CITY OF NANAIMO
THE HARBOUR CITY

**DEVELOPMENT PERMIT NO. DP000987**

**KGZ DEVELOPMENT CORP**
**Name of Owner(s) of Land (Permittee)**

**244 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:

   **LOT 6, BLOCK 33, SECTION 1, NANAIMO CITY, PLAN 584**

   **PID No. 005-413-044**

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 Landscape Plan**
   **Schedule D Building Elevations**
   **Schedule E Materials List**

   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*

*Front Yard Setback (Selby Street)*
The required front yard setback is 3m. The front yard setback is 2.54m, a variance of 0.46m.

*Front Yard Setback (Richards Street)*
The required front yard setback is 3m. The front yard setback is 2.08m, a variance of 0.92m.

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

*Schedule A – Required Number of Off-Street Parking Spaces*

Area #2 – Multi-family dwellings located within the boundaries of the specified area shown in Schedule C.

The required number of parking spaces is 13. The number of parking spaces provided is 9, a variance of 4 spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **12TH** DAY OF **SEPTEMBER**, **2016**.

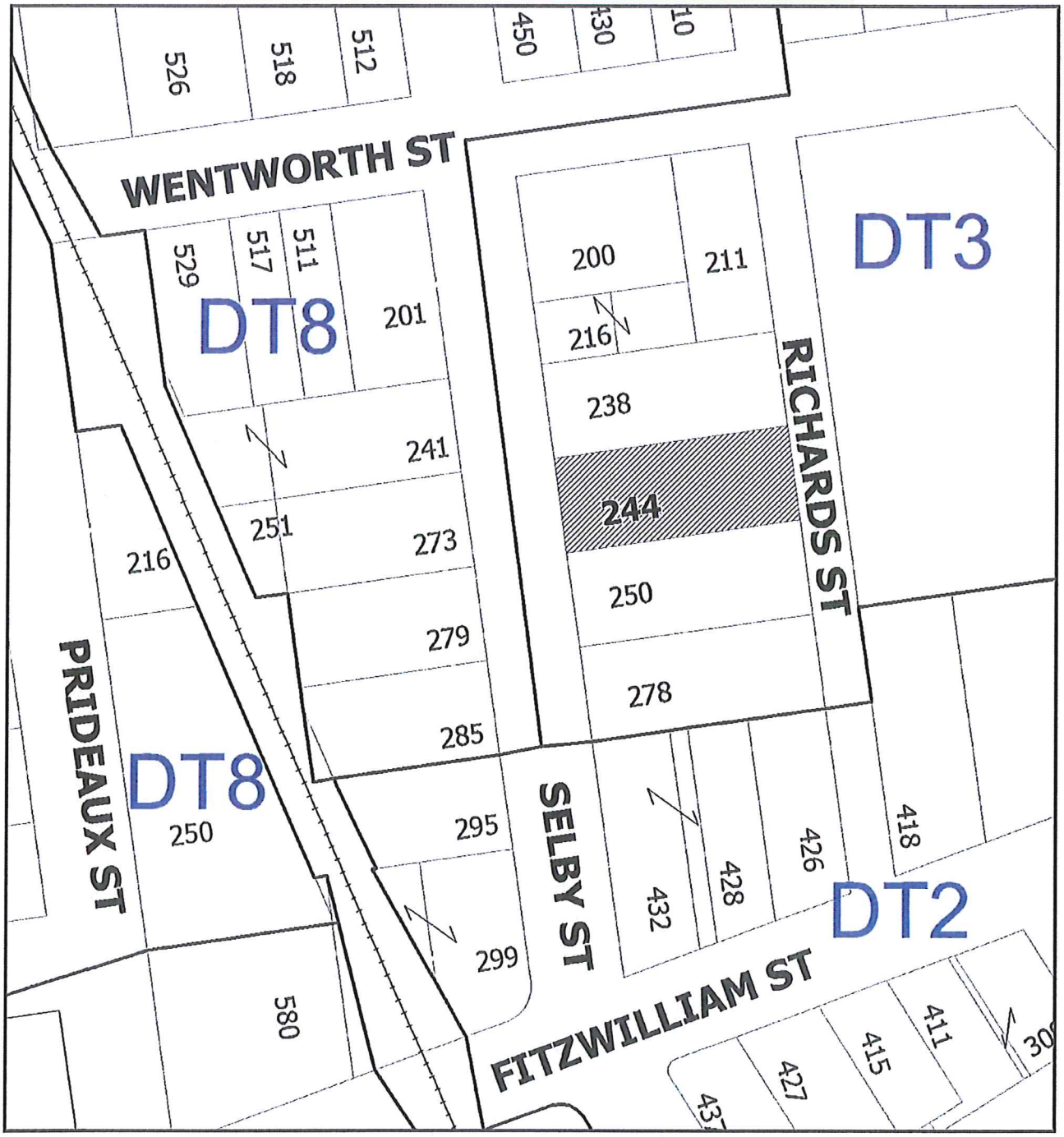
Sheila Gurrie — Corporate Officer

2016-SEP-15 — Date

*GN/ln*
*Prospero attachment: DP000987*

*Development Permit DP000987* **Schedule A**
*244 Selby Street*

**LOCATION PLAN**




DEVELOPMENT PERMIT NO. DP000987

N

## LOCATION PLAN

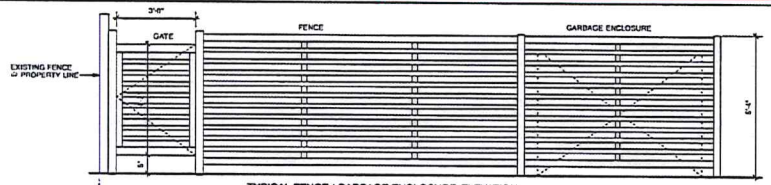
Civic: 244 Selby Street
Lot 6, Block 33, Section 1,
Nanaimo District, Plan 584

**Subject Property**

*Development Permit DP000987* **Schedule B**

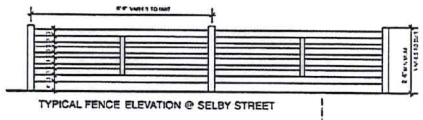
*244 Selby Street*

# SITE PLAN

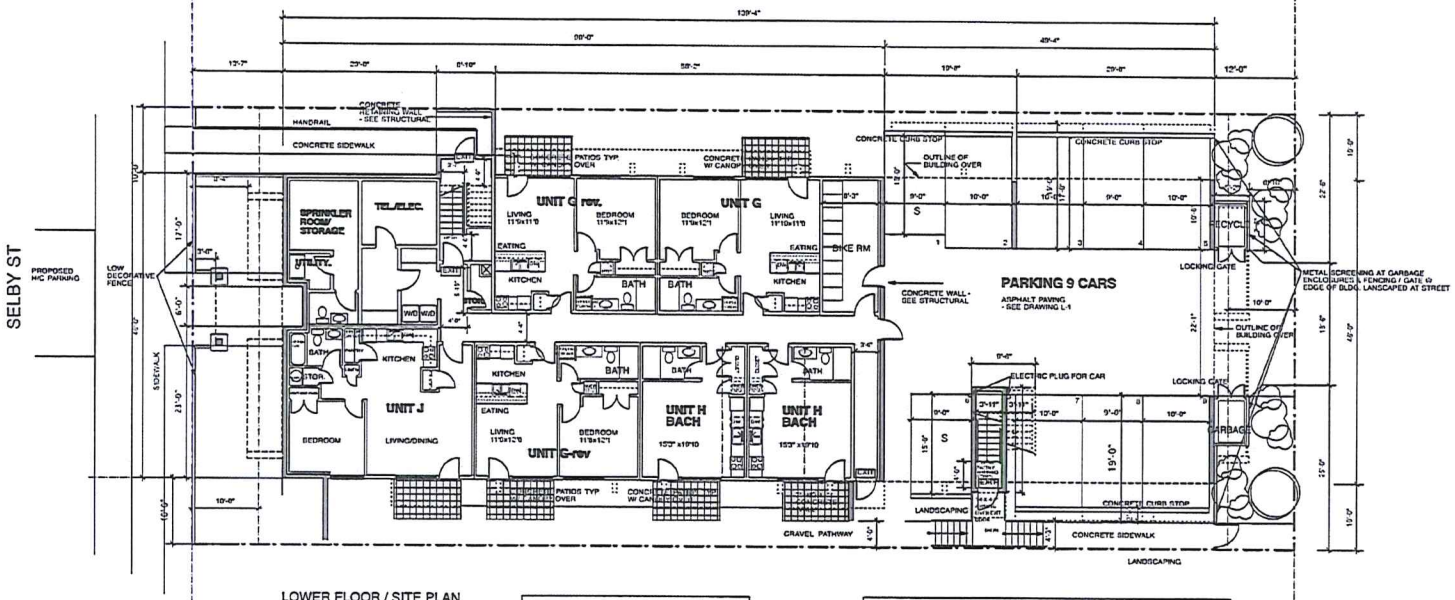



TYPICAL FENCE / GARBAGE ENCLOSURE ELEVATION

FENCE CONSTRUCTION: 3" X 3" METAL SQUARE SECTION POSTS WITH 1" X 3" SQUARE SECTION TOP AND BOTTOM RAILS & 1" X 2" SLATS SPACED 3" APART FINISH: BLACK



TYPICAL FENCE ELEVATION @ SELBY STREET




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

N

LOCATION MAP N.T.S.

**SITE STATISTICS:**

**LEGAL:** LOT 6, BLOCK 33, PLAN 584, SECTION 1, NANAIMO DISTRICT

**CIVIC:** 244 SELBY STREET

**USE:** PROPOSED 3 STOREY APARTMENT BUILDING: 26 UNITS

**ZONING:** DT3 WALLACE

**LOT AREA:** 10,890 SQ.FT.

**SITE COVERAGE:** 6,780 SQ. FT. (62.25 %)

**DENSITY:** GROSS FLOOR AREA 16,850 SQ. FT. /10,890 SQ. FT. = 1.54 F.A.R (ALLOWED 2.55)

**SETBACKS:** FRONT (SELBY) = 13'9" TO BLDG FACE
= 8'4" TO BALCONY (W FNDN)
= 3'8" TO ENTRY CANOPY
(ALLOWED, 10'-0")
FRONT (RICHARDS)= 10'9 TO BLDG FACE
= 6'10" TO BALCONY
(ALLOWED, 10'-0")
NORTH SIDE = 7'1", SOUTH SIDE 8'6" (ALLOWED 0 )

**MAX. HEIGHT:** ALLOWED 14M

**HEIGHT:** @ RICHARDS 34'4" AT SELBY AVERAGE IS 257"

**FENCE:** 5.9 FT. HIGH @ LONG PROPERTY LINES

**PARKING:** REQ. 14
0.5 SPACE PER 1 BED OR LESS = 24 X.05 = 12 CARS
1.0 SPACE FOR 2 BED OR MORE = 2X1 = 2 CARS
PROVIDED: TOTAL 11
BICYCLE PARKING 9

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By Laurie Hadsang at 12:32 pm, Aug 01, 2018

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| NO: | DATE: | REVISION: |
|---|---|---|
| DEC. | 14, 2015 | PRELIMINARY CONCEPTS |
| JAN. | 6, 2016 | PRELIMINARY DP DWGS. |
| FEB. | 2, 2016 | REV. 2 BED |
| FEB. | 6, 2016 | REV. PARKING / SITE |
| FEB. | 16, 2016 | REV. PARKING / SITE |
| MARCH | 14, 2016 | ISSUE FOR D.P. |
| APRIL | 7, 2016 | REVISE UNITS/NO ELEVATOR |
| MAY | 11, 2016 | REVISE FOR 3 STOREY D.P. |
| JUNE | 16, 2016 | REVISED FOR FINAL DESIGN |
| JUNE | 21/16 | REV. GARB/SCREEN/ELEC. CA |

26 UNIT APARTMENT:
244 SELBY STREET, NANAIMO

67A Skinner street
nanaimo, b.c. V9R 2E8
business: (250) 754-6033
fax/modem: (250) 754-6112
ellins architect inc.
architecture • planning • interior design

DRAWING:

SITE PLAN/
LOWER FLOOR

DRAWN BY:

DATE:

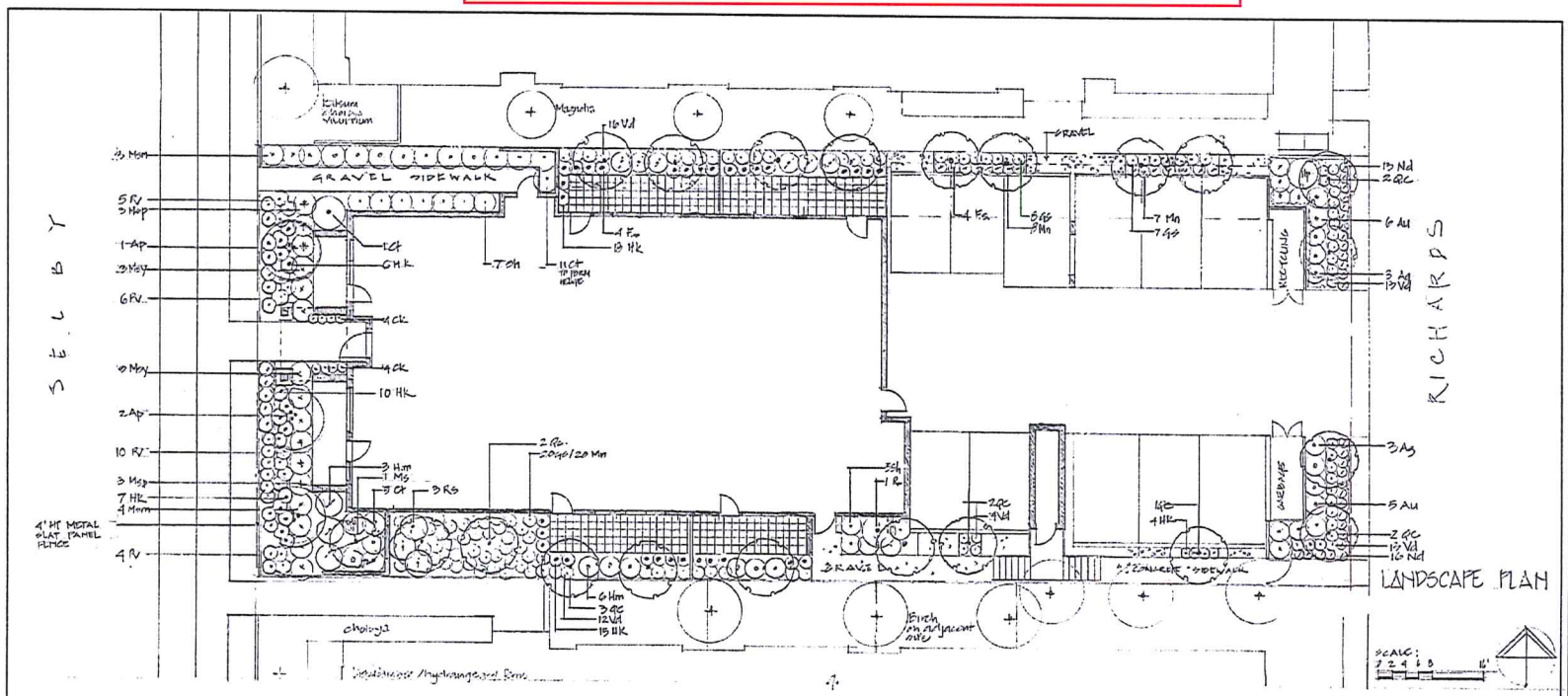
SCALE:

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2015-11 | A-1 |

*Development Permit DP000987* **Schedule C**

*244 Selby Street*

# LANDSCAPE PLAN




## PLANT LIST

| Key | Qty | Botanical Name | Common Name | Pot Size |
|---|---|---|---|---|
| | | TREES | | |
| J | Ap | Acer palmatum | Japanese Maple | 2 m ht |
| 8 | Fs | Fagus sylvatica "Dawyck Purple" | Dawyk's Beech | 6 cm cal |
| 1 | Ms | Magnolia stellata | Star magnolia | 7 gall |
| 16 | Qc | Quercus crimson spire | Crimson Spire Oak | 6 cm cal |
| | | | | |
| | | SHRUBS | | |
| 6 | Ag | Abelia grandiflora | Abelia | 2 gall |
| 11 | Au | Arbutus unedo | Strawberry Tree | 2 gall |
| 17 | Cl | Choisya ternata | Mexican Orange Blossom | 2 gall |
| 35 | Ga | Gaultheria shallon | Salal | 1 gall |
| 9 | Hm | Hydrangea macrophyllyn | Hydrangea | 1 gall |
| 1 | Hp | Hydrangea paniculata | Hydrangea | |
| 35 | Mn | Mahonia nervosa | Oregon Grape | 1 gall |
| 4 | Rs | Ribes sanguineum | Red Flowering Currant | 1 gall |
| 12 | Sh | Sarcococca humilis | Sweet Box | 1 gall |
| 58 | Vd | Viburnum davidii | David's Viburnum | 1 gall |
| | | | | |
| | | ORNAMENTAL GRASSES/PERENNIALS | | |
| Ck | 8 | Calamagrostis acutiflia Karl Foester | Feather Reed Grass | 1 gall |
| Hh | 60 | Hakonechloa macra | Japanese Woodland Grass | 1 gall |
| Mom | 7 | Miscanthus sin. "Morning Light" | Morning Light Maiden Grass | 1 gall |
| Msp | 6 | Miscanthus sin. "Purpurea" | Orange Flame Grass | 1 gall |
| Msy | 6 | Miscanthus sin. yaku jima | Maiden Grass | 1 gall |
| Pv | 25 | Pannicum "Heavy Metal" | Switch Grass | 1 gall |
| Nd | 29 | Nepeta dropmore blue | Catmint | 1 gall |

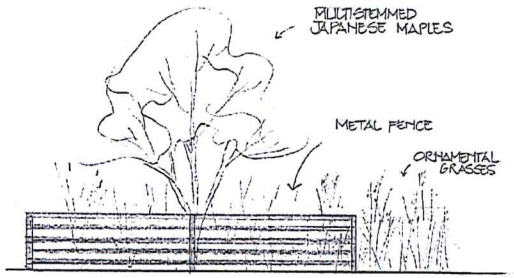
## DESIGN RATIONALE

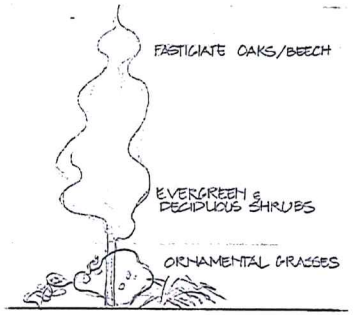
### Selby Streetscape

The streetscape continues the formal edge already in place along Selby Street, with a metal fence. Informal plantings of ornamental grasses and trees soften the space between the formal edge and the building, providing a buffer to screen the main floor decks and living space from the street.

### Private spaces

Fastigiate oaks provide filtered views between the two existing buildings and the new project. There are patio spaces with small gardens for the main floor units. These gardens have plants chosen for their seasonal colour and texture and ease of care.




| DATE | REV. | DESCRIPTION |
|---|---|---|

CONSULTANT


VICTORIA DRANGEFORD
LANDSCAPE ARCHITECT
2291 Fane St. Nanaimo, B.C. V9R 2B6
250-754-4335
victoria@sitland.net


PROJECT

244 SELBY ST NANAIMO BC

SHEET TITLE

LANDSCAPE PLAN

SCALE 1/8" = 1'-0" DATE 9.3.16

DRAWN VJD CHECKED

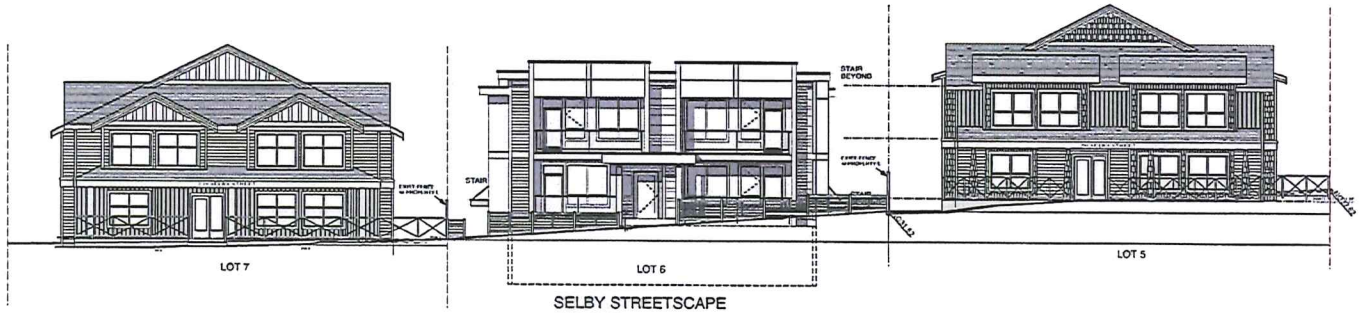
PROJECT NUMBER 1-SELBY 3/16

DRAWING NUMBER L1/1

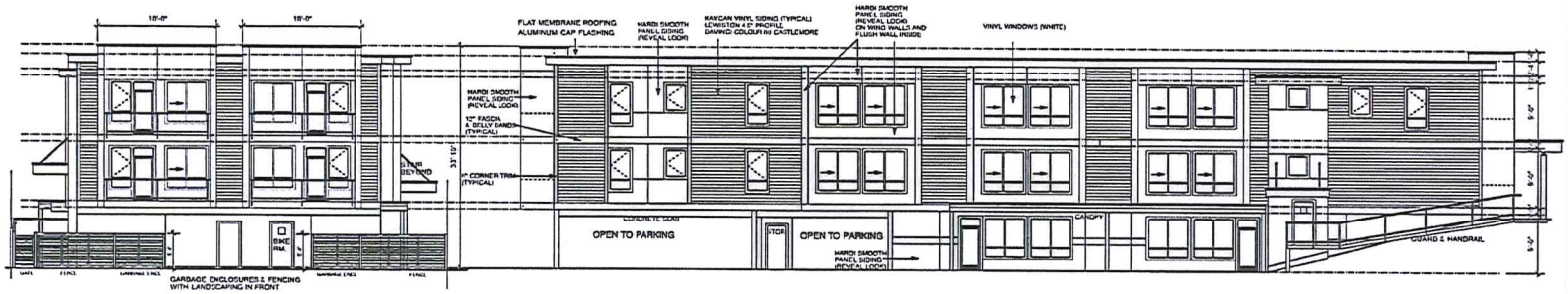
*Development Permit DP000987* **Schedule D**

*244 Selby Street*

# BUILDING ELEVATIONS




SELBY STREETSCAPE
SCALE 1/8" = 1'-0"




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

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

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

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

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By Laurie Nielsenq at 12:32 pm, Aug 05, 2016

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26 UNIT APARTMENT:
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ellins architect inc.
architecture • planning • interior design

DRAWING:
ELEVATIONS
STREETSCAPE

DRAWN BY:
DATE:
SCALE:

PROJECT NO. 2015-11

DRAWING NO. A-5

*Development Permit DP000987* **Schedule E**
*244 Selby Street*

**MATERIALS LIST**

# SELBY 3 APARTMENT EXTERIOR FINISHES

JANUARY 18, 2016
(REV MAY 10, 2016)

REFER ALSO TO COLOURED ELEVATION AND SAMPLE BOARD

| | |
|---|---|
| FLAT MEMBRANE ROOFING | |
| METAL FLASHING | KAYCAN COLOUR BLACK |
| HEAVY TIMBER POST & BEAM AT ENTRY CANOPY | NATURAL STAIN |
| UNDERSIDE ENTRY CANOPY | FIBRE CEMENT SIDING (CEDAR LOOK) ALLURA PPG COLOUR MAX SEMI-TRANS FINISH CEDAR |
| FASCIA, BELLY BANDS, CORNER TRIM MAIN BUILDING | PAINT FINISH- BENJAMIN MOORE COLOUR 2160-20 TURMERIC |
| FASCIAS ON ON PATIO CANOPIES AND EXIT DOOR STAIR CANOPIES. EXIT DOORS AND TRIMS | PAINT FINISH- BENJAMIN MOORE COLOUR HC 167 AMHURST GRAY |
| HARDI SMOOTH PANEL SIDING ON UNIT BUMP OUTS | PAINT FINISH- BENJAMIN MOORE COLOUR 2160-20 TURMERIC |
| HARDI SMOOTH PANEL SIDING ON FLUSH WALLS (INSIDE UNIT BUMP OUTS) AND ON STAIRWELL BUMP OUTS | PAINT FINISH- BENJAMIN MOORE COLOUR 2134-50 GULL WING GRAY |
| VINYL HORIZONTAL SIDING KAYCAN DAVINCI 4.5" LAP PROFILE | COLOUR- 86 CASTLEMORE |
| METAL RAILINGS | POWDER COAT FINISH - BLACK |
| UNDERSIDE OF PATIO CANOPIES | VINY SOFFIT COLOUR KAYCAN SLATE GREY |
| VINYL WINDOWS | WHITE |
| FRENCH PATIO DOORS | BLACK |
| WINDOW TRIM FOR WINDOWS ON PANEL SIDING | PAINT FINISH- BENJAMIN MOORE COLOUR HC 167 AMHURST GRAY |
| WINDOW TRIM FOR WINDOWS ON HORIZONTAL VINYL SIDING | PAINT FINISH- BENJAMIN MOORE COLOUR 2134-50 GULL WING GRAY |

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*By Planning & Design Section at 12:11 pm, May 19, 2016*