



DEVELOPMENT PERMIT NO. DP001009

PATRICK INVESTMENTS LTD.
Name of Owner(s) of Land (Permittee)

1847 DUFFERIN CRESCENT
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 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP27001

PID No. 029-225-744

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 Building Elevations
Schedule D Project Data

- 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:

Schedule A

Required Number of Off-street Parking Spaces

The required number of parking spaces is 52. The provided number of parking spaces is 48, a variance of 4 parking spaces.

Section 15.1

Small Car Parking Ratio

The maximum small car parking ratio is 33%. The small car parking ratio is 50%, a variance of 17%.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 12TH DAY OF SEPTEMBER, 2016.

Sheila Yurrie
Corporate Officer

2016-SEP-15
Date

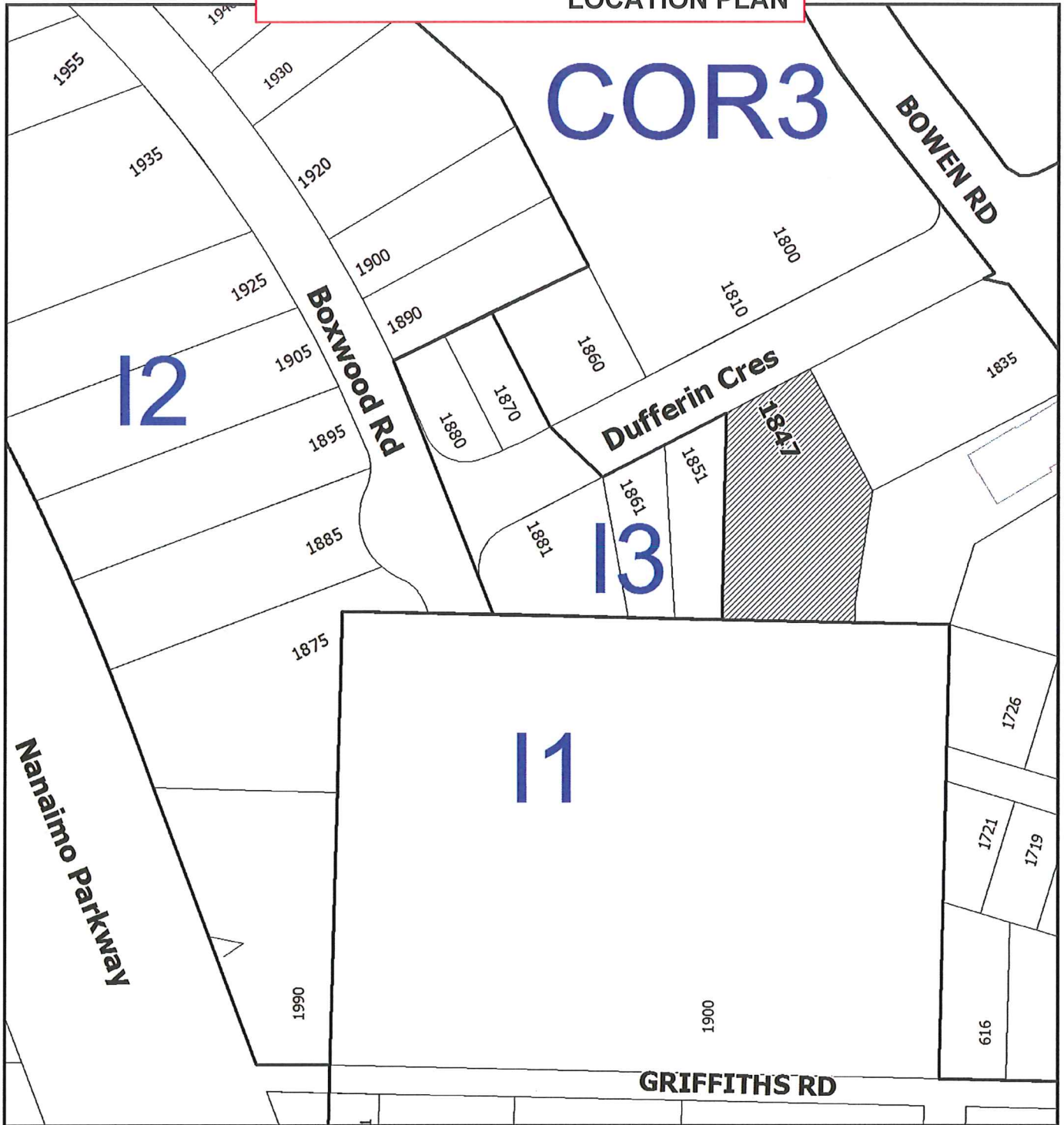
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Prospero attachment: DP001009

