

**SUMMERHILL II & III
MULTI-FAMILY RESIDENTIAL**

Nanaimo, B.C.

Project # 1521

COMBINED PROJECT STATS

PROJECT STATISTICS	(REVISION NO. 34)	March 5, 2017
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SITE INFORMATION			
LEGAL DESCRIPTION	Lot 6 and Lot 7, Section 15, Range 8, Mountain District, Plan EPP9933		
CIVIC ADDRESS	1805 & 1825 Summerhill Place, Nanaimo, B.C. V9B 3P9		
ZONING	EXISTING	COR2	PROPOSED COR2
SITE AREA (ft ²)	120,287		

SITE DATA		ALLOWED	PROPOSED
F.S.R.		1.25	1.15
SITE COVERAGE		60.00%	28.88%
BUILDING HEIGHT		45'-11" (14m)	Bldg A 52'-2"/Bldg B = 52'-2 1/2"
SET BACKS			
SUMMERHILL II	FRONT	South (Townsite)	min. 9'-10" (3m)
	SIDE - INTERIOR	West (Lot 9)	min. 9'-10" (3m)
	SIDE - INTERIOR	East (Lot 5)	min. 9'-10" (3m)
SUMMERHILL III	FRONT	North (Dufferin)	min. 9'-10" (3m)
	SIDE - INTERIOR	West (Lot 8)	min. 9'-10" (3m)
	SIDE - EXTERIOR	East (Summerhill)	min. 9'-10" (3m)

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 BREAKDOV				
	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%)

SUMMERHILL III				
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		
SUMMERHILL III SUBTOTAL (EXCL. FITNESS & BIKE ROOM)			80	49,963
SUMMERHILL III UNIT BREAKDO				
	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%)

TOTAL UNITS (SALEABLE AREA)	177	112,713
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GROSS RESIDENTIAL AREA	81.5% EFF	SUMMERHILL II	76,960
	82.0% EFF	SUMMERHILL III	60,908
TOTAL GROSS AREA	81.8% EFF		137,868

BUILDING AREA (Horizontal Projection)	SUMMERHILL II	19,375
	SUMMERHILL III	15,362
TOTAL BUILDING AREA		34,737

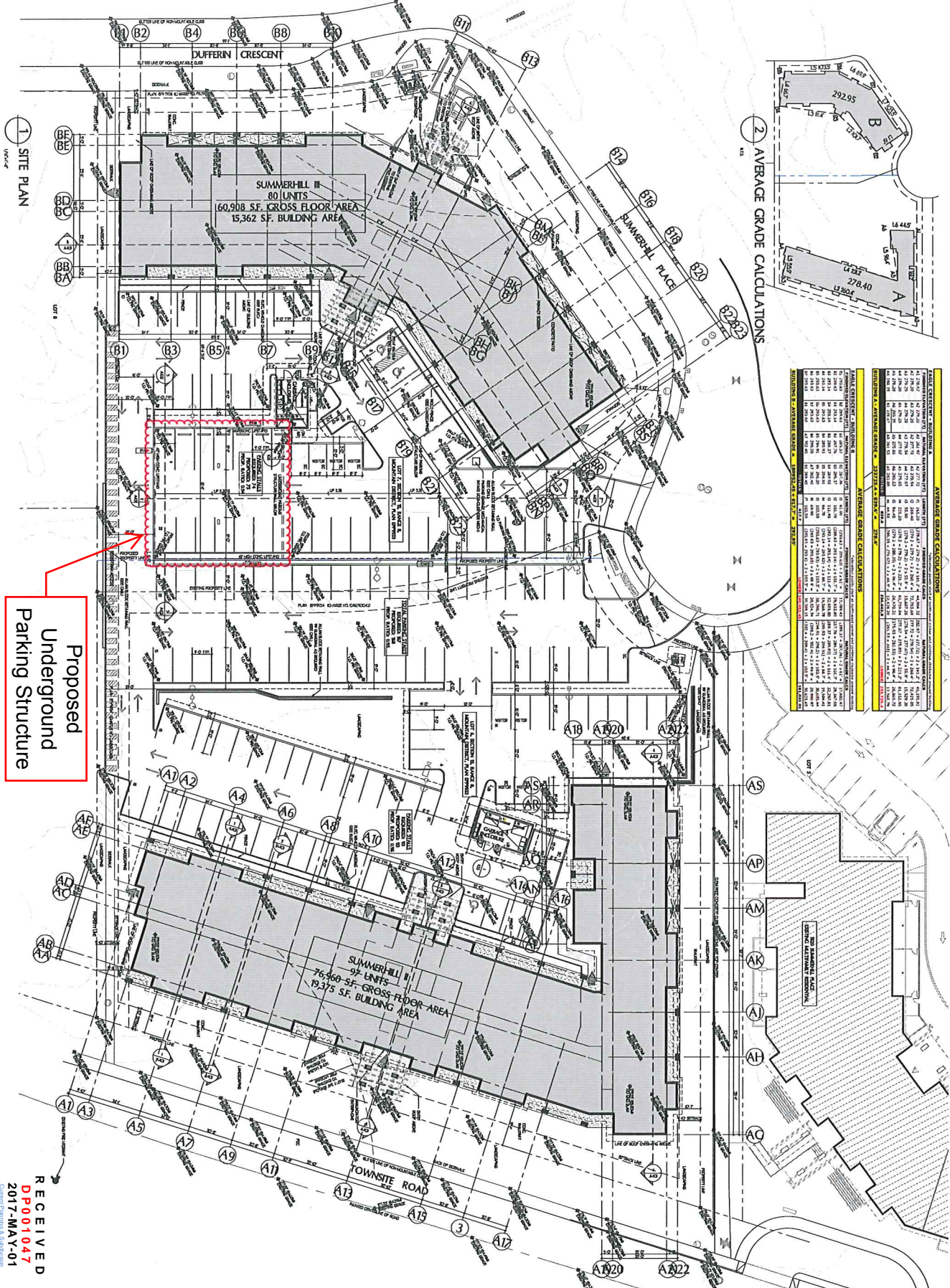
PARKING DATA			
PROPOSED PARKING	LARGE CAR PARKING	92.9% of proposed parking	156
	SMALL CAR PARKING	7.1% of proposed parking	12
TOTAL PROPOSED PARKING		0.95 per dwelling unit	168
	ACCESSIBLE PARKING		5
	VISITOR PARKING		8
REQUIRED PARKING	1.52 per 3+ bedroom units		0
PER NEW PARKING STALL	1.26 per 2 bedroom units		37
HIGH REQUIREMENTS	0.88 per 1 bedroom units		74
	0.75 per studio units		48
	ACCESSIBLE PARKING	2 per 100 required spaces or part thereof (included in unit requirements)	4
	VISITOR PARKING	1 additional space for every 22 required or portion thereof	8
TOTAL REQUIRED PARKING			167
	1.66 per dwelling unit as per current parking requirements		294
PROPOSED SECURE BIKE PARKING			161

*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.

RECEIVED
DP001047
2017-MAY-01
Current Planning & Subdivision



1 SITE PLAN

Proposed
Underground
Parking Structure

RECEIVED
DP001047
2017-MAY-01

NO.	DATE	BY	REVISION
1			ISSUED FOR PERMITTING

SITE PLAN

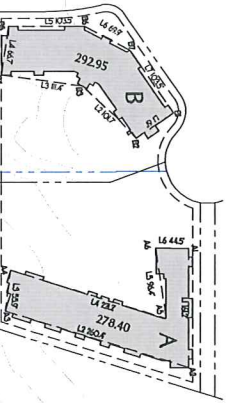
Winstley Architecture Ltd
 100-10000 104th Avenue, Suite 100
 Edmonton, Alberta T5A 0K6
 Phone: (780) 443-8888
 Fax: (780) 443-8889
 Email: info@winstley.com

**SUMMERHILL II & III
MULTI-FAMILY
RESIDENTIAL**

NO.	DATE	BY	REVISION
1			ISSUED FOR PERMITTING

**FACE CREDIT DEVELOPMENTS
LIMITED PARTNERSHIP**
 5700-028 West Broadway
 Vancouver, BC V6P 4B3
 Phone: (604) 739-2333
 Fax: (604) 739-2333
 Email: info@facecredit.com

2 AVERAGE GRADE CALCULATIONS



BUILDING A - AVERAGE GRADE CALCULATIONS		BUILDING B - AVERAGE GRADE CALCULATIONS	
NO.	AREA (SQ. FT.)	NO.	AREA (SQ. FT.)
1	13,804	1	2,925
2	15,445	2	13,804
3	13,804	3	15,445
4	15,445	4	13,804
5	13,804	5	15,445
6	15,445	6	13,804
7	13,804	7	15,445
8	15,445	8	13,804
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100	15,445	100	13,804

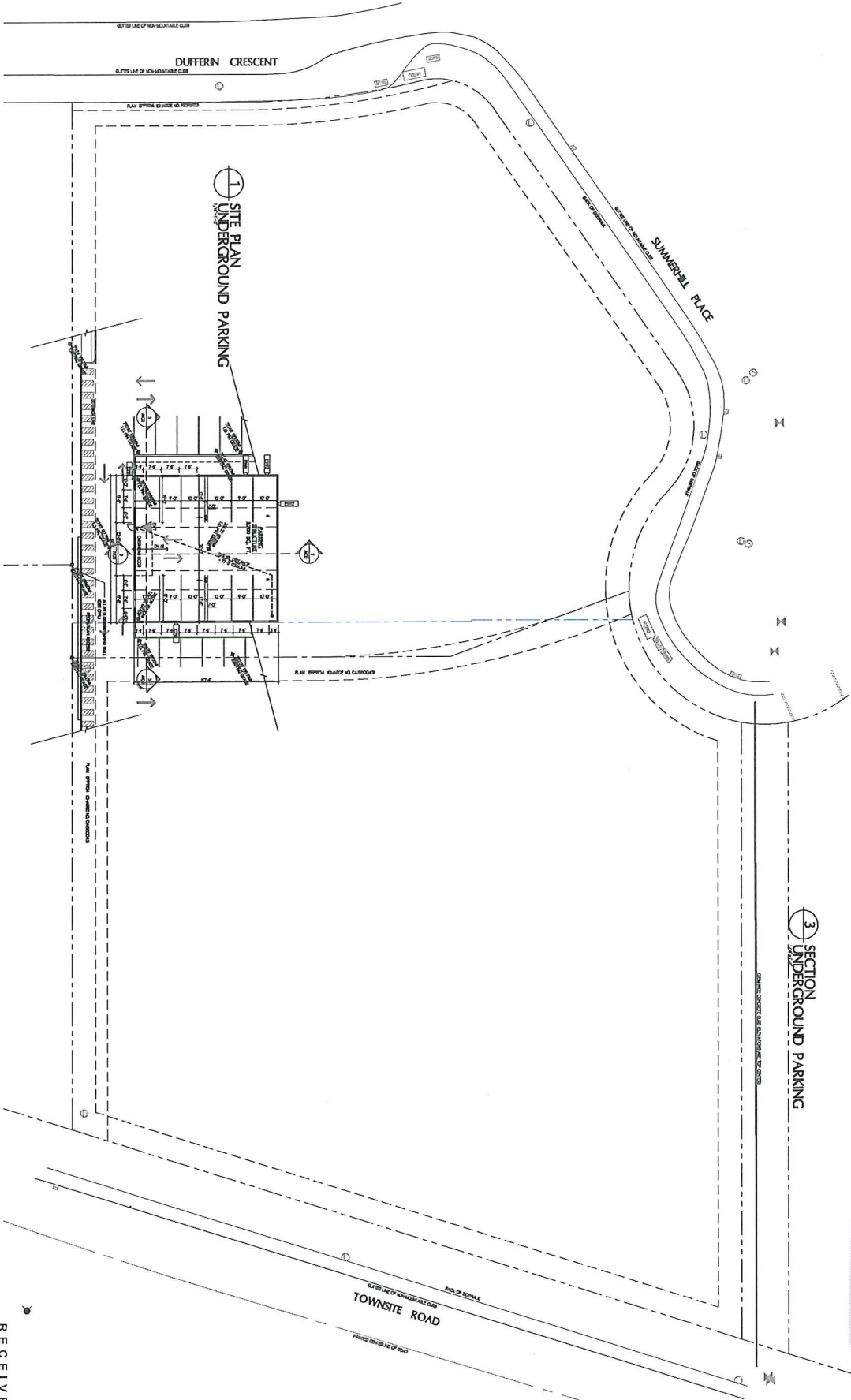
PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF EDMONTON. THE CITY OF EDMONTON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF EDMONTON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



1 SECTION UNDERGROUND PARKING



2 SECTION UNDERGROUND PARKING



3 SITE PLAN UNDERGROUND PARKING

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



PROJECT: SUMMERHILL II & SUMMERHILL III MULTI-FAMILY RESIDENTIAL
 1055 & 1155 SUMMERHILL PLACE
 VANCOUVER, BC

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	2017-05-01	AW	AW
2	ISSUED FOR PERMIT	2017-05-01	AW	AW
3	ISSUED FOR PERMIT	2017-05-01	AW	AW
4	ISSUED FOR PERMIT	2017-05-01	AW	AW
5	ISSUED FOR PERMIT	2017-05-01	AW	AW
6	ISSUED FOR PERMIT	2017-05-01	AW	AW
7	ISSUED FOR PERMIT	2017-05-01	AW	AW
8	ISSUED FOR PERMIT	2017-05-01	AW	AW
9	ISSUED FOR PERMIT	2017-05-01	AW	AW
10	ISSUED FOR PERMIT	2017-05-01	AW	AW
11	ISSUED FOR PERMIT	2017-05-01	AW	AW
12	ISSUED FOR PERMIT	2017-05-01	AW	AW
13	ISSUED FOR PERMIT	2017-05-01	AW	AW
14	ISSUED FOR PERMIT	2017-05-01	AW	AW
15	ISSUED FOR PERMIT	2017-05-01	AW	AW
16	ISSUED FOR PERMIT	2017-05-01	AW	AW
17	ISSUED FOR PERMIT	2017-05-01	AW	AW
18	ISSUED FOR PERMIT	2017-05-01	AW	AW
19	ISSUED FOR PERMIT	2017-05-01	AW	AW
20	ISSUED FOR PERMIT	2017-05-01	AW	AW

Wensley Architecture Ltd
 1055 & 1155 SUMMERHILL PLACE
 VANCOUVER, BC

RECEIVED
 DP001047
 2017-MAY-01
 City of Vancouver

SITE PLAN UNDERGROUND PARKING