



DEVELOPMENT PERMIT NO. DP001289

1362132 BC LTD

Name of Owner(s) of Land (Permittee)

337 ROBSON 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP87077
PID No. 030-718-830**

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 Subject Property Map

Schedule B Site and Parking Plans

Schedule C Building Elevations and Details

Schedule D Landscape Plan and Details

Schedule E Schedule D - Amenity Requirements for Additional Density

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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.
6. This permit shall prevail in the event of a bylaw conflict.

TERMS OF PERMIT

The “City of Nanaimo Bylaw 2011 No. 4500” is varied as follows:

1. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 12.0m to 16.1m.

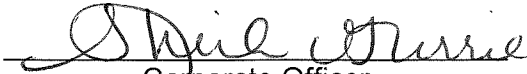
The “City of Nanaimo Off Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 14 spaces to 12 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plans prepared by Beck Vale Architects and Planners Inc., received 2023-AUG-28 and 2024-JAN-30, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by Beck Vale Architects and Planners Inc., received 2023-DEC-17, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Bloom Landscape Architecture., received 2023-AUG-28 and 2023-DEC-17, as shown on Schedule D.
4. The subject property shall be developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Beck Vale Architects and Planners Inc, received 2024-FEB-12, as shown on Schedule E, and to include the following items:
 - A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. Payment of \$10,000 cash-in-lieu for one of the twelve parking spaces prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
4TH DAY OF MARCH, 2024.



Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo

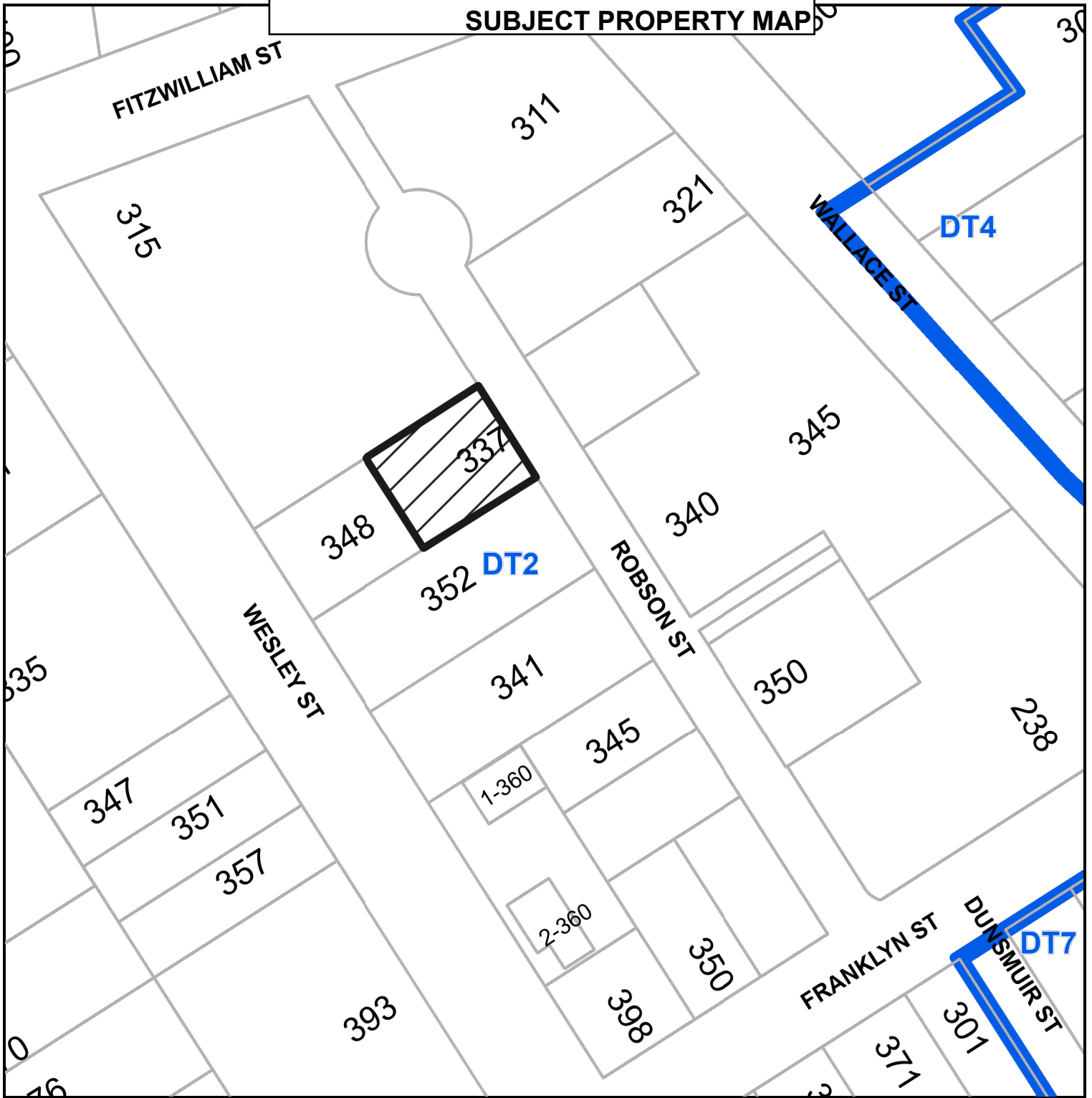


Date

CH/lm

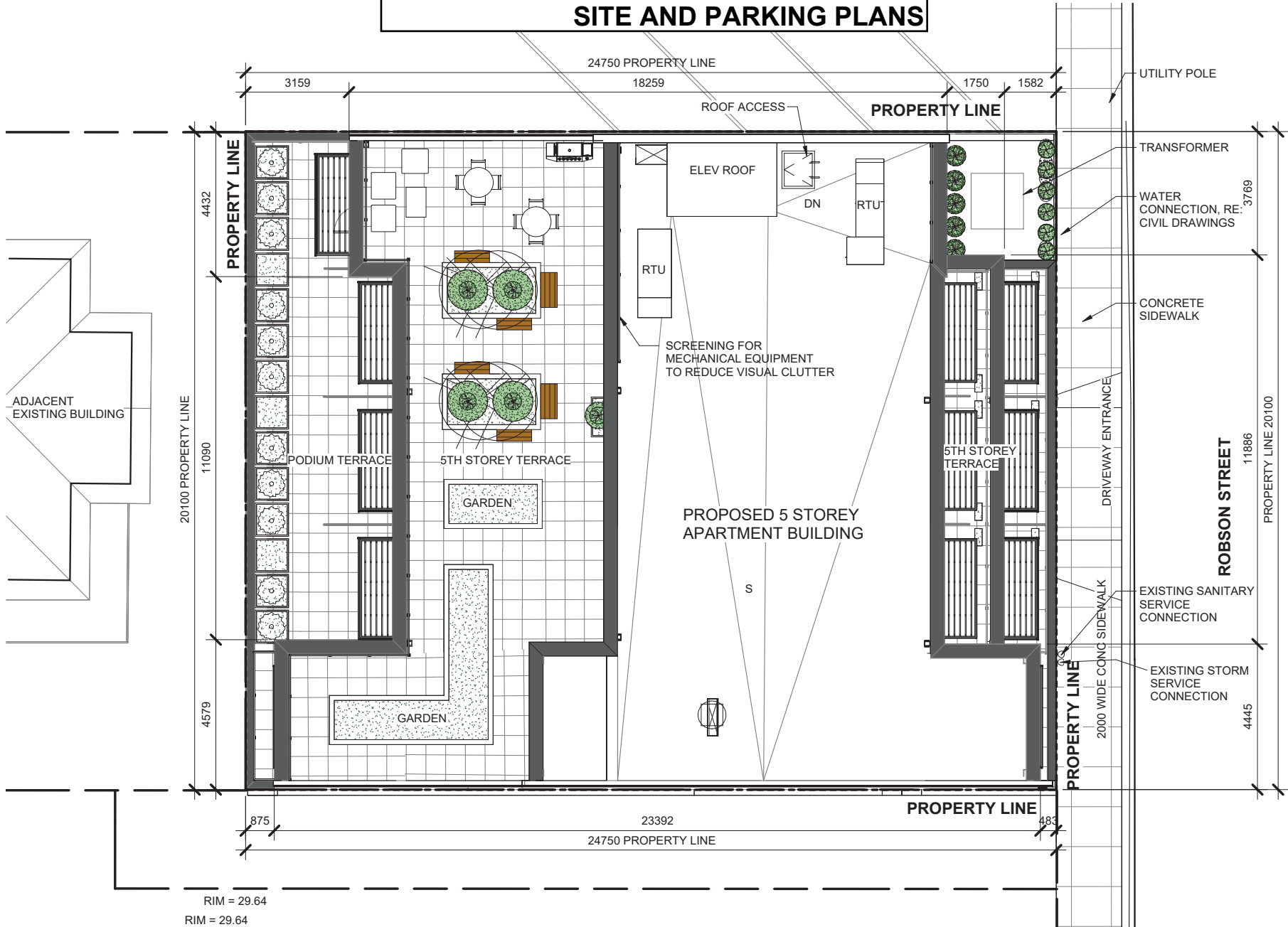
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SUBJECT PROPERTY MAP



