



Schedule C

DEVELOPMENT PERMIT NO. DP000245

KGZ DEVELOPMENT CORP., INC. NO. A53643

Name of Owner(s) of Land (Permittee)

Civic Address: 238 SELBY STREET

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 7, Block 33, Section 1, Nanaimo District, Plan 584
PID No. 008-777-225**

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 which shall form a part thereof.

Schedule A – Location Plan

Schedule B – Site Plan/Roof Plan

Schedule C – Landscape Plan

Schedule D – Elevations

Schedule E – Lower Floor Plan

Schedule F – Main Floor Plan

Schedule G – Upper Floor Plan

Schedule H – Building Elevation Showing Impact of Materials & Colours

Schedule I – Exterior Finishes

- a) If the applicant does not substantially commence the development permitted by this Permit within two years of the date of this Permit, the Permit shall lapse.
4. **The City of Nanaimo Zoning Bylaw is varied. Old City Central Commercial Zone (C-18), Part 9.18.2.1, "Conditions of Use" notes residential uses shall not be permitted on the first storey of a building.**
- Part 9.18.2.1 is varied to allow residential units on the first storey of this building.**
5. **The City of Nanaimo Development Parking Regulations Bylaw 2002 No. 5541, Part 15.2 notes parking for multi family residential developments comprised of 5 or more dwelling units shall be located behind the front line of the building.**
- Part 15.2 is varied to allow 2 required parking spaces in front of the building face fronting Richard Street**
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.**

REVIEWED AND APPROVED ON THE 7TH DAY OF MAY, 2004.



Brian Mehaffey

General Manager-Development
Services

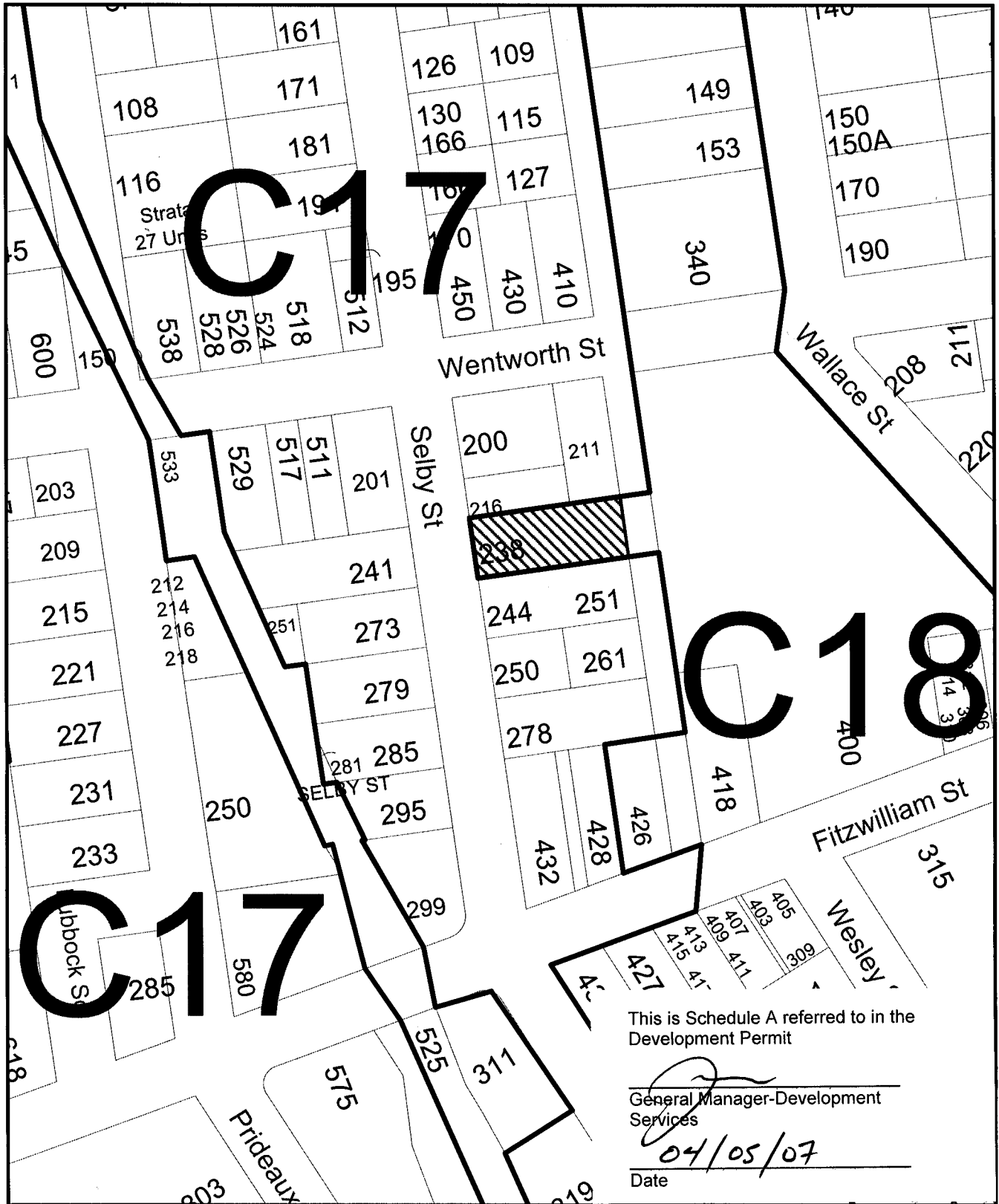
Pursuant to Section 154(1)(b)
of the Community Charter

