

DATE OF MEETING | October 2, 2017 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT NO. DP1054 – 440 SELBY STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a three-storey, 45-unit hotel at 440 Selby Street. |

Recommendation

That Council issue Development Permit No. DP1054 at 440 Selby Street with the following variances:

- reduce the front yard setback from 4.6m to 0m;
- reduce the north side yard setback from 1.8m to 0.82m;
- reduce the rear yard setback from 7.5m to 3.24m;
- increase the maximum building height from 14m to 16m;
- reduce the required number of parking spaces from 45 to 35; and,
- reduce the required number of loading spaces from 1 to 0. |

BACKGROUND

A development permit application, DP1054, was received from Ian Niamath (Ian Niamath Architect) on behalf of Jasbir Saroya, to permit the development of a three-storey, 45 room hotel.

The proposed development permit application is a renewal of a previously approved development permit (DP852), which was approved by Council on 2015-APR-20.

Subject Property

Zoning	DT7 – Quennell Square
Location	The subject property is located on the east side of Selby Street, one lot north of the intersection of Selby and Albert Streets
Total Area	1,258m ²
Official Community Plan	Map 1 – Future Land Use – Downtown Urban Node; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
Relevant Design Guidelines	General Development Permit Area Design Guidelines

Removal of the existing house on the property will be required. A mixture of uses and building forms characterize the surrounding area including:

- Nanaimo Law Courts Annex to the south;
- a daycare and the vacant old school district buildings to the north;
- heritage single residential dwellings and a 1980's apartment to the west;
- the new Wesley Street social housing building to the east; and,
- Robbins pay parking lot at the corner of Selby and Franklyn Streets. |

DISCUSSION

Proposed Development

The proposed three-storey hotel has 45 rooms and a total gross floor area of 2,392m². Hotel amenities include a salon, conference room and restaurant all limited to use by hotel patrons only.

The building design remains the same as the design approved by Council for DP852. Only minor changes to the landscape plan are proposed.

Building Design

The front building façade includes first floor glazing and three vertical bays that are stepped back successively. Pyramidal roof elements define the two outside bays. The applicant is requesting a height variance to permit these features.

The central bay consists entirely of glazing, and includes two decks. A flagpole and glass roof details the second storey deck, which extends to the front property line and requires a setback variance. The deck announces the main entrance and provides weather protection for guests.

The side elevations consist of a series of angular bays to direct views toward the street and articulate these elevations.

The building design meets the intent of the General Development Permit Area Design Guidelines and is complementary to the character of the existing commercial and office buildings on the street.

Vehicle access on the south side of the property leads to a secure, under-building parking area with 25 parking spaces. The hotel development requires 45 parking spaces. The applicant is requesting a parking variance to reduce the required parking to 35 spaces. Cash-in-lieu of parking at a rate of \$3,000/space will address the remaining 10 required parking spaces in accordance with the "Development Parking Regulations Bylaw 2005 No. 7013".

Landscape Plan

The landscape plan illustrates a front entry plaza with an entrance ramp and stairs. Several small landscape areas visually soften the hardscaping of the plaza. Side and rear landscaping screens the under-building parking area. A 1.8m solid cedar fence with gates provides site security to limit access to the under-building parking area to hotel guests.

For more information, see the attachments.

DAP Recommendation

The Design Advisory Panel (DAP) reviewed the previously approved development permit application (DP852) on 2013-AUG-29. As no changes to the design are proposed, the application was not sent back to DAP.

PROPOSED VARIANCES

Required Front Yard Setback

The required minimum front yard setback is 4.6m. The hotel entry feature (second storey deck) is located 0m from the front property line, a proposed variance of 4.6m.

The front entry feature emphasizes the hotel entrance and provides weather protection for guests. Staff supports the proposed variance.

Required Side Yard Setback

The required side yard setback is 1.8m. The proposed north side yard setback is 0.82m to accommodate the required exit stairs, a proposed variance of 0.98m.

The stairs are necessary to meet building exiting requirements. Staff supports the proposed variance.

Required Rear Yard Setback

The required rear yard setback is 7.5m. The building is sited 3.24m from the rear property line, a proposed variance of 4.26m.

In order to maximize the number of hotel units on the lot and provide access to the under-building parking, the hotel requires a linear building footprint that extends closer to the rear lot line. The reduced rear yard setback has a limited impact on the neighbouring property to the east (437 Wesley Street) due to a 17.5m separation between their building and the rear property line of the subject property.

Maximum Allowable Building Height

The maximum allowable building height is 14m. The building, with the exception of the two pyramidal-roof architectural features, is below the maximum allowable building height of 14m by 0.7m. The main building height is 13.39m.

The height of the two roof features is 16m. The two architectural features cover only 7% of the total flat roof area. The proposed height variance is 2m. The proposed roof features are integral to the building design and add interest to the streetscape.

Required On-site Parking

The hotel development requires 45 parking spaces; only 25 spaces are provided. The applicant is requesting a parking variance to reduce the required parking to 35 spaces. As the subject property is within the cash-in-lieu of parking area, the applicant is proposing to address the additional 10 parking space deficit by providing a \$30,000 cash-in-lieu contribution.

