



**DEVELOPMENT PERMIT NO. DP001347**

**CAMARGUE PROPERTIES INC.**  
Name of Owner(s) of Land (Permittee)

**6330 MCROBB AVENUE**  
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 3, DISTRICT LOT 48, WELLINGTON DISTRICT, PLAN VIP78452  
PID No. 026-221-250**

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 Plan**  
**Schedule C Underground Parking Plan**  
**Schedule D Building Elevations and Details**  
**Schedule E Landscape Plan and Details**

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.

**TERMS OF PERMIT**

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 19.6m.

**CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Schedule B.
2. The subject property is developed generally in accordance with the Underground Parking Plan prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAR-28, as shown on Schedule C.
3. The development is in substantial compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture, dated 2021-DEC-14, as shown on Schedule D.
4. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2024-AUG-23, as shown on Schedule E.

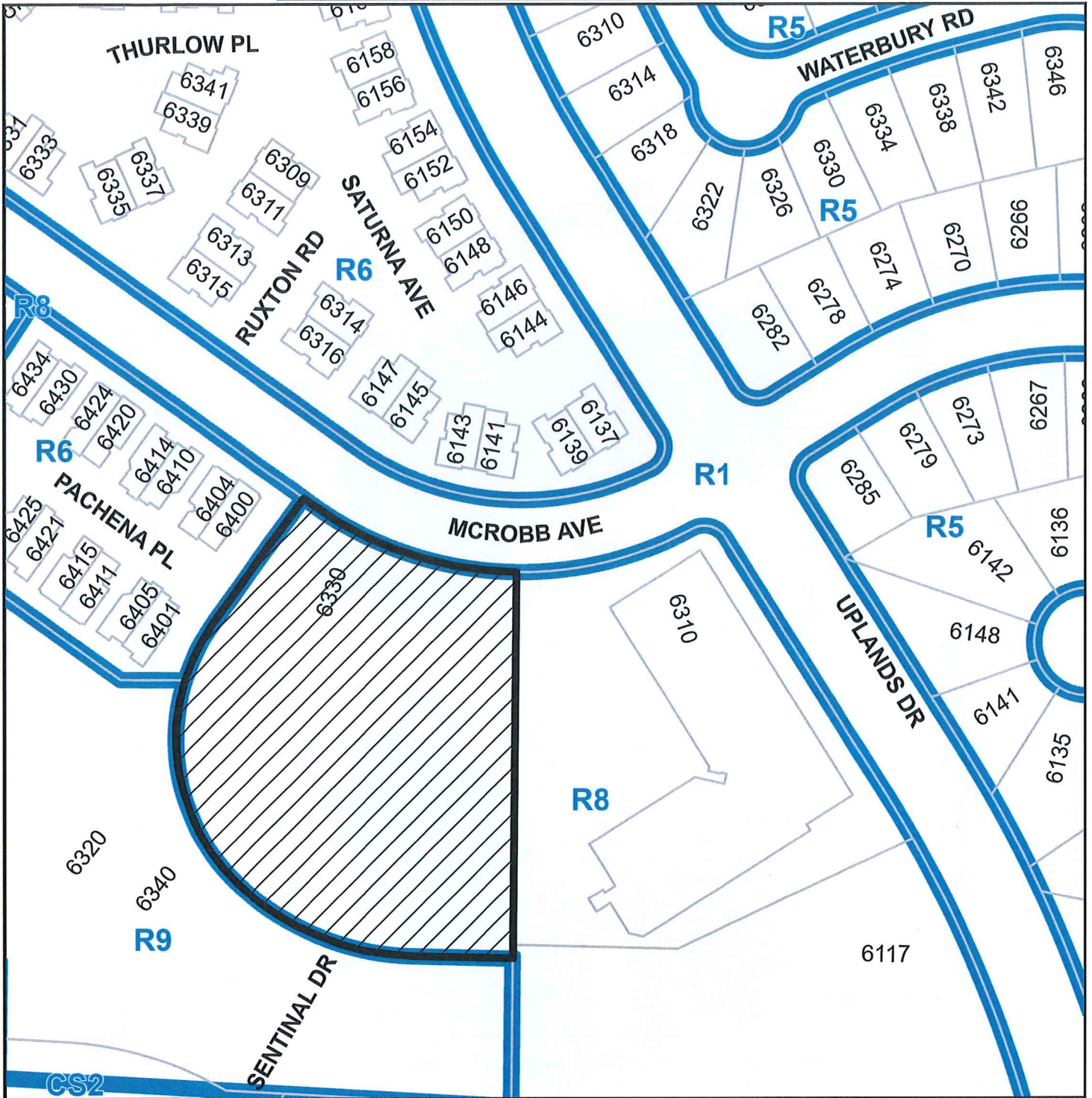
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 23RD DAY OF SEPTEMBER, 2024.

