



DEVELOPMENT VARIANCE PERMIT NO. DVP00291

JXLCO DEVELOPMENT CORPORATION LTD
Name of Owner(s) of Land (Permittee)

Civic Address: 1643 KING JOHN WAY

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This 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 8, SECTION 2, WELLINGTON DISTRICT, PLAN 23306

PID No. 003-077-039

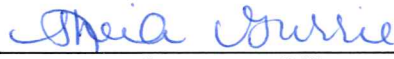
3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
 - *Maximum Perimeter Wall Height – Front Elevation*
Section 7.6.1 allows a maximum perimeter wall height of 7.32m. The perimeter wall height is 9.0m, a variance of 1.68m.
 - *Maximum Perimeter Wall Height – South Side Elevation*
Section 7.6.6 allows a maximum perimeter side wall height of 9.14m where the width of the wall face does not exceed 7.32m and is offset by a minimum of 0.61m from any adjacent wall over 7.32m in height. The perimeter wall height is 11.75m, a variance of 2.61m.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan & Development Data
Schedule C Elevation, Front Wall
Schedule D Elevation, South Wall
Schedule E Elevation, North Wall
Schedule F Building Renderings
Schedule G Shadow Study
Schedule H Height Survey

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. 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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 8th DAY OF AUGUST, 2016.



Corporate Officer



Date

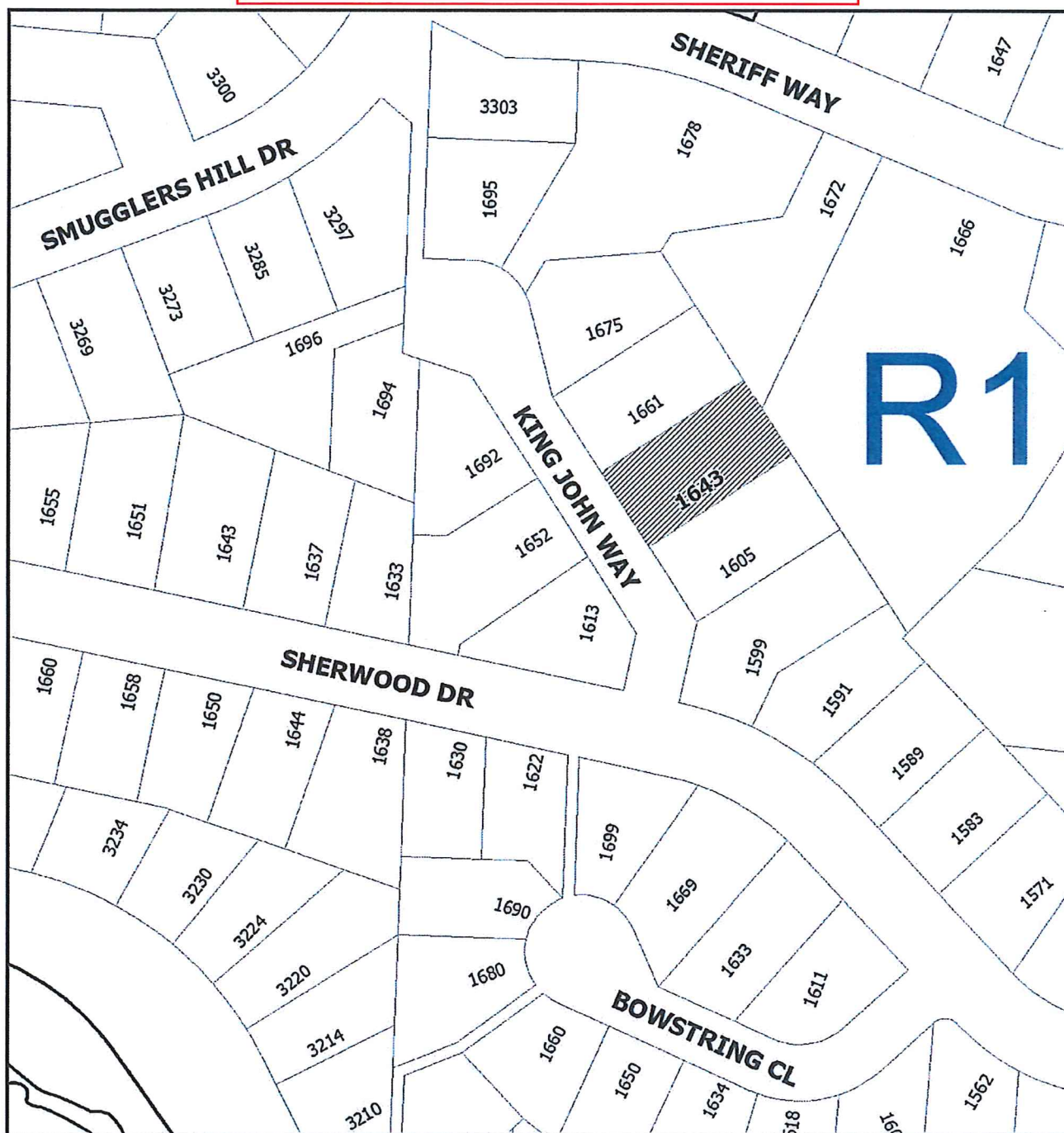
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Prospero attachment: DVP00291

Development Variance Permit DVP00291
1643 King John Way

Schedule A

Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00291

LOCATION PLAN

Civic: 1643 King John Way
Lot 8, Section 2, Wellington District,
Plan 23306

 **Subject Property**

Site Plan & Development Data

KING JOHN WAY HOUSE



 Building Setback Permitted under Current Bylaw

1, The existing regulation section 7.6.6 :
 Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:

- (a) Any rear wall face over 7.32m in height is a minimum of 10m from the rear property line;
- (b) No wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height;

2, The proposed variances is to allow maximum perimeter wall height of 9.14m on front yard elevation.

