



**DEVELOPMENT PERMIT NO. DP001054**

**JASBIR KAUR 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 Building Renderings**  
**Schedule E Landscape Plan**  
**Schedule F Fence Location 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:*
- to reduce the minimum front yard setback for a principal building entrance feature from 4.6m to 0m;
  - to reduce the minimum side yard setback (north) for the required exit stairs from 1.8m to 0.82m; and,
  - to reduce the minimum rear yard setback for a principal building from 7.5m to 3.24m.
- Section 11.7.1 Size of Buildings*
- to increase the maximum building height from 14m to 16m.
6. The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 7013" is varied as follows:
- Schedule 'A'* – to reduce the required number of off-street parking spaces for a hotel from 45 to 35 parking spaces.
- Section 14.9* – to reduce the required number of off-street loading spaces from 1 to 0 off-street loading spaces.

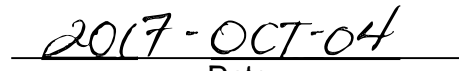
#### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Ian Niamath Architect dated 2017-MAY-19, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by Ian Niamath Architect dated 2017-MAY-19, as shown on Schedule C.
3. The development is in general compliance with the Building Renderings prepared by Ian Niamath Architect received 2017-JUN-01, as shown on Schedule D.

4. The subject property is in general compliance with the Landscape Plan and Specifications prepared by Frank Basciano Landscape Architect received 2017-JUN-01, as shown on Schedule E.
5. A 1.8m solid cedar fence to be provided along the north, south, and east property lines generally as shown on Schedule F - Location of Fence prepared by Ian Niamath Architect received 2017-SEP-07.
6. The applicant is to provide \$30,000.00 cash-in-lieu of parking contribution prior to the issuance of a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 2ND DAY OF OCTOBER, 2017.

  
Corporate Officer

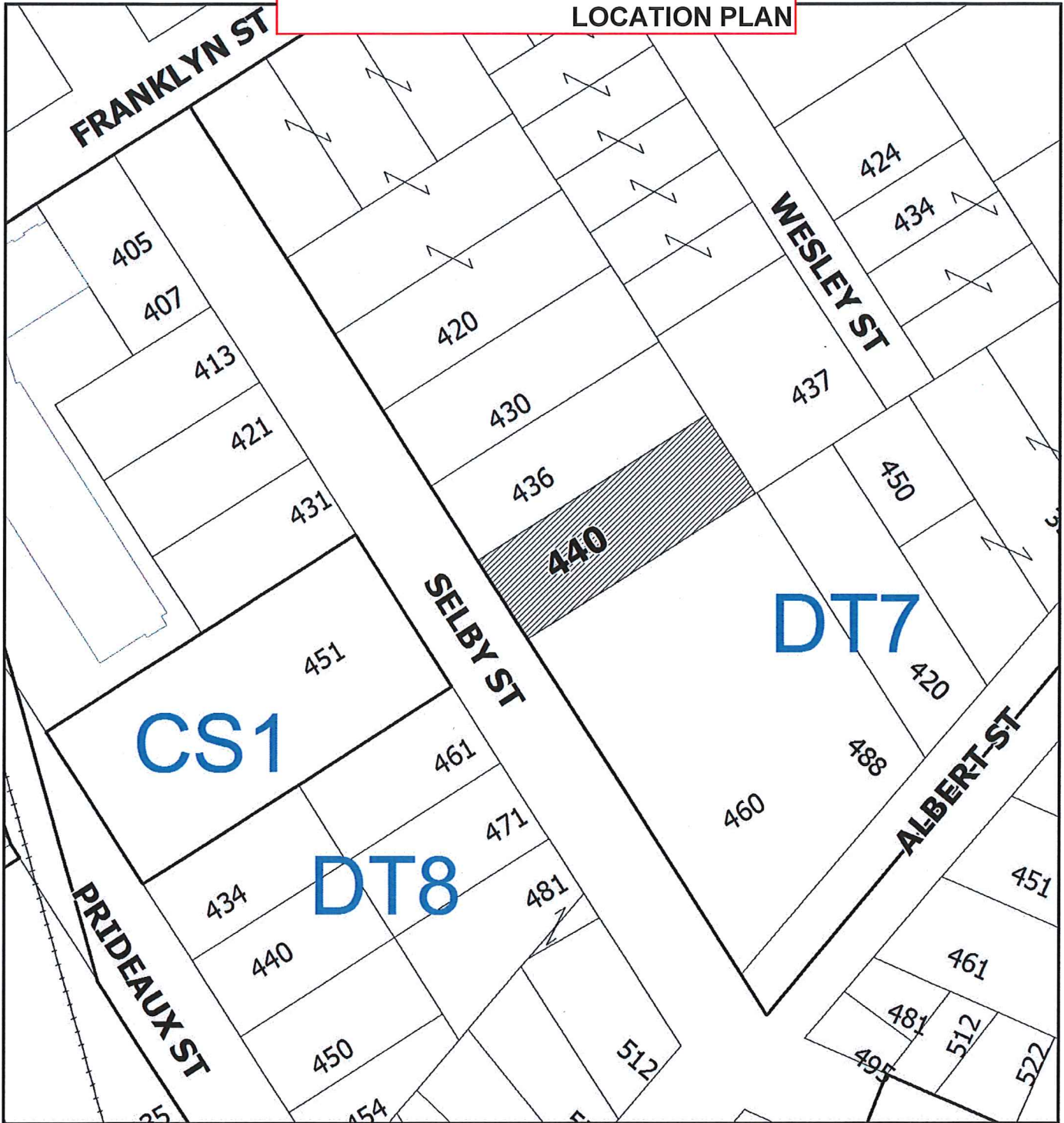
  
Date

TR/in

Prospero attachment: DP001054

Development Permit DP001054 Schedule A  
440 Selby Street

**LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001054



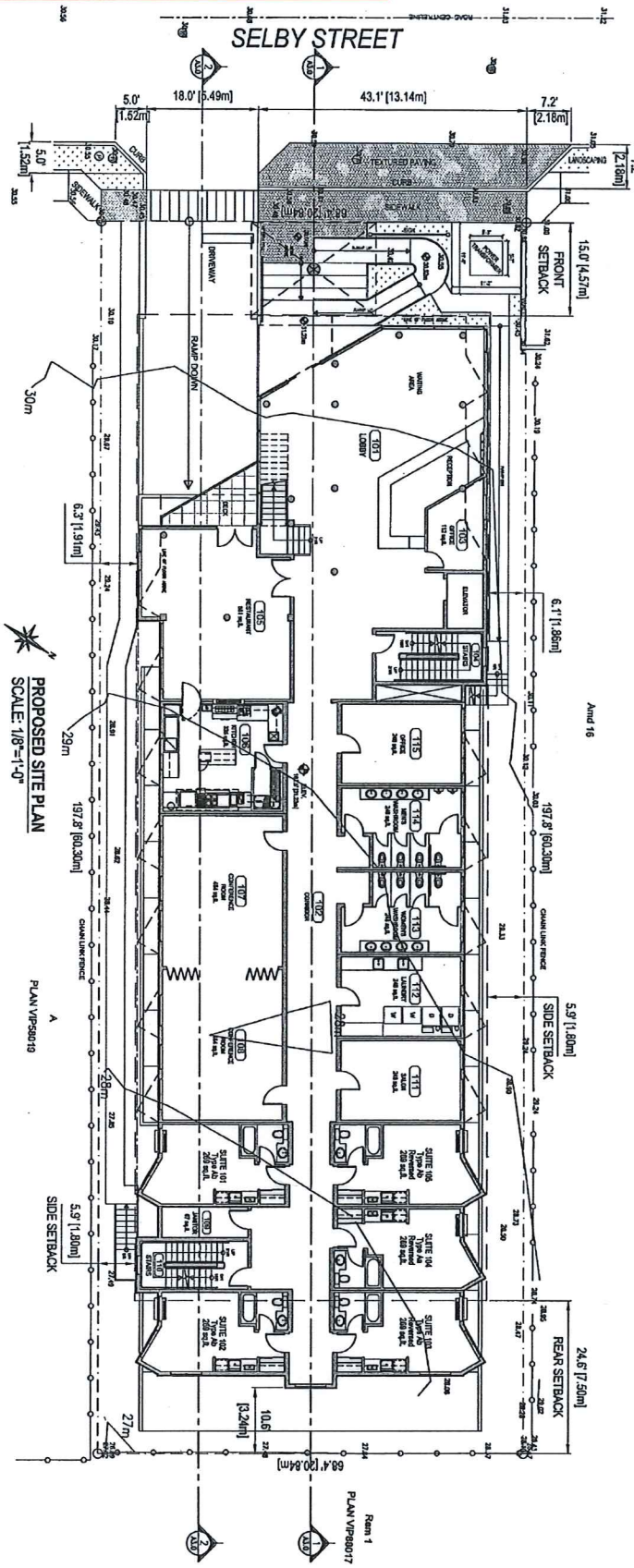
**LOCATION PLAN**

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

 **Subject Property**



**SITE PLAN**



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

SITE PARTICULARS	
CIVIC ADDRESS:	440 Selby Street, Nanaimo, BC
LEGAL ADDRESS:	Amended L4 15 (D) 7774-N, Block Z2, Section 1, Nanaimo District, Plan 394
SITE AREA:	13,343 sq.ft. (1,238.14 m <sup>2</sup> )
ZONING:	D17 Channel Square

PROJECT DATA		
DESCRIPTION	ALLOTTED/REQUIRED	PROPOSED
USE	HOTEL	HOTEL
FLOOR AREA	13,343 sq.ft. (1,238.14 m <sup>2</sup> )	13,343 sq.ft. (1,238.14 m <sup>2</sup> )
TERMINAL	13,343 sq.ft. (1,238.14 m <sup>2</sup> )	13,343 sq.ft. (1,238.14 m <sup>2</sup> )
FLOOR AREA	13,343 sq.ft. (1,238.14 m <sup>2</sup> )	13,343 sq.ft. (1,238.14 m <sup>2</sup> )
DENSITY	2.2 = 41,464 sq.ft. (3,828.40 m <sup>2</sup> )	1.75 = 42,424 sq.ft. (3,923.24 m <sup>2</sup> )
SETBACKS	FRONT: 15.0' (4.57m) SIDE: 5.9' (1.80m) REAR: 24.6' (7.50m)	FRONT: 15.0' (4.57m) SIDE: 5.9' (1.80m) REAR: 24.6' (7.50m)

HOTEL SUITE SUMMARY		
UNIT	NO.	SUB-TOTALS
A1	8	8
A2	9	9
A3	1	1
A4	1	1
B	1	1
C	1	1
<b>TOTAL</b>	<b>22</b>	<b>22</b>



**RECEIVED**  
**DP001054**  
**2017-JUN-01**  
City of Nanaimo Planning & Development

NO.	REVISION	DATE
1		

ARCHITECT: Ian G. Niamath  
1-800-955-5777  
TEL: 250-752-8888

PROJECT: 440 SELBY STREET, NANAIMO, BC

SHEET TITLE: SITE PLAN, SITE PARTICULARS, PROJECT DATA

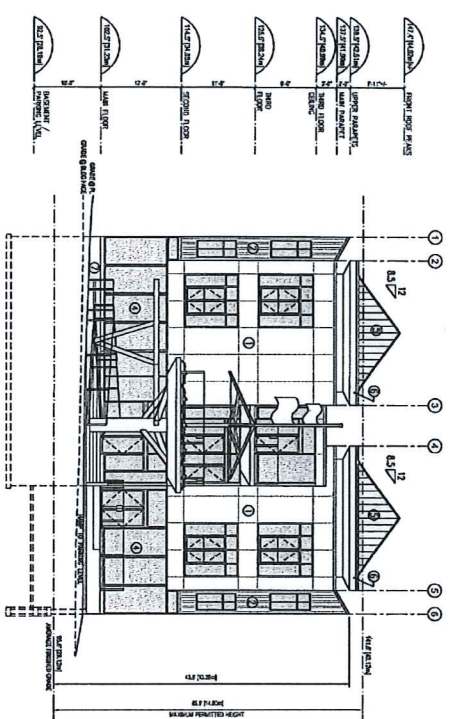
SCALE: AS SHOWN  
DATE: MAY 15, 2017  
DRAWING NO.: A1.0

440 Selby Street

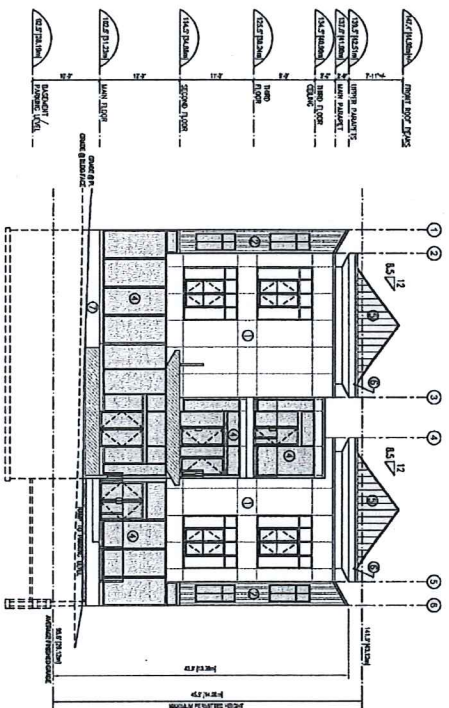
1/2

**BUILDING ELEVATIONS**

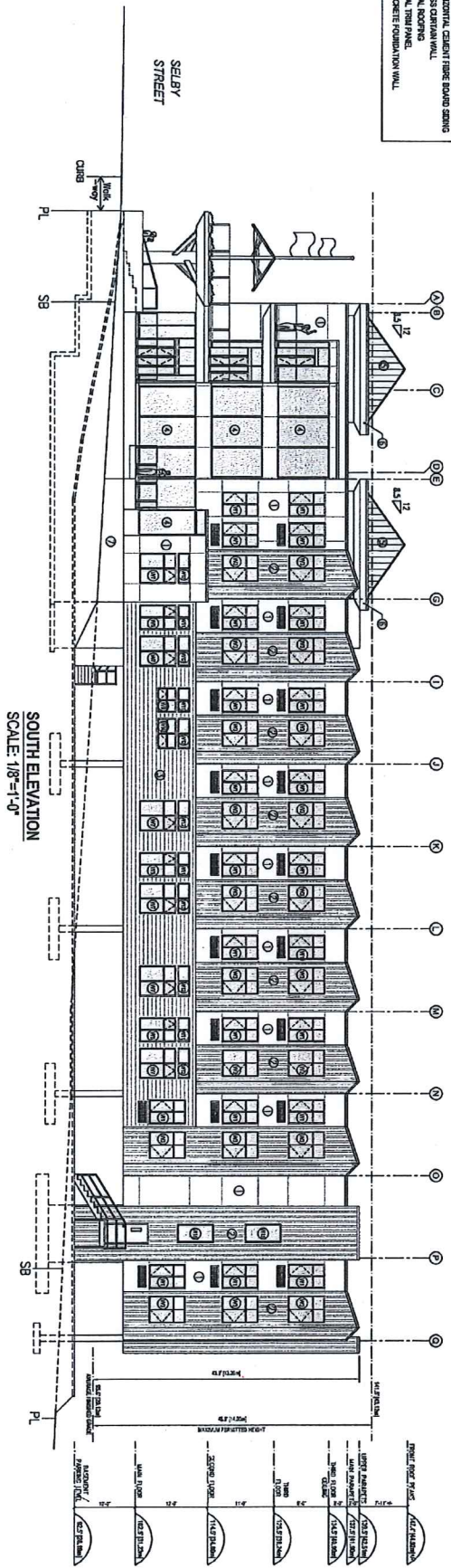
- LEGEND**
- ① GENERAL PURPOSE PAINT
  - ② VERTICAL CORRUGATED METAL SIDING
  - ③ HORIZONTAL CORRUGATED METAL SIDING
  - ④ GLASS CURTAIN WALL
  - ⑤ METAL ROOFING
  - ⑥ METAL TRIM PANEL
  - ⑦ CONCRETE FOUNDATION WALL



**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"

NO.	REVISION	DATE	NO.	REVISION	DATE

<p><b>RECEIVED</b>  <b>DP001054</b>                  2017 JUN-01                  Current Planning Submission</p>	<p><b>PROJECT</b>                  440 SELBY STREET,                  NANAIMO, BC</p>	<p><b>CLIENT</b>                  ign o. niamath</p>
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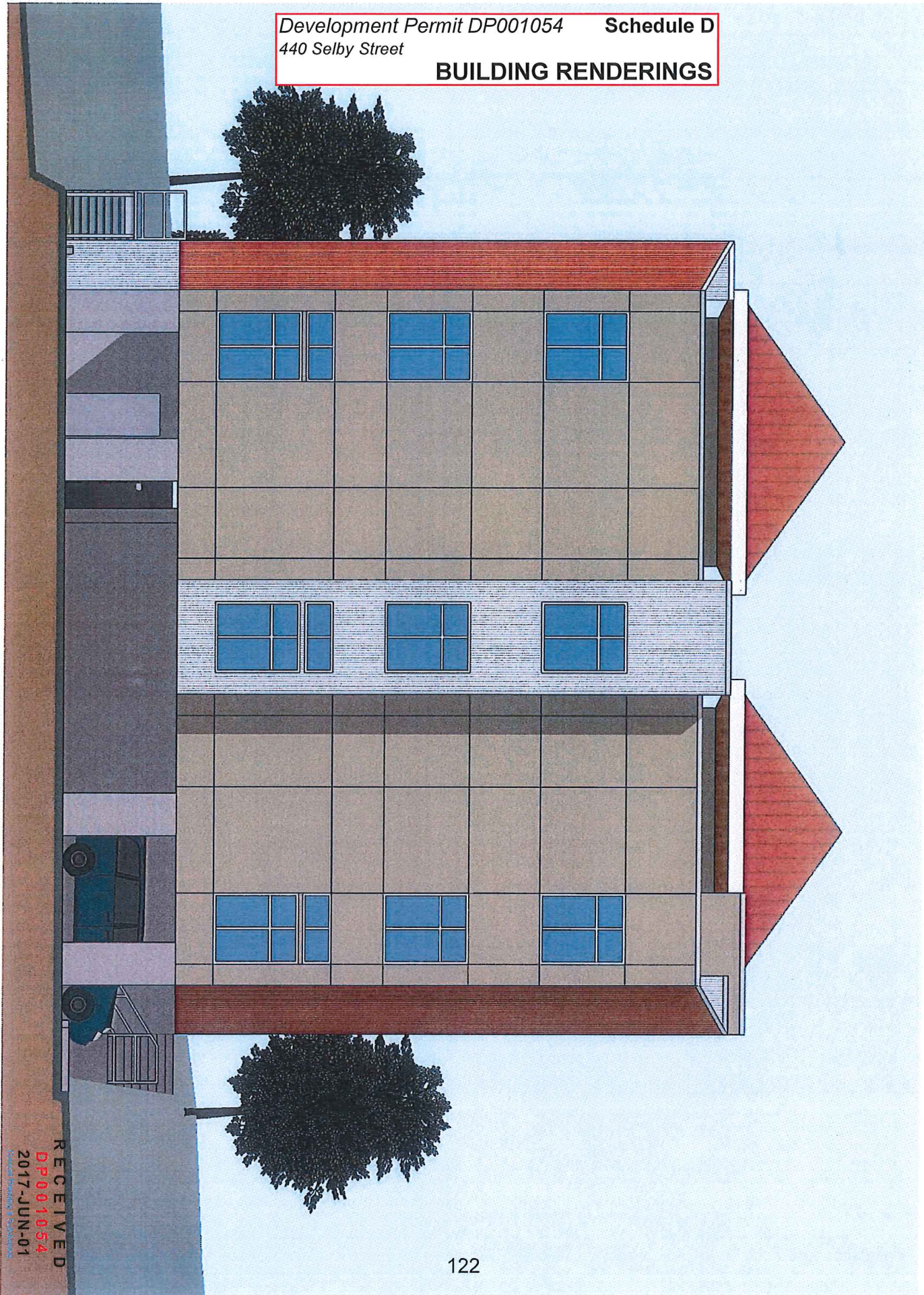
<p><b>DATE</b>                  JUN 1, 2017</p>	<p><b>SCALE</b>                  A4.0</p>
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Development Permit DP001054 Schedule D  
440 Selby Street  
**BUILDING RENDERINGS**



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DP001054  
2017-JUN-01  
City of Vancouver Planning & Development





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DP001064  
2017-JUN-01





RECEIVED  
DP001054  
2017-JUN-01





SELBY HOTEL

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DP001054  
2017-JUN-01





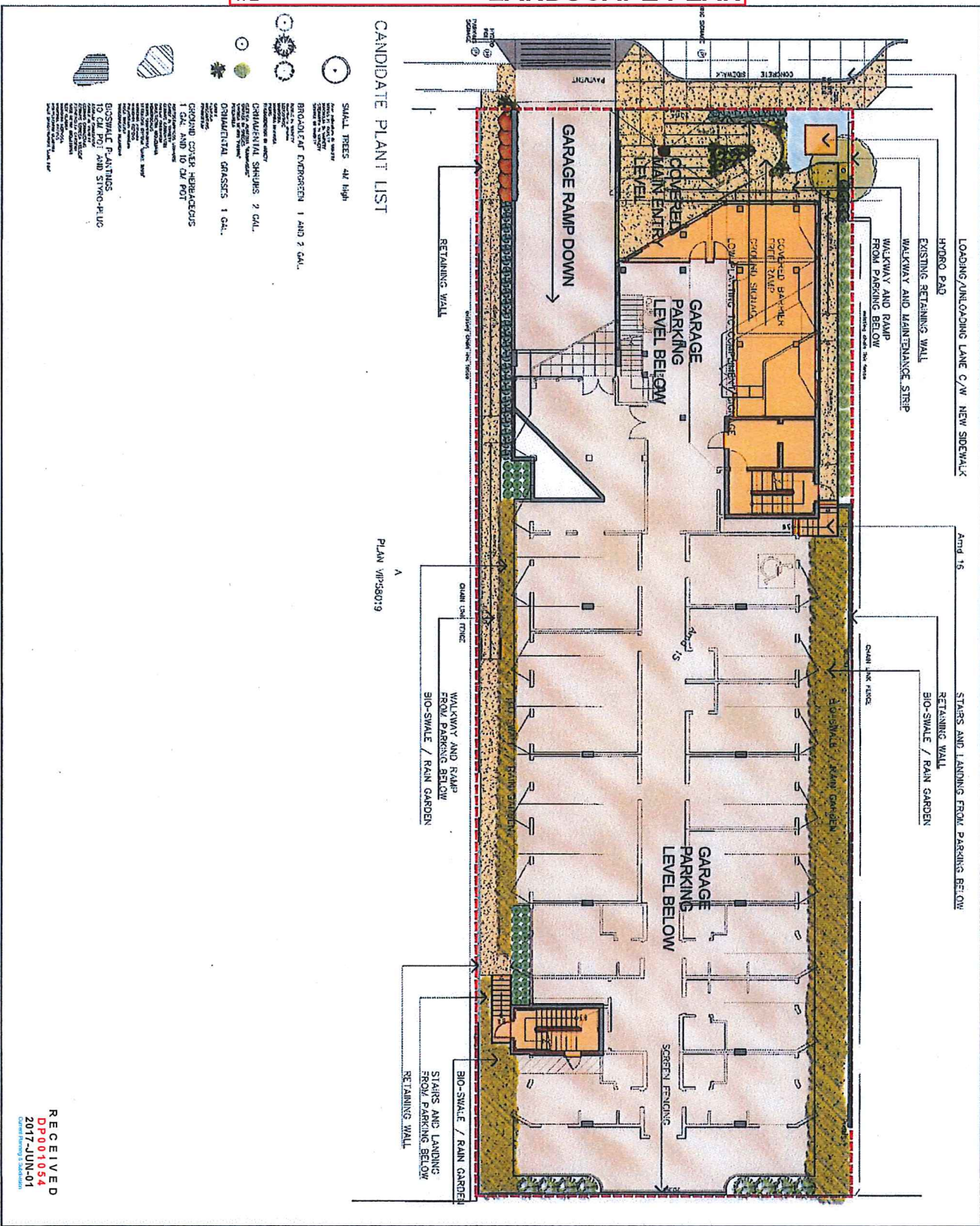
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2017-JUN-01  
Carter Planning & Architecture



440 Selby Street

1/2

# LANDSCAPE PLAN



- CANDIDATE PLANT LIST**
- SMALL TREES 4M HIGH**
    - FRAXILIS
    - QUERCUS
    - PRUNUS
    - SYDOWIA
  - BROADLEAF EVERGREEN 1 AND 2 CAL.**
    - ARIZONICA
    - LAUREL
    - YEW
  - CONIFERIAL SHRUBS 2 CAL.**
    - ARIZONICA
    - LAUREL
    - YEW
  - ORNAMENTAL GRASSES 1 CAL.**
    - ARIZONICA
    - LAUREL
    - YEW
  - GROUND COVER HERBACEOUS 1 CAL. AND 10 CAL POT**
    - ARIZONICA
    - LAUREL
    - YEW
  - BOSWALIC PLANTINGS TO CAL POT AND SYDOW-PLUS**
    - ARIZONICA
    - LAUREL
    - YEW

PLAN WP58019

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 DP001054  
 2017-JUN-01  
 Green Energy Solutions

**frank boscarino landscape architect**  
 1000 10th Street, Vancouver, BC V6J 1A1  
 Tel: 604 251 7515 Fax: 604 251 7512

Project No: 17-001  
 Date: August 15, 2017

Development Permit  
 August 15, 2017  
 1:100  
 440 Selby Street

**General Notes**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

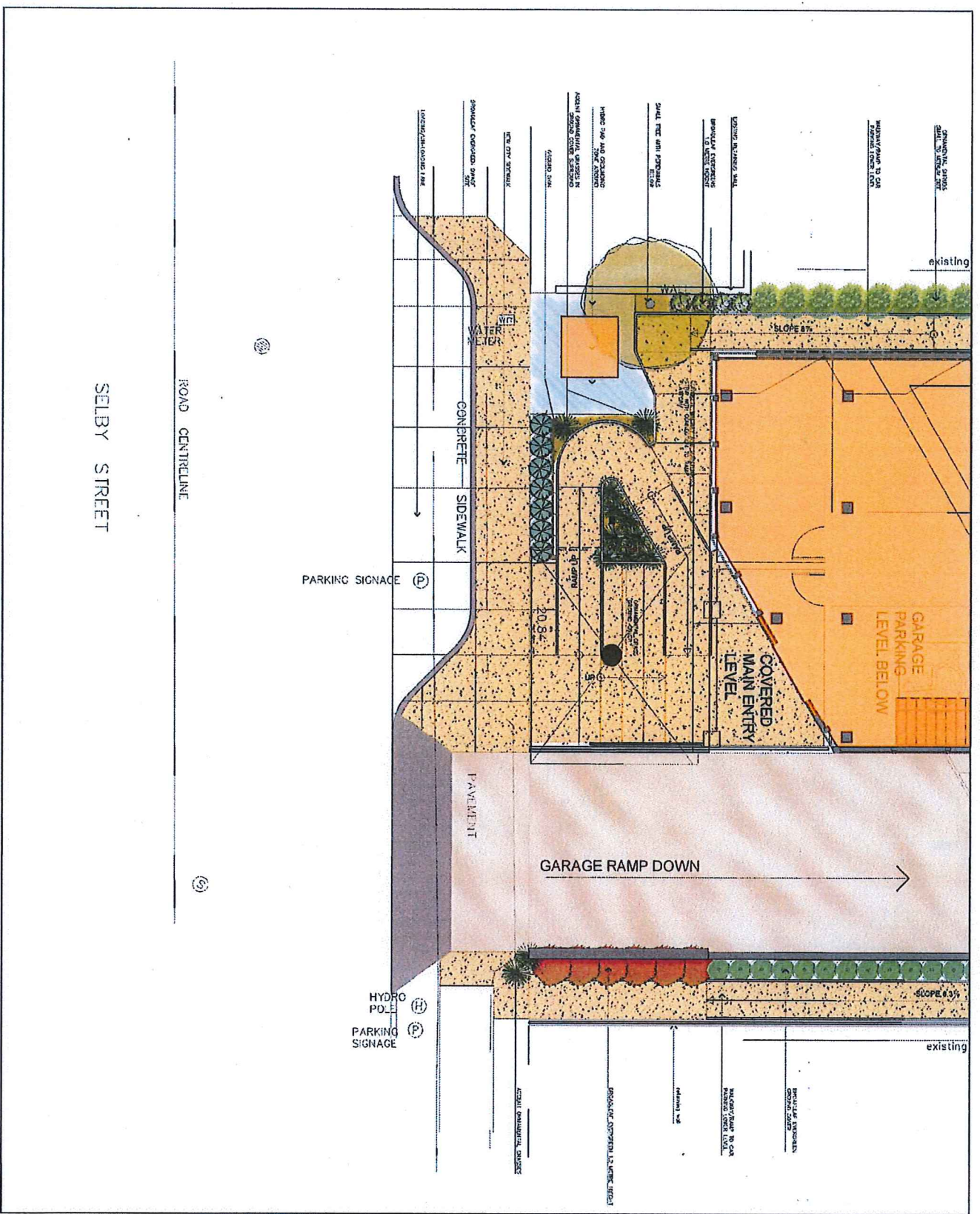
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

9. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

Project No: 17-001  
 Date: August 15, 2017

Project No: 17-001  
 Date: August 15, 2017





**Key Plan**  
**General Notes**  
 1. REFER TO ALL DRAWINGS FOR GENERAL NOTES.  
 2. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.  
 3. REFER TO ALL DRAWINGS FOR DIMENSIONS AND TOLERANCES.  
 4. REFER TO ALL DRAWINGS FOR ELEVATIONS AND FINISHES.  
 5. REFER TO ALL DRAWINGS FOR NOTES AND COMMENTS.  
 6. REFER TO ALL DRAWINGS FOR SCHEDULES AND TABLES.  
 7. REFER TO ALL DRAWINGS FOR SPECIFICATIONS AND STANDARDS.  
 8. REFER TO ALL DRAWINGS FOR CONTRACT DOCUMENTS AND AGREEMENTS.  
 9. REFER TO ALL DRAWINGS FOR LEGAL AND REGULATORY REQUIREMENTS.  
 10. REFER TO ALL DRAWINGS FOR PROFESSIONAL OPINIONS AND RECOMMENDATIONS.

**front landscape architect**  
 440 Selby Street  
 Toronto, Ontario M5E 1B3  
 Phone: (416) 593-5141 Fax: (416) 593-5142  
 Email: info@front.ca  
 Website: www.front.ca

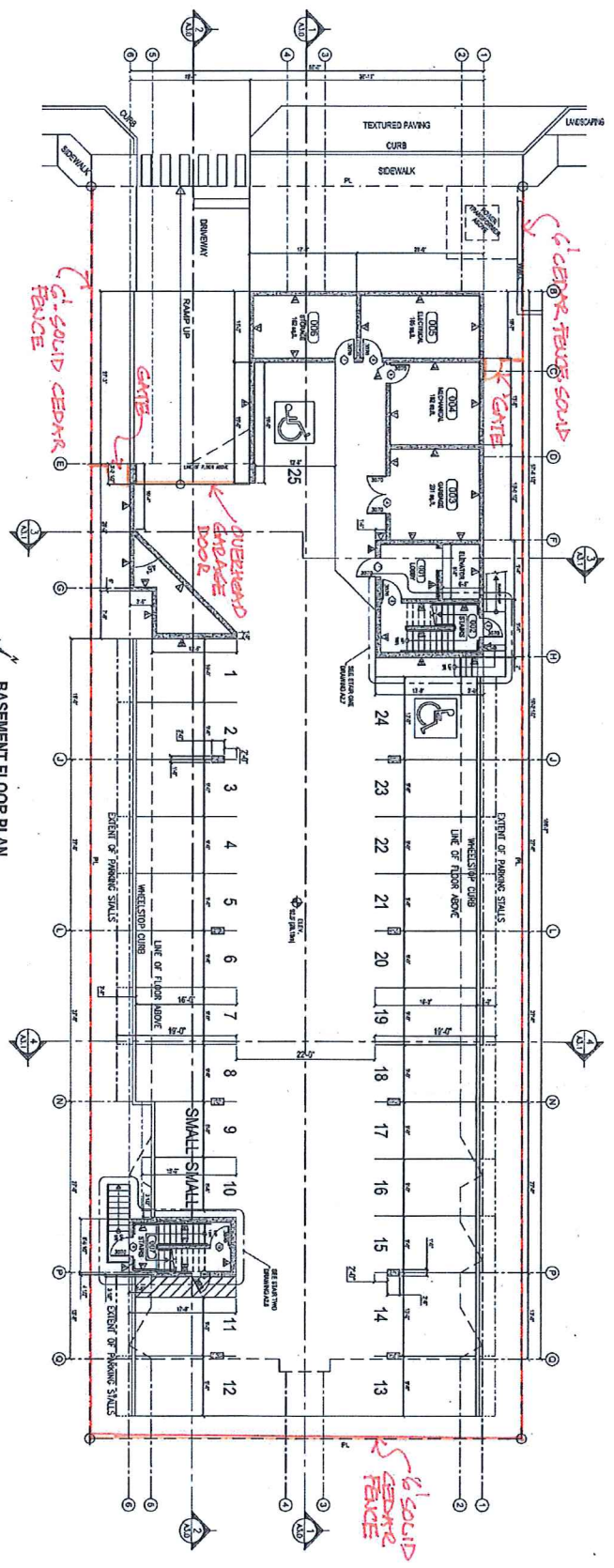
Development Permit	1:10
May 25, 2017	
440 Selby Street	
Project Name	440 Selby Street
Project Number	LC21
Scale	1:10
Author	
Checker	
Approver	

LC21



LOCATION OF FENCE

SELBY STREET



BASEMENT FLOOR PLAN  
SCALE: 1/8"=1'-0"  
GROSS AREA: 1,429 sq.ft. (132.76 m<sup>2</sup>)

**WALL SCHEDULE**

NO.	REVISION	DATE	NO.	REVISION	DATE
1			1		
2			2		
3			3		
4			4		
5			5		
6			6		
7			7		
8			8		
9			9		
10			10		
11			11		
12			12		

**NOTES**

1. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

2. ALL WALLS SHALL BE FINISHED WITH 1/2\"/>

**ARCHITECT**  
Ian A. Niomath  
4-1188 WINDOAK STREET, VANCOUVER, B.C. V6L 2A2  
TEL: 604 276 8888 FAX: 604 276 8888

**PROJECT**  
440 SELBY STREET,  
NANAIMO, BC

**DRAWING TITLE**  
BASEMENT FLOOR PLAN

**SCALE**  
AS SHOWN

**DATE**  
10/18/2017

**BY**  
EK

**CHECKED**  
EK

**APP'D**  
A20

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DP1054  
2017-SEP-07  
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