



DEVELOPMENT PERMIT NO. DP001015

K.S.G. CONSULTING LTD.
Name of Owner(s) of Land (Permittee)

1800 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 4, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933

PID No. 028-467-558

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, Block A

Schedule D Building Elevations, Block B

Schedule E Building Elevations, Block C

Schedule F Building Elevations, Block D

Schedule G 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.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.5.1* – to reduce the front yard setback is from 6m to 4.5m.
2. *Section 7.5.1* – to reduce the rear yard setback from 10.5m to 6m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd as received 2016-DEC-08.
2. The development is in general compliance with the elevations prepared by Delinea Design Consultants Ltd dated 2016-DEC-08.
3. The subject property is in compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, as received 2016-DEC-08.

REVIEWED AND APPROVED ON



Date

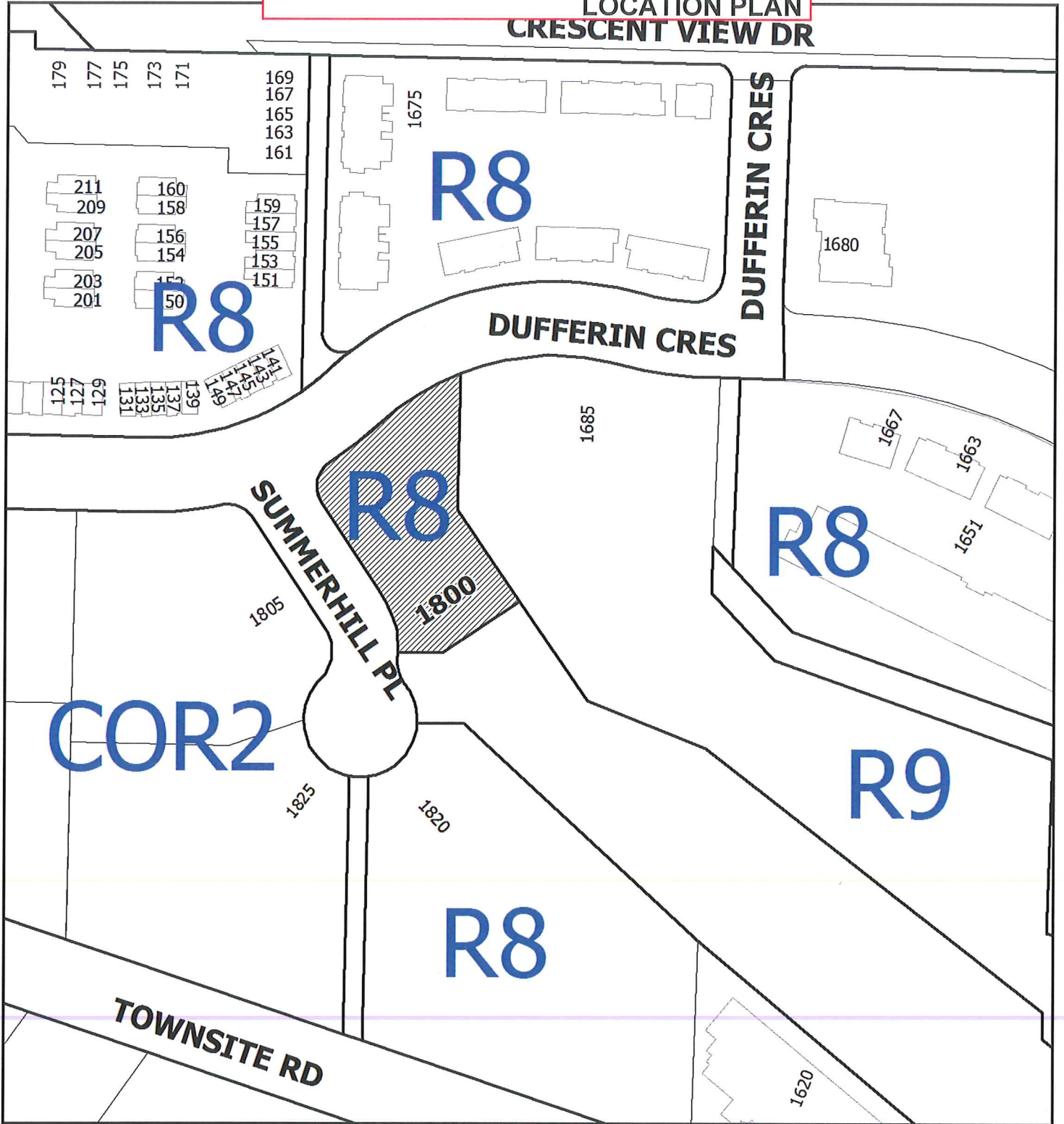


D. Lindsay
Director

Community Development

