



**DEVELOPMENT PERMIT NO. DP000992**

**EAGLE CRESCENT DEVELOPMENTS NOMINEE LTD**

**Name of Owner(s) of Land (Permittee)**

**1805 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 7, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933**

**PID No. 028-467-582**

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**  
**Schedule F    Building Rendering**

- 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:

Size of Buildings

*Section 9.7.1 - Building Height*

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

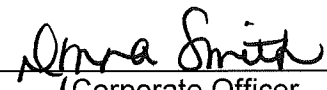
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

*Schedule A*

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

132 parking spaces are required, 89 parking spaces are provided, a variance of 43 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 20<sup>TH</sup> DAY OF JUNE, 2016.

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

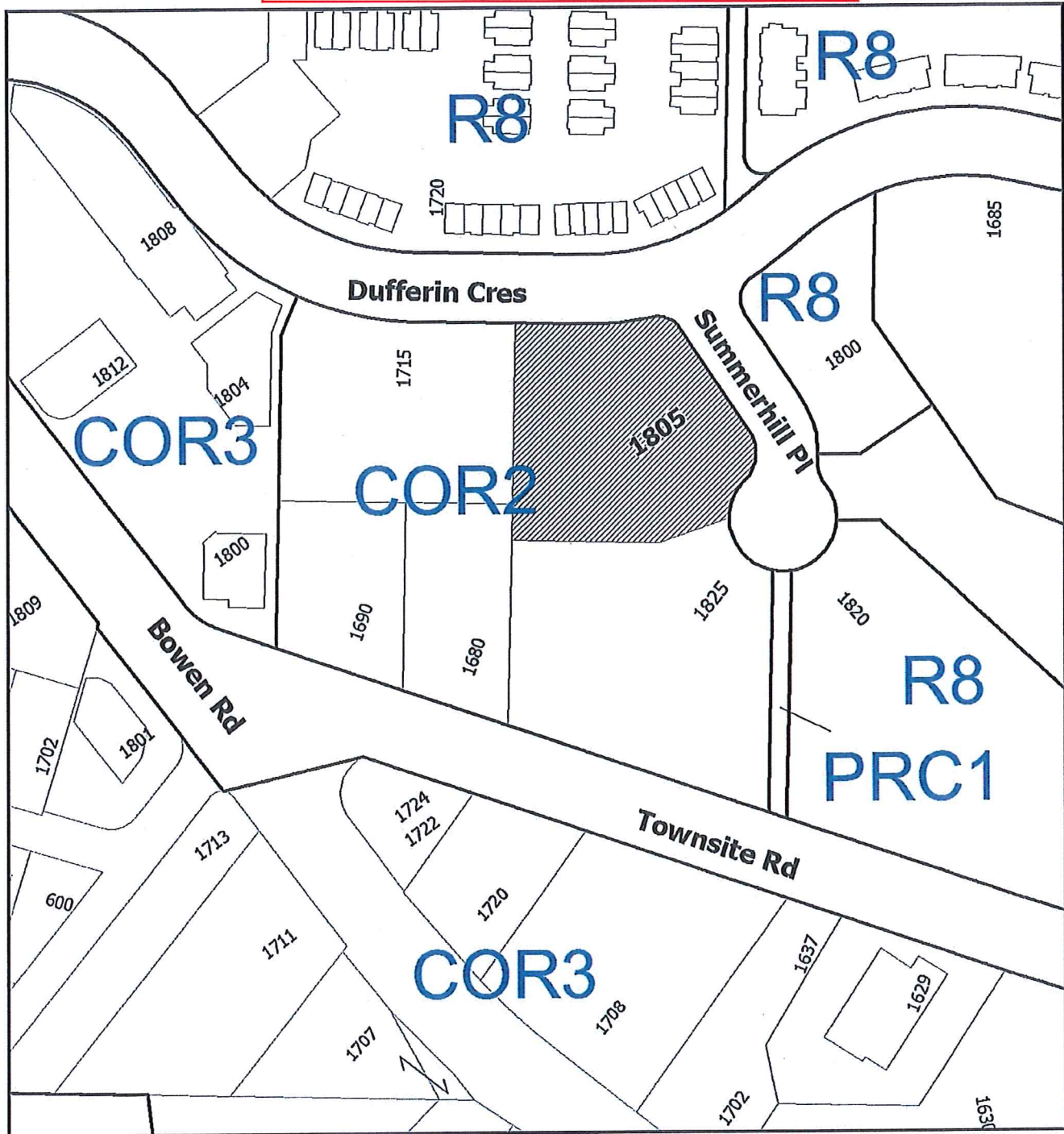
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Prospero attachment: DP000992 – Summerhill II

Development Permit DP000992  
1805 Summerhill Place

Schedule A

## LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000992

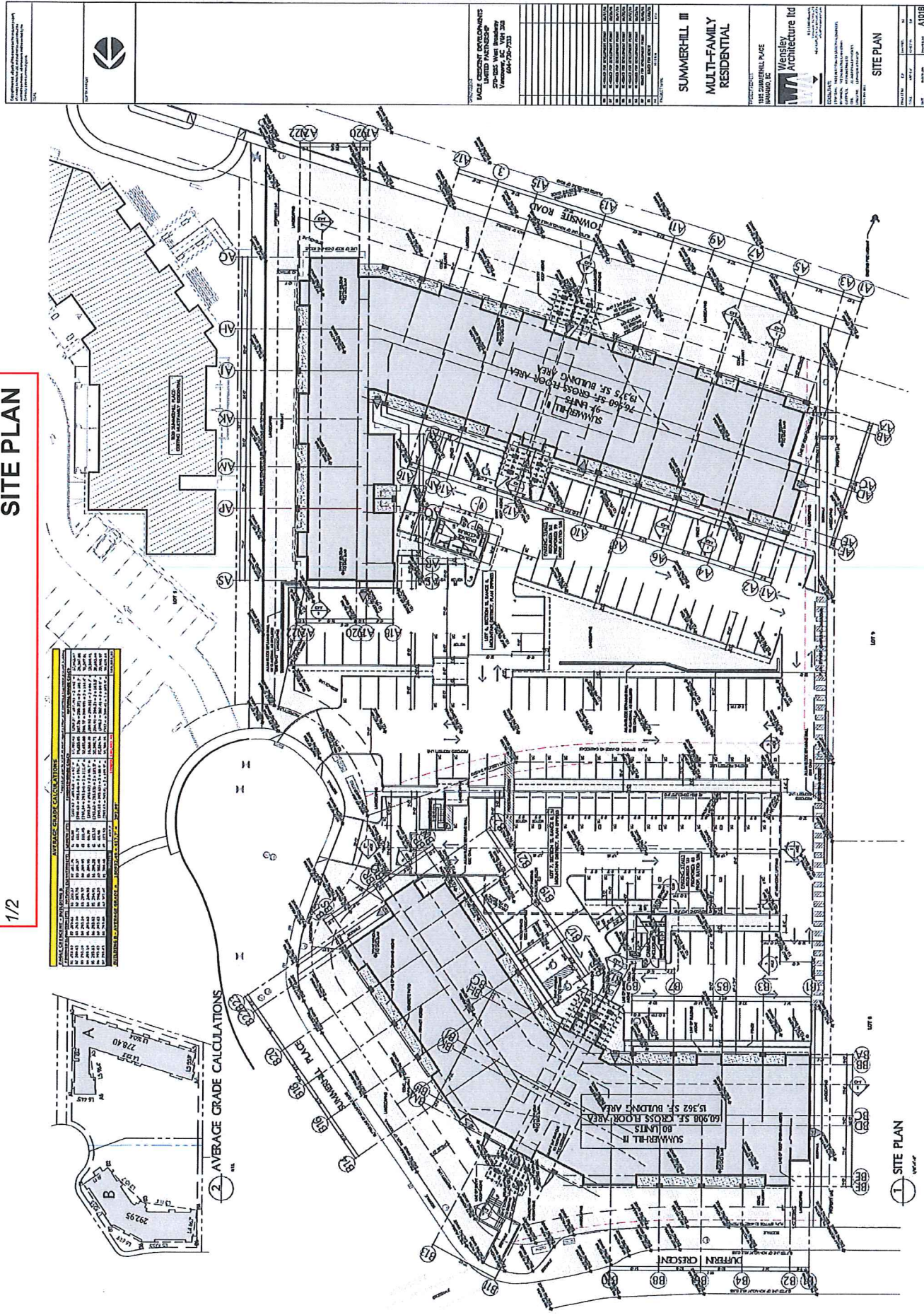
## LOCATION PLAN

Civic: 1805 Summerhill Place  
Lot 7, Section 15, Range 8, Mountain District,  
Plan EPP9933



 **Subject  
Property**









**SITE DATA**



WENSLEY ARCHITECTURE LTD

**SUMMERHILL III  
MULTI-FAMILY RESIDENTIAL**

Nanaimo, B.C.

Project # 1521B

PROJECT STATISTICS	(REVISION NO. 33)	June 17, 2016
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SITE INFORMATION				
LEGAL DESCRIPTION	Lot 7, Section 15, Range 8, Mountain District, Plan EPP9933			
CIVIC ADDRESS	1805 Summerhill Place, Nanaimo, B.C. V9B 3P9			
ZONING	EXISTING	COR2	PROPOSED	COR2
SITE AREA (ft <sup>2</sup> )	50,179			

SITE DATA			ALLOWED	PROPOSED
F.S.R.			1.25	1.21
SITE COVERAGE			60.00%	30.61%
BUILDING HEIGHT			45'-11" (14m)	52'-2 1/2" (15.91m)
SET BACKS				
SUMMERHILL III	FRONT	North (Dufferin)	min. 9'-10" (3m)	19'-1" (5.82m)
	SIDE - INTERIOR	West (Lot 8)	min. 9'-10" (3m)	10'-1" (3.07m)
	SIDE - EXTERIOR	East (Summerhill)	min. 9'-10" (3m)	15'-11 1/2" (4.86m)

BUILDING DATA				
UNIT MIX	DESCRIPTION	NET AREA (ft <sup>2</sup> )	# OF UNITS	COMBINED (ft <sup>2</sup> )
<b>SUMMERHILL III</b>				
A1	STUDIO + 1BATH	527	32	16,864
B	1BR + 1BATH	632	1	632
C5	1BR + 1BATH	679	6	4,074
C5-bay	1BR + 1BATH	687	6	4,122
C6	1BR + 1BATH	671	4	2,684
C6-bay	1BR + 1BATH	681	4	2,724
C7	1BR + 1BATH	658	4	2,632
C7-bay	1BR + 1BATH	669	4	2,676
D	1BR + 1BATH	647	2	1,294
D-bay	1BR + 1BATH	658	4	2,632
E3	2BR + 2BATH	979	1	979
E3-bay	2BR + 2BATH	989	2	1,978
G1	2BR + 2BATH	882	1	882
G1-bay	2BR + 2BATH	892	2	1,784
G2	2BR + 2BATH	898	1	898
G2-bay	2BR + 2BATH	908	2	1,816
L	MICRO + 1BATH	323	4	1,292
FITNESS ROOM	GND FLOOR	897		
BIKE ROOM	GND FLOOR	703		
<b>SUMMERHILL III SUBTOTAL (EXCL. FITNESS &amp; BIKE ROOM)</b>			<b>80</b>	<b>49,963</b>
<b>SUMMERHILL III UNIT BREAKDOWN</b>				
	MICRO		4 (5%)	1292 (2.6%)
	STUDIO		32 (40%)	16864 (33.8%)
	1BR		35 (43.8%)	23470 (47%)
	2BR		9 (11.3%)	8337 (16.7%)
<b>TOTAL UNITS (SALEABLE AREA)</b>			<b>80</b>	<b>49,963</b>
<b>GROSS RESIDENTIAL AREA</b>		82.0% EFF	<b>SUMMERHILL III</b>	<b>60,908</b>
<b>BUILDING AREA (Horizontal Projection)</b>			<b>SUMMERHILL III</b>	<b>15,362</b>

