

ATTACHMENT A

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 13 day of APRIL, 2020 is

BETWEEN:

AKAL DEVELOPMENT LTD.
1326 Ivy Lane
Nanaimo, BC V9T 5T2
(the "Owner")

AND:

CITY OF NANAIMO
455 Wallace Street
Nanaimo, BC V9R 5J6

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Nanaimo at 507 Milton Street legally described as *Lot 1, Section 1, Nanaimo District, Plan EPP73881, PID 030-234-093* (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261";
- C. The Parcel is situated within the Revitalization Area, as defined in the Bylaw; and
- D. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. In this Agreement, the following words have the following meanings:
 - (a) "Assessed Value" means the BC Assessment Authority land and improvements assessed value of the parcel subject to this Agreement for the purposes of calculating property taxes;
 - (b) "Baseline Assessment" means the BC Assessment Authority's last published land and improvements assessed value immediately before the commencement of the Project;
 - (c) "Bylaw" means City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261" as amended from time to time including any amendments thereto;
 - (d) "Renovation" means capital improvements of an existing building;

- (e) "Tax Exemption" means a revitalization tax exemption determined in accordance with the Bylaw; and
 - (f) "Tax Exemption Certificate" means a revitalization tax exemption certificate issued by the City of Nanaimo pursuant to the Bylaw and the *Community Charter*.
2. The Project – the Owner will use the best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Bylaw. Without limiting the generality of the foregoing, the Owner covenant to use the best efforts to ensure that the Project will:
 - (a) be built in accordance with the submitted plans as approved by Development Permit (DP000993) for 507 Milton Street authorized by City Council of the City of Nanaimo on January 16, 2017.
 3. Operation and Maintenance of the Project – throughout the term of this Agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
 4. Revitalization Tax Exemption – subject to fulfillment of the conditions set out in this Agreement and the Bylaw, the City shall issue a Tax Exemption Certificate to the British Columbia Assessment Authority entitling the Owner to a Tax Exemption in respect of the property taxes due (not including local service taxes) in relation to the Parcel and the improvements thereon for the calendar year(s) set out in this Agreement. The Tax Exemption Certificate shall be substantially in the form of Appendix "B", which is attached to and forms part of this Agreement.
 5. Conditions – the Owner must fulfill the following conditions before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - (a) the Owner must obtain a building permit from the City for the Project on or before July 1, 2020;
 - (b) the Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "C";
 - (c) the Project must be officially opened and available for use as a *twenty-five unit residential and 2 unit commercial building* (the "Exempt Use") and for no other use, by no later than July 1, 2022; and
 6. Calculation of Revitalization Tax Exemption – the amount of the Tax Exemption in each year shall be calculated in accordance with the Bylaw.
 7. Term of Tax Exemption – provided the requirements of this Agreement, and of the City of Nanaimo Revitalization Tax Exemption Bylaw 2018 No. 7261, are met the Tax Exemption shall be for the taxation years 2021 to 2030, inclusive. [10 year maximum]
 8. Compliance with Laws – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel forming part of

the Project in compliance with all statutes, laws, regulations, bylaws and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. Representations and Warranties – The Owner represents and warrants to the City that the Owner is the owner of the Parcel for the purpose of property assessment and taxation.
 10. Cancellation – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - (a) on the written request of the Owner; or
 - (b) effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.
 11. If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will pay to the City a recapture amount in accordance with the Bylaw, which amount will bear interest in accordance with the Bylaw.
 12. No Refund – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
 13. Notices – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:
 - (a) in the case of a notice to the City, at:

THE CITY OF NANAIMO
455 Wallace Street,
Nanaimo, B.C.
V9R 5J6
Attention:
 - (b) in the case of a notice to the Owner, at:

AKAL DEVELOPMENT LTD
1326 IVY LANE
NANAIMO BC V9T 5T2
- or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.
14. No Assignment – the Owner shall not assign the interest in this Agreement except to a subsequent owner in fee simple of the Parcel.
 15. Severance – if any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

16. Interpretation – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
17. Further Assurances – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
18. Waiver – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
19. Powers Preserved – this Agreement does not:
 - (a) affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
 - (b) affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel, and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
20. Reference – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.
21. Enurement – this agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

CITY OF NANAIMO by its authorized signatories:

Mayor

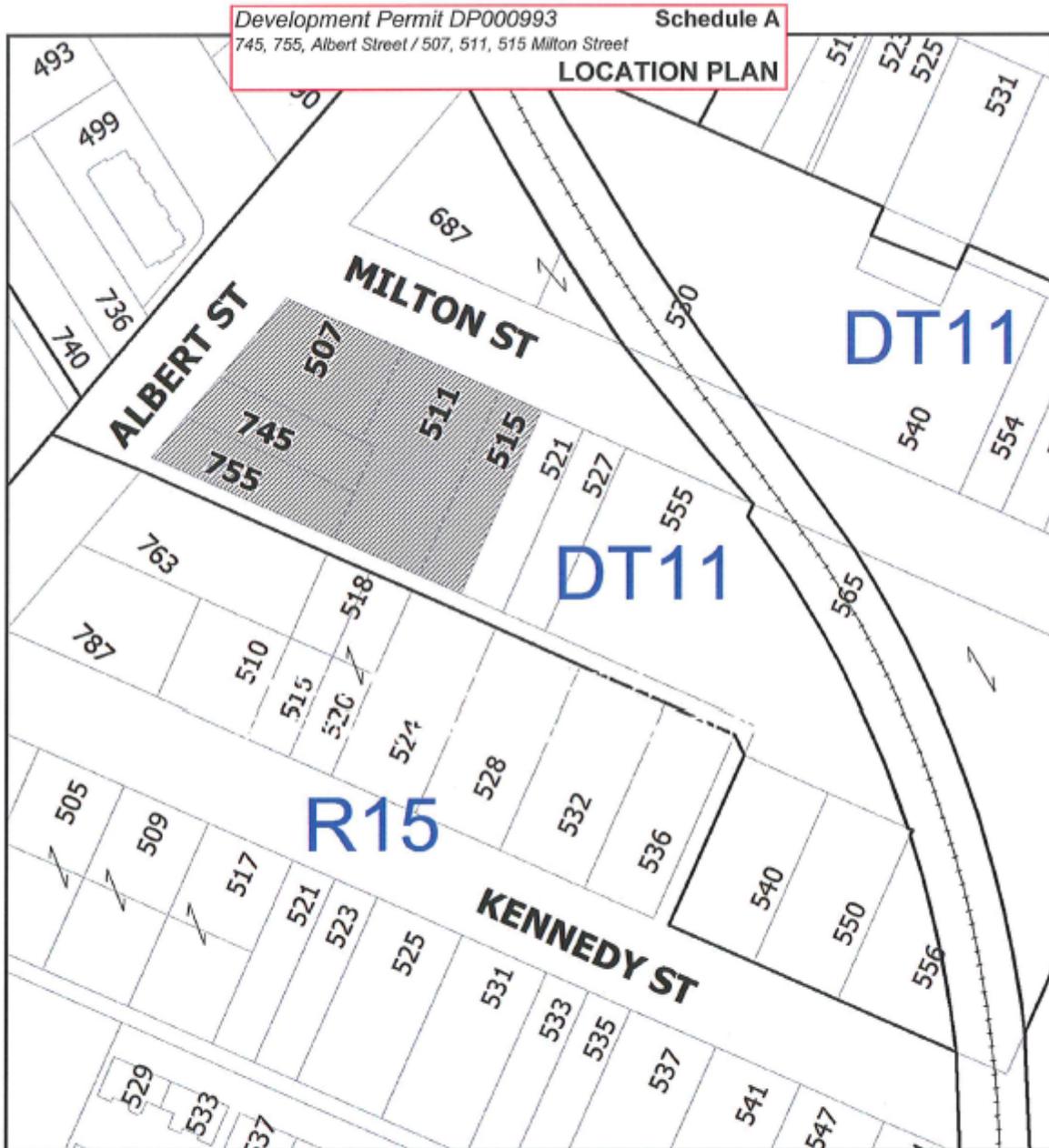
Corporate Officer

AKAL DEVELOPMENT LTD. by its authorized signatory:

Samuel Samya April 13/2020

APPENDIX "A" to Revitalization Tax Exemption Agreement

Map of Affected Parcel
(All properties now consolidated to one parcel)



DEVELOPMENT PERMIT NO. DP000993

LOCATION PLAN

Civic: 507, 511 and 515 Millton Street
and 745 and 755 Albert Street



 **Subject Properties**

APPENDIX "B" to Revitalization Tax Exemption Agreement

SCHEDULE "B"

Revitalization Tax Exemption Certificate

In accordance with the City of Nanaimo "REVITALIZATION TAX EXEMPTION BYLAW 2018 NO. 7261" (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the _____ day of _____, 2020 (the "Agreement") entered into between the City of Nanaimo (the "City") and Akal Development Ltd. (the "Owner"), the registered Owner of *Lot 1, Section 1, Nanaimo District, Plan EPP73881, PID 030-234-093* (the "Parcel"):

This certificate certifies that the Parcel is subject to a revitalization tax exemption equal to the following assessment value of the Parcel: Class 01 Residential: \$568,000 multiplied by the municipal rate of tax in effect for Class 01 – Residential for each of the taxation years 2021 to 2030 inclusive.

The Tax Exemption is provided under the following conditions:

1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued;
5. The Agreement is not otherwise terminated.

If any of these conditions are not met then the Council of the City of Nanaimo may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City the recapture amount calculated in accordance with the Bylaw.

**APPENDIX "C" to Revitalization Tax Exemption Agreement
Plans and Specifications for the Project**



DEVELOPMENT PERMIT NO. DP000993

AKAL DEVELOPMENT LTD.
Name of Owner(s) of Land (Permittee)

745, 755 ALBERT STREET / 507, 511, 515 MILTON STREET
Civic Address(es)

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 building structures and other developments thereon:

Legal Description:

LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 6925
PID 005-791-677

LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 6925
PID 002-334-259

AMENDED SECTION B (DD 58754-N) OF LOT 14, BLOCK G, SECTION 1,
NANAIMO DISTRICT, PLAN 584
PID 008-867-470

AMENDED SECTION A (DD 58818N) OF LOTS 13 AND 14, BLOCK G,
NANAIMO DISTRICT, PLAN 584
PID 007-805-390

THE WEST 1/2 OF SECTION B, OF LOT 8, BLOCK G, SECTION 1,
NANAIMO DISTRICT, PLAN 584
PID 008-864-276

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 Location Plan
Schedule B Site Plan
Schedule C Building Elevations
Schedule D Landscape Plan
Schedule E Proposed Public Art Location
Schedule F Public Art Concept Panels
Schedule G Schedule D – Amenity Requirements for Additional Density

4. If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
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.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 11.7.1* – to increase the maximum allowable building height for Building A from 10.5m to 10.8m.

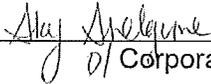
The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

1. *Schedule A (Area #3)* – to reduce the required number of off-street parking spaces for multi-family dwelling units from 25 parking spaces to 19 parking spaces.
2. *Section 14.8* – to reduce the number of required loading spaces from 1 to 0.

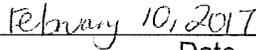
CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Ian Niamath Architecture, dated 2016-OCT-25.
2. The development is in general compliance with the elevations prepared by Ian Niamath Architecture, dated 2016-OCT-25.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Frank Basciano Landscape Architect, received 2016-AUG-28.
4. The amenity requirements for additional density shall be provided in accordance within the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", Schedule D – Tier 1 Amenity Requirements for Additional Density and as summarized in this permit.
5. A letter from the coordinating professional (architect) is required prior to issuance of building occupancy which confirms the designated points in Category 4 within Schedule D have been obtained.
6. a.) A letter from an electrical or mechanical engineer is required prior to issuance of building occupancy which confirms that the project complies to the ASHRAE 90.1 2007 ENERGY STANDARD (Schedule D – Category 5).
b.) A Letter of Credit for 1% of construction costs is required prior to the issuance of a building permit per Schedule D – Category 5.
7. The provision of public art is in general accordance with the site location and design concept included herein. A public art bond of \$17,000 and public art working drawing with specifications is required prior to building permit issuance.
8. The cash-in-lieu payment of \$39,000 for 13 commercial parking spaces not provided onsite is to be provided prior to building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF JANUARY, 2017.



