



DEVELOPMENT PERMIT NO. DP000971

JASBIR K SAROYA

Name of Owner(s) of Land (Permittee)

571 ALBERT 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:

LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP77859

PID No. 026-089-921

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

- 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 11.5.1 - Siting of Buildings

- *Required Front Yard Setback (first storey)*
The minimum required front yard setback for the first storey is 3.0m.
The proposed front yard setback is 1.97m, a variance of 1.03m.
- *Required Front Yard Setback (second storey)*
The minimum required front yard setback for the second storey is 4m.
The proposed front yard setback is 1.97, a variance of 2.03m.

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

- *Section 16.7 - Minimum Drive Aisle Width*
The required drive aisle width is 5.5m. The proposed drive aisle width is 4.88m, a variance of 0.62m.
- *Schedule A – Onsite Parking*
The required onsite parking is 5 parking spaces. The proposed onsite parking is 3 parking spaces, a variance of 2 parking spaces.
- *Section 15.1 – Small Car Parking Spaces*
The maximum allowable small car parking spaces is 33%. The proposed small car parking space proportion is 66.7%, a 33.7% increase in small car spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 11th DAY OF JULY, 2016.



Corporate Officer

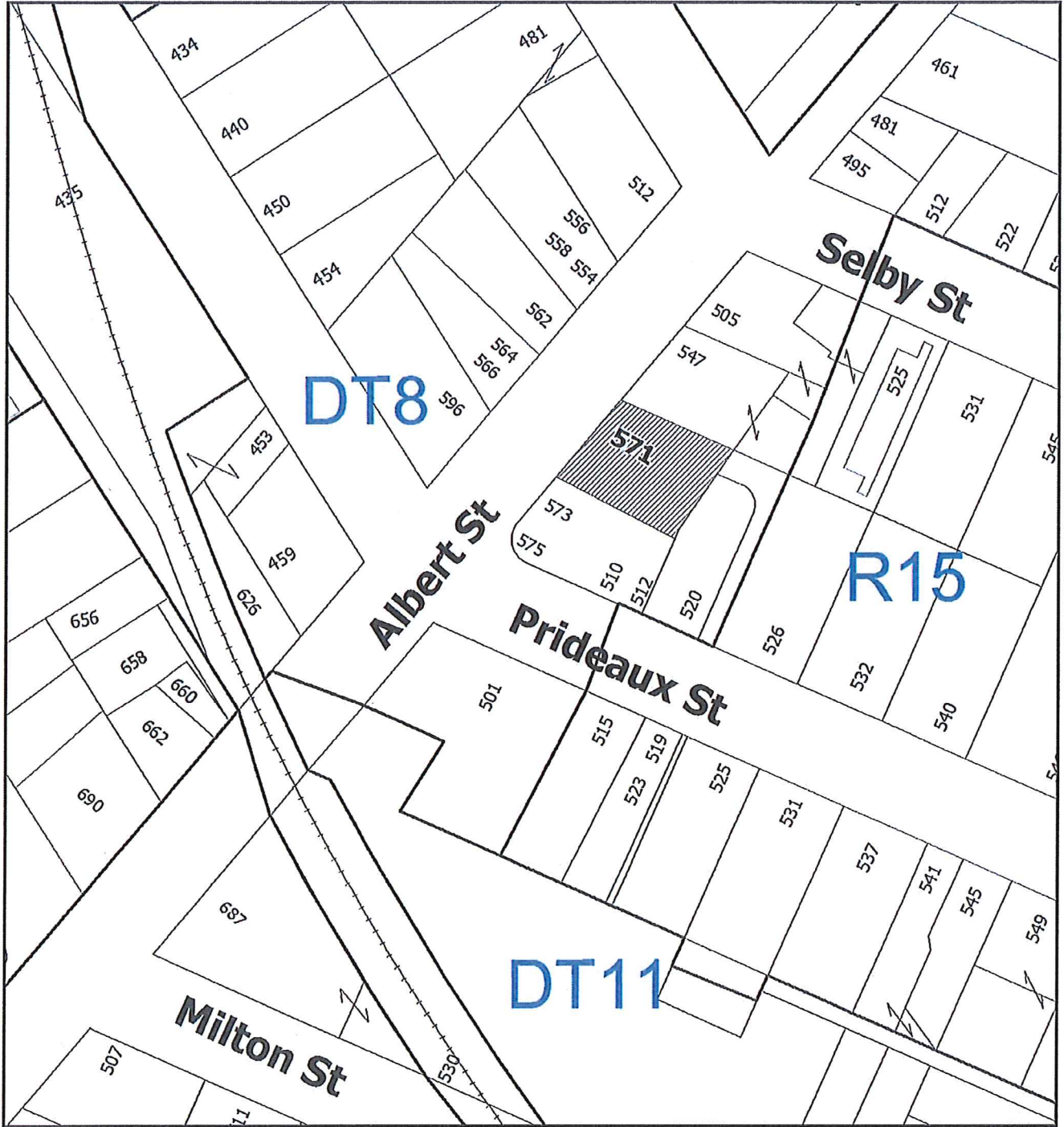


Date

GN/in

Prospero attachment: DP000971

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000971

LOCATION PLAN

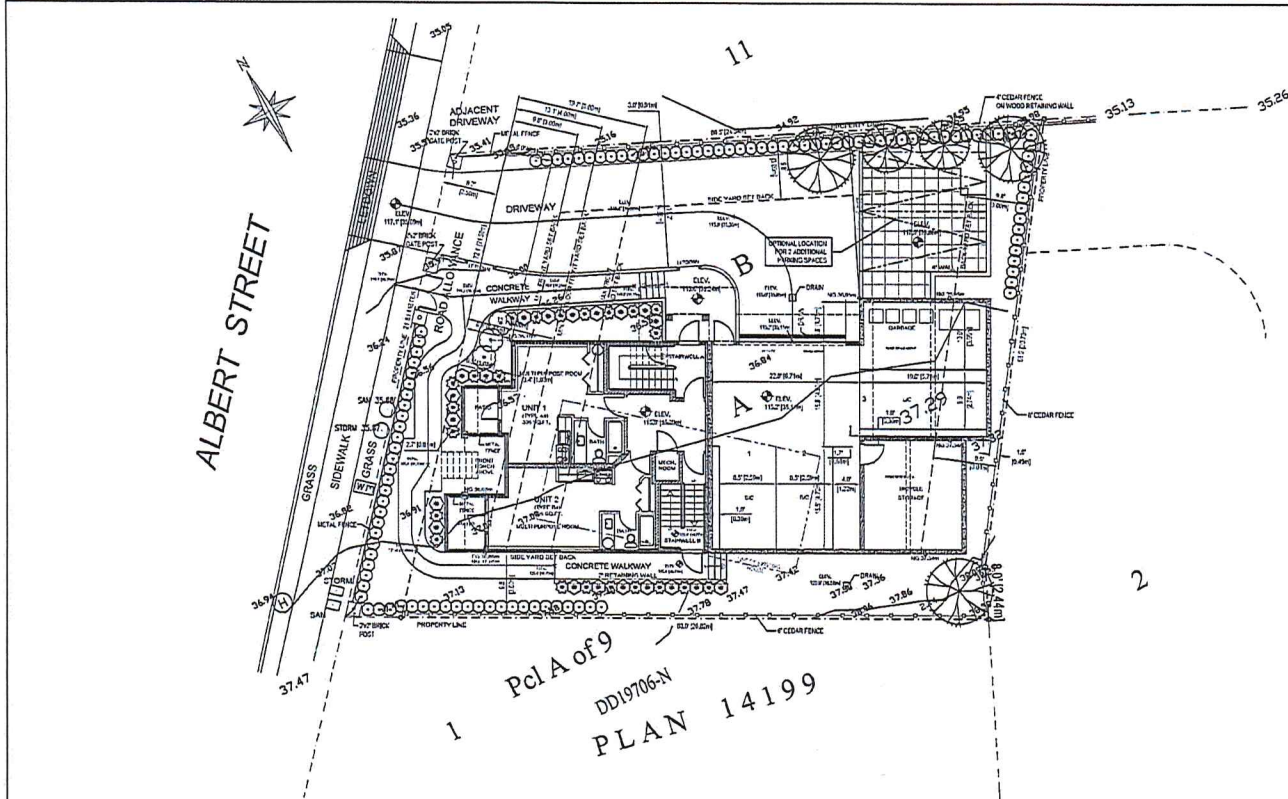
Civic: 571 Albert Street
Lot 1, Section 1, Nanaimo District,
Plan VIP77859



 Subject Property

Development Permit DP000971
571 Albert Street

Schedule B
SITE PLAN

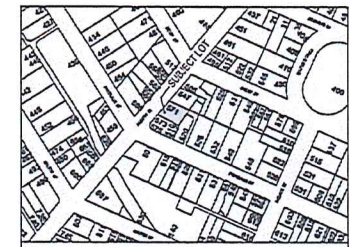


SITE PLAN
SCALE: 1/8"=1'-0"

| SITE PARTICULARS | |
|------------------|--|
| CIVIC ADDRESS: | 571 Albert Street, Nanaimo, BC |
| LEGAL ADDRESS: | Lot 1, Section 1, Nanaimo District, Plan MP77859 |
| SITE AREA: | 0.1389 Acres (0.0582 Ha) 6,049.47 sq.ft. (562.01 m ²) |
| ZONING: | DT8 Old City Mixed Use |

| PROJECT DATA (BASED ON DT8 ZONING) | | |
|------------------------------------|---|--|
| DESCRIPTION | ALLOWED / REQUIRED | PROPOSED |
| USE | Multiple Family Dwelling | Multiple Family Dwelling |
| LOT AREA | 8,811 sq.ft. (808.00 m ²) Min. | 6,848.47 sq.ft. (632.81 m ²) |
| LOT COVERAGE | 50% = 3,024.74 sq.ft. (281.01 m ²) | 35.4% = 2,141.5 sq.ft. (198.55 m ²) |
| BUILDING GROSS FLOOR AREA | | Second Floor: 2,141 sq.ft. (198.54 m ²) Main Floor: 2,124 sq.ft. (197.30 m ²) Basement Floor: 1,022 sq.ft. (94.35 m ²) TOTAL: 5,287 sq.ft. (491.18 m ²) |
| DENSITY | 0.85 Max = 5,142 sq.ft. (477.71 m ²) Max = 0.154 x 307 sq.ft. (4.30 m ²) If development is mixed use. If parking is provided underground, add amount equal to 0.25 multiplied by percentage of total parking underground. 0.2 x 0.25 x 1,022 = 6,352 sq.ft. (590.11 m ²) | 0.87 = 5,287 sq.ft. (491.18 m ²) |
| SETBACKS | MIN. FRONT (1st floor): 9'0" (3.0 m) Min. MIN. FRONT (2nd & 3rd floors): 13'1" (4.0 m) Min. MAX. FRONT: 19'7" (6.0 m) Max. SIDE: 9'0" (3.0 m) Min.* SIDE (Parking): 9'0" (3.0 m) Min.* REAR: 9'0" (3.0 m) Min. * If lot abuts a residential zone, side setback shall be 14'0" (4.5 m) Min. | FRONT: 27' (8.1 m) ** SIDE (North): 25' (7.7 m) REAR: 9'0" (3.0 m) SIDE (South): 9'0" (3.0 m) ** Variance required. |
| HEIGHT OF BUILDINGS | 34.43' (10.50m) Max Measured from average natural grade. = 15.52' (47.30m) CEOD. | 15.51' (4.68m) CEOD. |
| OFF-STREET PARKING | 1 80m ² Bachelor Dwelling Unit: 0.5 space per unit 10 units @ 0.5 = 5 spaces Motor parking: 1 space per 27 required spaces 5 x 0.27 = 1.35 spaces Total Required: 5 spaces | 27 Large spaces ** ** Variance required. |

| RESIDENTIAL SUITE SUMMARY | | | | | |
|---------------------------|----------------|------------------------------------|------|-----|---|
| MC | TYPE / AREA | QTY. BY FLOOR | | | |
| | | BSMT | MAIN | 2ND | |
| Ab | Bachelor suite | 308 sq.ft. (28.61 m ²) | 1 | 1 | 2 |
| Ab | Bachelor suite | 312 sq.ft. (28.98 m ²) | | 1 | 1 |
| Ba | Bachelor suite | 328 sq.ft. (30.29 m ²) | 1 | 1 | 2 |
| Bb | Bachelor suite | 340 sq.ft. (31.50 m ²) | | 1 | 1 |
| C | 1 Bedrm suite | 527 sq.ft. (48.96 m ²) | 1 | 1 | 2 |
| D | 1 Bedrm suite | 518 sq.ft. (48.12 m ²) | 1 | 1 | 2 |
| SUBTOTALS | | | 2 | 4 | 4 |
| TOTAL | | | 2 | 4 | 4 |



LOCATION PLAN
NOT TO SCALE

| | | | | | | | | | | | |
|---|---|---|--|---|--|---|--|--|--|---|---------------------------------|
| <small>FOR THE RECORD, THE CITY OF NANAIMO DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED HEREIN.</small> | <small>NO. 1</small> REVISION <small>NO. 2</small> CORRECT REVISION <small>NO. 3</small> REVISION <small>NO. 4</small> REVISION <small>NO. 5</small> REVISION | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | ARCHITECT ian a. niamath ARCH. CAL. C. 1-140 WINDROVE STREET, NANAIMO, B.C. V9T 2L7 TEL: 250 729 7211 FAX: 250 729 7211 EMAIL: ian@niamath.com | PROJECT ALBERT PLACE RESIDENCE 571 ALBERT PLACE NANAIMO, BC | SHEET TITLE SITE SURVEY PARKING PLAN SITE PROFILE SITE PARTICULARS PROJECT DATA | SCALE AS SHOWN DRAWN DGA, EK CHECKED DRANKING NO. A-1 | DATE JUN 23, 2016 CHECKED |
| | <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> <small>NO.</small> | <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> <small>DATE</small> | | | | | |

