



DEVELOPMENT PERMIT NO. DP001421

337 ROBSON BT HOLDINGS LTD., INC.NO. BC1362132
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 prevails over the provisions of the bylaw in the event of conflict.

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 Schedule C.

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 Schedule B.
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 Schedule C.
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 Schedule D.
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 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.

REVIEWED AND APPROVED ON

2026-Aug-25
Date

J. Holm, Director

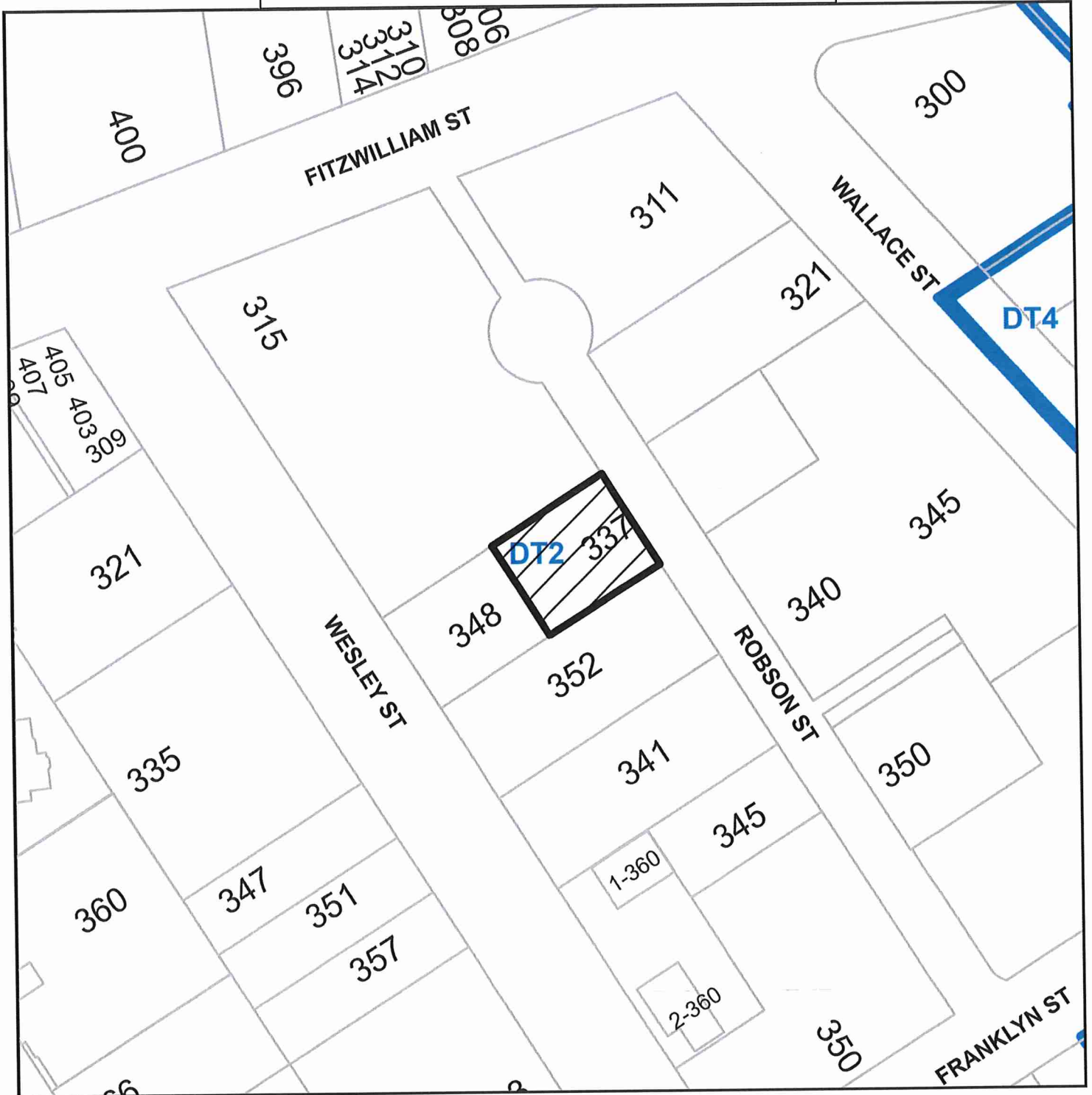
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001421
337 Robson Street

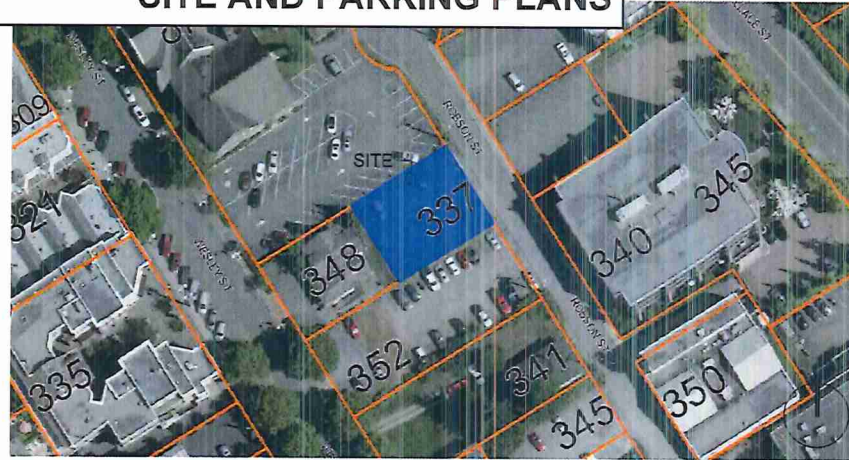
Schedule A

SUBJECT PROPERTY MAP

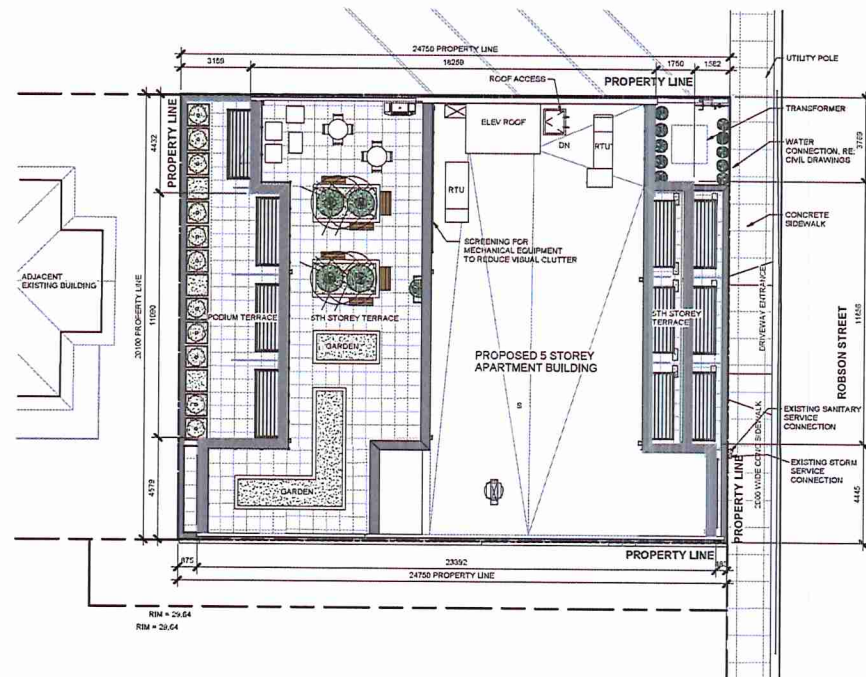


337 ROBSON STREET

SITE AND PARKING PLANS



LOCATION PLAN



1 SITE PLAN
1:100

ISSUED	REMARKS
DATE	
1 AUGUST 11, 2022	ISSUED FOR DP
4 DEC 16, 2022	ISSUED FOR DP
5 MARCH 12, 2023	ISSUED FOR DP

RECEIVED
DP1421
2026-MAY-13
CITY OF NANAIMO



ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

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

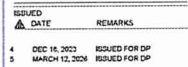
BECK VALE ARCHITECTS + PLANNERS INC.

