

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **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 building height from 14m to 19.6m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (Barsby Avenue) from 6m to 3m.
3. *Section 6.5.1 Projections into Yards* – to reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0m.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback (west) from 4m to 3m.
5. *Section 6.3.1.4 Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse setback measured from the top of bank of the Millstone River from 30m to 0m.

The City of Nanaimo “DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013” is varied as follows:

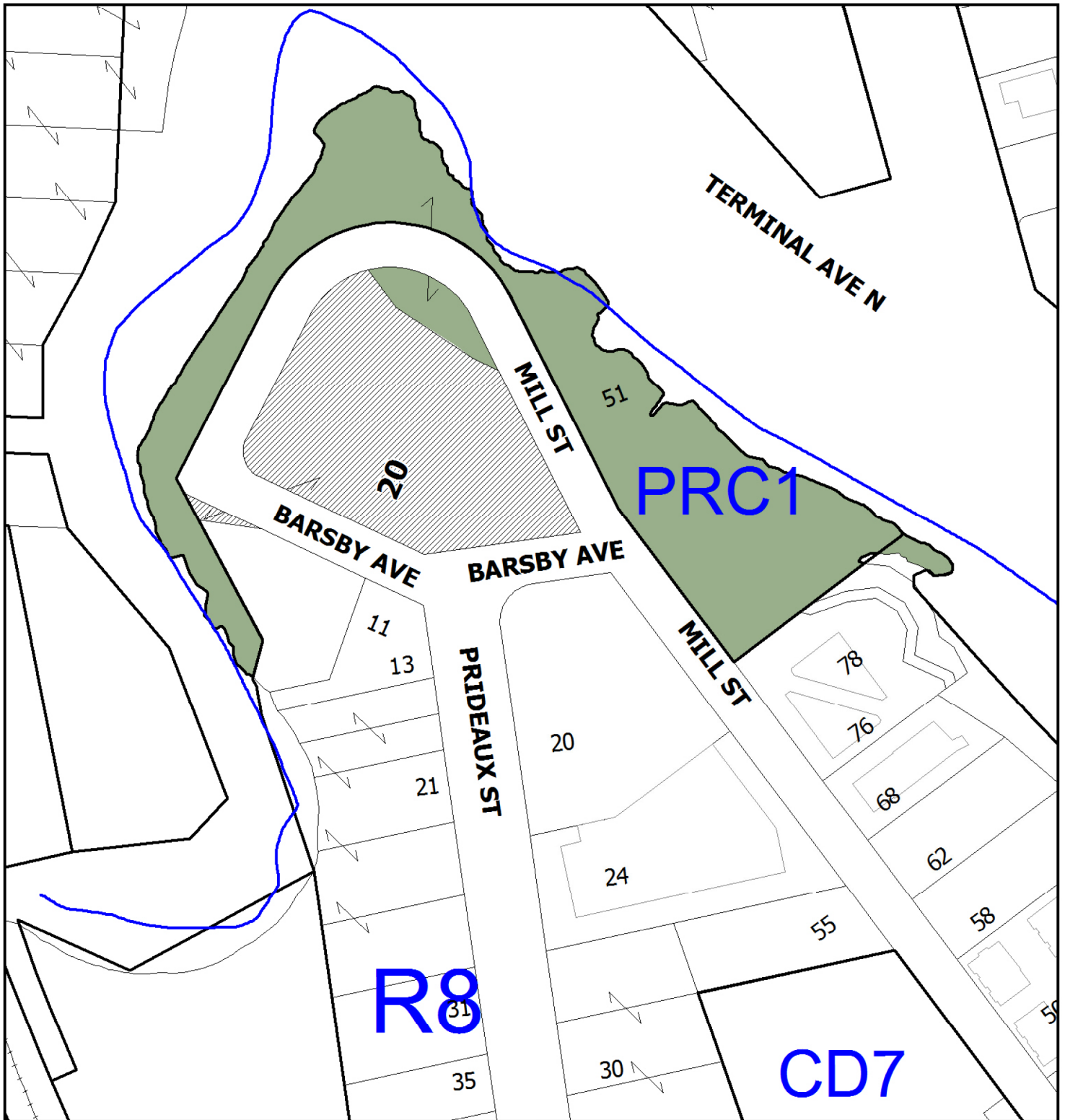
1. *Schedule ‘A’* – to reduce the required number of parking spaces from 90 to 85.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2018-MAY-22 as shown on Attachment C.
2. The subject property shall be developed in accordance with the Parking Plan prepared by Raymond de Beeld Architect Inc., dated 2018-JUN-20 as shown on Attachment D.
3. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2018-MAY-22 as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2018-MAY-23 as shown on Attachment G.
5. The subject property shall be developed in accordance with the recommendation in the Environmental Assessment and Restoration Plan prepared by Aquaparian Environmental Consulting, dated 2018-JUN-21 as shown on Attachment H.
6. A landscape bond is required for 100% of the landscape estimate prepared by Aquaparian Environmental Consulting in the Environmental Assessment dated 2018-JUN-21 as shown on Attachment H.

7. A 3-year maintenance period is required as per the Environmental Assessment and Restoration Plan prepared by Aquaparian Environmental Consulting dated 2018-JUN-21. A certified letter of completion is required from the Qualified Environmental Professional at the end of the 3-year maintenance period.
8. The subject property is to be developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by the applicant and dated 2018-JUN-22 as outlined in Attachment I. A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all required points have been achieved.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001073

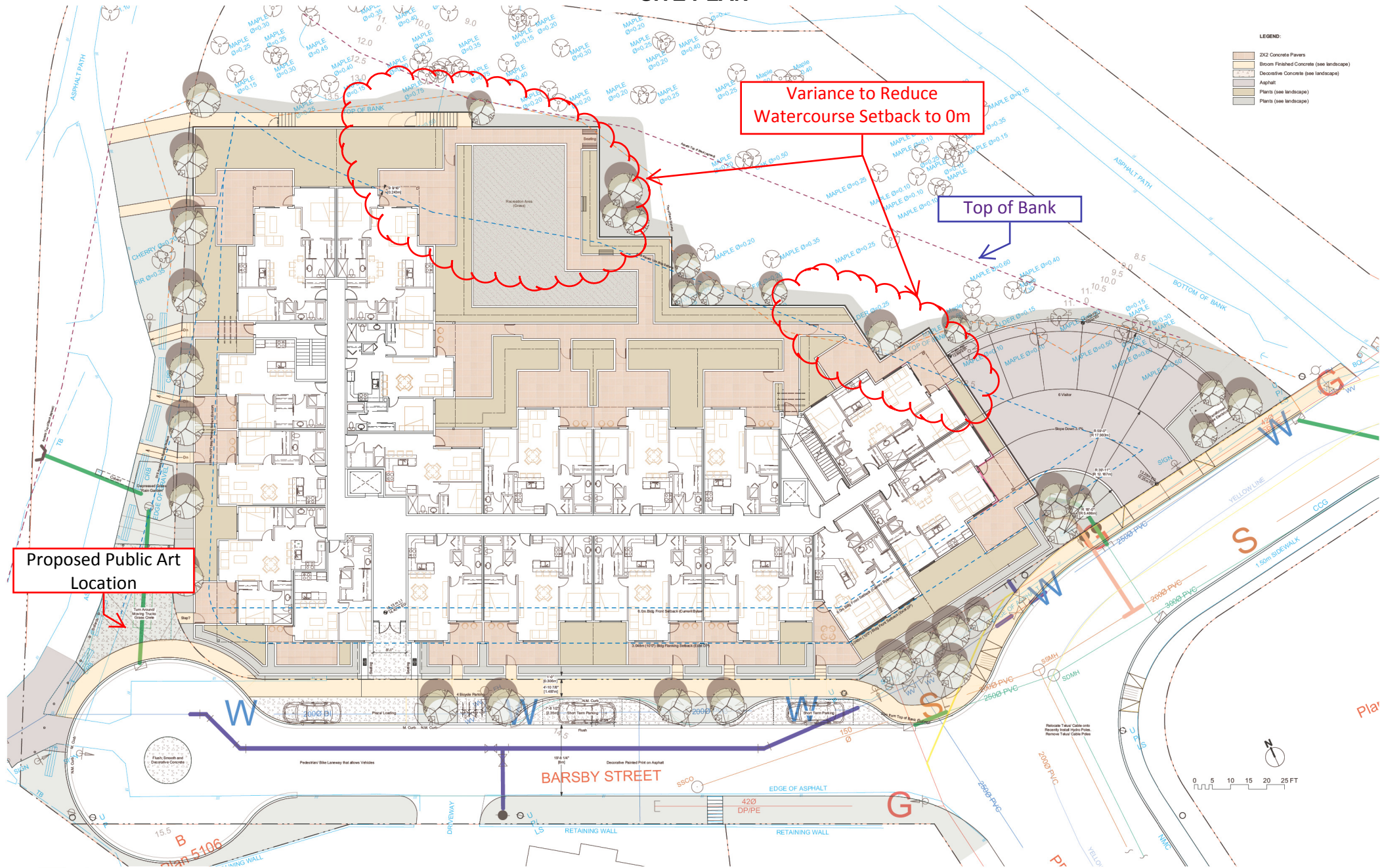


**LOCATION PLAN**

 **Subject Property**

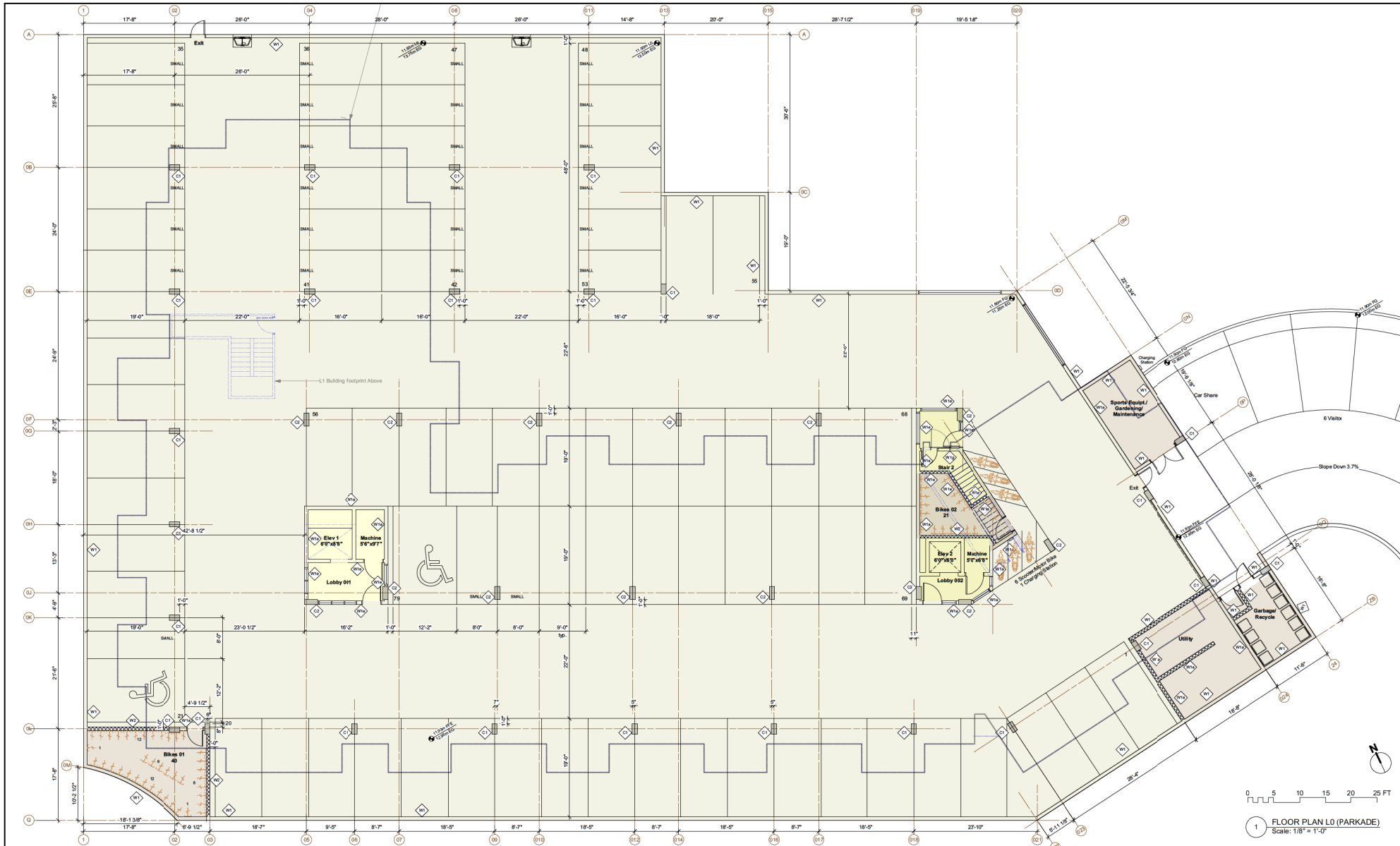
Civic: 20 Barsby Avenue  
Lot B, Section 1, Nanaimo District, Plan 5106  
and Lot A Section 1, Nanaimo District,  
Plan 5106 except that part in  
PLan VIP82971

# ATTACHMENT C SITE PLAN





## ATTACHMENT D PARKING PLAN



1 FLOOR PLAN L0 (PARKADE)  
Scale: 1/8" = 1'-0"



RAYMOND  
de BEELD  
ARCHITECT Inc.

755 Terminal Ave. North, Nanaimo, B.C. V9S 4K1  
Tel: (250) 754-2108; Fax: (250) 754-2118  
Email: [info@rdbarchitect.ca](mailto:info@rdbarchitect.ca)  
[www.rdbarchitect.ca](http://www.rdbarchitect.ca)

PROJECT:  
CLIENT:

RIVERSTONE PLACE

20 Barsby Ave., Nanaimo, BC  
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 5106 EXCEPT VIP82971,  
 LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 5106

**SHEET TITLE:**

FLOOR PLAN L0  
(PARKADE)

No.	Date

### Issue Notes

No.	Date

Revision Note

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.

As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.

SEAL (RED INK)

RECEIVED  
DP1073  
2018-JUN-22  
Current Contents & Submission

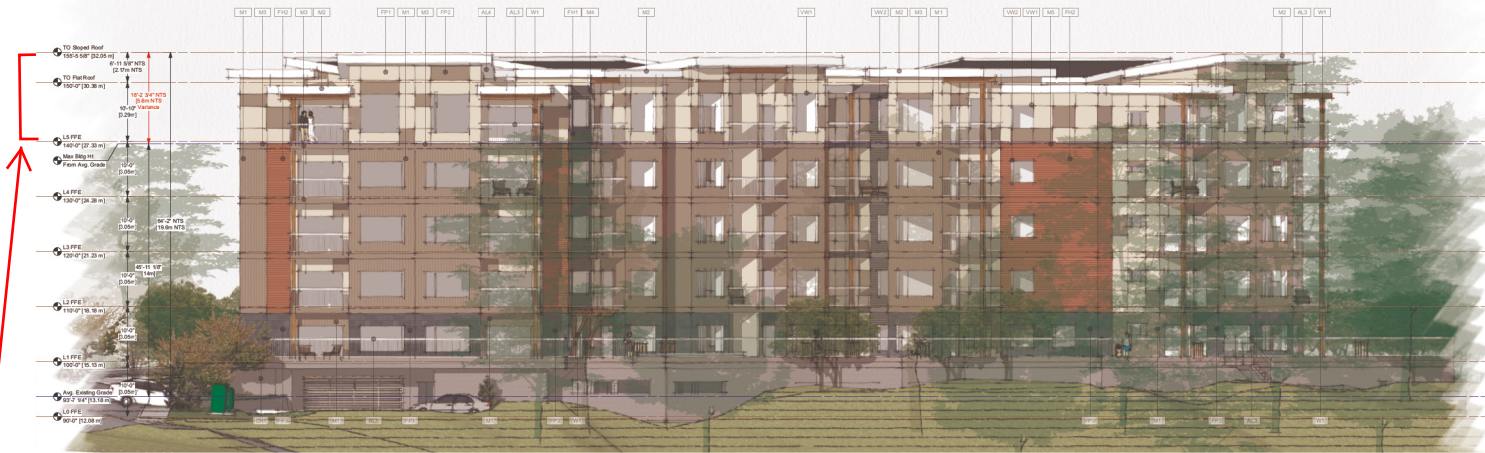
DRAWN:	
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CHECKED: R/dB

A2.0

June 20, 2018	
CAD FILE:	1720 Riverstone Place 23 - Plans.vwx

# ATTACHMENT E BUILDING ELEVATIONS



1 EAST ELEVATION

**MATERIAL LEGEND:**

S1	Large Stone Veneer
PH1	Hardie Siding (Clay)
PH2	Hardie Siding (Shale)
PH3	Hardie Siding (Shale)
PH4	Hardie Siding (Shale)
PH5	Hardie Siding (Shale)
PH6	Hardie Siding (Shale)
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PH96	Hardie Siding (Shale)
PH97	Hardie Siding (Shale)
PH98	Hardie Siding (Shale)
PH99	Hardie Siding (Shale)
PH100	Hardie Siding (Shale)

