



DEVELOPMENT PERMIT NO. DP000852

JASBIR SAROYA

Name of Owner(s) of Land (Permittee)

440 SELBY STREET

Civic Address

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:

AMENDED LOT 15 (DD 77744-N), BLOCK 22, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-893-951

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
Schedule C Building Elevations
Schedule D Landscape Plan
Schedule E Landscape Plan (Detail for Main Entry)
Schedule F Architectural Renderings

- 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. 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.

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

Section 11.5 – Siting of Buildings

- *Minimum Front Yard Setback*

The minimum front yard setback is 4.6m. The hotel entry feature is sited 0m, a variance of 4.6m.

- *Required Rear Yard Setback*

The required rear yard setback is 7.50m. The proposed building is sited 3.24m from the rear property line, a variance of 4.62m.

Section 11.7 – Size of Buildings

- *Maximum Allowable Building Height*

The maximum allowable building height is 14m. The proposed two architectural peaked roof features have a height of 16m, a height variance of 2m.

The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is hereby varied as follows:

- *Section 14.9*

The hotel use requires 1 on-site loading space. A loading space is not provided on-site, a variance of 1 loading space.

- *Schedules A & D – Cash-in-Lieu Parking Area*

The hotel use requires 45 parking spaces on-site. Twenty-five parking spaces are on-site. The on-site parking is varied to 35 parking spaces, a variance of 10 parking spaces.

The Cash-in-Lieu parking area allows 10 parking spaces to be bought out at the rate of \$3,000/parking space. The buyout of 10 parking spaces is \$30,000.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF APRIL, 2015.



Corporate Officer



Date

GN/b

Prospero attachment: DP000852

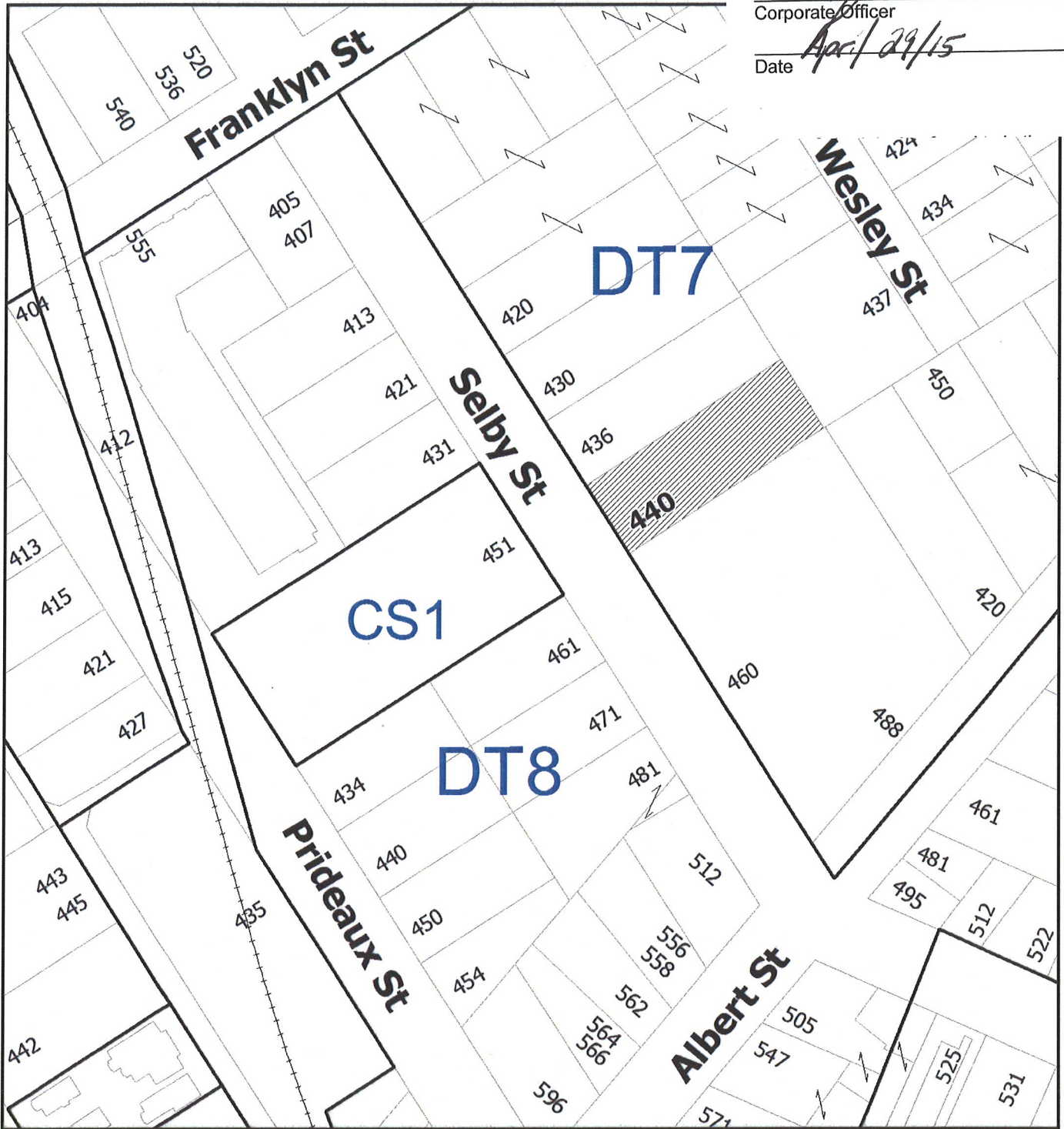
This is Schedule A referred to in the Development Permit.