Land Area	11775	SF
Zoning	R1	
F.A.R.	0.36	
Total Building Area	4236.7	SF
	Basement	1086.9 SF
	Level 1	1343.7 SF
	Level 2	944.2 SF
	Level 3	861.9 SF

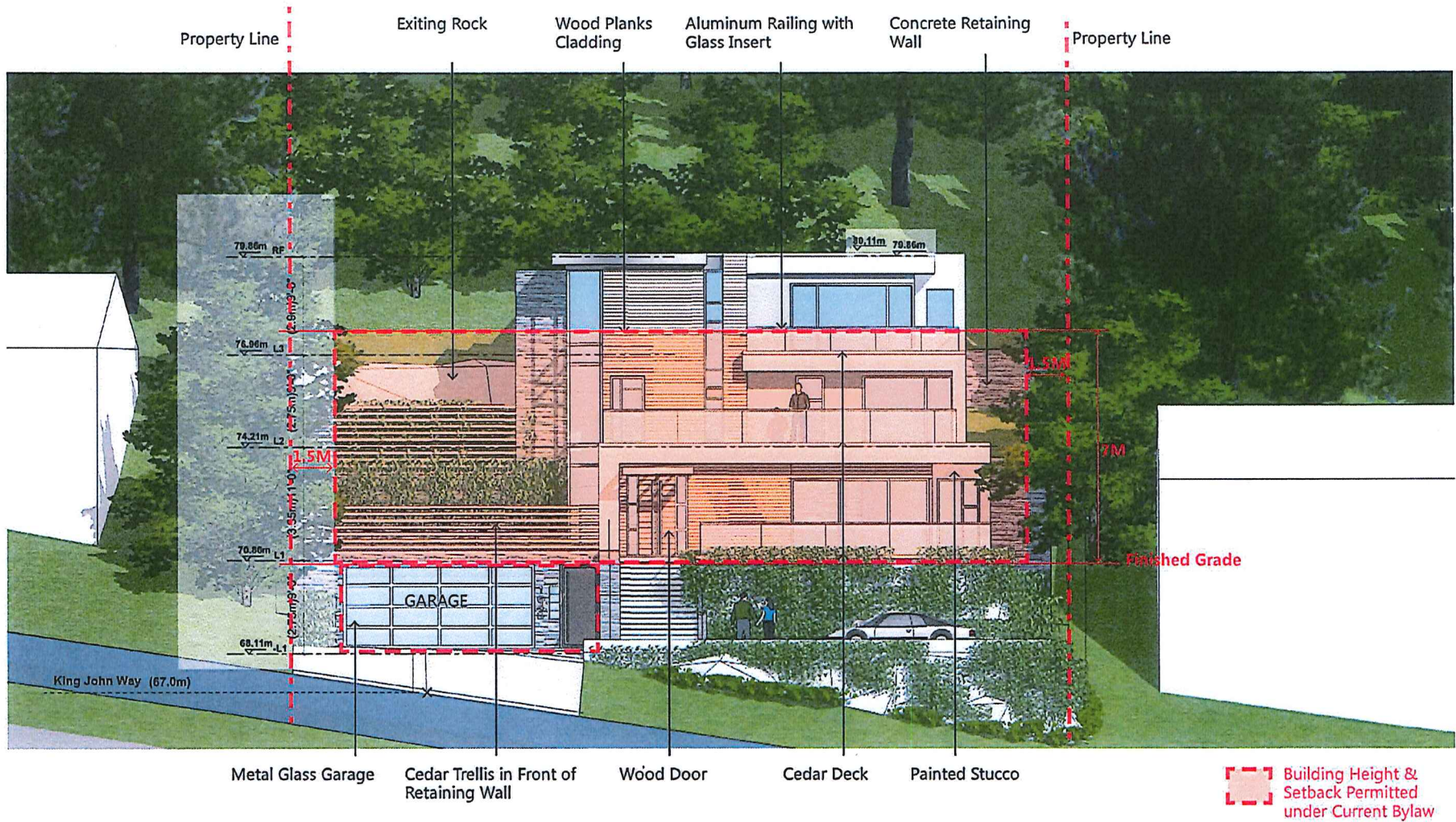
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 By Laurie Nielsen at 1:07 pm, Aug 02, 2016

Elevation, Front Wall

KING JOHN WAY HOUSE

Elevations

Front Street Elevation



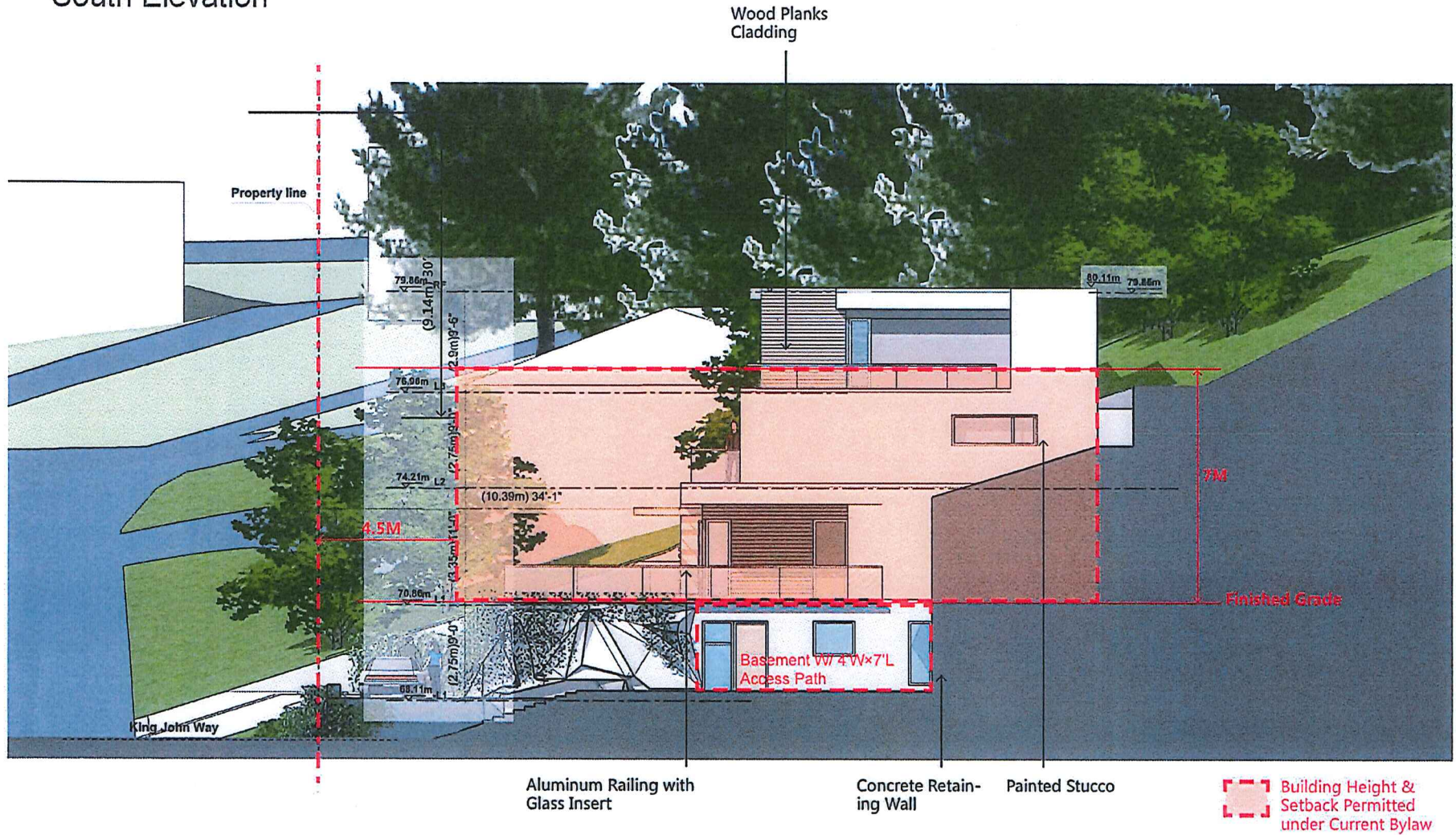
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Elevation, South Wall