2004 MAY 07
Date

GN/asr

Prospero attachment: DP000245

SCHEDULE A



This is Schedule A referred to in the Development Permit

General Manager-Development Services

04/05/07
Date

DEVELOPMENT PERMIT NO. DP000245

LOCATION PLAN

LOT 7, BLOCK 33, SECTION 1,
NANAIMO DISTRICT, PLAN 584
238 SELBY STREET

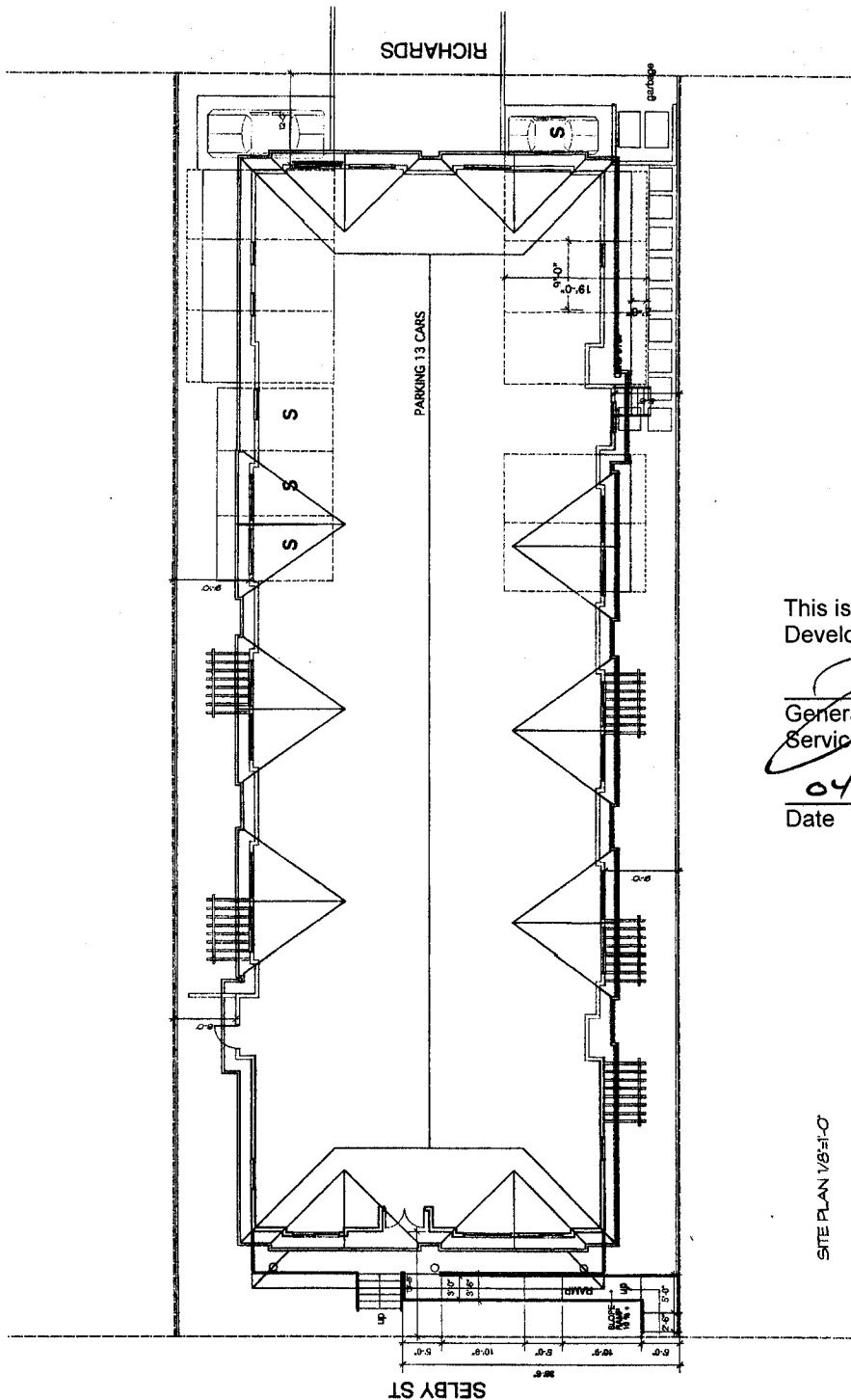
Copyright reserved. These plans and specifications are prepared by the architect and are to be used only for the project and site shown hereon. No part of these plans and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect. Construction to vary from these plans and specifications is prohibited. The contractor shall be responsible for obtaining all necessary permits and for securing all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

NO.	DATE	REVISION
1	OCTOBER 16, 2003	DEV. PER.
2	OCTOBER 16, 2003	DEV. PER.
3	MARCH 13, 2004	DEV. PER.
4	APRIL 29, 2004	REV. B.A.M.P.

25 UNIT APARTMENT:
SELBY STREET



PROJECT NO.	01-035
DRAWING NO.	A-1
DATE	MAY 2004
SCALE	AS NOTED
DRAWN BY	NOVIGLOR
DATE	MAY 2004
SCALE	AS NOTED
PROJECT NO.	01-035
DRAWING NO.	A-1



This is Schedule B referred to in the Development Permit.


General Manager-Development Services

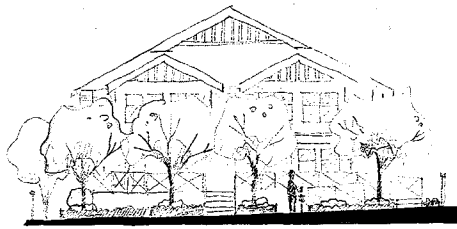
04/05/07
Date

SITE PLAN 1/8"=1'-0"