Deputy Corporate Officer

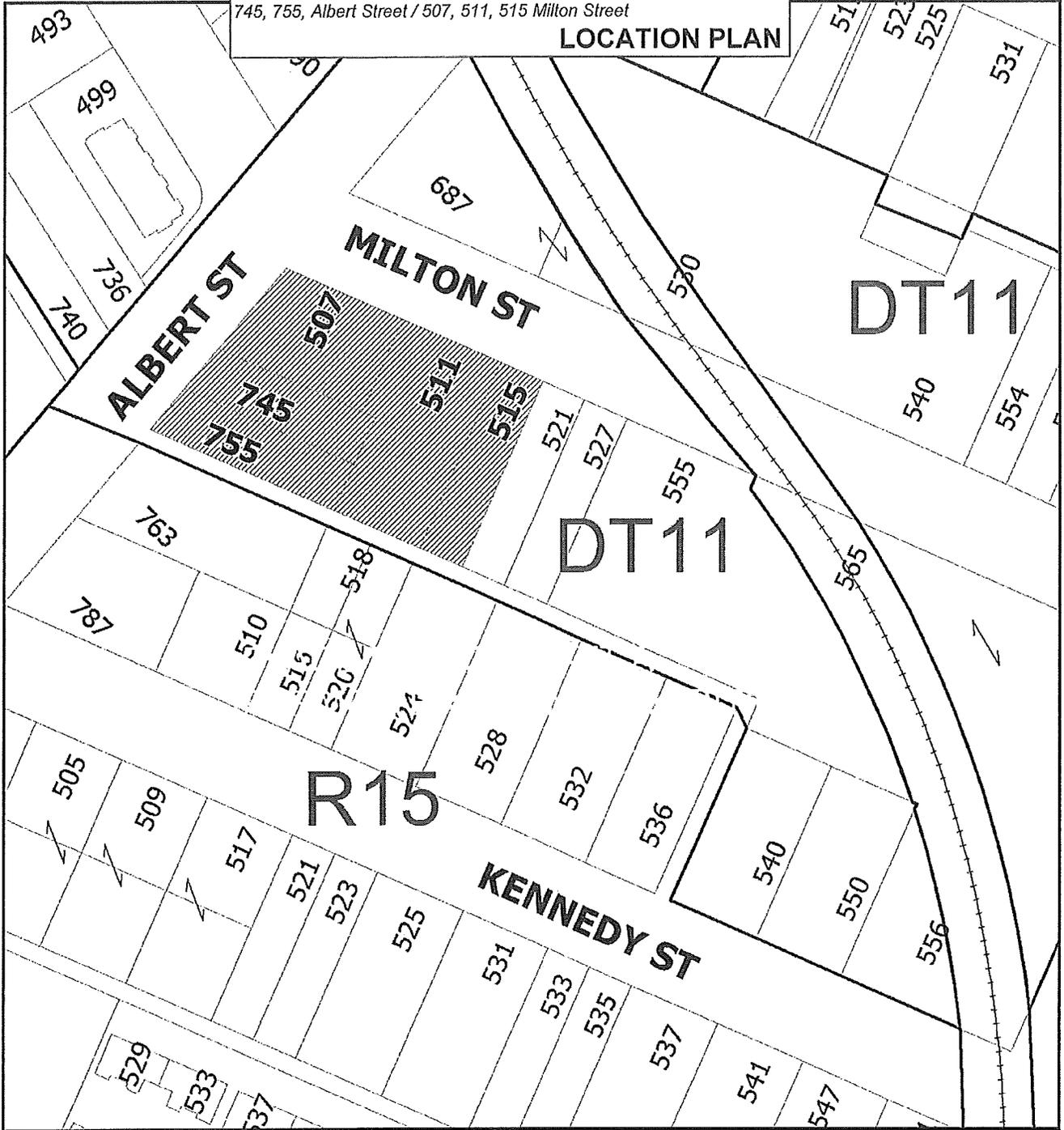


Date

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

GN/in
Prospero attachment: DP000993

Development Permit DP000993 Schedule A
745, 755, Albert Street / 507, 511, 515 Milton Street
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000993

LOCATION PLAN

Civic: 507, 511 and 515 Millton Street
and 745 and 755 Albert Street

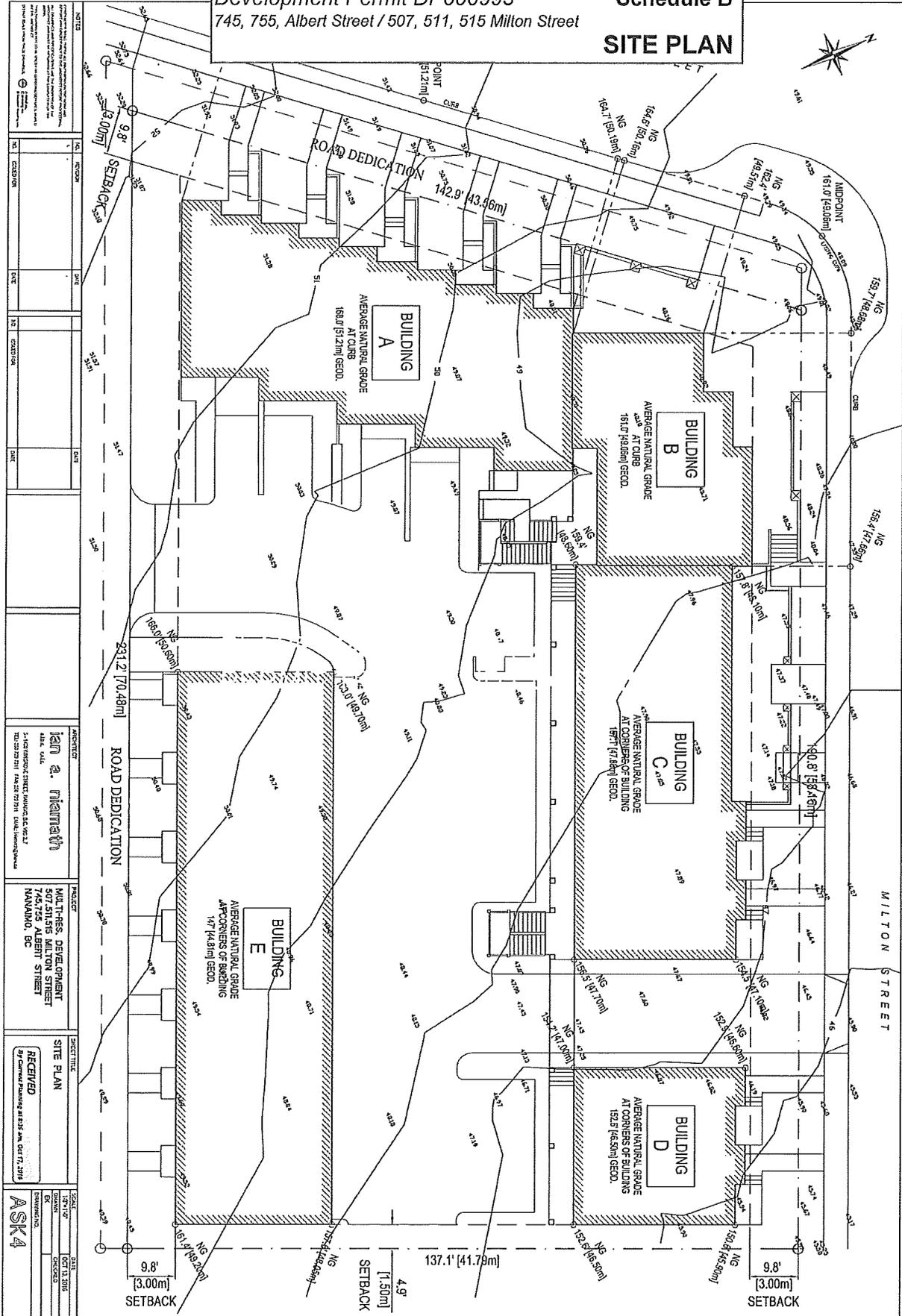


 **Subject Properties**

Development Permit DP000993
 745, 755, Albert Street / 507, 511, 515 Milton Street

Schedule B

SITE PLAN



NOTES	NO. 1	REVISION	DATE
NO. 2	REVISION	DATE	
NO. 3	REVISION	DATE	
NO. 4	REVISION	DATE	
NO. 5	REVISION	DATE	
NO. 6	REVISION	DATE	
NO. 7	REVISION	DATE	
NO. 8	REVISION	DATE	
NO. 9	REVISION	DATE	
NO. 10	REVISION	DATE	
NO. 11	REVISION	DATE	
NO. 12	REVISION	DATE	
NO. 13	REVISION	DATE	
NO. 14	REVISION	DATE	
NO. 15	REVISION	DATE	
NO. 16	REVISION	DATE	
NO. 17	REVISION	DATE	
NO. 18	REVISION	DATE	
NO. 19	REVISION	DATE	
NO. 20	REVISION	DATE	
NO. 21	REVISION	DATE	
NO. 22	REVISION	DATE	
NO. 23	REVISION	DATE	
NO. 24	REVISION	DATE	
NO. 25	REVISION	DATE	
NO. 26	REVISION	DATE	
NO. 27	REVISION	DATE	
NO. 28	REVISION	DATE	
NO. 29	REVISION	DATE	
NO. 30	REVISION	DATE	
NO. 31	REVISION	DATE	
NO. 32	REVISION	DATE	
NO. 33	REVISION	DATE	
NO. 34	REVISION	DATE	
NO. 35	REVISION	DATE	
NO. 36	REVISION	DATE	
NO. 37	REVISION	DATE	
NO. 38	REVISION	DATE	
NO. 39	REVISION	DATE	
NO. 40	REVISION	DATE	
NO. 41	REVISION	DATE	
NO. 42	REVISION	DATE	
NO. 43	REVISION	DATE	
NO. 44	REVISION	DATE	
NO. 45	REVISION	DATE	
NO. 46	REVISION	DATE	
NO. 47	REVISION	DATE	
NO. 48	REVISION	DATE	
NO. 49	REVISION	DATE	
NO. 50	REVISION	DATE	
NO. 51	REVISION	DATE	
NO. 52	REVISION	DATE	
NO. 53	REVISION	DATE	
NO. 54	REVISION	DATE	
NO. 55	REVISION	DATE	
NO. 56	REVISION	DATE	
NO. 57	REVISION	DATE	
NO. 58	REVISION	DATE	
NO. 59	REVISION	DATE	
NO. 60	REVISION	DATE	
NO. 61	REVISION	DATE	
NO. 62	REVISION	DATE	
NO. 63	REVISION	DATE	
NO. 64	REVISION	DATE	
NO. 65	REVISION	DATE	
NO. 66	REVISION	DATE	
NO. 67	REVISION	DATE	
NO. 68	REVISION	DATE	
NO. 69	REVISION	DATE	
NO. 70	REVISION	DATE	
NO. 71	REVISION	DATE	
NO. 72	REVISION	DATE	
NO. 73	REVISION	DATE	
NO. 74	REVISION	DATE	
NO. 75	REVISION	DATE	
NO. 76	REVISION	DATE	
NO. 77	REVISION	DATE	
NO. 78	REVISION	DATE	
NO. 79	REVISION	DATE	
NO. 80	REVISION	DATE	
NO. 81	REVISION	DATE	
NO. 82	REVISION	DATE	
NO. 83	REVISION	DATE	
NO. 84	REVISION	DATE	
NO. 85	REVISION	DATE	
NO. 86	REVISION	DATE	
NO. 87	REVISION	DATE	
NO. 88	REVISION	DATE	
NO. 89	REVISION	DATE	
NO. 90	REVISION	DATE	
NO. 91	REVISION	DATE	
NO. 92	REVISION	DATE	
NO. 93	REVISION	DATE	
NO. 94	REVISION	DATE	
NO. 95	REVISION	DATE	
NO. 96	REVISION	DATE	
NO. 97	REVISION	DATE	
NO. 98	REVISION	DATE	
NO. 99	REVISION	DATE	
NO. 100	REVISION	DATE	