KING JOHN WAY HOUSE

Elevations

South Elevation



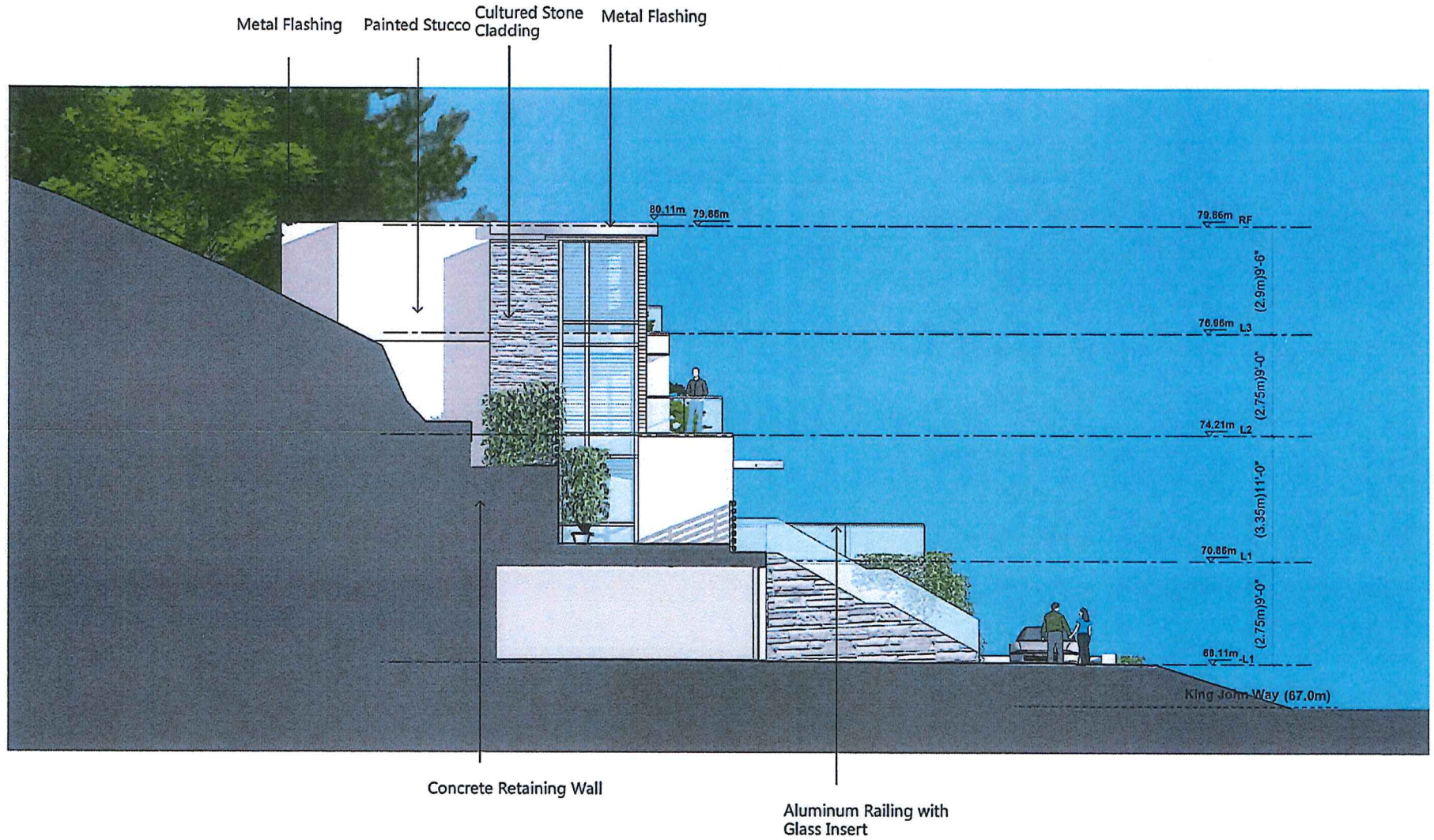
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GUD VANCOUVER 2016.07.13

