



DEVELOPMENT VARIANCE PERMIT NO. DVP00460

**VANCOUVER ISLAND UNIVERSITY
Owner(s) of Land (Permittee)**

**900 FIFTH STREET
Civic Address**

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 buildings, structures, and other developments thereon:

Legal Description:

**LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP94852
PID No. 031-028-471**

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 shall form a part thereof.

**Schedule A Subject Property Map
Schedule B Site Plan
Schedule C Height Survey
Schedule D Proposed Retaining Wall**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit prevails over the provisions of the bylaw in the event of conflict.
6. 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

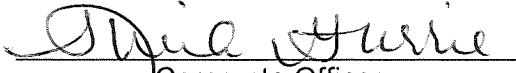
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 14.6.1 Size of Buildings* – to increase the maximum permitted height for a principal building from 14m to 33m.
2. *Section 6.10 Fence Height* – to increase the maximum permitted retaining wall height outside the required setback area from 3m to 4.25m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Height Survey, prepared by Turner & Associates Land Surveying, dated 2023-NOV-16 as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 26TH DAY OF FEBRUARY, 2024.



Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

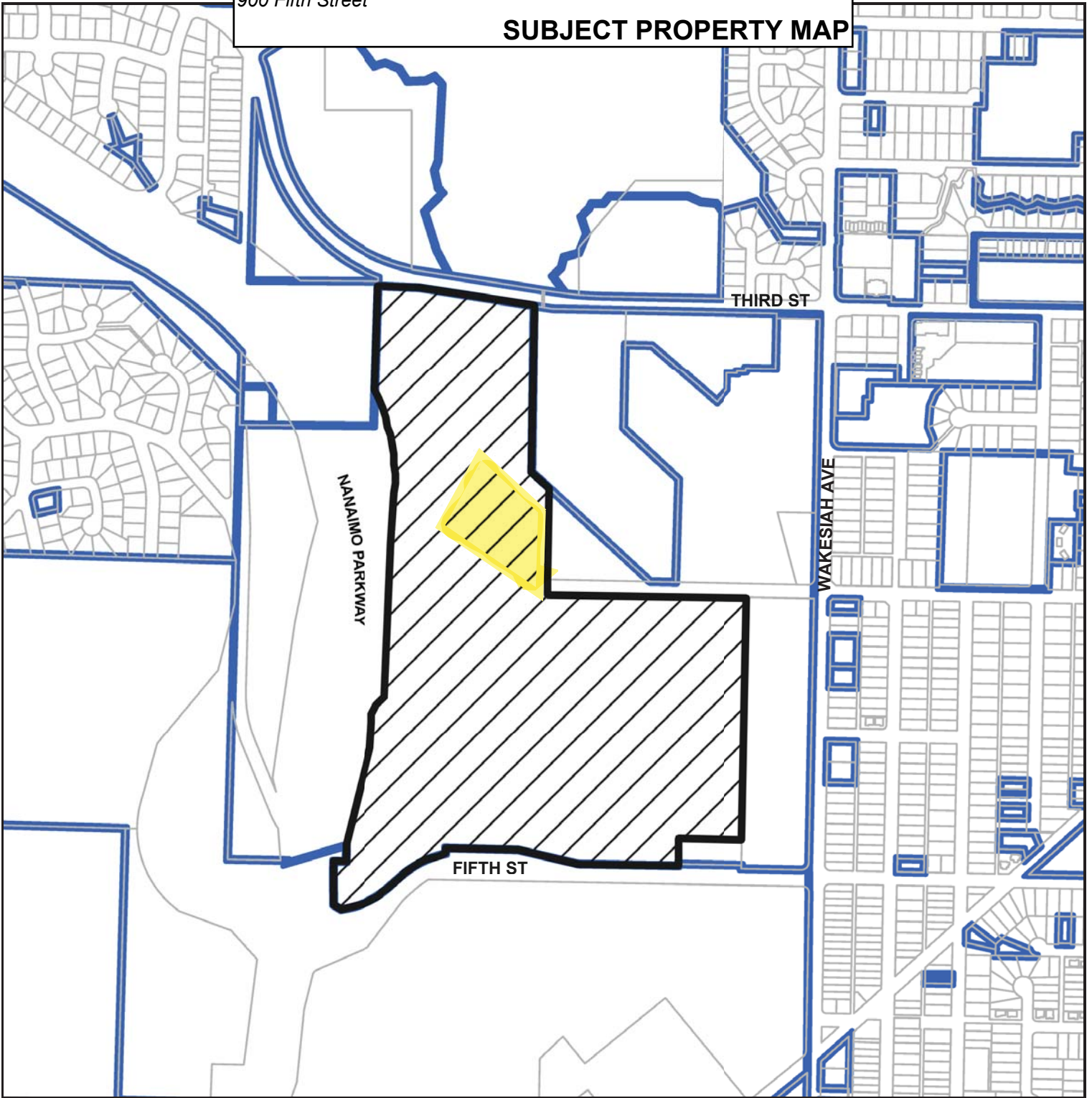
PC/lm

Prospero attachment: DVP00460



Date

SUBJECT PROPERTY MAP



 Development Site

 900 Fifth Street

HEIGHT SURVEY

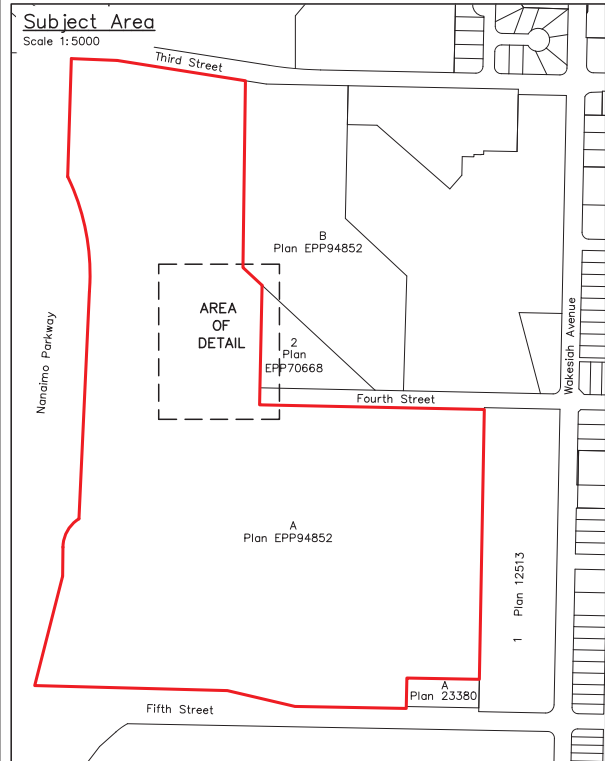
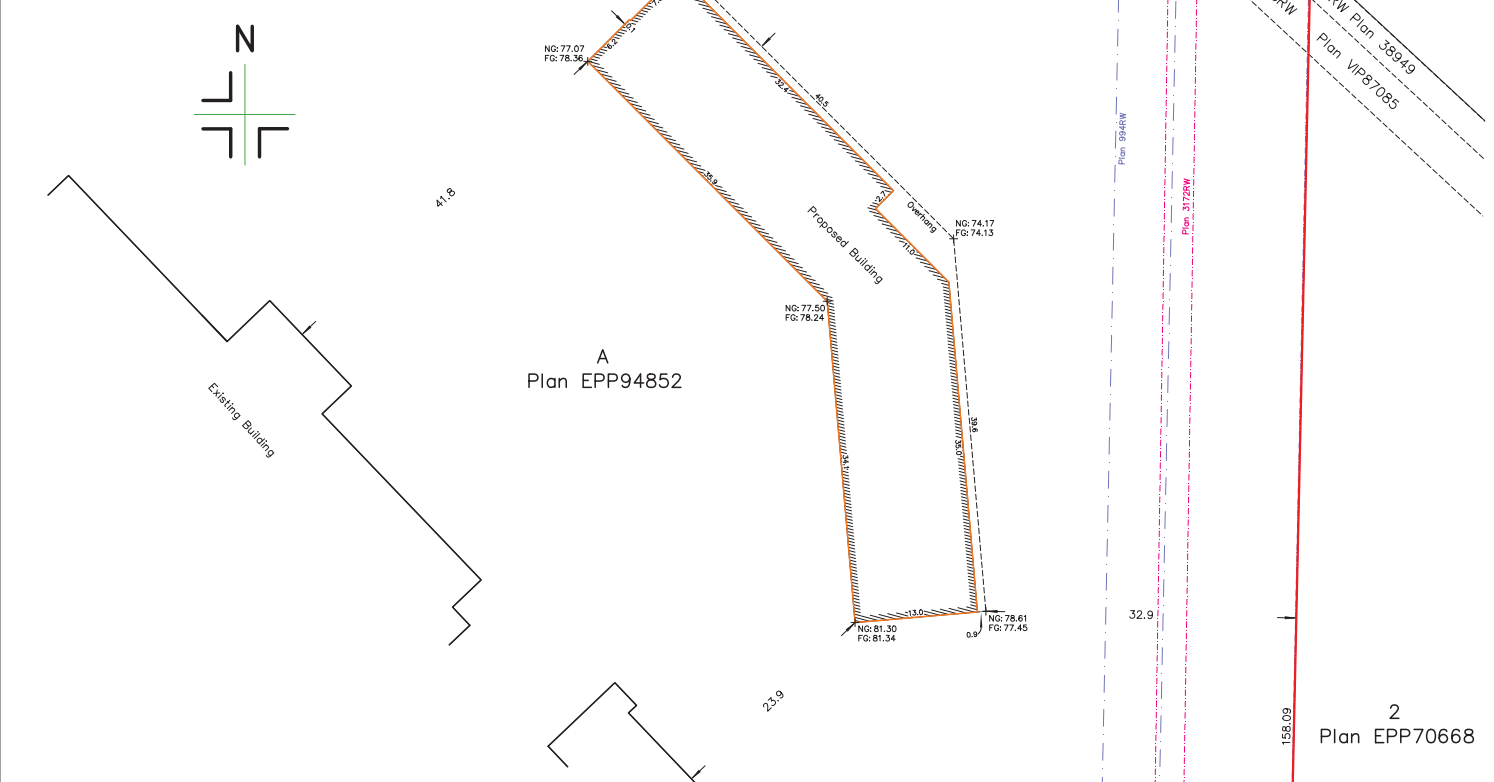
B
Plan EPP94852

PROPOSED BUILDING HEIGHT CALCULATION	
Average natural grade	77.30
Average finished grade	77.29
Maximum building height (CS1 Zone)	14.0
Maximum building elevation	91.29
MBFE	X
Proposed level 1 floor	74.25
Proposed top of parapet	109.90
Proposed building height	32.61

Proposed Building Height Variance

Proposed Variance: 19.0m (33.0m Building Height)

NG:xxxx + DENOTES NATURAL GRADE
FG:xxxx + DENOTES FINISHED GRADE

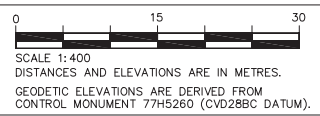


NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
235087G, G38382, M23972, R92451, FM116670, ES79519, ES79520, FB294687, FB294688, CA6777626, CA6777627, BB3060754, CA7996823, CA7996824, CA7996825, CA7996826 & CA7996826.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.
THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT A, SECTION 1,
NANAIMO DISTRICT, PLAN EPP94852.

CLIENT: VANCOUVER ISLAND UNIVERSITY CIVIC ADDRESS: 900 FIFTH STREET, NANAIMO

FILE: 19-182-1 SCALE: 1:400 DRAWN BY: DRW PROPERTY ZONING: AR1 & CS1



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16th DAY OF NOVEMBER, 2023

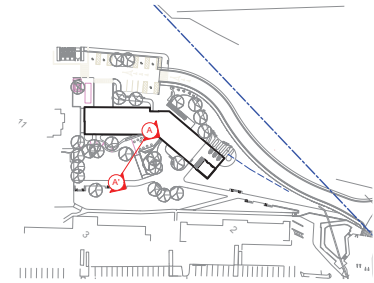
Digitally signed by Matthew Schnurch FXMA33
Date: 2023.11.17 12:17:21 -08'00' B.C.L.S. #956

(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

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DVP460
2024-JAN-03
Current Planning

Turner & Associates
land surveying™
250.753.9778
435 TERMINAL AVENUE NORTH
NANAIMO, BC V9S 4J8
www.turnersurveys.co

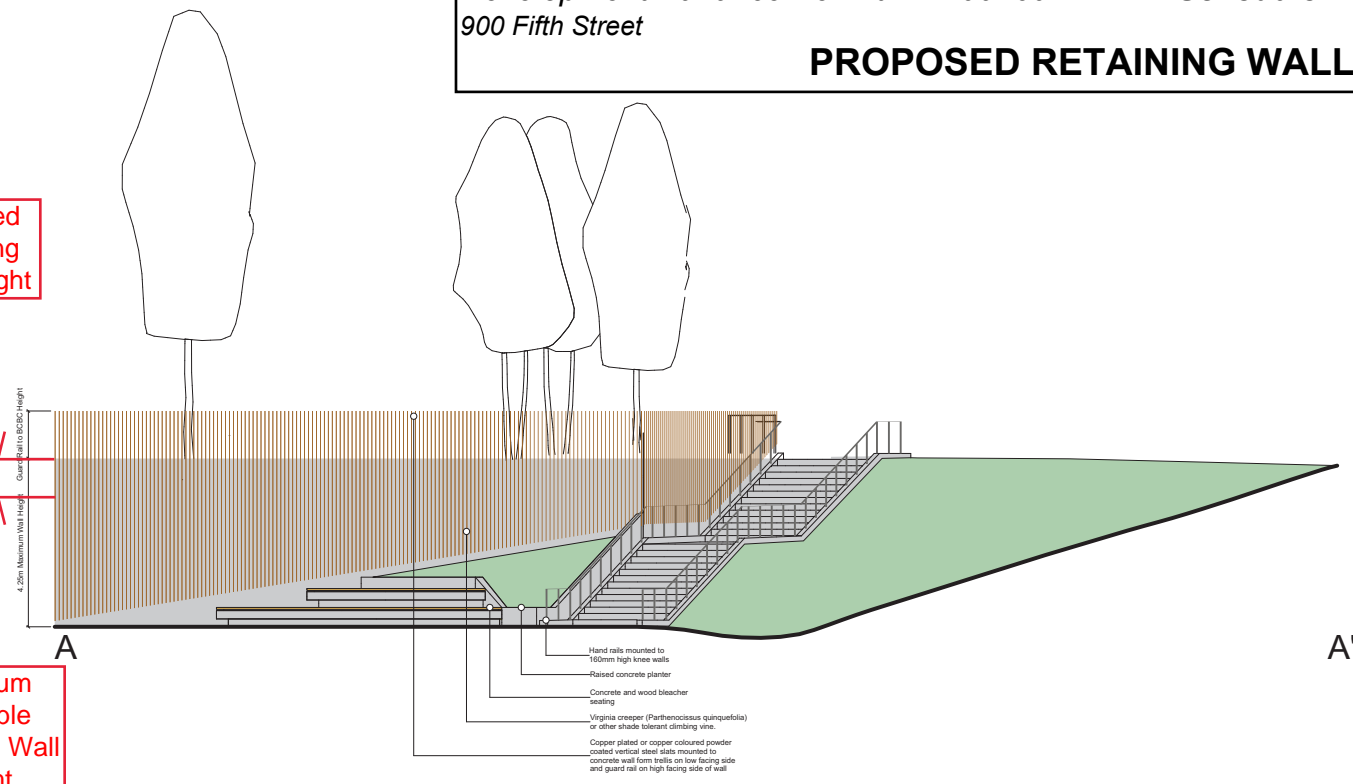
Development Variance Permit DVP00460 Schedule D
 900 Fifth Street
PROPOSED RETAINING WALL



Home
 architecture + design
 400 - 675 W Hastings St Vancouver BC V6B 1N2 604.752.8620
 Home CA
 6000 - 10000 (approx) These drawings and the design contained herein or which may be referred to herein are not and are never the exclusive property of Home Architecture + Design. Home holds all copyright and other rights in the drawings, designs, and specifications herein. No part of these drawings, designs, or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Home.

Proposed Retaining Wall Height

Maximum Allowable Retaining Wall Height



1 Section Elevation - Lower Plaza Retaining Wall
 Scale: 1:50



2 Perspectives - Various showing form and character of wall, stair, and guard rail
 Scale: NTS



Consultants
MDI
 Landscape Architects
 MDI Landscape Architects Inc.
 1388A Temperley Avenue 250-112 2611
 Victoria BC V8Z 5P6 mdi@mdign.ca

Key plan
 scale AS SHOWN

Issued for

1	ISSUED FOR PRELIM DESIGN	2023-07-26
2	PRELIM 90% FOR COSTING	2023-10-11
3	90% DD	2023-10-23
4	100% DD	2023-11-29
5	ISSUED FOR O&M	2023-01-26
6	ISSUED FOR VARIANCE	2024-02-06

Project Site
VIU STUDENT HOUSING

Client
 VANCOUVER ISLAND UNIVERSITY
 Site address
 41 University Crescent
 Nanaimo, BC V9R 6C5

Sheet title
 Landscape Details: Lower Plaza Retaining Wall

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 DVP460
 2024-FEB-08

Date Printed
 Sheet number Current Issue