



**DEVELOPMENT PERMIT NO. DP000861**

**0897837 BC LTD**

**Name of Owner(s) of Land (Permittee)**

**253 VICTORIA ROAD**

**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:

**LOT 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584**

**PID No. 000-120-995**

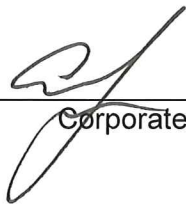
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Building Elevations**  
**Schedule D Landscape Plans**  
**Schedule E Garbage Enclosure**

- 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:
  - *Conditions of Use*  
Section 11.2.2, (Notwithstanding Subsection 11.2.1) - Commercial uses are only permitted within the first storey of a building within the DT8 zone. A variance is granted, which allows three residential units to be located on the ground floor.
  - *Flanking Side Yard Setback*  
Section 11.5.1 – Siting of Buildings  
The required flanking side yard setback is 3.5m. The proposed flanking side yard setback is 2.55m, a variance of 0.95m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" a bylaw to regulate development parking within the City of Nanaimo is varied as follows:
  - *Lane Access*  
Section 15.3 – Off Street Parking Dimensions and Design  
Where lots are serviced by a lane, vehicle access shall be from a lane.  
  
Technically, the site cannot be serviced from the lane. Vehicle access requirement is varied to allow access off Farquhar Street
7. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500", Schedule D – Amenity Requirements for Additional Density:  
  
The subject property has an increase in floor area ratio (FAR) density of 0.25m with the use of Tier 1, sufficient minimum points in at least three categories. These three categories were used:
  - Category 1: Site selection and connectivity;
  - Category 3: Parking and pedestrian connectivity; and,
  - Category 4: Building materials.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 17TH DAY OF FEBRUARY, 2014.



\_\_\_\_\_  
Corporate Officer

*Feb 25/14*  
\_\_\_\_\_  
Date

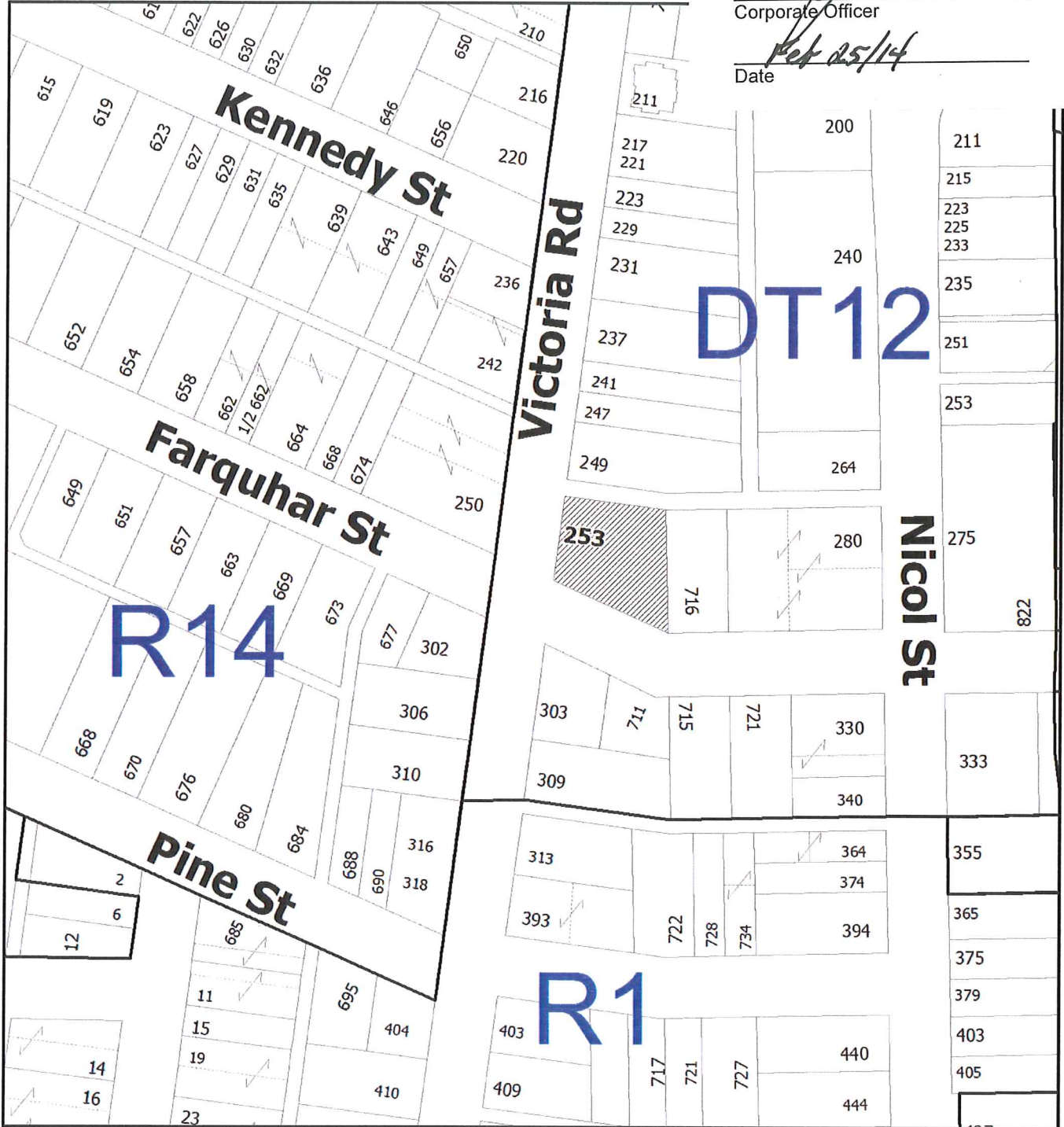
This is Schedule A referred to in the Development Permit.

SCHEDULE A

Corporate Officer

Date

*[Signature]*  
*Feb 25/14*



DEVELOPMENT PERMIT NO. DP000861

**LOCATION PLAN**

Civic: 253 Victoria Road  
Lot 5, Block Jackson, Section 1,  
Nanaimo District, Plan 584

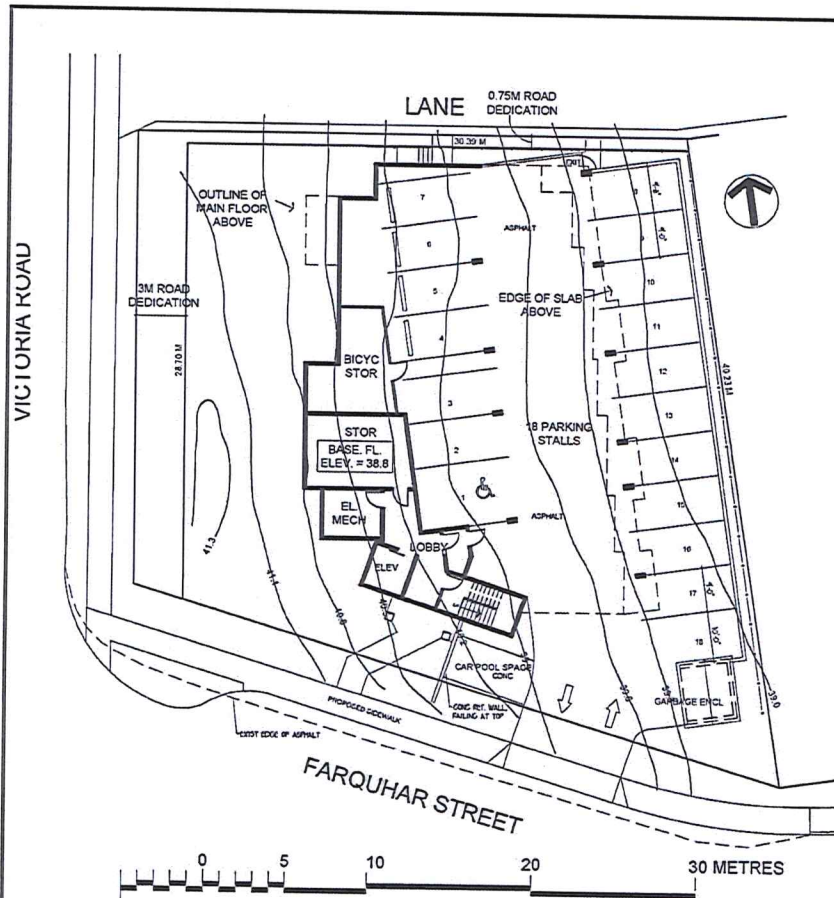


 **Subject Property**

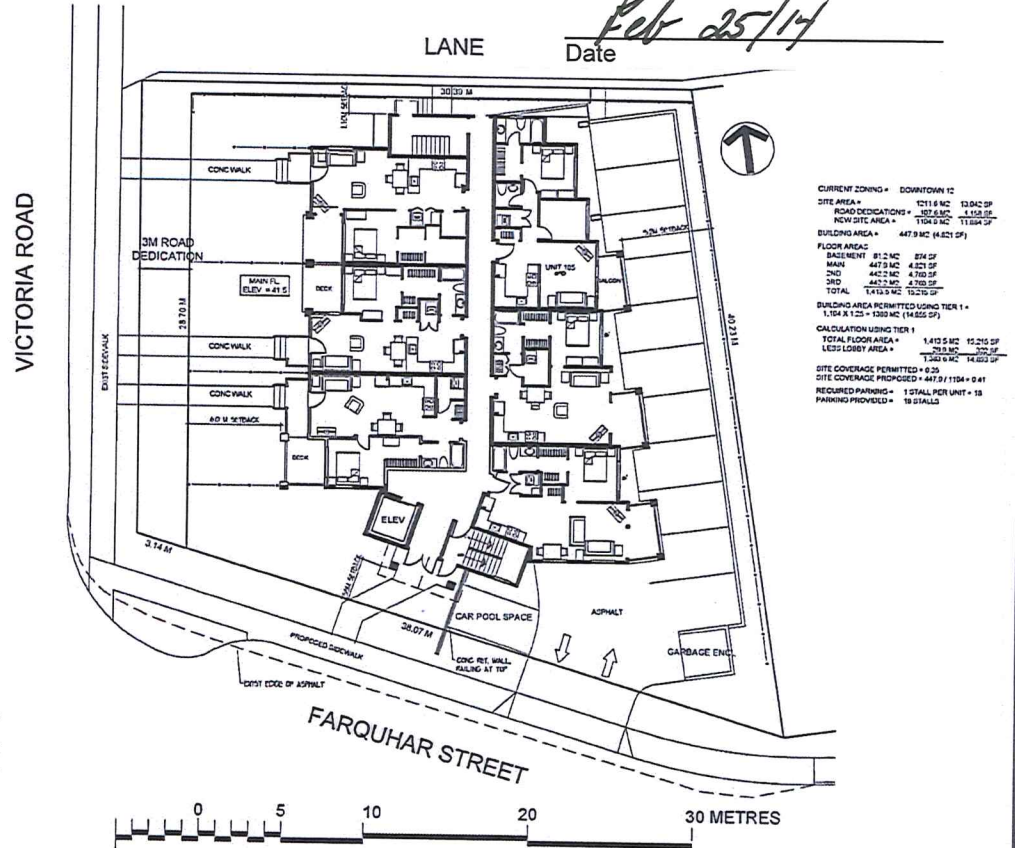
*[Signature]*  
Corporate Officer

Date

*Feb 25/14*



BASEMENT / PARKING LEVEL



MAIN FLOOR

**FLOOR PLANS**

**PROPOSED DEVELOPMENT FOR 253 VICTORIA RD.**

FEB 05, 2014 - SOUTH END AREA MEETING

CURRENT ZONING =	DOWNTOWN 12
SITE AREA =	12116 M <sup>2</sup> 13.942 CP
ROAD DEDICATIONS =	302.6 M <sup>2</sup> 4.152 CP
NEW SITE AREA =	11814 M <sup>2</sup> 11.814 CP
BUILDING AREA =	447.9 M <sup>2</sup> (4.821 CP)
FLOOR AREA:	
BASEMENT #1-2 NC	874 SF
MAIN	447.9 M <sup>2</sup> 4,821 SF
2ND	442.2 M <sup>2</sup> 4,760 SF
3RD	447.3 M <sup>2</sup> 4,780 SF
TOTAL	1,413.5 M <sup>2</sup> 15,215 SF
BUILDING AREA PERMITTED USING TIER 1 =	1,154 M <sup>2</sup> 12,510 M <sup>2</sup> (14.85 CP)
CALCULATION USING TIER 1	
TOTAL FLOOR AREA =	1,413.5 M <sup>2</sup> 15,215 SF
LESS LOBBY AREA =	70.9 M <sup>2</sup> 760 SF
	1,342.6 M <sup>2</sup> 14,455 SF
SITE COVERAGE PERMITTED =	0.33
SITE COVERAGE PROPOSED =	447.9 / 1104 = 0.41
REQUIRED PARKING =	1 STALL PER UNIT = 18
PARKING PROVIDED =	18 STALLS

RUSSCHER AND EVANS ARCHITECTS  
20633 46<sup>a</sup> AVE., LANGLEY, B.C. V3A 3K1  
TEL: 604-530-9030, FAX: 604-530-9611

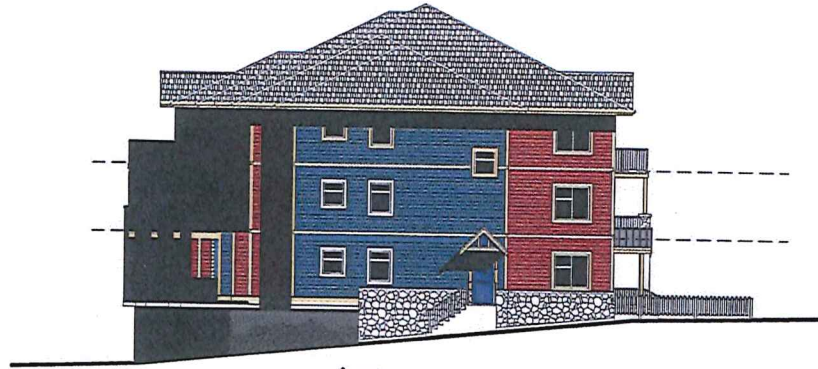
Development Permit No. DP000861  
253 Victoria Road

Schedule C  
BUILDING  
ELEVATIONS

This is Schedule C referred to in the  
Development Permit.

*CJ*  
Corporate Officer

Date *Feb 25/14*

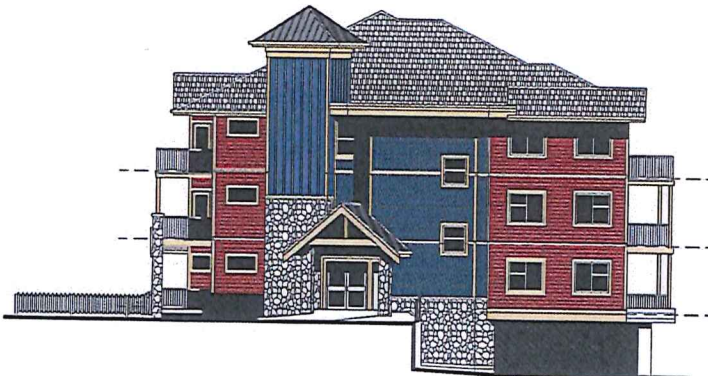


Lane  
NORTH

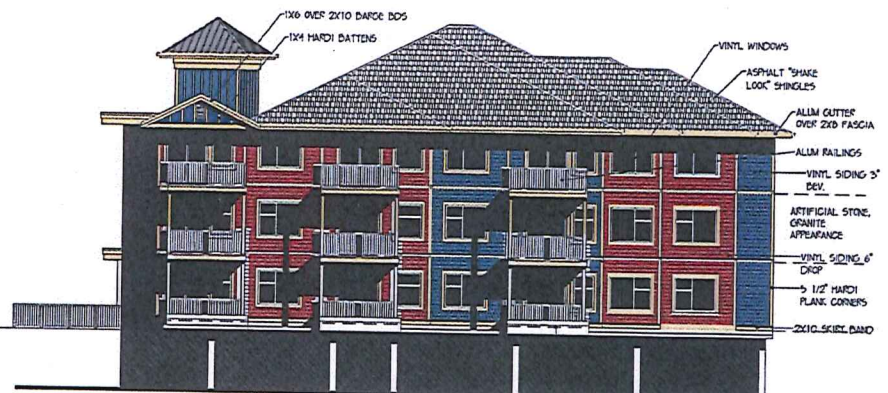


WINDOWS ON MAIN FLOOR FACING VICTORIA RD TO  
BE CLEAR ANODIZED ALUM WITH NO TRIM BBS

Victoria Road  
WEST



SOUTH  
Farquhar Street



EAST

- 1X6 OVER 2X10 DARGE BBS
- 1X4 HARDI BATTENS
- VINYL WINDOWS
- ASPHALT 'SHAKE  
LOOK' SHINGLES
- ALUM GUTTER  
OVER 2X6 FASCIA
- ALUM RAILINGS
- VINYL SIDING 3"  
BEV.
- ARTIFICIAL STONE,  
GRANITE  
APPEARANCE
- VINYL SIDING 6"  
DROP
- 1/2" HARDI  
PLANK CORNERS
- 2X10 SKIRT BOARD
- CEMENT STUCCO (CONCRETE  
APPEARANCE)

ELEVATIONS

PROPOSED DEVELOPMENT FOR 253 VICTORIA RD.  
FEB 05, 2014 - SOUTH END AREA MEETING

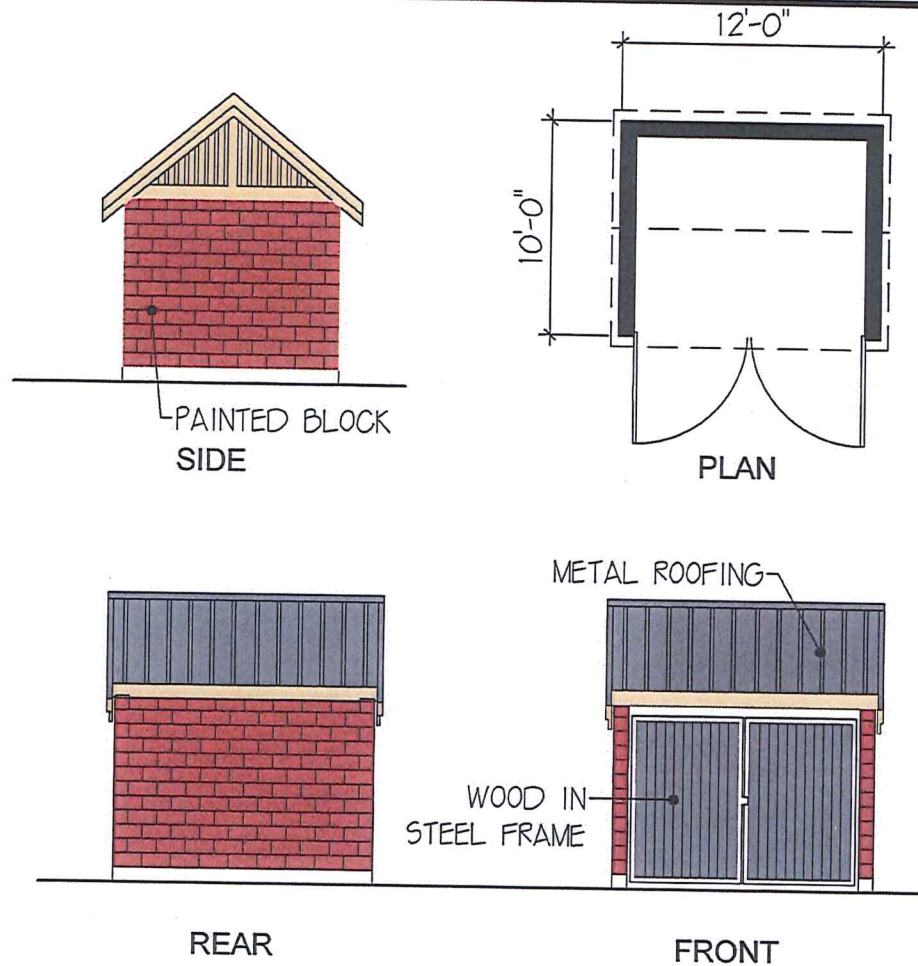
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Corporate Officer

Date

*Feb 25/14*



**GARBAGE ENCLOSURE**  
**PROPOSED DEVELOPMENT FOR 253 VICTORIA RD.**

FEB 05, 2014 - SOUTH END AREA MEETING

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