



DEVELOPMENT VARIANCE PERMIT NO. DVP00292

FANG LI

Name of Owner(s) of Land (Permittee)

Civic Address: 3855 GULFVIEW DRIVE

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 9, DISTRICT LOTS 39 AND 41, WELLINGTON DISTRICT, PLAN EPP23844

PID No. 029-229-073

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

Size of Buildings – Section 7.6.1

- *Maximum Perimeter Wall Height*
The maximum allowable perimeter wall height for the front elevation is 7.32m. The perimeter wall height is 8.98m, a variance of 1.66m.
- *Maximum Building Height*
The maximum allowable building height of a principal building is 9m where the roof slope is $\geq 4:12$. The building height is 9.43m, a variance of 0.43m.

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
Schedule C Front Building Elevation
Schedule D West Building Elevation
Schedule E East Building Elevation
Schedule F Height Survey
Schedule G Building Renderings

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



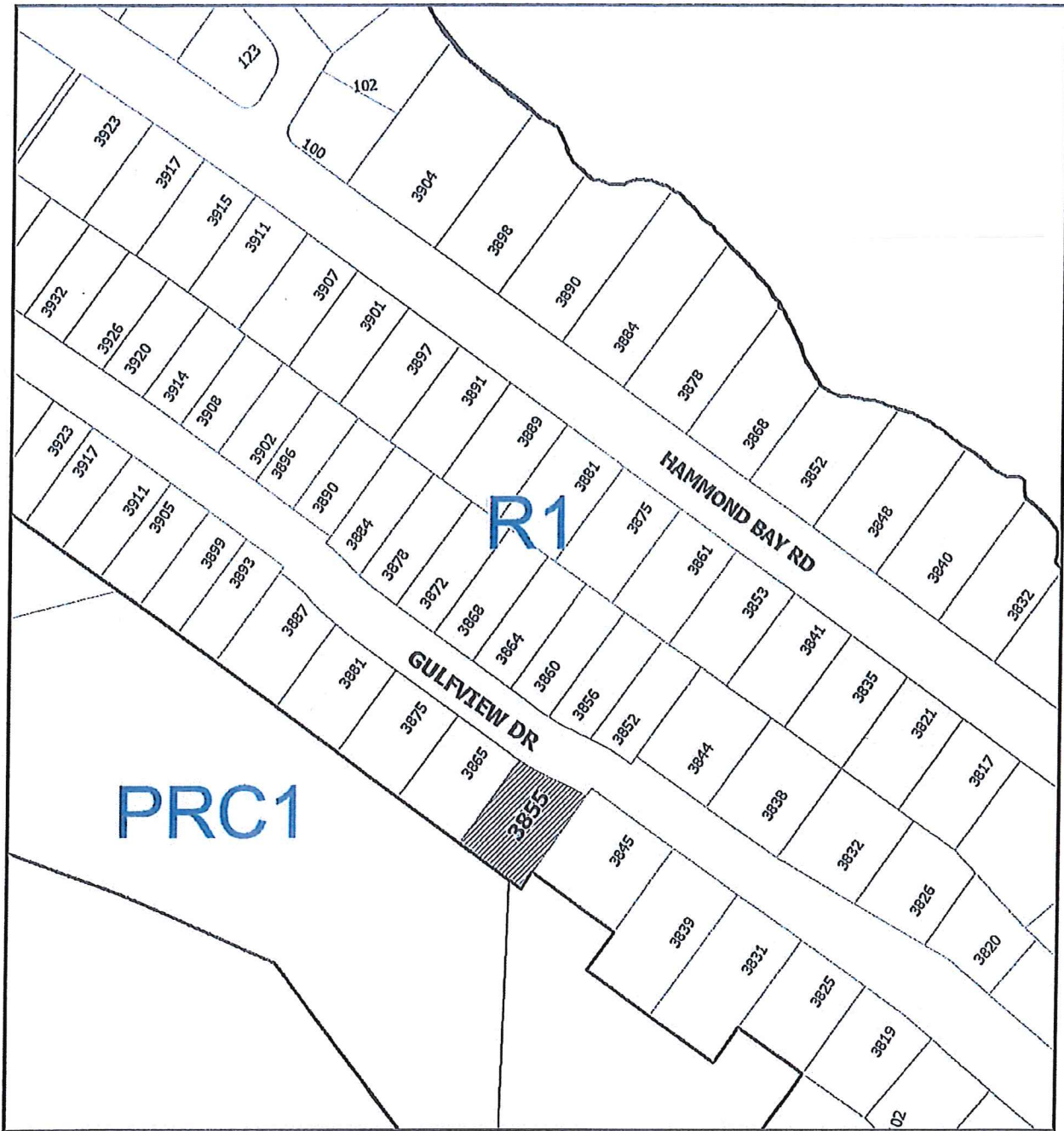
Date

GN/n
Prospero attachment: DVP00292

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule A

Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00292

LOCATION PLAN

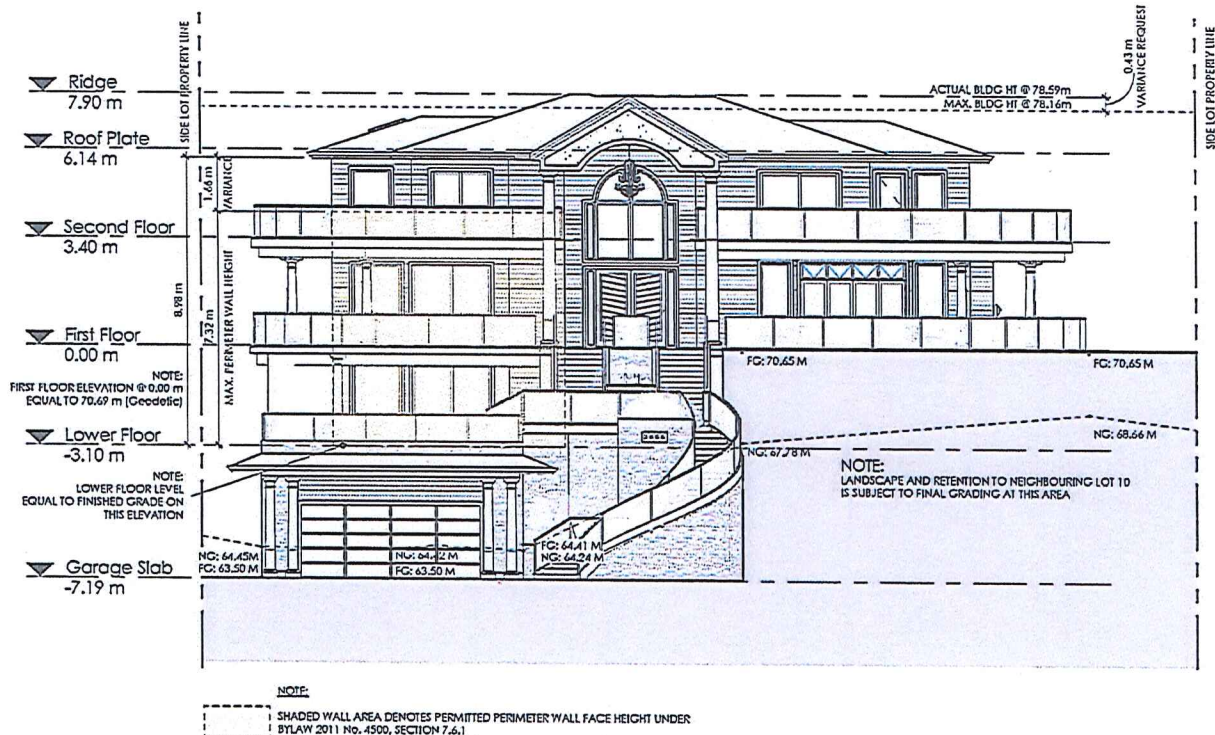
Civic: 3855 Gulfview Drive
Lot 9, District Lot 39 and 41, Wellington District,
Plan EPP23844

