



AGENDA
DESIGN ADVISORY PANEL MEETING

July 24, 2025, 5:00 p.m.

Boardroom, Service and Resource Centre
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. CHAIR'S REPORT

a. Introduction - Dusan Nikolic

5. ADOPTION OF MINUTES:

a. Minutes

3 - 7

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JUN-12 at 5:01 p.m.

b. Minutes

8 - 11

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JUN-26 at 5:03 p.m.

6. PRESENTATION:

a. Development Permit Application No. DP001389 - 102, 108, 112, and 118 Haliburton Street

12 - 49

To be introduced by Caleb Horn, Planner, Current Planning.

The proposed development is five-storey mixed-use residential and commercial building with 79 dwelling units and one commercial retail unit.

7. OTHER BUSINESS:

8. ADJOURNMENT:



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, June 12, 2025, 5:01 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Angie Boileau, Chair *
Councillor Eastmure*
Hector Alcala, AIBC*
Kait McGeary, BCSLA/CSLA*
Jessica Kaman, At Large*
Marta Kubacki, AIBC
Harry Law, At Large*

Absent: Romolo (Alex) Messina, At Large

Staff: L. Rowett, Manager, Current Planning*
K. Mayes, Planner, Current Planning*
G. Hunter, Community Development Clerk
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

a. Minutes

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-APR-24 at 5:01 p.m. be adopted. The motion carried unanimously.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

b. Minutes

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-MAY-08 at 5:00 p.m. be adopted. The motion carried unanimously.

4. PRESENTATIONS:

By unanimous consent, the Panel agreed to consider Agenda Item b. Development Permit Application No. DP001385 - 952 Wentworth Street ahead of Agenda Item a. Development Permit Application No. DP001377 - 415 Prideaux Street as the applicant was not in attendance.

a. Development Permit Application No. DP001385 – 952 Wentworth Street

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Keene Anderson, Greenplan, presented the streetscape, external building materials, and building renderings. Highlights included:
 - Integration of front porches and garages for each unit
 - Access to the proposed development is through the laneway
 - Proposing eight parking stalls, with two designated for visitor use
 - Use of cost-effective, low-maintenance exterior building materials including horizontal and vertical siding and shake
2. Dan Eddy and Michael Parker presented the landscape plan. Highlights included:
 - Proposing low-maintenance planting along the laneway to enhance visual appeal
 - A feature arbour on the Wentworth Street frontage to highlight the entrance
 - Privacy fencing along the rear property line to buffer adjacent neighbours

Angie Boileau, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Concern regarding the detail and variety of the landscape plan
- Clarification regarding the use of vinyl cladding materials
- Adding lighting along the laneway and breaking up the roofline

- Concerns regarding the large variety of window types on the front of the proposed building
- Concern that the proposed development's form deviates from traditional row housing and lacks vertical delineation
- Individualizing the units by changing the variety, colour, or material orientation
- Using more traditional materials and incorporating more traditional heritage features
- Clarification regarding the material proposed for fencing along the property lines
- Adding a shade tree to each backyard and reviewing tree species placement
- Clarification regarding the rationale for the use of permeable pavers
- Potentially replacing the narrow lawn strips along the driveway with screening plantings
- Suggestion to add more details and to incorporate a lower-level fence along the Wentworth Street frontage
- Exploring opportunities to design the proposed development to be solar-ready

It was moved and seconded that Development Permit Application No. DP001385 – 952 Wentworth Street be accepted as presented. The following recommendations were provided:

- Consider adding lighting along the laneway to highlight unit entrances
- Consider reducing the variety of window types
- Consider ways to break up the roofline to individualize each unit
- Consider variety and colour or material orientation to individualize units
- Consider opportunities to use more traditional materials
- Consider opportunities to incorporate more traditional heritage features, such as widening trim, Craftsman-style doors, and cedar railings
- Consider adding one tree to each backyard
- Consider tree species placement in relation to site characteristics
- Consider using screening in place of narrow lawn strips along driveways

The motion carried unanimously.

b. Development Permit Application No. DP001377 – 415 Prideaux Street

Kristine Mayes, Planner, Current Planning, noted that this application was previously reviewed 2025-MAR-27 and was returning with a revised landscape plan.

Presentations:

1. Rohit Sharma, Saanich Designs Ltd., provided a brief introduction and introduced the team.
2. Dimple Basantani presented the revised landscape plan. Highlights included:
 - Addition of entrance and perimeter fencing for privacy
 - Incorporated a variety of plants including shrubs and groundcovers
 - Tree species include paperbark maple and Japanese maple
 - Addition of windows and textured materials on side elevations
 - Addition of Hardie shingles above the entry for texture
 - Relocation of the pedestrian pathway to a safer, traffic-free area as well as the garbage enclosure to allow direct access from the back lane

Angie Boileau, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Clarification regarding the plan for the garbage enclosure and the retained oak tree
- Concern that the proposed tree protection fencing doesn't align with the critical root zone of the oak tree

It was moved and seconded that Development Permit Application No. DP001377 – 415 Prideaux Street be accepted as presented, with support for the revised landscape plan. The following recommendation was provided:

- Confirm that the tree fencing properly aligns with the required root protection zone

The motion carried unanimously.

5. OTHER BUSINESS:

a. Appointment of Chair

It was moved and seconded that Marta Kubacki be appointed as Chair of the Design Advisory Panel for the duration of their term. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:01 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, June 26, 2025, 5:03 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marta Kubacki, Chair
Councillor Eastmure*
Hector Alcala, AIBC*
Angie Boileau, At Large*
Kait McGeary, BCSLA/CSLA*
Jessica Kaman, At Large*
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Staff: P. Carter, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the agenda be adopted. The motion carried unanimously.

3. PRESENTATION:

a. Development Permit Application No. DP001386 – 2230 Boxwood Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Neil Banich, WA Architects, presented the site plan, floor plans, site sections, building elevations and renderings, and external building materials. Highlights included:

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

- Proposing a variety of housing options, including studios, three-bedroom units, and seven townhouse units
- Site constraints due to poor soil conditions, a continuous three-metre setback, and the requirement to accommodate two plazas
- Pedestrian circulation is supported by a combination of dedicated walkways and shared surfaces within the parking areas
- Loading bays are located near the entrances of each building, with Building A's loading bay integrated into the adjacent plaza area
- Proposing shared electric vehicles to help mitigate the parking variance
- Street-facing units will provide direct street access, while courtyard-facing units will have more landscaping
- Use of contrasting dark and light tones to visually reduce the building mass

2. Nigel Gray, MacDonald Gray Consultants, presented the landscape plan. Highlights included:

- The northwest plaza provides barrier-free access and clear wayfinding to the building entrances
- The southwest plaza features a public art installation and additional landscape buffering through staggered raised planters and formal hedging

Marta Kubacki, Chair, opened the floor for questions to Staff. Staff clarified that when the total tree replacement requirement cannot be met on-site, the City accepts cash-in-lieu contributions. Further review of this will occur at the Building Permit stage during Design Stage Acceptance.

Panel discussion took place. Highlights included:

- Clarification that Evo will be the selected car-share provider
- Suggestion to increase the number of three-bedroom units in Buildings A and B
- Use a more neutral colour palette to better reflect the surrounding neighbourhood
- Suggestion to enhance the residential character of the townhouse units and to add sheltered bicycle parking with two-point frame contact
- Incorporate stepped parapets or overhangs to visually separate the townhouse units

- Clarification that the proposed development is entirely residential and a suggestion to add a commercial space
- Incorporate more programming in the plaza, such as community gardens, varied ground plane treatment, or jointing patterns
- Revise the parking layout between Buildings A and B to reduce the drive aisle and increase tree coverage
- Concern regarding the loading bay being located within the plaza area, with a suggestion to relocate it
- Emphasize pedestrian pathways by connecting the buildings and adjacent programming
- Suggestion to enhance wayfinding by highlighting building entrances
- Move the public art in the southwest plaza closer to the street corner for improved visibility
- Incorporate Evo bicycle and scooter share programs
- Suggestion to add a rooftop amenity space for the townhouse units

It was moved and seconded that Development Permit Application No. DP001386 – 2230 Boxwood Road be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider adding more three-bedroom units in Buildings A and B
- Consider utilizing materials with tones that align with adjacent buildings within the neighbourhood
- Consider enhancing the residential character of the townhouse units by incorporating design elements such as stepped parapets
- Consider more programming in the plaza area, such as community gardens, varied ground plane treatment, or jointing patterns
- Consider additional sheltered bicycle parking with two-point frame contact
- Consider adding a commercial space
- Consider increasing the overall tree coverage
- Consider revising the surface parking layout to prioritize landscaping and reduce drive aisles
- Consider relocating the loading bay
- Consider connecting the buildings and adjacent programming with pedestrian pathways
- Consider highlighting the building entrances
- Consider moving the public art in the southwest area closer to the street corner
- Consider adding a rooftop amenity space for the townhouse units

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 5:51 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001389 – 102, 108, 112, and 118 HALIBURTON STREET

Applicant: DIFFERENTIAL BUILDING GROUP

Owner: 0877217 B.C. LTD. and 1158463 B.C. LTD.

Architect: MATTHEW T. HANSEN ARCHITECT

Landscape Architect: PROSPECT & REFUGE LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8); and Local Service Centre (CC1)
<i>Location</i>	The subject properties are located at the southwest corner of the intersection of Haliburton Street and Finlayson Street
<i>Total Lot Area</i>	3,640m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Neighbourhood Development Permit Area DPA4 – Abandoned Mine Workings Hazards Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject site is located in the South End Neighbourhood, one block east from Nicol Street and two blocks south from Downtown Nanaimo. The site includes four properties that are bound by Finlayson Street to the north, Haliburton Street to the east, a private property to the south, and a public lane to the west. The corner lot at 102 Haliburton Street contains a single residential dwelling that will be removed. The other three lots are presently undeveloped, and previously contained two single residential dwellings demolished in 2015. The site slopes downhill gradually towards the northeast, with a grade difference of approximately 5m across the site.

The property at 102 Haliburton Street is zoned Local Service Centre (CC1) and the remaining three properties are zoned Medium Density Residential (R8). The subject properties will be consolidated as a condition of this Development Permit.

The surrounding neighbourhood is a mix of commercial, residential, and institutional uses. Adjacent properties include: single residential dwellings across Finlayson Street to the north; low- and medium-density residential development across Haliburton Street to the east (up to five-storey); the former Balmoral Hotel at 126 Haliburton Street to the south (three-storey) which current operates as transitional housing; and commercial retail uses facing Nicol Street across the lane to the west. Recent nearby five-storey residential developments include 'Outlook' at 119 Haliburton Street (36 units, completed 2021), 'Prospect' at 135/147 Haliburton Street (79 units, completed 2023), and 'Lumina' at 45 Haliburton Street (38 units, under construction), the latter two designed by the same architect as the proposed development.

PROPOSED DEVELOPMENT

The proposed development is a five-storey mixed-use residential and commercial building with 79 dwelling units and one commercial retail unit. The proposed unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Approximate Unit Floor Area</i>
Studio	13	34m ² – 40m ²
One-Bedroom	48	49m ² – 66m ²
Two-Bedroom	18	67m ² – 85m ²
Commercial Retail	1	145m ²

After lot consolidation, the new subject property will be split-zoned and Floor Area Ratio (FAR) will be calculated separately for each of the two zones in accordance with the Zoning Bylaw. Commercial use is permitted in the CC1 zone and residential use is permitted in both zones.