Proposed Height  
Variance



2 NORTH ELEVATION





1 WEST ELEVATION

- MATERIAL LEGEND:**
- SI Ledge Stone Veneer
  - FH1 Hardie Siding (Grey)
  - FH2 Hardie Siding (Red)
  - FP1 Fiber Cement Panel (Design)
  - FP2 Fiber Cement Panel (Finish)
  - FP3 Fiber Cement Sandstone
  - MS1 Metal Panel (Steel)
  - MS2 Metal Panel (Aluminum)
  - MS3 Metal Panel (Copper)
  - MS4 Metal Panel (Brass)
  - MS5 Metal Panel (Paint)
  - AL1 Aluminum Siding
  - AL2 Aluminum Siding (Dark)
  - AL3 Aluminum Siding (Light)
  - AL4 Aluminum Siding (White)
  - AL5 Aluminum Siding (Black)
  - W1 Cedar Natural Beam & Column
  - CW1 Concrete Natural Beam
  - VW1 Vinyl Window (Design where F11, F12, F13)
  - VW2 Vinyl Window (White where F11, F12, F13)

Proposed Height Variance



2 SOUTH ELEVATION

ATTACHMENT F  
BUILDING RENDERINGS



1 DRAWING LIST

ARCHITECTURAL	
Dwg. No.	Drawing Name
A0.0	Coversheet
A0.1	Perspectives
A1.0	Site Plan
A1.1	Site Context
A2.0	Floor Plan L1 (Partial)
A2.1	Floor Plan L1
A2.2	Floor Plan L2
A2.3	Floor Plan L3
A2.4	Floor Plan L4
A2.5	Floor Plan L5
A2.6	Floor Plan L6
A2.7	Floor Plan L7
A2.8	Floor Plan L8
A2.9	Floor Plan L9
A2.10	Floor Plan L10
A2.11	Floor Plan L11
A2.12	Floor Plan L12
A2.13	Floor Plan L13
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A2.96	Floor Plan L96
A2.97	Floor Plan L97
A2.98	Floor Plan L98
A2.99	Floor Plan L99
A2.100	Floor Plan L100
CIVIL	
Dwg. No.	Drawing Name
C0.0	Preliminary Grading and Servicing Plan
LANDSCAPE	
Dwg. No.	Drawing Name
L1	Landscape Concept
L2	Landscape Concept

2 CONSULTANTS LIST

<b>Project Manager:</b> Martin Jirout Project Manager Platinum Properties Group Corporation Suite 707-777 West Broadway, Vancouver, B.C. V6C 4J7 Tel: 778-945-1811 Email: martin@ppgcorp.ca	<b>Architect:</b> Raymond de Bield Raymond de Bield Architect Inc. 755 Terminal Ave. N Nanaimo, B.C. V9S 4H1 Tel: 250-754-2110 Fax: 250-754-2110 Cell: 250-729-1340 Email: rdebiel@rdbarchitect.ca	<b>Archaeologist:</b> Kirk Steimachuk Millennia Research Limited 820 Alpha Street Victoria, B.C. V8S 1B2 Tel: 250-360-0919	<b>Civil:</b> Cascara - Consulting Engineering Ltd. 4020-355 Wistler Street Nanaimo, B.C. V9R 2T5 Tel: 250-591-7364 Email: info@cascara.ca	<b>Landscape:</b> Victoria Drakeford Landscape Architects 238 Pine Street Nanaimo, B.C. V9R 2B6 Tel: 250-754-4336 Email: victoria@landscapearchitects@gmail.com	<b>Geotechnical:</b> Tom Chalmers Leakworth Geotechnical Engineering Suite A - 2569 Kamroth Road, Nanaimo, B.C. V9T 3M4 Tel: 250-754-0206 Email: info@leakworth.com	<b>Surveyor:</b> Turner Land Surveying 405 Concor Road Nanaimo, B.C. V9R 3A4 Tel: 250-753-9779 Email: ryand@turnersurveys.ca	<b>Environmental:</b> Sarah Bonar Aquaplan Environmental Consulting Ltd. 203-321 Wallace Street Nanaimo, B.C. V9R 5B6 Tel: 250-691-0258 Cell: 250-714-8466 Email: sbonar@aquaplan.com
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1 FROM MILLS STREET



2 FROM PRIDEAUX STREET



3 N BIRD EYE VIEW



4 NW VIEW



NOTES:  
For grading information, see Civil  
drawings.

[illegible]

FIR  
Q=1.10

The diagram shows a cross-section of a bluff with a road at the top. Four vertical dashed lines divide the bluff into four sections, each with a management option indicated by a downward arrow:

- PARKING:** The first section on the left, showing a flat, paved area.
- RESTORE:** The second section, showing a slope with sparse, low-lying vegetation.
- KEEP MOM:** The third section, showing a slope with more dense, established vegetation.
- EXISTING VEGETATION:** The fourth section on the right, showing a steep slope with very dense, mature vegetation.

Group A – Restoration Area		Group B – Building Area		
A	B	Botanical Name	Common Name	Plot Size
1	1	<i>Eragrostis tenuis</i>	Veronica	1.0m
		<i>Phytolacca sp.</i>	Veronica	1.0m
		<i>Phytolacca sp.</i>	Veronica	1.0m
2	2	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
3	3	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
4	4	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
5	5	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
6	6	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
7	7	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
8	8	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
9	9	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
10	10	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
11	11	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
12	12	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
13	13	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
14	14	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
15	15	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
16	16	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
17	17	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
18	18	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
19	19	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
20	20	<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m
		<i>Heliconia latispatha</i>	Heliconia	1.0m



NORTH

**LANDSCAPE ARCHITECT**

**VC FORA DRUMSPOND**  
A Division of the City

216 Pine Street  
Newark, NJ  
973-754-4199  
[www.vcforsad.com](http://www.vcforsad.com)

RIVERSTONE  
PLACE

## LANDSCAPE CONCEPT

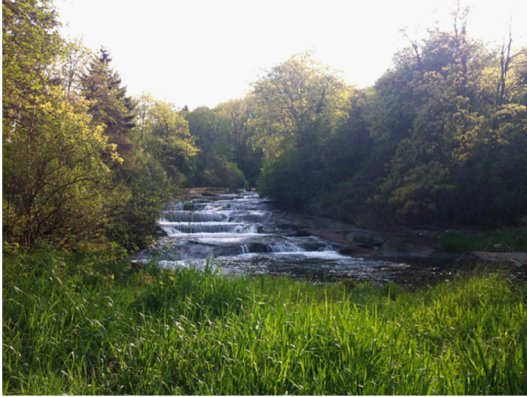
L1 - DP

PRIDEAUX STREET



# RIVERSTONE PLACE - - - - - LANDSCAPE DESIGN RATIONALE - - - - - 20 BARSBY AVENUE

The Millstone River at 20 Barsby



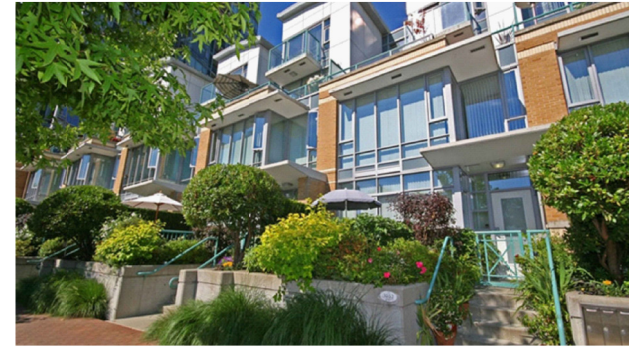
Barsby Streetscape

Bike lane, street trees, traffic calming devices including bump out at the intersection.



Barsby / Building Street Edge

The street edge is defined by concrete walls / planters to accommodate grade differences. 2'-0" high planters, planted with a variety of evergreen and deciduous flowering shrubs for the street edge.

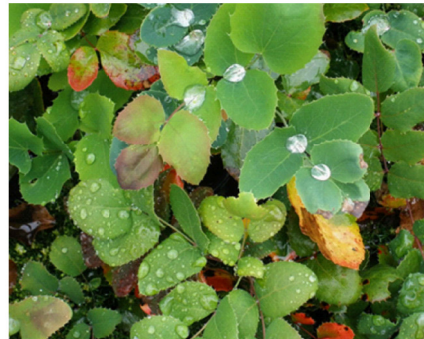


Private and semi-private spaces within the development

South facing - sun loving  
ornamental grasses and perennials



North facing- groundcover  
native plants and ornamental grasses



Areas impacted by construction  
will be restored  
using native species



NOTES:  
For grading information, see Civil drawings.

## REVISIONS:

Issued for DP - 2017Sep18

Re-Issued for DP - 2017Oct12

Re-Issued for DP - 2018Apr19

Revision #2 for DP - 2018May23

## CONSULTANT:



## PROJECT:

RIVERSTONE  
PLACE

## SITE LEGAL DESCRIPTION:

20 BARSBY AVE,  
NANAIMO, BC

## SHEET TITLE

LANDSCAPE  
CONCEPT

SCALE:  
AS NOTED

DATE:  
Sept. 16, 2017

DRAWN:  
DR

CHECKED:  
VJD

PROJECT NUMBER:  
BARSBY 2017

DRAWING NUMBER:

L2 - DP

## ATTACHMENT H

### SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

DP 1073, RIVERSTONE PLACE, 20 BARSBY

SCHEDULE D

22-Jun-18

AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY TIER 1 & 2

Category 1: Site Selection (10 points required, 20 points allowed)

Amenity		Points allowed	Points Proposed
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks. <b>Yes.</b>	3	<b>3</b>
C	The proposed development is located within 200m of a park or trail network. <b>Yes.</b>	1	<b>1</b>
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>• retail store; <b>Bowen Road</b></li> <li>• daycare facility; <b>Pauline Haarer out of School Care</b></li> <li>• Nanaimo Regional District transit bus stop; <b>Comox at Prideaux</b></li> <li>• any PRC (Parks, Recreation and Culture) Zoned property; and / or <b>Lowden Park</b></li> <li>• a CS-1 (Community Service One) zoned property. <b>Bowen Park Fields</b></li> </ul>	1 point each	<b>5</b>
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> <li>• retail store or public market;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property; <b>Original DP Park Dedication</b></li> <li>• a CS-1 (Community Service One) zoned property; and / or</li> <li>• public art.</li> </ul> <b>See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.</b>	1 point each	<b>2</b>
Total			<b>11</b>

Category 2: Retention and Restoration of Natural Features (8 points required, 16 points allowed)

Amenity		Points	Points
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw. <b>There is an Oak 50 cm in diameter near the agreed top of the bank (mid point), see attached A1.3 Vegetation Composition.</b>	2	<b>2</b>
E	The proposed development includes street trees. <b>Yes, see Landscape Plan - Trees.</b>	1	<b>1</b>
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. <b>Yes, 39 - 6cm caliper trees will be planted to replace 39 trees that are greater than 6cm caliper trees.</b>	1	<b>1</b>
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development. <b>Yes, there is 95 existing trees. 20% is 19 trees. The required number of trees is 114. 39 trees to be removed, minimum 58 trees will be planted in the restored and street area. See attached Landscape Plan - Trees.</b>	2	<b>2</b>
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces. <b>Yes, see attached A1.2 with the calculation.</b>	3	<b>3</b>
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site. <b>Yes, see attached Proposed Interpretive Signage Content.</b>	1	<b>1</b>
Total			<b>10</b>



## Category 3: Parking and Sustainable Transportation (10 points required, 20 points allowed)

	Amenity	Points	Points
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op. <b>One out of six visitor parking spaces along the ramp to the parkade to be designated as car share or co-op parking stall, see attached Parkade Plan, grid lines 24/N-P.</b>	1	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property. <b>Yes, new car car to donated to a recognized car share provider.</b>	4	4
D	The parking area within the proposed development includes at least one electric vehicle charging station. <b>Yes, the proposed development will include electric charging station, see attached Parkade Plan, outside the parkade, grid lines 24/N-P.</b>	1	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building. <b>Yes.</b>	4	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and <b>- 6 scooter stalls to be provided next to East elevator - see Parking Plan, grid lines 19-20/G-J</b> b) non-residential uses: 1 motorized scooter or motorcycle space per 600m <sup>2</sup> of Gross Floor Area for the first 5000m <sup>2</sup> plus one space per 1500m <sup>2</sup> of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle. <b>The electric plug is to be provided, see Parking Plan, grid lines 19-20/H-J.</b>	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of- way, provided the City agrees to accept the right-of-way. <b>Yes, see attached email description from Raymond.</b>	2	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area. <b>The signage to be provided at the building entrance, displaying handyDART phone number 250-390-3000.</b>	1	1
	Total		15

## Category 4: Building Materials (8 points required, allowed 16 points)

	Amenity	Points	Points
A	Wood is the primary building material. <b>Yes.</b>	1	1
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. <b>The Construction and Waste Management Plan will be submitted.</b>	2	2
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project. <b>The signage to be installed.</b>	1	1
	Total		4

## Category 5: Energy Management (6 points required, 16 points allowed)

	Amenity	Points	Points
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A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate. <b>The letter to be provided.</b>	5	5
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. <b>The signage to be installed.</b>	1	1
	Total		6

## Category 6: Water Management (8 points required, 16 points allowed)

	Amenity	Points	Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. <b>Yes, see attached A1.2 with the calculation.</b>	2	2
C	A green roof is installed to a minimum 30% of the roof. <b>Yes, the green roof covers 40% of the area, see A1.4.</b>	3	3
F	A water efficient irrigation system (such as drip) is installed. <b>Yes, drip irrigation system to be installed.</b>	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <b>Yes, the rain garden/bioswale together with over-flow retention pond is located to the north of Cul-de sac, see Site Plan.</b>	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. <b>The signage to be installed.</b>	1	1
	Total		9

## Category 7: Social and Cultural Sustainability (10 points required, 21 points allowed)

	Amenity	Points	Points
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units. <b>The developer will enter a Housing Agreement with City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.</b>	2	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art. <b>See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.</b>	2	2
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden. <b>Dedicated garden space to be provided, see Site Plan.</b>	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant. <b>The heritage signage to be installed.</b>	1	1
	Total		6

<b>TOTAL POINTS ACHIEVED</b>	<b>61</b>
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Tier 1 requirement: 3 out of 7 seven categories to score minimum points.

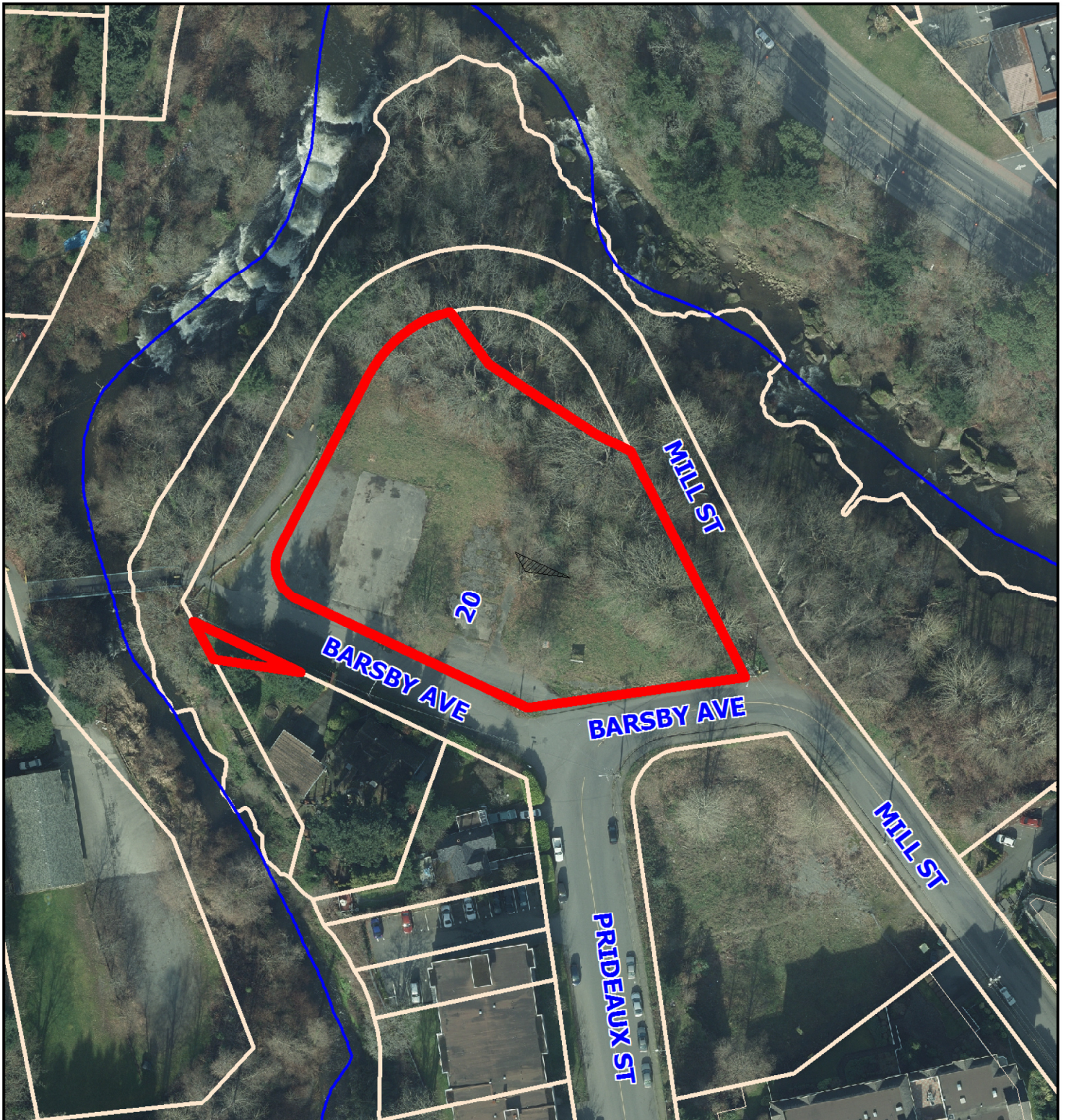
Tier 2 requirement: minimum is 60 points

5 out of 7 categories

61



ATTACHMENT I  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001073

