



DEVELOPMENT PERMIT NO. DP000982

EAGLE CRESCENT DEVELOPMENTS NOMINEE LTD

Name of Owner(s) of Land (Permittee)

1825 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 6, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933

PID No. 028-467-574

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 & Sections

- 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:

Siting of Buildings

Section 9.5.1 - Front Yard Setback

The maximum front yard setback is 6m. The proposed front yard setback is 19.6m, a variance of 13.6m.

Section 9.5.4 – Front Façade Setback

Where only one principal building exists on the lot, no more than 50% of the front face of the building façade shall be set back further than the maximum permitted front yard setback.

The complete building façade siting exceeds the aforementioned requirement, a 50% variance for building façade siting.

Size of Building

Section 9.7.1 - Building Height

The maximum allowable building height is 14m. The proposed building height is 16m, a height variance of 2m.

Section 9.6.1 - Location of Parking Area

No parking shall be permitted between the front property line and the front face of the building, or within the maximum front yard setback area.

The location of the parking area is varied to allow parking in the front yard between the front property line and the front face of the building.

6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Schedule A

The parking ratio calculation for multiple-family residential developments is 1.66 parking spaces/unit. The varied parking ratio calculation is 1.06 parking spaces/unit.

For 97 units, the required parking is 161 parking spaces. The proposed onsite parking is 99 parking spaces, a variance of 62 parking spaces.

Section 15 - Off-street Parking Dimensions and Design


Section 15.2 - Where parking is being provided for multiple family residential developments, comprised of five or more dwelling units, such off-street parking shall be located only on that part of the lot lying to the rear of the front line of the building.

Parking is allowed within the front line of the building.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20th DAY OF JUNE, 2016.