The proposed gross floor area on the R8-zoned portion of the site is 5,265m² and the total Floor Area Ratio (FAR) is 1.85, the maximum permitted FAR in the R8 zone where amenities are provided in accordance with 'Schedule D – Amenity Requirements for Additional Density' in the Zoning Bylaw and 100% of required parking is provided underground.

The proposed gross floor area on the CC1-zoned portion of the site is 363m² and the total Floor Area Ratio (FAR) is 0.45, the maximum permitted FAR in the CC1 zone.

Site Design

The proposed building is sited parallel to Haliburton Street and utilizes the existing zoning with multi-family residential on the R8-zoned portion and the commercial retail unit with three residential dwelling units on the CC1-zoned portion near the intersection of Haliburton and Finlayson Streets. The principal building entry for the residential component will face Haliburton Street to the east and a secondary entry will face the lane. A large outdoor patio is proposed outside of the commercial retail unit which is envisioned to operate as a coffee shop. The patio will have an at-grade connection to the sidewalk on Finlayson Street and staircase connections to Haliburton Street and a public plaza at the corner of the site.

Vehicle access to the underground parking is proposed from Finlayson Street, with additional surface parking spaces available from the lane. All required parking will be provided on-site with 69 parking spaces underground and 16 parking spaces at-grade. Long-term bicycle storage is proposed within the underground parking level and adjacent to the surface parking, and short-term bicycle parking is proposed near both the residential and commercial entries. A waste management enclosure is proposed on the west side of the commercial portion of the building, with collection vehicle access from the lane.

Two Statutory Rights-of-Way (SRWs) are proposed as part of this Development Permit: one for a small public open space adjacent to the commercial patio at the northeast corner of the site (as recommended by South End Neighbourhood Plan) and another for a public multi-use walkway along the south property line to act as a mid-block connection between the lane and Haliburton Street.

Staff Comments:

- Ensure that ground-level units have direct pedestrian connections to the street.
- Review access to long-term bicycle storage areas to ensure adequate space for maneuvering.

Building Design

The proposed building design emphasizes the mixed-use nature of the development with a five-storey massing in the R8-zoned portion that steps down to a two-storey massing in the CC1-zoned portion, providing a transition to the existing houses on Finlayson Street. Due to the slope of the site, the building will present a four-storey elevation facing the lane.

Balconies and large ground-level patios facing Haliburton Street emphasize that part of the building's residential character. The building will step back above the third storey, reducing the perceived massing. A striking vertical element in the centre of the building will highlight the principal building entrance with a two-storey covered entry. The commercial component of the building includes a pitched roof facing Finlayson Street that emulates the form of the existing single residential dwelling. A large projecting overhang will provide weather protection for a portion of the outdoor patio connected to the commercial retail unit.

Proposed cladding materials include various shades of cementitious panels with alternating colours that provide visual interest on the building façade. Other detail elements include vinyl frame windows and aluminum soffits.

Staff Comments:

- Look at incorporating balconies along the rear (west) side of the building, such as Juliet-style balconies.
- Consider opportunities to emphasize the ground-level units on the rear elevation.
- Consider a consistent rhythm of colours with a more cohesive use of colour accents on all elevations.
- Consider incorporating some heritage material elements (e.g. wood or stone) at key locations to complement the character of the surrounding neighbourhood.

Landscape Design

Landscaping is proposed around the perimeter of the site with both ornamental and indigenous species. A total of 31 trees are proposed to be planted, including 10 vine maples on the west side of the building. Private lawns are proposed adjacent to the ground-level patios on the east side, screened from the street by a Himalayan sweet box hedge.

An outdoor amenity space for residents is proposed in the southwest corner of the site in addition to community garden beds. Furnishing includes outdoor seating for residents in the amenity space and on the large commercial patio. The public open space in the northeast corner of the site will include a small plaza, public art, and a feature tree.

Staff Comments:

- Consider expanding the outdoor resident amenity space in the southwest corner of the site by reducing the number of excess parking spaces.
- Consider options for a rooftop amenity space for residents, for example on the roof of the commercial component.
- Look at opportunities for more seating in the public open space in the northeast corner of the site.
- Ensure screening of rooftop mechanical equipment.

PROPOSED VARIANCES

Maximum Building Height

The maximum permitted building height in the R8 zone is 14.0m. The proposed building height in the R8-zoned portion is 14.7m, a requested variance of 0.7m.

Maximum Lot Coverage

The maximum permitted lot coverage in the R8 zone is 40%. The proposed lot coverage is 41.35% on the R8-zoned portion of the site.

Projections Into Yards

The minimum required front yard setback for an underground parking structure is 1.8m. The proposed underground parking structure is 1.2m from the Haliburton Street property line, a requested variance of 0.6m.

Development Permit Application

102, 108, 112, 118 Haliburton Street, Nanaimo B.C.

R E C E I V E D
DP1389
2025-JUN-19
Current Planning

Design Rational

Context

Located in the South End of Nanaimo in a combined R8 and CC1 zone, just a few blocks away from the Downtown core, the project site is made up of four properties on the west side of the 100 Block at the corner of Haliburton and Finlayson Streets.

The site is surrounded by a variety of properties. To the west, across a narrow lane is a variety of commercial properties in a DT 12 zone. To the south is the aging Balmoral Hotel that occupies another CCI zone. Across Haliburton to the east is a collection of older established single-family homes next to a new 5 storey wood frame condo also zoned R8. Three single family homes occupy the R8 zone across Finlayson to the north.

There is an approximate ten foot grade change from west to east and excellent view opportunities to the water front and harbour to the east. The R8 portion of the site (which is the majority) has no existing structures. The CC1 corner site has one older home with no historical merit however a playful nod in reference to the existing house is included.

The Zoning By-Laws, OCP and South End Neighbourhood Plan support the redevelopment of this area into higher density, Multi-family residential use. The intension of this application to stay within the guidelines of these documents. A five-storey building is proposed to stand above an underground parkade that is accessed off Finlayson Street.

OCP and Neighbourhood Objectives

Some key goals established by the OCP are to ‘Manage Urban Growth’ and ‘Build a more Sustainable Community’. The South End Neighbourhood Plan speaks to more specific needs of the neighbourhood. For example, development must keep up with the increased demand in population and be centered close to Urban Cores with a focus on cyclists and pedestrians.

Other guiding Principles relevant to this neighbourhood and project include, development of mixed use density with a range of housing choices and affordability. Single family homes continue to become less affordable as the demand for smaller more cost effective housing increases. The proposed 79 homes include a variation of small two bedroom, one bedroom and studios units that have attracted the widest range of Market interest.

Haliburton Street is singled out as a neighbourhood greenway for pedestrian connectivity. The proposed street design and landscape solution is consistent with the neighbourhood guidelines and builds off the excellent precedent established by the ‘Outlook’ and ‘Prospect’ developments recently completed. Including, but not limited to, enhanced lighting, street trees, on-street parking, and boulevard planting with drought resistant native planting. Adding to the connectivity goal is a proposed public access corridor along the south side that will eventually connect through to Nicol Street.

Haliburton Street will be re-established as a pedestrian-oriented street. A variety of small fences, retaining walls and landscape buffers are intended to ensure the privacy and enjoyment of the street level units.

Building Design Guidelines

The massing and density is consistent with the current zoning by-laws and guiding principles of the South End Neighbourhood Plan. Following the precedent established by our neighbours at Outlook, Prospect and Lumina, the buildings will be set back from the Street 6m as per R8 zoning. The massing will be managed by reducing the floor area of the upper 2 levels and stepping back the building form from Haliburton St. helping to keep the visual scale down to 3 levels. Articulation of the roof lines creates further visual interest. The entrance is easily identifiable and celebrated as a focal point of the design.

Massing at the North end reduces to two storeys which is consistent with the CC1 zoning By-Laws. A small commercial facility at the ground floor will be complemented by a large open and accessible public plaza at the corner of Haliburton and Finlayson Street that should become a gathering place for local residences. Further complimented by a Public Art feature near the plaza steps.

The east facing units will have access to outdoor space with a small balcony or ground floor patio. This ensures visual interest and a balance between solid and transparent massing. West facing units are smaller Studios and one bedroom units that will not have balconies due to the proximity to the Laneway and the future DT12 zoning. General efficiency of design is employed throughout in efforts to comply with progressive requirements of the BC Energy Step Code to ensure an established building performance.

A slight change of materials but with a consistent rhythm, will ensure Architectural interest in an organized and disciplined fashion. Quality, sustainable materials such as vinyl frame windows and durable fiber cement board in a combination of siding and panel application. Bold colour choices, inspired by the Hardie brand colour palette, create diversity across the façade complimenting the rhythmic pattern of the Architecture.

Underground parking is accessed off Finlayson St. Parking is designed to meet the required spaces as per the current zoning By-laws. Facilities are also proposed for bike storage and electric vehicle charging. Additional time controlled public parking will be available with access from the lane that will accommodate visitors as well as Taxi, Uber and Food service deliveries.

CPTED Strategies (crime prevention)

Variation in street patterns and traffic calming hubs along Haliburton Street will assist in neighbourhood safety and guide visitors away from private spaces. Ground floor patios are separated with low level retaining walls and shrubs to clearly identify private space but still allow neighbours to interact. Street lighting along Haliburton St. provide an added layer of surveillance and safety. Building entrance is clearly identifiable with easy access.