SCHEDULE A

Corporate Officer

Date

[Signature]
April 29/15



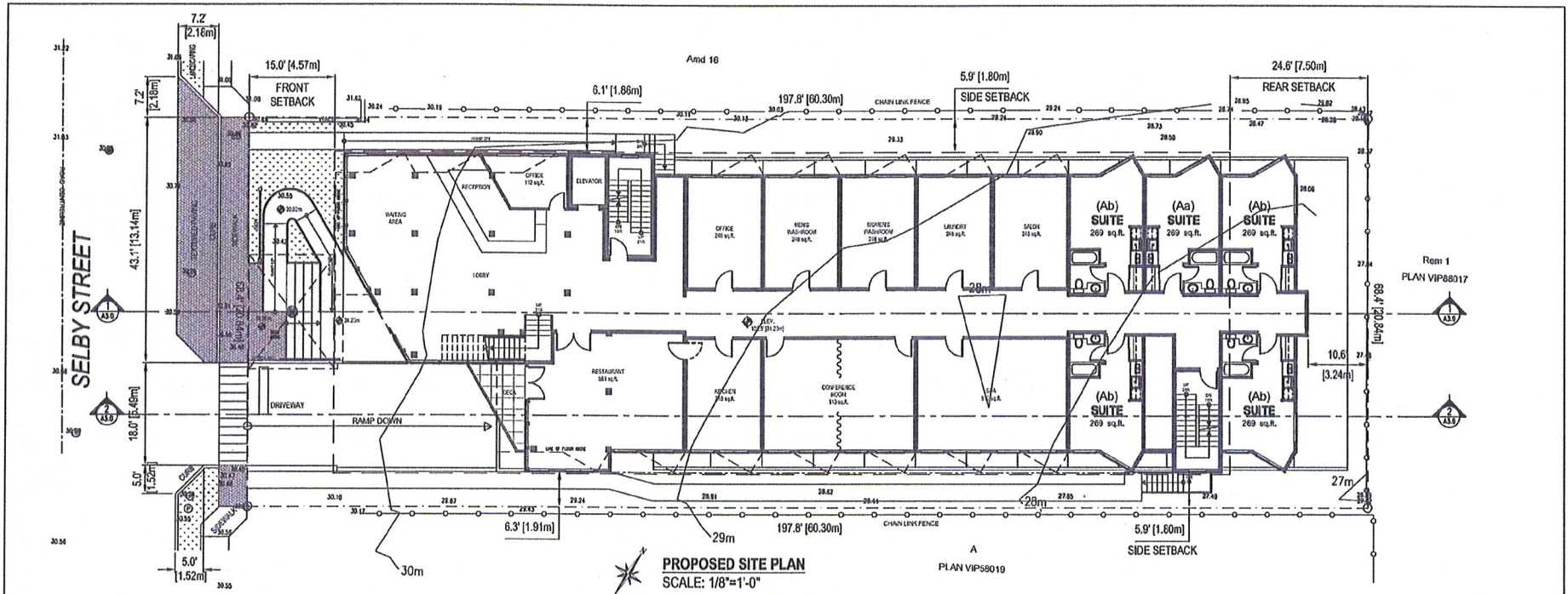
DEVELOPMENT PERMIT NO. DP000852

LOCATION PLAN

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



Subject Property



SITE PARTICULARS	
CIVIC ADDRESS:	440 Selby Street, Nanaimo, BC
LEGAL ADDRESS:	Amended Lot 15 (DO 77744-N), Block 22, Section 1, Nanaimo District, Plan 564
SITE AREA:	0.3109 Acres (0.1258 Ha) 13,543 sq.ft. (1,258.19 m ²)
ZONING:	D17 Quennell Square

PROJECT DATA					
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED	HEIGHT OF BUILDINGS	45.5' (14.00m) Max	43.5' (13.26m)
USE	HOTEL	HOTEL	OFF-STREET PARKING	Hotels 1 space per sleeping unit 45 units x 1 = 45 spaces	21 Large spaces (22 mg + 2 MG) 1 Small spaces TOTAL 25 spaces
LOT AREA	3,983 sq.ft. (370.00 m ²) Min.	13,543 sq.ft. (1,258.19 m ²)	LOADING	2 of the needed spaces must be for Handicapped use If building gross area is less than 30,149 sq.ft. (2,800 m ²) then 1 space is required	16 small spaces = 4% of Total
LOT COVERAGE	100% = 13,543 sq.ft. (1,258.19 m ²)	64.6% = 8,746 sq.ft. (812.53 m ²)			
BUILDING GROSS FLOOR AREA		3RD FLR 2ND FLR 1ST/1FLR BASEMENT TOTAL			
DENSITY	2.3 = 31,149 sq.ft. (2,853.83 m ²) If Tier 1* req met, 2,708.8 sq.ft. (251.44 m ²) If Tier 2* req met, 2,338.8 sq.ft. (218.50 m ²) ** See "Schedule D" of zoning bylaw 4500 If all above req met, the max total allowed is 2,75 = 37,243 sq.ft. (3,460 m ²) Max.	1.79 = 24,241 sq.ft. (2,252.34 m ²) *** *** Excludes 1,502 sq.ft. (139.54 m ²) main floor lobby area.			
SETBACKS	FRONT: 15' (4.6 m) Min. SIDE: 5.9' (1.80 m) Min. SIDE (Flanking): 15' (4.6 m) Min. REAR: 24.6' (7.5 m) Min.	FRONT: 6.6' (2.02 m) SIDE: 6.1' (1.86 m) REAR: 10.6' (3.24 m) SIDE: 6.3' (1.91 m)			

HOTEL SUITE SUMMARY					
SCL	NET AREA	QTY. BY FLOOR			SUB TOTALS
		MAIN	2ND	3RD	
Aa	209 sq.ft. (25.00 m ²)	1	8	8	17
Ab	209 sq.ft. (25.00 m ²)	4	10	10	24
Ac	209 sq.ft. (25.00 m ²)		1	1	2
B	358 sq.ft. (33.07 m ²)		1	1	1
C	379 sq.ft. (35.21 m ²)		20	20	45
SUBTOTALS		5	20	20	45
		TOTAL			