Pursuant to Section 154 (1)(b) of the Community Charter

LOCATION PLAN
CRESCENT VIEW DR



DEVELOPMENT PERMIT NO. DP001015

LOCATION PLAN



Subject
Property

Civic: 1800 Summerhill Place
Lot 4, Section 15, Range 8,
Mountain District, Plan EPP9933

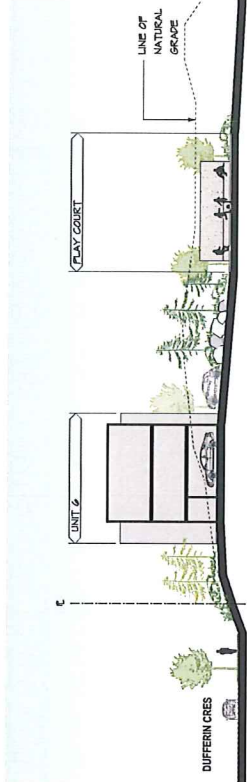
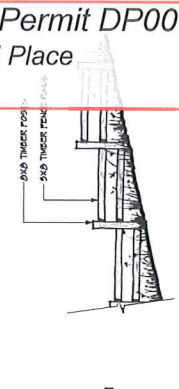
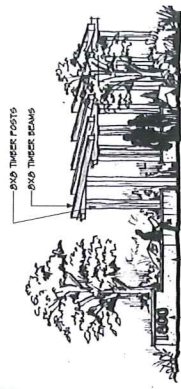
Development Permit DP001015
1800 Summerhill Place

Schedule B

SITE PLAN

PROJECT DATA

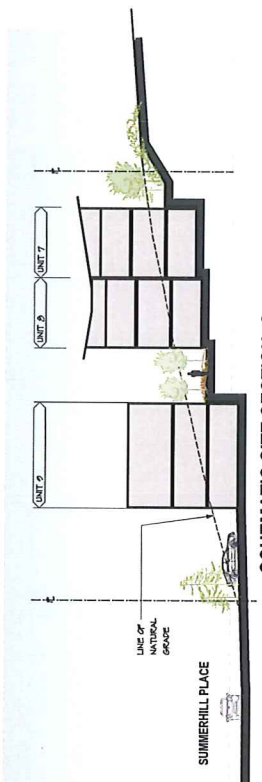
CLIENT: [REDACTED] DEVELOPER: [REDACTED] PLACE: [REDACTED]
 ADDRESS: [REDACTED] UNIT 4, SECTION R, RANGE 26, MOUNTAIN DISTRICT, PLAN EXPRESS
 ZONING: R2 - HIGH-DENSITY RESIDENTIAL
 LOT AREA: 7729 SQM
 LOT COVERAGE: 27% (MAX ALLOWED) + 6.6% (USE ALLOWED)
 FLOOR AREA: 19 400 SQFT (MAX SQM) / 2729 SQM
 PARKING: 1442 / UNIT - 19
 STAIRS: 2 / UNIT - 24
 BUILDING HEIGHT: 17.15M (MAX) (MAX) 1452 SQFT TOTAL



SCHMATIC SITE SECTION -A
1:200



SCHMATIC SITE SECTION -B
1:200



SCHMATIC SITE SECTION -C
1:200



SITE PLAN
1:200

RECEIVED
By Current Planning at 11:23 am, Dec 08, 2016

PR1.0

SITE PLAN

PROPOSED TOWNHOUSE DEVELOPMENT
1800 SUMMERHILL PLACE
Nanaimo, B.C.