Nikolina Vracar  
Corporate Officer

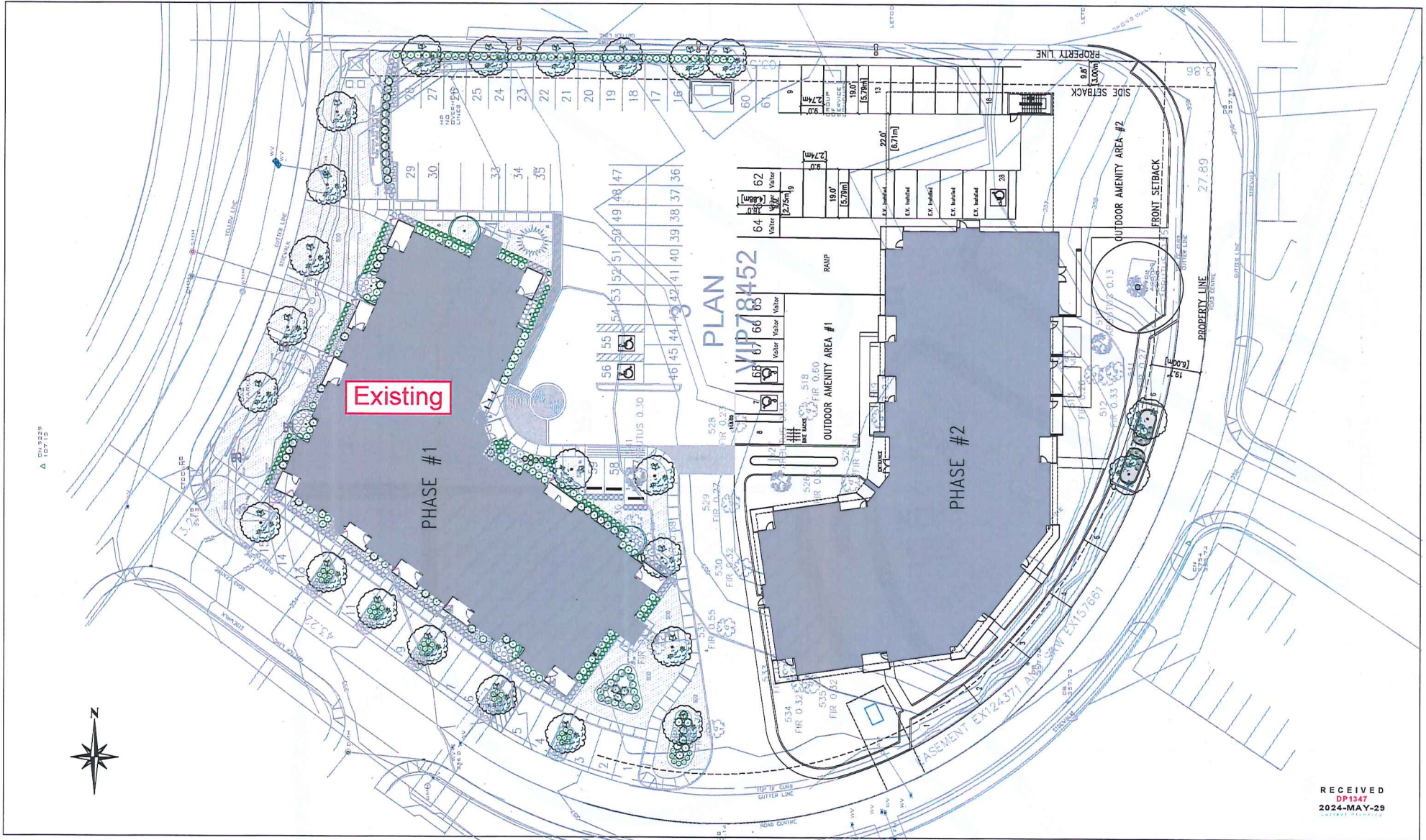
October 2, 2024  
Date

Nikolina Vracar  
Deputy Corporate Officer  
City of Nanaimo

**SUBJECT PROPERTY MAP**



6330 MCROBB AVENUE



NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PAVEMENT.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND WALLS.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHTING.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SECURITY.