This is Schedule B referred to in the Development Permit

Corporate Officer

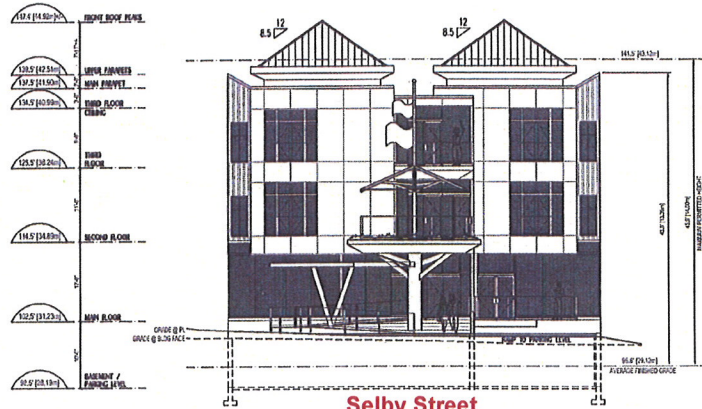
Date

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Apr 29/15

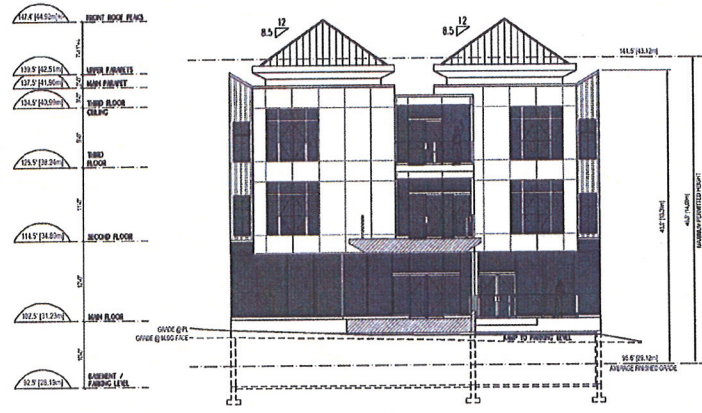
ARCHITECT	PROJECT	DRAWING NO.	SCALE	DATE	DRAWING NO.
ian a. niemath 1-100 WINGROVE STREET NANAIMO, B.C. V9Y 3J7 TEL: 250.759.5111 FAX: 250.759.7111	440 SELBY STREET, NANAIMO, BC	PROPOSED SITE PLAN SITE PARTICULARS, PROJECT DATA	AS SHOWN DRAWN EX	FEB 27, 2015 CHECKED	A1.1

RECEIVED
By Leanne Heston at 1:37 pm, Feb 27, 2015

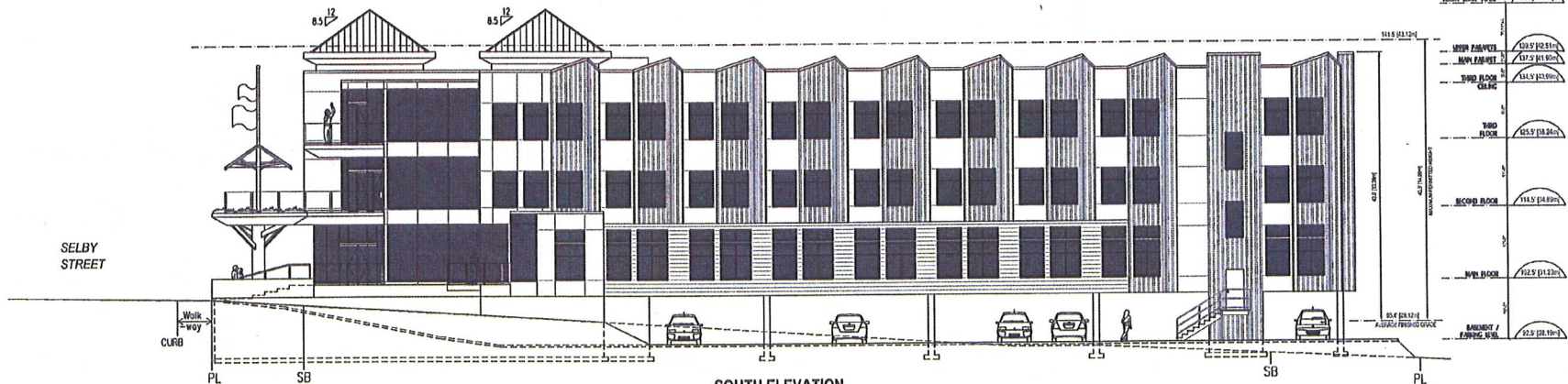
BUILDING ELEVATIONS



Selby Street
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"

This is Schedule C referred to in the Development Permit.