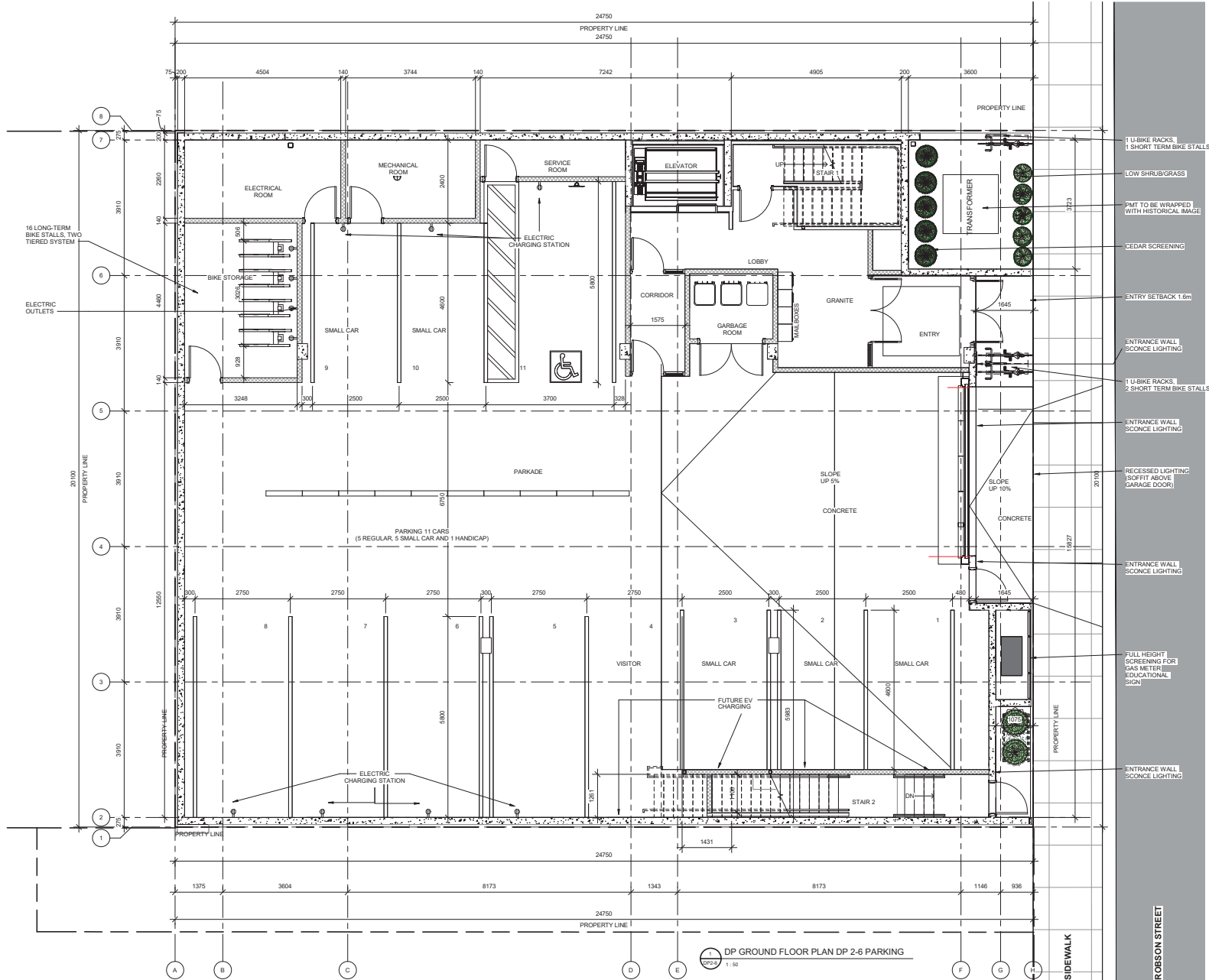
 337 Robson Street

SITE AND PARKING PLANS



RIM = 29.64
 RIM = 29.64

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ISSUED	DATE	REMARKS
▲		

- 1 U-BIKE RACKS, 1 SHORT TERM BIKE STALLS
- LOW SHRUB/GRASS
- FMIT TO BE WRAPPED WITH HISTORICAL IMAGE
- CEDAR SCREENING
- ENTRY SETBACK 1.6m
- ENTRANCE WALL (SCIENCE LIGHTING)
- 1 U-BIKE RACKS, 2 SHORT TERM BIKE STALLS
- ENTRANCE WALL (SCIENCE LIGHTING)
- RECESSED LIGHTING (SOFFIT ABOVE GARAGE DOOR)
- ENTRANCE WALL (SCIENCE LIGHTING)
- FULL HEIGHT SCREENING FOR GAS METER/ EDUCATIONAL SIGN
- ENTRANCE WALL (SCIENCE LIGHTING)

**ROBSON STREET
APARTMENT
NANAIMO, BC**
337 ROBSON STREET

Drawn:	NV	Checked:	Checker
Project Number:	22-23		

GROUND FLOOR - PARKING **DP2-6**

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2024-JAN-30
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Beck Vale Architects + Planners Inc. is not responsible for the design or construction of any structure shown on this drawing. The Contractor shall verify and be responsible for all dimensions, dates, and elevations.
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Development Permit No. DP001289 Schedule C
 337 Robson Street
BUILDING ELEVATIONS AND DETAILS