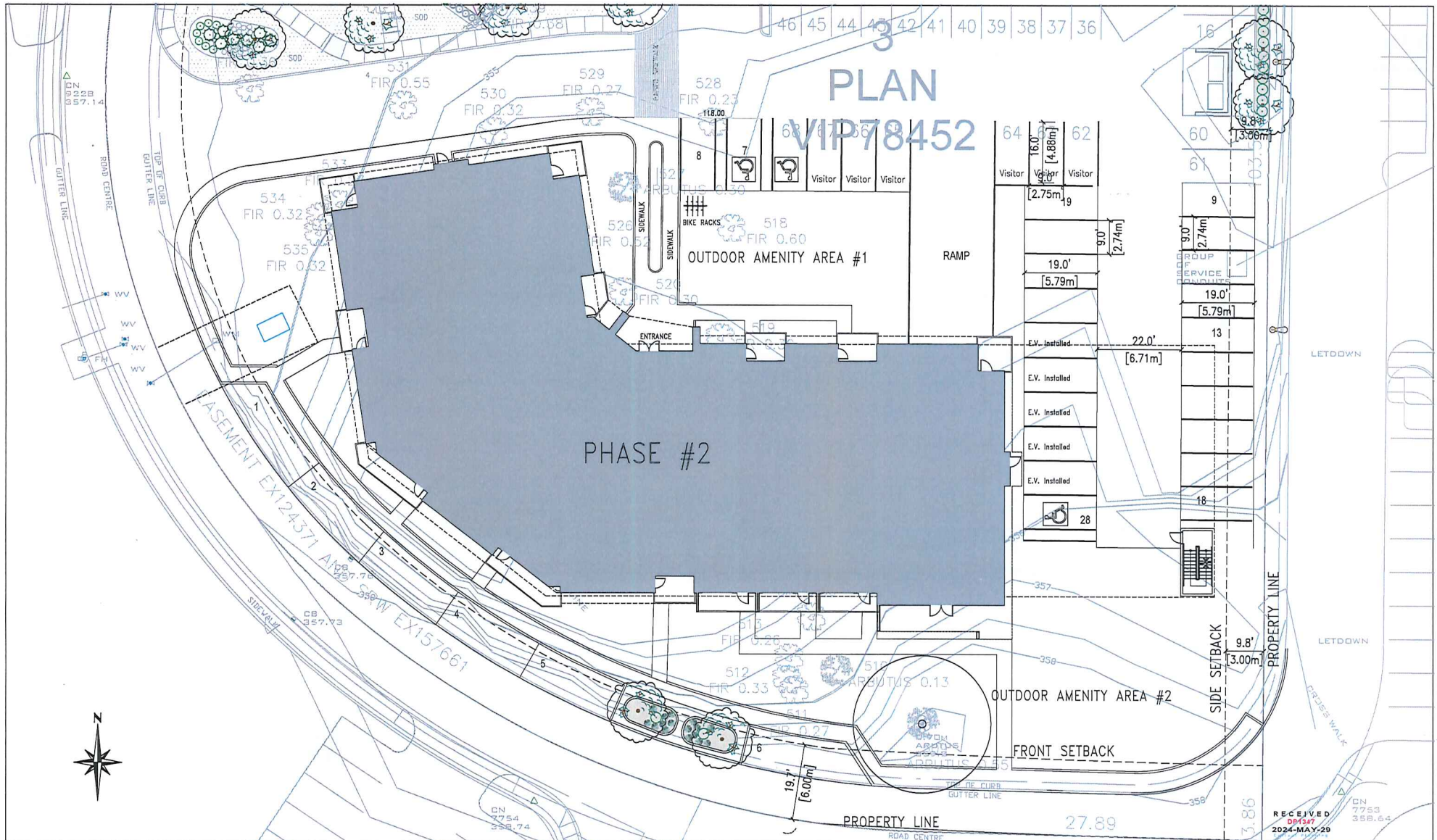
ARCHITECT SEAL	CONSULTANT SEAL	ENGINEER SEAL	DATE
			28 MAR 22

**D-ARCHITECTURE**  
6377 BROADWAY, NANAIMO, BC V9Y 1K4  
250-999-1991, 250-999-1992

PROJECT	6330 MCROBB AVENUE NANAIMO, BC PHASE #2
CLIENT	ROBIN KELLEY
PROJECT NO.	2750

SHEET TITLE	OVERALL SITE PLAN PRELIMINARY
SHEET NO.	A0.1

RECEIVED  
DP1347  
2024-MAY-29



RECEIVED  
091347  
2024-MAY-29

NOTES	1. The approved construction documents shall be used for construction.
	2. The owner shall be responsible for obtaining all necessary permits.
	3. The contractor shall be responsible for all construction costs.
	4. The owner shall be responsible for all site preparation costs.
	5. The contractor shall be responsible for all construction costs.
	6. The owner shall be responsible for all site preparation costs.
	7. The contractor shall be responsible for all construction costs.
	8. The owner shall be responsible for all site preparation costs.
	9. The contractor shall be responsible for all construction costs.
	10. The owner shall be responsible for all site preparation costs.