DUFFERIN CRESCENT

EXISTING STREET TREES

ENTRANCE ARBOUR
-SEE DETAIL THIS PAGE
AMENITY SPACE
COMMUNAL GARDENS

REAR YARD

PATIO

BLOCK B

BLOCK A

BLOCK D

BLOCK C

TRELLIS
PLAY COURT

PEDESTRIAN CONNECTION
COMMUNAL GARDENS

SEE LANDSCAPE DRAWINGS

SUMMERHILL PLACE

NEW SIDEWALK

4.0m req'd setback
4.5m proposed setback

TRELLIS
PLAY COURT

PEDESTRIAN CONNECTION
COMMUNAL GARDENS

SEE LANDSCAPE DRAWINGS

6.0m proposed setback
row width
10.5m req'd setback

FRONT YARD

stairs/ park

FENCE -SEE DETAIL THIS PAGE
COMMUNAL GARDENS

3.0m req'd setback

PLAN EPP9934



SITE PLAN

1:200

9.0M APPROX. DIST. TO STAIRS



32.83

92.6

95

96

92.5

13.52

SERV.

GARDEN

4.5m proposed setback

6.0m req'd setback

1 2 3 4

4 5 6

12

11

10

9

8

7

1 2 3 4

4 5 6

12

11

10

9

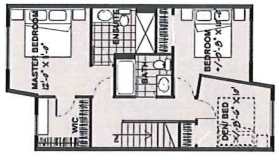
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7

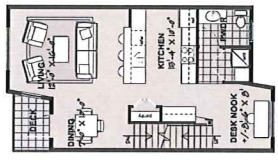
Development Permit DP001015 Schedule C
 1800 Summerhill Place
BUILDING ELEVATIONS, BLOCK A

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 By Current Planning at 11:27 am, Dec 08, 2017

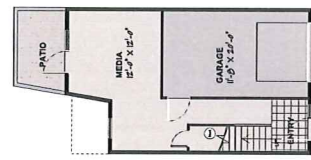
PR2.0
 PROJECT: 1800 SUMMERHILL PLACE
 PERMITTED: 20 JULY 2018
 TO COMMENCE: 20 AUGUST 2018
 TO COMPLEAT: 20 AUGUST 2018
 FOR REVIEW: 31 AUG 2018
 FOR INFO: 01 SEP 2018
 FOR INFO: 01 SEP 2018
 DRAWING #:



UPPER FLOOR PLAN
 FLOOR AREA: 477 SQ. FT.



MAIN FLOOR PLAN
 FLOOR AREA: 444 SQ. FT.



LOWER FLOOR PLAN
 FLOOR AREA: 333 SQ. FT.

UNITS: 1,2,4,5,7



UNIT 1
 UNIT 2
 UNIT 3
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT 1
 UNIT 2
 UNIT 3
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT 1
 UNIT 2
 UNIT 3
WEST ELEVATION - BLOCK A FACING SUMMERHILL
 SCALE: 1/8" = 1'-0"



UNIT 1
 UNIT 2
 UNIT 3
EAST ELEVATION - FACING INTERNAL STREET
 SCALE: 1/8" = 1'-0"

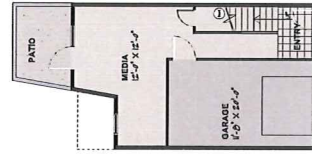
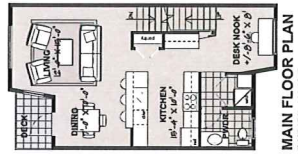
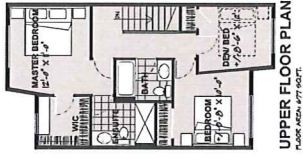
PROPOSED TOWNHOUSE DEVELOPMENT
 1800 SUMMERHILL PLACE
 Nanaimo, B.C.

