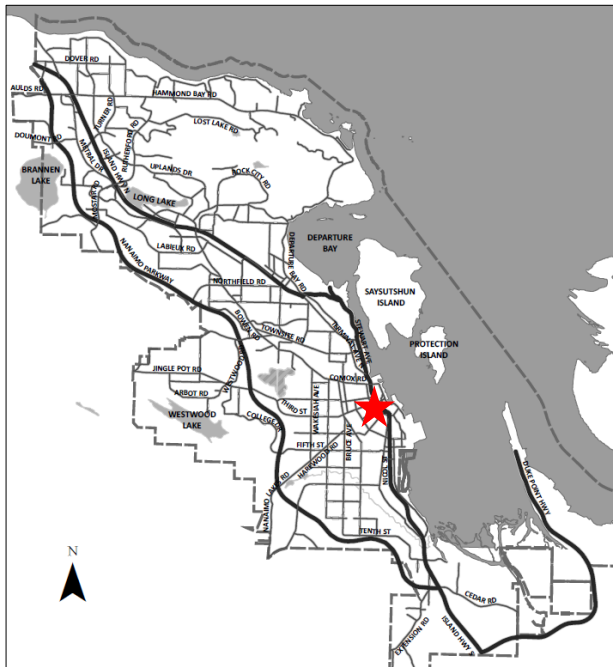


DATE August 14, 2026

AUTHORED BY MORGAN PAIEMENT, PLANNER II, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1421 – 337
ROBSON STREET



Proposal:

A 31-unit multi-family residential development

Zoning:

DT2 – Fitzwilliam

City Plan Land Use Designation:

Primary Urban Centre

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

498m²

DP



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family residential development at 337 Robson Street.

Recommendation

To issue Development Permit DP1421 for a multi-family residential development at 337 Robson Street with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2026-AUG-14.

BACKGROUND

A development permit application, DP1421, was received from BeckVale Architects and Planners Inc., on behalf of 337 Robson BT Holdings Ltd., to permit a five-storey multi-family residential development with 31 units at 337 Robson Street. A previous development permit for the property, DP1289, was approved in 2024 and expired in March 2026.

Subject Property and Site Context

The subject property is located in the Old City Quarter at the western edge of Downtown Nanaimo. Robson Street is a cul-de-sac extending from Franklyn Street with a pedestrian connection to Fitzwilliam Street to the north. The property contains a private gravel parking lot, and no trees or other significant vegetation are present on the lot.

The surrounding neighbourhood includes a mix of commercial and residential land uses. Adjacent properties include St. Andrew’s United Church to the north, offices across Robson Street to the east, surface parking lots and future development sites along Robson Street to the south, and a mix of commercial uses (retail stores, restaurants, and offices) along Wesley Street to the west. A number of amenities are located nearby with commercial services on Fitzwilliam Street, Victoria Crescent, and Commercial Street. Nearby residential developments include the 46-unit five storey Cardea building at 238 Franklyn Street (completed in 2019) and the 195-unit six-storey Telus Living development at 235 Wallace Street (completed in 2026).

DISCUSSION

Proposed Development

The proposed development is a five-storey multi-family residential building with 31 studio rental units and under-building parking. The proposed units are micro-units with sizes ranging from 30m² to 34m².

The proposed gross floor area is 1,230.7m² and the total Floor Area Ratio (FAR) will be 2.48, which is below the maximum permitted FAR of 2.50 for this development. The base maximum FAR in the DT2 zone is 2.30 and the applicant is proposing to achieve an additional 0.20 FAR through the provision of amenities as outlined in ‘Schedule D – Amenity Requirements for

Additional Density’ of the “City of Nanaimo Zoning Bylaw 2011 No. 4500”. The applicant is proposing to meet Tier 1 in Schedule D by providing amenities including the following:

- Exceeding the BC Energy Step Code by one step;
- Wood frame construction;
- The use of recycled building materials;
- A construction and waste management plan;
- Low-flow plumbing features;
- Rainwater collection for on-site irrigation; and,
- Educational signage for sustainable building materials, energy management practices, and water management practices.