Development Permit DP001009
1847 Dufferin Crescent

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001009

LOCATION PLAN

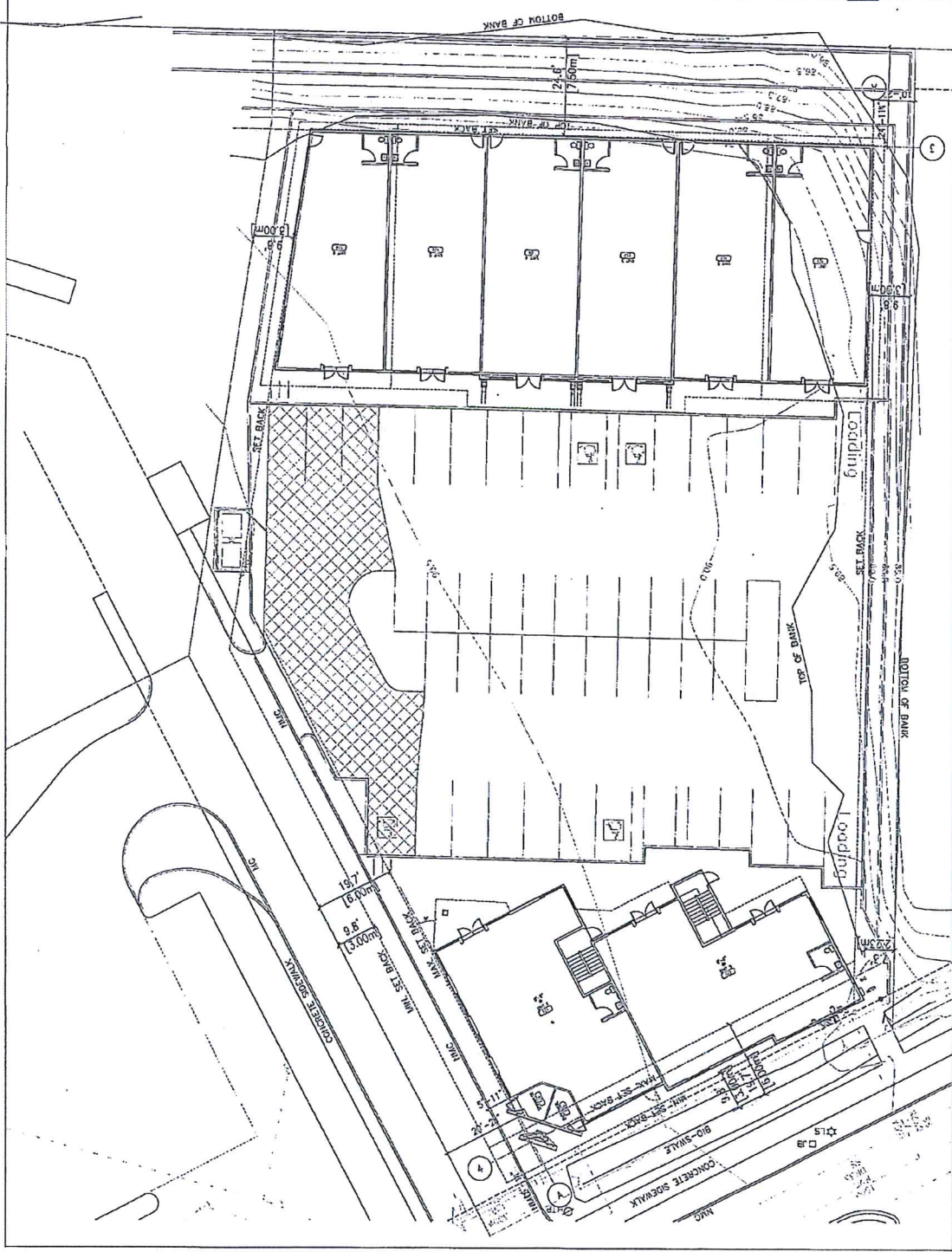
Civic: 1847 Dufferin Crescent
Lot A, Section 15, Range 8,
Mountain District, Plan EPP27001



 Subject Property

Development Permit DP001009
 1847 Dufferin Crescent

Schedule B
 SITE PLAN



FOR THE RECORD: THIS PLAN IS TO BE SUBMITTED TO THE CITY OF VANCOUVER FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S OFFICE WILL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF VANCOUVER DEVELOPMENT PERMIT REGULATIONS. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

NO.	REVISIONS

SITE DATA	
AREA: 5,480 SQ. FT.	DATE: 06/20/2016
OWNER: PATRICE INVESTMENT LTD.	PROJECT: 1847 DUFFERIN CRESCENT
DESIGNER: D+A ARCHITECTURE	SCALE: 1/8" = 1'-0"

FLOOR GROSS AREA	
1ST FLOOR	5,480 SQ. FT.
2ND FLOOR	5,480 SQ. FT.
3RD FLOOR	5,480 SQ. FT.
4TH FLOOR	5,480 SQ. FT.
5TH FLOOR	5,480 SQ. FT.
TOTAL	27,400 SQ. FT.



D+A ARCHITECTURE
 4872 MARINE AVENUE, SUITE 100, VANCOUVER, BC V6V 2K6
 TEL: 604.273.8888
 WWW.DAARCHITECTURE.COM

1847 DUFFERIN CRESCENT
 NANAIMO, BC

PATRICE INVESTMENT LTD.
 2523

SITE PLAN
 CLEVERISS
 RECEIVED
 By Laurie Nibeling at 10:30 am Aug 06, 2016
 3/20" = 1'-0"
 A101
 19 JULY 16

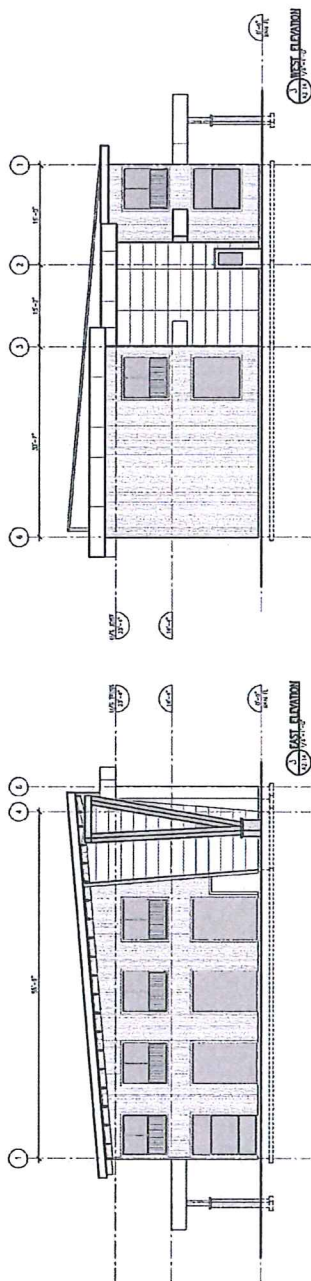
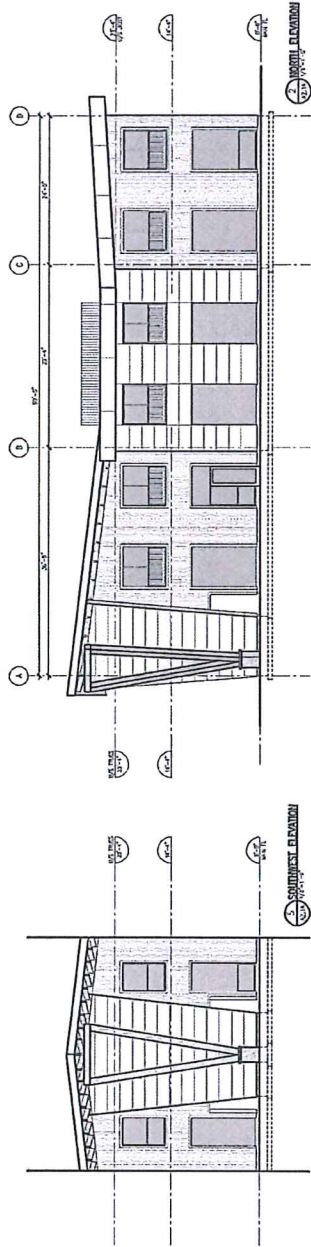
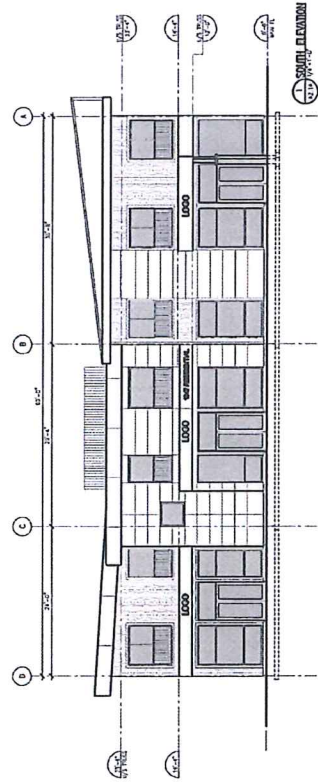
Development Permit DP001009
1847 Dufferin Crescent

Schedule C
BUILDING ELEVATIONS

1. The Architect shall provide all drawings and specifications for the building in accordance with the Building Act and the Building Code of Canada. The Architect shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Architect shall also be responsible for ensuring that the building is constructed in accordance with the approved drawings and specifications.