BLOCK A

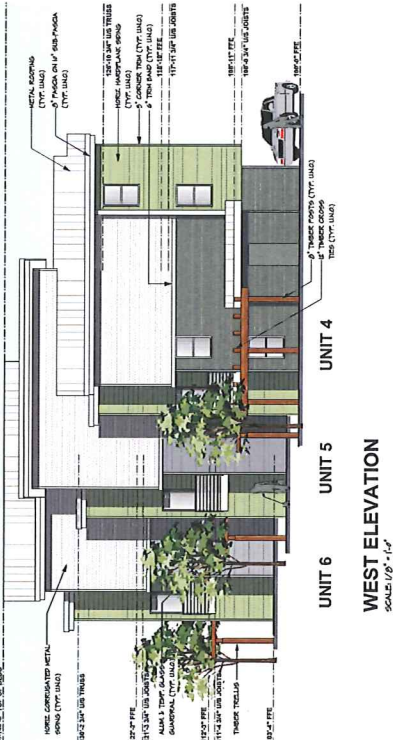
BUILDING ELEVATIONS, BLOCK B

RECEIVED

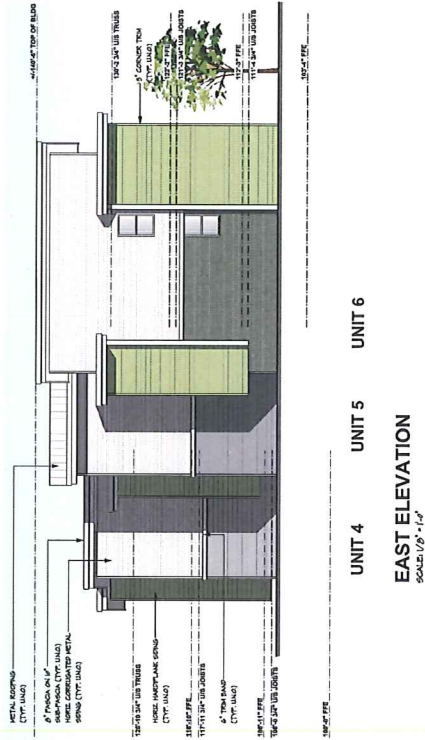
By Current Planning at 11:28 am, Dec 08, 20



UPPER FLOOR PLAN
MAIN MEDIA: 477 SQ.FT.
MAIN FLOOR PLAN
MAIN MEDIA: 547 SQ.FT.
LOWER FLOOR PLAN
MAIN MEDIA: 547 SQ.FT.
GARAGE MEDIA: 216 SQ.FT.
UNITS: 3, 6, 8



UNIT 4
UNIT 5
UNIT 6
WEST ELEVATION
SCALE: 1/8" = 1'-0"



UNIT 4
UNIT 5
UNIT 6
EAST ELEVATION
SCALE: 1/8" = 1'-0"



UNIT 4
UNIT 5
UNIT 6
NORTH ELEVATION - BLOCK B FACING DUFFERIN CRES
SCALE: 1/8" = 1'-0"

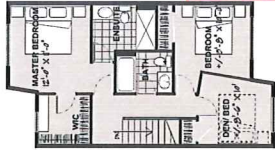


UNIT 4
UNIT 5
UNIT 6
SOUTH ELEVATION - FACING INTERNAL STREET
SCALE: 1/8" = 1'-0"

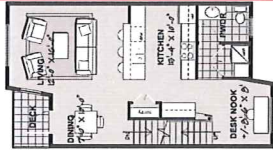
PROPOSED TOWNHOUSE DEVELOPMENT
1800 SUMMERHILL PLACE
Nanaimo, B.C.

