



DEVELOPMENT VARIANCE PERMIT NO. DVP00404

ZABO HOLDINGS INC
Name of Owner(s) of Land (Permittee)

Civic Address: 905 HECATE STREET

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This 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 VIP52501
PID No. 017-386-209

3. The "City of Nanaimo ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
 - *Section 14.5.1 – Siting of Buildings* – to reduce the minimum required front yard setback for the proposed addition from 6m to 4.2m.
4. The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:
 - *Section 7.2 – All Other Uses Parking Table* – to reduce the minimum required number of off-street parking spaces provided on-site from 14 to 0.
5. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan

6. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
7. This permit prevails over the provisions of the bylaw in the event of conflict.
8. 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.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by M2 Architecture Inc., received 2020-JUL-01, as shown on Schedule B.
2. Required off-street parking is to be provided on the neighbouring property with a legal description of Lot A, Section 1, Nanaimo District, Plan VIP66252 (885 Hecate Street) and shall be secured through a lease agreement between both property owners.
3. Should access to the parking at 885 Hecate Street become unavailable for the use at 905 Hecate Street, the required parking shall be provided on-site at the subject property.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 31ST DAY OF AUGUST, 2020.



Corporate Officer

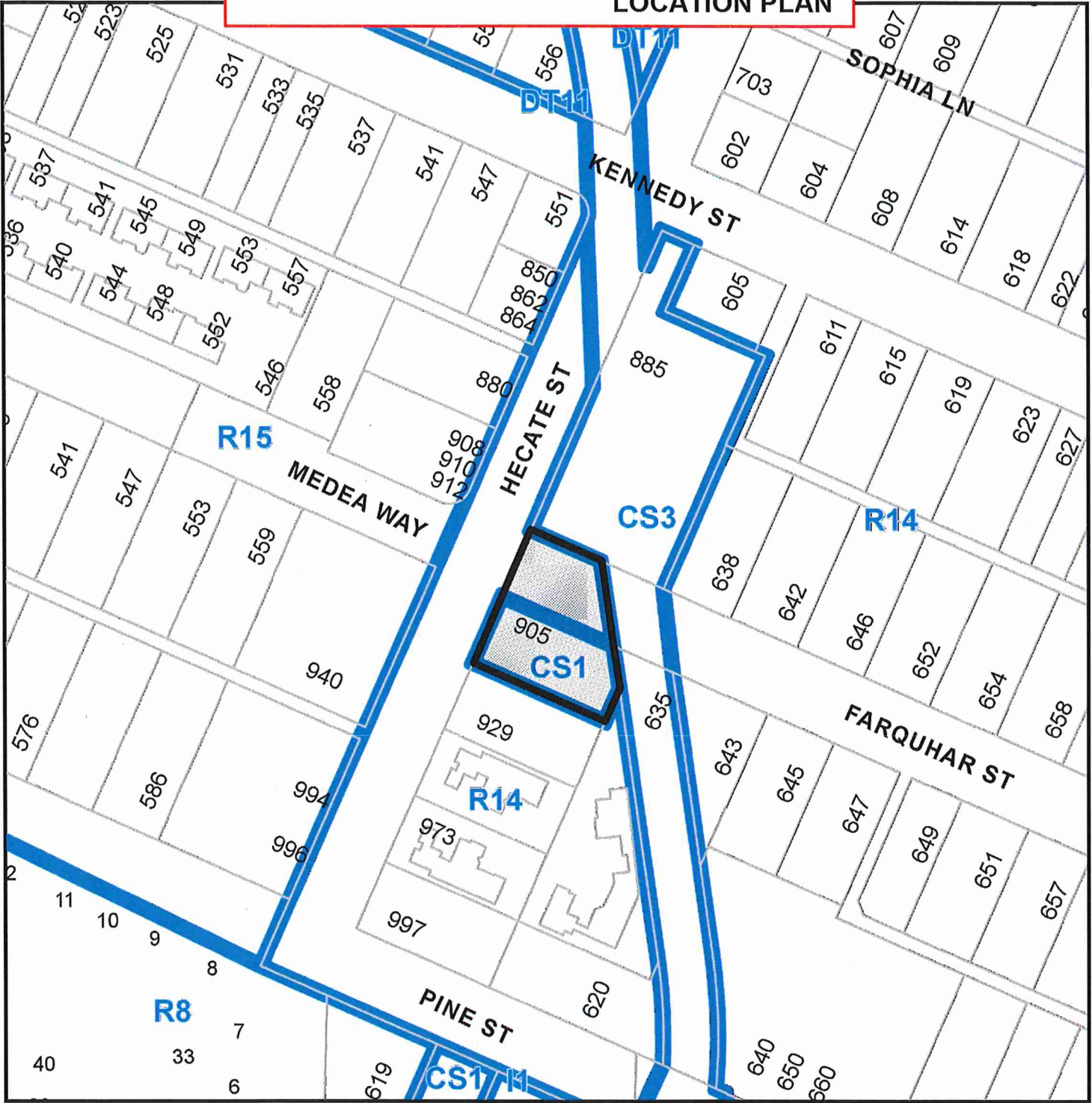


Date

CH/in
Prospero attachment: DVP00404

Development Variance Permit DVP00404 Schedule A
905 Hecate Street

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00404

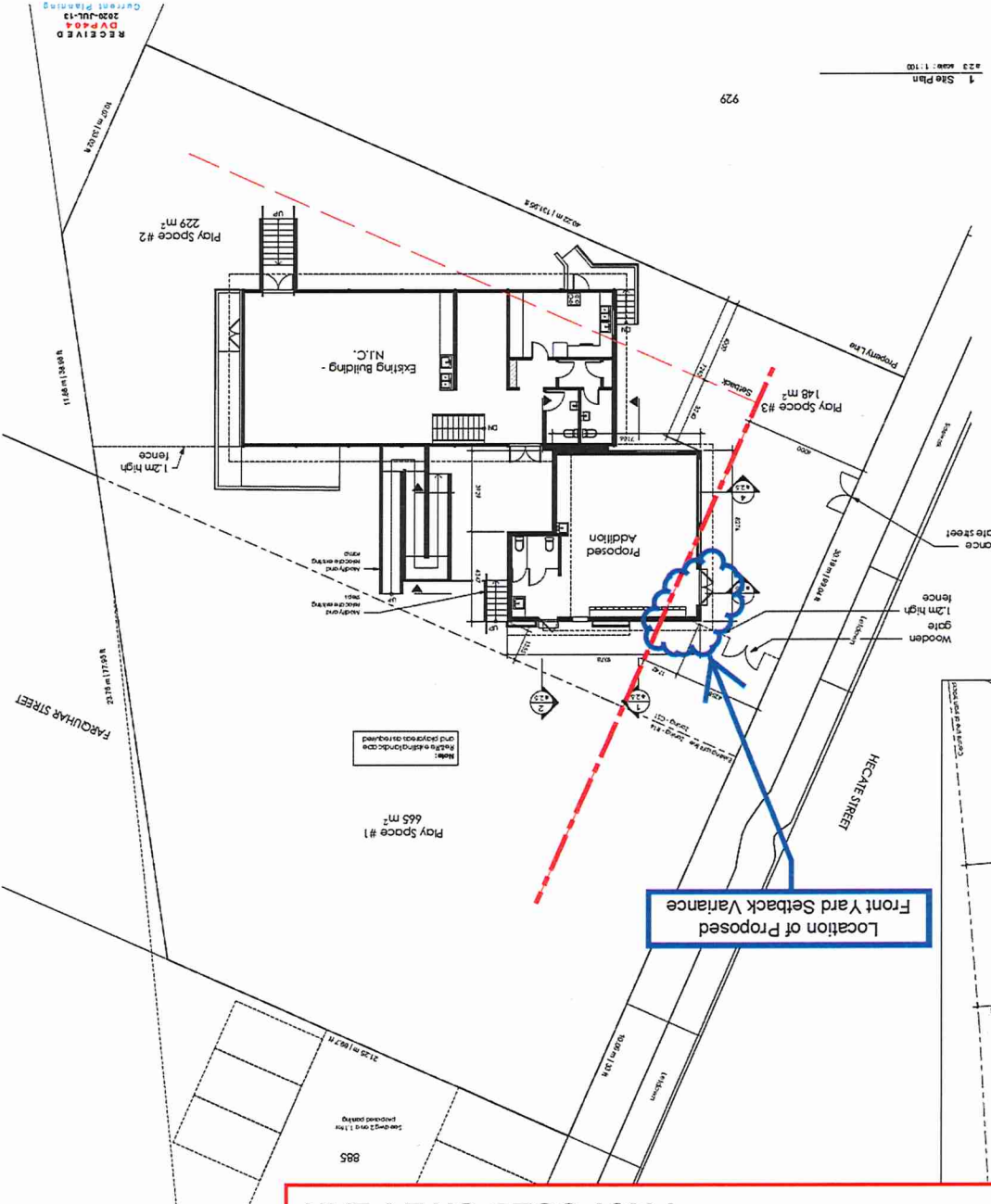