NO.	REV.	DATE	DESCRIPTION

ELEVATIONS LEGEND	
	4.5" HORIZONTAL SIDING
	2" HORIZONTAL SIDING
	1" HORIZONTAL SIDING
	VERTICAL SIDING
	HORIZONTAL SIDING WITH HORIZONTAL LINES
	HORIZONTAL SIDING WITH VERTICAL LINES
	HORIZONTAL SIDING WITH DIAGONAL LINES
	HORIZONTAL SIDING WITH CROSS-HATCH PATTERN
	HORIZONTAL SIDING WITH DIAMOND PATTERN
	HORIZONTAL SIDING WITH SQUARE PATTERN
	HORIZONTAL SIDING WITH RECTANGULAR PATTERN
	HORIZONTAL SIDING WITH CIRCULAR PATTERN
	HORIZONTAL SIDING WITH TRIANGULAR PATTERN
	HORIZONTAL SIDING WITH HEXAGONAL PATTERN
	HORIZONTAL SIDING WITH OCTAGONAL PATTERN
	HORIZONTAL SIDING WITH STAR PATTERN
	HORIZONTAL SIDING WITH SWIRL PATTERN
	HORIZONTAL SIDING WITH FLORAL PATTERN
	HORIZONTAL SIDING WITH GEOMETRIC PATTERN
	HORIZONTAL SIDING WITH ABSTRACT PATTERN



D & S ARCHITECTURE
6777 Marine Drive, Vancouver, BC V6P 4K4
Tel: (604) 273-8888
www.dsarchitecture.com

PROJECT: 1847 DUFFERIN CRESCENT
NANAIMO, BC

OWNER: PATRICK INVESTMENT LTD.
PROJECT NO: 2523

PROJECT: BUILDING 1
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 23 AUG 16
DRAWING NO: A3.1A
SHEET NO: 2

RECEIVED
By Current Planning at 12:20 pm, Aug 23, 2016

PROJECT DATA

SITE PARTICULARS

CIVIC ADDRESS: 1847 Dufferin Crescent. NANAIMO, BC

LEGAL ADDRESS: Lot A, Section 15, Range 8, Mountain District, Plan EPP27001

SITE AREA: 0.998 Acres
43,486 sq.ft. (4,040 m²)

ZONING: COR3 Corridor 3

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Commercial & Retail	Commercial & Retail
LOT AREA	10,764 sq.ft. (1,000 m ²) Minimum	43,486 sq.ft. (4,040 m ²)
LOT COVERAGE	60% = 26,091 sq.ft. (2,424 m ²)	33 % = 14,300 sq.ft. (1,328 m ²)
BUILDING GROSS FLOOR AREA		Building 1: Main Floor - Commercial 3,595 s.f. - Stairs / Mechanical 417 s.f. Second Floor 4,012 s.f. Building 2: Main Floor 8,600 s.f. Total floor area for all buildings = 16,624 s.f.
DENSITY	0.75 = 32,615 sq.ft. (3,030 m ²)	0.33 = 16,624 sq.ft. (1,544 m ²)
SETBACKS	FRONT (Min): 9.84' (3.0 m) Min. FRONT (Max): 24.61' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE 1: 0.00' (0.0 m) Min. SIDE 2: 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.	FRONT (Min): 9.84' (3.0 m) Min. FRONT (Max): 24.61' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE 1: 0.00' (0.0 m) Min. SIDE 2: 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max. 2 Storeys above Grade	32.75' = (9.98 m) Max 2 Storeys above Grade
OFF-STREET PARKING	- one stall per 250 s.f. net floor area of COM. 12,195 X 0.90 = 10,975 s.f. / 250 = 44 Stalls - 1.66 stalls per Residential units 1.66 X 5 = 8 stalls Total parking required is 52 stalls	- 4 H/C stalls - 24 small stalls - 2 Loading Bay - 20 large stalls Total parking provided 50 stalls

RECEIVED

By Laurie Nielsenq at 10:30 am, Aug 05, 2016