Summary

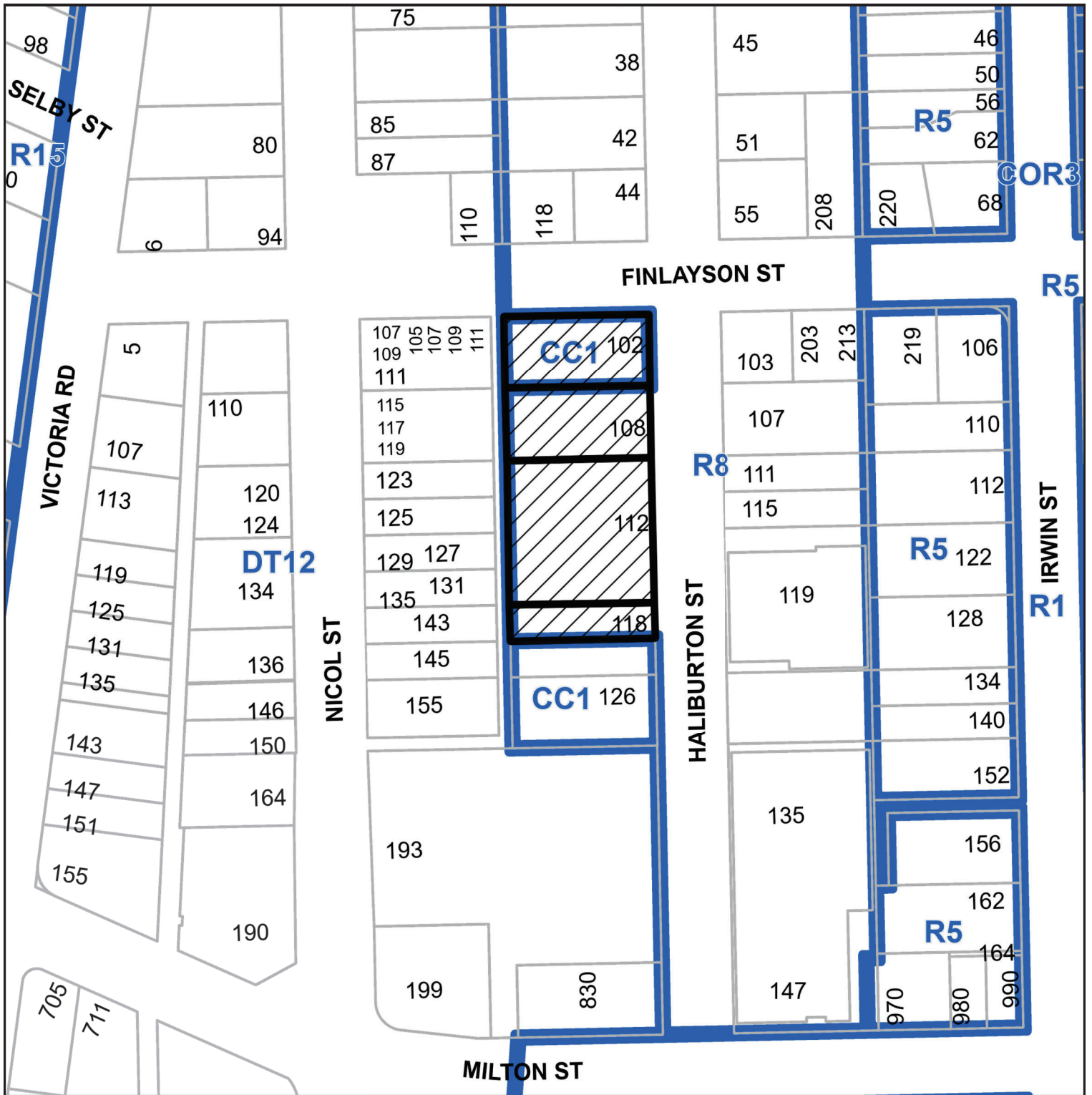
This proposal has been reviewed and supported by the South End Community Association (SECA). The Developer is committed to working with the City of Nanaimo and SECA in creating positive and sustainable change to this well established neighbourhood.

Exciting new urban growth has arrived in the South End and Frontier is designed to maintain the momentum and set a high standard for future developments.

Thank you for considering our application.

Differential Building Group

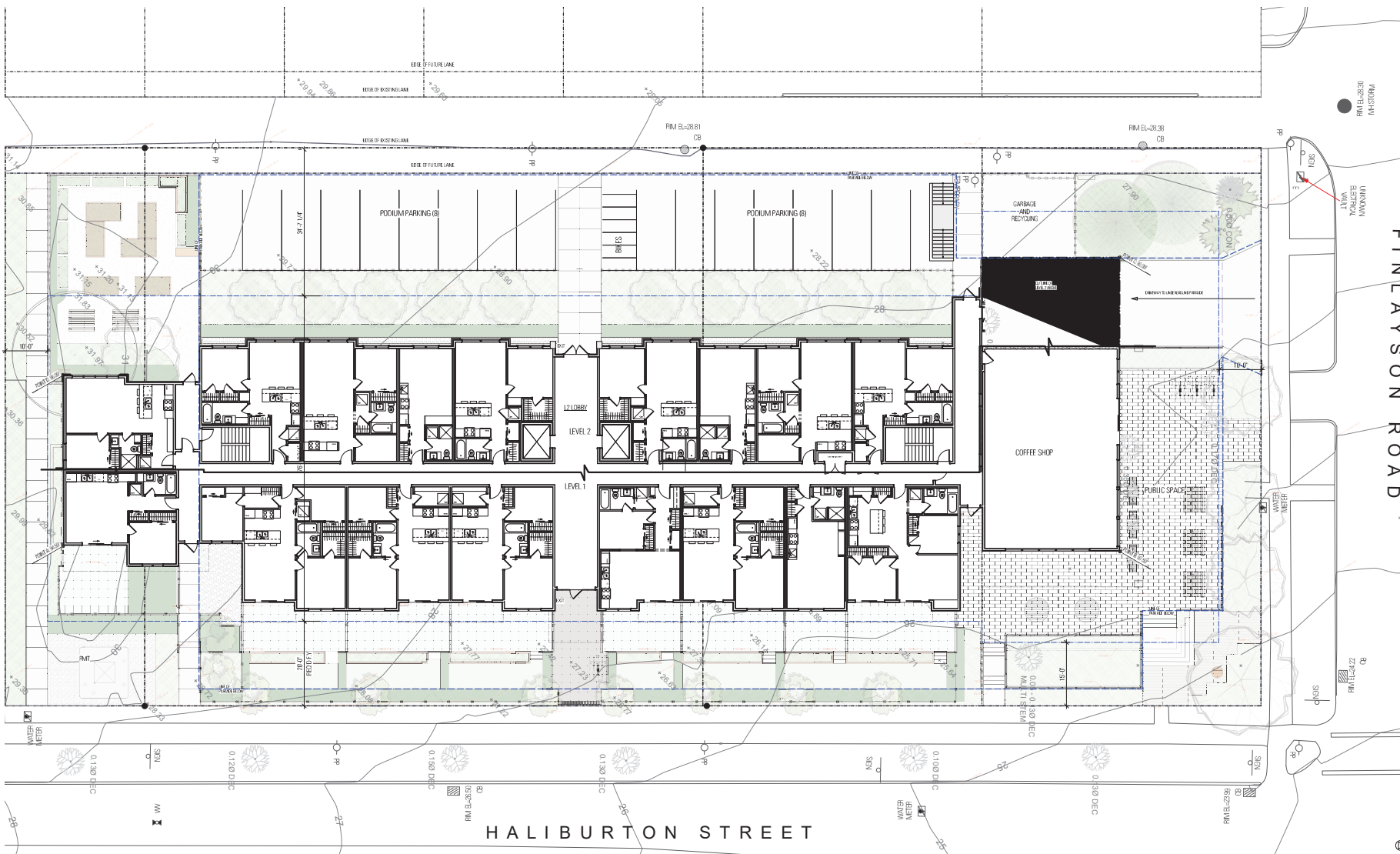
SUBJECT PROPERTY MAP



 102/108/112/118 Haliburton Street



 102/108/112/118 Haliburton Street



1 COMMON SITE PLAN
Scale: 3/32" = 1'-0"

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

AVERAGE GRADE CALC.	
POINT A:	84.50'
POINT B:	87.50'
POINT C:	92.00'
POINT D:	86.00'
AVERAGE GRADE: 92.50'	

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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

118, 112, 108, 102 Haliburton Street
Nanaimo, BC

SITE PLAN

SCALE

3/32" = 1'-0"

DRAWN BY

JC

CHECKED BY

MTHA

ISSUED FOR

DP SUBMISSION

DATE

2025-06-13

REV # DESCRIPTION

RECEIVED

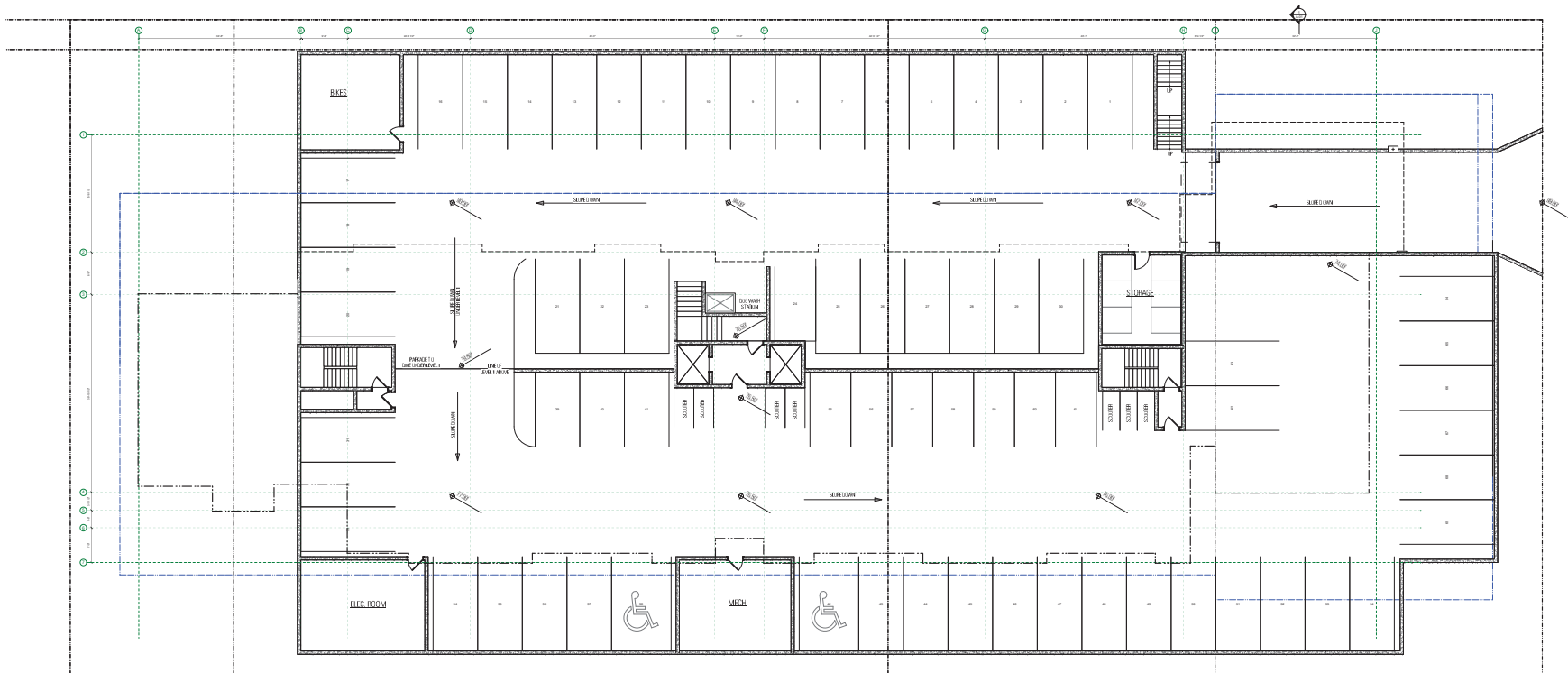
DP1389

2025-JUL-16

Current Planning

SHEET NUMBER

A-1.0



1 PARKADE
Scale: 3/32" = 1'-0"

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

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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

118, 112, 108, 102 Haliburton Street
Nanaimo, BC

PARKADE

SCALE
3/32" = 1'-0"