D-ARCHITECTURE  
6377 SANDUS DRIVE, NANAIMO, BC V9W 1T4  
77.8602251 W, 124.1795100 W  
CONTACT: 250.753.5555  
WWW.D-ARCHITECTURE.COM

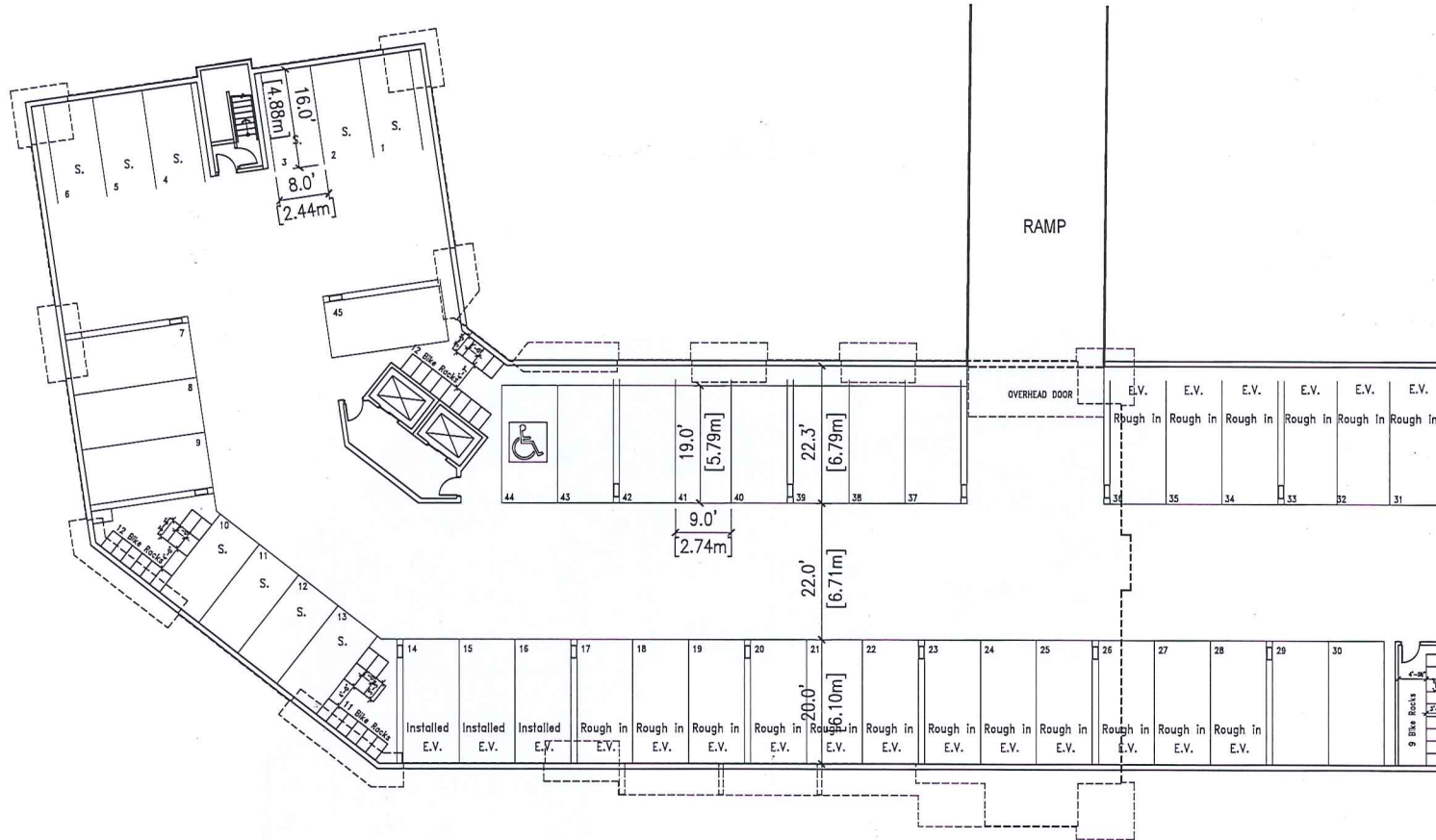
ARCHITECT	CONSULTANT LEAD	CONSULTANT SEAL
-----------	-----------------	-----------------

SCALE	3/32" = 1'-0"
DRAWN	
CHECKED	
DATE	28 MAR 22

PROJECT	6330-MCROBB AVENUE NANAIMO, BC
PHASE	PHASE #2

CLIENT	ROBIN KELLEY
PROJECT NO.	2750

SHEET TITLE	SITE PLAN PRELIMINARY
SHEET NO.	A1.1



UNDERGROUND PARKING

RECEIVED  
 DP1347  
 2024-MAY-29  
 CLERK WORKING

**NOTES**  
 1. All dimensions are in feet and inches unless otherwise noted.  
 2. All dimensions are to the centerline of the stall.  
 3. All dimensions are to the finished floor level.  
 4. All dimensions are to the centerline of the ramp.  
 5. All dimensions are to the centerline of the overhead door.  
 6. All dimensions are to the centerline of the wheelchair accessible stall.  
 7. All dimensions are to the centerline of the electric vehicle stalls.  
 8. All dimensions are to the centerline of the rough in electric vehicle stalls.  
 9. All dimensions are to the centerline of the installed electric vehicle stalls.  
 10. All dimensions are to the centerline of the ramp.  
 11. All dimensions are to the centerline of the overhead door.  
 12. All dimensions are to the centerline of the wheelchair accessible stall.  
 13. All dimensions are to the centerline of the electric vehicle stalls.  
 14. All dimensions are to the centerline of the rough in electric vehicle stalls.  
 15. All dimensions are to the centerline of the installed electric vehicle stalls.