Elevation, North Wall

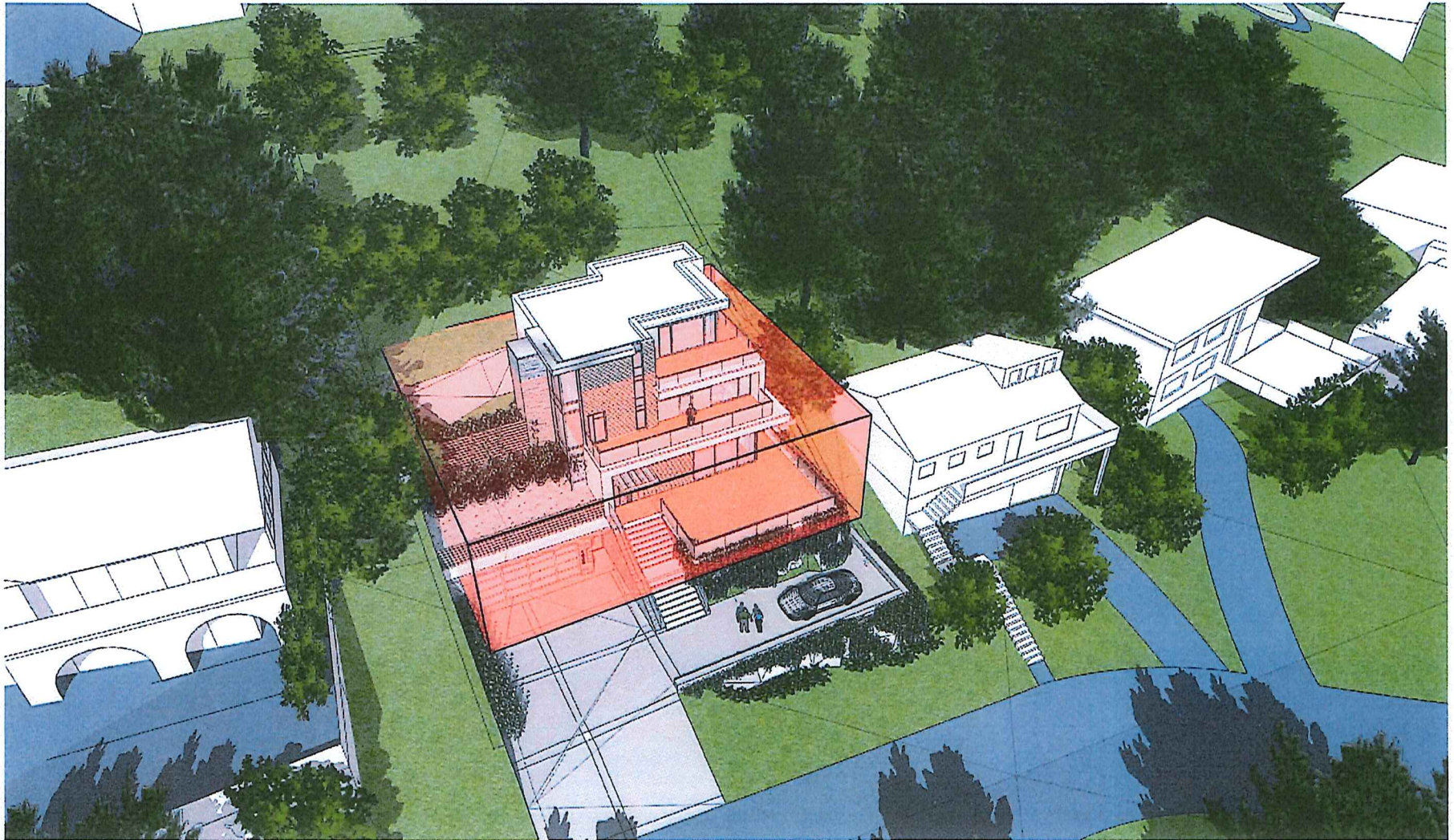
KING JOHN WAY HOUSE

Elevations



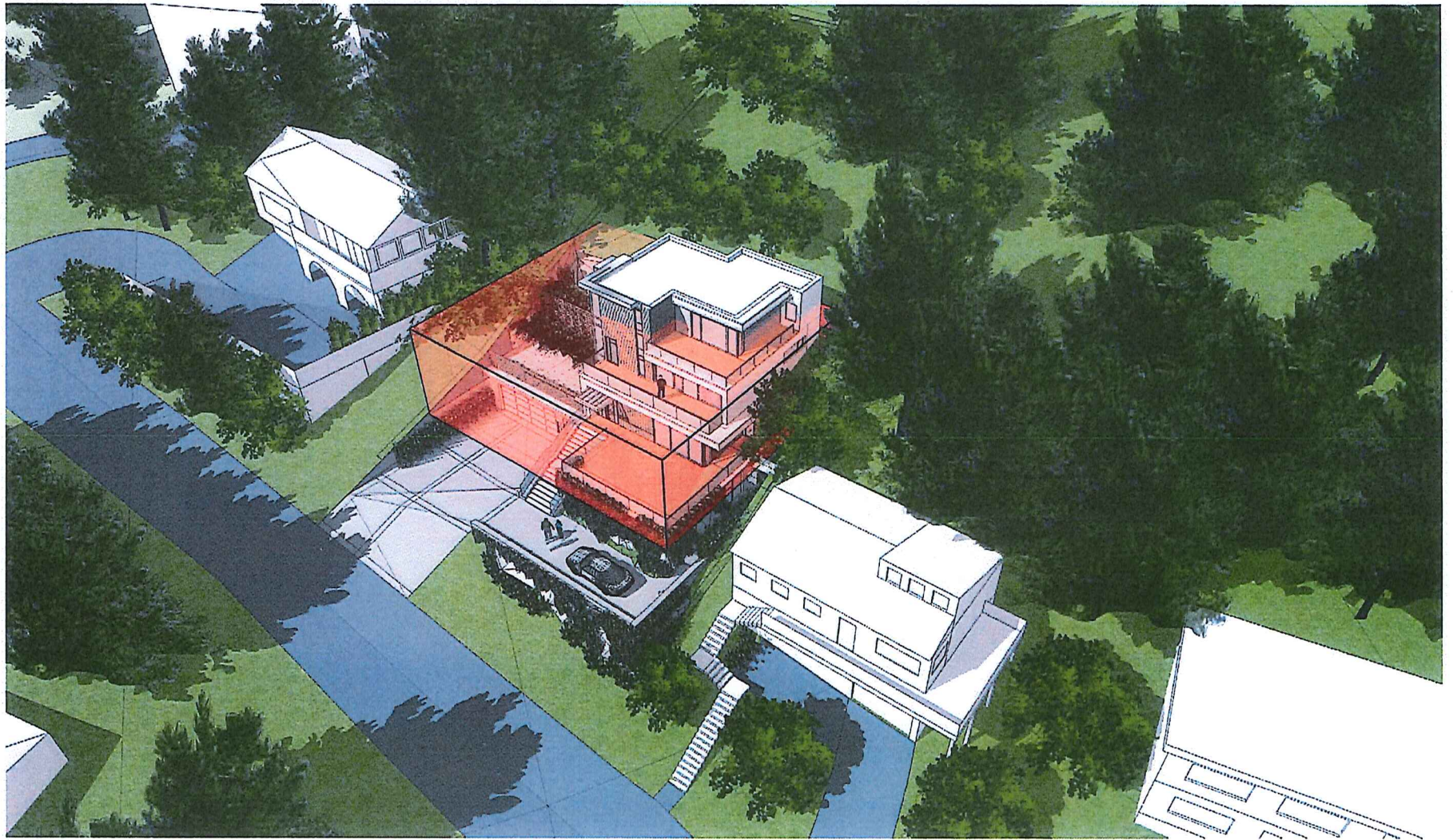
Building Renderings

KING JOHN WAY HOUSE



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By Laurie Nielsen at 1:07 pm, Aug 02, 2016