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS



1 SOUTH ELEVATION
 DPS-1 1:100



2 EAST ELEVATION
 DPS-1 1:100



3 NORTH ELEVATION
 DPS-1 1:100



4 WEST ELEVATION
 DPS-1 1:100



OPTIONAL IMAGES FOR METAL PANEL SCREENING AND TRANSFORMER IMAGE WRAP

EXTERIOR FINISH MATERIALS

1. FIBRE CEMENT PANEL - TYPE 1
2. POURED IN PLACE CONCRETE WITH REVEAL JOINTS PAINTED
3. PREFINISHED METAL CORNICE
4. PREFINISHED METAL FLASHING
5. PREFINISHED METAL ROOF TOP UNIT SCREENING
6. PREFINISHED METAL LOUVERED PRIVACY SCREEN
7. ALUMINUM WINDOW FRAME/WINDOW
8. PREFINISHED METAL PICKET RAILING
9. MECHANICAL UNITS
10. PREFINISHED METAL OVERHEAD DOOR WITH LEXAN SLATS
11. METAL HOLLOW DOOR - PAINT
12. FIBRE CEMENT PANEL - TYPE 2
13. FIBRE CEMENT PANEL - TYPE 3
14. DOWNSPOUTS
15. PREFINISHED HORIZONTAL METAL PANEL/TRIM - TYPE 1
16. PREFINISHED COMPOSITE BOARD - 6" V-GROOVE PLANK
17. CORRUGATED METAL PANEL - TYPE 1
18. OCULAR PERFORATED METAL PANEL IMAGING SCREEN WITH HINGES
19. PRIVACY FILM
20. CEDAR PLANTS, GRASSLOW SHRUB FOR SCREENING
21. ENTRANCE SCONCE LIGHTING
22. RECESSED LIGHTING BELOW LEVEL 2 TERRACE
23. TRANSFORMER WITH HISTORIC IMAGE WRAP
24. EDUCATIONAL DISPLAY, SUSTAINABLE ENERGY MANAGEMENT

COLOUR

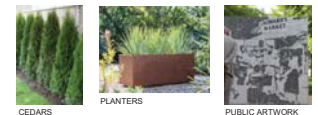
- LIGHT MIST
- GRAY
- CHARCOAL GRAY
- CHARCOAL GRAY
- LIGHT GRAY
- CHARCOAL GRAY
- DARK GRAY
- CHARCOAL GRAY
- CHARCOAL GRAY
- ARCTIC WHITE
- SLATE GRAY
- BLACK
- CHARCOAL GRAY
- DARK FIR
- DUSTY CHARCOAL
- CHARCOAL GRAY



OCULAR PERFORATED METAL PANEL IMAGING



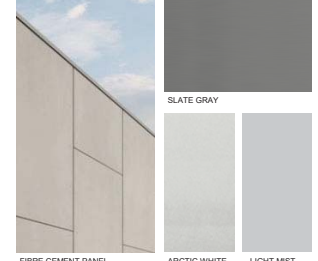
RECESSED LIGHTING SCONCE LIGHTING



CEDARS PLANTERS PUBLIC ARTWORK



DUSTY CHARCOAL BLACK CHARCOAL GRAY



FIBRE CEMENT PANEL ARCTIC WHITE LIGHT MIST



HORIZONTAL COMPOSITE BOARD DARK FIR



200-211 17 Avenue SE Calgary Alberta 403 262 8511

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP

NOTE:
 ELEVATIONS HAVE CHANGED

**ROBSON STREET
 APARTMENT
 NANAIMO, BC**
 337 ROBSON STREET

Drawn: CAF, TO Checked: NV
 Project Number 22-23

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ELEVATIONS AND MATERIAL BOARD DP3-1

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Development Permit No. DP001289 Schedule D
 337 Robson Street
LANDSCAPE PLAN AND DETAILS



200-211 17 Avenue SE Calgary Alberta 403 282 8511

LEVEL 1

AT THE STREET LEVEL THE DEVELOPMENT OFFERS A COVERED ENTRYWAY AND BICYCLE PARKING OFF OF ROBSON STREET. PARKADE ACCESS IS LOCATED CENTRALLY WITH REQUIRED MECHANICAL ELEMENTS FLANKING EACH SIDE. PLANTERS AND SCONCE LIGHTING PLACED FOR EACH BUILDING ACCESS POINTS. MECHANICAL ELEMENTS ARE SOFTENED/SCREENED WITH THE USE OF CEDARS AND METAL SCREENING.