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COVER SHEET & SITE PLAN

DP0-0



RECEIVED
DP1421
2026-MAY-13
Current Planning



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

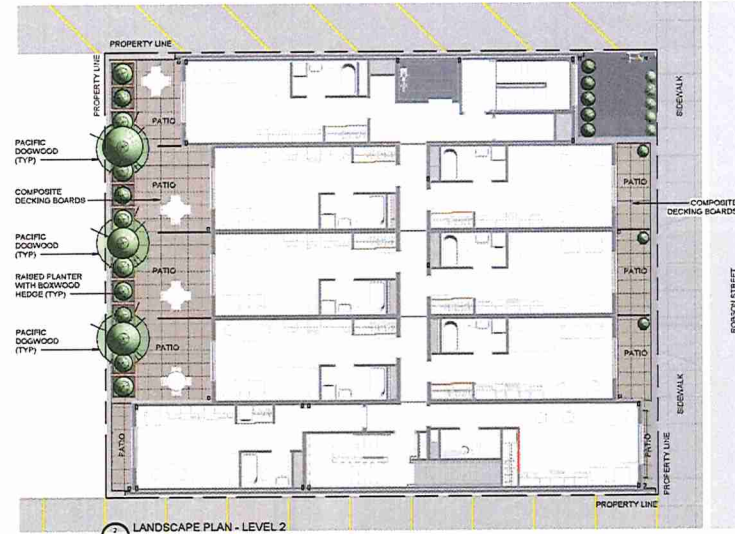
Drawn: NV Checked: NV
Project Number 22-23

[illegible]

GROUND FLOOR - PARKING

DP2-6

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.



2 LANDSCAPE PLAN - LEVEL 1
CP2-4 1:100

0000000000



PLANTING LEAFING

	DECIDUOUS TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	FLOWERING PERENNIAL

DP2-4

ISSUED DATE	REMARKS
1 AUGUST 11, 2022	ISSUED FOR DP
4 DEC 16, 2022	ISSUED FOR DP
5 MARCH 12, 2026	ISSUED FOR DP



TABLE AND CHAIRS FOR BBQ AREA

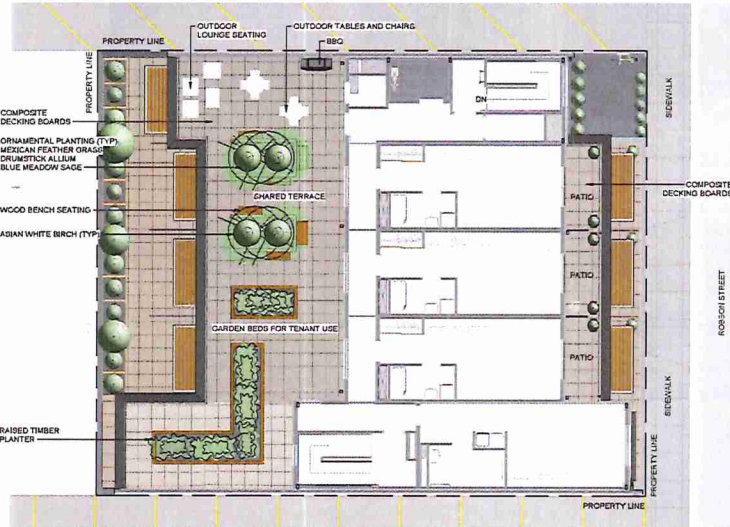


LOUNGE SEATING BY RAILING AREA

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.



LANDSCAPE PLAN - LEVEL 5
1:100



BENCH SEATING AROUND PLANTERS

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DP1421
2026-MAY-13
Landscape Planning



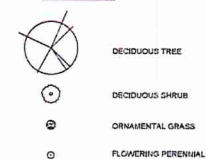
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Drawn: CAF, TO Checked: NV
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QUANTITY	COMMON NAME	SIZE / SPACING
TREES		
2	COLUMBIA BLUE ATLAS CEDAR	4.5 CM CAL
2	PACIFIC DOGWOOD	6.0 CM CAL
2	PARKLAND PILAR ASIAN WHITE BIRCH	4.5 CM CAL
SHRUBS		
19	GREEN VELVET BOXWOOD	#01 CONT.
ORNAMENTAL GRASSES AND PERENNIALS		
20	DRUMSTICK ALLIUM	BULB PLANT IN FALL
10	MEXICAN FEATHER GRASS	#01 CONT.
10	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.

PLANTING LEGEND



BECK VALE ARCHITECTS + PLANNERS INC.

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403-262-6511
www.beckvale.com



BLOOM LANDSCAPE ARCHITECTURE

UNION BAY, BC V8R 3B0
250-219-1300
info@bloom4.com
www.bloom4.com

LANDSCAPE PLAN

DP2-5

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

	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)