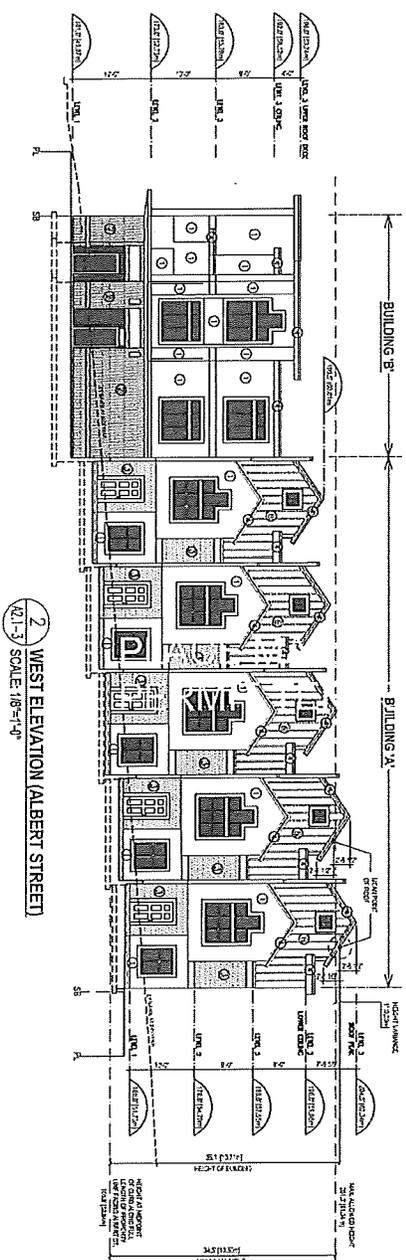
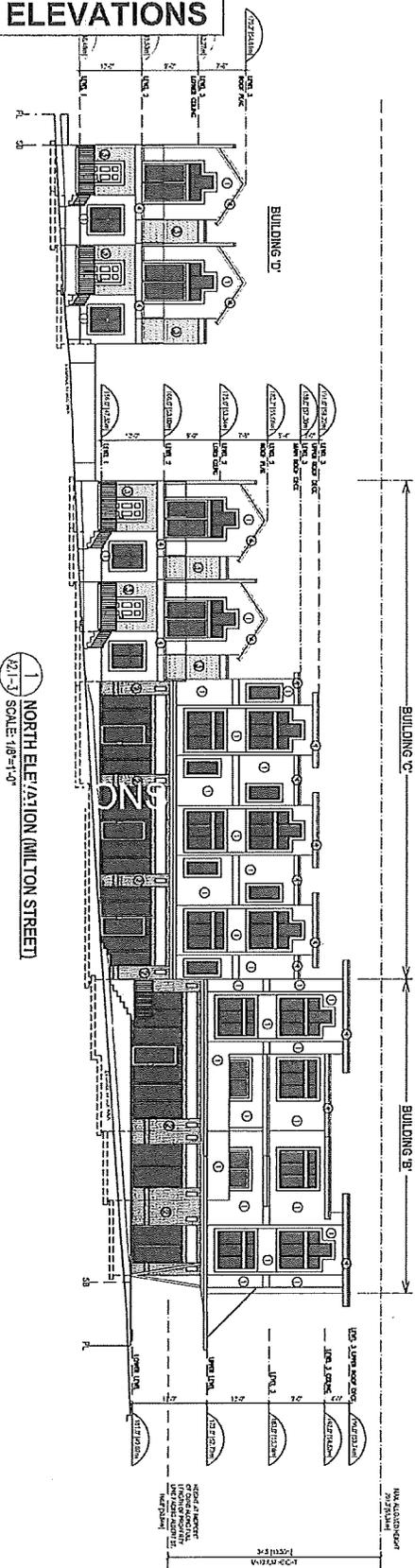
ARCHITECT
IAN S. MAINTON
 ASK4
 1-438-997-2111 FAX 438-997-2111 URL: www.ask4.com

PROJECT
 MULTI-RES. DEVELOPMENT
 507, 511, 515 MILTON STREET
 745, 755 ALBERT STREET
 NANAIMO, BC

DIRECTOR
 SITE PLAN
 RECEIVED
 07/17/2010
 07/17/2010

SCALE
 1/8" = 1'-0"
 DATE
 08/11/2010
 DRAWING NO.
 ASK4

Development Permit DP000993
 745, 755, Albert Street / 507, 511, 515 Milton Street
 1/2
Schedule C
BUILDING ELEVATIONS

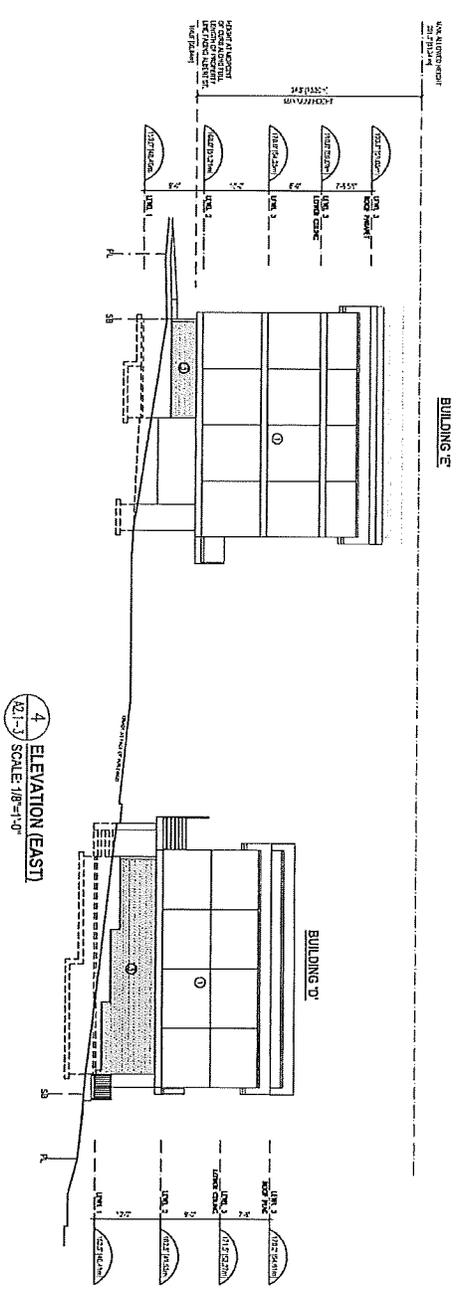
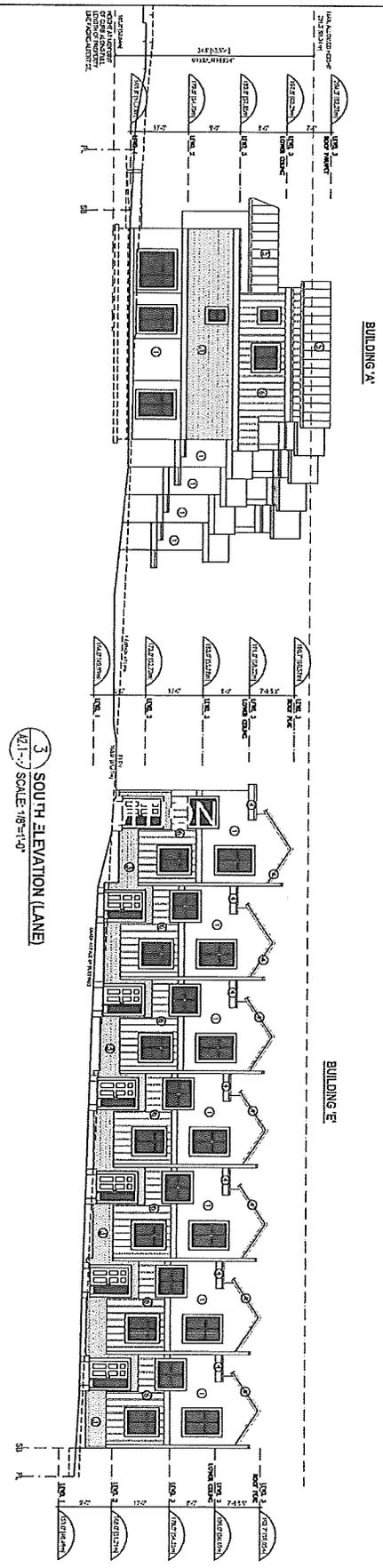


- LEGEND**
- ① FINISH FLOOR
 - ② FINISH GRADE
 - ③ ARCHITECTURAL CENTER
 - ④ FINISH BOARDING
 - ⑤ CENTER FINISH BOARD
 - ⑥ BOARD LANTERNS

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	2016	AAO
2	ISSUED FOR PERMIT	2016	AAO

PROJECT	MULTI-FAMILY DEVELOPMENT 507, 511, 515 MILTON STREET 745, 755 ALBERT STREET VANANAVO, BC
ARCHITECT	Iain A. Macintosh 1-1180 BUCHANAN STREET, VANANAVO, BC V9S 2A2 TEL: 250-979-7211 FAX: 250-979-7211
PROJECT TITLE	BUILDING ELEVATIONS
SCALE	AS SHOWN
DATE	OCT 25, 2016
DESIGNED BY	AAO

RECEIVED
 By: [Signature] Planning at 11:17 AM, OCT 27, 2016



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/15/2018	MM	MM
2	ISSUED FOR PERMIT	08/15/2018	MM	MM
3	ISSUED FOR PERMIT	08/15/2018	MM	MM
4	ISSUED FOR PERMIT	08/15/2018	MM	MM
5	ISSUED FOR PERMIT	08/15/2018	MM	MM
6	ISSUED FOR PERMIT	08/15/2018	MM	MM
7	ISSUED FOR PERMIT	08/15/2018	MM	MM
8	ISSUED FOR PERMIT	08/15/2018	MM	MM
9	ISSUED FOR PERMIT	08/15/2018	MM	MM
10	ISSUED FOR PERMIT	08/15/2018	MM	MM
11	ISSUED FOR PERMIT	08/15/2018	MM	MM
12	ISSUED FOR PERMIT	08/15/2018	MM	MM
13	ISSUED FOR PERMIT	08/15/2018	MM	MM
14	ISSUED FOR PERMIT	08/15/2018	MM	MM
15	ISSUED FOR PERMIT	08/15/2018	MM	MM
16	ISSUED FOR PERMIT	08/15/2018	MM	MM
17	ISSUED FOR PERMIT	08/15/2018	MM	MM
18	ISSUED FOR PERMIT	08/15/2018	MM	MM
19	ISSUED FOR PERMIT	08/15/2018	MM	MM
20	ISSUED FOR PERMIT	08/15/2018	MM	MM
21	ISSUED FOR PERMIT	08/15/2018	MM	MM
22	ISSUED FOR PERMIT	08/15/2018	MM	MM
23	ISSUED FOR PERMIT	08/15/2018	MM	MM
24	ISSUED FOR PERMIT	08/15/2018	MM	MM
25	ISSUED FOR PERMIT	08/15/2018	MM	MM
26	ISSUED FOR PERMIT	08/15/2018	MM	MM
27	ISSUED FOR PERMIT	08/15/2018	MM	MM
28	ISSUED FOR PERMIT	08/15/2018	MM	MM
29	ISSUED FOR PERMIT	08/15/2018	MM	MM
30	ISSUED FOR PERMIT	08/15/2018	MM	MM
31	ISSUED FOR PERMIT	08/15/2018	MM	MM
32	ISSUED FOR PERMIT	08/15/2018	MM	MM
33	ISSUED FOR PERMIT	08/15/2018	MM	MM
34	ISSUED FOR PERMIT	08/15/2018	MM	MM
35	ISSUED FOR PERMIT	08/15/2018	MM	MM
36	ISSUED FOR PERMIT	08/15/2018	MM	MM
37	ISSUED FOR PERMIT	08/15/2018	MM	MM
38	ISSUED FOR PERMIT	08/15/2018	MM	MM
39	ISSUED FOR PERMIT	08/15/2018	MM	MM
40	ISSUED FOR PERMIT	08/15/2018	MM	MM
41	ISSUED FOR PERMIT	08/15/2018	MM	MM
42	ISSUED FOR PERMIT	08/15/2018	MM	MM
43	ISSUED FOR PERMIT	08/15/2018	MM	MM
44	ISSUED FOR PERMIT	08/15/2018	MM	MM
45	ISSUED FOR PERMIT	08/15/2018	MM	MM
46	ISSUED FOR PERMIT	08/15/2018	MM	MM
47	ISSUED FOR PERMIT	08/15/2018	MM	MM
48	ISSUED FOR PERMIT	08/15/2018	MM	MM
49	ISSUED FOR PERMIT	08/15/2018	MM	MM
50	ISSUED FOR PERMIT	08/15/2018	MM	MM
51	ISSUED FOR PERMIT	08/15/2018	MM	MM
52	ISSUED FOR PERMIT	08/15/2018	MM	MM
53	ISSUED FOR PERMIT	08/15/2018	MM	MM
54	ISSUED FOR PERMIT	08/15/2018	MM	MM
55	ISSUED FOR PERMIT	08/15/2018	MM	MM
56	ISSUED FOR PERMIT	08/15/2018	MM	MM
57	ISSUED FOR PERMIT	08/15/2018	MM	MM
58	ISSUED FOR PERMIT	08/15/2018	MM	MM
59	ISSUED FOR PERMIT	08/15/2018	MM	MM
60	ISSUED FOR PERMIT	08/15/2018	MM	MM
61	ISSUED FOR PERMIT	08/15/2018	MM	MM
62	ISSUED FOR PERMIT	08/15/2018	MM	MM
63	ISSUED FOR PERMIT	08/15/2018	MM	MM
64	ISSUED FOR PERMIT	08/15/2018	MM	MM
65	ISSUED FOR PERMIT	08/15/2018	MM	MM
66	ISSUED FOR PERMIT	08/15/2018	MM	MM
67	ISSUED FOR PERMIT	08/15/2018	MM	MM
68	ISSUED FOR PERMIT	08/15/2018	MM	MM
69	ISSUED FOR PERMIT	08/15/2018	MM	MM
70	ISSUED FOR PERMIT	08/15/2018	MM	MM
71	ISSUED FOR PERMIT	08/15/2018	MM	MM
72	ISSUED FOR PERMIT	08/15/2018	MM	MM
73	ISSUED FOR PERMIT	08/15/2018	MM	MM
74	ISSUED FOR PERMIT	08/15/2018	MM	MM
75	ISSUED FOR PERMIT	08/15/2018	MM	MM
76	ISSUED FOR PERMIT	08/15/2018	MM	MM
77	ISSUED FOR PERMIT	08/15/2018	MM	MM
78	ISSUED FOR PERMIT	08/15/2018	MM	MM
79	ISSUED FOR PERMIT	08/15/2018	MM	MM
80	ISSUED FOR PERMIT	08/15/2018	MM	MM
81	ISSUED FOR PERMIT	08/15/2018	MM	MM
82	ISSUED FOR PERMIT	08/15/2018	MM	MM
83	ISSUED FOR PERMIT	08/15/2018	MM	MM
84	ISSUED FOR PERMIT	08/15/2018	MM	MM
85	ISSUED FOR PERMIT	08/15/2018	MM	MM
86	ISSUED FOR PERMIT	08/15/2018	MM	MM
87	ISSUED FOR PERMIT	08/15/2018	MM	MM
88	ISSUED FOR PERMIT	08/15/2018	MM	MM
89	ISSUED FOR PERMIT	08/15/2018	MM	MM
90	ISSUED FOR PERMIT	08/15/2018	MM	MM
91	ISSUED FOR PERMIT	08/15/2018	MM	MM
92	ISSUED FOR PERMIT	08/15/2018	MM	MM
93	ISSUED FOR PERMIT	08/15/2018	MM	MM
94	ISSUED FOR PERMIT	08/15/2018	MM	MM
95	ISSUED FOR PERMIT	08/15/2018	MM	MM
96	ISSUED FOR PERMIT	08/15/2018	MM	MM
97	ISSUED FOR PERMIT	08/15/2018	MM	MM
98	ISSUED FOR PERMIT	08/15/2018	MM	MM
99	ISSUED FOR PERMIT	08/15/2018	MM	MM
100	ISSUED FOR PERMIT	08/15/2018	MM	MM