Site Design

The proposed building covers the entire site with 100% lot coverage as permitted in the DT2 zone. Access to the under-building parking will be provided from Robson Street via a drive aisle located in the centre of the property. A portion of the building footprint is set back from Robson Street to accommodate the parkade entrance and short-term bicycle parking. The pedestrian entrance is located on Robson Street at the northeast corner of the building.

This is an in-stream application and was reviewed under “Off-Street Parking Regulations Bylaw 2018 No. 7266.” Although there are no minimum vehicle parking requirements because the property is located in the Downtown Urban Centre, a total of 11 vehicle parking spaces are proposed onsite, in addition to the required 16 long-term bicycle parking spaces and the three short-term bicycle parking spaces. Waste collection will be from a garbage room in the parking level.

Building Design

The front elevation emphasizes a street wall character while maintaining a human scale of development. Exterior materials include a mix of fibre cement panels, with wood-like horizontal composite board framing the corners of the building. The central portion of the upper storey is set back slightly further to allow an open deck and articulation of the building. Balconies on each level add visual interest to the building. The front entrance is defined by an overhead deck and prominent glazing.

The rear elevation includes a more pronounced terraced design where the parking level is partially underground. The second floor of the building is set back approximately 3m and the uppermost floor is set back an additional 10m. By stepping back the building, the applicant is able to provide rooftop outdoor amenity space and transition to the existing two-storey office building to the rear.

Landscape Design

The 100% lot coverage allows for limited landscaping opportunities. The applicant is proposing ornamental planting to screen the pad-mounted transformer at street level in addition to a raised planter adjacent to the sidewalk. Additional planter beds are proposed on second-level private patios and the fifth-level rooftop terrace. Garden beds for residents are also proposed in the rooftop amenity space.

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of DP1289 and DP1127 that was previously accepted by DAP in 2019.

The proposed development substantially meets the applicable development permit design guidelines by providing a continuous street wall, building articulation, balconies, and rooftop outdoor amenity space. Staff support and recommend approval of the proposed multi-family residential development.

Proposed Variances

Maximum Building Height

The maximum permitted height for a principal building in the DT2 zone is 12m and the proposed building height is 16.1m, a requested variance of 4.1m. The variance request is consistent with the previously approved DP.

The height variance is requested in order to accommodate the uppermost floor and to maximize outdoor amenity space onsite with rooftop amenities. The fifth level only covers a portion of the building and the massing is concentrated towards the Robson Street elevation. The proposed building elevation will be similar to that of St. Andrew's United Church to the north. City Plan supports taller building heights in the Primary Urban Centre, with typical building forms including a mix of low-rise, mid-rise, and high-rise buildings.

Staff support the proposed variance. |

SUMMARY POINTS

- Development Permit DP1421 is for a five-storey multi-family residential development with 31 dwelling units at 337 Robson Street.
- The proposed development is in substantial compliance with the applicable development permit design guidelines.
- Staff support the proposed variance. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density |

Submitted by:

Morgan Paiement
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

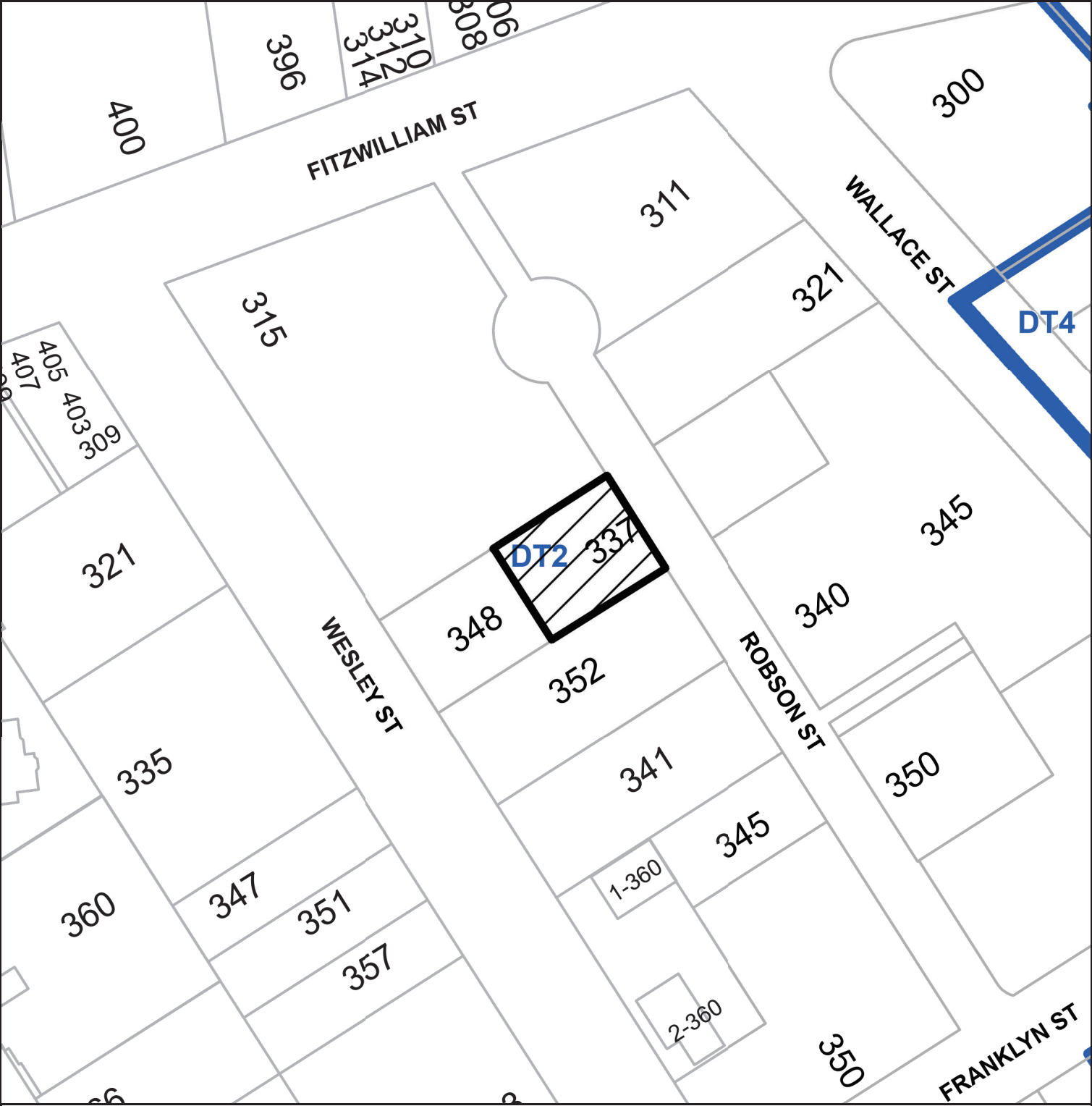
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 12m to 16.1m as shown in Attachment D.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan and Parking Plan prepared by BeckVale Architects and Planners Inc., dated 2026-MAR-12, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by BeckVale Architects and Planners Inc., dated 2026-MAR-12, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Bloom Landscape Architecture, dated 2026-MAR-12, as shown on Attachment F.
4. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
5. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of \$100,000, shall be provided prior to building permit issuance.
6. The subject property shall be developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by BeckVale Architects and Planners Inc., dated 2026-MAR-12, as shown on Attachment G, 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.

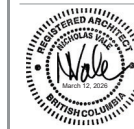
ATTACHMENT B
SUBJECT PROPERTY MAP



 337 ROBSON STREET



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2026-MAY-13
Current Planning



ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

Drawn:	NV	Checked:	NV
Project Number	22-23		

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pertinent to executing the work. Discrepancies and variations shall be reported to the Consultant prior to commencing construction. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all previous issues of this drawing are marked "Superseded," with reference to the latest issue, and used for reference purposes only.

All work shall conform to the latest editions of local Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are prefixed as follows:

A = Architectural	EE = Electrical
S = Structural	FP = Fire Protection
M = Mechanical/HVAC	L = Landscape
D = Drainage	C = Civil

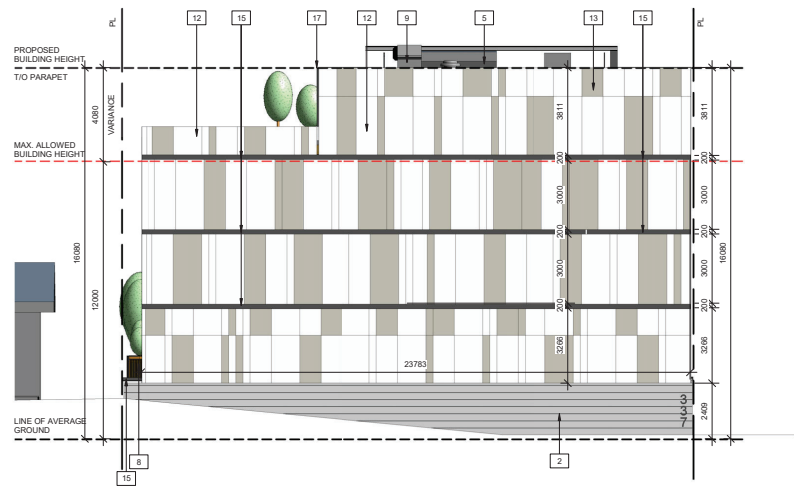


1 DP GROUND FLOOR PLAN DP 2-6 PARKING
DP2-6 1:50

GROUND FLOOR - PARKING

DP2-6

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS



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. DOWNSCUTS
 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, GRASS/SLOW SHRUB FOR SCREENING
 21. ENTRANCE SCIENCE 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
LIGHT GRAY
CHARCOAL GRAY
DARK GRAY
CHARCOAL GRAY
- CHARCOAL GRAY
CHARCOAL GRAY
ARCTIC WHITE
SLATE GRAY
BLACK
DUSTY CHARCOAL
DARK FIR
DUSTY CHARCOAL
CHARCOAL GRAY



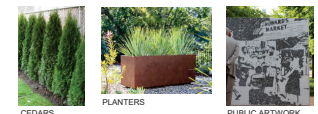
OCULAR PERFORATED METAL PANEL IMAGING



RECESSED LIGHTING



SCONCE LIGHTING



CEDARS

PLANTERS

PUBLIC ARTWORK



DUSTY CHARCOAL

BLACK

CHARCOAL GRAY



SLATE GRAY

LIGHT MIST



FIBRE CEMENT PANEL

ARCTIC WHITE



HORIZONTAL COMPOSITE BOARD

DARK FIR

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP
4	DEC 18, 2023	ISSUED FOR DP
5	MARCH 12, 2026	ISSUED FOR DP

NOTE:
ELEVATIONS HAVE CHANGED

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ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

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approved to construct the work. Discrepancies and variations shall be reported to the Client and/or the Contractor. In all cases, the latest version of the drawing shall be used in the construction of the work. The Contractor shall be responsible for all dimensions, details, and elevations.

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ELEVATIONS AND MATERIAL BOARD

DP3-1

ATTACHMENT E
BUILDING RENDERINGS



Robson Street View



Wesley Street - Detail View



Robson Street - Interpretive Graphic View



Robson Street View



Wesley Street View



Robson Street Entry Level View



Robson Street - Detail View (Gas Meter Screen)



Robson Street - Detail View (Entry)



Wesley Street View

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5	MARCH 12, 2025	ISSUED FOR DP

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any work that conforms to the latest editions of local Building Codes, provincial codes and local ordinances. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all drawings are reviewed and approved by the project manager of the drawing and revised "as required" with reference to the latest issue, and used for reference purposes only.

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RENDERINGS

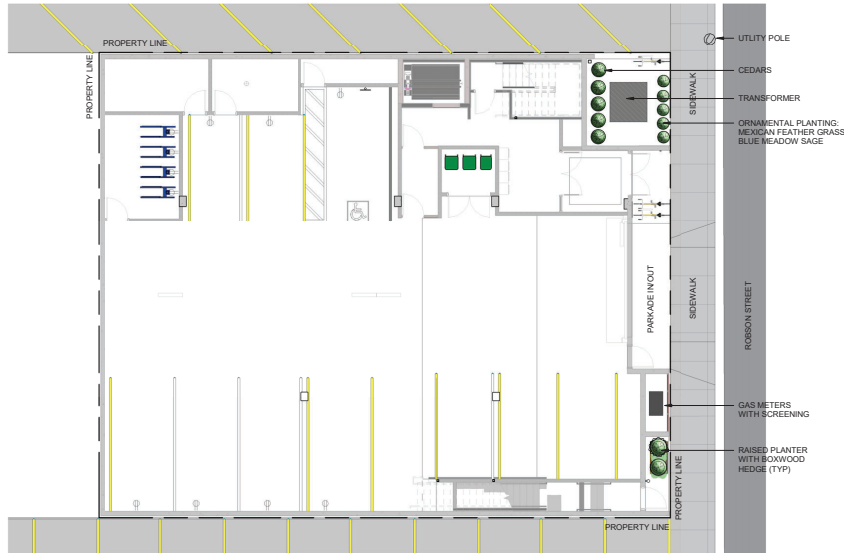
DP5-1

ATTACHMENT F

LANDSCAPE PLAN AND DETAILS

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.