 Subject Property

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule C

Front Building Elevation
(Showing Perimeter Wall Height and Building Height)



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10 DVP - Submission 1 2016.07.08

ISSUED FOR

- BUILDING PERMIT
- CLIENT APPROVAL
- CLIENT REVIEW

ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Building Elevations - South

SHEET NUMBER

DVP1.3

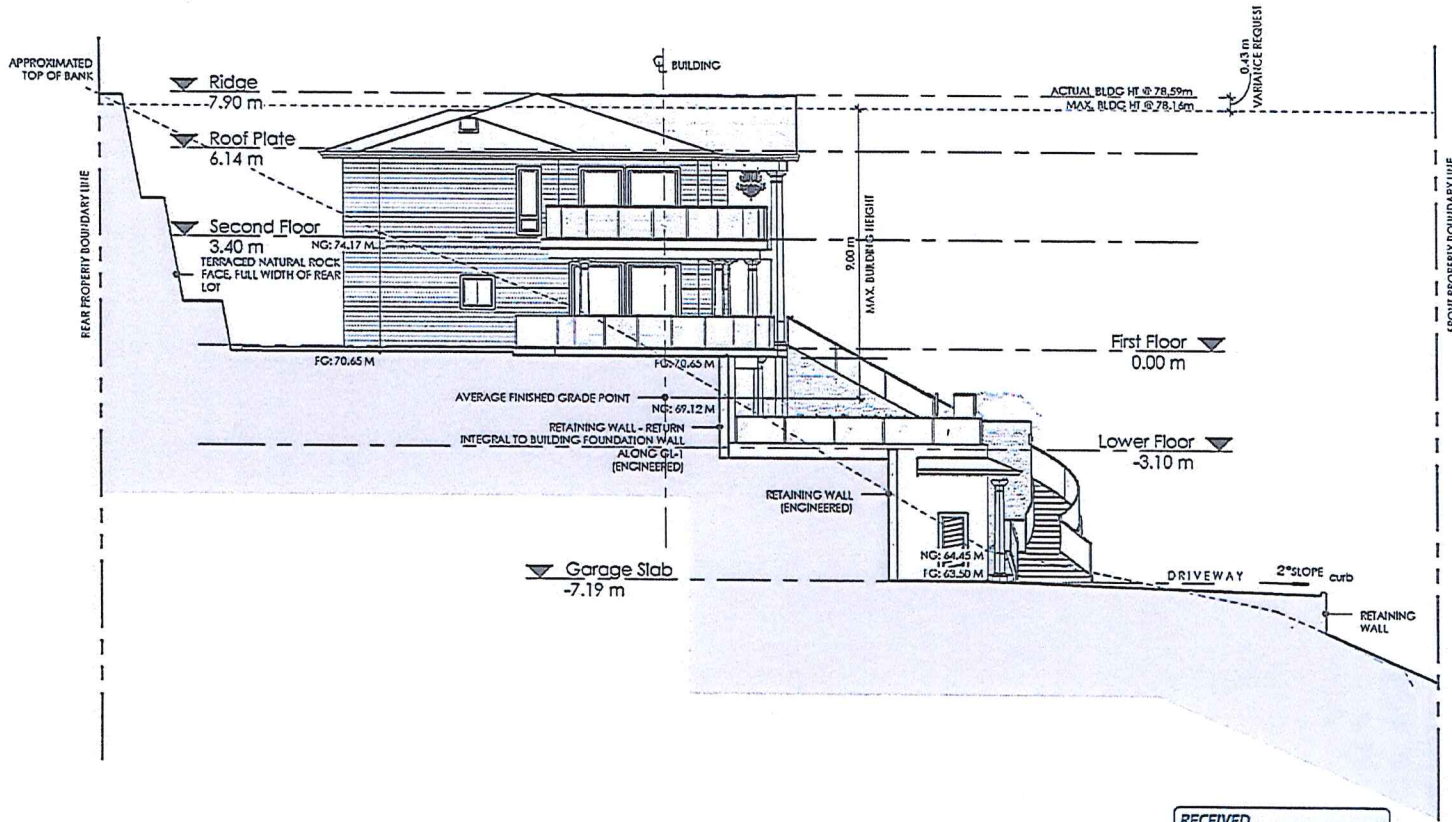
RECEIVED
By Laurie Nilsson at 4:27 pm, Jul 19, 2016