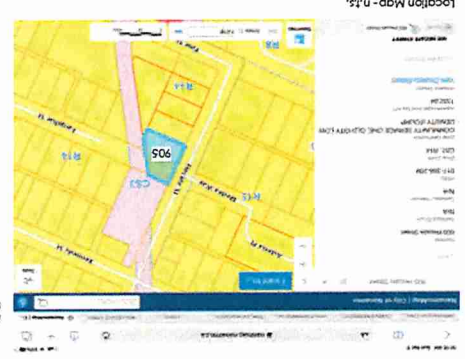
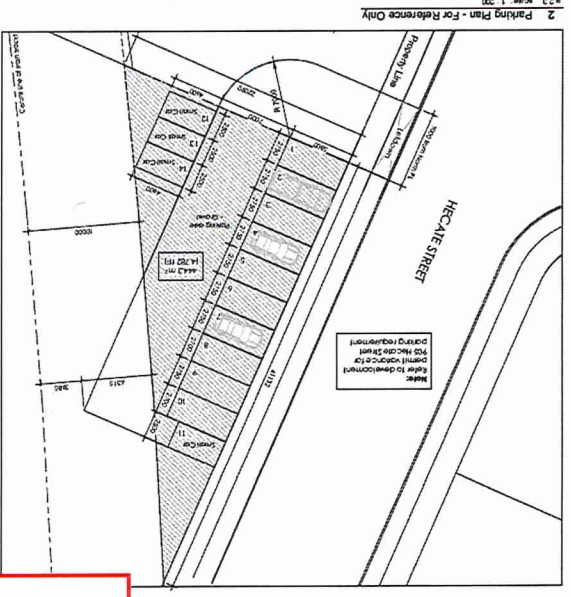


Subject Property

CIVIC: 905 HECATE STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP52501

Development Variance Permit DVP00404 Schedule B
905 Hecate Street
PROPOSED SITE PLAN



m² Architecture inc.
 303 - 2073 West 43rd Avenue
 Vancouver, BC, V6M 2C3

CONSULTANT
 pelli design studio
 200 - 1025 MAIN STREET
 VANCOUVER, BC V6A 2E4
 design@pellidesign.com
 604.682.5822

COMMITTEE APPROVAL
 City of Vancouver Planning Department
 1100 - 1100 BROADWAY
 VANCOUVER, BC V6Z 2M6
 604.675.2600

DATE

Task	Description	Date
1	Submitted for Application	May 11, 2020
2	Permit Review	June 15, 2020
3	Permit Review	July 1, 2020

Address
 905 Hecate Street
 Nanaimo, BC

Project Name
 N.I.A - New Addition

Building Permit Application

Project No.

Scale
 As Indicated

Date
 July 1, 2020

Sheet No.
 01.1

RECEIVED
 DVP 00404
 Current Planning