RECEIVED
By Certified Planning #1114, M.A., Oct 17, 2018

ARCHITECT
iain d. malmuth
AIA, AIA
1-180 WINDSOR STREET, SUITE 100
NANAIMO, BC V9R 2Z1

PROJECT
MULTI-FASE DEVELOPMENT
502-515 MILTON STREET
745-755 ALBERT STREET
NANAIMO, BC

SHEET TITLE
BUILDING ELEVATIONS

SCALE
1/8"=1'-0"

DATE
OCT 24, 2018

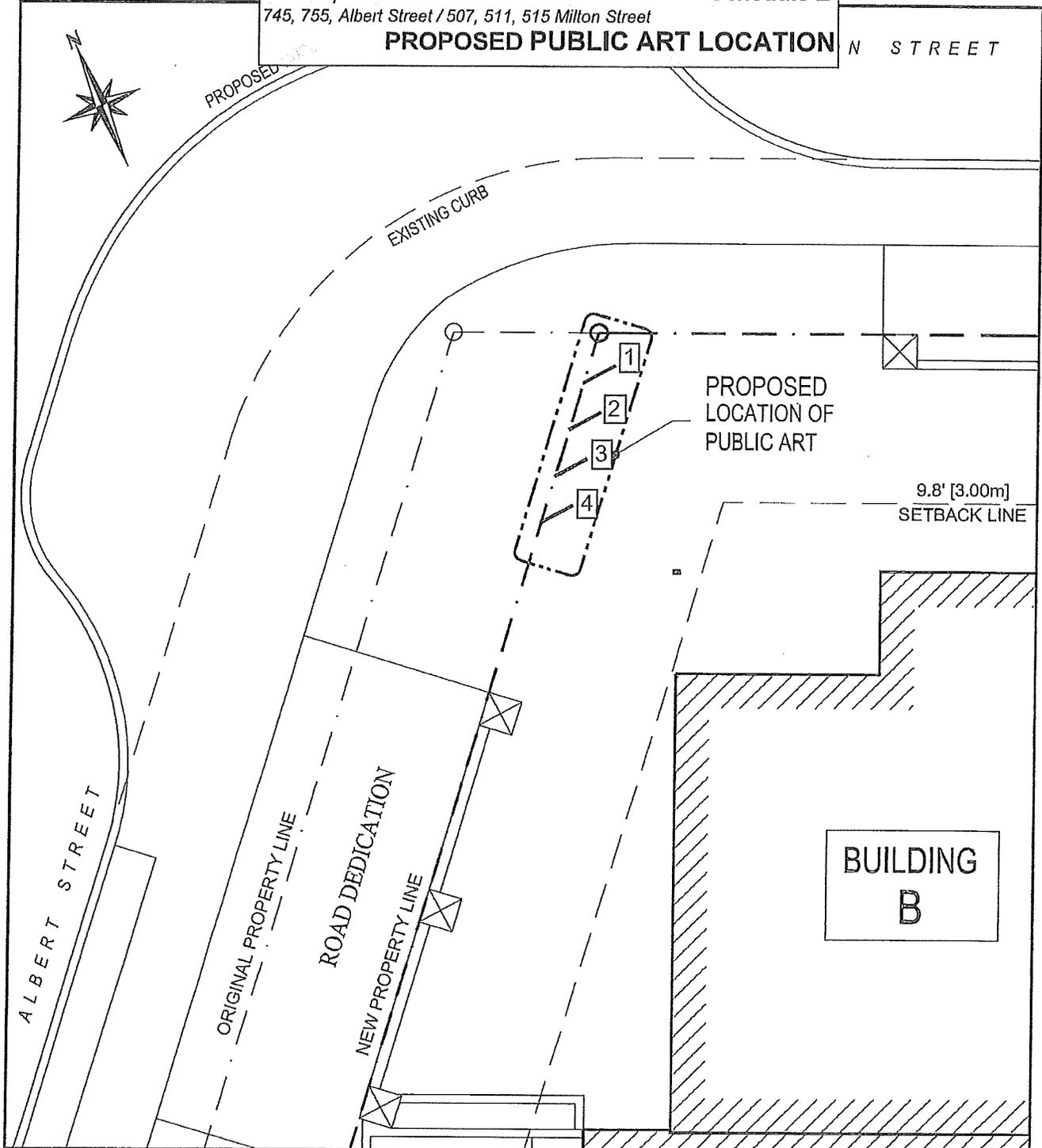
BY
MM

CHKD.
MM

APP'D.
MM

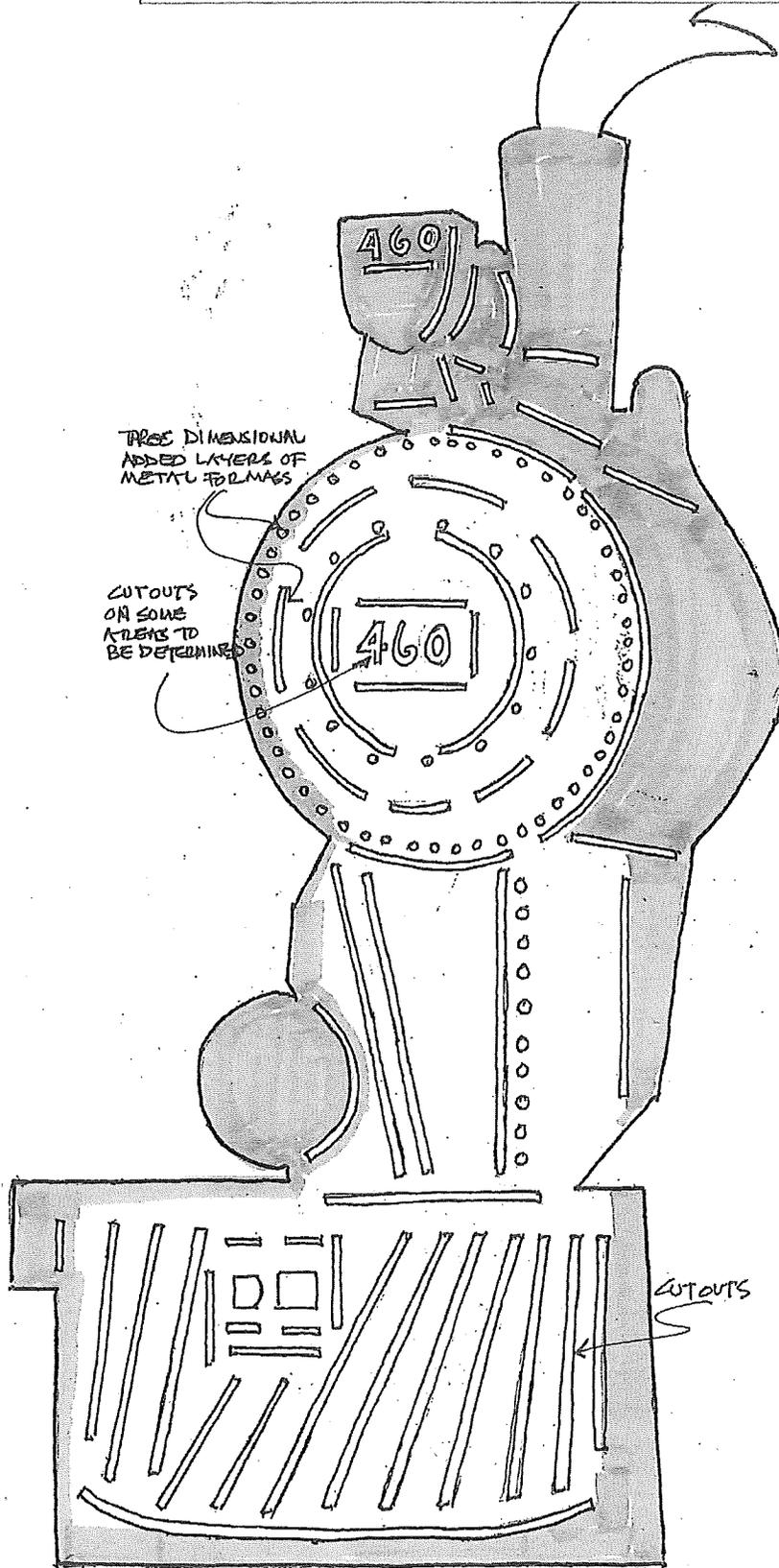
NO.
A4.1

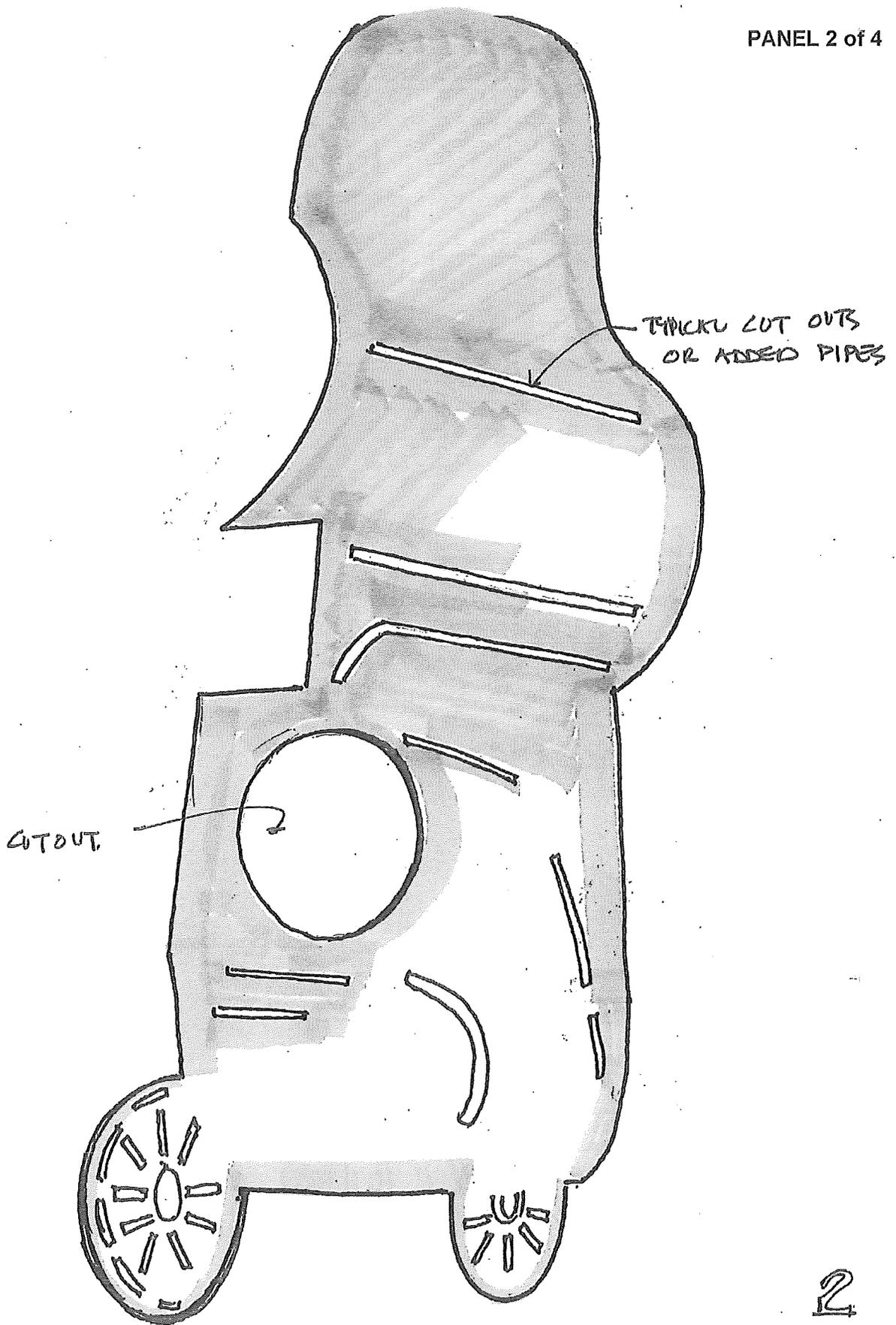
Development Permit DP000993 Schedule E
 745, 755, Albert Street / 507, 511, 515 Milton Street
PROPOSED PUBLIC ART LOCATION



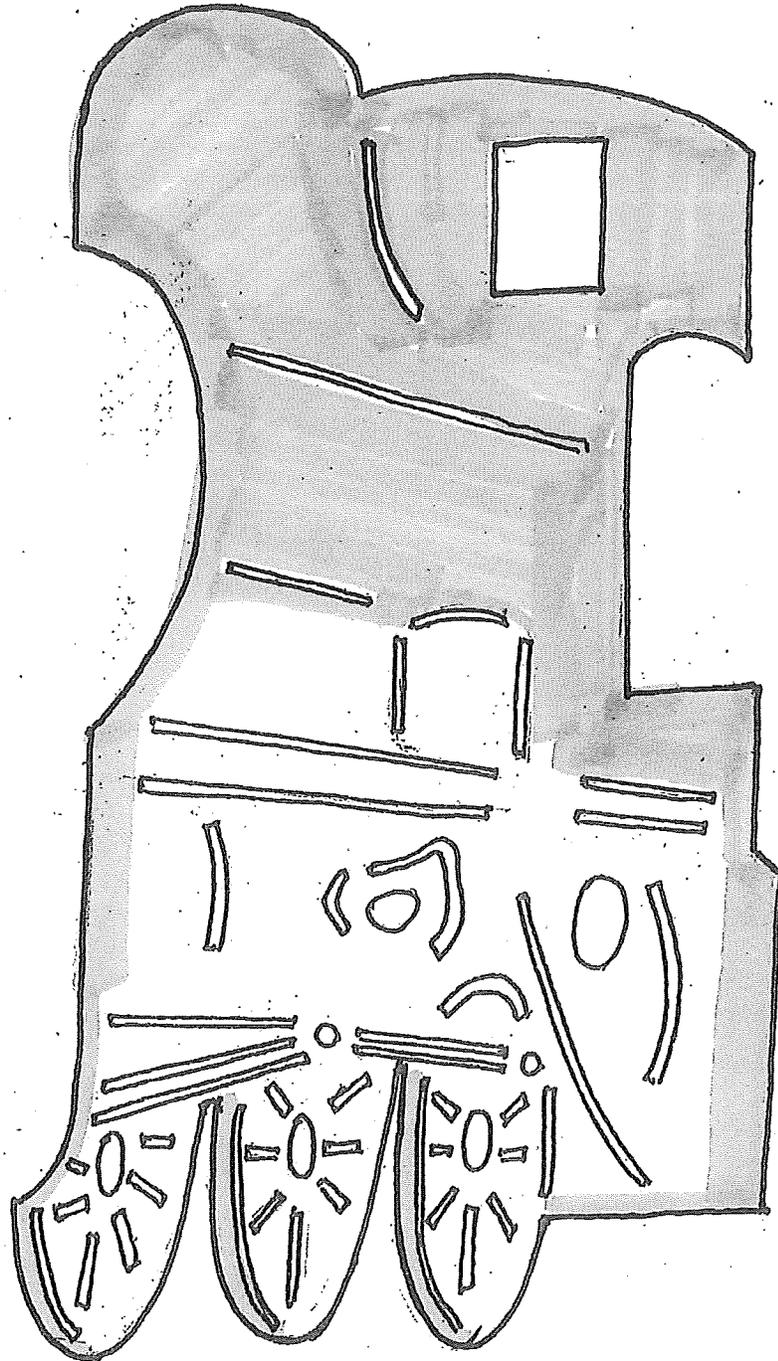
ARCHITECT	SHEET TITLE	SCALE	DATE
ian a. niamath A.I.B.C. M.A.I.B.C.	PUBLIC ART LOCATION PLAN	1/8" = 1'-0"	NOV. 9, 16
5 - 1400 WINGROVE STREET, NANAIMO, BC V9S 3L7	PROJECT	DRAWN	CHECKED
c (250) 756-8786 iniamath@shaw.ca	MULTI-RES. DEV. 745 ALBERT STREET, NANAIMO, BC	EK	
		DRAWING NO.	
		ASK6	RECEIVED DP000993 2016-DEC-30 Current Planning & Subdivision

PUBLIC ART CONCEPT PANELS

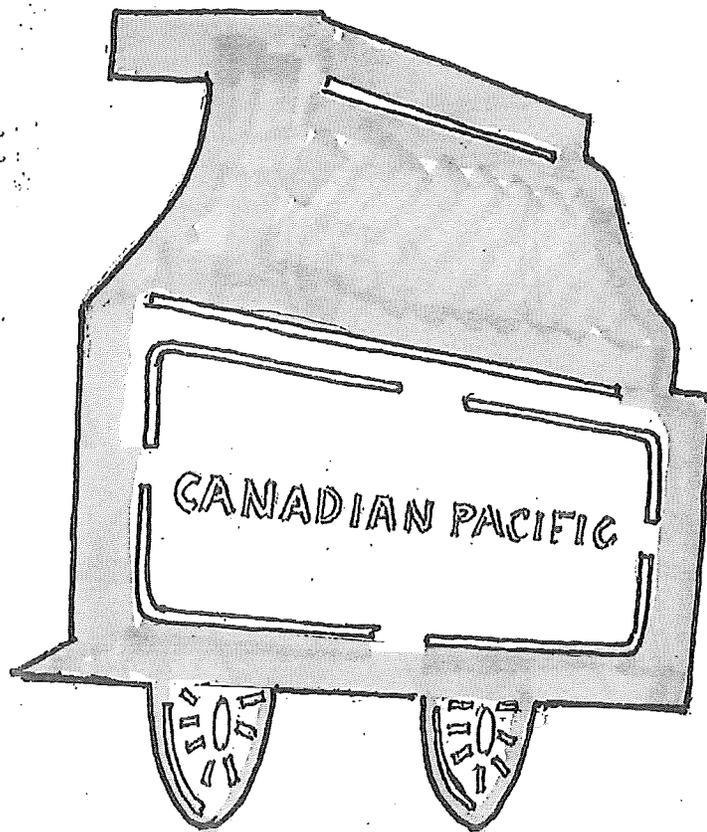




2



3



RECEIVED
DP000993
2016-DEC-30
Current Planning & Subdivision

REVISED 745 Albert Street DT11 Multifamily / Commercial Development Tier 1
 Amenity Requirements for Additional Density

Category 1: Site selection and Connectivity (10 points required)	Required	Proposed
The proposed development is located on a brownfield site.	7	-
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.	2	2
The proposed development is located within 200m of a park or trail network.	2	-
The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property. 	1 1 1 1	1 1 1 1
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"> • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art. 	1 1 1 1 1	1 - - - 1
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.	2	2
TOTAL	22	10

Category 4: Building Materials (6 points required)	Required	Proposed
Wood is the primary building material.	2	2
The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 5%, of the total value of materials on the project.	3	-
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	4	4 Specification clause
The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 20%, based on costs, of the total value of the materials in the project.	3	
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 on site or comingled.	1	-
At least 75% of the materials used in construction are renewable resources.	2	
TOTAL	15	6

Specification clause to be included in the construction documents to ensure wood products supplied for construction are FSC certified.

Category 5: Energy Management (5 points required)	Required	Proposed
The project developer has provided all of the following: a) the City with an energy model in compliance with the ASHRAE 140-2007 Standard for Energy Modeling, specifying carbon emissions per kilowatt hour and minimum ASHRAE 90.1 2007 Energy Standard; and b) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; and c) 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.	5	5
TOTAL	5	5