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Development Variance Permit DVP00292
 3855 Gulfview Drive

Schedule D

West Building Elevation
 (with Building Height Variance and Finished Site Conditions)



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 By Laurie Nielsen at 4:23 pm, Jul 15, 2016

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 A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Building Elevations - West

SHEET NUMBER

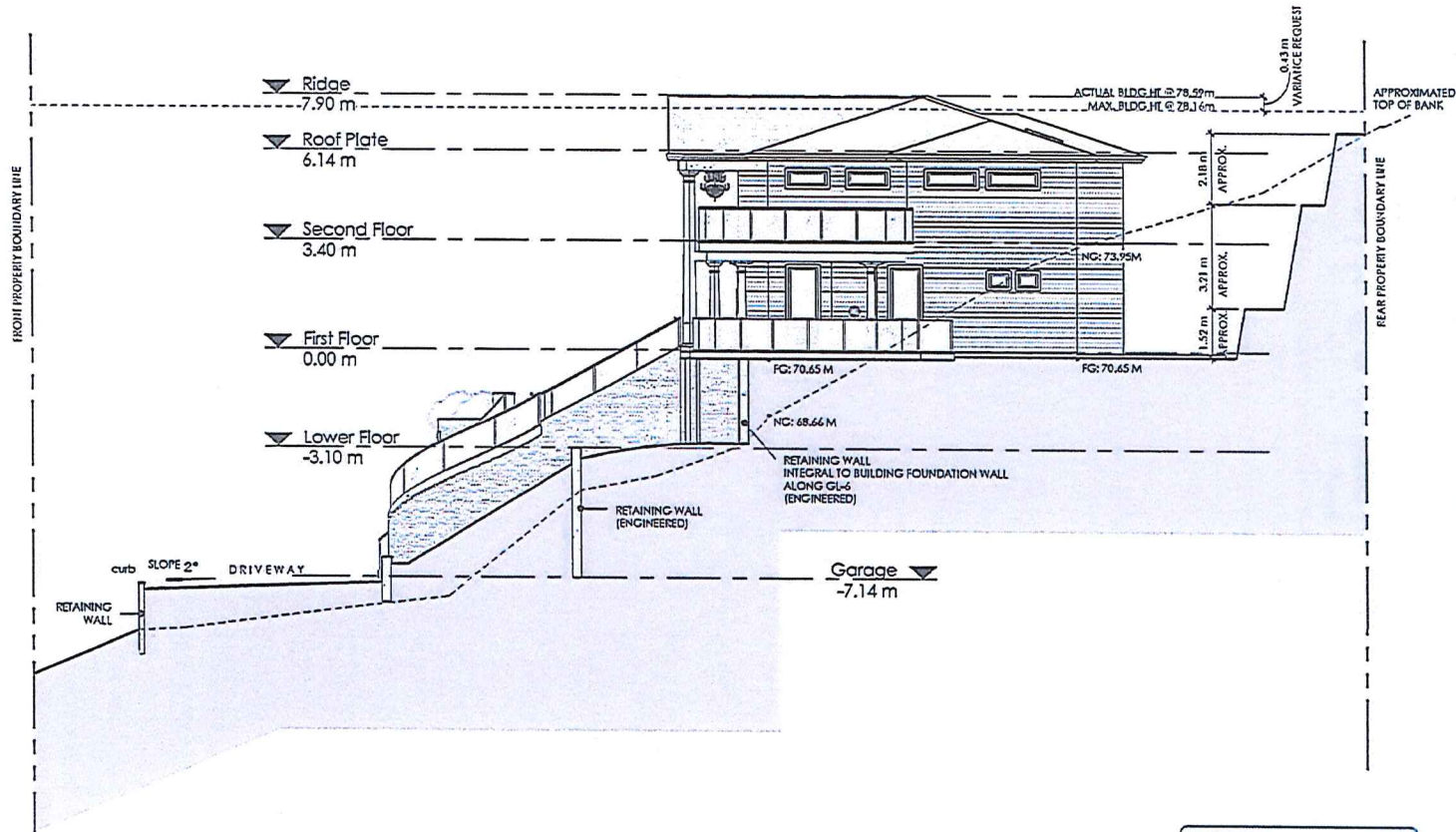
DVP1.5

112

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule E

East Building Elevation
(with Building Height Variance and Finished Site Conditions)



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DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT

Residential Project
3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Building Elevations - East

SHEET NUMBER
DVP1.6

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By Laurie Nilsson at 2:55 pm, Jul 19, 2016

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Site Plan showing proposed building location on:
 Lot 9, District Lots 39 & 41,
 Wellington District, Plan EPP23844.

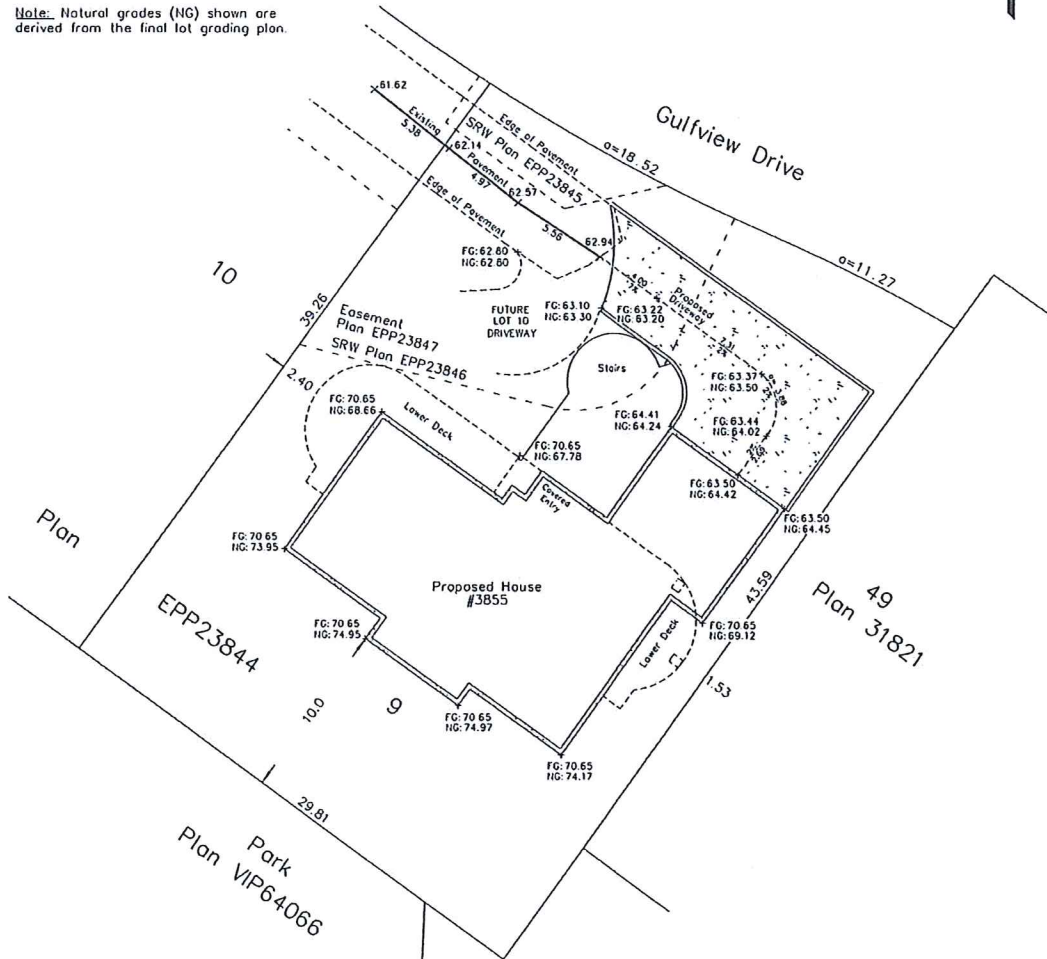
Client: Alair Homes
 Civic Address: 3855 Gulfview Drive, Nanaimo
 File: 15-044-9 Scale: 1:250 Date: July 14th, 2016 Drawn by: RJT