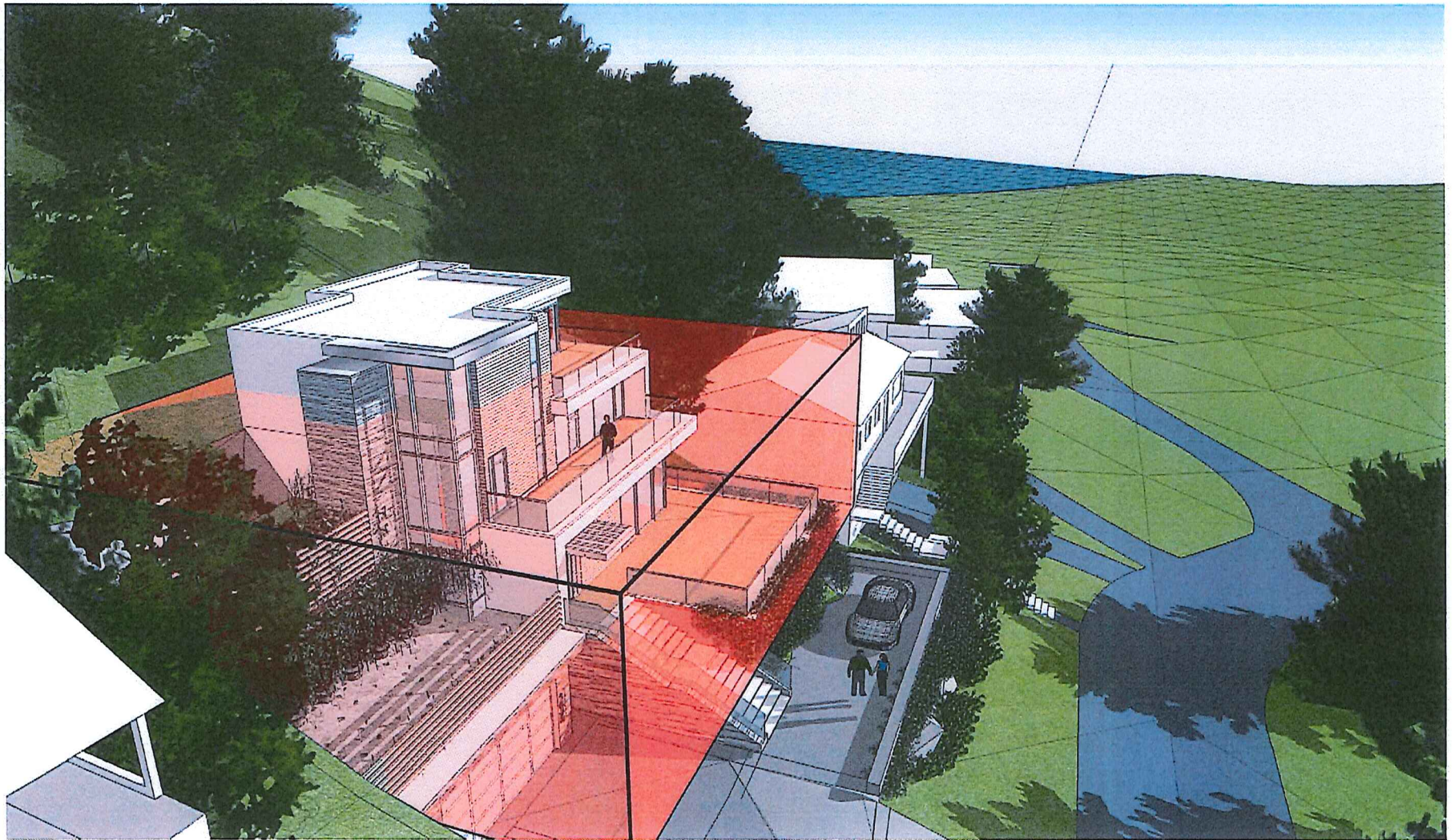
KING JOHN WAY HOUSE



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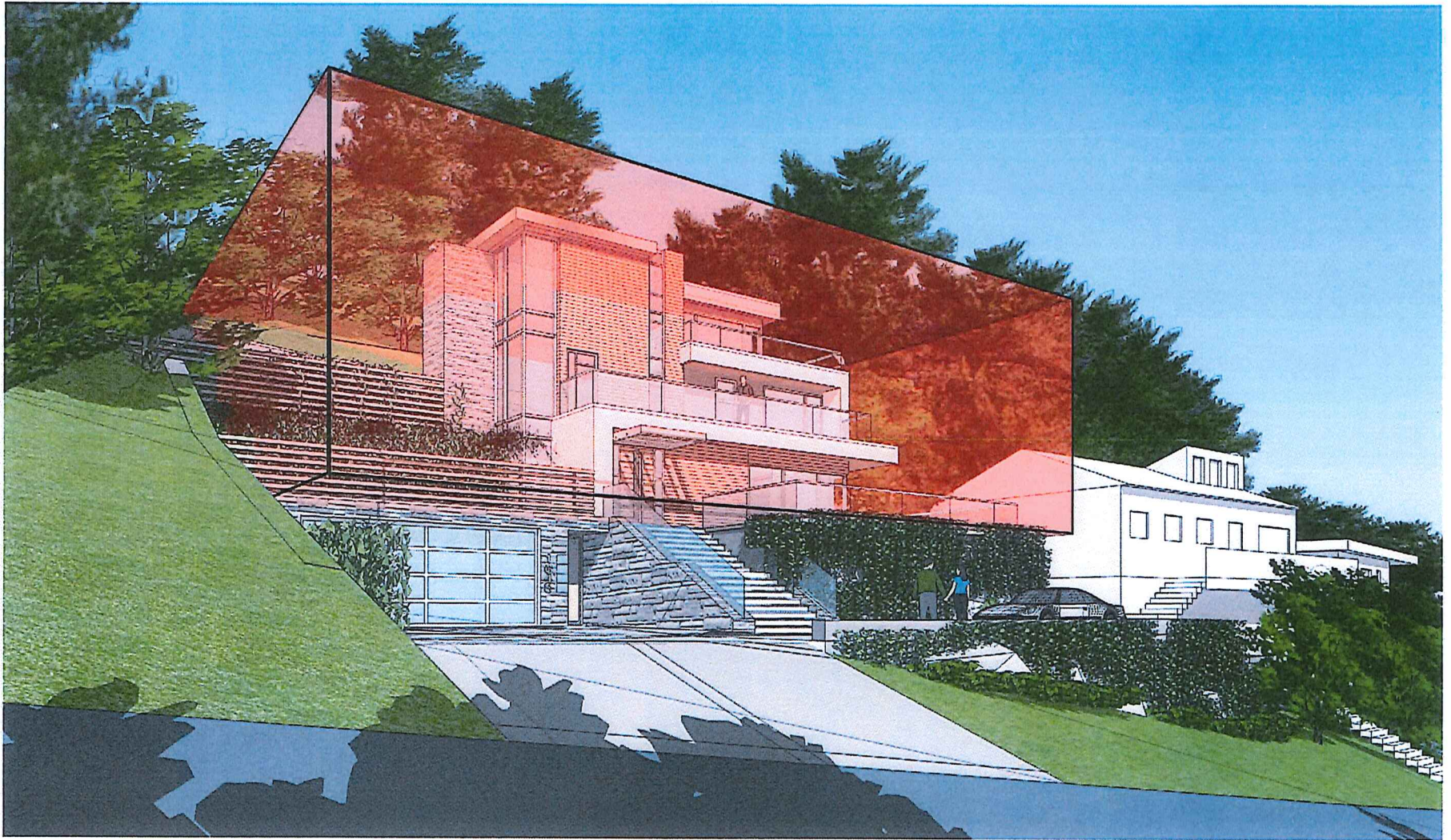
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KING