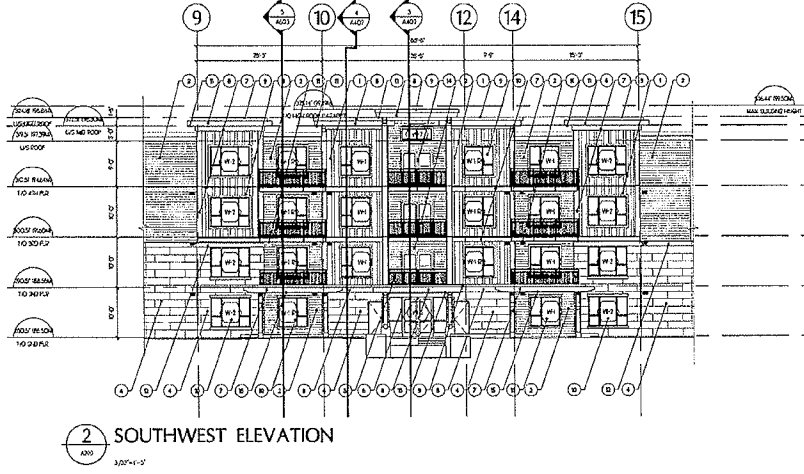
PROJECT NO.	SCALE	DATE	DRAWN BY	CHECKED BY	APP. NO.
1536	3/8" = 1'-0"	JAN 2014	AW	AW	A301

OPTIONAL FINISHES: ALL FINISHES TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. FINISHES TO BE USED MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. ALL FINISHES SHALL BE USED IN ACCORDANCE WITH THE CURRENT CODES AND REGULATIONS.

- LEGEND OF FINISHES**
- ① HANDPAINTED BRITANNIA PAINTED
 - ② UNPAINTED HORIZONTAL LAP SIDING PAINTED
 - ③ UNPAINTED HORIZONTAL LAP SIDING PAINTED
 - ④ UNPAINTED HORIZONTAL LAP SIDING PAINTED
 - ⑤ UNPAINTED HORIZONTAL LAP SIDING PAINTED
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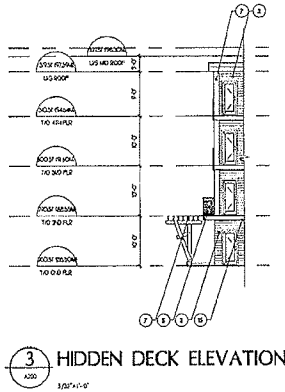


1 EAST ELEVATION
 3/32"=1'-0"

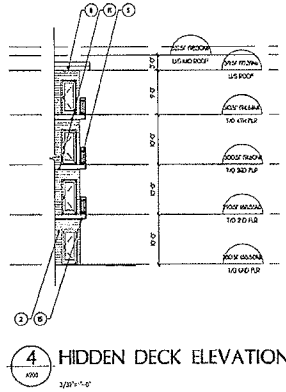


2 SOUTHWEST ELEVATION
 3/32"=1'-0"

BUILDING A - City Trail Way



3 HIDDEN DECK ELEVATION
 3/32"=1'-0"



4 HIDDEN DECK ELEVATION
 3/32"=1'-0"

NO.	REVISION	DATE
01	REVISED FOR EP	01/15/11
02	REVISED FOR EP	01/15/11
03	REVISED FOR EP	01/15/11
04	REVISED FOR EP	01/15/11
05	REVISED FOR EP	01/15/11

SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC



PROJECT NO. 1004
 SCALE 3/32"=1'-0"
 DATE 06/07/2011

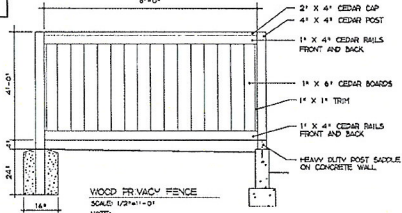
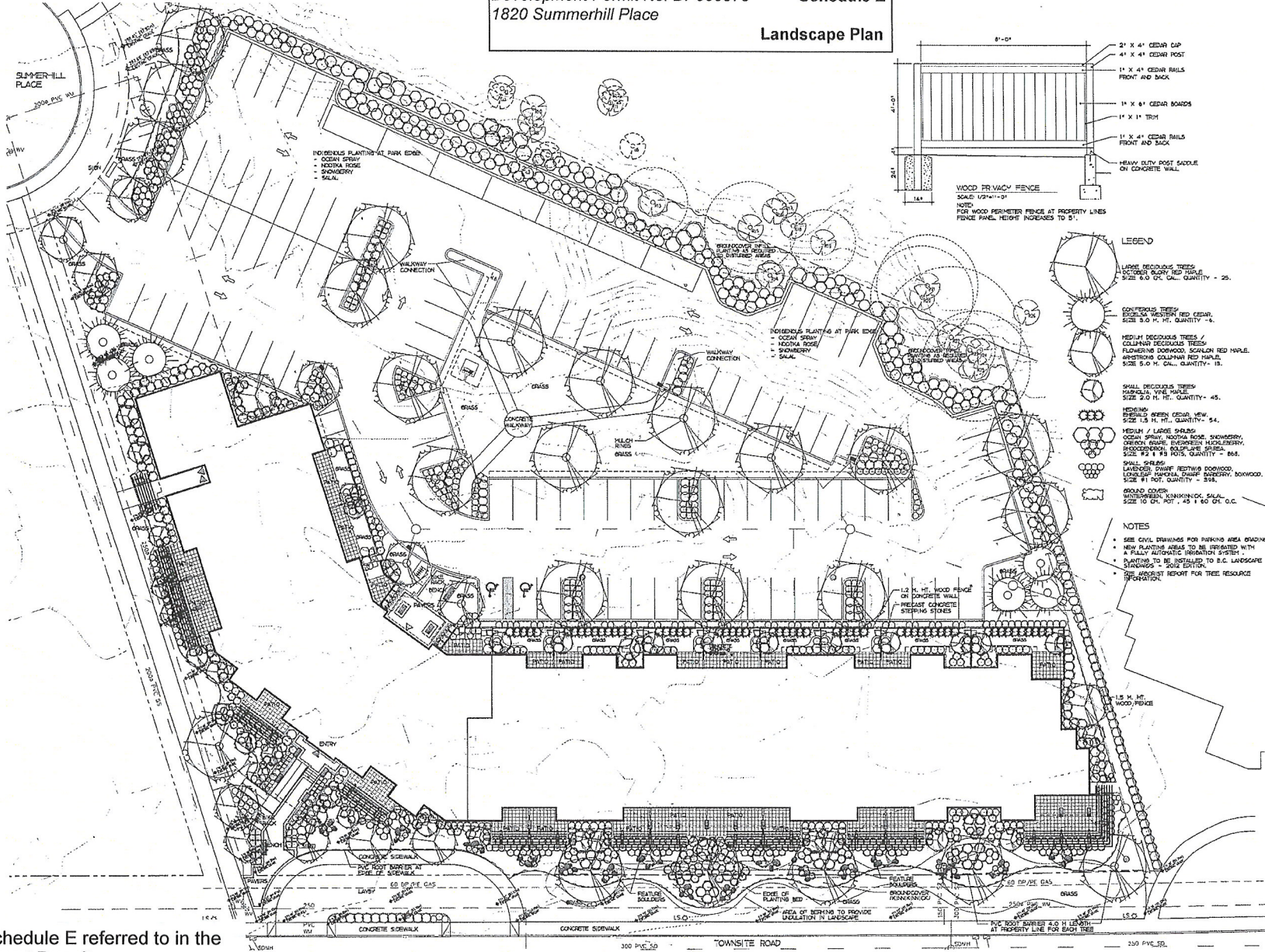
DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 LANDSCAPE: [Name]

PROJECT NO. 1004
 SCALE 3/32"=1'-0"
 DATE 06/07/2011

BUILDING ELEVATIONS

PROJECT NO.	1004	DRAWN BY	AM
SCALE	3/32"=1'-0"	CHECKED BY	AM
DATE	06/07/2011	DATE	06/07/2011

Development Permit No. DP000876 Schedule E
 1820 Summerhill Place
 Landscape Plan



- LEGEND**
- LARGE DECIDUOUS TREES
DOCTORED GLORY RED MAPLE
SIZE 6.0 FT. CAL. QUANTITY - 25.
 - CONIFEROUS TREES
SEASIDE WINDFIRM RED CEDAR
SIZE 3.0 M. H. QUANTITY - 6.
 - MEDIUM DECIDUOUS TREES /
COLUMNAR DECIDUOUS TREES
FLORIBUNDA DOORWOOD SCARLET RED MAPLE
ARISTONIA COLUMNAR RED MAPLE
SIZE 5.0 M. CAL. QUANTITY - 13.
 - SMALL DECIDUOUS TREES
MARGINAL WINE SUGALE
SIZE 2.0 M. H. QUANTITY - 45.
 - HEDGING
EMERALD GREEN CEDAR, NEW
SIZE 1.5 M. H. QUANTITY - 54.
 - MEDIUM / LARGE SHRUBS
OCEAN SPRAY, WOODS ROSE, SNOWDRIFT,
ORANGE BLOSSOM, IMPERIAL HUCKLEBERRY,
BLOSSOMING HOLEY-LEAF, PEONIA,
SIZE #2 1/2 IN. QUANTITY - 665.
 - SMALL SHRUBS
LAVENDER, DWARF REDTIP DOORWOOD,
LORDLY PINNACLE, DWARF DOORWOOD, BORWICK,
SIZE #1 POT. QUANTITY - 556.
 - GROUND COVER
WATERBURY KENNEDY, SALA,
SIZE 10 CM. POT., 43 1/2 CM. O.C.

- NOTES**
- SEE CIVIL DRAWINGS FOR PARKING AREA GRADING.
 - NEW PLANTING AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
 - PLANTINGS TO BE INSTALLED TO S.C. LANDSCAPE STANDARDS - 2012 EDITION.
 - SEE REQUEST REPORT FOR TREE RESOURCE INFORMATION.

NO.	REVISION	DATE
01	ISSUED FOR DP	04/21/14
02	FOR REVIEW	05/01/14
03	ISSUED FOR EQUIPMENT PLAN	05/01/14
04	FOR REVIEW	05/01/14
05	ISSUED FOR PERM	05/01/14
06	REVISION	05/20/14

SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC

Wensley Architecture Ltd
 111-1144 BURNHAMTHORPE RD. UNIT 101
 VANCOUVER, BC V6E 2M9
 TEL: 604-271-1234
 FAX: 604-271-1235
 WWW.WENSLYARCHITECTURE.COM

CONSULTANTS:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:
 Wensley Architecture Ltd

LANDSCAPE PLAN
 PROJECT NO: 1334 DRAWN BY: HJ / MC
 SCALE: 1/8"=1'-0" CHECKED BY:
 DATE: JUNE 13, 2014

This is Schedule E referred to in the Development Permit.

[Signature]
 Corporate Officer

JUNE 24/14
 Date