Development Variance Permit DVP00292 **Schedule F**
3855 Gulfview Drive

Height Survey

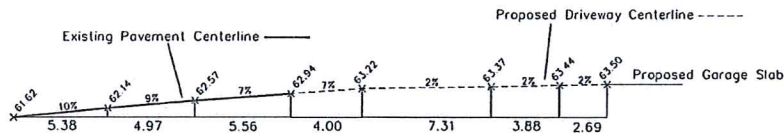
Proposed Building Height
 The average of the 9
 grading plan elevations (HG) = 70.25
 Proposed average finished grade (FG) = 69.16
 Allowable building height = 9.00
 Maximum building elevation = 78.16
 Proposed roof peak elevation = 78.59
 • 0.43m Building Height Variance Required
 Proposed main floor = 70.69
 Proposed garage slab = 63.50
 MBFE = 62.50

Note: Natural grades (NG) shown are
 derived from the final lot grading plan.



Note:
 This property is affected by
 the following registered documents:
[M76300, CA3287427, CA3519836,](#)
[CA3519837, CA3519838, CA3519839,](#)
[CA3519841, CA3519846 & CA3519856.](#)

Proposed Driveway Grade
 Scale 1:250



Distances and elevations are in metres

Turner & Land Surveying
 250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4

Certified correct this 14th day of July, 2016.

Ryan Turner
 PN2MH1

Registered by BC Land Surveyors
 BC Land Surveyors Association
 BC Land Surveyor, Certificate ID #1
 www.landsurveyors.bc.ca
 Date: 2016-07-14 10:31:37 -0700

B.C.L.S.

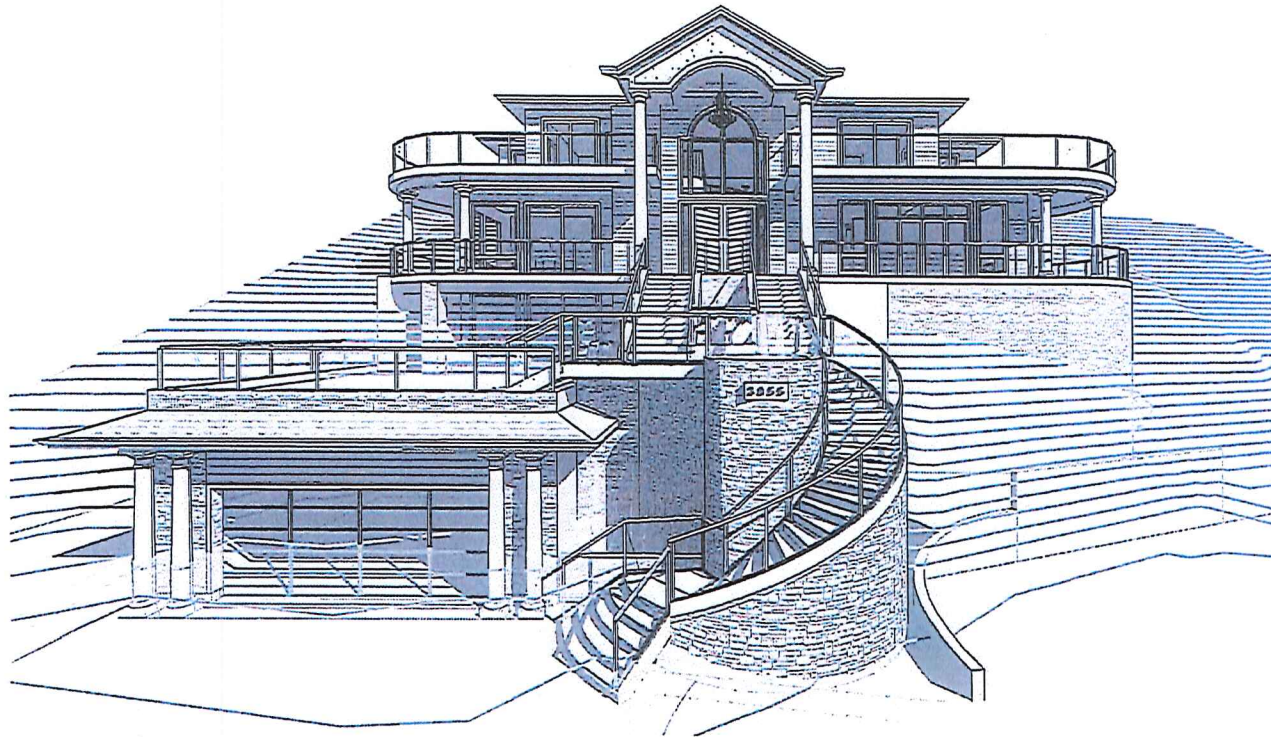
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Development Variance Permit DVP00292
3855 Gulfview Drive
1/3