LANDSCAPE PLAN - LEVEL 1
 1:100

LEVEL 2

LEVEL TWO OFFERS PRIVATE PATIOS FOR RESIDENTS. ON THE SOUTHWEST SIDE OF THE BUILDING, A BOXWOOD HEDGE AND DOGWOOD TREES WITHIN RAISED PLANTERS PROVIDE ALL SEASON PRIVACY FOR RESIDENTS. THE PLANT MATERIAL WORKS TO SOFTEN THE BUILDING EDGE WHEN VIEWED FROM STREET LEVEL AND FROM ADJACENT BUILDINGS. IN THE SPRING, FLOWERS ON THE DOGWOODS ATTRACT POLLINATORS. DURING THE WINTER, THE DOGWOODS BRANCHING CREATES AN INTERESTING FORM WITHIN THE LANDSCAPE.



LANDSCAPE PLAN - LEVEL 2
 1:100

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP

**ROBSON STREET
 APARTMENT
 NANAIMO, BC**
 337 ROBSON STREET

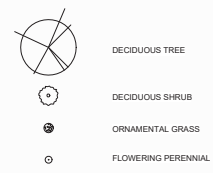
Drawn: CAF, TO Checked: NV
 Project Number 22-23



PLANT LIST

QUANTITY	COMMON NAME	SIZE / SPACING
TREES		
2	COLUMNAR BLUE ATLAS CEDAR	4.5 CM CAL
3	PACIFIC DOGWOOD	6.0 CM CAL
5	PARKLAND PILLAR ASIAN WHITE BIRCH	4.5 CM CAL
SHRUBS		
19	GREEN VELVET BOXWOOD	#03 CONT.
ORNAMENTAL GRASSES AND PERENNIALS		
20	DRUMSTICK ALLIUM	BULB/PLANT IN FALL
30	MEXICAN FEATHER GRASS	#01 CONT.
20	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.

PLANTING LEGEND



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BLOOM LANDSCAPE ARCHITECTURE
 UNION BAY, BC, V0R 3B0
 T: 250-218-1303
 e: info@bloom-la.com
 www.bloom-la.com

LANDSCAPE PLAN

DP2-4

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LEVEL 5

THE SOUTH FACING ROOF DECK ON LEVEL FIVE PROVIDES A GENEROUS OUTDOOR AREA FOR ALL RESIDENTS TO ENJOY. THE SPACE IS DEFINED BY RAISED PLANTERS WITH FIXED BENCH SEATING AND MOVEABLE CHAIRS AND TABLES. RESIDENTS CAN CHOOSE TO GATHER IN GROUPS OR FIND A QUIET PLACE TO READ. THE LAYOUT IS CONSIDERATE OF WHEELCHAIR USERS AS THE ROOF DECK AND ALL AREAS ON IT ARE ACCESSIBLE.

TWO OF THE FOUR PLANTERS ARE AVAILABLE FOR USE BY RESIDENTS TO GROW THEIR OWN PRODUCE AND ORNAMENTAL PLANTS. THE REMAINING PLANTERS ARE FILLED WITH MEADOW STYLE PLANTINGS TO CREATE ALL SEASON VISUAL INTEREST AND ATTRACT POLLINATORS AND BUTTERFLIES. FOUR TREES LINE THE DECK, PROVIDING SUMMER SHADE, BEAUTIFUL FALL COLOR, AND WINTER FORM. THESE TREES ALSO PLAY AN IMPORTANT ROLE IN PROVIDING VERTICAL GREENERY WITHIN THE DEVELOPMENT WHEN VIEWED FROM THE STREET LEVEL AND ADJACENT BUILDINGS.



TABLE AND CHAIRS FOR BBQ AREA



LOUNGE SEATING BY RAILING AREA

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP



LANDSCAPE PLAN - LEVEL 5

1:100



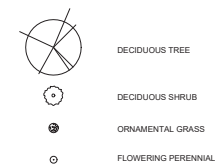
BENCH SEATING AROUND PLANTERS



PLANT LIST

QUANTITY	COMMON NAME	SIZE / SPACING
TREES		
2	COLUMNAR BLUE ATLAS CEDAR	4.5 CM CAL
3	PACIFIC DOGWOOD	6.0 CM CAL
5	PARKLAND PILLAR ASIAN WHITE BIRCH	4.5 CM CAL
SHRUBS		
19	GREEN VELVET BOXWOOD	#03 CONT.
ORNAMENTAL GRASSES AND PERENNIALS		
20	DRUMSTICK ALLIUM	BULB/PLANT IN FALL
30	MEXICAN FEATHER GRASS	#01 CONT.
20	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.