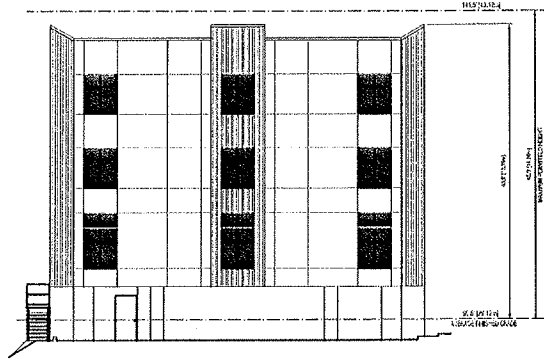
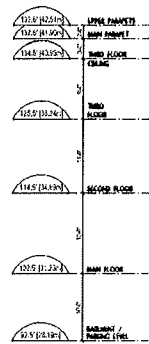
Corporate Officer

Date

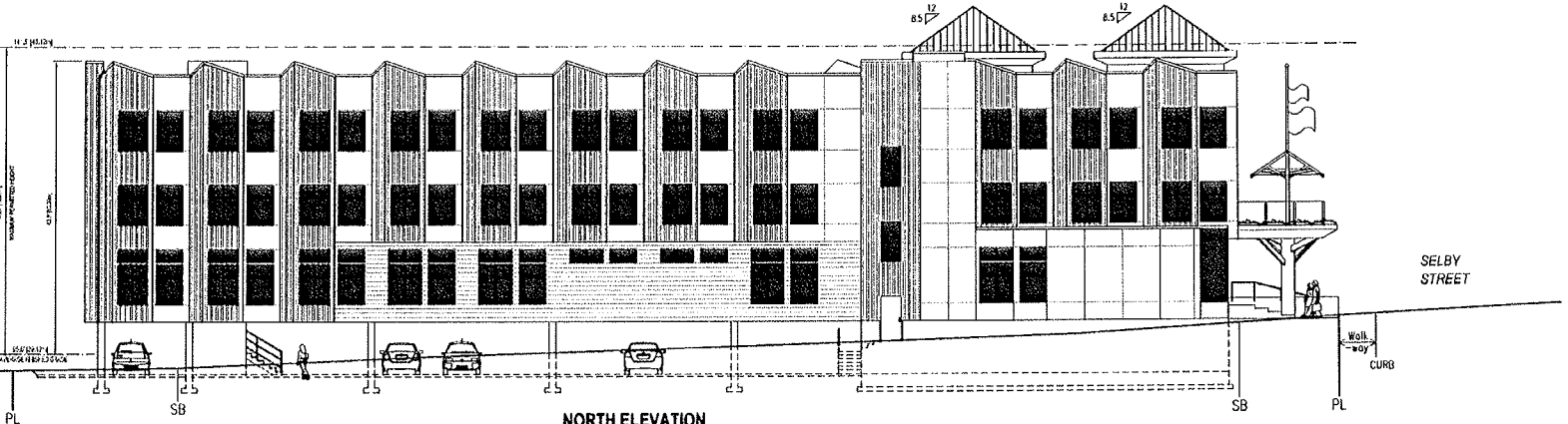
[Signature]
April 29/15

RECEIVED
By Laurie Nelson at 8:55 am, Mar 27, 2015

ARCHITECT ian a. niamath ip. arch. pty. ltd.	PROJECT 5-140 WEGGON STREET HAWAIO, B.C. V0S 2J7 TEL: 250 729 1241 FAX: 250 729 7311	PROJECT 440 SELBY STREET, HAWAIO, BC	SHEET TITLE BUILDING ELEVATIONS	SCALE AS SHOWN DRAWN EK	DATE FEB 27 2015 CHECKED	DRAWING NO. A4.0
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EAST ELEVATION
SCALE: 1/8"=1'-0"



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

RECEIVED
By Laurie Nielsen at 8:55 am, Mar 27, 2015
DRAWING NO.

ARCHITECT
ian a. niemath
5-1100 HURON STREET
VANCOUVER, BC V6Z 1J7
TEL: 604.273.1311 FAX: 604.273.1311

