



DEVELOPMENT PERMIT NO. DP001394

**1302793 B.C. LTD.
Owner of Land (Permittee)**

**529 TERMINAL AVENUE NORTH
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 by this permit.
2. This 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 B, DISTRICT LOT 96G, NANAIMO DISTRICT, PLAN 6510
PID NO. 005-865-972**

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 shall form a part thereof.

**Schedule A Subject Property Map
Schedule B Site and Parking Plans**

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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

TERMS OF PERMIT


The "City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Minimum Required Number of Off-Street Parking Spaces* – to reduce the minimum required number of parking spaces from 89 to 83.

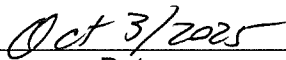
CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plans prepared by Matthew T. Hansen Architect, dated 2025-JUL-25, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 8TH DAY OF **SEPTEMBER, 2025.**

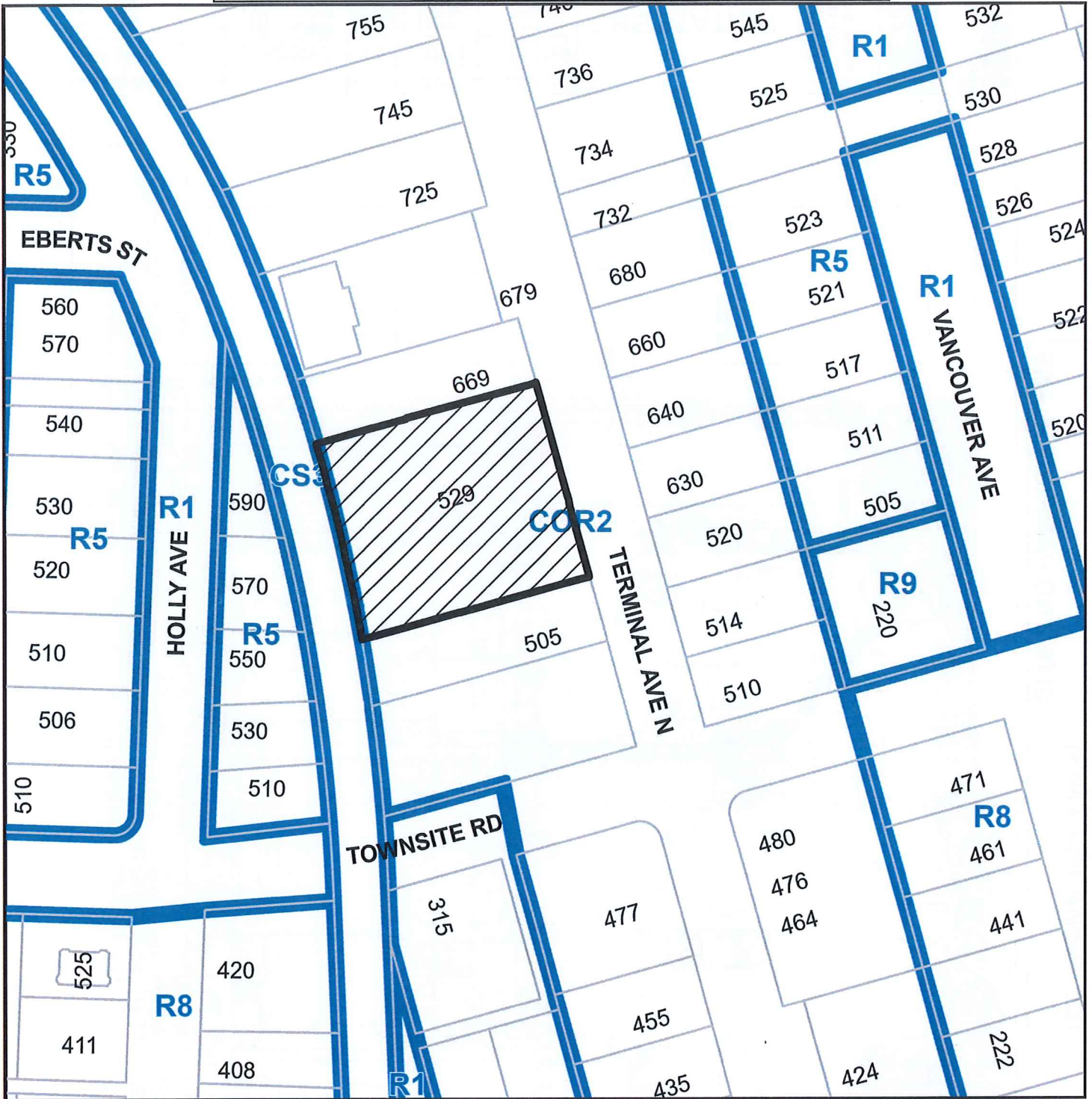


Corporate Officer
Karen Robertson
Deputy Corporate Officer
City of Nanaimo



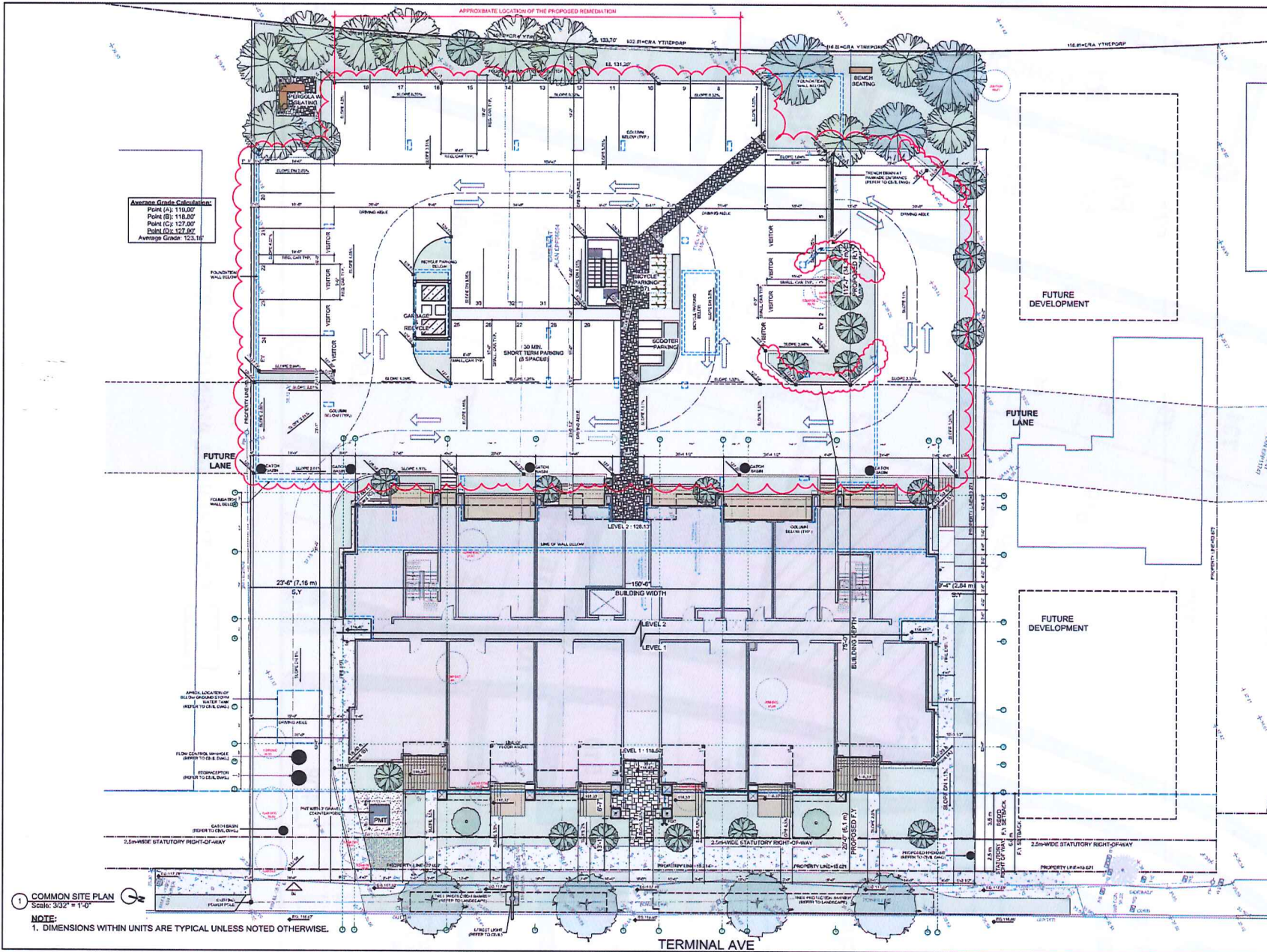
Date

SUBJECT PROPERTY MAP



529 TERMINAL AVENUE NORTH

SITE AND PARKING PLANS



Average Grade Calculation:
Point (A): 118.00'
Point (B): 118.00'
Point (C): 122.00'
Point (D): 127.00'
Average Grade: 123.10'

