



DEVELOPMENT PERMIT NO. DP001010

WINDLEY DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

4535 UPLANDS DRIVE
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 B, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN VIP70426

PID No. 024-731-510

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 Landscape 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 "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Number of Off-street Parking Spaces – Schedule A

Required On-site Parking

The required onsite parking is 40 parking spaces. The number of parking spaces provided is 35, a variance of 5 parking spaces.

Section 15.1

Small Car Parking Ratio

The maximum small car parking ratio is 33%. The small car parking ratio is 37%, a variance of 4%

Section 14.8

Loading Spaces

The required number of loading spaces is 2. The provided number of loading spaces is 1, a variance of 1 loading space.

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



Corporate Officer



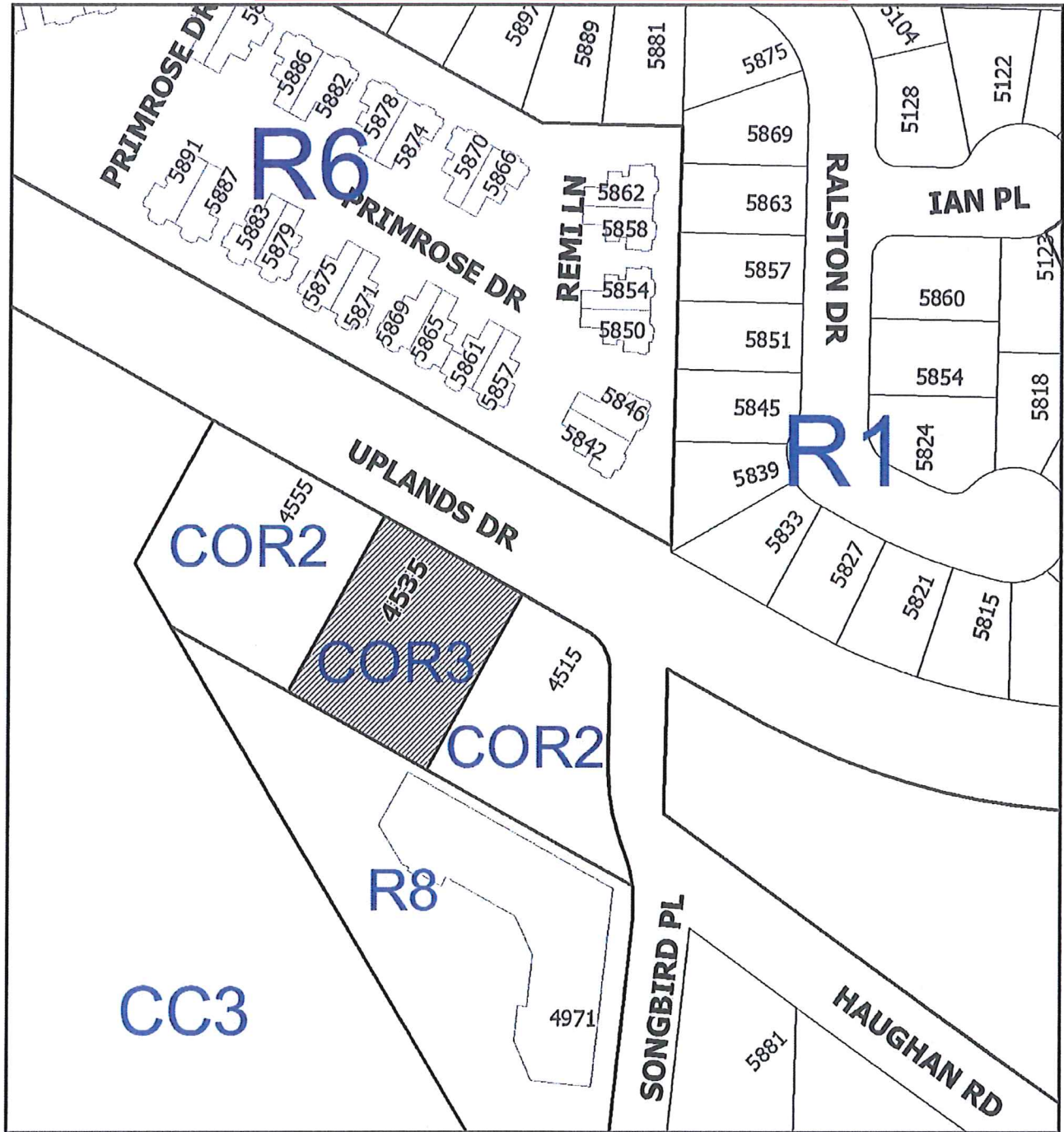
Date

GN/in
Prospero attachment: DP001010

Development Permit DP001010
4535 Uplands Drive

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001010

LOCATION PLAN

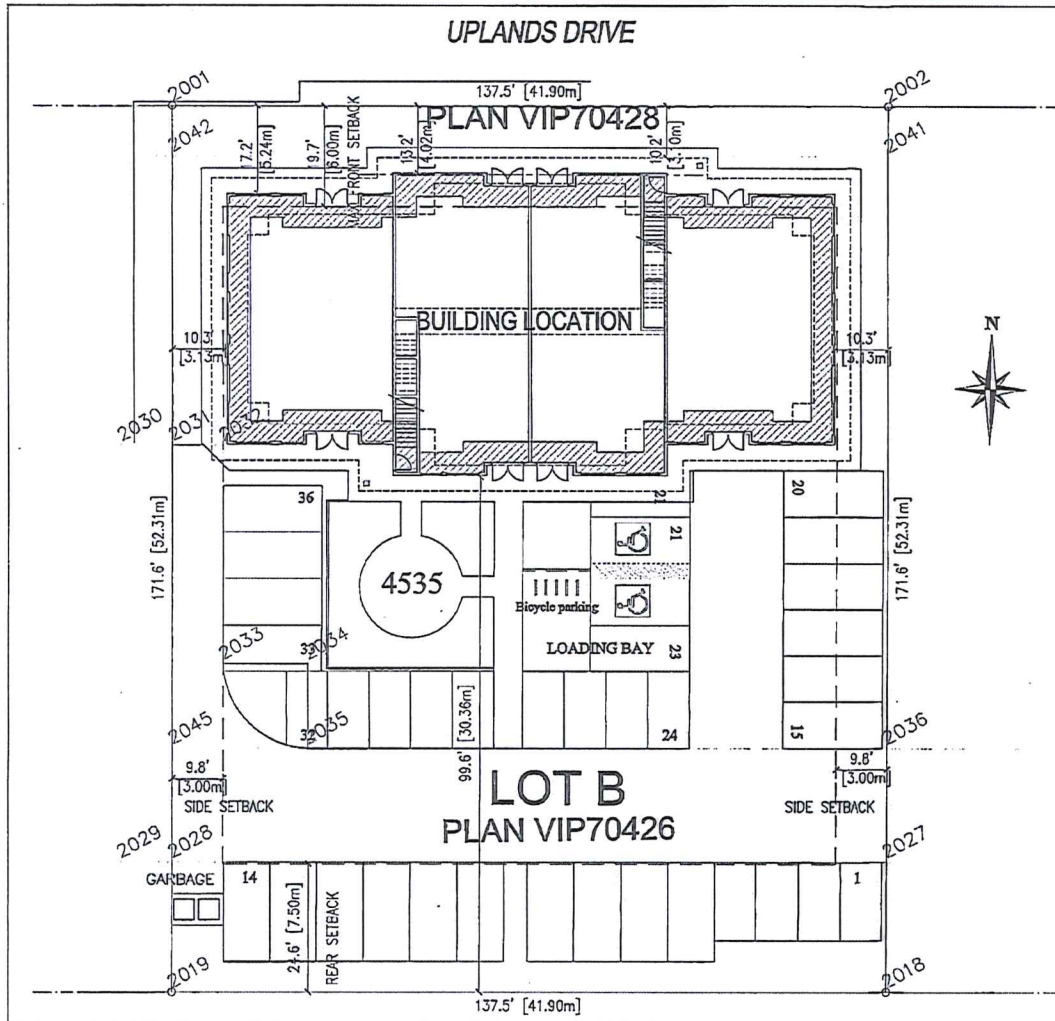
Civic: 4535 Uplands Drive
Lot B, District Lot 14,
Wellington District, Plan VIP70426



 **Subject Property**

Development Permit DP001010
4535 Uplands Drive

Schedule B
SITE PLAN



SITE PARTICULARS		
CIVIC ADDRESS:	4535 Uplands Drive, Nanaimo, BC	
LEGAL ADDRESS:	Lot B, District Lot 14, Wellington District, Plan VIP70426.	
SITE AREA:	0.440 Acres 19,193 sq.ft. (1,783.088 m2)	
ZONING:	Mixed Use Corridor (COR3) Zone Bylaw 4500	
PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Mixed Use (Retail, Office & Residential)	Mixed Use (Retail, Office & Residential)
LOT AREA	10,764 sq.ft. (1,000 m2) Minimum	19,193 sq.ft. (1,783.088 m2)
LOT COVERAGE	60% = 11,515 sq.ft. (1,069.85 m2)	38% = 7,310 sq.ft. (679.12 m2)
BUILDING GROSS FLOOR AREA		Main Floor 6,028 sq.ft. Second Floor 5,012 sq.ft. (8 Residential Units) Total 11,040 sq.ft.
DENSITY	0.75 = 14,395 sq.ft. (1,337 m2)	0.58 = 11,040 sq.ft. (1,025.65 m2)
SETBACKS	FRONT: 19.69' (6.0 m) Max. SIDE: 9.84' (3.0 m) Min. REAR: 24.60' (7.5 m) Min. SIDE (flanking street): -	FRONT: 17.20' (5.24 m) Max. SIDE: 10.30' (3.13 m) Min. REAR: 99.60' (30.36 m) Min. SIDE (flanking street): -
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	37.20' (11.34 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- Residential 1.66 spaces for each unit 1.66 X 8 = 13 stalls - Retail stores 1 space per 20m2 (215 ft2) of gross floor area 5,790sq.ft./215= 27 stalls	Large stalls 20 Small stalls 13 H/C stalls 2 Loading Bay 1 Total: 36
TOTAL REQUIRED:	40 stalls	

RECEIVED
By Laurie Nielsenq at 10:50 am, Aug 05, 2016

<p>DATE: 19 JUL 16</p>	<p>PROJECT: 4535 Uplands Drive NANAIMO, BC</p>	<p>DESIGNER: Jeff Windley</p>	<p>PROJECT NO.: 1321</p>	<p>SITE PLAN Zoning Bylaw</p>	<p>SCALE: A1.1</p>