The parking plan and variance request is the same as what Council approved in the previously approved development permit (DP852).

Required Loading Spaces

The required number of loading spaces is 1. No loading spaces are proposed, a proposed variance of 1 loading space.

As the loading needs for the development are infrequent and only require smaller service vehicles, the applicant proposes to use the on-street parking in front of the subject property for loading. Staff supports the proposed variance.

SUMMARY POINTS

- Development Permit No. DP1054 proposes a three-storey, 45-room hotel development with variances to the front, side, and rear yard setbacks, building height, required parking spaces, and required loading spaces.
- The development permit is a renewal of a previously approved development permit (DP852).
- The form and character of the proposed development is consistent with the previously approved development.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Elevations
ATTACHMENT E: Renderings
ATTACHMENT F: Landscape Plan
ATTACHMENT G: Fence Location Plan
ATTACHMENT H: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback for a principal building entrance feature from 4.6m to 0m.
2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum side yard setback (north) for the required exit stairs from 1.8m to 0.82m.
3. *Section 11.5.1 Siting of Buildings* – to reduce the minimum rear yard setback for a principal building from 7.5m to 3.24m.
4. *Section 11.7.1 Size of Buildings* – to increase the maximum building height from 14m to 16m.

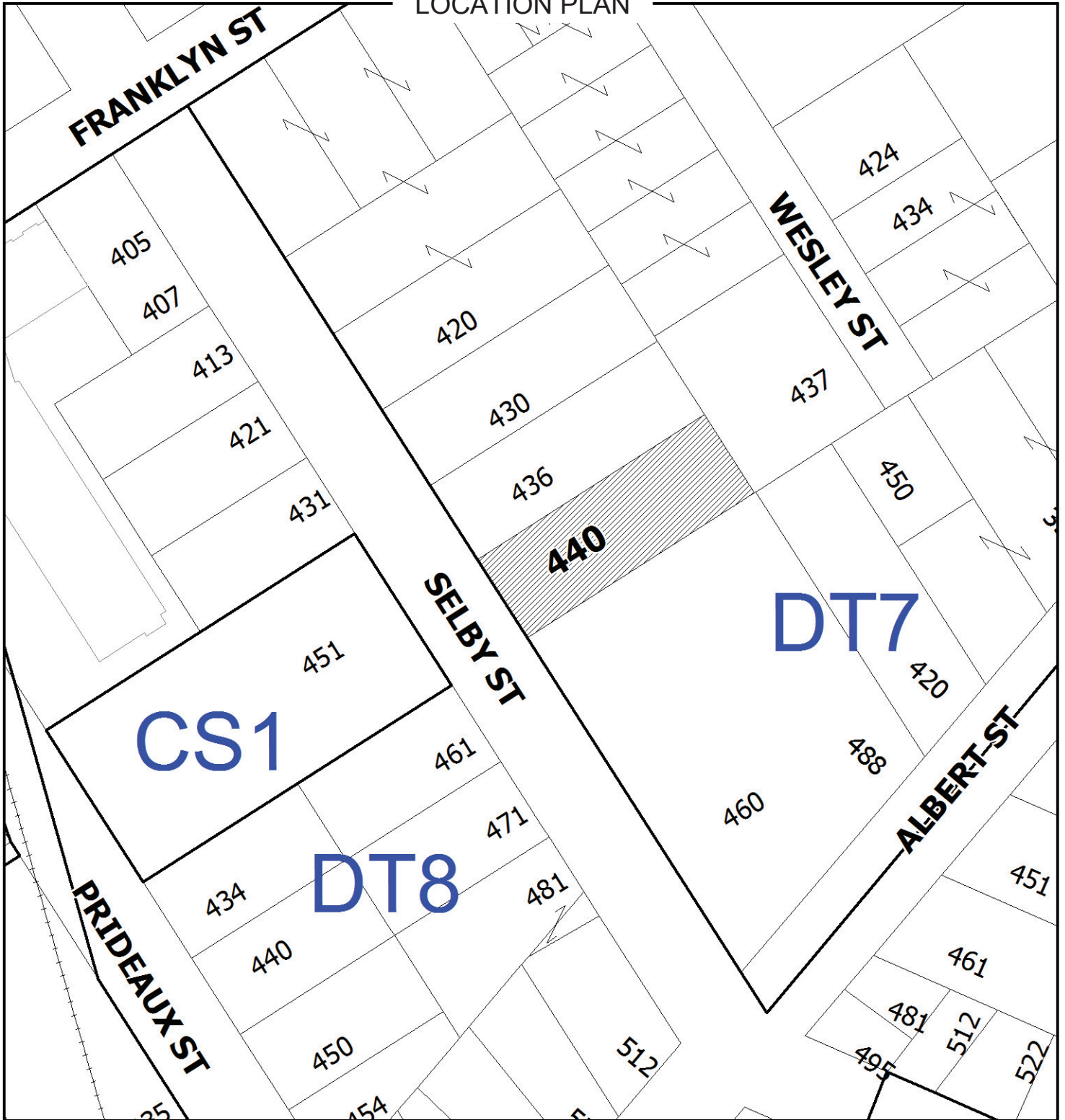
The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 7013” is varied as follows:

1. *Schedule ‘A’* – to reduce the required number of off-street parking spaces for a hotel from 45 to 35.
2. *Section 14.9* – to reduce the required number of off-street loading spaces from 1 to 0.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Ian A. Niamath dated 2017-MAY-19.
2. The development is in general compliance with the elevations prepared by Ian A. Niamath dated 2017-MAY-19.
3. The development is in general compliance with the renderings prepared by Ian A. Niamath received 2017-JUN-01.
4. The subject property is in general compliance with the landscape plan and specifications prepared by Frank Basciano Landscape Architect received 2017-JUN-01.
5. A 1.8m solid cedar fence to be provided along the north, south, and east property lines generally as shown on Attachment G - Location of Fence prepared by Ian A. Niamath received 2017-SEP-07.
6. The applicant is to provide \$30,000.00 cash-in-lieu of parking contribution prior to the issuance of a building permit.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001054

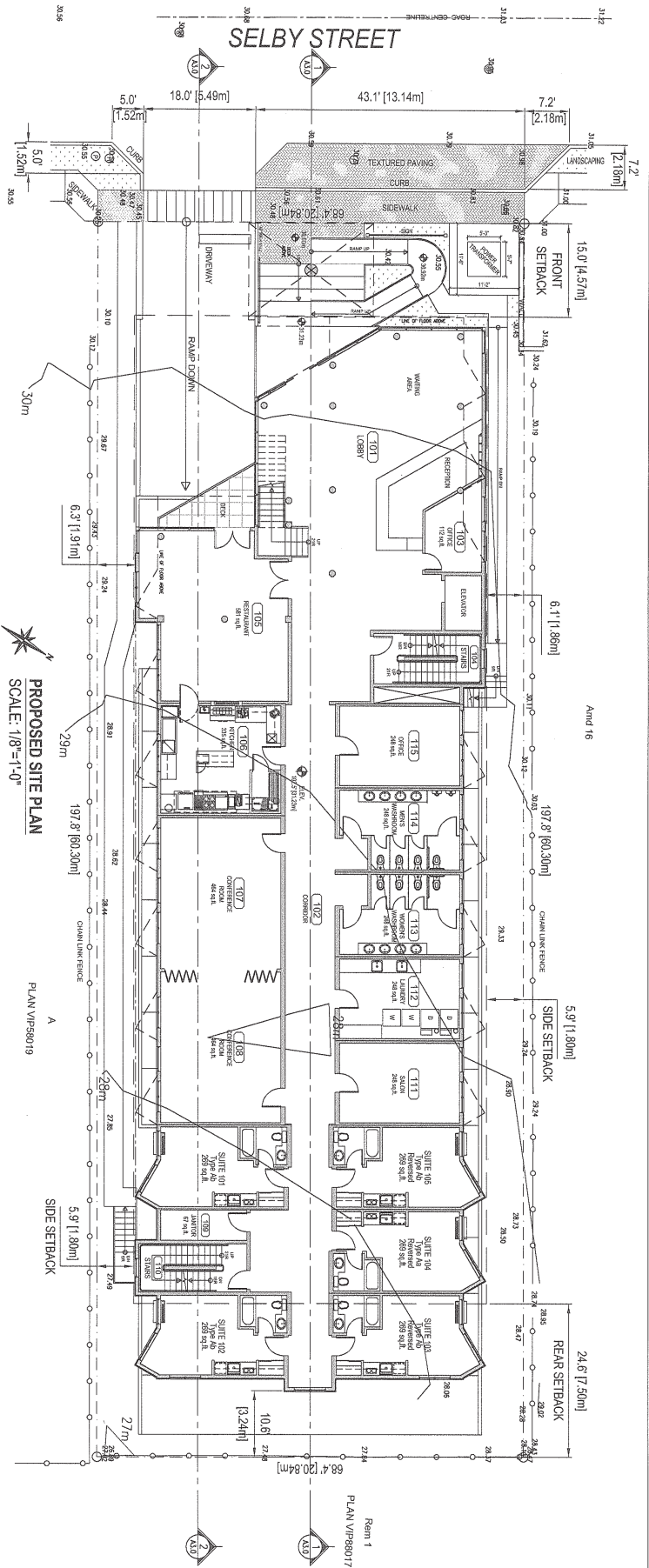


LOCATION PLAN

Civic: 440 Selby Street
Amended Lot 15 (DD 77744-N), Block 22,
Section 1, Nanaimo District, Plan 584

 **Subject
Property**

ATTACHMENT C
SITE PLAN



SITE PARTICULARS

CIVIC ADDRESS: 440 Selby Street, Nanaimo, BC
 LEGAL ADDRESS: Amended Lot 15 (D7 7744), Block 22, Section 1, Urban District, Term 904
 SITE AREA: 0.3189 Acres (1.2381 ha), 13,343 sq.ft. (1,238.19 m²)
 ZONING: D17 Quarmel Square

PROJECT DATA

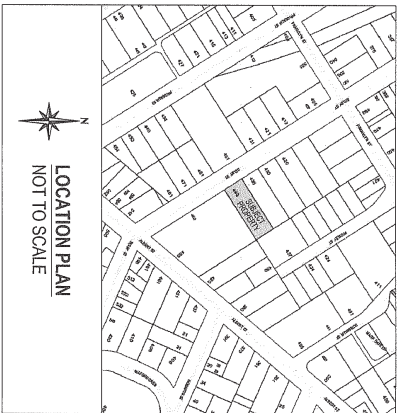
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	HOTEL	HOTEL
LOT AREA	3,985 sq.ft. (367.00 m ²) Min.	13,343 sq.ft. (1,238.19 m ²)
LOT COVERAGE	100% = 13,343 sq.ft. (1,238.19 m ²)	64.6% = 8,746 sq.ft. (812.51 m ²)
BUILDING FLOOR AREA	100% = 13,343 sq.ft. (1,238.19 m ²)	8,158 sq.ft. (757.22 m ²)
DENSITY	2.3 = 31,149 sq.ft. (2,883.93 m ²)	1.79 = 24,244 sq.ft. (2,252.24 m ²)

LOADING

NET AREA	QTY. BTR. DOOR	SUB TOTALS
A1	1	8
A2	1	9
A3	1	1
A4	1	1
A5	1	1
A6	1	1
A7	1	1
A8	1	1
A9	1	1
A10	1	1
A11	1	1
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HOTEL SUITE SUMMARY

NET AREA	QTY. BTR. DOOR	SUB TOTALS
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DP001054
 2017-JUN-01
 Current Planning & Subdivision

ARCHITECT: **Icon a. niamaath**
 a.l.c. s.a.l.c.
 5-1-10 NANAIMO STREET, NANAIMO, B.C. V9S 3Z3
 TEL: 250.759.8786 EMAIL: icona@icona.ca

PROJECT: 440 SELBY STREET, NANAIMO, BC

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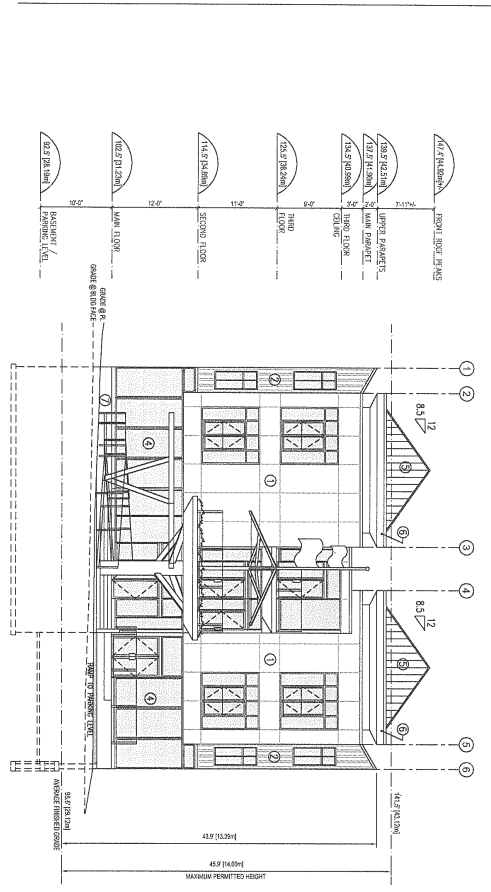
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NOTES:
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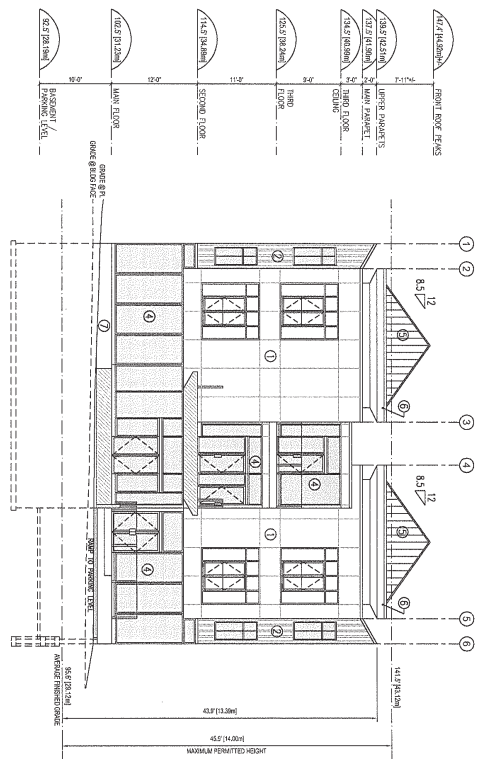
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ATTACHMENT D ELEVATIONS

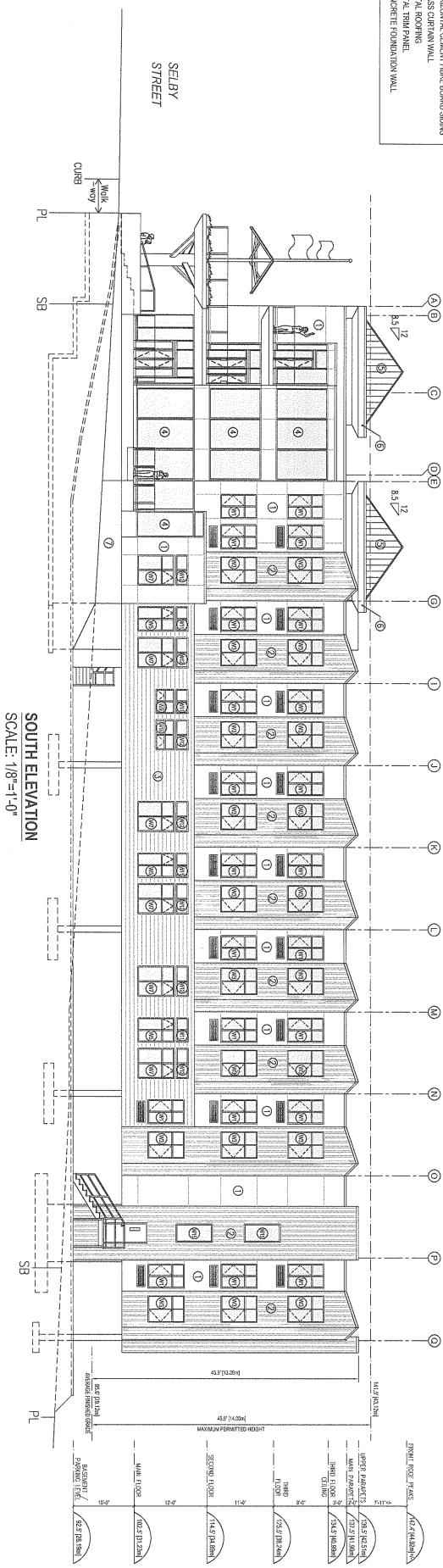
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- ① CEMENT FIBRE BOARD PANEL
 - ② VERTICAL CORRUGATED METAL SINGING
 - ③ HORIZONTAL CORRUGATED METAL SINGING
 - ④ GLASS CURTAIN WALL
 - ⑤ METAL ROOFING
 - ⑥ METAL TRIM PANEL
 - ⑦ CONCRETE FOUNDATION WALL



WEST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION w/ FRONT DECK CUTAWAY
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWING.

3. ALL WORK TO BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.

4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704.

6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

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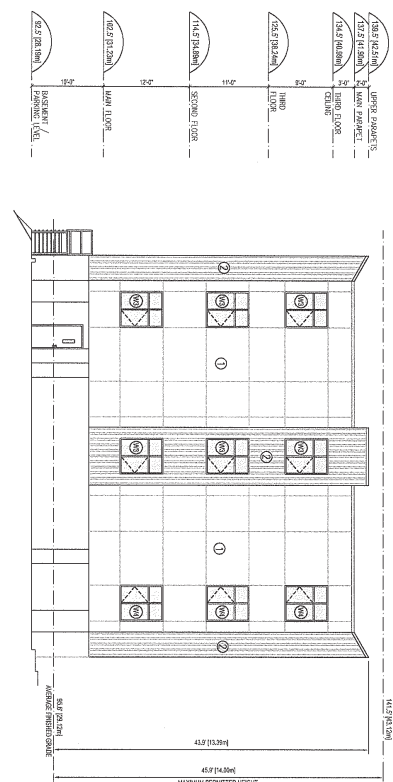
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2017-JUN-01
Current Planning & Subdivision

ARCHITECT
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PROJECT
440 SELBY STREET,
NANAIMO, BC

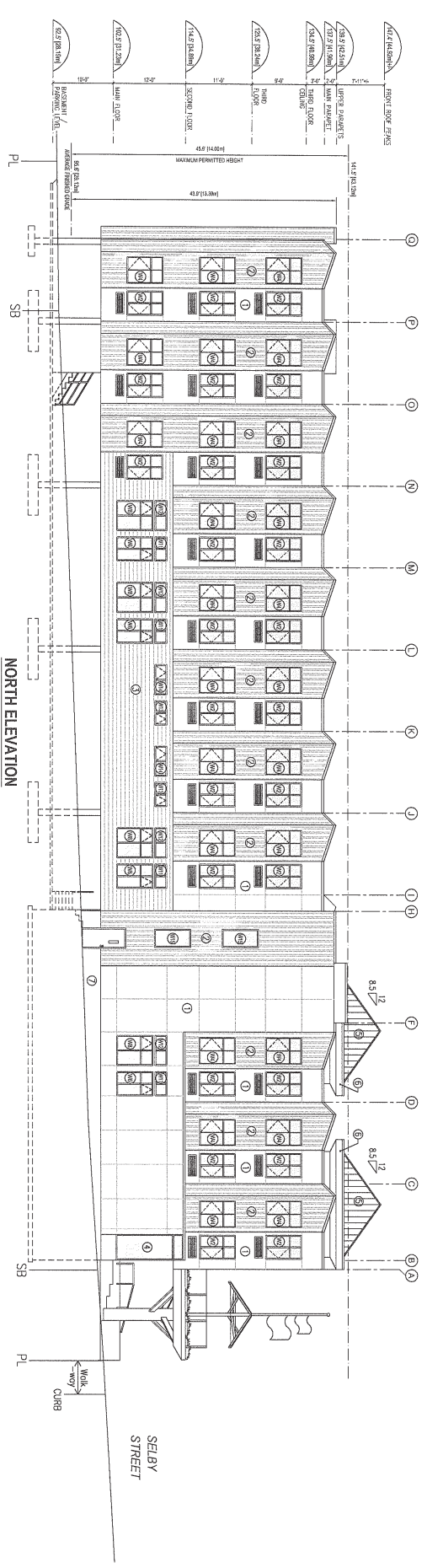
SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS SHOWN
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DATE
MAY 13, 2017
A4.0



EAST ELEVATION
SCALE: 1/8"=1'-0"

- LEGEND
- ① CERAMIC FIBRE BOARD PANEL
 - ② VERTICAL CORRUGATED METAL SINGING
 - ③ HORIZONTAL CORRUGATED METAL SINGING
 - ④ GLASS CURTAIN WALL
 - ⑤ METAL ROOFING
 - ⑥ METAL TRIM PANEL
 - ⑦ CONCRETE FOUNDATION WALL



NORTH ELEVATION
SCALE: 1/8"=1'-0"

NO.	REVISION	DATE	NO.	REVISION	DATE
1	ISSUED FOR		1	ISSUED FOR	

<p>NOTES</p> <p>1. CONSULT THE LOCAL CODES TO THE JURISDICTION OF THE PROJECT AND ALL APPLICABLE REGULATIONS AND BY-LAWS FOR THE PROJECT.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE LOCAL CODES.</p> <p>4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE LOCAL CODES.</p> <p>5. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE LOCAL CODES.</p>	<p>ARCHITECT</p> <p>ion q. niomath</p> <p>ARCH. CALC.</p> <p>5 - 1180 WISSEMAN STREET, NANAIMO, B.C. V9S 3J7</p> <p>TEL: 250 759 8888 EMAIL: ionniomath@shaw.ca</p>	<p>PROJECT</p> <p>440 SEALBY STREET,</p> <p>NANAIMO, BC</p>	<p>SHEET TITLE</p> <p>BUILDING ELEVATIONS</p>	<p>SCALE</p> <p>AS SHOWN</p> <p>DRAWN</p> <p>CK</p> <p>DRAWING NO.</p> <p>A4.1</p>	<p>DATE</p> <p>MAY 13, 2017</p> <p>CHECKED</p>
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ATTACHMENT E
RENDERINGS



RECEIVED
DP001064
2017-JUN-01
City of Burlington, Vermont



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Central Planning & Construction



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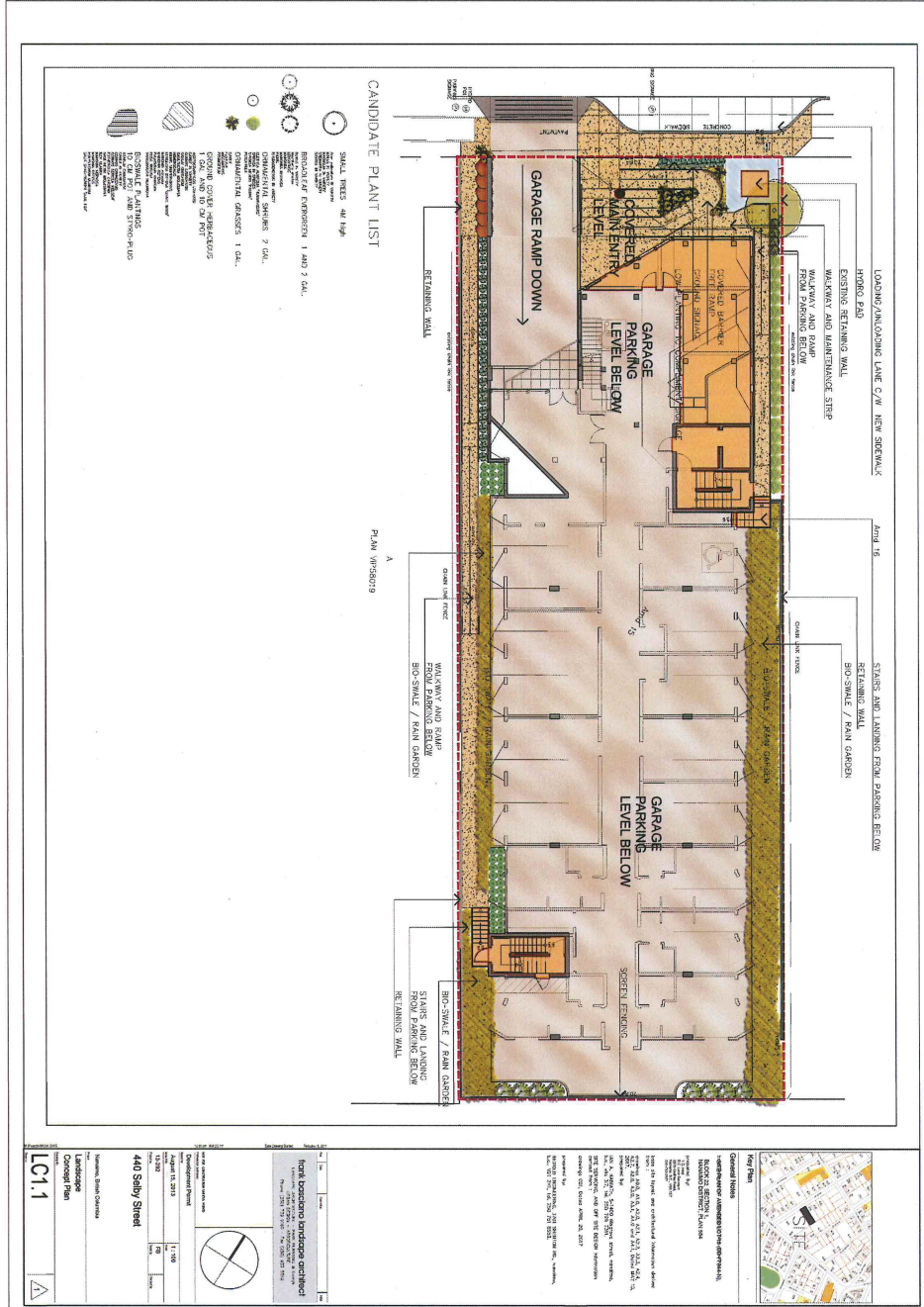


SELBY HOTEL

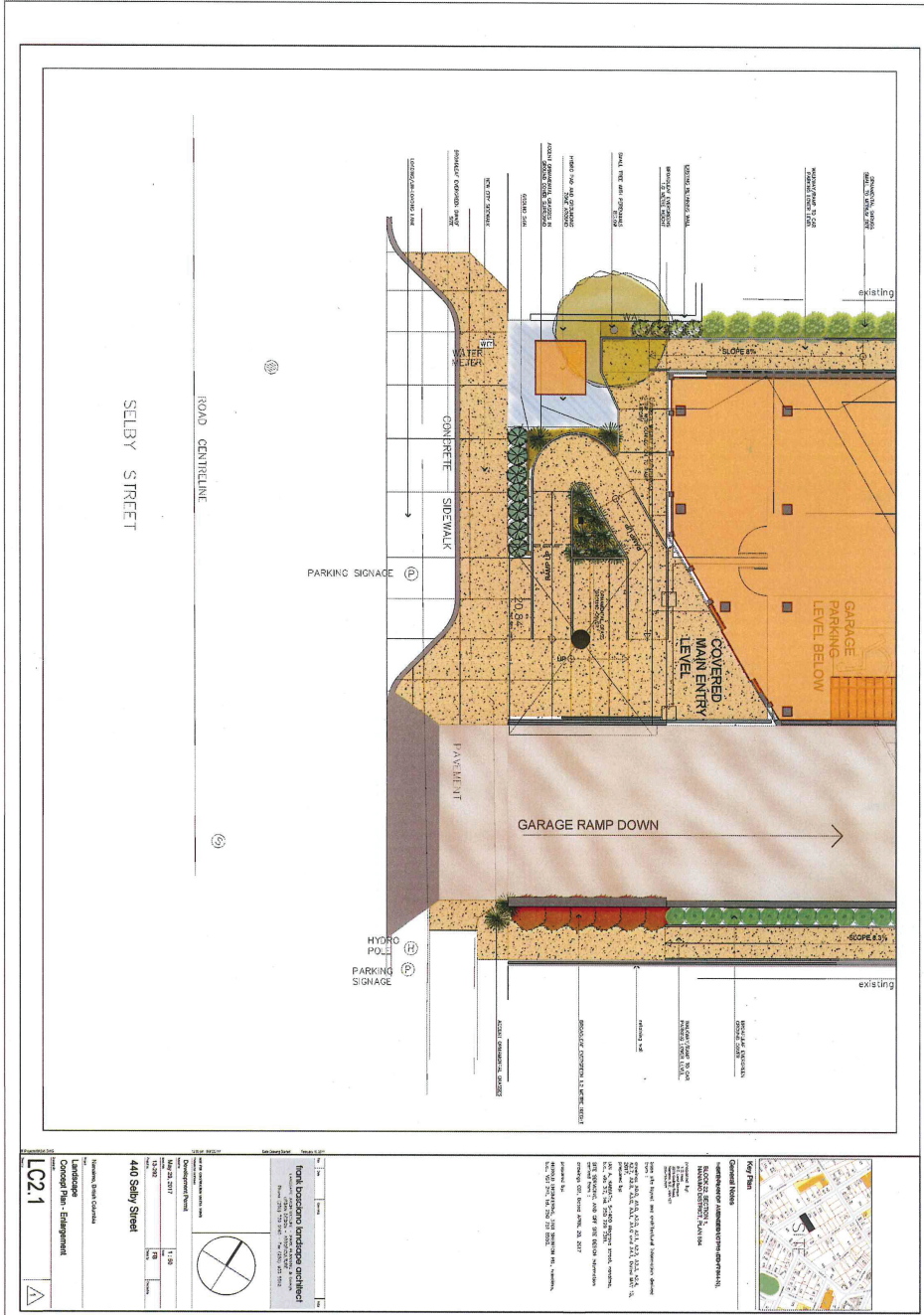


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Current Planning & Subdivision

ATTACHMENT F
LANDSCAPE PLAN

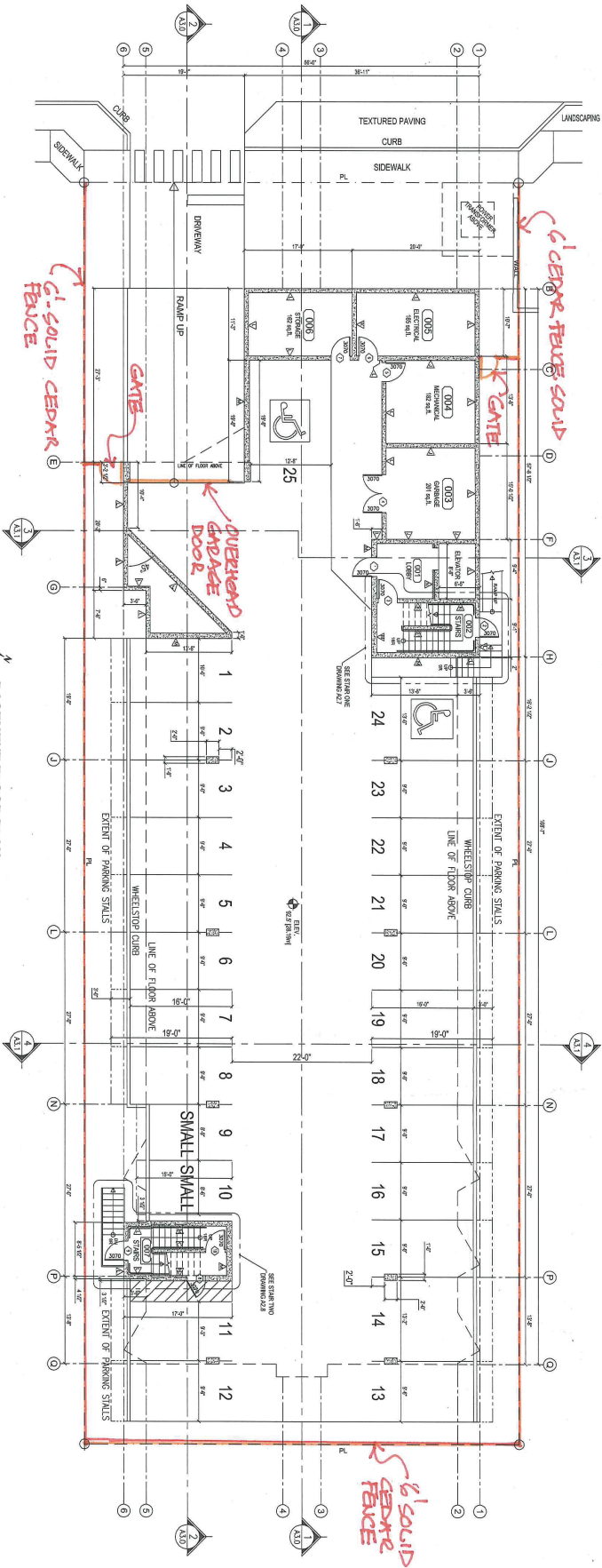


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ATTACHMENT G
LOCATION OF FENCE

SELBY STREET



BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"
GROSS AREA: 1,429 sq.ft. (132.76 m2)

WALL SCHEDULE	
	INTERIOR WALL, 1/2" GYP BOARD 3/4" CONCRETE 1/2" GYP BOARD 1/2" GYP BOARD 1/2" GYP BOARD 1/2" GYP BOARD
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FLOOR PLAN GENERAL NOTES

1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND MATERIALS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
4. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL BUILDING CODE.
5. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE.
6. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ELECTRICAL CODE.
7. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL FIRE AND MARINE PROTECTION CODE.
8. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL SOIL REMEDIATION AND CONSTRUCTION CODE.
9. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ASBESTOS ABatement CODE.
10. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL LEAD ABatement CODE.
11. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL MOLD ABatement CODE.
12. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL RADON ABatement CODE.
13. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL AIR QUALITY CODE.
14. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL SOUND ABatement CODE.
15. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL VIBRATION ABatement CODE.
16. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL LIGHT ABatement CODE.
17. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL MAGNETIC FIELD ABatement CODE.
18. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ELECTROMAGNETIC INTERFERENCE ABatement CODE.
19. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL RADIATION ABatement CODE.
20. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL THERMAL ABatement CODE.
21. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ACoustic ABatement CODE.
22. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL OPTIC ABatement CODE.
23. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ULTRAVIOLET ABatement CODE.
24. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL INFRARED ABatement CODE.
25. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL GAMMA ABatement CODE.
26. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL X-RAY ABatement CODE.
27. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL ALPHA ABatement CODE.
28. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL BETA ABatement CODE.
29. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL NEUTRON ABatement CODE.
30. ALL WORK IS TO BE ACCORDING TO THE 2015 CANADIAN NATIONAL COSMIC ABatement CODE.

RECEIVED
DP 1054
2017-SEP-07

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ARCHITECT
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TEL: 250 792 8786 EMAIL: ian@niomath.ca

PROJECT
440 SELBY STREET,
NANAIMO, BC

SHEET TITLE
BASEMENT FLOOR
PLAN

SCALE
AS SHOWN
DRAWN
CHECKED
BROWNS NO.
A20

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001054