DRAWN BY: J.C.
CHECKED BY: MTHA

ISSUED FOR: DP SUBMISSION
DATE: 2025-06-13

REV # DESCRIPTION

RECEIVED
DP1389
2025-JUL-16
Current Planning

SHEET NUMBER

A-2.0

1 PROJECT DATA

Project Data					
Project Name:	Frontier				
Civic Address:	118,112,108 Hailburton St.				
Legal Address:					
Zoning:	R8				
Property Area:		m2	m2	Notes:	
118 Hailburton St.		4354	404.5		
112 Hailburton St.		17416	1616		
108 Hailburton St.		8706	808.8		
Total Area:		30476	2831.3		
L0 Parkade Area: GFA					
Parkade		26498			
Building Area GFA:		m2	m2	Notes:	
Floor L1		8104	752.88	Exclude lobby	
Floor L2		11824	1098.45	Exclude lobby, stairs and elev.	
Floor L3		12069	1121.21	Exclude stairs and elev.	
Floor L4		11080	1029.33	Exclude stairs and elev.	
Floor L5		11053	1026.82	Exclude stairs and elev.	
Floor L6 - Roof					
Subtotal GFA:		54130	5028.68		
Unit Types:					
Unit:	Description:	Qty:	m2	m2	Area Total: m2 Notes:
Level 1		8		5934	
Level 2		17		10420	
Level 3		17		11030	
Level 4		17		10041	
Level 5		17		10014	
Subtotal Units:		76 Units		47439	
Unit Totals:	Description:	Qty:	% of Total Unit Qty	Area Total: m2	Notes:
	Studio	13	17.11%	780	
	1 Bed	47	61.84%	780	
	2 Bed	16	21.05%	780	
	Total Units	76	100.00%	47439	Combined Gross Leasable Area (GLA)
				16674.22	Gross Floor Area
				16.29%	% of GLA to GFA
Zoning Requirements:	Required/ Allowed:	Proposed:	Notes:		
Site Coverage: (Part A)	40%	41.35%			
Floor Area Ratio:	1.25 + (Tier1 0.1 + Tier2 0.25) + Underground Parking 0.25	1.85			
Building Height:	Required/ Allowed:	Proposed:			
	14m	14.66			

Project Data						
Project Name:	Frontier					
Civic Address:	102 Hailburton St.					
Legal Address:						
Zoning:	CC1					
Property Area:		m2	m2	Notes:		
102 Hailburton St.		8765.85	808.8			
L0 Parkade Area: GFA						
Parkade		26498				
Building Area GFA:		m2	m2	Notes:		
Floor L1		1485.52	138.00	Coffee Shop		
Floor L2		2224.4	206.65	3 Residential Units		
Subtotal GFA:		3799.92	344.65			
Unit and Use						
Levels	Description:	Qty:	m2	m2	Area Total: m2	Notes:
Level 1	Coffee Shop	1			1565	
Level 2	1 Bed	1			658	
Level 2	2 Bed	2			1685	
	1 Coffee shop				1565	
	3 Residential Units				3243	
	Total				3808	
					3808	Combined Gross Leasable Area (GLA)
					3808	Gross Floor Area
					0.00%	% of GLA to GFA
Zoning Requirements:	Required/ Allowed:	Proposed:	Notes:			
Site Coverage: (Part A)	60%	25.55%				
Floor Area Ratio:	0.45	0.45				

NOTE:
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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

118,112,108,102 Hailburton Street
Nanaimo, BC

PROJECT DATA

SCALE

DRAWN BY CHECKED BY

JC MTHA

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DP SUBMISSION 2025-06-13

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FRONTIER

LEGAL DESCRIPTION
TBD

SITE ADDRESS:
119 112, 108, 102 Haliburton Street
Nanaimo, BC

ELEVATIONS

SCALE
3/32" = 1'-0"

DRAWN BY	CHECKED BY
JC	MTHA

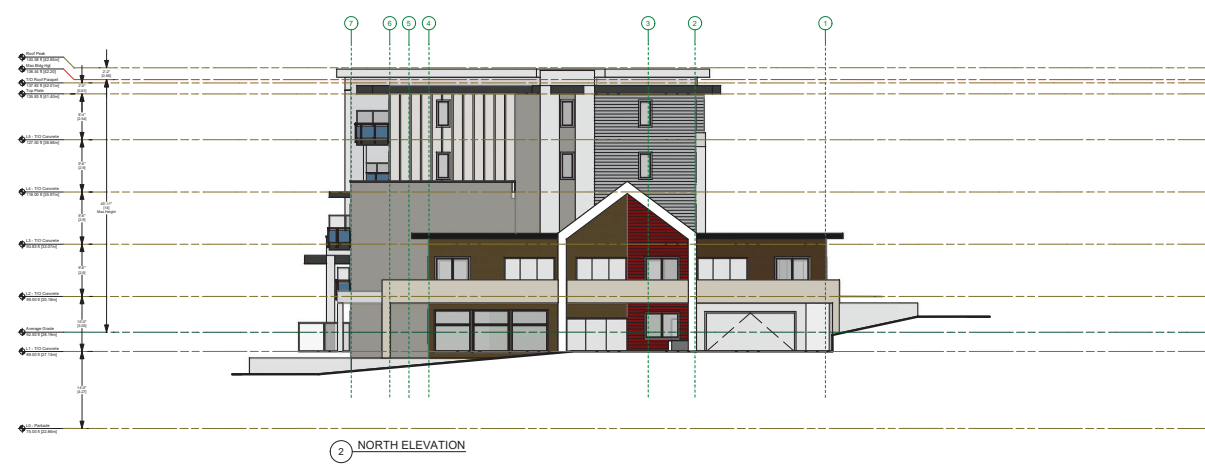
ISSUED FOR	DATE
DP SUBMISSION	2025-06-13

REV #	DESCRIPTION
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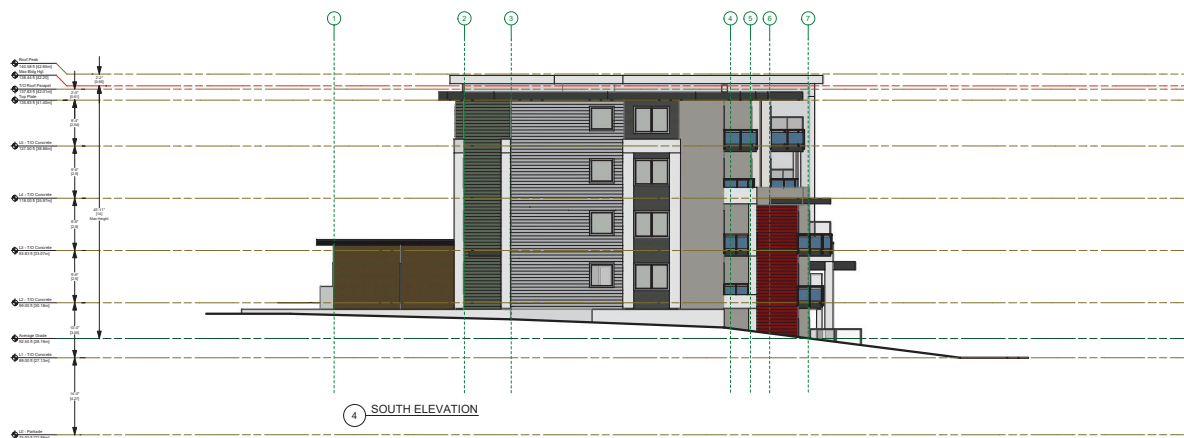
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NOTE:
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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

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Nanaimo, BC

ELEVATIONS

SCALE

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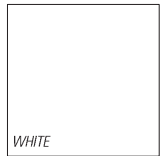
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FASCIA & FLASHING



WINDOW AND DOOR TRIM



ALUMINUM VENTED SOFFITS



FRONT FACADE



REAR FACADE



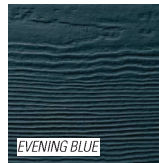
HARDI SIDING



HARDI PANELS



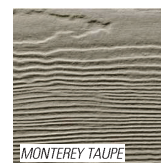
HARDI SIDING



HARDI SIDING



HARDI SIDING



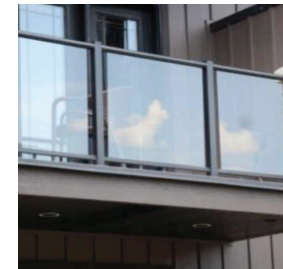
HARDI PANELS



HARDI PANELS



VINYL WINDOWS



DECK RAILING

MATERIAL & COLOR SAMPLES

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LEGAL DESCRIPTION

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Nanaimo, BC

MATERIAL/ COLOR BOARD

SCALE
NTS

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A-5.3



FRONTIER

1 3D VISUALIZATION

DIFFERENTIAL
BUILDING GROUP

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FRONTIER

LEGAL DESCRIPTION

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COVER PAGE

SCALE

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Current Planning

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A-0.0



1 3D PERSPECTIVE VIEW
Scale: 3/16" = 1'-0"

NOTE:
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PERSPECTIVE VIEWS

SCALE

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1 STREETScape - HALIBURTON STREET
Scale: 1/16" = 1'-0"



2 STREETScape - FINDLAYSON STREET
Scale: 1/16" = 1'-0"

NOTE:
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STREETSCAPE

SCALE
1/16" = 1'-0"

DRAWN BY CHECKED BY
JC MTHA

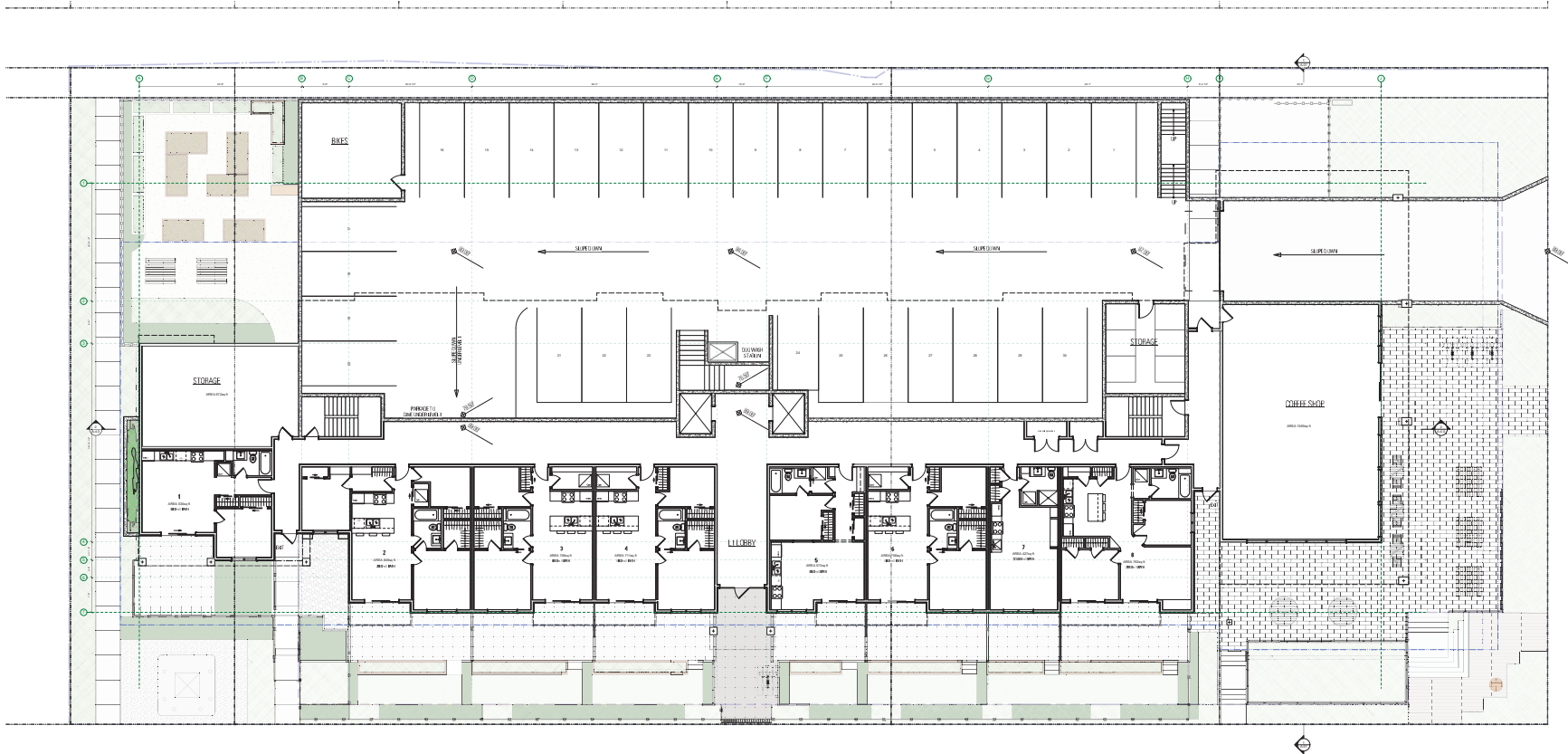
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1 LEVEL 1
Scale: 3/32" = 1'-0"