PROJECT
440 SELBY STREET, NANAIMO, BC

SHEET TITLE
BUILDING ELEVATIONS

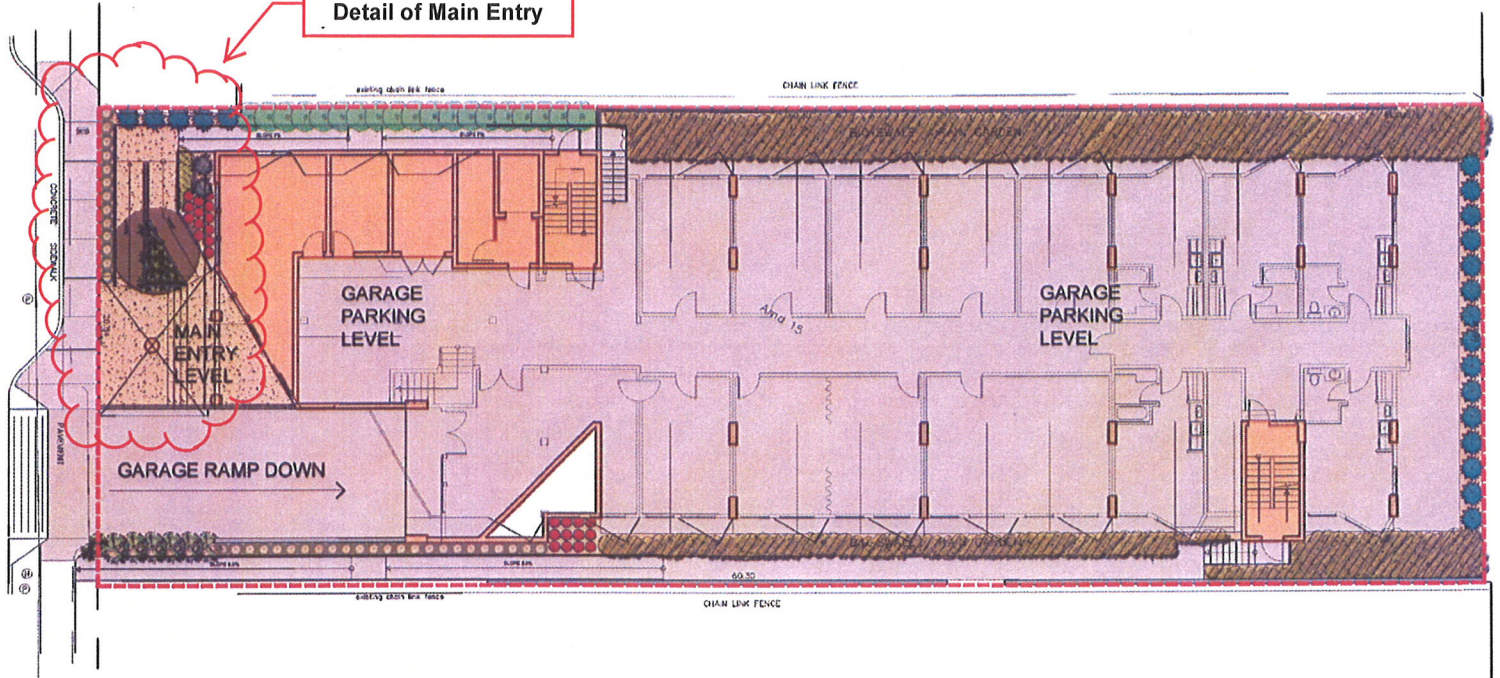
SCALE
AS SHOWN
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EK

DATE
FEB 27, 2015
CHECKED







A4.1

Amnd 16

See Schedule D for Detail of Main Entry



CANDIDATE PLANT LIST

-  LARGE TREES 6 CM CAL
 CORNUS FLORIDA 'ELEGANS'
 QUERCUS ROBUR
 PRUNUS CERISEA
 SMALL TREES 4M high
 CORNUS FLORIDA 'ELEGANS'
 PRUNUS CERISEA
-  BROADLEAF EVERGREEN 1 AND 2 GAL.
 HEDERA HELIX
 TAXUS CANADENSIS
 YUCCA FILIFERA
-  ORNAMENTAL SHRUBS 2 GAL.
 QUERCUS ROBUR
 PRUNUS CERISEA
 YUCCA FILIFERA
-  ORNAMENTAL GRASSES 1 GAL.
 PASTINACA
 PASTINACA
 PASTINACA
-  GROUND COVER HERBACEOUS 1 GAL AND 10 CM POT
 CORNUS FLORIDA
 QUERCUS ROBUR
 PRUNUS CERISEA
 YUCCA FILIFERA
 PASTINACA
 PASTINACA
 PASTINACA
-  BIOSWALE PLANTINGS 10 CM POT AND STYRO-PLUG
 CORNUS FLORIDA
 QUERCUS ROBUR
 PRUNUS CERISEA
 YUCCA FILIFERA
 PASTINACA
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A
PLAN WP58019

This is Schedule D referred to in the Development Permit.