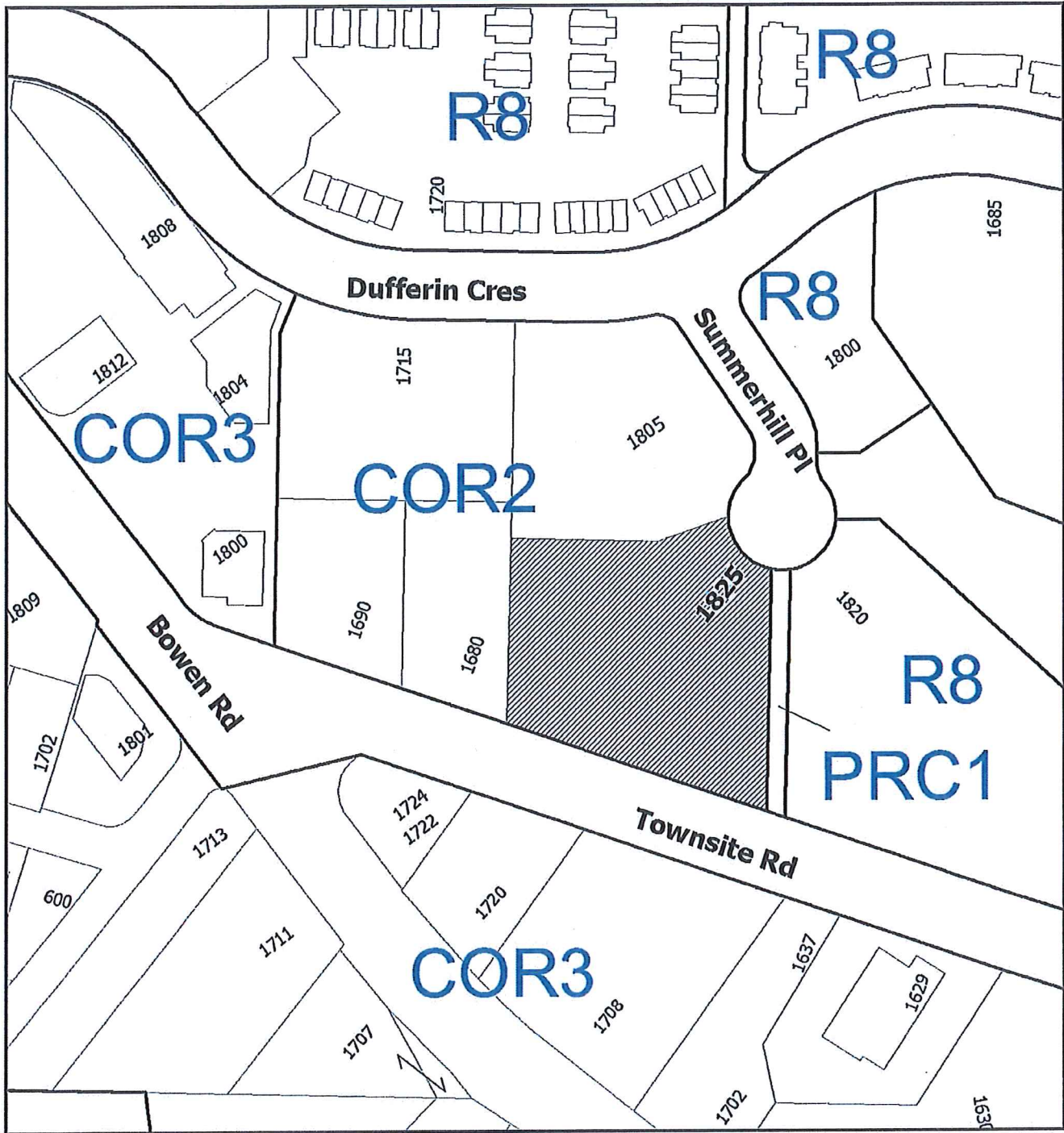
D&P. Corporate Officer



Date

GN/in

Prospero attachment: DP000982 – Summerhill III



DEVELOPMENT PERMIT NO. DP000982

LOCATION PLAN

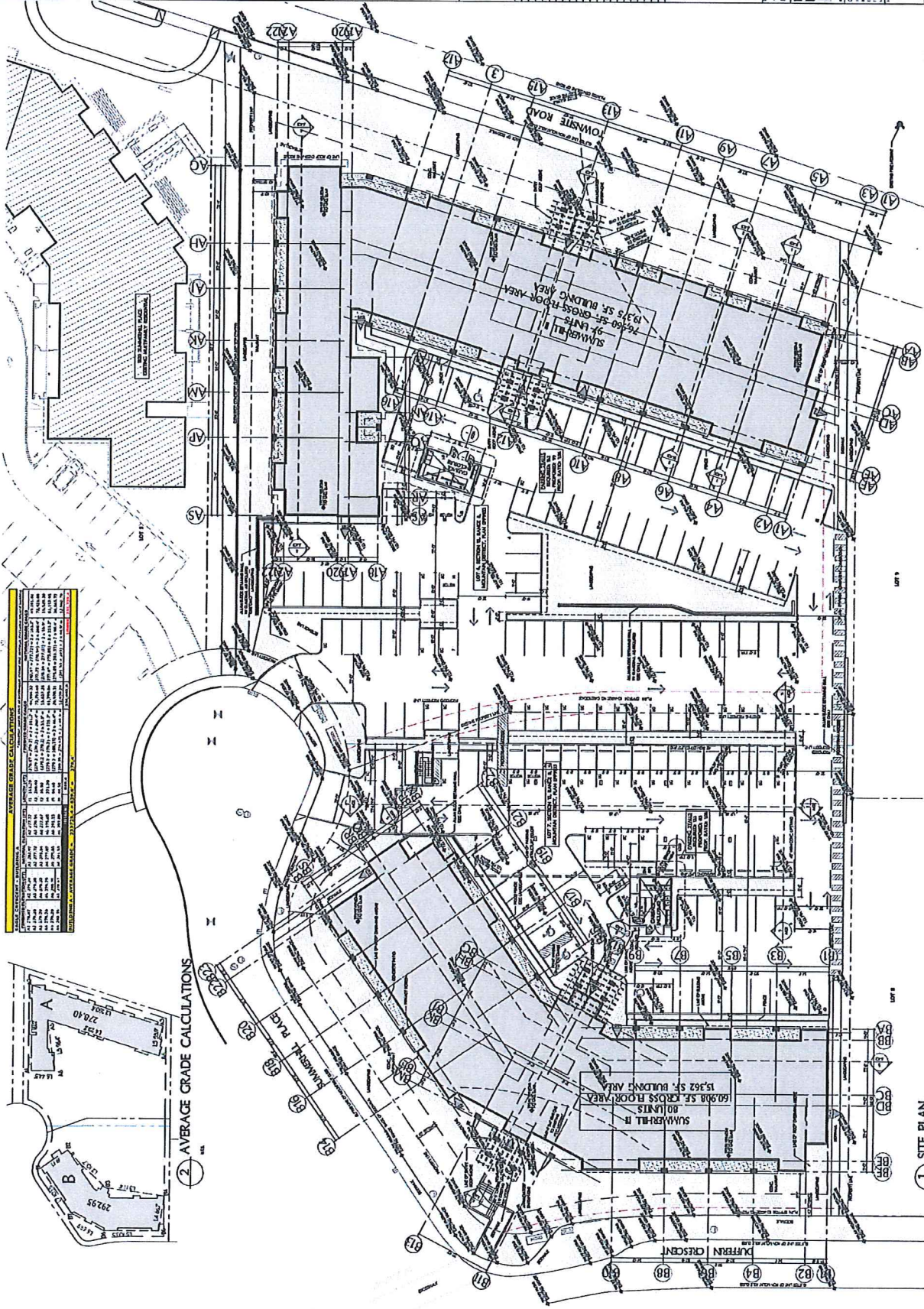
Civic: 1825 Summerhill Place
Lot 6, Section 15, Range 8, Mountain District,
Plan EPP9933



 **Subject Property**

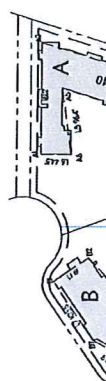
Development Permit DP000982
 1825 Summerhill Place
 1/2

Schedule B
SITE PLAN



AVERAGE GRADE CALCULATIONS

NO.	AREA (SQ. FT.)	EXISTING GRADE (FEET)	PROPOSED GRADE (FEET)	DIFFERENCE (FEET)	VOLUME (CU. YD.)
1	1,200	10.00	10.50	0.50	100
2	2,500	11.00	11.50	0.50	200
3	3,800	12.00	12.50	0.50	300
4	5,100	13.00	13.50	0.50	400
5	6,400	14.00	14.50	0.50	500
6	7,700	15.00	15.50	0.50	600
7	9,000	16.00	16.50	0.50	700
8	10,300	17.00	17.50	0.50	800
9	11,600	18.00	18.50	0.50	900
10	12,900	19.00	19.50	0.50	1,000
11	14,200	20.00	20.50	0.50	1,100
12	15,500	21.00	21.50	0.50	1,200
13	16,800	22.00	22.50	0.50	1,300
14	18,100	23.00	23.50	0.50	1,400
15	19,400	24.00	24.50	0.50	1,500
16	20,700	25.00	25.50	0.50	1,600
17	22,000	26.00	26.50	0.50	1,700
18	23,300	27.00	27.50	0.50	1,800
19	24,600	28.00	28.50	0.50	1,900
20	25,900	29.00	29.50	0.50	2,000
21	27,200	30.00	30.50	0.50	2,100
22	28,500	31.00	31.50	0.50	2,200
23	29,800	32.00	32.50	0.50	2,300
24	31,100	33.00	33.50	0.50	2,400
25	32,400	34.00	34.50	0.50	2,500
26	33,700	35.00	35.50	0.50	2,600
27	35,000	36.00	36.50	0.50	2,700
28	36,300	37.00	37.50	0.50	2,800
29	37,600	38.00	38.50	0.50	2,900
30	38,900	39.00	39.50	0.50	3,000
31	40,200	40.00	40.50	0.50	3,100
32	41,500	41.00	41.50	0.50	3,200
33	42,800	42.00	42.50	0.50	3,300
34	44,100	43.00	43.50	0.50	3,400
35	45,400	44.00	44.50	0.50	3,500
36	46,700	45.00	45.50	0.50	3,600
37	48,000	46.00	46.50	0.50	3,700
38	49,300	47.00	47.50	0.50	3,800
39	50,600	48.00	48.50	0.50	3,900
40	51,900	49.00	49.50	0.50	4,000
41	53,200	50.00	50.50	0.50	4,100
42	54,500	51.00	51.50	0.50	4,200
43	55,800	52.00	52.50	0.50	4,300
44	57,100	53.00	53.50	0.50	4,400
45	58,400	54.00	54.50	0.50	4,500
46	59,700	55.00	55.50	0.50	4,600
47	61,000	56.00	56.50	0.50	4,700
48	62,300	57.00	57.50	0.50	4,800
49	63,600	58.00	58.50	0.50	4,900
50	64,900	59.00	59.50	0.50	5,000
51	66,200	60.00	60.50	0.50	5,100
52	67,500	61.00	61.50	0.50	5,200
53	68,800	62.00	62.50	0.50	5,300
54	70,100	63.00	63.50	0.50	5,400
55	71,400	64.00	64.50	0.50	5,500
56	72,700	65.00	65.50	0.50	5,600
57	74,000	66.00	66.50	0.50	5,700
58	75,300	67.00	67.50	0.50	5,800
59	76,600	68.00	68.50	0.50	5,900
60	77,900	69.00	69.50	0.50	6,000
61	79,200	70.00	70.50	0.50	6,100
62	80,500	71.00	71.50	0.50	6,200
63	81,800	72.00	72.50	0.50	6,300
64	83,100	73.00	73.50	0.50	6,400
65	84,400	74.00	74.50	0.50	6,500
66	85,700	75.00	75.50	0.50	6,600
67	87,000	76.00	76.50	0.50	6,700
68	88,300	77.00	77.50	0.50	6,800
69	89,600	78.00	78.50	0.50	6,900
70	90,900	79.00	79.50	0.50	7,000
71	92,200	80.00	80.50	0.50	7,100
72	93,500	81.00	81.50	0.50	7,200
73	94,800	82.00	82.50	0.50	7,300
74	96,100	83.00	83.50	0.50	7,400
75	97,400	84.00	84.50	0.50	7,500
76	98,700	85.00	85.50	0.50	7,600
77	100,000	86.00	86.50	0.50	7,700
78	101,300	87.00	87.50	0.50	7,800
79	102,600	88.00	88.50	0.50	7,900
80	103,900	89.00	89.50	0.50	8,000
81	105,200	90.00	90.50	0.50	8,100
82	106,500	91.00	91.50	0.50	8,200
83	107,800	92.00	92.50	0.50	8,300
84	109,100	93.00	93.50	0.50	8,400
85	110,400	94.00	94.50	0.50	8,500
86	111,700	95.00	95.50	0.50	8,600
87	113,000	96.00	96.50	0.50	8,700
88	114,300	97.00	97.50	0.50	8,800
89	115,600	98.00	98.50	0.50	8,900
90	116,900	99.00	99.50	0.50	9,000
91	118,200	100.00	100.50	0.50	9,100
92	119,500	101.00	101.50	0.50	9,200
93	120,800	102.00	102.50	0.50	9,300
94	122,100	103.00	103.50	0.50	9,400
95	123,400	104.00	104.50	0.50	9,500
96	124,700	105.00	105.50	0.50	9,600
97	126,000	106.00	106.50	0.50	9,700
98	127,300	107.00	107.50	0.50	9,800
99	128,600	108.00	108.50	0.50	9,900
100	129,900	109.00	109.50	0.50	10,000



Wensley Architecture Ltd
 1825 SUMMERHILL PLACE
 WASHINGTON, DC

FACE CONSULT DEVELOPMENTS LIMITED PARTNERSHIP
 1825 SUMMERHILL PLACE
 WASHINGTON, DC 20006
 202-462-3333

**SUMMERHILL II
 MULTI-FAMILY
 RESIDENTIAL**

SITE PLAN

DATE: 01/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: A101

Development Permit DP000982
1825 Summerhill Place

Schedule C

SITE DATA



**SUMMERHILL II
MULTI-FAMILY RESIDENTIAL**
Nanaimo, B.C.
Project # 1521A

PROJECT STATISTICS (REVISION NO. 33) June 17, 2016

SITE INFORMATION				
LEGAL DESCRIPTION	Lot 6, Section 15, Range 8, Mountain District, Plan EPP9933			
CIVIC ADDRESS	1825 Summerhill Place, Nanaimo, B.C. V9B 3P9			
ZONING	EXISTING	COR2	PROPOSED	COR2
SITE AREA (ft ²)	70,108			

SITE DATA		ALLOWED	PROPOSED	
F.S.R.		1.25	1.10	
SITE COVERAGE		60.00%	27.64%	
BUILDING HEIGHT		45'-11" (14m)	52'-2" (15.90m)	
SET BACKS				
SUMMERHILL II	FRONT	South (Townsite)	min. 9'-10" (3m)	19'-7" (5.97m)
	SIDE - INTERIOR	West (Lot 9)	min. 9'-10" (3m)	15'-6 1/2" (4.74m)
	SIDE - INTERIOR	East (Lot 5)	min. 9'-10" (3m)	10'-7" (3.23m)

