

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Schedule A* – to reduce the required number of parking spaces for the proposed 74 multi-family dwelling units from 122 parking spaces (1.66 parking spaces per unit) to 82 parking spaces (1.11 parking spaces per unit).

CONDITIONS OF PERMIT

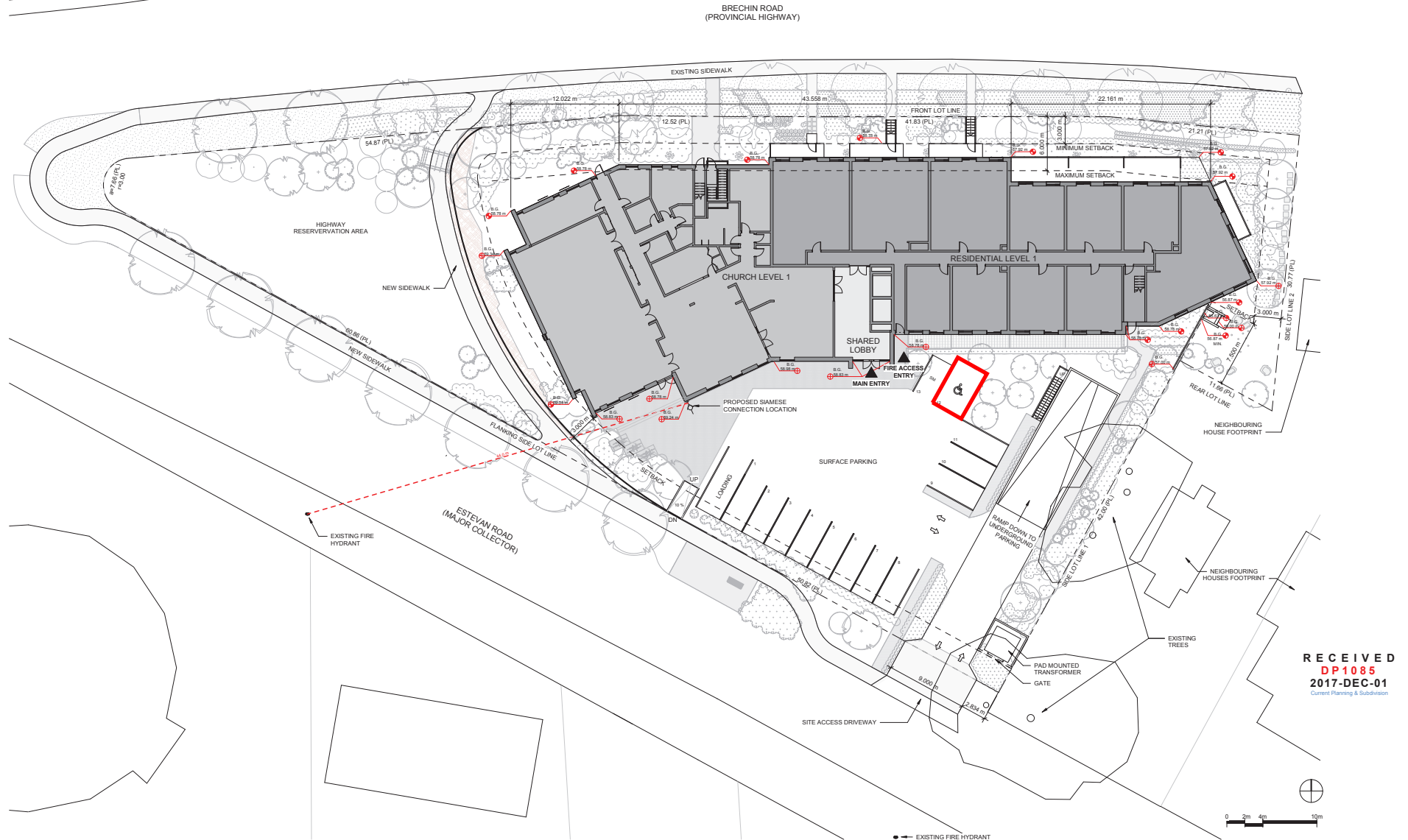
1. The subject property is developed in substantial compliance with the Site Plan prepared by VIA Architecture, dated 2017-DEC-01, as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Underground Parking Layout prepared by VIA Architecture, dated 2017-DEC-01, as shown on Attachment D.
3. The development is in general accordance with the Building Elevations prepared by VIA Architecture, dated 2017-DEC-01, as shown on Attachment E.
4. The development is in general compliance with the Landscape Plan and Details prepared by ETA Landscape Architecture, dated 2017-DEC-22, as shown on Attachment F.
5. The development achieves Tier 1 Schedule D – Amenity Requirements for Additional Density in accordance with Attachment G received 2018-APR-13.

 **Subject Property**

Civic: 2020 Estevan Road
Lot A, Section 1, Nanaimo District,
Plan EPP35387

ATTACHMENT C SITE PLAN

SITE PLAN - PROPOSED



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DP1085
2017-DEC-01
Current Planning & Subdivision

ATTACHMENT D UNDERGROUND PARKING LAYOUT



VIA Architecture | www.via-architecture.com
270-601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT
Brechin United Church

1998 and 2020 Estevan Road
Nanaimo British Columbia

LEGAL DESCRIPTION:
PLV1P63929 LT A LD 32 SEC 1

R2716-02

OWNER
**BC Conference Property
Development Council of the
United Church of Canada**

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPAL

PM

PROJECT MANAGER

MC

PROJECT ARCHITECT

Author

DRAWN BY

Checked

CHECKED BY

DRAWING SET DESCRIPTION

DEVELOPMENT

PERMIT

REVISIONS

No

DATE

DESCRIPTION

SHEET TITLE

PARKING



SHEET NUMBER

A0200

ISSUE DATE

DEC. 1, 2017

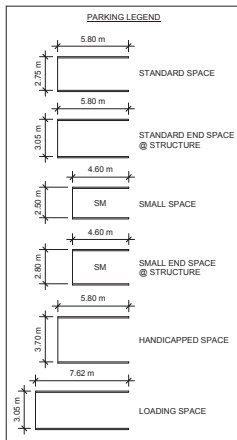
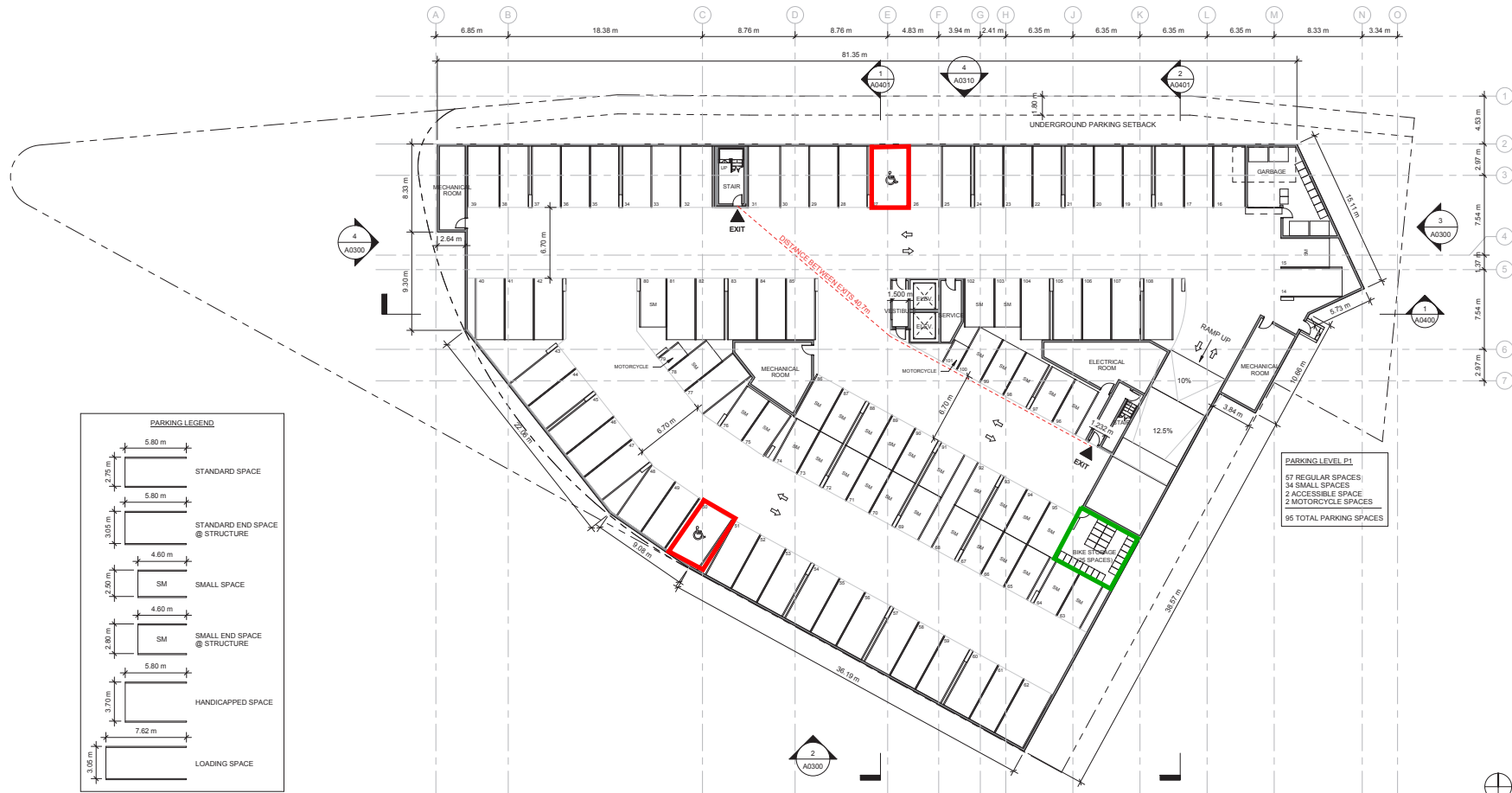
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1 Level P1
1 : 200

ATTACHMENT E
BUILDING ELEVATIONS



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270-601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

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MC

PROJECT ARCHITECT

Author

DRAWN BY

Checked

CHECKED BY

DRAWING SET DESCRIPTION

DEVELOPMENT

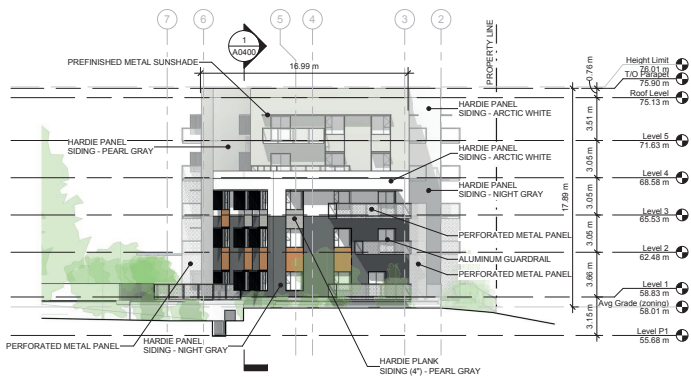
PERMIT

REVISIONS

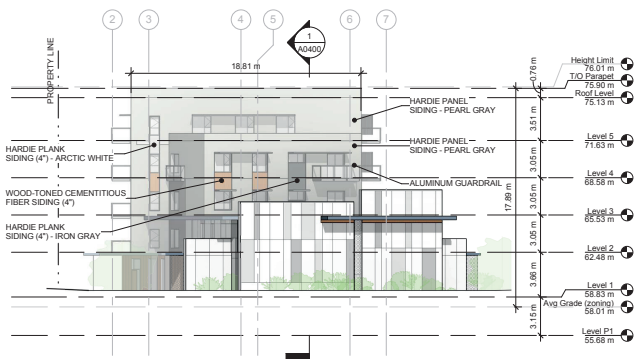
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2 SOUTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200

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2018-APR-09

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DEC. 1, 2017

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CONSULTANT

1998 and 2020 Estevan Road
Nanaimo British Columbia

LEAGAL DESCRIPTION:

82716-02

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINOPAL

PM
PROJECT MANAGER

MC

PROJECT ARCHITECTS

DRAWN BY

_Checke

CHECKED BY _____

DRAWING SET

DEV

DEVELOPMENT
PERMIT

REVISIONS

No.	DATE	DESCRIPTION
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

1

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A

ISSUE DATE

DEC. 1, 2017

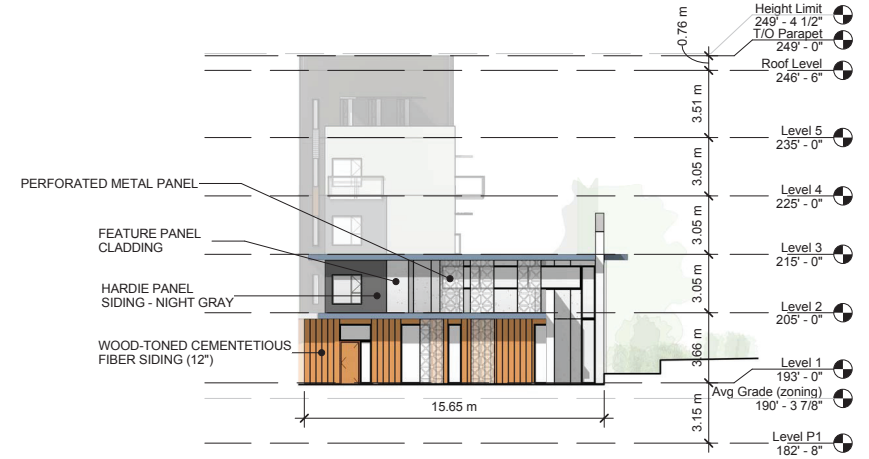
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2018-APR-09
Current Planning & Subdivision

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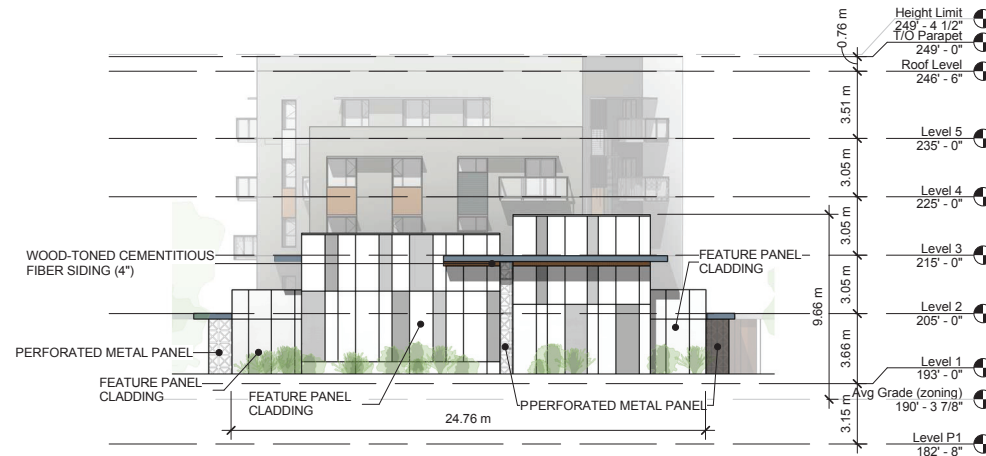




CHURCH SOUTH ELEVATION



CHURCH NORTH ELEVATION



CHURCH WEST ELEVATION

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DEVELOPMENT PERMIT APPLICATION

2020 ESTEVAN ROAD, NANAIMO, BC

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Current Planning & Subdivision



PROJECT RENDERINGS



VIEW TO BRECHIN ROAD

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PROJECT RENDERINGS

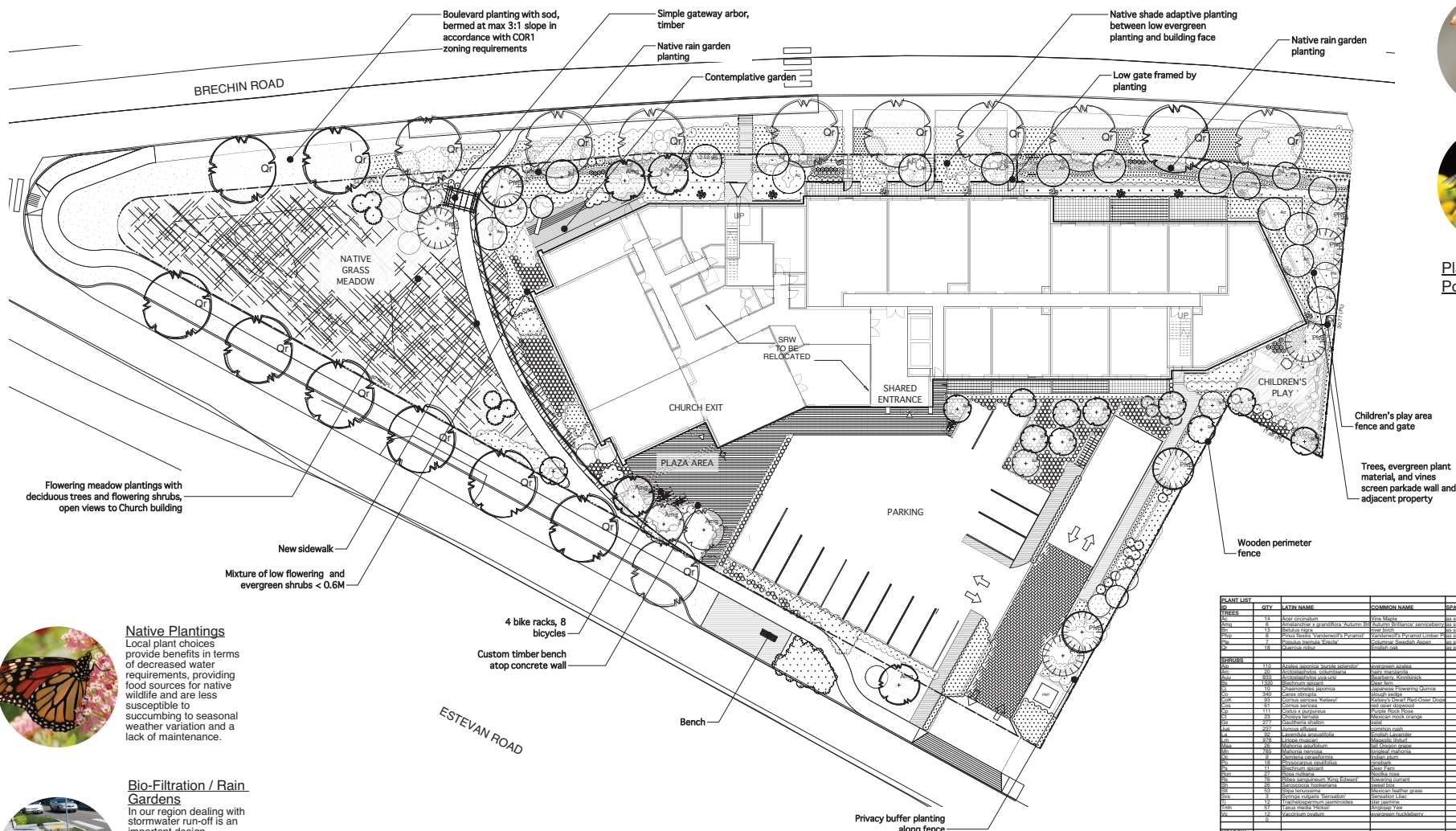


VIEW FROM SOUTH-EAST

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ATTACHMENT G LANDSCAPE PLAN AND DETAILS

1 of 8



Planting For Habitat And Pollinators



Native Plantings
Local plant choices provide benefits in terms of decreased water requirements, providing food sources for native wildlife and are less susceptible to succumbing to seasonal weather variation and a lack of maintenance.



Bio-Filtration / Rain Gardens
In our region dealing with stormwater run-off is an important design consideration. Storm events, strain both natural and urban infrastructure raising the risk of sewer backups and polluted waterways. We propose to utilize native plantings to create a bio-filtration / rain gardens as part of the proposed plan.

PLANT LIST	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
01	14	Quercus agrifolia	Vine Maple	10' x 10'	10' x 10'	See landscape plan for placement
02	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
03	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
04	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
05	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
06	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
07	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
08	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
09	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
10	10	Prunella virginiana	Black Cherry	10' x 10'	10' x 10'	See landscape plan for placement
SHRUBS						
11	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
12	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
13	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
14	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
15	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
16	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
17	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
18	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
19	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
20	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
MEADOW						
21	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement
SAWN						
22	10	Salix alba	White Willow	10' x 10'	10' x 10'	See landscape plan for placement



eta landscape architecture

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Brechin United Church

21631

2020 Estevan Road

Nanaimo

Landscape Concept

Plan

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2017 DEC 22

2016/09/08

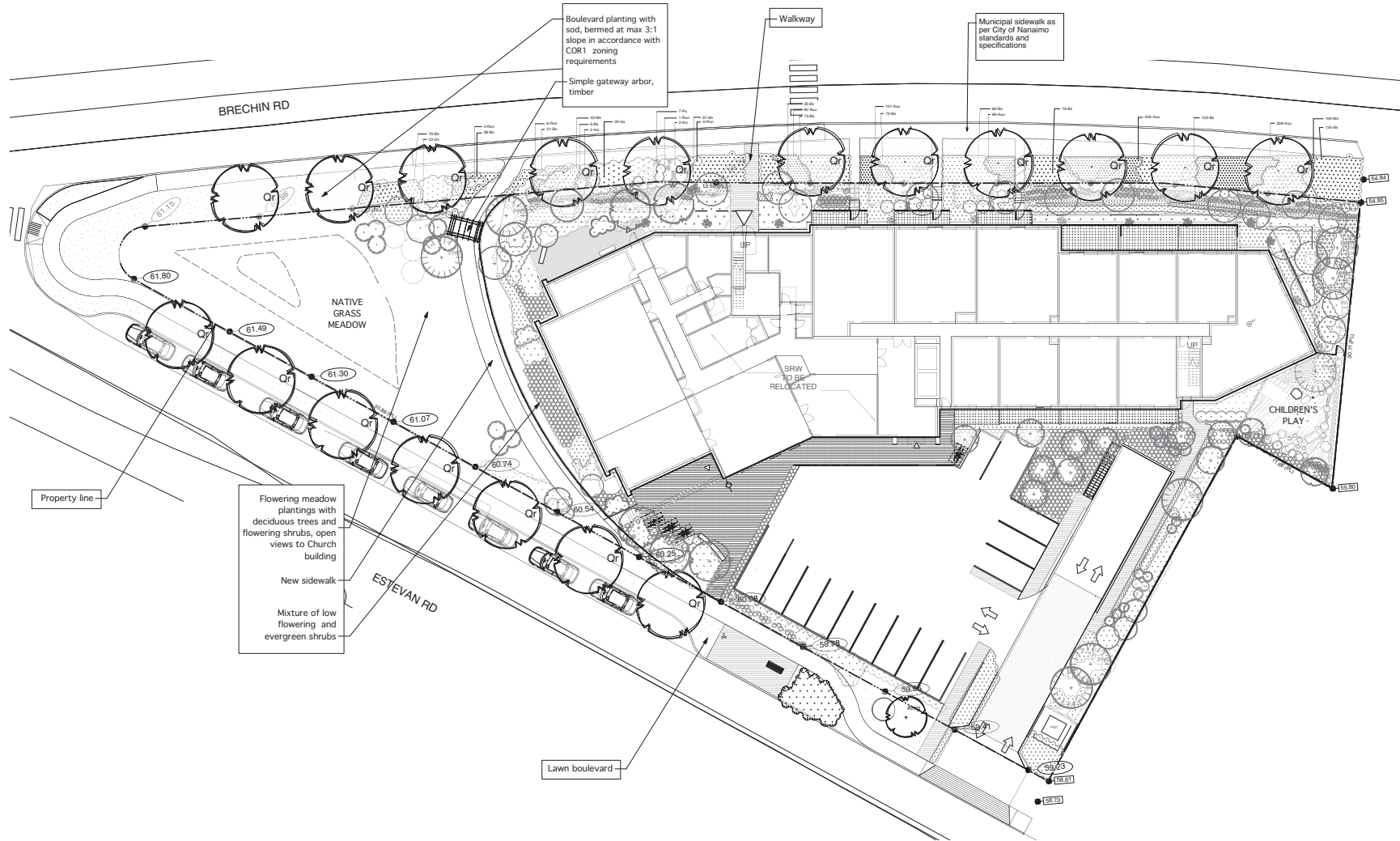
2017 DEC 22

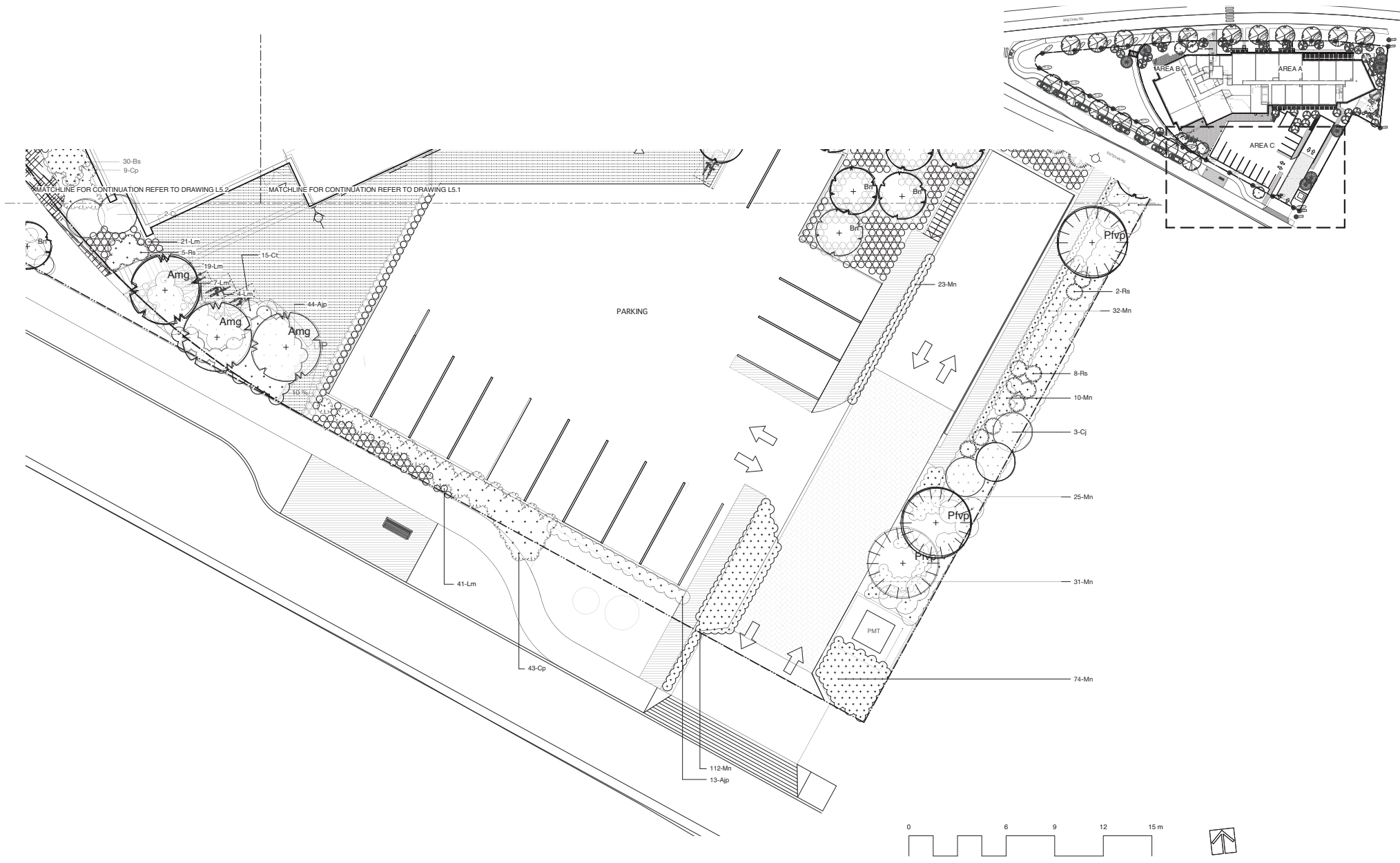
2020 Brechin United Church Master Plan

L1.0

of

2020 Brechin United Church Master Plan





ALL PLANTS TO BE NURSERY GROWN.
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS:
LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (U IN TABLE 1-4.3.5.1 OF THE
CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:
"COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
"ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
"SAND (LARGER THAN 0.075mm AND SMALLER
THAN 2mm): 50-70%
"SILT (LARGER THAN 0.020mm AND SMALLER
THAN 0.05mm): 10-25%
"CLAY (SMALLER THAN 0.002mm): 0-20%
"CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 1 6.3.5.5 OF THE CURRENT EDITION CSLA
LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
--	---	--

TREES (10+2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED
BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP
DRAWINGS ARE TO BE PREPARED BY AN ABC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS
CURRENT EDITION.

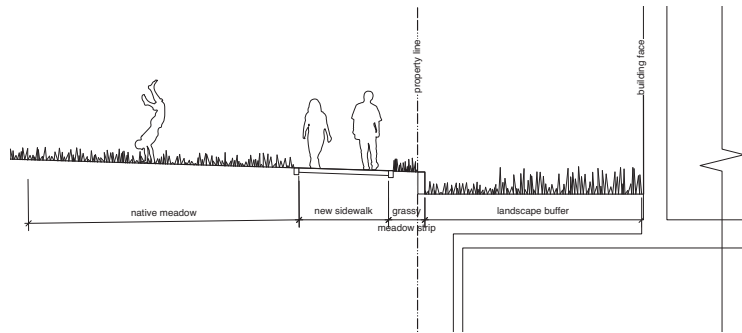
PLANT COUNTS

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

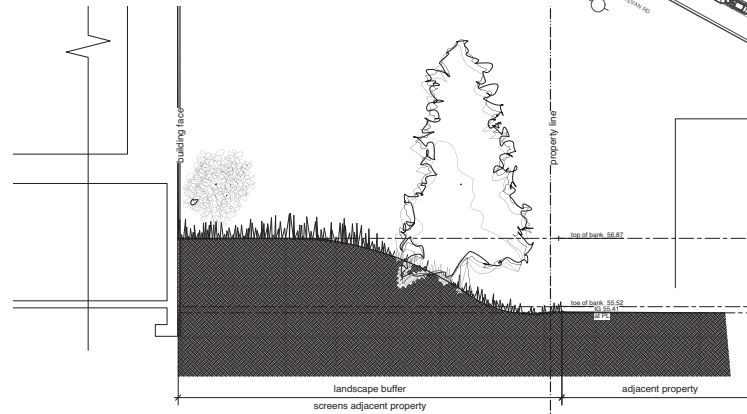
PLANT LIST - ONSITE						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	14	Acer circinalum	Vine Maple	as shown	7cm cal/ B&B	2m standard/ full crown/ matched
Amq	5	Amelanchier x grandiflora 'Autumn Br	Autumn Brilliance' serviceberry	as shown	8cm cal/ B&B	full, matched crowns/ 2m standard
Bn	13	Betulus nida	river birch	as shown	3- 4m specimen/ B&B	low branching/ vary heights
Pvp	8	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	as shown	3m ht/B&B	bushy plants
Pte	7	Populus tremula 'Erecta'	Columnar Swedish Aspen	as shown	8m - 8m ht/ B&B	low branching/ multistemmed
SHRUBS						
Ajp	110	Azalea japonica 'purple splendor'	evergreen azalea	0.761#2 cont.		full/ bushy plants
Arz	14	Arctostaphylos columbiana	hairy manzanita	11#cont.		full, bushy plants
Bs	518	Blechnum spicant	Deer fern	0.461#2 cont.		full bushy plants
Cj	9	Chaenomeles japonica	Japanese Flowering Quince	2.441#5 cont.		full/ bushy plants
Cc	340	Carex obovata	slough sedge	0.350P plug		3m o.c.
CCK	93	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogw	0.611#3 cont.		full/ bushy plants
Cos	61	Cornus sericea	red osier dogwood	0.911#3 cont.		full/ bushy plants
Cp	65	Cistus x purpureus	Purple Rock Rose	0.761#3 cont.		full/ bushy plants
Ct	23	Choisya ternata	Mexican mock orange	1.071#5 cont.		full/ bushy plants
Gs	218	Gaultheria shallon	santal	0.611#2 cont.		full/ bushy plants
Jue	237	Juncus effusus	common rush	0.461#1 cont.		3m o.c.
La	92	Lavandula angustifolia	English Lavender	0.351#2 cont.		full bushy plants
Lm	978	Liriodie muscari	Majestic Lilyturf	0.461#2 cont.		full bushy plants
Maa	26	Mahonia aquifolium	tall Oregon grape	0.611#3 cont.		full/ bushy plants
Mn	638	Mahonia nervosa	longleaf mahonia	0.461#1 cont.		full bushy plants
On	9	Oemleria caerasiformis	Indian plum	21#5 cont.		full bushy plants
Po	18	Physocarpus opulifolius	ninebark	1.221#5 cont.		full/bushy
Pa	4	Blechnum spicant	Deer Fern	0.461#2 cont.		full bushy plants
Ron	12	Rosa nutkana	Noodka rose	0.911#2 cont.		full bushy plants
Ra	73	Ribes sanguineum 'King Edward'	flowering currant	0.911#5 cont.		full/ bushy plants
Sh	26	Sarcococca hookeriana	sweet box	0.461#2 cont.		Full, bushy plants
Sl	53	Stipa tenuissima	Mexican feather grass	0.351#2 cont.		full bushy plants
Sva	3	Syringa vulgaris 'Sensation'	Sensation Lilac	2.441#7 cont.		full/ bushy plants
Tt	12	Trachelospermum jasminoides	star jasmine	0.461#2 cont.		staked
Tnh	57	Taxus media 'Hicksii'	Angelap Yew	0.4612m B&B		full bushy plants
Vo	12	Vaccinium ovatum	evergreen huckleberry	0.761#3 cont.		full/ bushy plants
	0			0		
MEADOW						
	723.5 sq m	Hydroseeded meadow	deer resistant seeds			
LAWN						
		Non-Netted, grown on sand				
NOTES:						
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1	BENCH	varies		custom	timber/stone		3
2	BENCH	1850x630mm	MLB400-W	Maglin	wooden seat		1
3	BIKE RACK	610x864mm	Urban Staple 1000-std	Urban Racks		stainless steel	4
4	WOODEN ARBOUR						1
5	LOGS FOR PLAY						
6	BOULDERS FOR PLAY						
7	STEPPING STUMPS						
8	AGILITY POLES						1
9	GATE AND POST						
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
10	PAVER A	450x450mm	hydraulicpressed slab	Abbotsford Concrete	stepping stone	charcoal	
11	PAVER B	301x301mm	Nevada	Abbotsford Concrete	stepping stone	charcoal	
12	PIP CONCRETE				broom finish	natural	
13	RESILIENT PLAY SURFACE			Marathon or approved equivalent	PIP rubber	to be determined	
14	RIVER ROCK						
15	DRIP STRIP				Rain garden		
LIGHTING - TO BE CO-ORDINATED WITH W/ELECTRICAL							
ID	DESCRIPTION	MODEL	MANUFACTURER	COMMENT			QTY
	LIGHT BOLLARD						
	STEPWALL LIGHT						
	UPLIGHT FOR CHURCH FACADE						
	ARBOUR DOWNLIGHT						
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

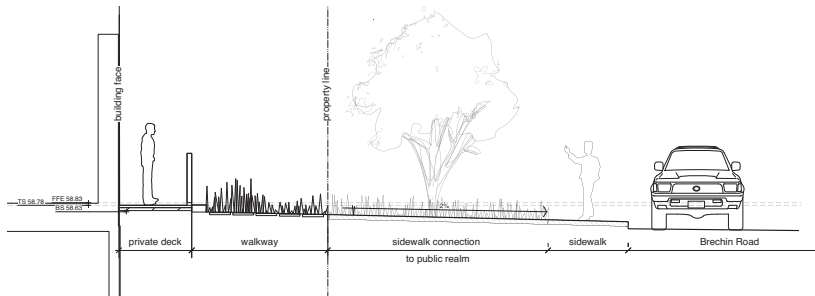
PLANT LIST - OFFSITE						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Amq	1	Amelanchier x grandiflora 'Autumn Br	Autumn Brilliance' serviceberry	as shown	8cm cal/ B&B	full, matched crowns/ 2m standard
Or	18	Quercus robur	English oak	as shown	8cm cal/ B&B	2m standard/ full crown
SHRUBS						
Arz	6	Arctostaphylos columbiana	hairy manzanita	11#cont.		full, bushy plants
Auu	833	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	0.31#1 cont.		full bushy plants/ heavy
Bs	802	Blechnum spicant	Deer fern	0.461#2 cont.		full/ bushy plants
Cj	1	Chaenomeles japonica	Japanese Flowering Quince	2.441#5 cont.		full bushy plants
Cp	46	Cistus x purpureus	Purple Rock Rose	0.761#3 cont.		full bushy plants
Gs	50	Gaultheria shallon	santal	0.611#2 cont.		full/ bushy plants
Mn	147	Mahonia nervosa	longleaf mahonia	0.461#1 cont.		full bushy plants
Pa	7	Blechnum spicant	Deer Fern	0.461#2 cont.		full bushy plants
Ron	15	Rosa nutkana	Noodka rose	0.911#2 cont.		full bushy plants
Ra	3	Ribes sanguineum 'King Edward'	flowering currant	0.911#5 cont.		full bushy plants
	0			0		
MEADOW						
	723.5 sq m	Hydroseeded meadow	deer resistant seeds			
LAWN						
		Non-Netted, grown on sand				
NOTES:						
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						



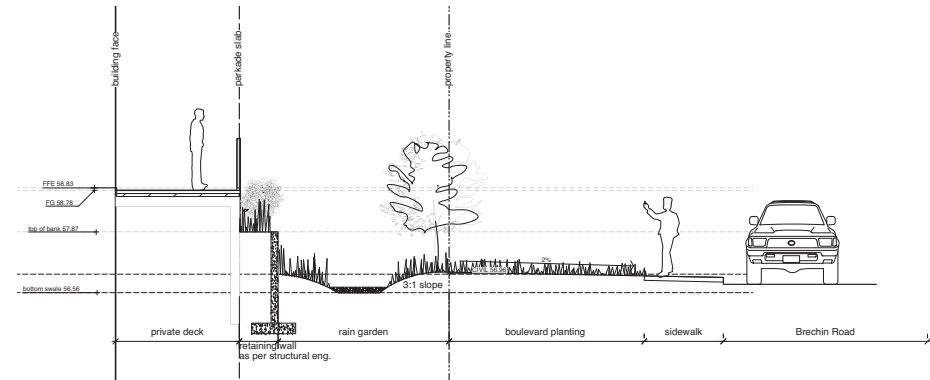
1 SECTION 1: Meadow to Church
Scale: 1:50



1a SECTION 1a: Residential to Adjacent Property
Scale: 1:50



2 SECTION 2: Patio to Brechin Road
Scale: 1:50



3 SECTION 3: Patio to Brechin Road
Scale: 1:50

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Brechin United Church

2020 Estevan Road
Nanaimo

Landscape Sections

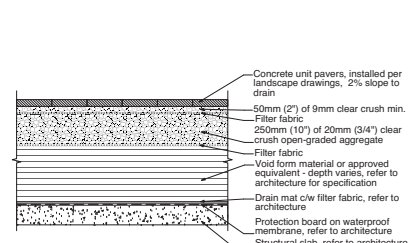
Project Manager: 21631
Drawn By: rlt
Reviewed By: as noted
Drawing No.

RECEIVED
DP1085
2017-DEC-22

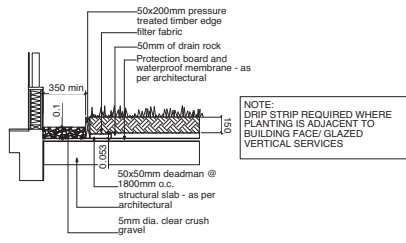
Date: 2016/09/08
File: 2017-DEC-22
2020 Brechin United Church Master Plan

L11.0
of

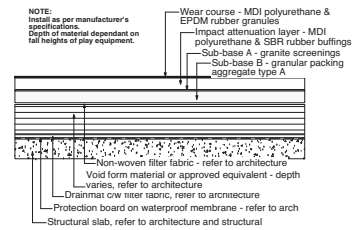
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D	2017.12.22	Issue for DP Prior to					
C	2017.12.01	Issue for DP					
B	2016.11.16	Issue for Rezoning Submission					
A	2016.10.28	Issued for OCP Amendment					



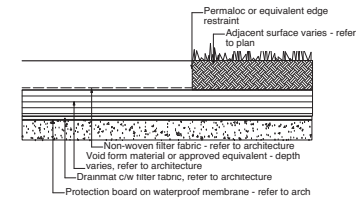
1 DETAIL: Concrete unit pavers on slab
Scale: 1:20



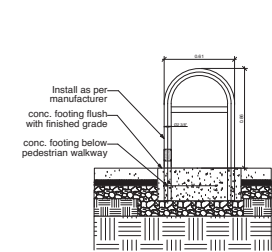
2 DETAIL: Drip strip on slab
Scale: 1:20



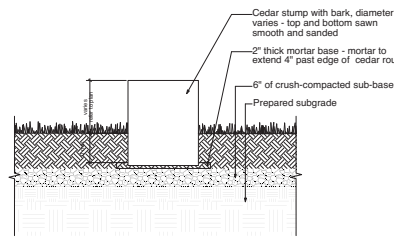
3 DETAIL: Rubber play surface on slab
Scale: 1:20



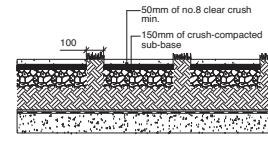
4 DETAIL: Edge restraint for rubber play surface on slab
Scale: 1:20



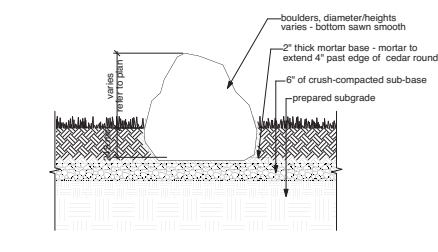
5 DETAIL: Bike rack installation
Scale: 1:20



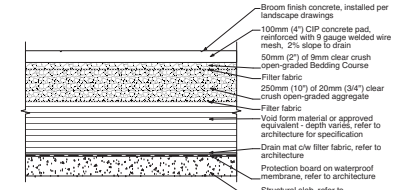
6 DETAIL: Cedar stump for play
Scale: 1:20



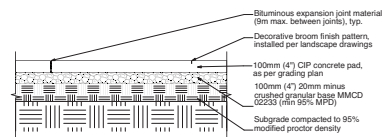
7 DETAIL: Hydrapressed slab on grass
Scale: 1:20



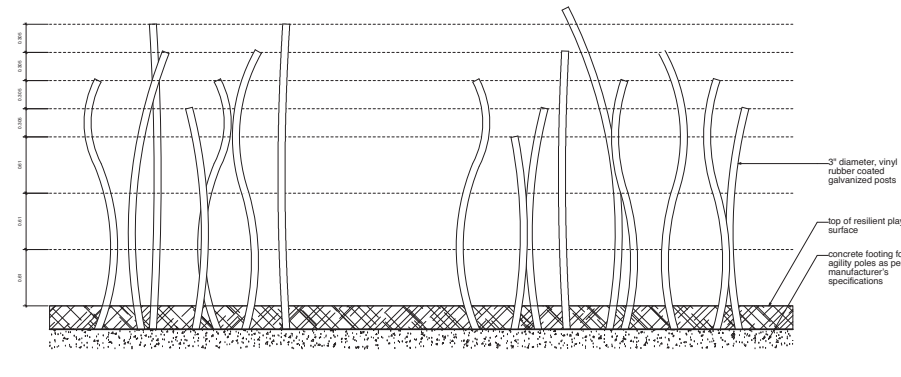
8 DETAIL: Boulder
Scale: 1:20



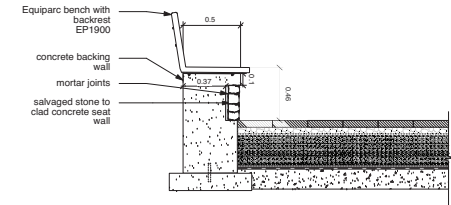
9 DETAIL: Broom finish concrete on slab
Scale: 1:20



10 DETAIL: Broom finish concrete at grade
Scale: 1:20



11 DETAIL: Agility poles
Scale: 1:25



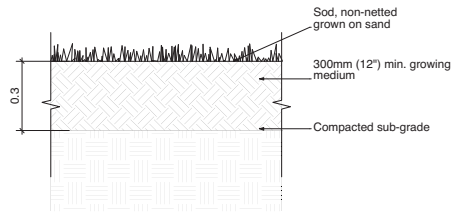
12 DETAIL: Bench
Scale: 1:20



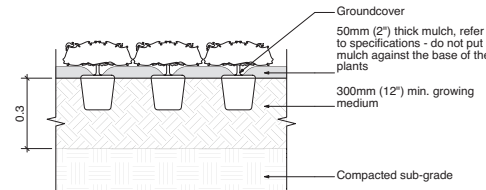
<p>No. Date Revision Notes</p>	<p>Zone Approvals</p>	<p>No. Date Issue Notes</p>	<p>Design Firm eta landscape architecture 1680 West 2nd Avenue Vancouver, BC, Canada V6J 1H3 1 604.683.1456 1 604.683.1459 www.eta.ca</p>	<p>Legal Address</p>	<p>Project Title Brechin United Church 2020 Estevan Road Nanaimo</p>	<p>Professional Stamp Project Manager 21631 Scale As noted Drawing No. Reviewed By 2016/09/08 Date 2017-DEC-22 21631 Brechin United Church Master Drawings</p>	<p>Project ID 21631 Scale As noted Drawing No. Reviewed By 2016/09/08 Date 2017-DEC-22 21631 Brechin United Church Master Drawings</p>
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RECEIVED
DP 1085
2017-DEC-22
City of Nanaimo

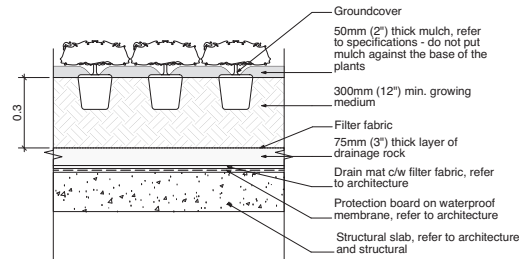
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of



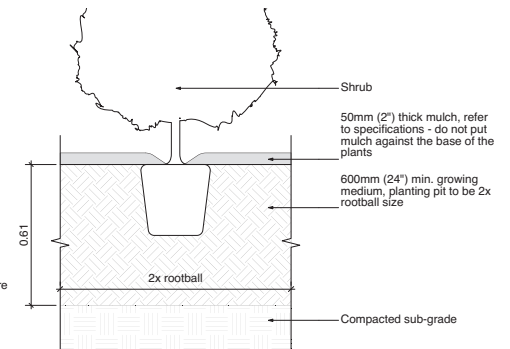
1 DETAIL: Sod at grade
Scale: 1:10



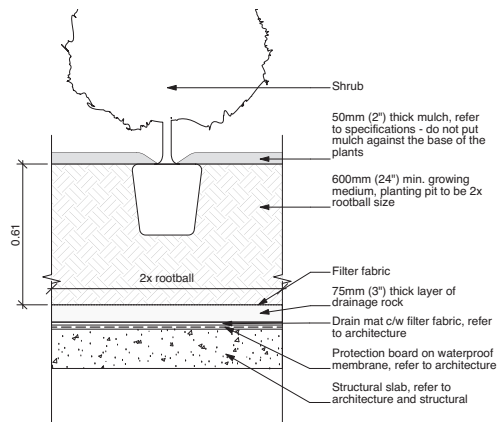
2 DETAIL: Groundcover at grade
Scale: 1:10



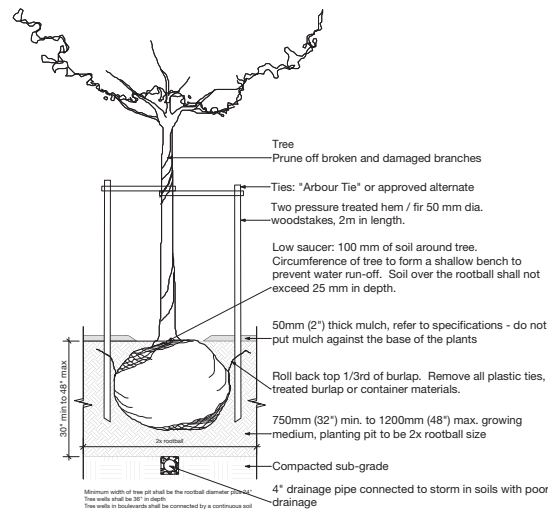
3 DETAIL: Groundcover on slab
Scale: 1:10



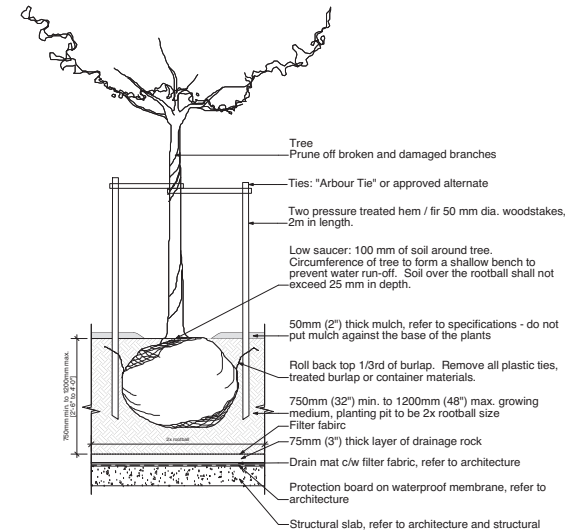
4 DETAIL: Shrub planting at grade
Scale: 1:10



5 DETAIL: Shrub planting on slab
Scale: 1:10



6 DETAIL: Tree planting at grade
Scale: 1:20



7 DETAIL: Tree planting on slab
Scale: 1:20

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Brechin United Church

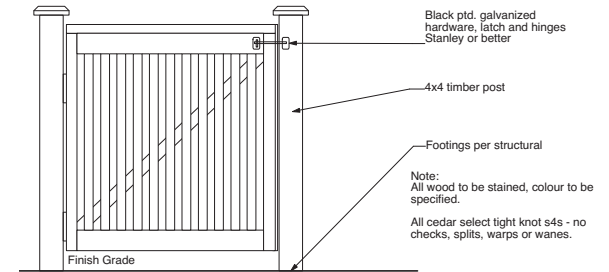
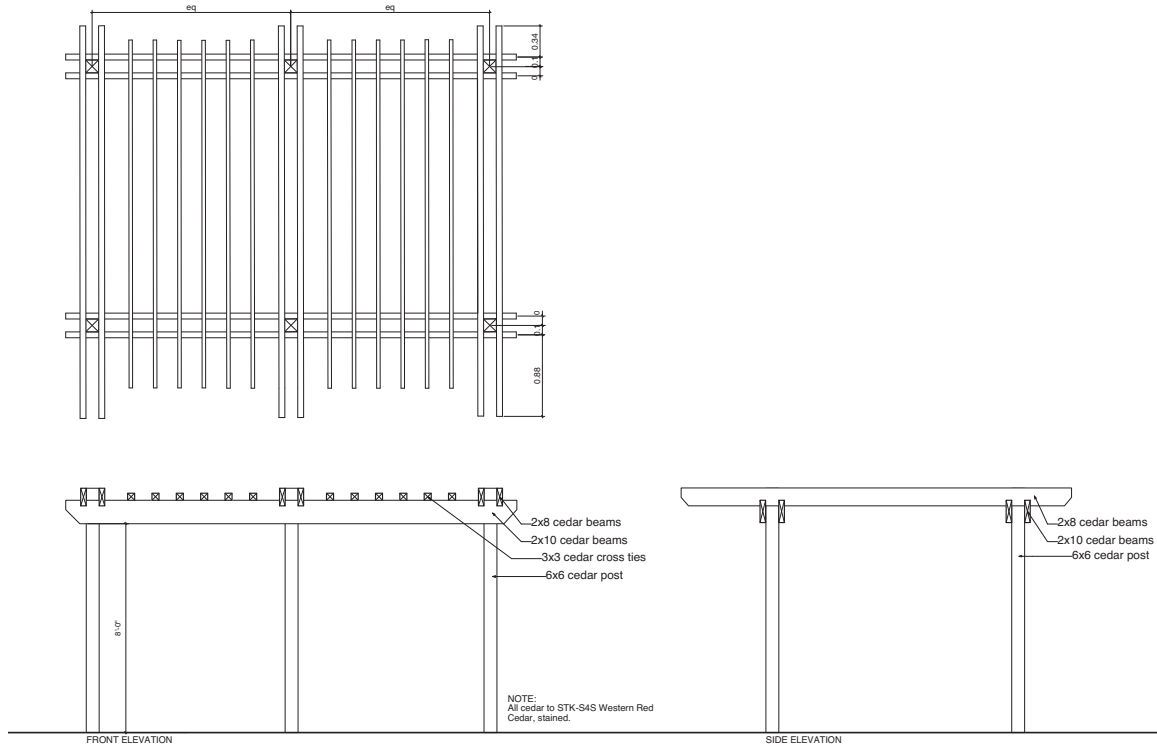
2020 Estevan Road
Nanaimo

Landscape Details

Project Manager: 21631
Drawn By: AS noted
Reviewed By: AS noted
Date: 2016/09/08

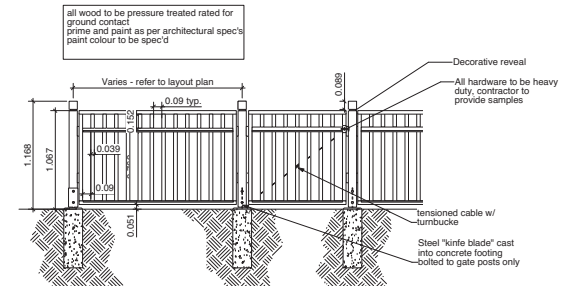
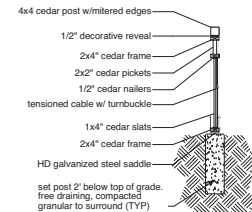
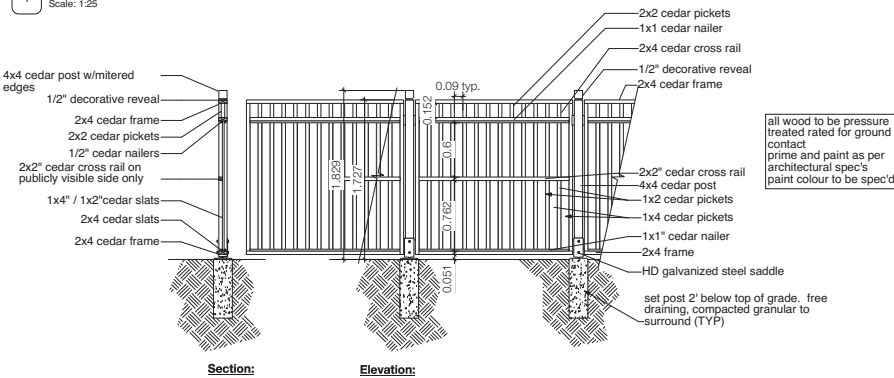
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D1085
2017-DEC-22
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of
21631 Brechin United Church Master Drawings

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
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2 DETAIL: Gate and post
Scale: 1:10

1 DETAIL: Arbour
Scale: 1:25



4 DETAIL: Children's Play Area Fence and Gate
Scale: 1:25

3 DETAIL: Perimeter Fence
Scale: 1:25

ATTACHMENT H
AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

1 of 7

Schedule D

R E C E I V E D
DP1085
2018-APR-13
Current Planning & Subdivision

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 60 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
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.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	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 point each
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">• 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 point each
Total		20

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

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and understorey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
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.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
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.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
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.	1
Total		16

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where	3
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.	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.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	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.	4
F	<p>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:</p> <ul style="list-style-type: none"> a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m² of Gross Floor Area for the first 5000m² plus one space per 1500m² 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. 	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.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
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.	2
F	At least 75% of the materials used in construction are renewable resources.	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
Total		16

Category 5: Energy Management (6 points required)

Amenity		Points
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.	5
B	The proposed developed is certified as a Passive House by the Passive House Institute and meets the following standards: <ul style="list-style-type: none"> yearly heating demand ≤ 15 kWh or peak heat demand ≤ 10 W/m² yearly cooling demand ≤ 15 kWh building air tightness ≤ 0.6 ACH @50 excess temp frequency $\leq 10\%$ primary energy demand ≤ 120 kWh 	10
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		16

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
C	A green roof is installed to a minimum 30% of the roof area.	3
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		16

Category 7: Social and Cultural Sustainability (10 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution thereof.	3
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4
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.	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
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.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		21

125 points total

Definitions

ASHRAE 90.1 2010 Energy Standard: means the energy standard for buildings except low rise residential buildings, created and standardized by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), to provide minimum requirements for energy-efficient design of buildings.

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Carpool Parking Space: means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

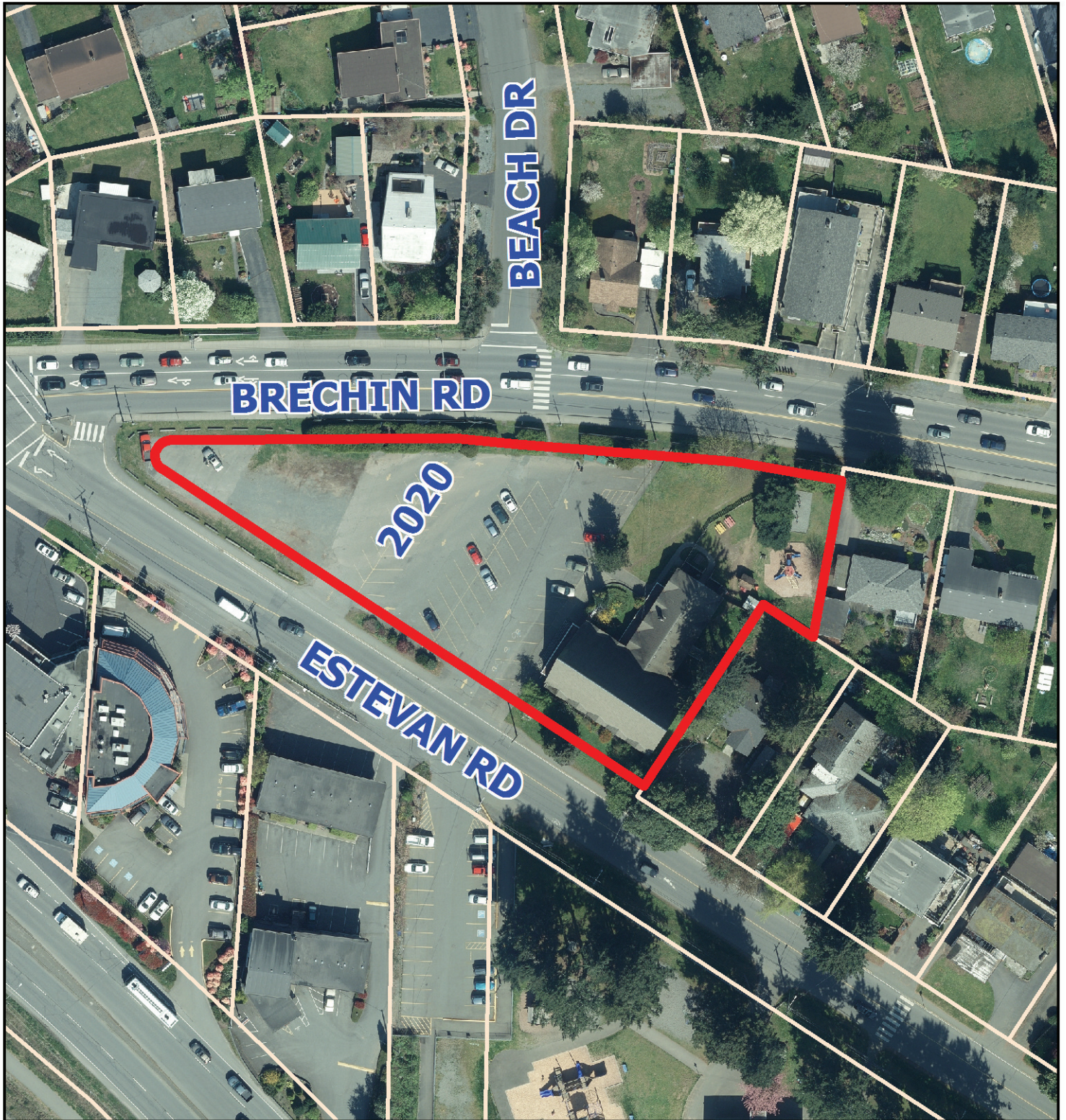
Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.

(4500.103; 2017-JUL-10)

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001085