Corporate Officer

Date April 29/15

Development Permit DP000852 Schedule D
 440 Selby Street

LANDSCAPE PLAN



Key Plan

General Notes

BASIC INFORMATION - TOPOGRAPHIC PLAN, SHOWING SITE PLAN OF AMENDED LOT 18 (DD 77744 ND), BLOCK 22, SECTION 8, NANAIMO DISTRICT, PLAN 884

PREPARED BY:
 TB Inc.
 8500 Highway 100, Nanaimo B.C. V9T 8P7
 250-753-2001

BASIC SITE LAYOUT AND ARCHITECTURAL INFORMATION PROVIDED FROM:
 BROWNIE & CO. ARCHITECTS, 4310, 4312, 4314, 4316 AND 4318, BROWNIE AVE., N. NANAIMO, B.C. V9T 8G1.

PREPARED BY:
 IAN A. NAIMAN, 5-1620 Highway Street, Nanaimo, B.C. V9T 3T7, TEL. 250-729-7311.

2	2013-09-16	UPDATED AND DEVELOPMENT REVIEW	FB
1	2013-07-16	DISCUSSION	FB
0		DESIGN	FB

frank basklano landscape architect
 LANDSCAPE ARCHITECTS - FRANK BASKLANO & PARTNERS
 10000 36TH ST - NANAIMO, B.C.
 Phone (250) 739-8123 • Fax (250) 813-1562

Development Permit

August 15, 2013 1-100

13-292 FB 2013








440 Selby Street

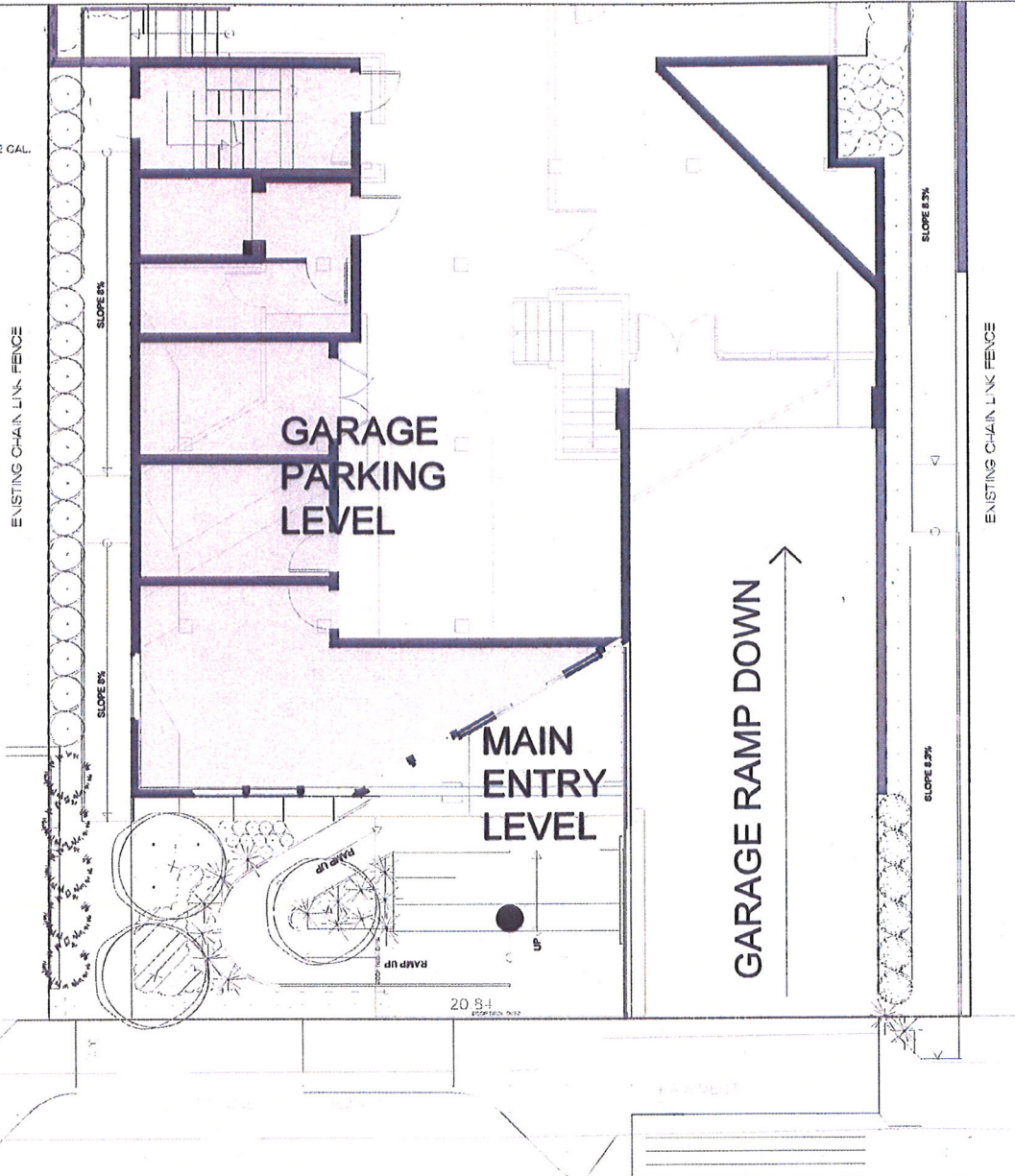
Nanaimo, British Columbia

Landscape Concept Plan

LC1.1

CANDIDATE PLANT LIST

-  **LARGE TREES 6 CM CAL**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **SMALL TREES 4M HIGH**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **BROAD LEAF EVERGREEN 1 AND 2 GAL**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **ORNAMENTAL SHRUBS 2 GAL**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **ORNAMENTAL GRASSES 1 GAL**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **GROUND COVER HERBACEOUS
1 GAL AND 10 CM POT**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER
-  **BIOSWALE PLANTINGS
10 CM POT AND 5TIR0-PLUG**
 SOLOID TREES HAVE PROPER
 SOLOID TREES HAVE PROPER



Key Plan

General Notes

BASIC INFORMATION - TOPOGRAPHIC PLAN S-O-N-R
 SITE PLAN OF AMENDED LOT 15 (007744-8)
 BLOCK 22 SECTION 8
 NANAIMO DISTRICT, PLAN 554

PREPARED BY:
 FRANK BASCIANO
 LANDSCAPE ARCHITECTURE
 440 SELBY STREET, NANAIMO, BC, V9S 5T6

BASIC LAYOUT AND ARCHITECTURAL