PARKING DATA			
PROPOSED PARKING	LARGE CAR PARKING	64.0% of proposed parking	57
	SMALL CAR PARKING	36.0% of proposed parking	32
TOTAL PROPOSED PARKING		1.11 per dwelling unit	89
	ACCESSIBLE PARKING		3
	VISITOR PARKING		3
REQUIRED PARKING	1.66 spaces per dwelling unit		132
	ACCESSIBLE PARKING	2 per 100 required spaces or part thereof	2
	VISITOR PARKING	1 space for every 22 required or portion thereof	4
TOTAL REQUIRED PARKING			132
PROPOSED SECURE BIKE PARKING			88

\*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 (ft<sup>2</sup>)

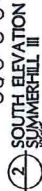
\*\*LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.

**RECEIVED**

By Planning & Design Section at 10:55 am, Jun 17, 2016



# BUILDING ELEVATIONS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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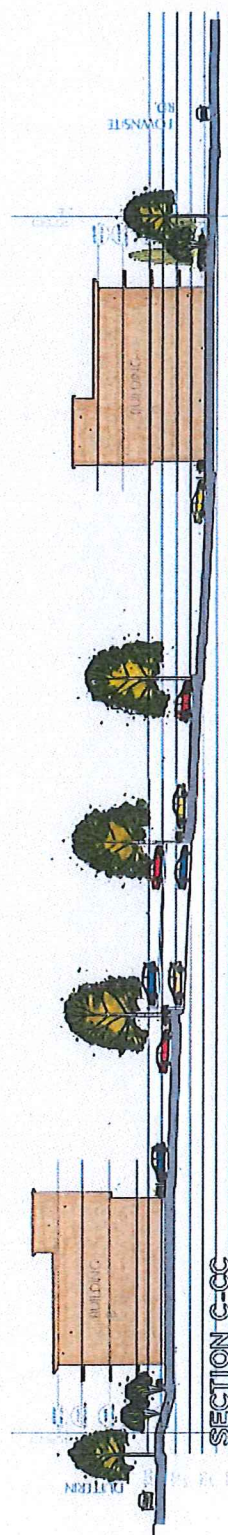
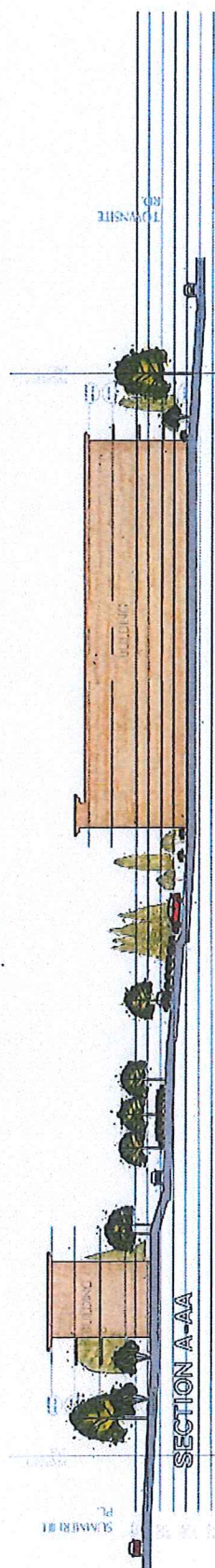
# LANDSCAPE PLAN & SECTIONS

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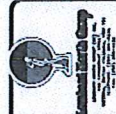
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 05-12-2000 BY 60322 UCBAW







**EAGLE CRESCENT  
NANAIMO, B.C.**



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Development Permit DP0000992      Schedule F  
1805 Summerhill Place  
**BUILDING RENDERING**  
(Summerhill III)