SITE STATS:
 LEGAL: LOT 7, BLOCK 33, SECTION 1, NANAIMO DIST. PLAN S84
 C.M.C.: 238 SELBY STREET
 USE: PROPOSED MIXED USE DEVELOPMENT: 25 UNITS
 ZONING: C-18 (BYLAW # 4000-301)
 LOT AREA: 10,891 SQ.FT. (1011.8 SQ. M.)
 SITE COVERAGE: 6,406 SQ. FT. (58.6 %)
 DENSITY: 17,192 SQ. FT. = 1.57 F.A.R.
 SETBACKS:
 REAR = 12'-0"
 SOUTH SIDE = 8'6" (@ STAIR ONLY)
 NORTH SIDE = 8'0" (@ STAIR ONLY)
 29'-1"
 5 FT. HIGH @ LONG PROPERTY LINES
 13 STALLS PROVIDED

HEIGHT:
 FENCE:
 PARKING:

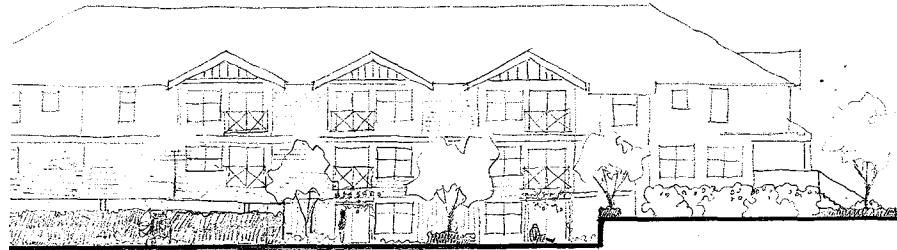
	Development Permit No. DP000245	Schedule B Site Plan/Roof Plan
	238 Selby Street	



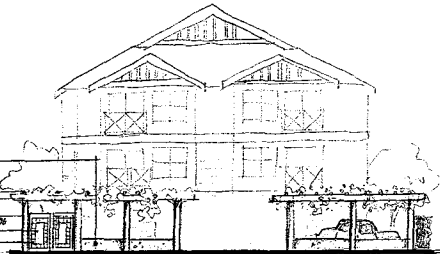
SELBY ST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



RICHARDS ST ELEVATION

2 FT HIGH CONCRETE WALL

1/2 SQUARE METAL FED
METAL BEAM
CONCRETE POSTS PAINTED TO MATCH PLAN
METAL RODS
1/2 SQUARE METAL FED

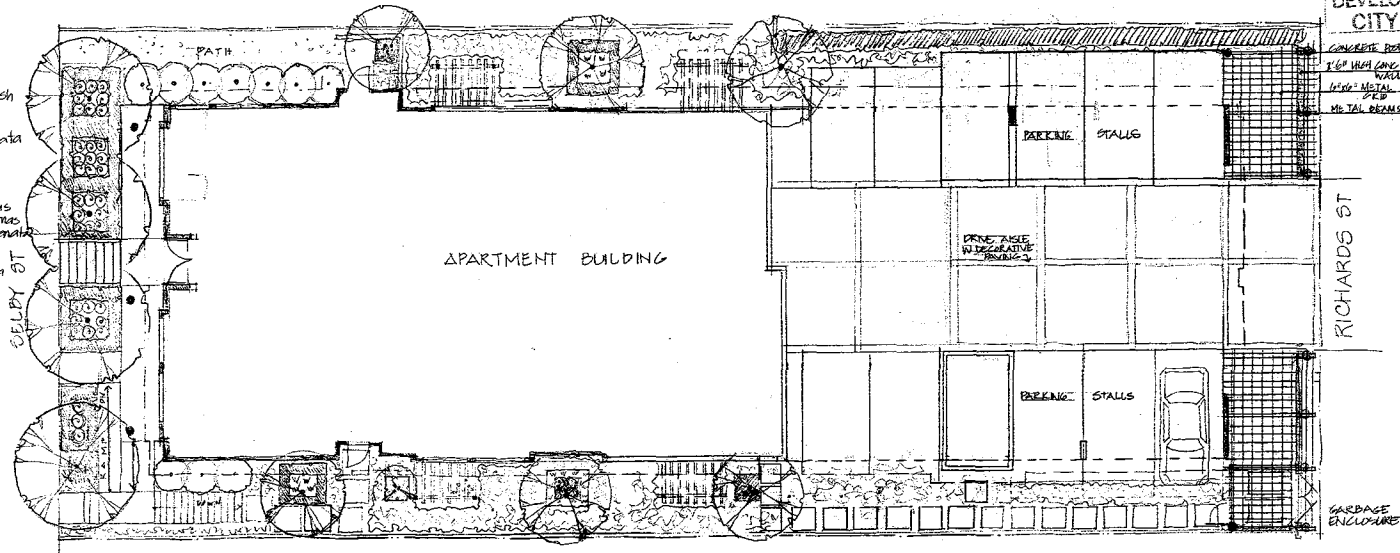
This is Schedule C referred to in the
 Development Permit
 General Manager-Development
 Services
 Date 04/05/07