 INFORMATION PROVIDED FROM:
 DEVELOPER AND ARCHITECT
 DATED FEBRUARY 17, 2015

PREPARED BY:
 FRANK BASCIANO
 LANDSCAPE ARCHITECTURE
 440 SELBY STREET, NANAIMO, BC, V9S 5T6

This is Schedule E referred to in the
 Development Permit

Corporate Officer
 Date *Apr 1 29/15*

2	2015-04-02	Development Permit	FB
1	2015-03-18	DEVELOPMENT	FB
0		DATE	FB

frank basciano landscape architect
 LANDSCAPE ARCHITECTURE - PLANNING DESIGN
 440 SELBY STREET, NANAIMO, BC, V9S 5T6
 PHONE: 250-753-1842 FAX: 250-753-1842

440 SELBY STREET, NANAIMO, BC, V9S 5T6
 Development Permit
 Date: April 02, 2015
 Scale: 1:50
 Page: 13-292
 Plan: FB

440 Selby Street

Nanaimo, British Columbia
 Landscape
 Concept Plan - Enlargement

LC1.2

RECEIVED
 By L. Nielsen at 1:51 pm, Apr 02, 2015

Development Permit DP000852
 440 Selby Street

Schedule E

**LANDSCAPE PLAN
 (Detail for Main Entry)**

Development Permit DP000852
440 Selby Street

Schedule F

ARCHITECTURAL RENDERINGS



Hotel (West side)

This is Schedule F referred to in the
Development Permit


Corporate Officer

Date

April 29/15



Hotel Entrance