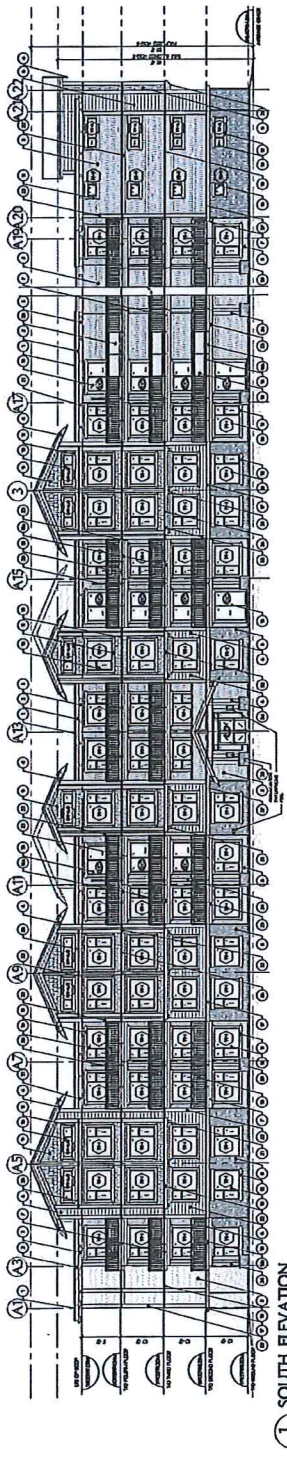
BUILDING DATA				
UNIT MIX	DESCRIPTION	NET AREA (ft ²)	# OF UNITS	COMBINED (ft ²)
SUMMERHILL II				
A2	1BR + 1BATH	574	8	4,592
A2-bay	1BR + 1BATH	584	8	4,672
A3	STUDIO + 1BATH	517	20	10,340
C1	1BR + 1BATH	665	6	3,990
C1-bay	1BR + 1BATH	675	6	4,050
C2	1BR + 1BATH	660	1	660
C3	1BR + 1BATH	659	2	1,318
C3-bay	1BR + 1BATH	669	2	1,338
C4	1BR + 1BATH	656	8	5,248
E1	2BR + 2BATH	962	4	3,848
E1-bay	2BR + 2BATH	974	4	3,896
E2	2BR + 2BATH	961	2	1,922
E2-bay	2BR + 2BATH	972	4	3,888
F1	2BR + 2BATH	897	3	2,691
F2	2BR + 2BATH	911	3	2,733
H	1BR + 1BATH	634	4	2,536
J	1BR + 1BATH	611	4	2,444
K	MICRO + 1BATH	323	8	2,584
FITNESS CENTRE	GND FLOOR	737		
BIKE ROOM	GND FLOOR	550		
SUMMERHILL II SUBTOTAL (EXCL. FITNESS & BIKE ROOM)			97	62,750
SUMMERHILL II UNIT BREAKDOW				
	MICRO		8 (8.2%)	2584 (4.1%)
	STUDIO		20 (20.6%)	10340 (16.5%)
	1BR		49 (50.5%)	30848 (49.2%)
	2BR		20 (20.6%)	18978 (30.2%)

TOTAL UNITS (SALEABLE AREA)		97	62,750
GROSS RESIDENTIAL AREA	81.5% EFF	SUMMERHILL II	76,960
BUILDING AREA (Horizontal Projection)		SUMMERHILL II	19,375

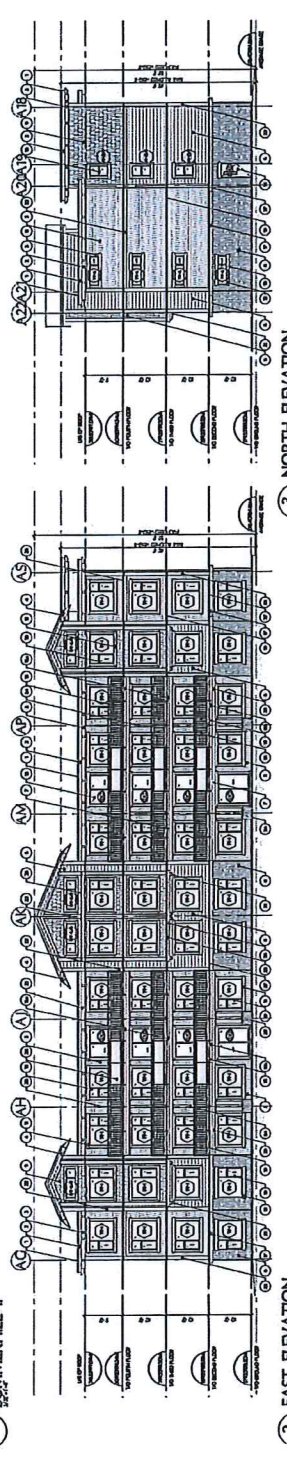
PARKING DATA			
PROPOSED PARKING	LARGE CAR PARKING	70.7% of proposed parking	70
	SMALL CAR PARKING	29.3% of proposed parking	29
TOTAL PROPOSED PARKING			99
	ACCESSIBLE PARKING		2
	VISITOR PARKING		4
REQUIRED PARKING			
	1.66 spaces per dwelling unit		161
	ACCESSIBLE PARKING 2 per 100 required spaces or part thereof		2
	VISITOR PARKING 1 space for every 22 required or portion thereof		5
TOTAL REQUIRED PARKING			161
PROPOSED SECURE BIKE PARKING			73

*SUITE AREAS HAVE BEEN CALCULATED BY USING THE CENTER LINE OF PARTY WALLS AND THE OUTSIDE FACE OF EXTERIOR WALL SHEATHING. RESULTING AREAS HAVE BEEN ROUNDED UP TO THE NEAREST WHOLE NUMBER. ALL AREAS ARE SHOWN IN SQUARE FEET (ft²)
**LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.

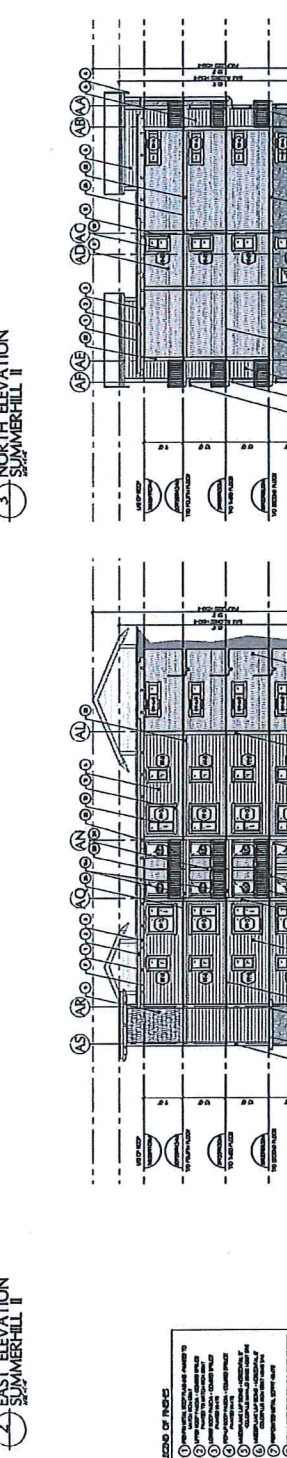
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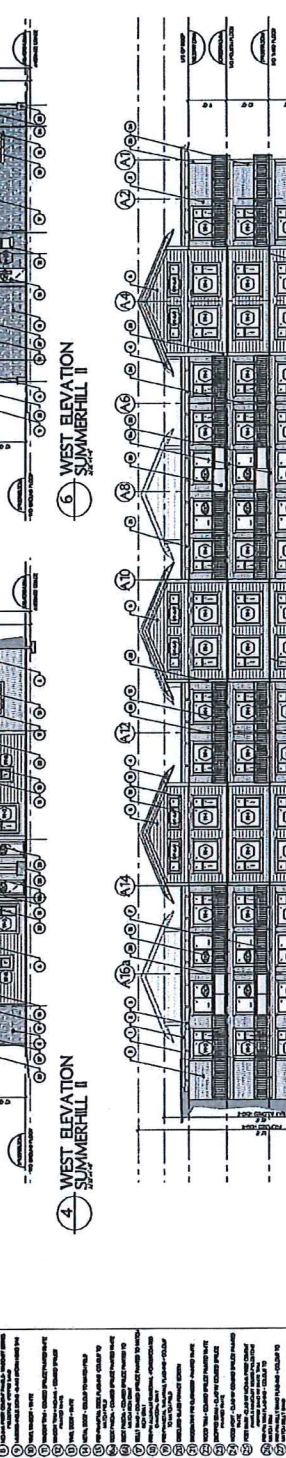
1 SOUTH ELEVATION
SUMMERHILL II



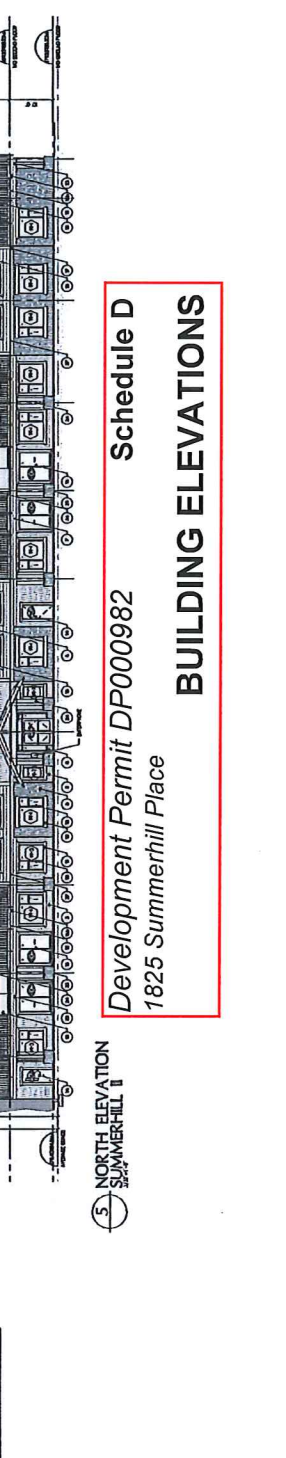
2 EAST ELEVATION
SUMMERHILL II



3 NORTH ELEVATION
SUMMERHILL II



4 WEST ELEVATION
SUMMERHILL II



5 NORTH ELEVATION
SUMMERHILL I

- LEGEND OF FINISHES**
- 1. EXTERIOR WALLS - BRICK
 - 2. EXTERIOR WALLS - STUCCO
 - 3. EXTERIOR WALLS - CONCRETE
 - 4. EXTERIOR WALLS - METAL PANELS
 - 5. EXTERIOR WALLS - GLASS
 - 6. EXTERIOR WALLS - TERRAZZO
 - 7. EXTERIOR WALLS - GRANITE
 - 8. EXTERIOR WALLS - MARBLE
 - 9. EXTERIOR WALLS - SLATE
 - 10. EXTERIOR WALLS - SHALE
 - 11. EXTERIOR WALLS - SANDSTONE
 - 12. EXTERIOR WALLS - LIMESTONE
 - 13. EXTERIOR WALLS - GNEISS
 - 14. EXTERIOR WALLS - QUARTZITE
 - 15. EXTERIOR WALLS - SCHIST
 - 16. EXTERIOR WALLS - METAMORPHIC
 - 17. EXTERIOR WALLS - IGNITE
 - 18. EXTERIOR WALLS - SEDIMENTARY
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 - 96. EXTERIOR WALLS - SEDIMENTARY
 - 97. EXTERIOR WALLS - METAMORPHIC
 - 98. EXTERIOR WALLS - IGNITE
 - 99. EXTERIOR WALLS - SEDIMENTARY
 - 100. EXTERIOR WALLS - METAMORPHIC

<p>Wensley Architecture Ltd 1825 Summerhill Place Summerhill, Ontario L0R 1P0</p>		<p>PROJECT: SUMMERHILL II CLIENT: MULTIFAMILY RESIDENTIAL ARCHITECT: Wensley Architecture Ltd 1825 Summerhill Place Summerhill, Ontario L0R 1P0</p>		<p>DATE: 2024-08-15 SCALE: 1/8" = 1'-0" SHEET: 1 OF 1</p>	
<p>Wensley Architecture Ltd 1825 Summerhill Place Summerhill, Ontario L0R 1P0</p>		<p>PROJECT: SUMMERHILL II CLIENT: MULTIFAMILY RESIDENTIAL ARCHITECT: Wensley Architecture Ltd 1825 Summerhill Place Summerhill, Ontario L0R 1P0</p>		<p>DATE: 2024-08-15 SCALE: 1/8" = 1'-0" SHEET: 1 OF 1</p>	

Schedule D
BUILDING ELEVATIONS

Development Permit DP000982
 1825 Summerhill Place

Development Permit DP000982
 1825 Summerhill Place
 1/2

Schedule E
LANDSCAPE PLAN & SECTIONS



- LEGEND**
- 1. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 2. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 3. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 4. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
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 - 14. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 15. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 16. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 17. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 18. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 19. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
 - 20. 10' x 10' x 10' (10' H) - 10' x 10' x 10' (10' H)
- NOTES**
- 1. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 2. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 3. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 4. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 5. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
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 - 7. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 8. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 9. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 10. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 11. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 12. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 13. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 14. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 15. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 16. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 17. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 18. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 19. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
 - 20. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.

NO.	DATE	DESCRIPTION
1	10/10/2014	ISSUED FOR PERMITS
2	10/10/2014	ISSUED FOR PERMITS
3	10/10/2014	ISSUED FOR PERMITS
4	10/10/2014	ISSUED FOR PERMITS
5	10/10/2014	ISSUED FOR PERMITS
6	10/10/2014	ISSUED FOR PERMITS
7	10/10/2014	ISSUED FOR PERMITS
8	10/10/2014	ISSUED FOR PERMITS
9	10/10/2014	ISSUED FOR PERMITS
10	10/10/2014	ISSUED FOR PERMITS
11	10/10/2014	ISSUED FOR PERMITS
12	10/10/2014	ISSUED FOR PERMITS
13	10/10/2014	ISSUED FOR PERMITS
14	10/10/2014	ISSUED FOR PERMITS
15	10/10/2014	ISSUED FOR PERMITS
16	10/10/2014	ISSUED FOR PERMITS
17	10/10/2014	ISSUED FOR PERMITS
18	10/10/2014	ISSUED FOR PERMITS
19	10/10/2014	ISSUED FOR PERMITS
20	10/10/2014	ISSUED FOR PERMITS

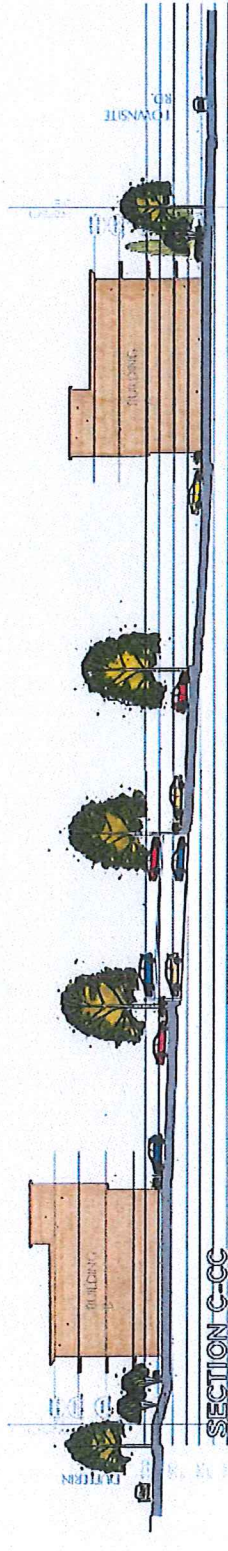
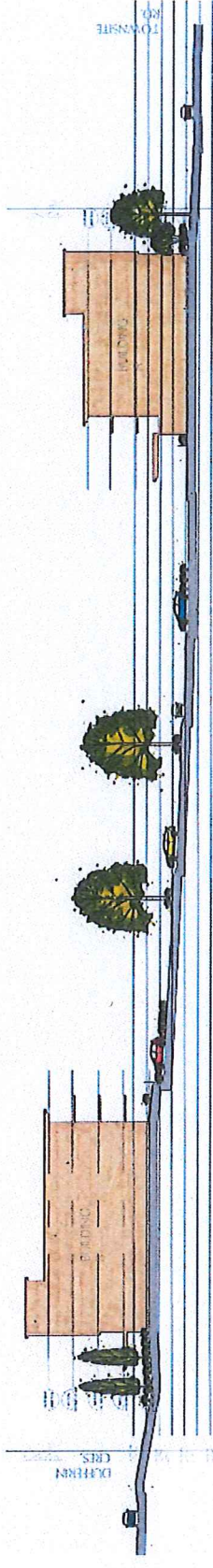
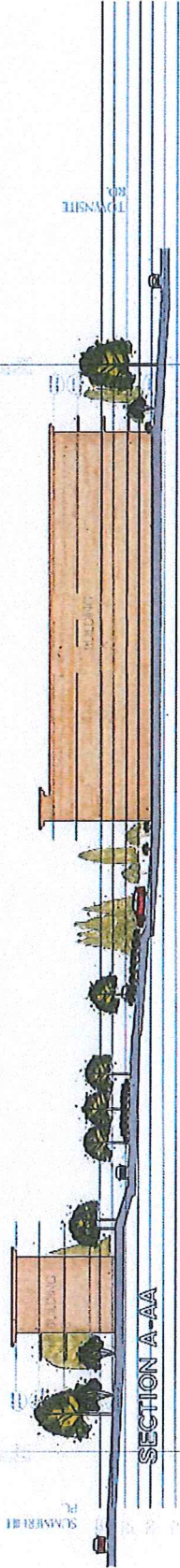


SUMMERHILL PLACE
 NANAIMO, B.C.



1 : 200

LANDSCAPE PLAN



DATE	1971 05 03
BY	LANDSCAPE ARCHITECTS
PROJECT	EAGLE CRESCENT
SCALE	1/4" = 1'-0"

1 - 200



EAGLE CRESCENT NANAIMO, B.C.



LANDSCAPE SECTIONS IP2