

ATTACHMENT C DP COMPARISON SHEET

Project:	Bradley Multi-family					
Property Area:	ft ²	m ²	acre	hectare		
	59,814	5,557	1.37	0.56		
Item						
	Unit	Original DP		New DP		Improvements
Building Area (Footprint)	m ² ft ²	2,107 m ²	22,880 ft ²	1,893 m ²	18,223 ft ²	-20% Smaller Building Footprint
Number of Units	#	59		55		-4 Less units
Maximum Lot Coverage (%)	40%	25%		20%		-5% Less site coverage
Maximum Floor Area Ratio (FAR)	1.25	1.05		0.75		-40% Less floor area ratio
Permeable Areas / Soft Landscape	ft ² %	37,580 ft ²	63%	44,425 ft ²	74%	+18% More permeable site, added green roof over building entry.
Trees to be Removed	#	72		63		-9 Protected/Saved 9 additional trees including a significant tree (Bigleaf Maple). Only 15 are >30 cm diameter, and 8 are introduced / invasive species.
Proposed Covenant Area	m ² ft ²	2,790 m ²	30,031 ft ²	3,332 m ²	35,865 ft ²	+19% Increased covenant area and watercourse setback. The proposed watercourse setbacks exceed the required provincial RAPR SPEA setbacks by approximately 409%.
Development Over Covenant @ Southeast Corner	m ²	109		0		-100% No development over the existing covenant
RAPR 15m SPEA Setback	m	22m-74m		32m-80m		8% 6m to 10m additional setback from the river stream boundary (less encroachment)
Encroachment Below Top of Bank	m	(-1.73m) to (-15.8m)		(3.4m) to (-11.7m)		-26% Most of the proposed development (84%) sits above the top of bank line
Number of Storeys	#	6		5		-1 1 Less storeys (Low profile building)
Height Variance	m	3.92		0		-100% Eliminated building height variance request
Required Number of Parking	#	85		74		-11 Less parking required, less traffic (no parking variance)
Parking Variance (Small Car)	#	1		0		-100% Eliminated small parking variance request
Energy Efficiency Step Code Target	Category	1		3		+2 50% More Energy efficient and less green house gas emissions than base 2018 building code. Equivalent to Built Green Gold Energy Requirement
Improved Rain Fall Retention on Site	m ³	56.5		75.2		+33% More rain fall retention volume provided within the site, exceeds the City of Nanaimo requirement by 10%
Improvement/Contribution to the Public Sidewalk	Redefined/ added raised crossing for safety, pedestrian link, public sharing, usability, and accommodate future bike lane					
New Features						
Solar Panels	ft ²	8,122		<ul style="list-style-type: none"> • 244 PV Modules • 108.29 Mwh Annual Energy Production • 42.45t Saved CO2 Emission • 1,950 Equivalent Trees Planted • Reduces roof heat load for cooling 		
Green/ Living Walls	ft ²	2,400		<ul style="list-style-type: none"> • South of Foundation Wall on LB2 + LB2 Planters • Improve Air Quality • Reduce Urban Temperatures • Improve Biodiversity/ Restore Habitat • Reduce heating/cooling loads • Reduce greenhouse gas emissions • Reduces urban heat island • Extends roof life • Urban amenity 		
Bioswales	ft ²	2,612		Improved Storm Water Management		
Improve Pedestrian/ Bike Safety	Revised the design of the public sidewalk beyond the street frontage to be more user/public oriented rather than to be used by the building resident only. The sidewalk connects Millstone Ave south end to Bradley Street.					
Improve Natural Setbacks	Reduced retaining walls at the public parking platform at the southwest of the development to minimize natural disturbance					
Environmental Improvements	Vegetation Management Plan report to include bond retention for a 3-year maintenance period.					
Landscape Improvements	<ul style="list-style-type: none"> • A bioswale (to slow and filtrate runoff from all hard surfaces) • Deep soils (to aid in stormwater management and to provide healthy soil biology to support the plants). • A biodiverse plant palette, using predominantly indigenous plants. (Plant biodiversity is thought to be one of the important contributors to providing resilience in the landscape). • A planting scheme of indigenous plants (to provide support native wildlife, filter air pollutants, and provide shade and cooling in the summer). • Vertical landscape elements, including a mix of climbing plants against the south side of the building and a series of arbours and trellis' on the North side of the building. (Tangles of vines are protective spaces for birds and provide nectar and food for birds and insects). 					
Increased Energy Efficiency	Increase energy efficiency to BC Step Code 3. 50% More Energy efficient and less green house gas emissions than base 2018 building code. Equivalent to Built Green Gold Energy Requirement					
Low-carbon Energy System	The development commits to provide a low-carbon energy system with a greenhouse gas intensity limit of 3kg/m2/year. This is consistent with low-carbon energy systems as per Council's BC Energy Step Code rezoning policy.					
Provide a 10 Yr Rental Housing Agreement with City	The owner is committed to enter into a 10 year purpose built rental apartment via a Housing Agreement with the City.					
Financial Contributions Towards Road Improvements / Traffic Calming Measurements	The development commits to a monetary contribution up to \$50,000 towards traffic calming measures as determined by the City during Design Stage Acceptance. Possibly a City partnership to reconstruct of the Millstone Avenue / Bradley Street intersection as a raised intersection.					