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LEVEL 1

SCALE
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 CHECKED BY: MTHA

ISSUED FOR: DP SUBMISSION
 DATE: 2025-06-13

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SHEET NUMBER
A-2.1



1 LEVEL 2
Scale: 3/32" = 1'-0"

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FRONTIER

LEGAL DESCRIPTION
 TBD

SITE ADDRESS:
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LEVEL 2

SCALE
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1 LEVEL 3
Scale: 3/32" = 1'-0"

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LEGAL DESCRIPTION

TBD

SITE ADDRESS:

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LEVEL 3

SCALE
3/32" = 1'-0"

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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

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LEVEL 4

SCALE
3/32" = 1'-0"

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DATE: 2025-06-13

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1 LEVEL 4
Scale: 3/32" = 1'-0"

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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

118, 112, 108, 102 Haliburton Street
Nanaimo, BC

LEVEL 5

SCALE

3/32" = 1'-0"

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DATE

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SHEET NUMBER

A-2.5



1 LEVEL 5
Scale: 3/32" = 1'-0"

NOTE:
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FRONTIER

LEGAL DESCRIPTION

TBD

SITE ADDRESS:

118, 112, 108, 102 Haliburton Street
Nanaimo, BC

ROOF PLAN

SCALE

3/32" = 1'-0"

DRAWN BY

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DATE

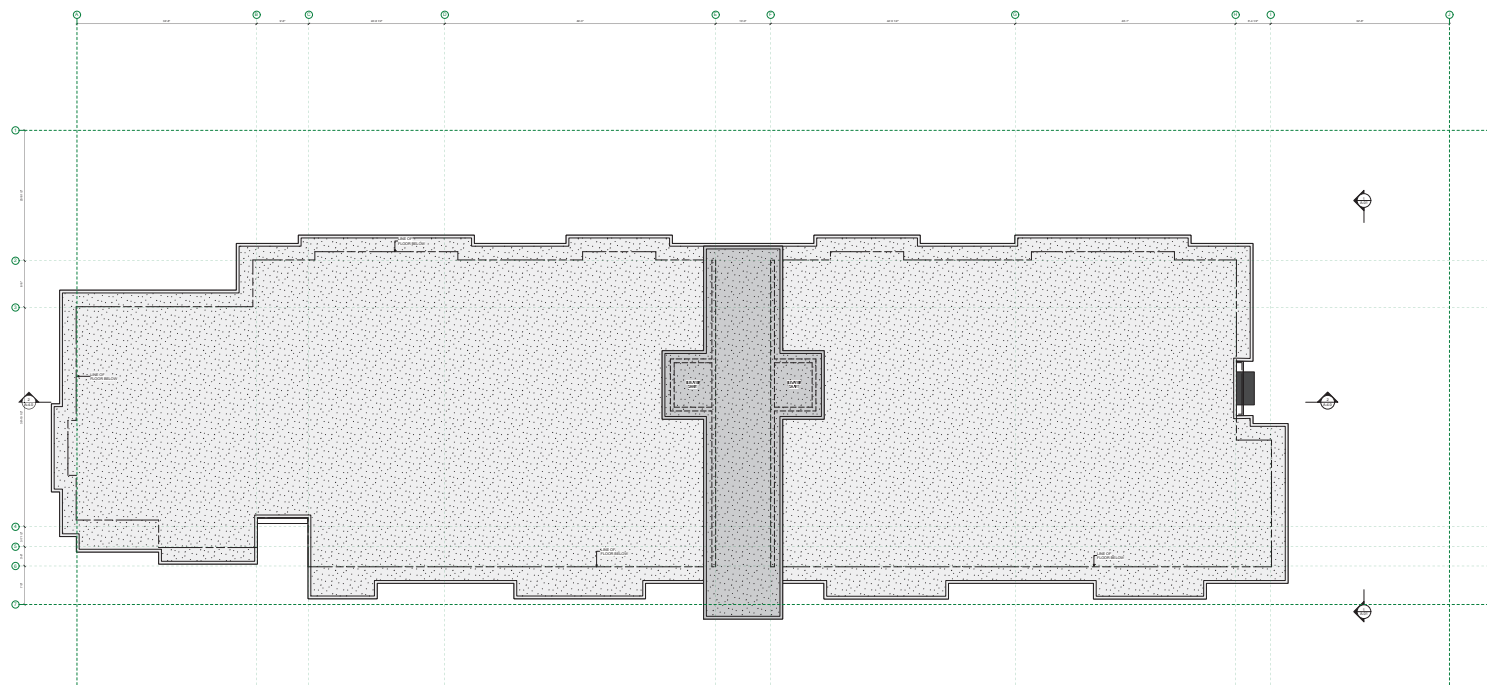
2025-06-13

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2025-JUL-16
Current Planning

SHEET NUMBER

A-2.6



1 ROOF PLAN
Scale: 3/32" = 1'-0"

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FRONTIER

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SECTIONS

SCALE
1/8" = 1'-0"

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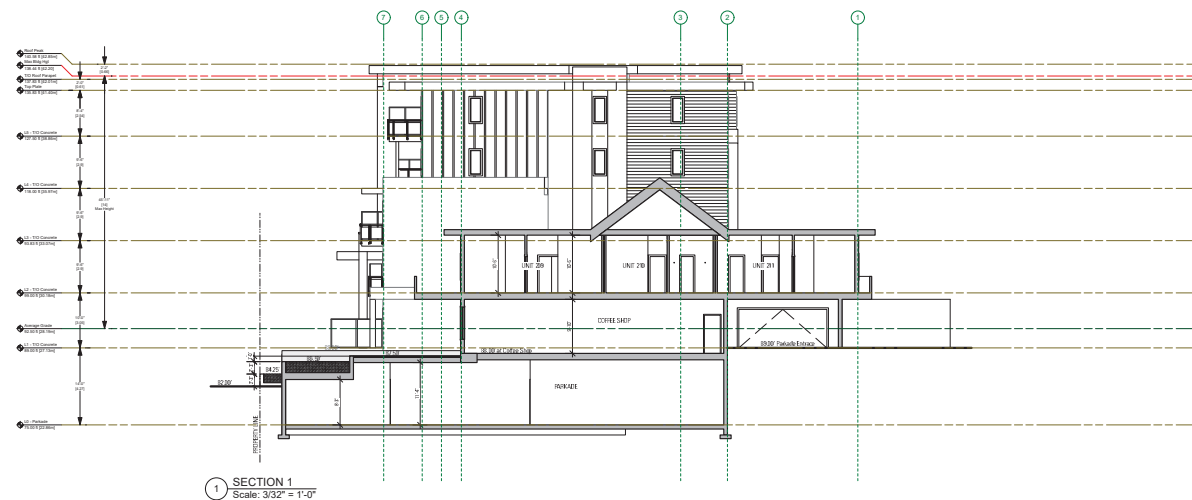
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Current Planning

SHEET NUMBER

A-4.0



NOTE:
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PROJECT NAME: FRONTIER

PROJECT NO: 2025-03

PROJECT ADDRESS: 102-118 Haliburton St
Nanaimo, BC

DATE: 2025-06-12

ISSUED FOR: Issue for Review

TABLE OF CONTENTS	
Sheet Number	Sheet Title
L0	Landscape Cover Sheet
L2a	Landscape Materials and Layout Plan
L2b	Landscape Materials and Layout Plan
L2d	Landscape Lighting Plan
L3a	Landscape Planting Plan
L3b	Landscape Planting Plan
L4	Landscape Sections
L5a	Landscape Details
L5b	Landscape Details
L5c	Landscape Cut Sheets

CONSULTANT LIST	
CLIENT:	DIFFERENTIAL BUILDERS
ARCHITECT:	MATT HANSON ARCHITECTURE

CONTEXT PLAN

PACKAGE IS ONLY TO SCALE WHEN
PRINTED ON 24"x36" SHEETS UNLESS
OTHERWISE INDICATED

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DP1389
2025-JUN-19

2025-06-12
2025-05-14

Issue for Review
Issue for Review

Date
Issue Notes

Scale

Prospect & Refuge
LANDSCAPE ARCHITECTS
Boschung, Proulx, & Associates Ltd.
404 W. Pender St. | Vancouver, BC | V6B 1T8
t: 604-681-1003 | e: info@prospectrefuge.ca | w: prospectrefuge.ca

Project Name:
FRONTIER
102-118 Haliburton St
Nanaimo, BC

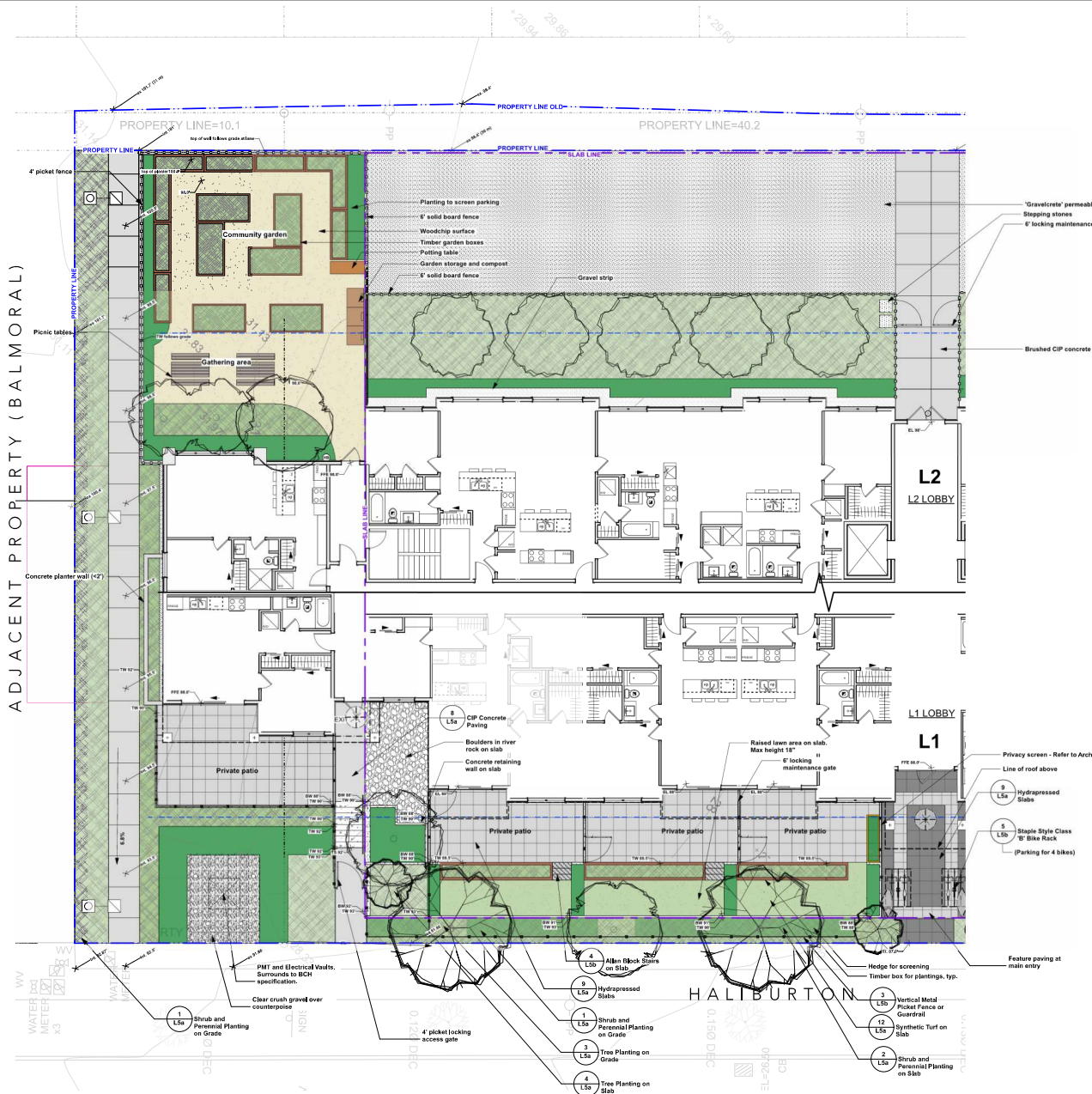
Project Address:
102-118 Haliburton St
Nanaimo, BC

Project Manager:
AS

Scale:
As noted

Sheet No.:
L0

ADJACENT PROPERTY (BALMORAL)



3 Materials & Layout Plan
Scale: 1/8" = 1'-0"

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standards, if applicable and noted codes, bylaws and specifications; and best safety requirements.
2. Do not construct from these drawings unless marked "Issued For Construction".
3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.
4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to the existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant in writing. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).
5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.
6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.
7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.
8. All landscaping shall have a high efficiency irrigation system to IABC standards. Unless otherwise specified, the irrigation system shall be designed by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.
9. All substitutions shall be approved by the Landscape Consultant.
10. The Landscape Contractor shall repair any damage resulting from work on site.
11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.
12. All walls 3' or taller, all guards, all concrete footings and all other shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.
13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.
2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.
3. Removal of the tree barriers requires advance coordination and approval by the project arborist.

LEGEND

- Property Line
- Structural slab below

HARDSCAPE MATERIALS:

- Core Gravel Reinforced Paving or approved equivalent
- Hydrapressed Pavers on Slab
- Saw-cut, broom finished concrete
- Stamped concrete - Running Bond pattern
- Plank pavers
- Wood chip pathways

SOFTSCAPE MATERIALS:

- Planting Bed - Low plantings
- Planting Bed - Hedge for screening
- Artificial Turf lawn

LINE & SYMBOLS

- Building envelope
- Building roof overhang

DETAIL

- 11 L5a
- 9 L5a
- 8 L5a
- 13 L5a
- 1 L5a
- 2 L5a
- 12 L5a

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2025-06-12 Issue for Review
2025-05-14 Issue for Review

Date Issue Notes

See



Prospect & Refuge

LANDSCAPE ARCHITECTS

Address: 102-118 Haliburton St, Nanaimo, BC

Phone: 250-754-1118 | Email: info@prospectrefuge.ca | Website: www.prospectrefuge.ca

Project No: 2025-03

FRONTIER
102-118 Haliburton St
Nanaimo, BC

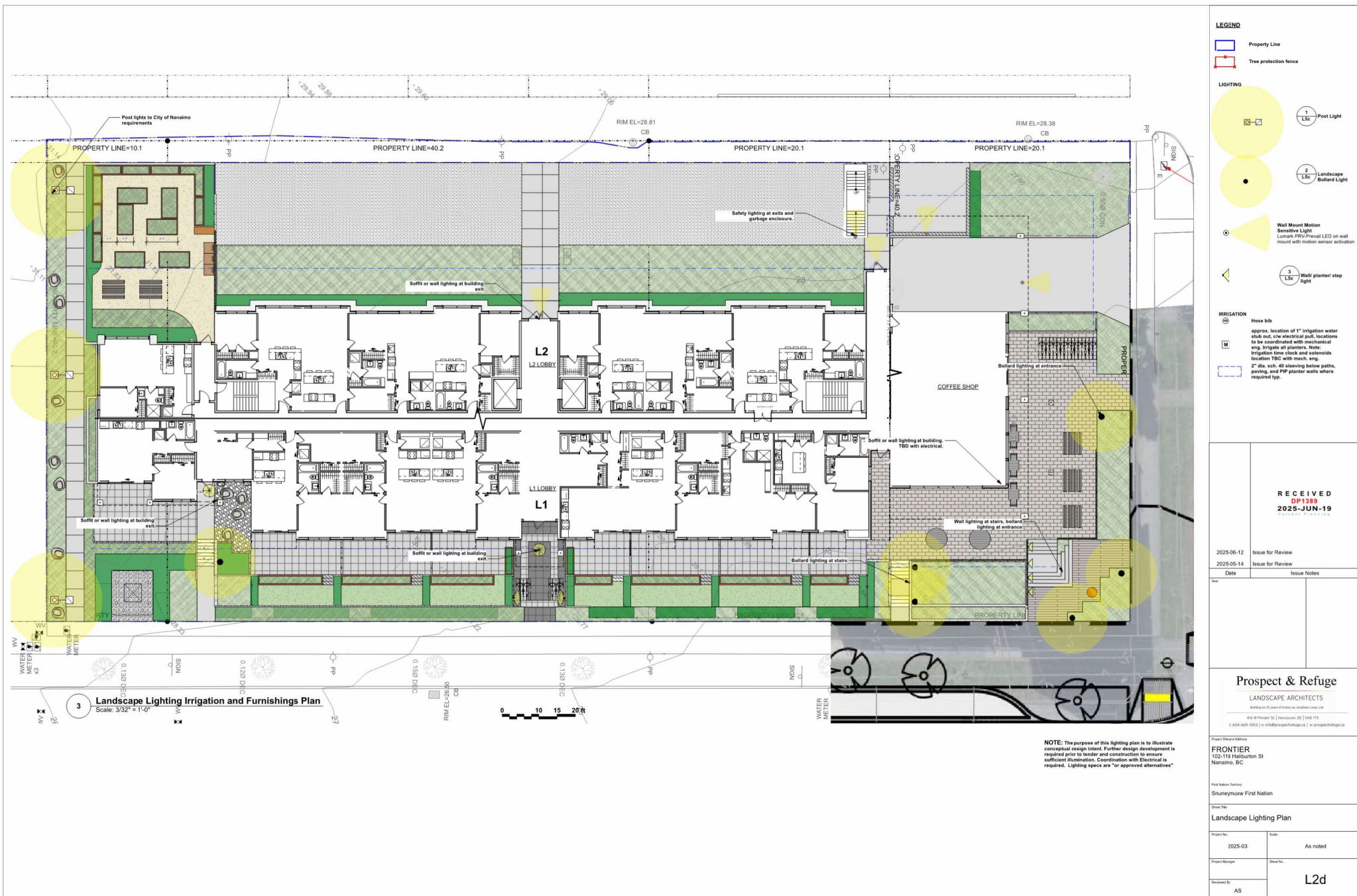
Project Name
Shunemuraw First Nation

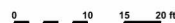
Project Name
Landscape Materials and Layout Plan

Project No: 2025-03
Date: As noted

Project Manager: AS
Drawn By: AS

L2a





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Date	Issue Notes



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t: 604.689.1003 | e: info@vancouverinstitute.ca | w: vancouverinstitute.ca

Project Title and Address

FRONTIER
102-118 Haliburton St
Nanaimo, BC

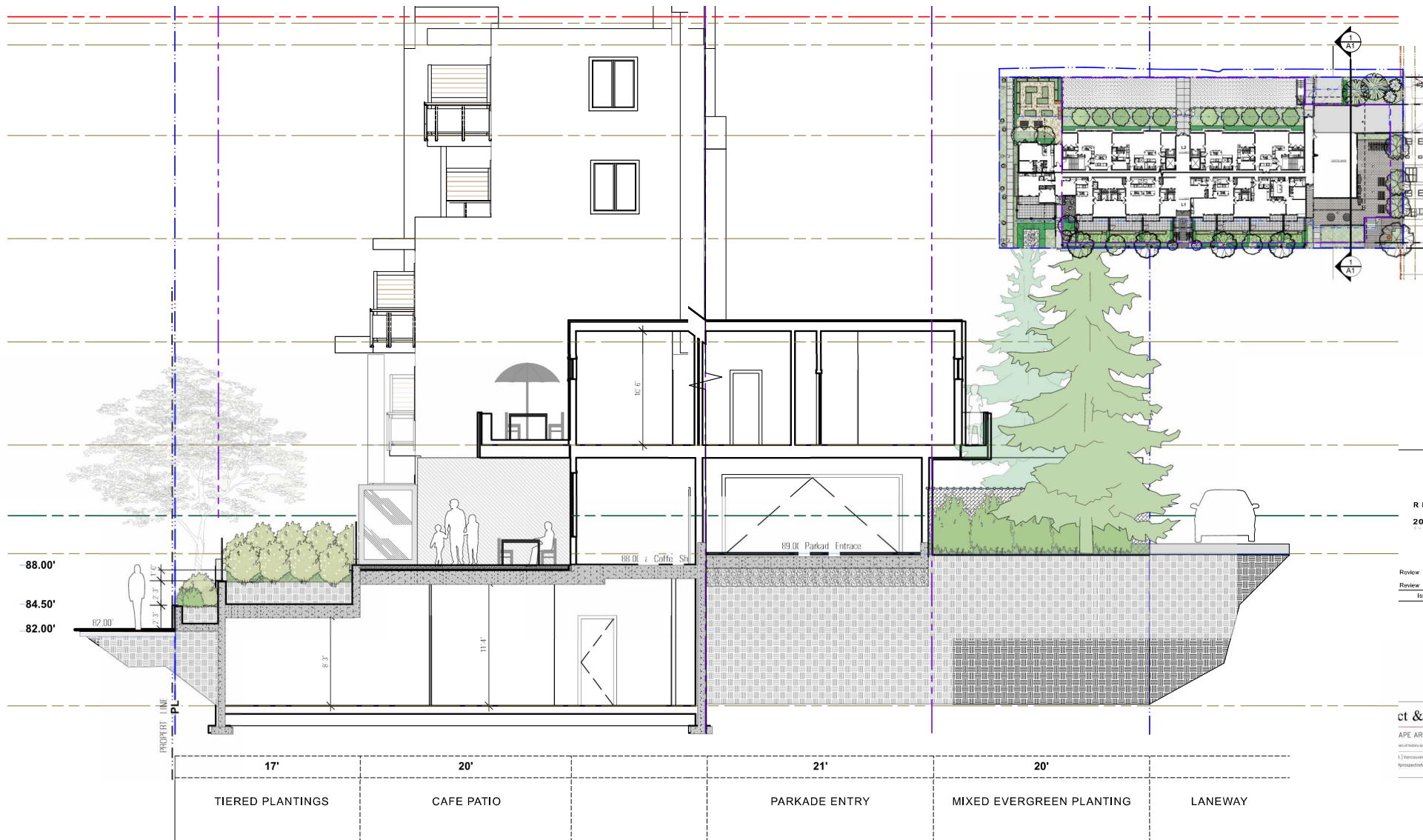
Fast Nations Territory
Sungyemuxw First Nation

Landscape Planting Plan

Project No.	Scale
2025-03	As noted

Project Manager	Sheet No.
Reviewed By	L3a
AS	





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Review
Review
Issue Notes

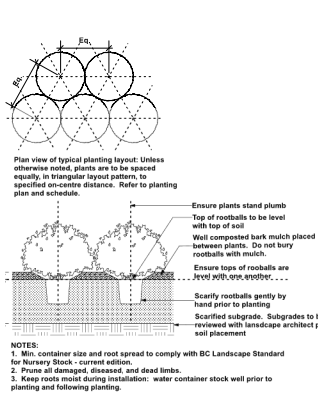
ct & Refuge
APE ARCHITECTS
ape@apearchitects.com
11 Harrison St. | 02118-1178
prospectrefuge.ca | w prospectrefuge.ca

S
As noted

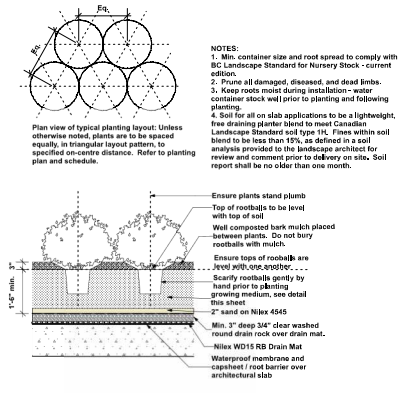
0
14

2 Section looking South
Scale: 1/4" = 1'-0"

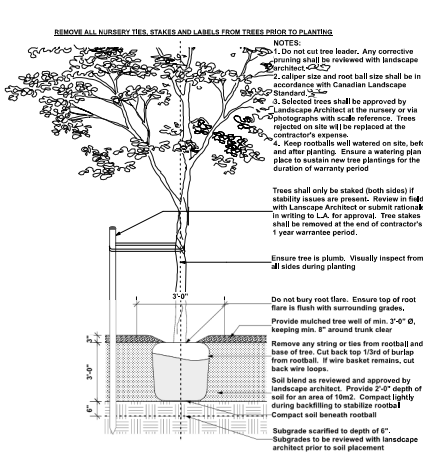
0 10 15 20 ft



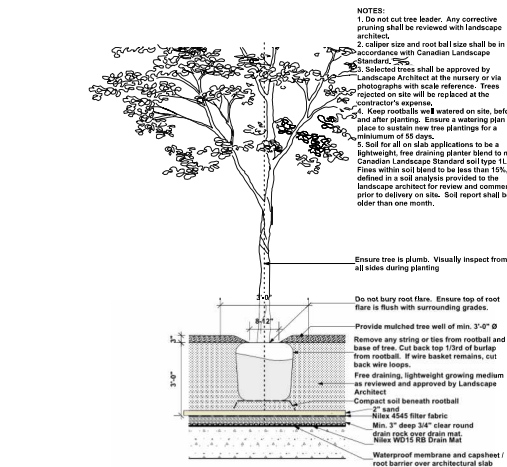
1 Shrub and Perennial Planting on Grade
Scale: 1/2" = 1'-0"



2 Shrub and Perennial Planting on Slab
Scale: 1/2" = 1'-0"



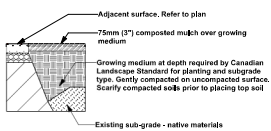
3 Tree Planting on Grade
Scale: 1/2" = 1'-0"



4 Tree Planting on Slab
Scale: 1/2" = 1'-0"

Notes:
1. Supply soil sample and analysis to landscape architect for approval.
2. Soil depths to meet or exceed Canadian Landscape Standard for growing medium in their context.
3. Soil depths to be confirmed and approved by Landscape Architect and when on-slab additionally by Structural Engineer, prior to installation.

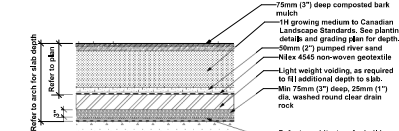
Standard Growing Medium: Level 1 type 1P as per Canadian Landscape Standards unless otherwise noted.



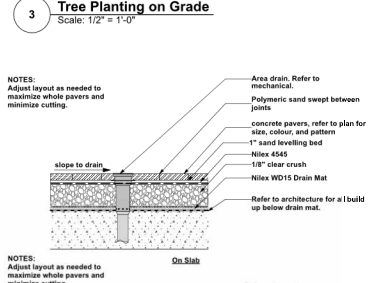
5 Growing medium on grade
Scale: 1/2" = 1'-0"

Notes:
1. See plan for soil depth. Fill all additional depths with light weight voiding.
2. Supply soil report to Landscape Consultant for approval prior to shipment to site. Soil report shall be dated no more than one month prior to delivery to site, and is to be submitted to Landscape Consultant min. 1 week before installation.
3. Sand to be Fraser River Pump sand - max 2% fines (silt + clay) with 60-70% medium size sand and 10-20% coarse sand 10-20% fine sand content, free of soluble salts. Submit analysis to Landscape Consultant for review prior to shipment to site.

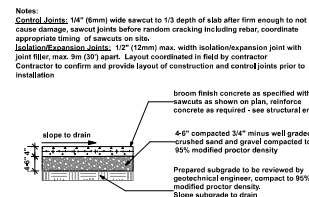
Standard Growing Medium: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted. Soil for all on slab applications to be a lightweight, free draining planter blend. Fines within soil blend to be less than 15% combined. 70-90% sand, and 10-20% Organic matter as defined in a soil analysis provided to the landscape consultant for review and comment prior to delivery on site.



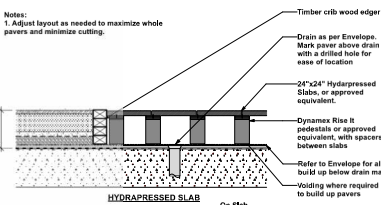
6 Growing medium on Slab
Scale: 1/2" = 1'-0"



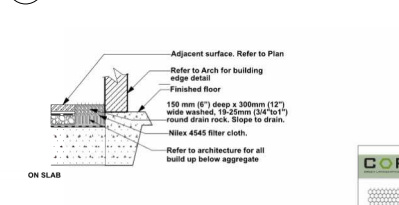
7 Concrete Unit Pavers
Scale: 1/2" = 1'-0"



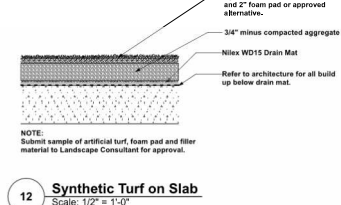
8 CIP Concrete Paving
Scale: 1/2" = 1'-0"



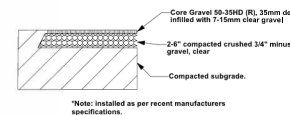
9 Hydrapressed Slabs
Scale: 1/2" = 1'-0"



14 Gravel Strip
Scale: 1/2" = 1'-0"

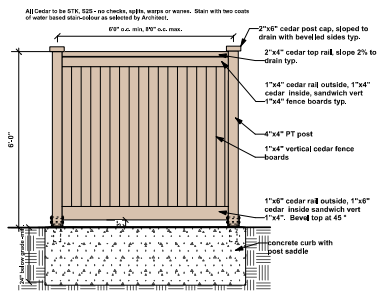


12 Synthetic Turf on Slab
Scale: 1/2" = 1'-0"

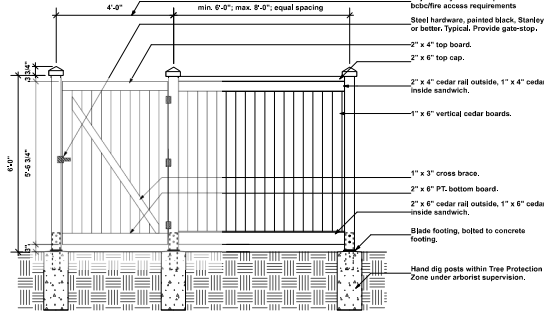


13 Wood Chips on Grade
Scale: 1/2" = 1'-0"

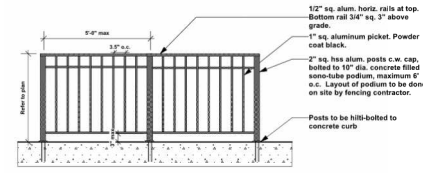
		<div>RECEIVED DP1389 2025-JUN-19 CITY OF VERNON</div>	
2025-06-12		Issue for Review	
2025-05-14		Issue for Review	
Date		Issue Notes	
0-4			
<div>Prospect & Refuge</div> <div>LANDSCAPE ARCHITECTS</div> <div>Building for 20 years of history in southern Idaho, LLC</div> <div>404 W Pender St Vancouver, BC V6H 1T5 t: 604-699-1003 e: info@prospectandrefuge.ca w: prospectandrefuge.ca</div>			
Project Name and Address			
FRONTIER 102-118 Halliwell St Nanaimo, BC			
Project Location			
Shunzeiyumuxw First Nation			
Sheet 1 of 1			
Landscape Details			
Project No.		As noted	
2025-03			
Project Manager		Sheet No.	
AS		L5a	



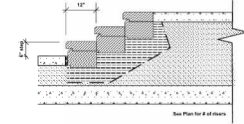
1 Solid Board Privacy Fence
Scale: 1/2" = 1'-0"



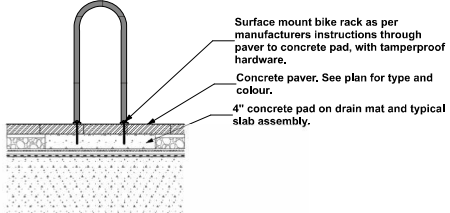
2 Solid Board Privacy Fence with Gate
Scale: 1/2" = 1'-0"



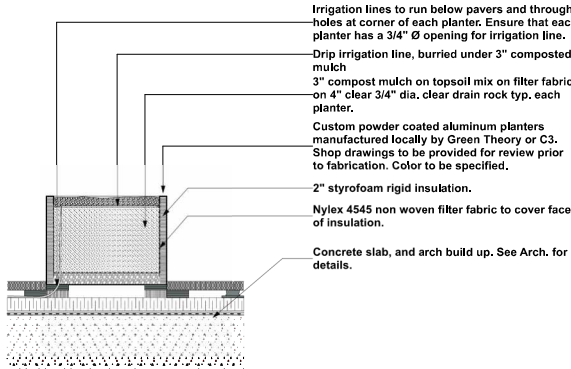
3 Vertical Metal Picket Fence or Guardrail
Scale: 1/2" = 1'-0"



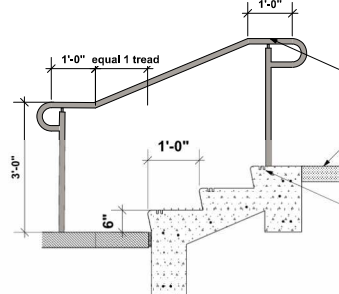
4 Allan Block Stairs on Slab
Scale: 1/2" = 1'-0"



5 Staple Style Class 'B' Bike Rack
Scale: 3/4" = 1'-0"



6 Metal Planter
Scale: 3/4" = 1'-0"



7 Stair with Handrail
Scale: 3/4" = 1'-0"

20mm painted GI steel handrailing to BCBC standards, rounded caps both ends - core, drill and grout to concrete wall/steps.
All steel galvanized, primed and painted with high gloss enamel paint - black. C.W. pin type attachment to posts to allow continuous grip of handrail.
Adjacent surface as per Landscape Plan. Tactile warning strip where required by BCBC.
CIP concrete stair to BCBC by Architect. Refer to Architecture and Landscape Grading Plan.
NOTES:
1. Install metal handrails as per BC Building Code Standard.
2. Field verify stair length, number of stairs, and railing length requirement.

<p>RECEIVED DP1388 2025-JUN-19 COURT PLANNING</p>		
2025-06-12	Issue for Review	
2025-05-14	Issue for Review	
Date	Issue for Review	Issue Notes
<p>Project No. 2025-03</p>		
<p>Project Name: Prospect & Refuge</p>		
<p>Project Location: 102-118 Halliburton St, Nanaimo, BC</p>		
<p>Project Manager: AS</p>		
<p>Project Status: L5b</p>		

Project

Order #

Date

Product by

Item

Qty



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications:

Industrial, Warehouse, Warehouse Building, etc.

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Configuration
- Product Specifications
- Energy and Performance Data
- Control Options

Quick Facts

- Lumen packages range from 7,100 - 45,000 lumens (30W - 350W)
- Replace 200 up to 1,000W HID equivalents
- Efficiency up to 140 lumens per watt
- Energy and maintenance savings up to 90% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details





Product Code: 116577

Item: 340 Campbell

Item Build Option: OFF

Product Code: P55-116577

Item: 340 Campbell

Item Build Option: OFF

COLOR

SIZE

WATT

CCF

DEPT

VOLTAGE

COMPONS

☒ 1 - black
 ☐ 2 - white
 ☐ 3 - aluminum
 ☐ 4 - stainless steel

☐ 5 - 10' x 10'
 ☐ 6 - 10' x 12'
 ☐ 7 - 12' x 12'
 ☐ 8 - 12' x 14'
 ☐ 9 - 14' x 14'

☐ 10 - 10' x 10'
 ☐ 11 - 10' x 12'
 ☐ 12 - 12' x 12'
 ☐ 13 - 12' x 14'
 ☐ 14 - 14' x 14'

☐ 1 - 10' x 10'
 ☐ 2 - 10' x 12'
 ☐ 3 - 12' x 12'
 ☐ 4 - 12' x 14'
 ☐ 5 - 14' x 14'

☐ 6 - 10' x 10'
 ☐ 7 - 10' x 12'
 ☐ 8 - 12' x 12'
 ☐ 9 - 12' x 14'
 ☐ 10 - 14' x 14'

Features & Specifications

- Building Information:
- 30W, available in 10' x 10', 10' x 12', 12' x 12', 12' x 14', 14' x 14'

Construction:

- Extruded aluminum body with 100% aluminum
- One piece construction for strength
- 1/2" thick 6061-T6 aluminum with 1/4" thick die-cast
- Light weight construction ideal for general outdoor lighting
- One piece body with 1/4" thick die-cast

Finish:

- Anodized aluminum or paint with UV resistant
- Color: Black, White and Aluminum
- Contact factory for Custom Colors

Optical System:

- Multiple beam LED light source with 3 beam options
- 1/2" thick 6061-T6 aluminum with 1/4" thick die-cast
- 30W, 100W, 150W, 200W, 250W, 300W, 350W, 400W, 450W, 500W, 550W, 600W, 650W, 700W, 750W, 800W, 850W, 900W, 950W, 1000W, 1050W, 1100W, 1150W, 1200W, 1250W, 1300W, 1350W, 1400W, 1450W, 1500W, 1550W, 1600W, 1650W, 1700W, 1750W, 1800W, 1850W, 1900W, 1950W, 2000W, 2050W, 2100W, 2150W, 2200W, 2250W, 2300W, 2350W, 2400W, 2450W, 2500W, 2550W, 2600W, 2650W, 2700W, 2750W, 2800W, 2850W, 2900W, 2950W, 3000W, 3050W, 3100W, 3150W, 3200W, 3250W, 3300W, 3350W, 3400W, 3450W, 3500W, 3550W, 3600W, 3650W, 3700W, 3750W, 3800W, 3850W, 3900W, 3950W, 4000W, 4050W, 4100W, 4150W, 4200W, 4250W, 4300W, 4350W, 4400W, 4450W, 4500W, 4550W, 4600W, 4650W, 4700W, 4750W, 4800W, 4850W, 4900W, 4950W, 5000W, 5050W, 5100W, 5150W, 5200W, 5250W, 5300W, 5350W, 5400W, 5450W, 5500W, 5550W, 5600W, 5650W, 5700W, 5750W, 5800W, 5850W, 5900W, 5950W, 6000W, 6050W, 6100W, 6150W, 6200W, 6250W, 6300W, 6350W, 6400W, 6450W, 6500W, 6550W, 6600W, 6650W, 6700W, 6750W, 6800W, 6850W, 6900W, 6950W, 7000W, 7050W, 7100W, 7150W, 7200W, 7250W, 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Schedule D - Amenity Requirements for Additional Density

Development Name: Frontier

Address: 102, 108, 112 and 118 Haliburton St, Nanaimo, BC



Category 1: Site Selection			
Item	Amenity	Points	Rationale
B	Development is located on an existing street	3	Haliburton St has sidewalks, curbs, and storm drains existing.
C	Development is located within 200m of a park or trail	1	Development is 140m to Devrille Square Park.
D	Development is located within 400m of any of the following: retail store, NRD bus stop, PRC zoned property, daycare facility, CS-1 zoning property	5	Retail store: 170m to VIP Pawnbrokers. NRD bus stop: 100m Haliburton & Milton stop. PRC zoned property: 140m to Devrille Square Park PRC2 zoning. CS-1 Zoning property and Daycare: 264m to Footholds Therapy Center.
E	Development will add any of the following adjacent to the site or as part of the proposed development. Retail store, public art	2	Retail store: coffee shop in developemnt. Public art at corner of Haliburton and Finlayson.
Total Points for Category 1:		11	

Category 2: Retention and Restoration of Natural Features			
Item	Amenity	Points	Rationale
C	Development includes at least 50% retention of natural soils	1	Building max coverage of site is 40%. At least 50% of site natural soils will be retained.
E	Development includes street trees	1	Street trees will be added in flex zone on Finlayson and Haliburton St.
F	After replanting, development does not result in a net loss of trees with caliper greater than 6cm	1	Only 3 trees currently on site which will be replaced. More trees are proposed to be planted on site.
G	Post development, total amount of trees is at least 20% more than the number of trees pre development	2	Pre development trees: 3. Post development trees required: 4. Current proposed trees: 15.
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surface	3	71.6% of the site is pervious excluding the building footprint.
I	The developer includes permanent educational signage or displays regarding the protected or planted plants, trees, animal habitat or other nature features on site	1	An educational signage will be provided.
Total Points for Category 2:		9	

Category 3: Parking and Sustainable Transportation			
Item	Amenity	Points	Rationale

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A	For a non-residential component of a development, shower and change room facilities are provided to accommodate employees.	2	A shower and changing room facility will be provided in the Café.
D	Minimum of 50% of parking provided has access to EV charging	2	A percentage of the parking stalls in the parkade will be equipped with EV chargers.
E	Minimum of 80% of the total parking is located underground	4	Underground parking will provide 69 parking stalls.
F	Development includes parking spaces for motorized scooters or motorcycle - 1 space per 15 dwelling units	2	79 units, 7 spaces provided.
G	Pedestrian network is included that connects buildings to public road and pedestrian network	2	Encorporated the thorough-block public walkway by SRW on 118 Haliburton lot.
H	Parking does not exceed minimum requirements of Off-street parking regulations	2	A parking variance will be submitted to reduce minimum required parking stalls.
I	Development includes signage regarding sustainable transportation available on site or within immediate area	1	An educational signage will be provided.
Total Points for Category 3:		15	

Category 4: Building Materials			
Item	Amenity	Points	Rationale
A	Wood is primary building material	1	Wood framed building.
C	At least 50% of all wood products used are certified as sustainable forestry	3	Will only use wood product from the mills who can provide us the certifications.
E	Developer submits a construction and waste plan identifying materials to be diverted from landfill	2	Waste management plan will be submitted to the City. Will have different bins for wood, garbage, metals, and cardboard throughout construction.
F	At least 75% of materials used in construction are renewable resources	2	Wood as the renewable resource is the primary building material.
H	Development includes signage regarding sustainable use of building materials used during construction	1	An educational signage will be provided.
Total Points for Category 4:		9	

Category 5: Energy Management			
Item	Amenity	Points	Rationale
A	Development meets at least Step 2 and exceeds by 1 step	10	Step 3 building proposed.
D	Development includes signage regarding sustainable energy management	1	An educational signage will be provided.
Total Points for Category 5:		11	

Category 6: Water Management			
Item	Amenity	Points	Rationale
F	Water efficient irrigation systems (drip) is installed	1	Drip irrigation heads will be utilized.

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G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	A bioswale will be incorporated at the NE corner on the property.
H	Site includes signage regarding sustainable water management practices	1	An educational signage will be provided.
	Total Points for Category 6:	4	

Category 7: Social and Cultural Sustainability			
Item	Amenity	Points	Rationale
E	Property owner enters Housing Agreement with CoN, strata will not place restrictions which prevent rental of individual units	2	The entire building will be stratafied and there will be no restrictions to prevent rentals. A housing agreement can be signed as assurance.
F	Permanent public art feature included on site	2	Public art will be proposed at the NE coner of the property. The concept will be submitted to the city.
H	A dedicated garden space is provided for building residents	1	A community garden space is designed at the SW corner of the property.
I	Development includes heritage interpretive signage or heritage building elements	1	An educational signage will be provided.
	Total Points for Category 7:	6	

Category 8: Affordabe Housing			
Item	Amenity	Points	Rationale
	Total Points for Category 8:	0	

Total Tier 2 density points proposed:	65
Tier 2 points required:	65

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