SELBY

RICHARDS

PLANT PALETTE

- deciduous tree: Mountain ash
deciduous shrubs: spirea sp
Evergreen hedge (2'): Ilex crenata
- Small deciduous tree: Cornus
Evergreen shrub: lavender mus
Evergreen hedge (2'): Ilex crenata
- Small deciduous tree: Magnolia
Evergreen shrub: Ilex crenata
Evergreen shrub: lavender
- Large deciduous shrub: lilac
Evergreen shrub: Ilex crenata
- Broadleaf evergreen shrub: Chamaecyparis
- Evergreen groundcover: Pachisandra / Kinnickinnick
- arbour with vines: silver lace vine, Campsis vine



RECEIVED
 APR 13 2004
 DEPT 24
 DEVELOPMENT SERVICES
 CITY OF NANAIMO

DATE	REV.	DESCRIPTION
04/05/07	1	ADJUST LAYOUT OF PLANTING
04/05/07	2	ADJUST PLANTING

CONSULTANT
Victoria Drakeford
 650 MARLBOROUGH
 Landscape Architect
 236 Pine Street Nanaimo British Columbia
 V9R 2B6 Phone / Fax: (250) 754 4376

PROJECT
 22 UNIT APARTMENT
 SELBY STREET

SHEET TITLE
 CONCEPTUAL LANDSCAPE PLAN

SCALE 1/8" = 1'-0"	DATE 04/20/2005
DRAWN YJD	CHECKED
PROJECT NUMBER	
DRAWING NUMBER	61

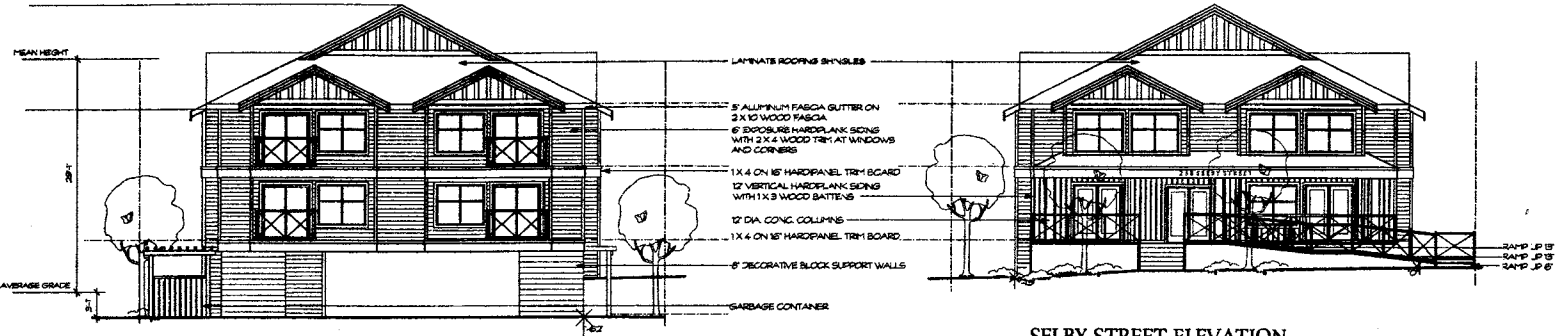


Development Permit No. **DP000245**
 238 Selby Street

Schedule C
Landscape Plan

Copyright reserved. These plans and designs are as of the property of the architect. Contractor to verify all levels, surveys, dimensions, specifications, location of building on site, and location of all services prior to construction. All work to be done in accordance with the C.C. Building Code, current edition, and all local building codes.

NO. DATE REVISION
 OCTOBER 15, 2003 DEV. PER
 OCTOBER 15, 2003 DEV. PER
 MARCH 3, 2004 DEV. PER
 APRIL 29, 2004 REV. RAMP



RICHARDS STREET ELEVATION
 SCALE 1/8" = 1'-0"

SELBY STREET ELEVATION
 SCALE 1/8" = 1'-0"



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



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

**25 UNIT APARTMENT:
 SELBY STREET**

STA. 1000000000
 ellins architect, inc.
 architecture • planning • interior design

DRAWING:

ELEVATIONS


DRAWN BY: [Signature]
 DATE: MAR 2004
 SCALE: AS NOTED

PROJECT NO. 01-035
 DRAWING NO. A-6

This is Schedule D referred to in the Development Permit.

General Manager-Development Services

Date 04/05/04

 **Development Permit No. DP000245**
 238 Selby Street

Schedule D
Elevations

This is Schedule H referred to in the
Development Permit

General Manager-Development Services

Date 04-05-07



SELBY STREET ELEVATION

SACLE 1/8" = 1'-0"



Development Permit No. **DP000245**
238 Selby Street

Schedule H

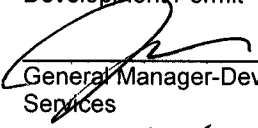
Building Elevation Showing Impact of Materials & Colours

APARTMENT BUILDING
238 SELBY ST. NANAIMO
EXTERIOR FINISHES

OCTOBER 15, 2003

LAMINATE SHINGLES	TIMBERLINE HEATHER BLEND
ALUMINUM FACIA/GUTTER	COLOUR BLACK
HARDIPLANK HORIZONTAL SIDING ALL FLOORS EXCEPT WINDOW BAYS AND BALCONY BAYS	PAINT - BENJAMIN MOORE COLOUR HC - 88 JAMESBORO GOLD
HARDIPLANK HORIZONTAL SIDING WINDOW BAYS & BALCONY BAYS	PAINT - BENJAMIN MOORE COLOUR 2101-30 WARM BROWNIE
HARDIPLANK BOARD & BATTEN LOWER FLOOR AND MAIN FLOOR ON SELBY ST.	PAINT - BENJAMIN MOORE COLOUR 2101-30 WARM BROWNIE
HARDIPANEL GABLES ALL GABLES	PAINT - BENJAMIN MOORE COLOUR 2101-30 WARM BROWNIE
WOOD CORNER TRIM, BATTENS, HORIZONTAL BANDS, FASCIAS, DOOR / WINDOW TRIM, COLUMNS	PAINT - BENJAMIN MOORE COLOUR HC-28 SHELburnE BUFF
METAL RAILINGS	BLACK
DECORATIVE BLOCK WALLS	OCEAN CEMENT MORTARTEK CONCRETE BLOCK COLOUR SALMON
WOOD TRELLIS	PAINT - BENJAMIN MOORE COLOUR HC-28 SHELburnE BUFF
VINYL WINDOWS	WHITE
DOORS	PAINT - BENJAMIN MOORE COLOUR HC-28 SHELburnE BUFF

This is Schedule I referred to in the
Development Permit


General Manager-Development
Services

04/05/07
Date

Schedule I

Exterior Finishes

Development Permit No. DP000245
238 Selby Street