MATTHEW T. HANSEN
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RECEIVED
DP1394
2025-JUL-29
Current Planning

THE STATION
ADDRESS: 529 Terminal Avenue N, North Vancouver, BC
Legal Description: Lot A and B Plan 6510, Lot 5 Plan 4748

No.	Date	Issue Notes
01	2021-10-07	DP APPLICATION
02	2021-11-15	DP RE-SUBMISSION
03	2022-01-04	DAP REVISION
04	2022-05-23	DP COMPL. LETTER REPLY
05	2022-06-09	BP APPLICATION
06	2022-11-03	BP REPLY
07	2022-12-21	BP REPLY
08	2023-04-01	REVISION
11	2023-06-26	EXTERIOR MAINTENANCE
10	2023-05-18	SITE INSTRUCTIONS
09	2023-04-22	COOKING RANGE DET
08	2023-04-07	REVISE ELEV. SIZE
07	2023-04-11	ADD R/W LOCATIONS
06	2023-10-21	ADD CONSTRUCTION DETAILS
05	2023-10-27	MODIFY SIDEWALK CONFIG.
04	2023-09-11	L1 AND L2 CONTROLD
03	2023-06-12	CONC. WALL AND SLAB
02	2023-06-12	MODIFY PARKADE FINIT AT L1
01	2023-10-06	MODIFY L1 AMENITY SPACES
00	2023-03-31	AND ADD PMT TO SITE PLAN
		MODIFY EXTERIOR STAIRS AT
		THE BACK OF L1