PLANTING LEGEND



ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

Drawn: CAF, TO Checked: NV
Project Number 22-23

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approved to showing the work. Dimensions and locations shall be measured to the Canadian surveying system. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all dimensions noted on the drawing are met. "As-shown" with reference to the latest issue, and used for reference purposes only.



BLOOM LANDSCAPE ARCHITECTURE
UNION BAY, BC, V0R 3B0
t: 250-218-1303
e: info@bloom-ls.com
www.bloom-ls.com

LANDSCAPE PLAN

DP2-5

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SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY**SCHEDULE D – TIER 1****ADDITIONAL DENSITY REQUIREMENTS - SCHEDULE D**

	1	SITE SELECTION (MIN.10)
	2	RETENTION AND RESTORATION OF NATURAL FEATURES (MIN. 8)
	3	PARKING AND SUSTAINABLE TRANSPORTATION (MIN. 10)
9 - 16	4	BUILDING MATERIALS (MIN. 8) A+C+D+E+H= 9
1 - 1	A.	WOOD IS THE PRIMARY BUILDING MATERIAL. YES. WOOD FRAME BUILDING.
0 - 2	B.	THE PROPOSED DEVELOPMENT USES SALVAGED, REFURBISHED OR REUSED MATERIALS; THE SUM OF WHICH CONSTITUTES AT LEAST 10% OF THE TOTAL VALUE OF MATERIALS ON THE PROJECT. NO.
3 - 3	C.	AT LEAST 50% OF ALL WOOD PRODUCTS USED IN CONSTRUCTION ARE CERTIFIED BY THE FOREST STEWARDSHIP COUNCIL (FSC), THE SUSTAINABLE FORESTRY INITIATIVE (SFI), THE CANADIAN STANDARDS ASSOCIATION - SUSTAINABLE FOREST MANAGEMENT STANDARD (CSA-SFM), OR RECOGNIZED EQUIVALENT. YES.
2 - 2	D.	THE PROPOSED DEVELOPMENT USES MATERIALS WITH RECYCLED CONTENT SUCH THAT THE SUM OF THE POSTCONSUMER RECYCLED MATERIAL CONSTITUTES AT LEAST 25%, BASED ON COSTS, OF THE TOTAL VALUE OF THE MATERIALS IN THE PROJECT. YES.
2 - 2	E.	THE PROJECT DEVELOPER HAS SUBMITTED A CONSTRUCTION AND WASTE MANAGEMENT PLAN THAT, AT A MINIMUM, IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL AND WHETHER THE MATERIALS WILL BE SORTED ONSITE OR COMINGLED. YES.
0 - 2	F.	AT LEAST 75% OF THE MATERIALS USED IN CONST. ARE RENEWABLE RESOURCES. NO.
0 - 3	G.	THE PROPERTY INCLUDES AN EXISTING BUILDING AND AT LEAST 75% OF EXISTING BUILDING STRUCTURE OR SHELL IS RETAINED. NO.
1 - 1	H.	THE DEVELOPMENT INCLUDES PERMANENT EDUCATIONAL SIGNAGE OR DISPLAY(S) REGARDING THE SUSTAINABLE USE OF BUILDING MATERIALS USED DURING CONSTRUCTION OF THE PROJECT. YES. RE: 1/DP2-1
11 - 31	5	ENERGY MANAGEMENT (MIN. 11) A+D= 11
10 - 10*	A.	THE PROPOSED DEVELOPMENT MEETS AT LEAST THE REQUIREMENTS OF STEP 2 OF THE BC ENERGY STEP CODE AND EXCEEDS THE REQUIREMENT SPECIFIED IN THE BUILDING BYLAW BY ONE STEP.* YES. THE PROJECT IS DESIGNED FOR PART 3 BUILDING. IT IS REQUIRED TO MEET STEP 2 BUT PROJECT WILL MEET STEP 3.
15*-	B.	THE PROPOSED DEVELOPMENT MEETS AT LEAST THE REQUIREMENTS OF STEP 3 OF THE BC ENERGY STEP CODE AND EXCEEDS THE REQUIREMENT SPECIFIED IN THE BUILDING BYLAW BY ONE STEP. * YES. THE PROJECT IS DESIGNED FOR PART 3 BUILDING. IT IS REQUIRED TO MEET STEP 2 BUT PROJECT WILL MEET STEP 3
30*-	C.	THE PROPOSED DEVELOPMENT IS CONSIDERED A PART 3 WITHIN THE BRITISH COLUMBIA BUILDING CODE (BCBC) AND THE BUILDING MEETS THE MINIMUM REQUIREMENTS OF STEP 4 (NET ZERO READY) WITHIN THE BC ENERGY STEP CODE; OR THE PROPOSED DEVELOPMENT IS CONSIDERED A PART 9 WITHIN THE BRITISH COLUMBIA BUILDING CODE (BCBC) AND THE

		BUILDING MEETS THE MIN. REQ. OF STEP 4 OR 5 WITHIN THE BC ENERGY STEP CODE.*. NO.
1 - 1	D.	THE DEVELOPMENT INCLUDES PERMANENT EDUCATION SIGNAGE OR DISPLAY(S) REGARDING SUSTAINABLE ENERGY MANAGEMENT PRACTICES USED ONSITE. YES. SIGNAGE ON THE LOBBY WALL. RE: GROUND FLOOR PLAN 1/DP2-1
8 - 16	6	WATER MANAGEMENT (MIN. 8) B+E+G+H= 8
0 - 2	A.	AT LEAST 50% OF THE PROPERTY IS COVERED WITH A PERMEABLE SURFACE AREA WHICH MAY INCLUDE A GREEN ROOF. NO.
2 - 2	B.	THE PROPOSED BUILDINGS ON THE PROPERTY INCLUDE PLUMBING FEATURES WHICH WILL USE 35% LESS WATER THAN THE BC BUILDING CODE STANDARD. YES.
0 - 3	C.	A GREEN ROOF IS INSTALLED TO A MINIMUM 30% OF THE ROOF AREA. NO.
0 - 2	D.	A LIVING WALL IS INSTALLED TO COVER AT LEAST 10% OF THE TOTAL AVAILABLE WALL AREA FOR THE PROPOSED PROJECT. NO.
3 - 3	E.	A NON-POTABLE IRRIGATION SYSTEM IS INSTALLED AND USED FOR ALL ON-SITE IRRIGATION. YES. WATER TO BE COLLECTED UNDER SLAB (CISTERN) AND PUMP BACK UP TO USE FOR GREEN SPACE ON TERRACE AND ROOF.
0 - 1	F.	A WATER EFFICIENT IRRIGATION SYSTEM (SUCH AS DRIP) IS INSTALLED. NO.
2 - 2	G.	THE PROPOSED DEVELOPMENT INCLUDES A RAIN GARDEN, CISTERN, BIOSWALE OR STORM WATER RETENTION POND ON THE PROPERTY. YES. WATER TO BE COLLECTED UNDER SLAB (CISTERN).
1 - 1	H.	THE DEVELOPMENT SITE INCLUDES PERMANENT EDUCATIONAL SIGNAGE OR A DISPLAY(S) REGARDING SUSTAINABLE WATER MANAGEMENT PRACTICES USED ON SITE. YES. SIGNAGE ON THE LOBBY WALL. RE: GROUND FLOOR PLAN 1/DP2-1
	7	SOCIAL AND CULTURAL SUSTAINABILITY (MIN. 8)
	8	AFFORDABLE HOUSING (MIN. 10)