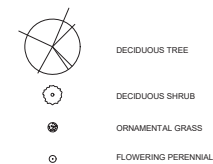
LANDSCAPE PLAN - LEVEL 2
1:100



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
20	MEXICAN FEATHER GRASS	#01 CONT.
20	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.

PLANTING LEGEND



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LANDSCAPE PLAN

DP2-4

ISSUED	DATE	REMARKS
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**ROBSON STREET
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337 ROBSON STREET

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.

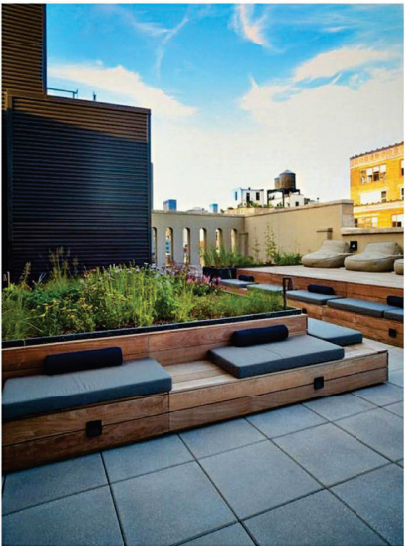
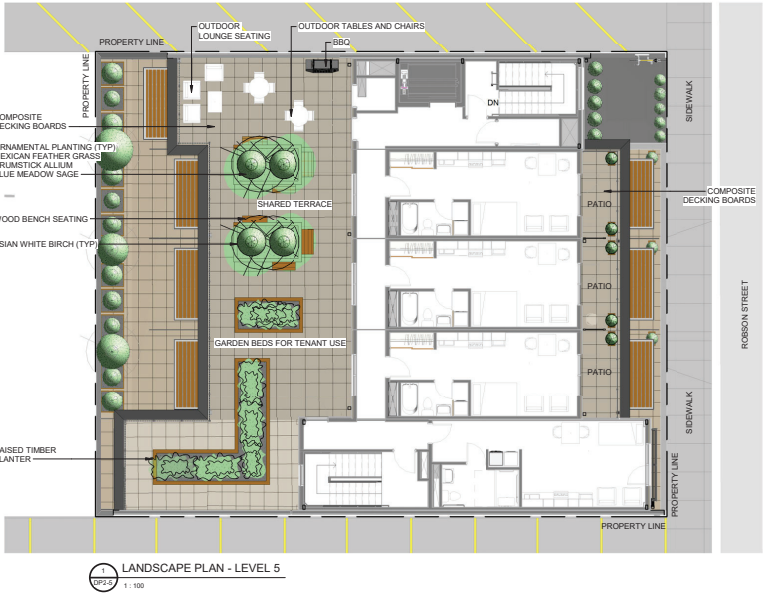
TWO OF THE FOUR PLANTERS ARE AVAILABLE FOR USE BY RESIDENTS TO GROW THEIR OWN PRODUCE AND ORNAMENTAL PLANTS. THE REMAINING PLANTERS ARE FILLED WITH MEADOW STYLE PLANTINGS TO CREATE ALL SEASON VISUAL INTEREST AND ATTRACT POLLINATORS AND BUTTERFLIES. FOUR TREES LINE THE DECK, PROVIDING SUMMER SHADE, BEAUTIFUL 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



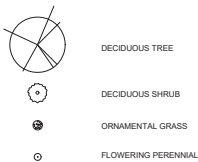
BENCH SEATING AROUND PLANTERS



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



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ISSUED	DATE	REMARKS
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2026-MAY-13
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ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

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

LANDSCAPE PLAN

DP2-5

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

337 Robson Street

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)