ARCHITECT SEAL  
 CONSULTANT SEAL  
 CONSULTANT SEAL



**D-ARCHITECTURE**  
 6377 MARIE DRIVE, NANAIMO, BC V9Y 1A4  
 T: 250-922-1991, E: INFO@D-A.COM.BC  
 DANKOUSH PRODUCTIONS ARCHITECTURE INC.

ARCHITECT SEAL

CONSULTANT SEAL

CONSULTANT SEAL

SCALE  
 DRAWN  
 CHECKED  
 DATE 28 MAR 22

PROJECT  
 6330 MCROBB AVENUE  
 NANAIMO, BC  
 PHASE #2

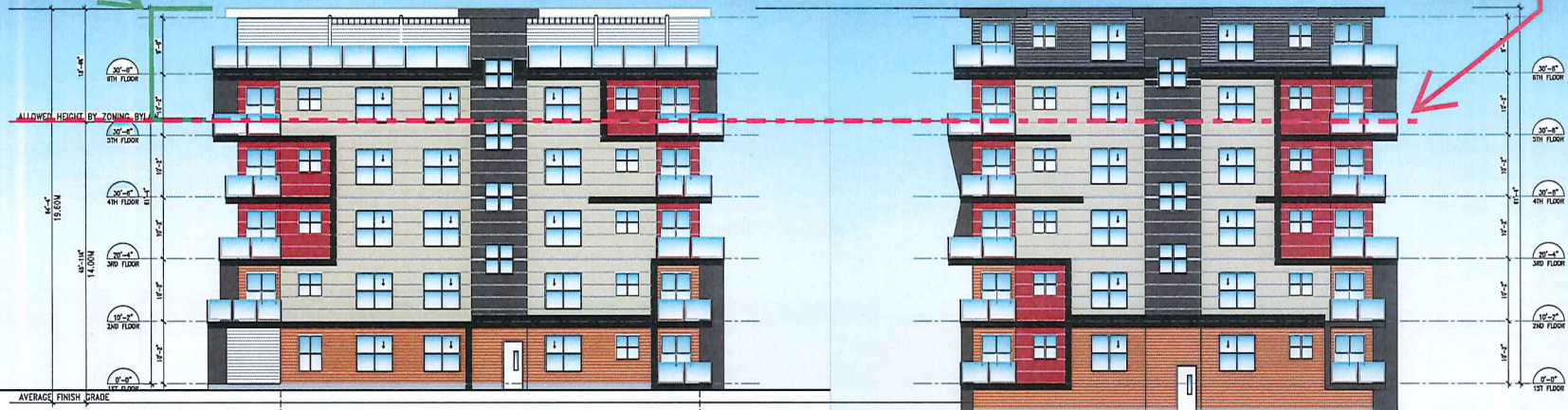
CLIENT  
 ROBIN KELLEY  
 PROJECT NO. 2750

SHEET TITLE  
 underground parking  
 PRELIMINARY

SHEET NO.  
**A2.0**  
 REVISION

Proposed Building Height Variance

Maximum Allowable Building Height



NORTH ELEVATION (SIDE)

EAST ELEVATION (SIDE)

Proposed Building Height Variance

Maximum Allowable Building Height



NORTH ENTRY ELEVATION

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
1		8" WOOD GRAIN PLANK SIDING FROM WOODTON
2		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3		CEMENT COMPOSITE SIDING CHARCOAL
4		CEMENT COMPOSITE SIDING HEAVY CREAM:DLX1098-2
5		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-B
6		8" WOOD GRAIN PLANK SIDING FROM WOODTON
7		BLACK ALUMINUM RAILING

NOTES  
 1. The building is to be constructed in accordance with the City of Nanaimo Building Bylaw and the National Building Code of Canada.  
 2. The building is to be constructed in accordance with the City of Nanaimo Development Permit No. DP001347.  
 3. The building is to be constructed in accordance with the City of Nanaimo Zoning Bylaw.  
 4. The building is to be constructed in accordance with the City of Nanaimo Official Community Plan.  
 5. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.  
 6. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.  
 7. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.  
 8. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.  
 9. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.  
 10. The building is to be constructed in accordance with the City of Nanaimo Official Development Plan.



**D-ARCHITECTURE**  
 6377 GARAGE DRIVE, NANAIMO, BC V9Y 1A4  
 TEL: 250-752-1971, 66 FRENCH/BURNHAMTHORPE  
 DARYL/DUGH FRODOZ ARCHITECTURE INC.

PROJECT SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE  
 DRAWN  
 CHECKED  
 DATE 14 DEC 21

PROJECT  
 6330 MCRROBB AVENUE  
 NANAIMO, BC  
 PHASE #2

CLIENT  
 ROBIN KELLEY  
 PROJECT NO.  
 2750

SHEET TITLE  
 BUILDING ELEVATIONS  
 PRELIMINARY  
 RECEIVED  
 DP1347  
 2024-AUG-21

SHEET NO.  
**A4.1**  
 REVISION



SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		8" WOOD GRAIN PLANK SIDING FROM WOODTON
②		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
③		CEMENT COMPOSITE SIDING CHARCOAL
④		CEMENT COMPOSITE SIDING HEAVY CREAM: DLX1098-2
⑤		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
⑥		8" WOOD GRAIN PLANK SIDING FROM WOODTON
⑦		BLACK ALUMINUM RAILING

**NOTES**  
 1. See drawing for all dimensions of exterior to the exterior.  
 2. All dimensions are to the exterior unless otherwise noted.  
 3. All materials and colors are subject to change without notice.  
 4. All materials and colors are subject to change without notice.  
 5. All materials and colors are subject to change without notice.  
 6. All materials and colors are subject to change without notice.  
 7. All materials and colors are subject to change without notice.  
 8. All materials and colors are subject to change without notice.  
 9. All materials and colors are subject to change without notice.  
 10. All materials and colors are subject to change without notice.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**D-ARCHITECTURE**  
 6377 ISAFUR DRIVE, NANAIMO, BC V9Y 1N4  
 TEL: 250-932-1991 | E: INFO@DARCHITECTURE.COM  
 2024 NANAIMO PROJECT ARCHITECTURE LTD.

ARCHITECT SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 14 DEC 21

PROJECT: 6330 MCROBB AVENUE  
 NANAIMO, BC  
 PHASE #2

CLIENT: ROBIN KELLEY  
 PROJECT NO.: 2750

SHEET TITLE: BUILDING ELEVATIONS  
 PRELIMINARY  
 RECEIVED  
 DP1347  
 2024-AUG-21

SHEET NO.: **A4.2**  
 REVISION



PHASE 2 RESIDENTIAL ----- LANDSCAPE CONCEPT ----- 6330 McROBB AVENUE, NANAIMO, BC

DESIGN RATIONALE

Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.

The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

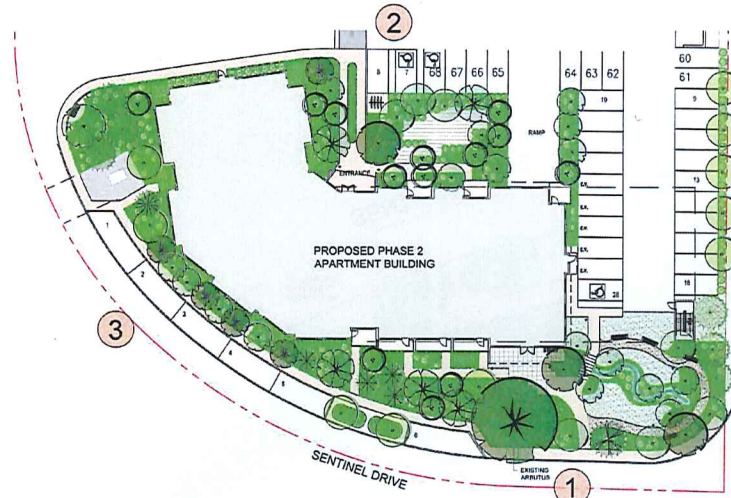
- A sunny patio outside the amenity room.
- A winding path through a quiet place of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus.
- Creation of a bioswale which will be functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden.
- ornamental, it will be an organic "stream" at the centre of the garden space, running through a lawn
- A planted edge to screen the street

2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site. The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN  
Scale: N.T.S.



PLANT PALETTE

NOTE - REPLACEMENT TREES:

100 REQUIRED: SEE L0.3

73 PROPOSED: 61 DECIDUOUS, 12 CONIFEROUS

Icon	Key	Qty	Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>					
	Ap	13	Acer palmatum	Japanese Maple	2.5m
	Ac	17	Acer cratumatum	Vine Maple	10 gal
	Co	7	Cornus edodes white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ck	6	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
	Fsd	5	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6 cm cal
	Pp	10	Parrotia persica 'Yanessa'	Upright Persian Ironwood	6 cm cal
	Sjap	3	Syringa japonica	Snowbell Tree	6 cm cal
<b>Coniferous Trees</b>					
	Pfv	1	Pinus flexilis vanderwolfi	Vanderwolf Pine	2 m ht
	Pn	6	Pinus nigra	Austrian Pine	2 m ht
	PcB	4	Picea omorika Bruns	Serbian Spruce	2m ht
	Ps	1	Pinus sylvestris	Scots Pine	2m ht
<b>Hedging / Shrubs / Grasses / Ferns &amp; Perennials (200 TO 100)</b>					
	Fm	100	Yucca media Hicks	Yucca	5 gal
<b>Evergreen Shrubs</b>					
	Ct	400	Choisya ternata	American Orange Blossom	#1
	Ls	100	Lavandula angustifolia 'Hidcoti'	English Lavender	#1
	Jn	100	Jasminum nudiflorum	Sweetbox	#1
	Vd	100	Viburnum davidii	David's Viburnum	#1
	Vv	100	Vaccinium vitis-idaea	Evergreen Huckleberry	#1
<b>Deciduous Shrubs</b>					
	Ca	400	Cornus alba ssp. japonica	Red Twigged Dogwood	#1
	Hs	100	Hibiscus syriacus	Chinese Hibiscus	#1
	Rb	100	Ribes sanguineum	Red Flowering Currant	#1
<b>Low Shrubs</b>					
	Ma	400	Mahonia aquifolium	Soft Oregon Grape	#1
	Mh	100	Mahonia repens	Dark Oregon Grape	#1
	Hm	100	Hesperis matronalis	Nightmare	#1
<b>Grasses</b>					
	Hk	400	Hakonechloa macrochaeta	Japanese Woodland grass	#1
	Hr	100	Hieracium amplexicaule	Blue Owl Grass	#1
	Mt	100	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Msp	100	Miscanthus sinensis var. purpurascens	Orange Flame Grass	#1
	Cx	100	Carex appressata	Ground Feather Grass	#1
<b>Ferns</b>					
	Al	400	Adiantum filix-lemnia	Lady Fern	#1
	Bs	100	Blechnum spicant	Deer Fern	#1
	Dr	100	Dryopteris erythrosperma	Achilles Fern	#1
	Pm	100	Polystichum munifolium	Sword Fern	#1
<b>Perennials</b>					
	Am	200	Achillea millefolium	Yarrow	#3
	Ls	100	Liatris scariosa	Gaylussacia	#1
	St	100	Symphitum tuberosum	Downy Aster	#1
<b>Blooming shrubs / vines/edgiers</b>					
	Af	200	Aquilegia formosa	Red Columbine	4" pot
	An	100	Anemone sylvestris	Wood Anemone	1" pot
	Cv	100	Clematis vitalba	Shrubby Clematis	#1
	Ec	100	Echinops ritro compacta	Burnum Bush	1" pot
	Ie	100	Ilex emesa	Japanese Holly	#1
	Mg	100	Myrica gale	Sweet Gale	1" pot
	Mm	100	Mimulus guttatus	Common Monkeyflower	1" pot
	Ss	100	Sedum spectabile	Henderson's Checker mallow	1" pot
	Sm	100	Scorpis microcarpa	Small Flowered Bulrush	#1

NOTES:  
ALL GRADES APPROXIMATE:  
TO BE CO-ORDINATED WITH  
CIVIL.

NOT FOR CONSTRUCTION

REVISIONS:

Issued for DP - 2021Jul26

Rev for Can Comprehensive Letter - 2022Apr11

Rev for Can Comprehensive Letter of Aug 21 2024 - 2024Aug23



PROJECT:  
**6330 McROBB  
NANAIMO, BC**

SITE LEGAL DESCRIPTION:  
**RECEIVED  
DP1347  
2024-AUG-26  
CONCEPT PLANNING**

SHEET TITLE:  
**CONCEPTUAL  
LANDSCAPE  
DESIGN SCHEME**

SCALE: DATE:  
AS NOTED JUL. 2, 2021

DRAWN: CHECKED:  
DR VJD

PROJECT NUMBER:  
6330 McROBB 2021

DRAWING NUMBER:  
**L0.1/DP**

MUN. DWG#:

PLANTING SCHEME



conifers



medium deciduous trees



small deciduous trees



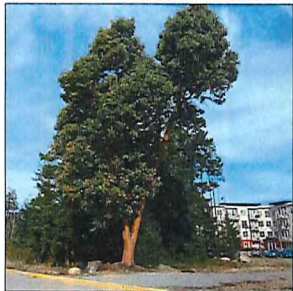
deciduous shrubs



evergreen shrubs



low evergreen shrubs



Existing Arbutus tree

SITE ELEMENTS



boulder from site



metal picket fence



benches



crushes gravel path



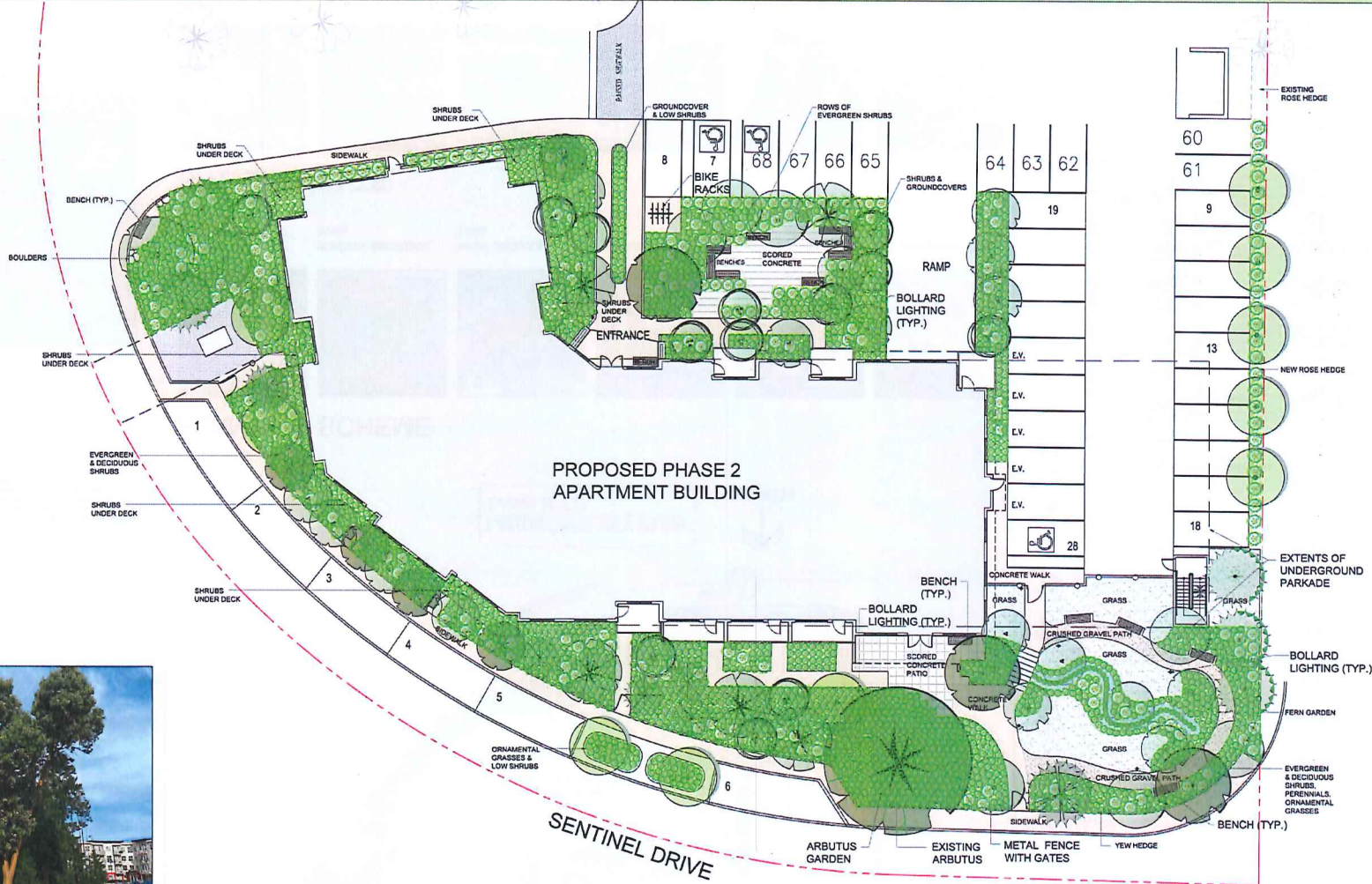
lighting bollards



bike racks

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC



Existing Arbutus tree

CONCEPTUAL LANDSCAPE PLAN  
Scale: 1:150



NOTES:  
ALL GRADES APPROXIMATE:  
TO BE CO-ORDINATED WITH  
CIVIL.

See L0.1 for Plant Palette



REVISIONS:

Issued for DP - 2021Jul26

Rev for CoM Comprehensive Letter - 2022Apr11

Rev for CoM Comprehensive Letter of Aug 21 2024 - 2024Aug23



PROJECT:

6330 McROBB  
NANAIMO, BC

SITE LEGAL DESCRIPTION:

RECEIVED  
DP1347  
2024-AUG-26  
Sutro Planning

SHEET TITLE:

CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE: DATE:

AS NOTED JUL. 2, 2021

DRAWN: CHECKED:

DR VJD

PROJECT NUMBER:

6330 McROBB 2021

DRAWING NUMBER:

L0.2/ DP

MUN. DWG#: