



DEVELOPMENT VARIANCE PERMIT NO. DVP00374

PETER AND SANDRA KING

Name of Owner(s) of Land (Permittee)

Civic Address: 60 BRYDEN STREET

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:

THE EASTERLY 30 FEET OF LOT 38, BLOCK 6, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-827-109

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

Section 7.5.1 Siting of Buildings and Section 7.5.7:
 - to reduce the minimum front yard setback from 4.5m to 1.8m;
 - to reduce the minimum side yard setback (west side) from 1.5m to 0.91m;
 - and,
 - to reduce the minimum rear yard setback from 7.5m to 6m.
Section 7.6.1 Size of Buildings:
 - to increase the maximum Lot Coverage from 40% to 44%.
4. The City of Nanaimo "OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266" is varied as follows:
 - to reduce the minimum number of required off-street parking spaces from 2 to 0 parking spaces.

5. 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 Survey – Proposed Dwelling

Schedule C Building Elevations

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.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey – Proposed Dwelling, prepared by Williamson and Associates Professional Surveyors, dated 2018-NOV-23, as shown on Schedule B.
2. The subject property shall be developed in accordance with the Building Elevations prepared by Williamson and Associates Professional Surveyors, dated 2018-OCT-15, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 25TH DAY OF FEBRUARY, 2019.

Sky Snelgrove
D/C Corporate Officer

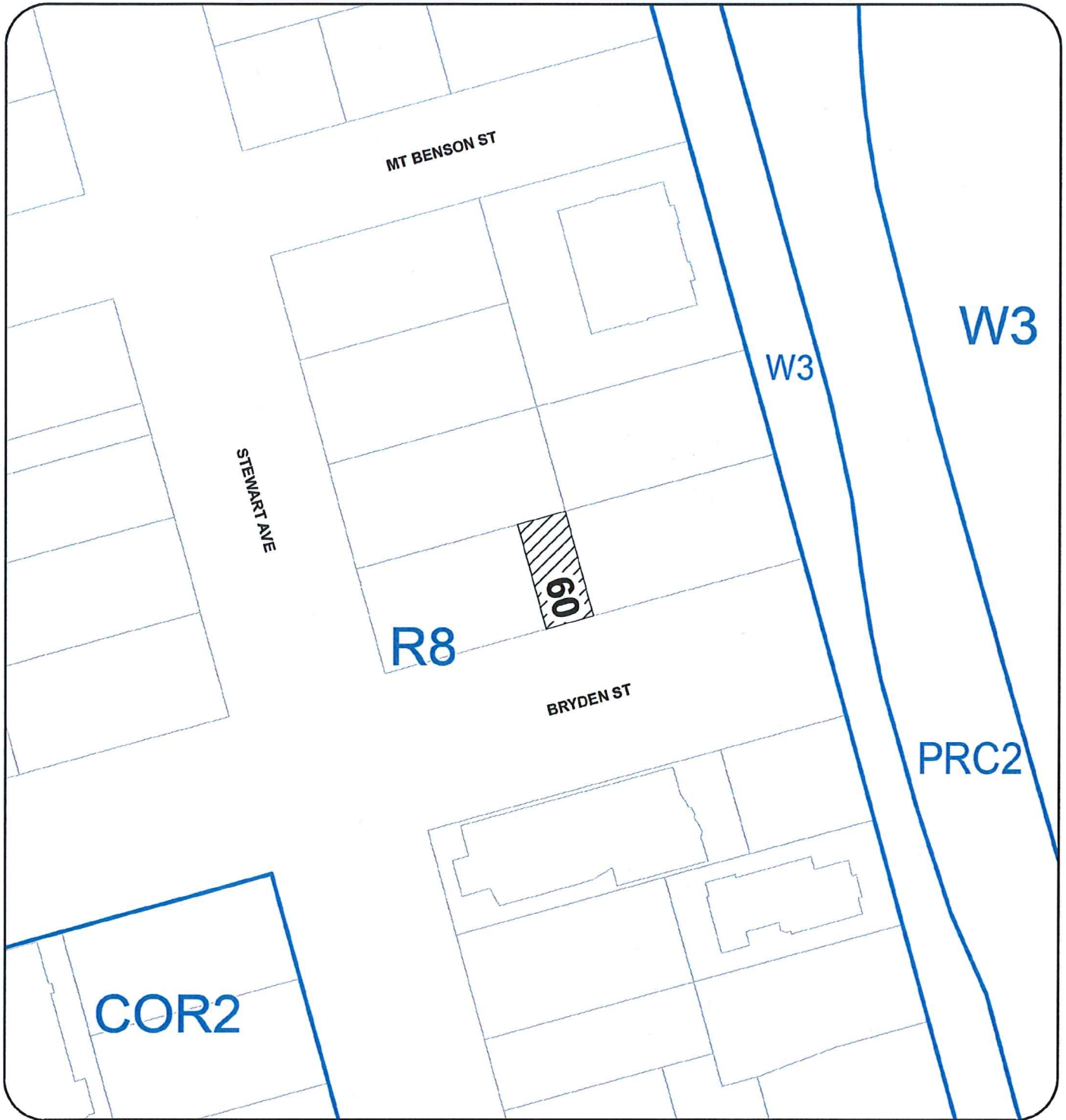
February 27, 2019
Date

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

DS/ln

Prospero attachment: DVP00374

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00374

LOCATION PLAN

CIVIC: 60 BRYDEN STREET
LEGAL: THE EASTERLY 30 FEET OF LOT 38,
BLOCK 6, NEWCASTLE TOWN SITE, SECTION 1,
NANAIMO DISTRICT, PLAN 584



 SUBJECT PROPERTY

Development Variance Permit DVP00374 Schedule B
60 Bryden Street
SITE SURVEY - PROPOSED DWELLING

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED HOUSE LOCATION ON:

**THE EASTERLY 30 FEET OF LOT 38, BLOCK 6, NEWCASTLE TOWNSITE,
SECTION 1, NANAIMO DISTRICT, PLAN 584**



NOTES:

CIVIC ADDRESS: 60 BRYDEN STREET

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

HOUSE DESIGN FROM ELIZABETH MACKENZIE ARCHITECT, DRAWINGS DATED / RECEIVED NOV. 23/18.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY DR. PETER KING AND MS. SANDRA KING TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

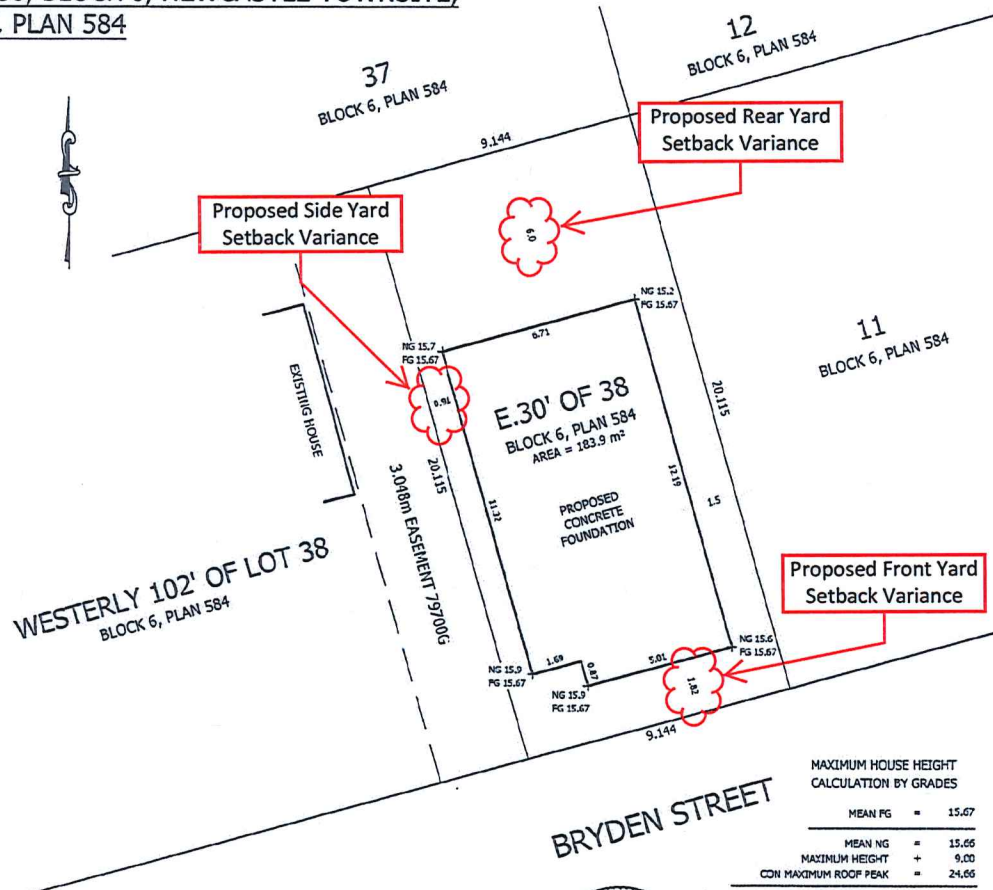
NG 15.9 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO / RDN ZONING BYLAW.

FC 15.67 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2018
3088 BARONS ROAD NANAIMO B.C. V9T 4E5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@MBCS.LA
FILE: 18105-2 HEIGHT PLAN (BASE PLAN 16080)



VARIANCES REQUIRED

(R1 ZONING, SEC 7.5.7)

WESTERLY SIDE YARD

CITY ALLOWABLE SIDE YARD (SEC 7.5.1) = 1.50m
PROPOSED SIDE YARD = 0.91m
VARIANCE REQUIRED = 0.59m

FRONT YARD

CITY ALLOWABLE FRONT YARD (SEC 7.5.1) = 4.50m
PROPOSED FRONT YARD = 1.82m
VARIANCE REQUIRED = 2.68m

REAR YARD

CITY ALLOWABLE REAR YARD (SEC 7.5.1) = 7.50m
PROPOSED REAR YARD = 6.00m
VARIANCE REQUIRED = 1.50m

LOT COVERAGE

CITY ALLOWABLE COVERAGE (SEC 7.6.1) = 40%
PROPOSED COVERAGE = 44%
VARIANCE REQUIRED = 4%

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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- NONE.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: NOVEMBER 23, 2018.

**MAXIMUM HOUSE HEIGHT
CALCULATION BY GRADES**

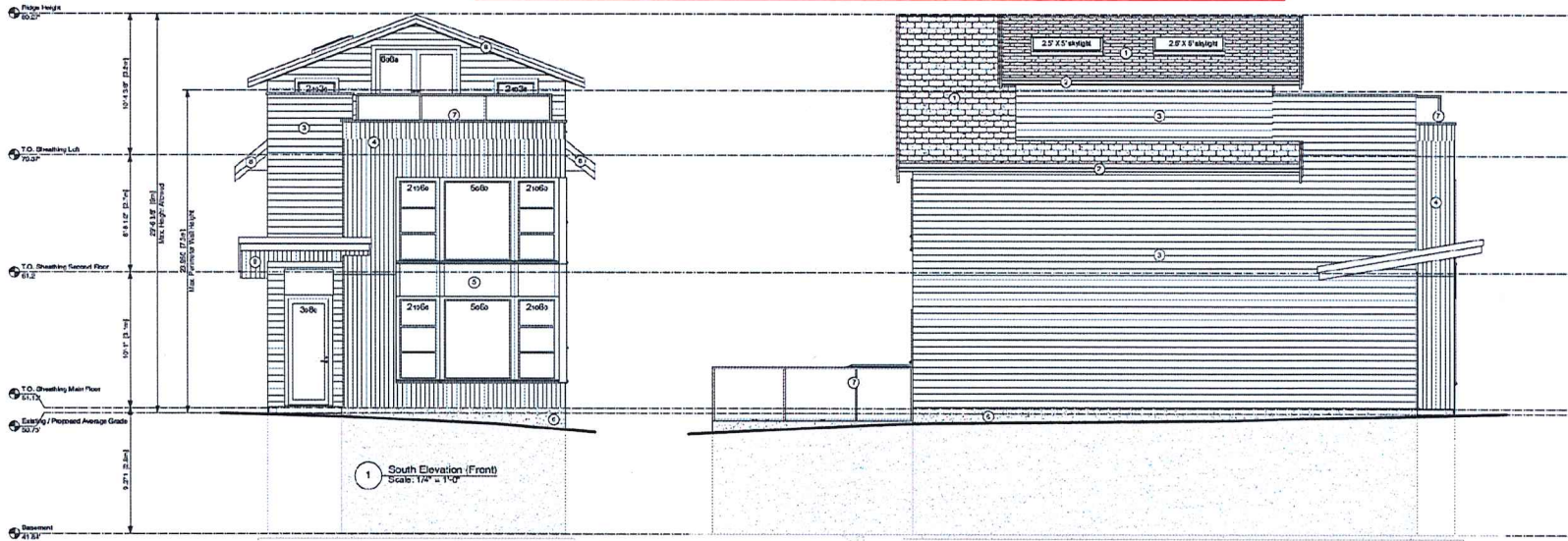
MEAN FG	=	15.67
MEAN NG	=	15.66
MAXIMUM HEIGHT	+	9.00
CON MAXIMUM ROOF PEAK	=	24.66
PROPOSED BASEMENT SLAB	=	12.93
APPROX. HEIGHT TO MAIN	+	2.84
PROPOSED MAIN FLOOR	=	15.77
APPROX. HEIGHT TO SECOND	+	3.08
PROPOSED SECOND FLOOR	=	16.85
APPROX. HEIGHT TO LOFT	+	2.65
PROPOSED LOFT FLOOR	=	21.50
APPROX. HEIGHT TO PEAK	+	3.16
PROPOSED ROOF PEAK	=	24.66



Tyler Hansen
Tyler J. Hansen B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

NOV 28 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

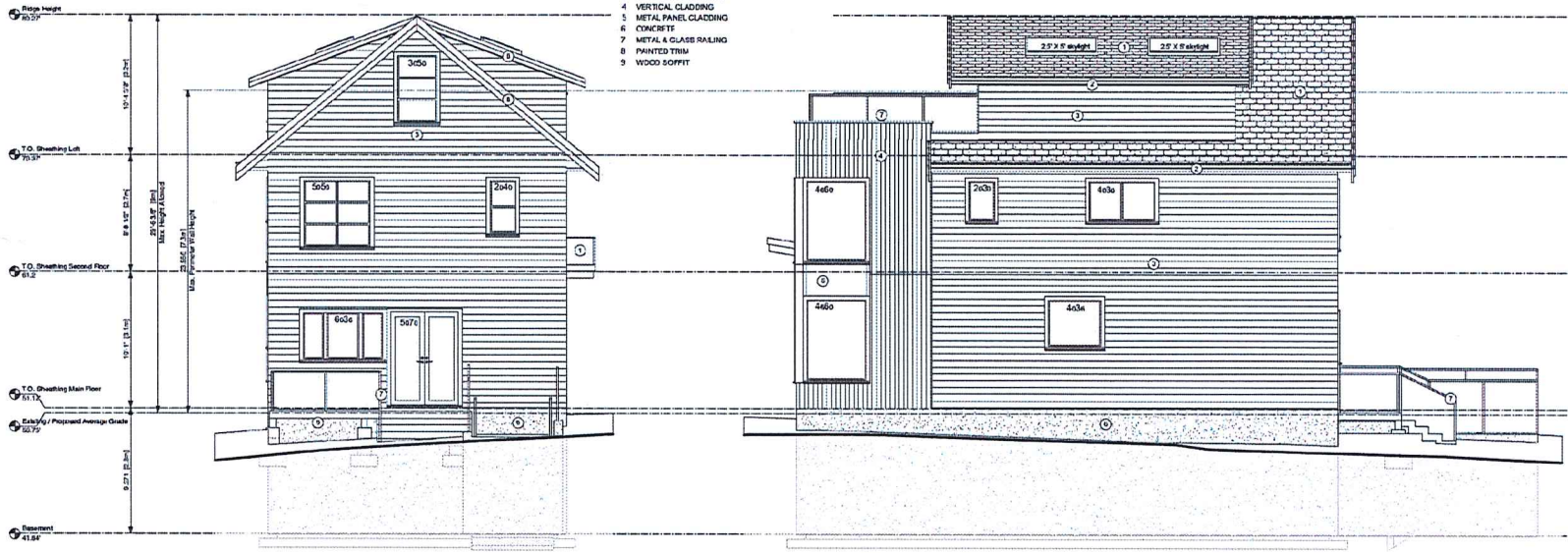
BUILDING ELEVATIONS



1 South Elevation (Front)
Scale: 1/4" = 1'-0"

EXTERIOR FINISHES

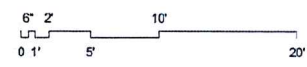
- 1 DUROID ASPHALT SHINGLE
- 2 ALUMINUM GUTTER
- 3 HORIZONTAL CLADDING
- 4 VERTICAL CLADDING
- 5 METAL PANEL CLADDING
- 6 CONCRETE
- 7 METAL & GLASS SAILING
- 8 PAINTED TRIM
- 9 WOOD SOFFIT



3 North Elevation (Back)
Scale: 1/4" = 1'-0"

2 West Elevation
Scale: 1/4" = 1'-0"

4 East Elevation
Scale: 1/4" = 1'-0"



NOTES:
1. Drawings and Specifications, as well as all information, are the property of the Architect who retains copyright. No reproduction may be made without the permission of the Architect, and such reproduction must bear their name.
2. The party responsible for construction, shall verify all dimensions and other data from the drawings with conditions of the site. All dimensions shall be reported to the Architect immediately.
3. This Drawing is not to be used for construction purposes until issued a permit or otherwise issued for that purpose.

1	FOR DVP	16-11-25
No.	Revision / Issue Printing	Date

Consultant / Consultant Seal

**ELIZABETH
MACKENZIE
ARCHITECT**
488 Dundas Street,
Toronto, ON, M5G 1R8
Tel: 604.231.9197 email: emack@elizabethmckenzie.com

**New Home
King Residence**
AT
60 Bryden St., Nanaimo, BC

Project
Elevations
RECEIVED
DVP374
2018-NOV-28
David Mackenzie

Sheet Title
Checked By: EM
Drawn By: JS
Scale: 1/4" = 1'-0"
Date: October 15/18

A3.1