No. Date Revision Notes

REGISTERED ARCHITECT
MATTHEW T. HANSEN
BRITISH COLUMBIA
1960

Sheet Title:
SITE PLAN

Drawn:
JC

Checked:
MTH

Job No.:
TBD

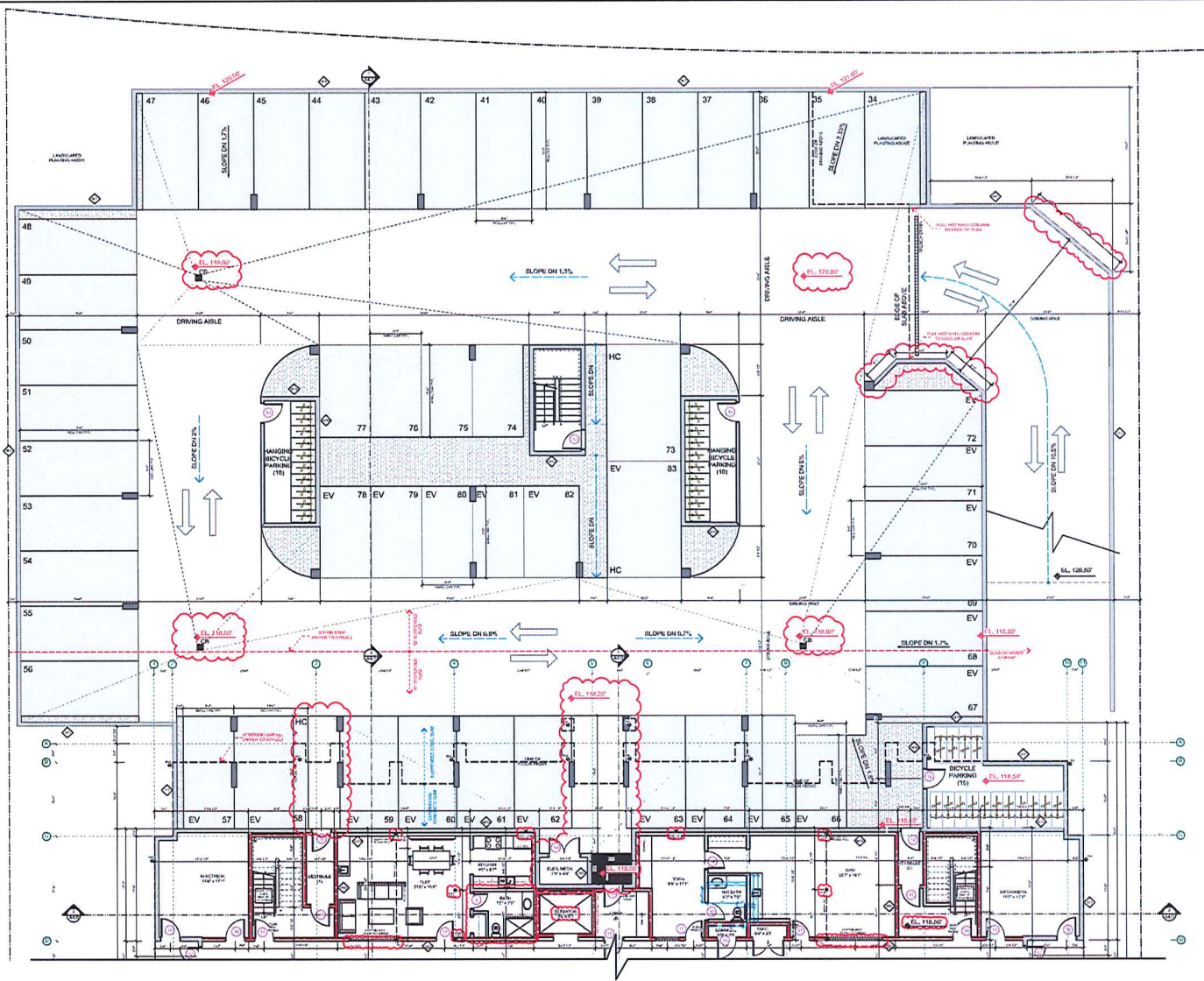
Scale:
AS NOTED

A1.0

Date:
Jul 25, 2025

PERMIT NUMBER:
ENG01672 / BP128713

1 COMMON SITE PLAN
Scale: 3/32" = 1'-0"
NOTE:
1. DIMENSIONS WITHIN UNITS ARE TYPICAL UNLESS NOTED OTHERWISE.



1 UNDERGROUND PARKADE
Scale: 1/8" = 1'-0"

NOTE:
1. DIMENSIONS WITHIN UNITS ARE TYPICAL UNLESS NOTED OTHERWISE.

MATTHEW T. HANSEN
architect

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RECEIVED
DP1394
2025-JUL-29
Current Planning


THE STATION

ADDRESS: 529 Terminal Avenue N. Nanaimo, BC
Legal Description: Lot A and B Plan 6510, Lot 5 Plan 4246

No.	Date	Issue Notes
01	2021-12-07	DP APPLICATION
02	2021-11-15	DP RE-DRAWING
03	2022-03-24	DAP REVISION
04	2022-05-23	DP COMP. LETTER REPLY
05	2022-03-19	DP APPLICATION
06	2023-11-01	SP REPLY
07	2023-11-01	SP REPLY
08	2023-04-01	REVISION

11	2023-08-26	EXTEND MATERIAL
12	2023-08-18	SITE INSTRUCTIONS
13	2023-07-02	COORDINATION LIFT
14	2024-04-27	REVISE ELEV. 102
15	2024-04-11	ADD TRAIL LOCATIONS
16	2023-12-12	ADD CONSTRUCTION DETAILS
17	2023-10-27	MODIFY SIDEWALK CONFIG.
18	2023-09-11	1.1 AND 1.2 CONTINUOUS CONC. WALL AND SLAB
19	2023-06-12	MODIFY PARKADE EXIT AT L1
20	2022-12-06	AND ADD WATER CURTAIN
21	2022-12-06	MODIFY L1 AMENITY SPACES
22	2022-09-31	AND ADD PART TO SITE PLAN
23	2022-09-31	MODIFY EXTERIOR STAIRS AT THE BACK OF L1

No.	Date	Revision Notes



Sheet Title:
UNDERGROUND PARKADE

Drawn: JC	Checked: MTH
Job No.: TBD	Sheet No.:
Scale: AS NOTED	A2.0
Date: Jul 25, 2025	
PERMIT NUMBER: ENG01672 / BP128713	