BLOCK B

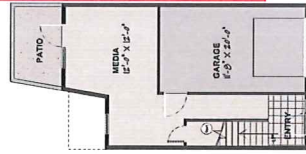
BUILDING ELEVATIONS, BLOCK C



UPPER FLOOR PLAN
FLOOR AREA: 977 SQ. FT.



MAIN FLOOR PLAN
FLOOR AREA: 977 SQ. FT.

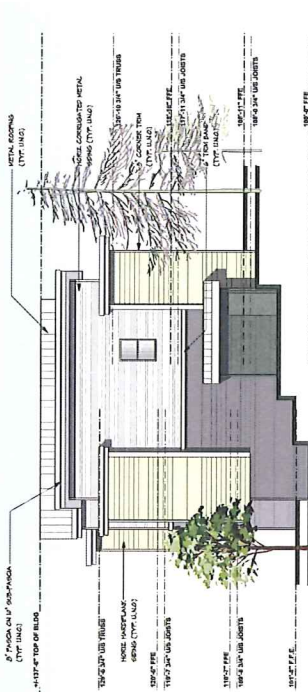


LOWER FLOOR PLAN
FLOOR AREA: 977 SQ. FT.

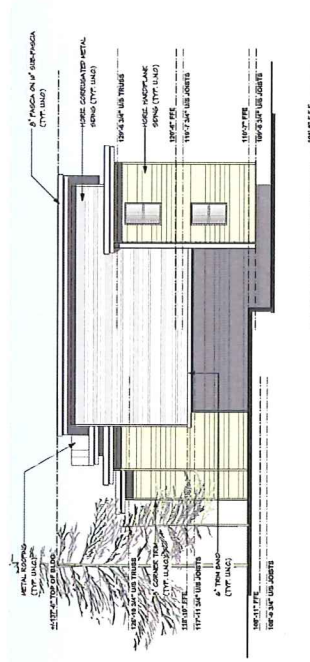
UNITS: 1, 2, 4, 5, 7

REVISED: 2016-NOV-03

PR2.2
PROPOSED TOWNHOUSE DEVELOPMENT
1800 SUMMERHILL PLACE
NANAIMO, B.C.



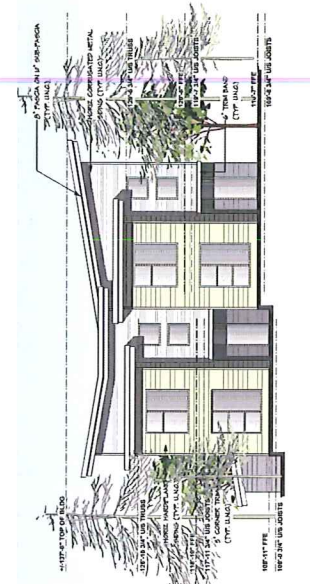
UNIT 7 UNIT 8
WEST ELEVATION
SCALE: 1/8" = 1'-0"



UNIT 7 UNIT 8
EAST ELEVATION
SCALE: 1/8" = 1'-0"



UNIT 7 UNIT 8
NORTH ELEVATION - BLOCK C FACING INTERNAL STREET
SCALE: 1/8" = 1'-0"



UNIT 7 UNIT 8
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED TOWNHOUSE DEVELOPMENT

1800 SUMMERHILL PLACE

Nanaimo, B.C.

BLOCK C

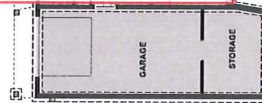
BUILDING ELEVATIONS, BLOCK D



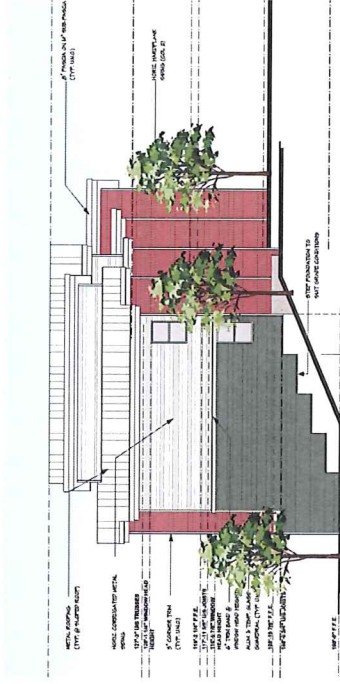
UPPER FLOOR PLAN



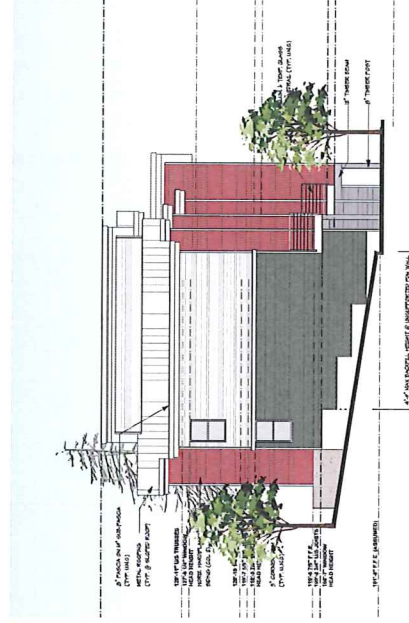
MAIN FLOOR PLAN



LOWER FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION - FACING SUMMERHILL



EAST ELEVATION

RECEIVED
2016-NOV-23
Construction Services

BLOCK D -revised

PROPOSED TOWNHOUSE DEVELOPMENT
1800 SUMMERHILL PLACE
Nanaimo, B.C.

PR2,3r

LANDSCAPE PLAN

PROPOSED DEVELOPMENT
1800 SUMMERHILL PLACE
NANAIMO

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1:2000
DATE: 29.08.16
DRAWN BY: [Name]
CHECKED: [Name]
PROJECT NUMBER: SUMMERHILL 16
DRAWING NUMBER: 1/1

DESIGN RATIONALE

Introduction
The site consists of a divided, west-facing slope with views to Blount Harbour. The layout of the housing has created interesting and usable outdoor spaces within the development. The layout of the housing has created interesting and usable outdoor spaces within the development. The layout of the housing has created interesting and usable outdoor spaces within the development.

- Street Trees:** The street trees will consist of narrow form of Giguere and Pines to ensure future views are maintained. Deciduous trees will be medium to large, Maple, Linden and Dogwood that will not obscure the views. Deciduous trees will be medium to large, Maple, Linden and Dogwood that will not obscure the views.
- Planting:** The street trees will consist of narrow form of Giguere and Pines to ensure future views are maintained. Deciduous trees will be medium to large, Maple, Linden and Dogwood that will not obscure the views.
- Wildlife:** Birds will be placed at the balconies to provide nesting sites for native species and to create microclimate and habitat for insects. Birded habitats placed to be visited by the irrigation system will provide water for insects and birds.

PLANTING FOR WILDLIFE



PLANT PALETTE

Key	City	Botanical Name	Common Name	Pot Size	Remarks	Plants for wildlife habitat
1	1	...	...	...	...	...
2	2	...	...	...	...	...
3	3	...	...	...	...	...
4	4	...	...	...	...	...
5	5	...	...	...	...	...
6	6	...	...	...	...	...
7	7	...	...	...	...	...
8	8	...	...	...	...	...
9	9	...	...	...	...	...
10	10	...	...	...	...	...
11	11	...	...	...	...	...
12	12	...	...	...	...	...

DUFFERIN CRESCENT



SUMMERHILL PLACE