Schedule G

Building Renderings



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ISSUED DATE: 2016.07.03

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PROJECT NO: 16.02 DRW: AW

SCALE: CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

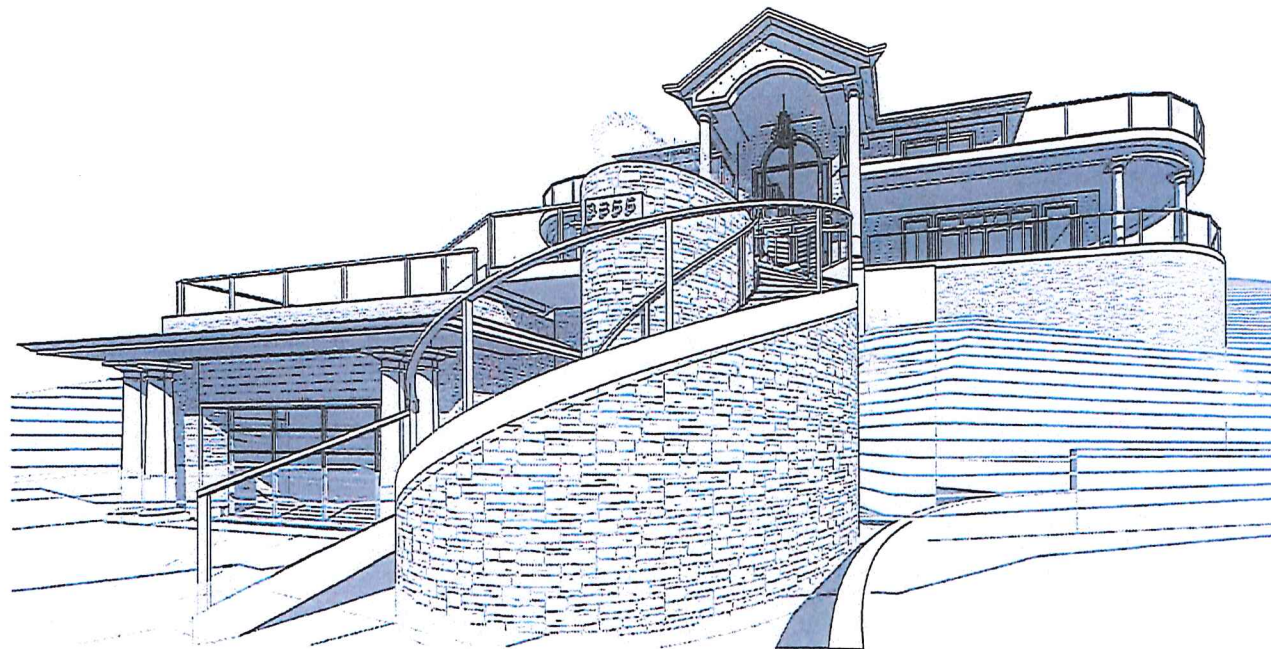
SHEET TITLE

Front Perspective - South

SHEET NUMBER

DVP1.1

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ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: CHK: -

PROJECT

Residential Project

3855 Gullview Drive, Nanaimo, BC

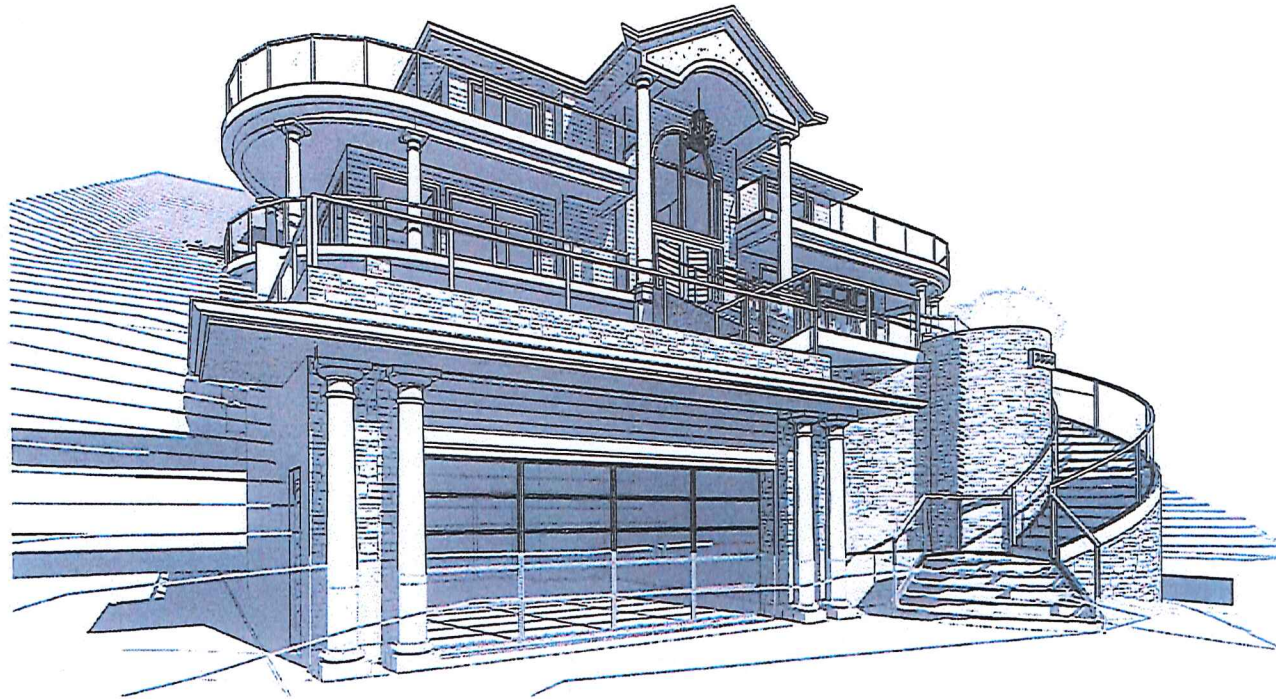
SHEET TITLE

Camera View 1

SHEET NUMBER

DVP1.7

Received
2016-JUL-19



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ISSUED DATE: 2016.07.08

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PROJECT NO: 16.02 DRWAuthor

SCALE: CHChecker

PROJECT

Residential Project

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SHEET TITLE

Camera View 2

SHEET NUMBER

DVP1.8

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2016-JUL-19