JOHN WAY HOUSE

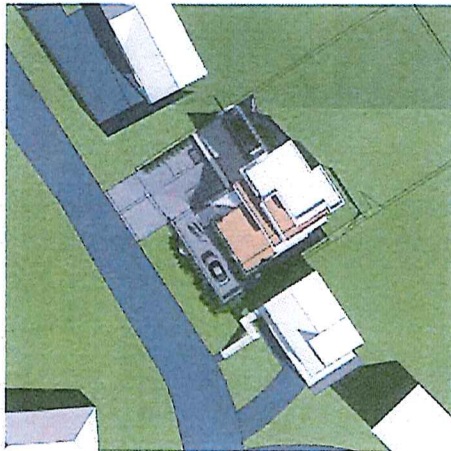


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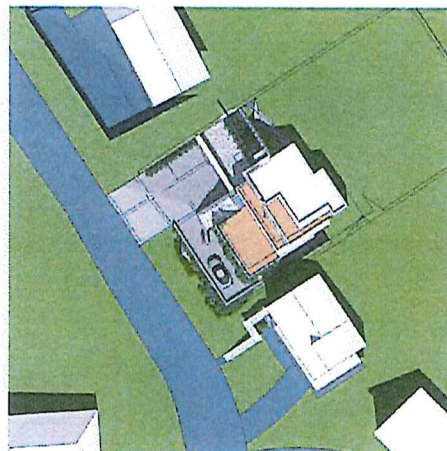
GUD VANCOUVER 2016.07.13

SHADOW STUDY

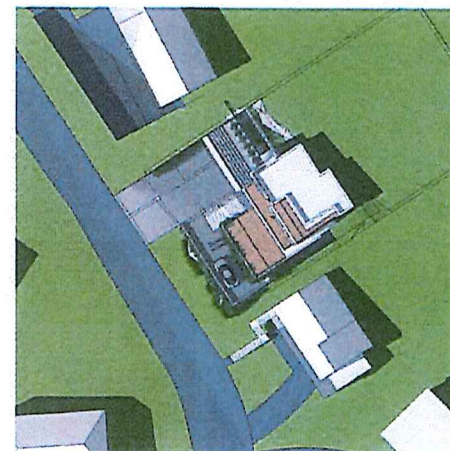
March & September



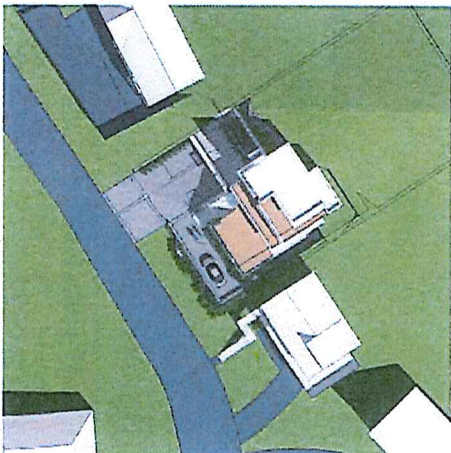
March 21st---10am



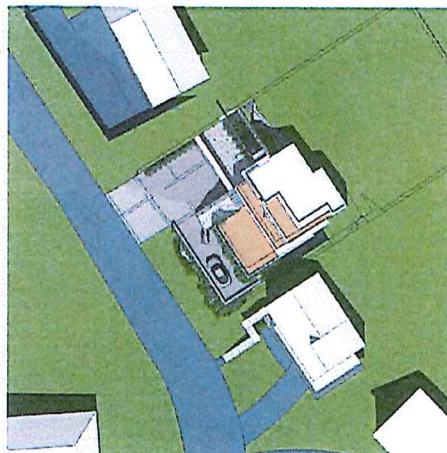
March 21st---12pm



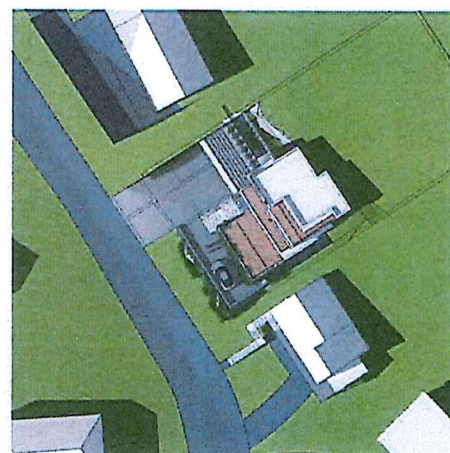
March 21st---4pm



September 21st---10am



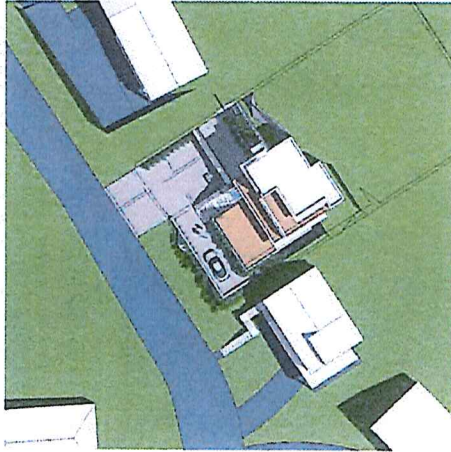
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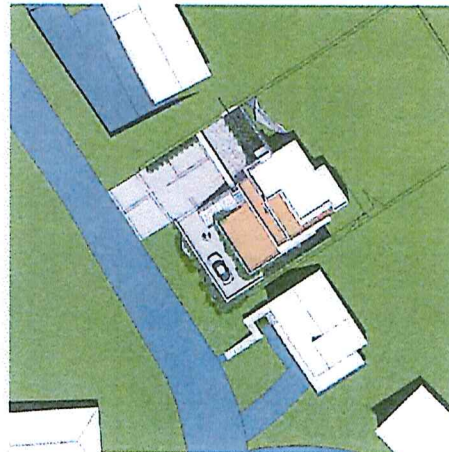
September 21st---4pm

SHADOW STUDY

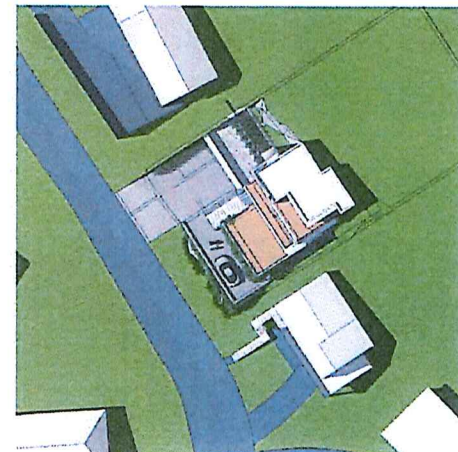
June & December



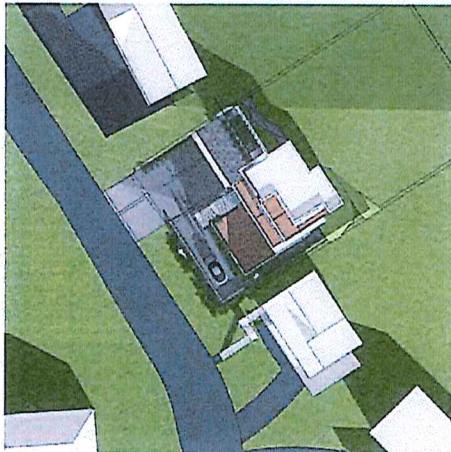
June 21st---10am



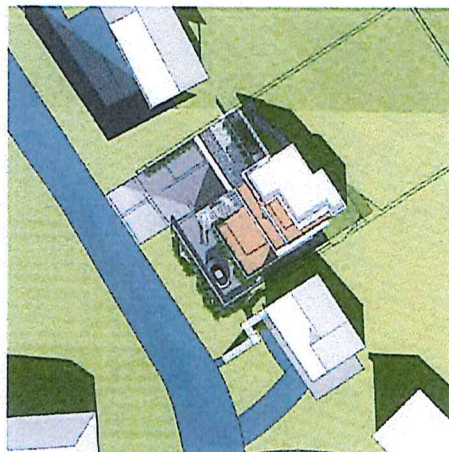
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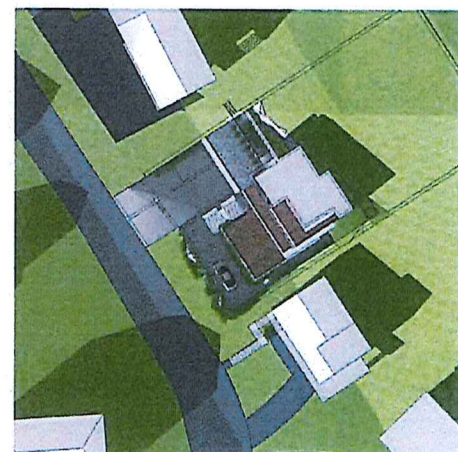
June 21st---4pm



December 21st---10am



December 21st---12pm



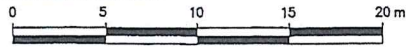
December 21st---4pm

Height Survey

BRITISH COLUMBIA LAND SURVEYOR'S PROPOSED BUILDING LOCATION ON LOT 8, SECTION 2, WELLINGTON DISTRICT, PLAN 23306

P.I.D. 003-077-039

SCALE : 1:250



(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:
1643 KING JOHN WAY
NANAIMO, B.C.

CLIENT: JXLCO DEVELOPMENT CORPORATION LTD

DATE OF FIELD SURVEY: MARCH 10, 2015

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE
OFFICE RECORDS, BEING PLAN 23306. ELEVATIONS ARE GEODETIC
AND DERIVED FROM MONUMENTS 97H0741 & 97H0744.

- DENOTES EDGE OF PAVEMENT ELEVATION
- DENOTES ELEVATION AS DETERMINED FROM NATURAL GRADE
- DENOTES PROPOSED FINAL GRADE
- DENOTES BUILDING FOOTPRINT (OUTER EXTENT OF ALL FLOORS)
- DENOTES MINIMUM BASEMENT FLOOR ELEVATION

AVERAGE DETERMINED AVERAGED FINISHED GRADE	± 73.48*
MAXIMUM BUILDING HEIGHT BY BYLAW	± 7.00
MAX. ALLOWABLE ROOF ELEVATION	± 80.48
AVERAGE NATURAL GRADE = 74.17	
PROPOSED MAIN FLOOR ELEVATION	= 70.86*
PROPOSED GARAGE SLAB ELEVATION	= 68.11*
PROPOSED ROOF ELEVATION	= 79.86*
*DERIVED FROM GUD GROUP DESIGN, JULY 7, 2016	

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL
USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED
STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF
THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE
USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.



McElhanney

McELHANNEY ASSOCIATES LAND SURVEYING LTD.
SUITE 1, 1351 ESTEVAN ROAD
NANAIMO, B.C.
V9S 3Y3

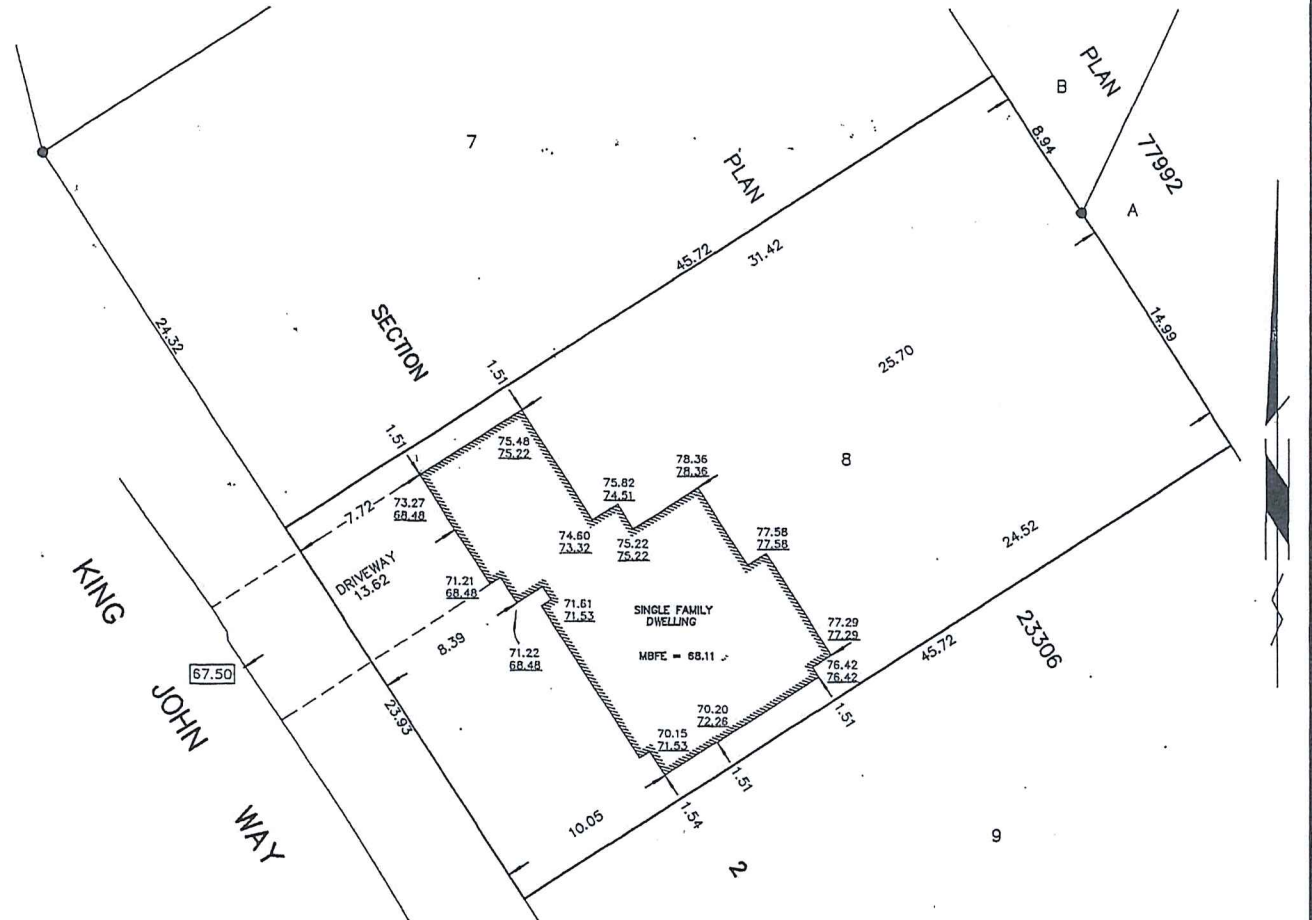
TEL: 250-716-3336

OUR FILE NO.: 2232-00262-2001

DWG NO.: 00262 1643 KING JOHN WAY BASE.dwg

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TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART
PART WITHOUT THE CONSENT OF THE SIGNATORY.

THIS LOCATION CERTIFICATE IS BASED ON LAND TITLE AND SURVEY
AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS
HAVE NOT BEEN INCLUDED OR CONSIDERED.



CERTIFIED CORRECT THIS 12th DAY OF JULY, 2016.

Brian Wardrop
23A382

Digitally signed by Brian Wardrop 23A382
DN: c=CA, cn=Brian Wardrop 23A382,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=23A382
Date: 2016.07.12 10:19:36 -07'00'

BRIAN DAVID WARDROP, B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED