

DATE OF MEETING January 18, 2021

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1142 – 135, 139, 147, 151 HALIBURTON STREET AND 940 MILTON STREET

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a 79-unit multi-family residential project consisting of two five-storey buildings.

Recommendation

That Council issue Development Permit No. DP1142 at 135, 139, 147, 151 Haliburton Street and 940 Milton Street with the following variances:

- to increase the maximum allowable building height from 14.0m to 15.8m; and
- to reduce the minimum front yard setback for an underground parking structure from 1.80m to 0.75m.

BACKGROUND

A development permit application, DP1142, was received from Matthew T Hansen Architect, on behalf of Prospect Living Ltd., Blue Lotus Development Ltd., and 1158463 BC Ltd., in order to permit a new multi-family residential project at 135, 139, 147, 151 Haliburton Street and 940 Milton Street.

Subject Property and Site Context

<i>Zoning</i>	R8 – Medium Density Residential; R1 – Single Dwelling Residential
<i>Location</i>	The subject properties are located to the northeast of the Haliburton Street and Milton Street intersection.
<i>Total Area</i>	3,235m ² (R8 portion – 3,174m ² ; R1 portion – 61m ²)
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor Map 3 – Development Permit Area – DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; South End Neighbourhood Plan Urban Design Framework and Guidelines

The subject site is located in the South End Neighbourhood and slopes slightly downhill from west to east. The site includes six existing lots, including four vacant lots that previously accommodated single residential dwellings, one lot containing a taxi dispatch office, and the sixth lot is used as driveway access. The lots will be consolidated into one property as a

condition of the development permit. Surrounding uses include single residential dwellings, commercial properties across Haliburton Street to the west, and Deverill Square Park across Milton Street to the south. A five-storey, 36-unit multi-family building by the same developer is currently under construction at 119 Haliburton Street, just 20m north of the site.

DISCUSSION

Proposed Development

The applicant is proposing to construct two five-storey, multi-family residential buildings with shared underground parking. The north building will face Haliburton Street and the south building will face the intersection of Haliburton and Milton Streets.

The proposed unit composition is as follows:

	2-Bedroom	1-Bedroom	Studio	Total
North Building	17	18	3	38
South Building	4	27	10	41
Total	21	45	13	79

The proposed buildings will have a combined gross floor area of 5,785m², and the Floor Area Ratio (FAR) is equal to 1.82. The maximum allowable FAR in the R8 zone is 1.85 where parking is provided underground and where the development meets Tier 2 in “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) ‘Schedule D - Amenity Requirements for Additional Density’. The applicant is proposing to meet Tier 2 by providing amenities including the following:

- public art to reflect the heritage of the area at the corner of Haliburton and Milton Streets;
- 50% of the site featuring permeable surfaces, including a green roof on both buildings;
- living walls on the north and south elevations;
- one car-share parking space and the provision of a new car-share vehicle; and
- on-site signage regarding sustainable transportation alternatives, sustainable energy management practices, sustainable water management practices, and the local history of the area.

Site Design

The site design takes advantage of its location by orienting the buildings along Haliburton Street and providing views toward the ocean. The pedestrian entrance to the north building is from Haliburton Street and the pedestrian entrance to the south building is from the corner of Haliburton and Milton Streets. A private courtyard between the two buildings will provide secondary access to the buildings and will lead to a terrace on the east side of the property. A public plaza with public art and a water feature will highlight the corner of Haliburton and Milton Streets. Walkway surfaces will consist of permeable pavers.

All required parking will be on a single underground parking level to be shared between both buildings. Proposed vehicular access to the underground parking will be from Milton Street in the southeast corner of the site. The refuse receptacle area is proposed at the bottom of the

driveway ramp. The required long-term bicycle parking will be provided in the underground parking level and short-term bicycle parking will be provided near the building entrances.

Building Design

The design of the buildings meets the intent of the South End Neighbourhood Plan Urban Design Framework and Guidelines and speaks to the history of the area through its use of exterior materials. Some of these materials include brick, metal cladding, and reclaimed wood.

The vertical massing is broken up with articulation above the third storey on each building and prominent rooflines. The third and fourth floors are set back from Haliburton Street to reduce the vertical presence. Horizontal massing is broken up by balconies, column features, and a rhythm of material changes. Each unit is provided with outdoor space, either as balconies on upper floors or patios at ground level. Each building's entrance is highlighted by a projecting two-storey entryway.

Green roofs are proposed for both buildings, which will also serve as outdoor amenity areas for residents. The south building's rooftop access staircase will be prominent on the Milton Street elevation and will feature living wall elements.

Landscape Design

The landscape design features a variety of vegetation around the buildings and on the green roofs of both buildings. Street-facing units at ground level will have private garden areas and individual patio accesses from the street. A raingarden is proposed along the Milton Street frontage.

Trees proposed for the site include London plane along the Milton Street frontage, magnolia at the corner entryways, and Japanese maple alternating with katsura in patio gardens. Along the east property line, a landscaped area with a terraced 1m-high retaining wall will include a Russian laurel hedge, swordfern, Nootka rose, and lilac shrubs to buffer the development from adjacent single family homes. The green roofs will include meadow plantings with species such as sedum, blue fescue, heather, and lavender.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-JUL-25, recommended the application return to a future DAP meeting after revisions to the proposed building's design, form, and character were made. The DAP recommended consideration of the following:

- Improve the articulation on the elevations facing the courtyard;
- Screening for the rooftop units;
- Ways to reduce the massing of the front facades;
- Emphasize the third storey mass facing both streets, and soften the fourth and fifth storeys; and
- Improve the overall representation and provide context on renderings, elevations, sections, etc.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Additional windows, a variation of materials, and the introduction of living walls on the courtyard-facing elevations;
- Enhanced south building stairwell;
- Emphasis of the three-storey massing and reduced fourth- and fifth-storey façades; and
- Better context provided in renderings and elevations.

The DAP, at its meeting held on 2019-OCT-10, accepted the revised submission for DP1142, as presented, with support for the proposed variances.

Proposed Variances

Maximum Building Height

The maximum building height in the R8 zone is 14.0m. The proposed height of both buildings is 15.8m; a requested variance of 1.8m.

The applicant is proposing the height variance in order to accommodate the buildings' design and rooftop amenity features. The Zoning Bylaw exempts rooftop access staircases from building height calculations where there is a functional green roof, but there is no height exemption for guardrails around a rooftop amenity area. The proposed buildings' height of 15.8m is measured to the top of the guardrails. The height of the proposed buildings, excluding the guardrails, would be 14.8m.

By setting back the fourth and fifth floors from Haliburton Street, the perceived height of the building will be reduced from the street frontage. The rooftop guardrails are set back over 4m from the edge of the roof and are not expected to be visible from street level. No negative impacts are anticipated and Staff support the proposed building height variance.

Projections Into Yards

The minimum front yard setback for an underground parking structure is 1.80m. The proposed parking structure setback from Haliburton Street is 0.75m; a requested variance of 1.05m.

The parking setback variance is proposed in order to accommodate adequate parking stall depths and vehicle drive aisle widths in the underground parking level. No negative impacts are anticipated and Staff support the proposed underground parking structure variance.

SUMMARY POINTS

- Development Permit Application No. DP1142 is for a 79-unit multi-family residential project consisting of two five-storey buildings.
- The design of the buildings meets the intent of the South End Neighbourhood Plan Urban Design Framework and Guidelines.
- Variances are requested to increase the maximum building height from 14.0m to 15.8m, and to reduce the minimum front yard setback for an underground parking structure from 18.0m to 0.75m. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Building Sections
ATTACHMENT H: Landscape Plan and Details
ATTACHMENT I: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT J: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning Section |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services|

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback for an underground parking structure from 1.80m to 0.75m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 15.8m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Matthew T. Hansen Architect., dated 2020-SEP-15, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations prepared by Matthew T. Hansen Architect., dated 2020-SEP-25, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture, dated 2020-DEC-21, as shown on Attachment H.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Parkshore Projects Ltd., received 2020-MAR-26, as shown in Attachment I, and is to include the following items:
 - A detailed proposal for a public art piece located at the corner of Haliburton Street and Milton Street as shown on Attachment H to the satisfaction of the Director of Development Approvals, submitted prior to Building Permit issuance;
 - A letter from the coordinating professional submitted prior to Building Permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. A statutory right-of-way for public access to the plaza and public art located at the intersection of Haliburton Street and Milton Street is secured, to be registered prior to building occupancy.
6. The subject site is consolidated into a single property prior to Building Permit issuance.

ATTACHMENT B CONTEXT MAP



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DEVELOPMENT PERMIT APPLICATION NO. DP001142



135, 139, 147, 151 HALIBURTON STREET & 940 MILTON STREET

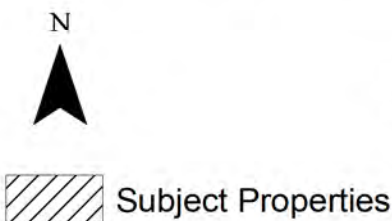
ATTACHMENT C LOCATION PLAN



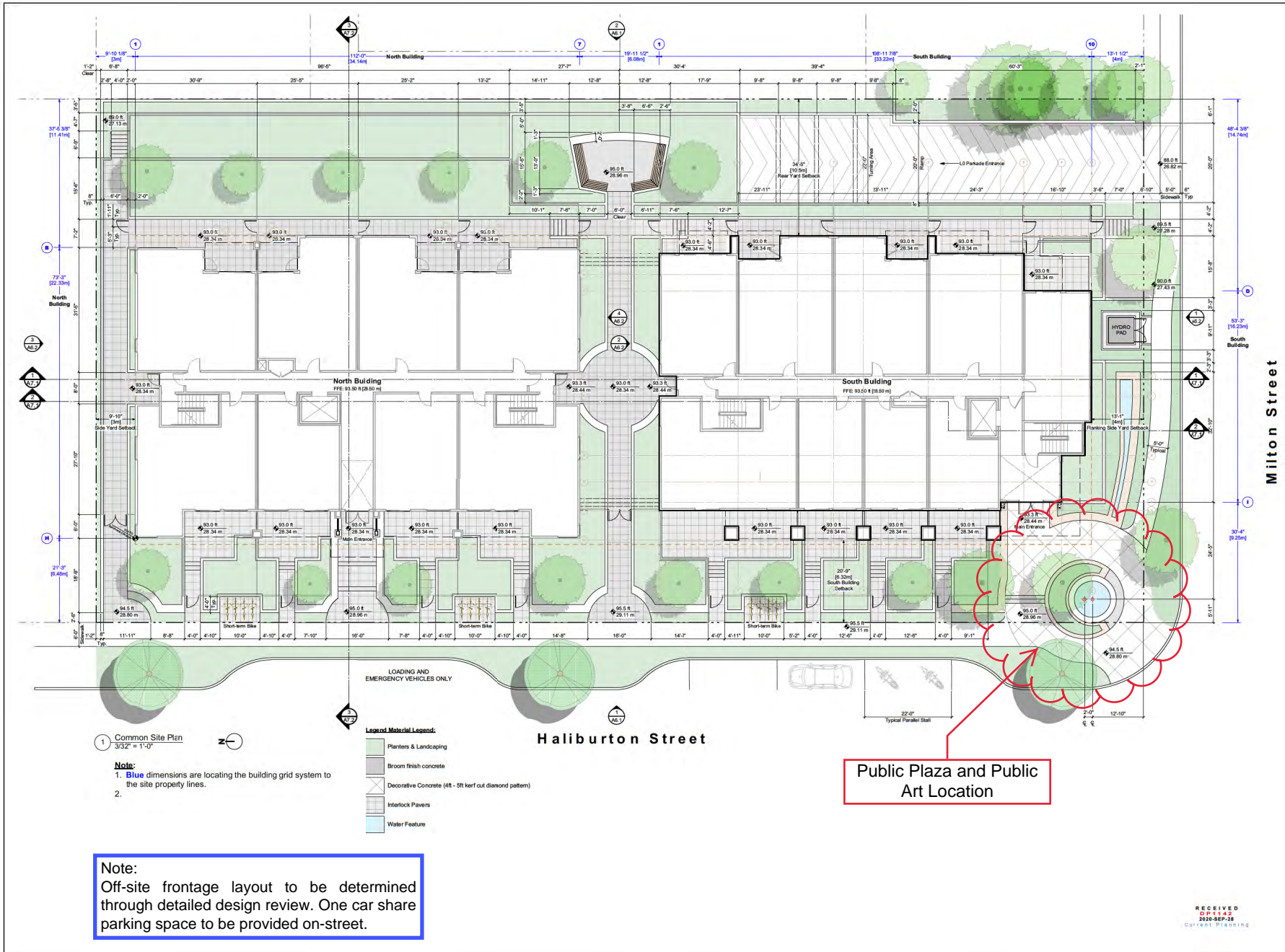
DEVELOPMENT PERMIT APPLICATION NO. DP001142

LOCATION PLAN

Civic: 135, 139, 147, 151 HALIBURTON STREET & 940 MILTON STREET
 Legal: THE WESTERLY 35 FEET OF THE EASTERLY 45 FEET OF LOT 1,
 LOT 2 AND THE EASTERLY 10 FEET OF LOT 1, LOTS 3 & 4, & LOT 1,
 EXCEPT THE EASTERLY 10 FEET AND EXCEPT PART SHOWN
 OUTLINED IN RED ON PLAN 711-R
 BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584



ATTACHMENT D SITE and PARKING PLANS



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Project: **PROSPECT**
AT HARBOURVIEW - NANAIMO

135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Eastern 1/3 of Lot 1, The Western 2/3 of Lot 1, Lots 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-03-25	DP Revision
04	2020-04-16	BP Application
05	2020-05-01	BP Application Revision 01
06	2020-05-28	BP Application Revision 02

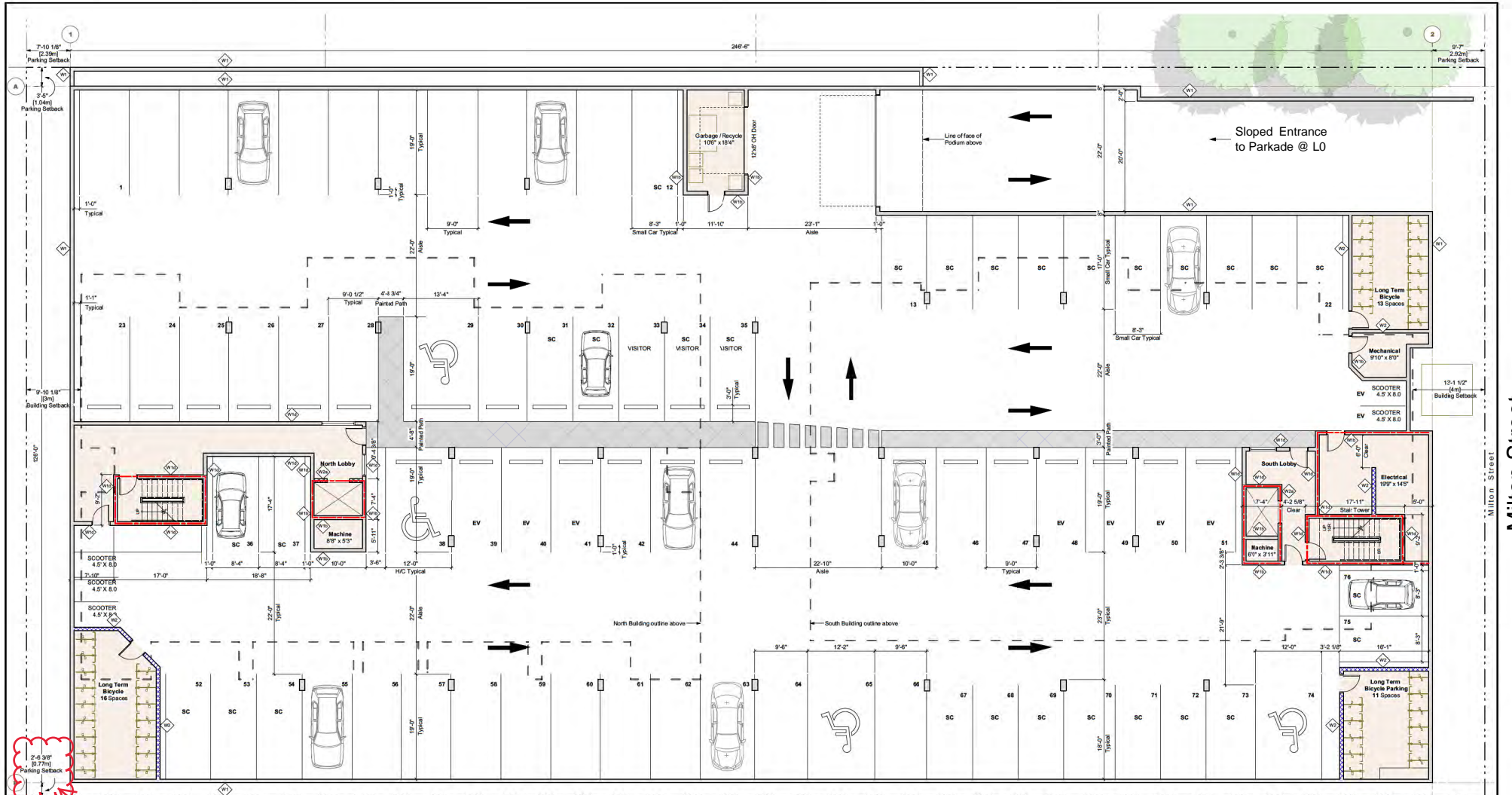
No.	Date	Revision Notes

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Site Plan

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Job No: 1905
Scale: As Noted
Date: Sep 15, 2020
CAD File: Prospect North (Plans) 33.vwx

Checked: MTH
Sheet No.:
A1.0

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SEP 15 2020
CITY OF NANAIMO



1 L0 - Parkade Plan
1/8" = 1'-0"

- Note:**
- EV = Electric Vehicle
 - SC = Small car
 - Parking stalls (Regular, Standard, HC) are provided with roughed-in electrical ducting unless noted otherwise.
 - See Project Data page A0.3 for Parking & Bicycle Calculations

Proposed Front Yard Setback Variance for an Underground Parking Structure

PROJECT CLIENT: PROSPECT
135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Easterly 10 feet of Lot 1, The Westerly 35 feet of the Easterly 45 feet of Lot 1, The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Section 1, Nanaimo District, Plan 584

SHEET TITLE: L0 Parkade Plan

No.	Date	Issue Notes	No.	Date	Revision Notes
01	2018-10-07	DP Application	01	2018-10-07	DP Application
02	2019-12-10	D&P Meeting Revised DP Set	02	2019-12-10	D&P Meeting Revised DP Set
03	2020-03-25	DP Revision	03	2020-03-25	DP Revision
04	2020-04-16	BP Application	04	2020-04-16	BP Application

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2020-SEP-28
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DESIGNER: R24	CHECKED: MTH
JOB NO: 1905	SHEET NO: A2.0
SCALE: As Noted	DATE: Sep 15, 2020
DWG FILE:	

ATTACHMENT E BUILDING ELEVATIONS

North and South Buildings

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PROSPECT
AT HARBOURVIEW - NANAIMO
North & South Building

135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Eastern 10 Block of Lot 1, The Western 05 Block of the Eastern 45 Block of Lot 1, The Remainder of Lot 1, Lots 2, 3, 4 and 5, Block 7, Section 8, Nanaimo District, Plan 954

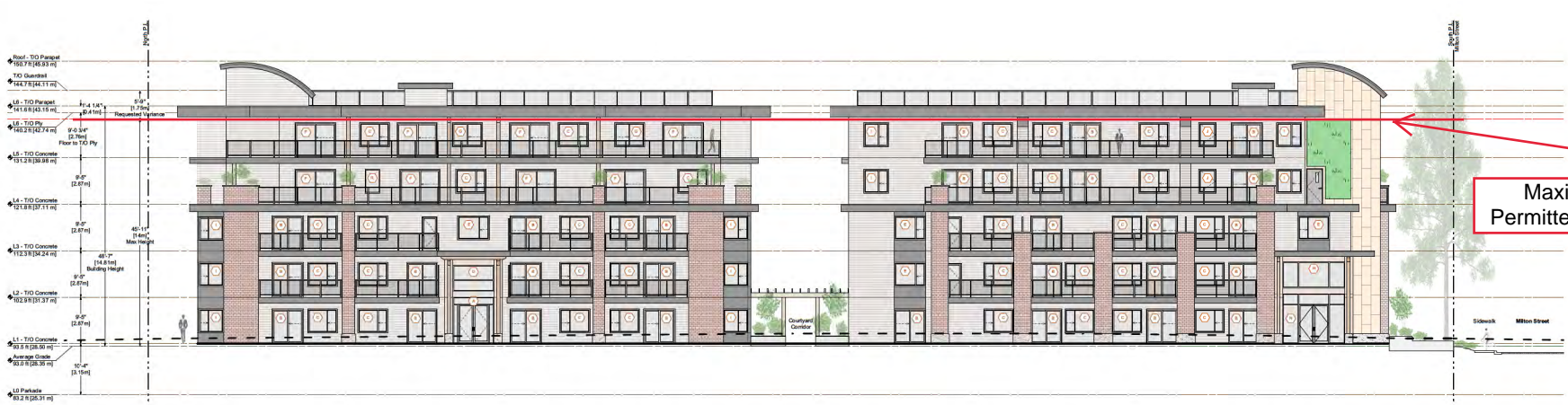
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03	2020-09-25	DP Revision
04	2020-04-16	BP Application
05	2020-05-01	BP Application Revision 01

Revision Notes	

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Elevations 1

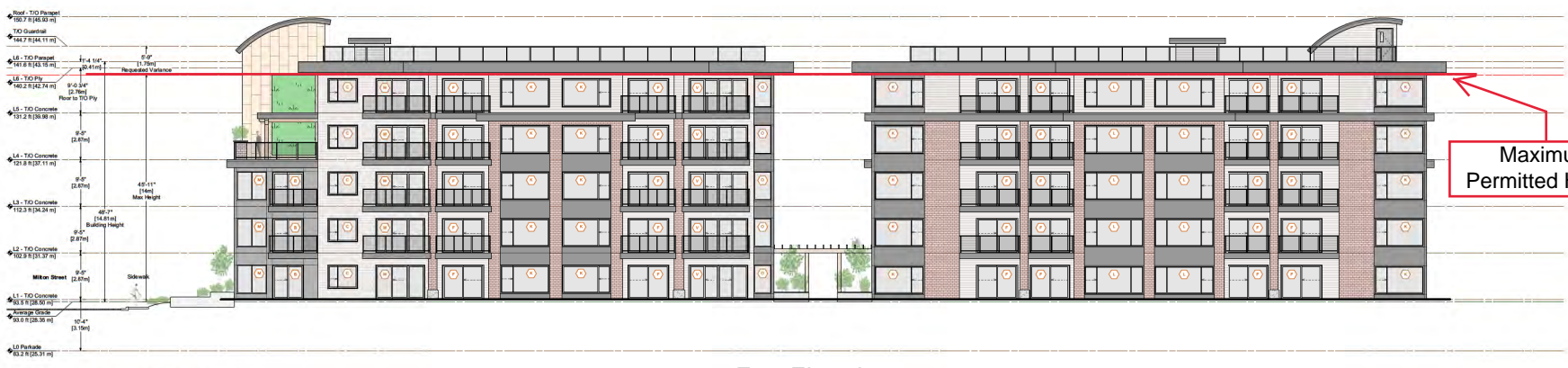
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Scale: As Noted
Date: Sep 25, 2020
CAD File: Prospect (Elevations & Sections) 10.vwx

Check: MTH
Sheet No.:
A6.1



1 West Elevation of North & South Buildings
Scale: 3/32" = 1'-0"

West Elevation
(Haliburton Street)



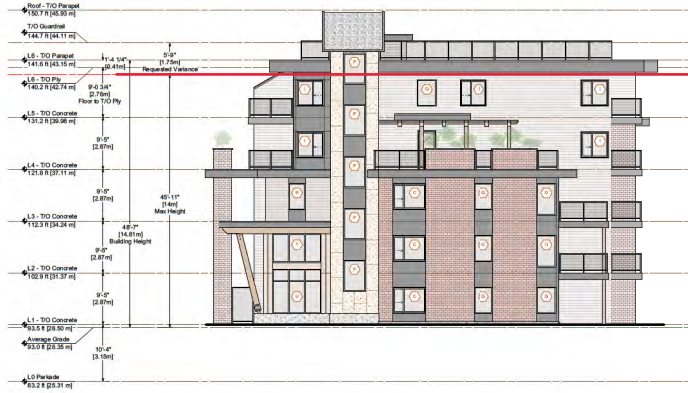
2 East Elevation of North & South Buildings
Scale: 3/32" = 1'-0"

East Elevation

- Finishing Material Legend:**
- Fair Concrete Panel
 - Finished Concrete
 - Hardie Siding
 - Brick Cladding Viewer
 - Metal Cladding

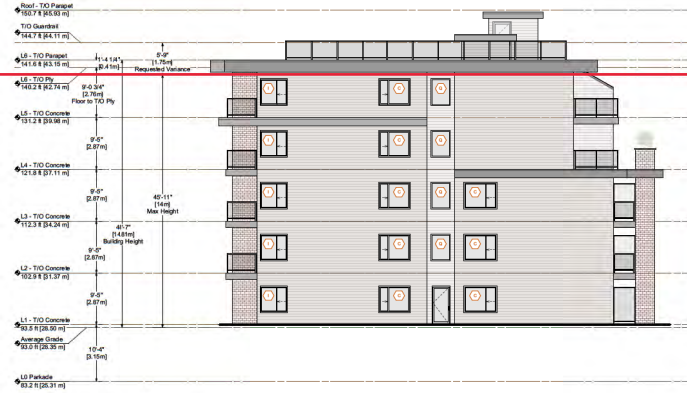
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SEP 25 2020
Current Planning

South Building



1 South Elevation of South Building
Scale: 3/32" = 1'-0"

Milton Street
(South Elevation)

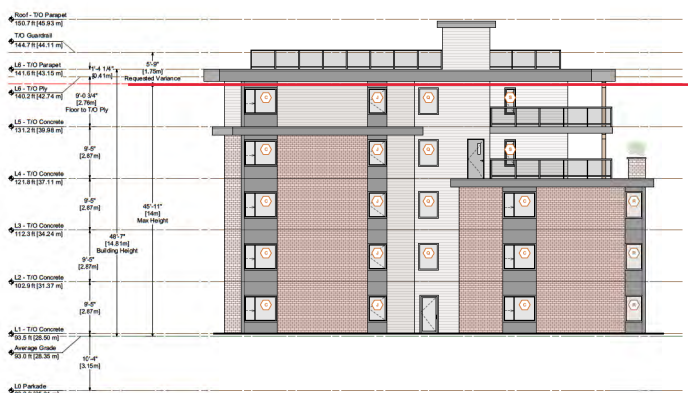


2 North Elevation of South Building
Scale: 3/32" = 1'-0"

North Elevation

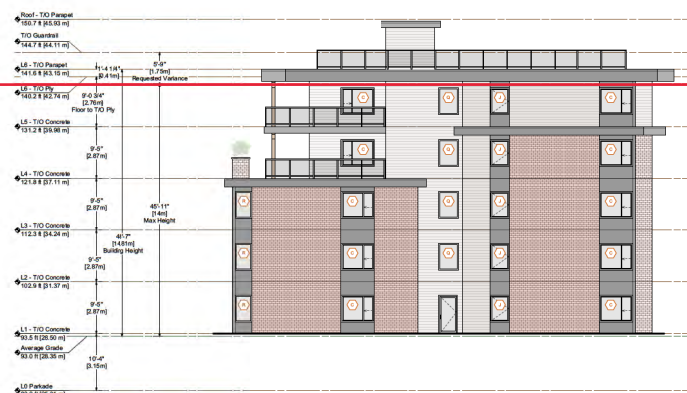
Maximum Permitted Height

North Building



3 North Elevation of North Building
Scale: 3/32" = 1'-0"

North Elevation



4 South Elevation of North Building
Scale: 3/32" = 1'-0"

South Elevation
(Milton Street side)

Maximum Permitted Height

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PROSPECT
AT HARBOURVIEW - NANAIMO
North & South Building
135, 139, 147, 151 Harbour Street and 940 Wilton Street, Nanaimo, B.C.
The Eastern 10 feet of Lot 1, The Western 25 feet of the Eastern 45 feet of Lot 1, The Remainder of Lot 1, Lots 2, 3, 4, 5 and 6, Block 7, Section 8, Nanaimo District, Plan 594

No.	Date	Issue Notes
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03	2020-03-25	DP Revision
04	2020-04-16	BP Application
05	2020-05-01	BP Application Revision 01

No.	Date	Revision Notes

Sheet Title:
Elevations 2
-

Drawn:
KK, RH

Checked:
MTH

Job No.:
1905

Scale:
As Noted

Date:
Sep 25, 2020

CAD File:
Prospect (Elevations & Sections) 10.vwx

- Finishing Material Legend:
- Fair Concrete Parapet
 - Finished Concrete
 - Hardie Siding
 - Brick Cladding Viewer
 - Metal Cladding

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2020-SEP-28
SURVEY PLANNING

Sheet No.:
A6.2

Finishing Material Legend:



Fiber Cement Panel



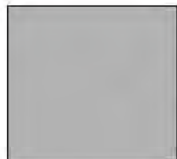
Finished Concrete



Hardie Siding



Brick Cladding Veneer



Metal Cladding

ATTACHMENT F PROPOSED BUILDING RENDERINGS



2 Haliburton & Milton Intersection looking North-East

3 Consultant List
March 25, 2020

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Nanaimo, B.C. V9R 4S9
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Project:
PROSPECT
AT HARBOURVIEW - NANAIMO
135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Eastern 1/10 Block of Lot 1, The Western 1/10 Block of the Eastern 1/10 Block of Lot 1,
The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Street 1, Nanaimo District, Plan 954

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-03-25	DP Revision
04	2020-04-16	BP Application

No.	Date	Revision Notes
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Sheet Title:
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2020-SEP-24
CURRENT PLANING

Drawn: RH, KK	Checked: MTH
Job No: 1905	Sheet No.:
Scale: As Noted	A0.0
Date: Apr 15, 2020	
CAD File: Prospect North (Plans) 33.vwx	



1 North-East Aerial View
Scale: N.T.S.



2 North-West Aerial View
Scale: N.T.S.



3 South-East Aerial View
Scale: N.T.S.



4 South-West Aerial View
Scale: N.T.S.

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Project:
PROSPECT
AT HARBOURVIEW - NANAIMO
135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Eastern 10 block of lot 1, The Western 05 block of the Eastern 15 block of lot 1,
The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Street 7, Nanaimo District, Plan 594

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-03-25	DP Revision

No.	Date	Revision Notes
-----	------	----------------

Sheet Title:
Perspectives 1
Aerial Views

Drawn: RH, KK	Checked: MTH
Job No.: 1905	Sheet No.:
Scale: As Noted	A0.1
Date: Mar 25, 2020	
CAD File: .LWX	

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DP 1142
2020-MAR-26
CURRENT PLANNING



1 North-East Street View
Scale: N.T.S.



2 North-West Street View
Scale: N.T.S.



3 South-East Street View
Scale: N.T.S.



4 South-West Street View
Scale: N.T.S.

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Project: **PROSPECT**
AT HARBOURVIEW - NANAIMO
135, 139, 147, 151 Harbour Street and 940 Nitro Street, Nanaimo, B.C.
The Easement 10 Block of Lot 1, The West half of Block 45, Sec. 15, of Lot 1, The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Section 15, Nanaimo District, Plan 994

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-03-25	DP Revision

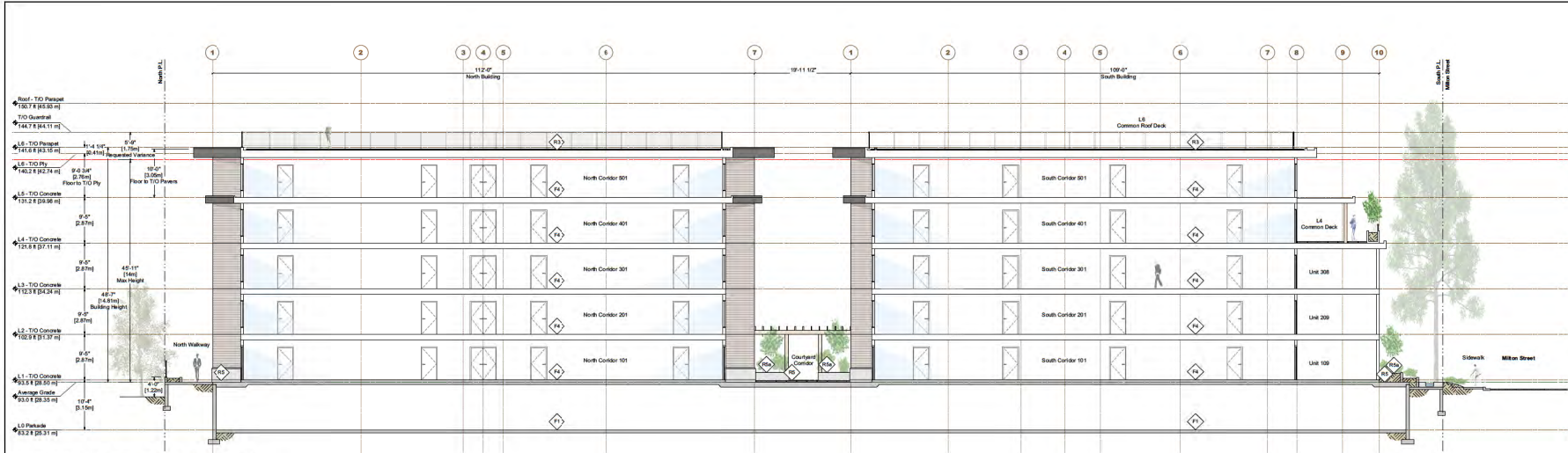
No.	Date	Revision Notes
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Sheet Title:
**Perspectives 2
Street Views**

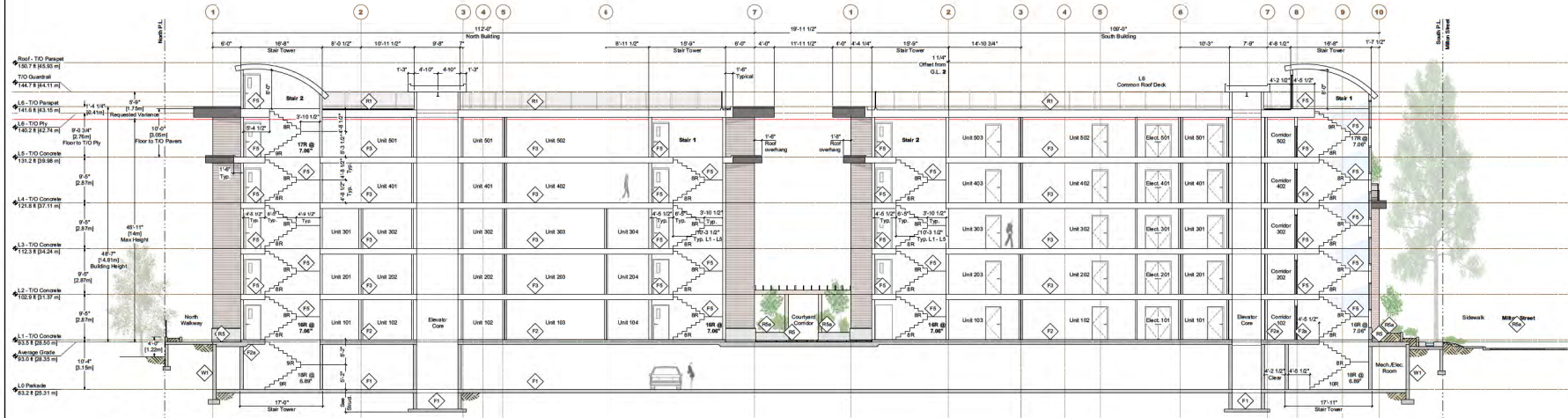
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Job No: 1905	Sheet No.:
Scale: As Noted	A0.2
Date: Mar 25, 2020	
CAD File: .LWX	

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DP 1142
2020-MAR-26
Current Planning

ATTACHMENT G BUILDING SECTIONS



1 North & South Buildings Cross Section @ Corridors
Scale: 3/32" = 1'-0"



2 North & South Buildings Cross Section @ Stairs & Elevators
Scale: 3/32" = 1'-0"

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PROSPECT
AT HARBOURVIEW - NANAIMO
North & South Building

135, 139, 147, 151 Harbour Street and 940 Wilton Street, Nanaimo, B.C.
The Eastern 10 feet of Lot 1, The Western 25 feet of the Eastern 45 feet of Lot 1,
The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Strata District Plan 594

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-05-25	DP Revision
04	2020-06-16	BP Application
05	2020-05-01	BP Application Revision 01

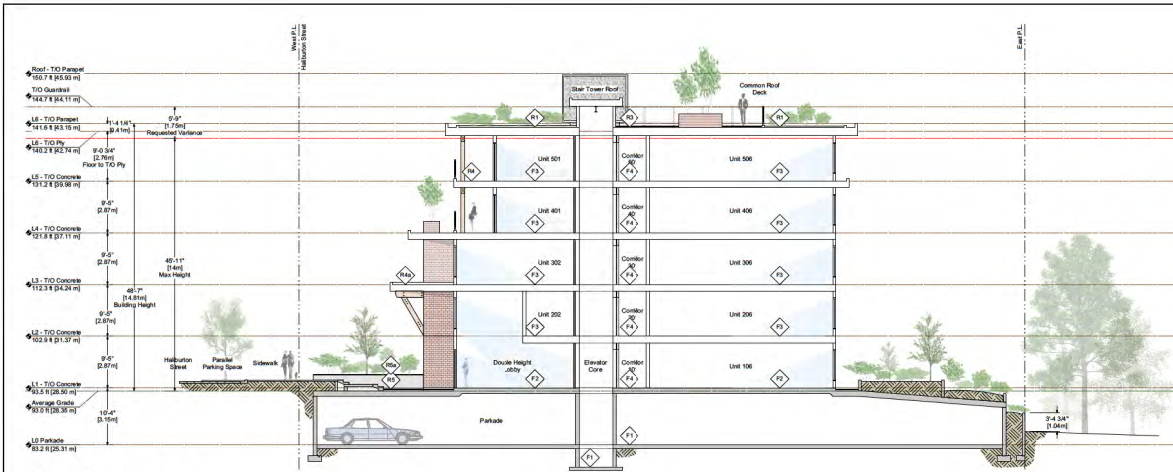
No.	Date	Revision Notes

Sheet Title:
Sections 1

Drawn: RH
Job No.: 1905
Scale: As Noted
Date: Sep 25, 2020
CAD File: Prospect (Elevations & Sections) 10.vwx

Checked: MTH
Sheet No.:
A7.1

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2020-SEP-28
CITY OF NANAIMO



3 North Building Cross Section
Scale: 3/32" = 1'-0"

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PROSPECT
AT HARBOURVIEW - NANAIMO
North & South Building

Project:
135, 139, 147, 151 Halburton Street and 940 Nitro Street, Nanaimo, B.C.
The Eastern 1/10 block of Lot 1, The Western 1/10 block of the Eastern 1/10 block of Lot 1,
The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Section 8, Nanaimo District, Plan 594

No.	Date	Issue Notes
01	2019-10-07	DP Application
02	2019-10-10	DAP Meeting Revised DP Set
03	2020-03-25	DP Revision
04	2020-04-16	BP Application
05	2020-05-01	BP Application Revision 01

No.	Date	Revision Notes

Sheet Title:
Sections 2

Drawn: RH
Checked: MTH

Job No.: 1905
Sheet No.: **A7.2**

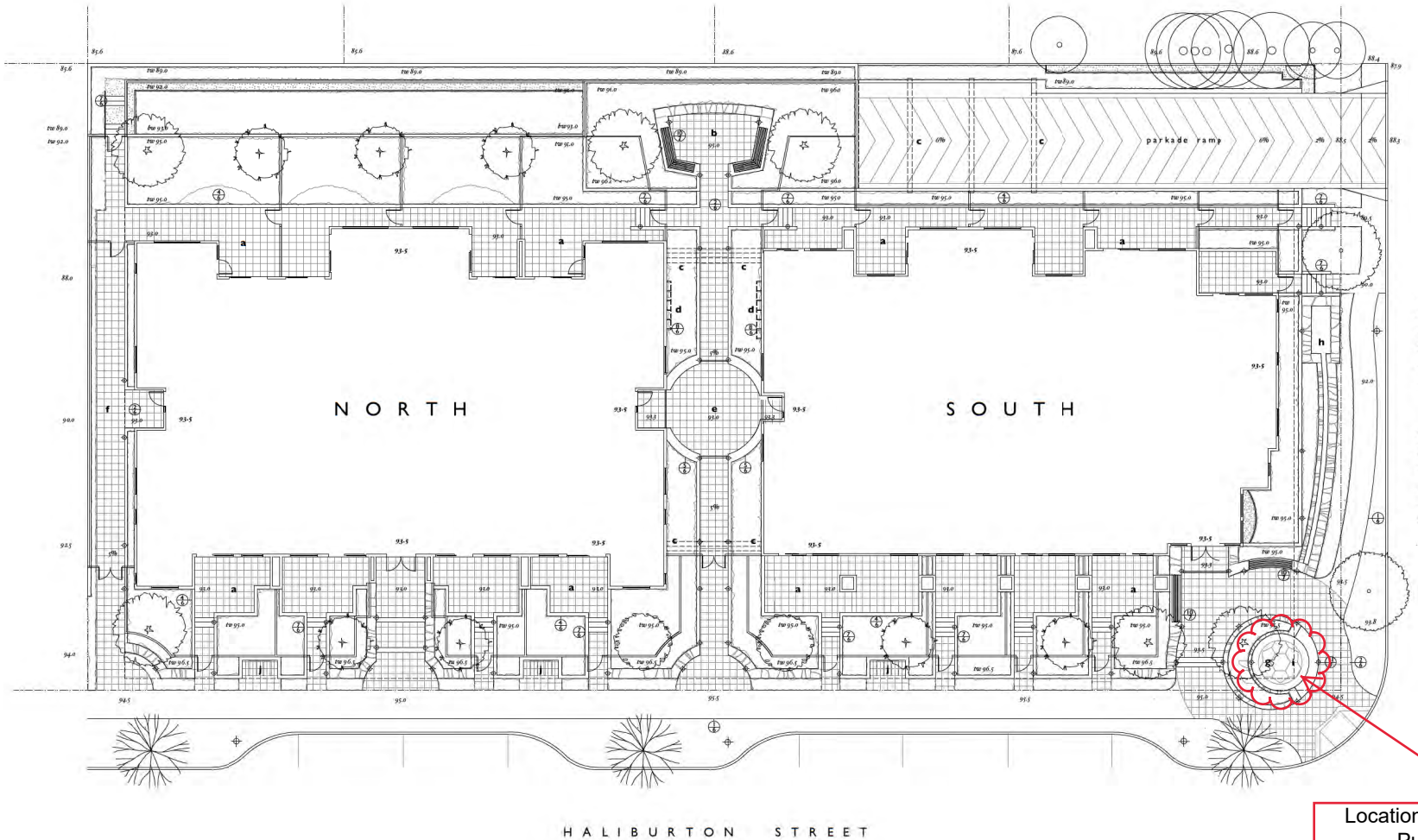
Scale: As Noted

Date: Sep 25, 2020

CAD File: Prospect (Elevations & Sections) 10.vwx



ATTACHMENT H LANDSCAPE PLAN AND DETAILS



Drawings

- LA1 level 1 landscape plan
- LA2 level 1 planting plan
- LA3 level 4 planting plan
- LA4 level 6 landscape plan
- LA5 level 6 planting plan
- LA6 landscape details
- LA7 landscape details
- LA8 plant lists
- LA9 landscape specifications

Key

- a garden patio
- b accessible view terrace
- c vine trellis
- d green wall vine lattice
- e accessible garden courtyard
- f accessible north walkway
- g pool & fountain
- h water rill & raingarden
- i art installation
- j bicycle parking
- ◇ wall light



Location of proposed
Public Art

April 16, 2020 issued for ICP
April 14, 2020 revised
April 2, 2020 revision
March 20, 2020 revision
October 10, 2019 day admission
July 22, 2019 day admission
May 12, 2019 revision
April 30, 2019 revision
February 20, 2019 conceptual plan

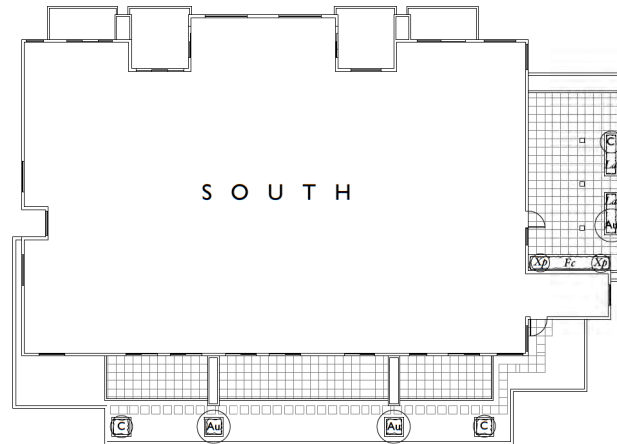
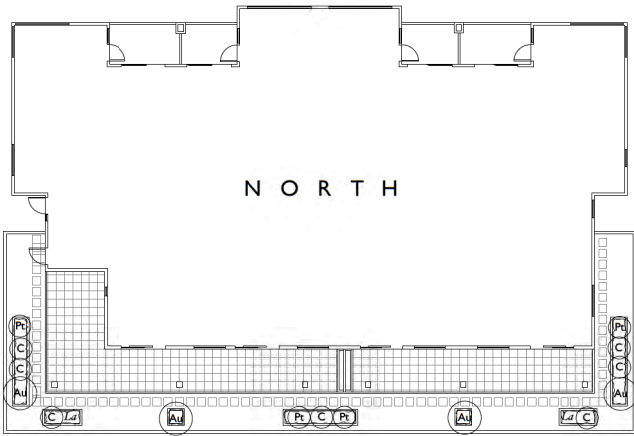
PROSPECT
151 Haliburton Street, Nanaimo, BC

Level One
Landscape Plan
Scale: 3/32" = 1'-0"

TOPOGRAPHICS
landscape architecture
2 5 0 - 2 4 7 9 2 0

LA I

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Current Planning



Note
 For Level Four Plant List
 please refer to sheet LA8



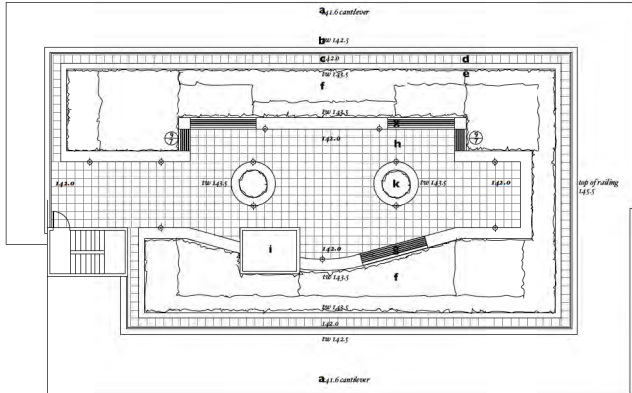
April 16, 2020 issued for bp
 April 14, 2020

PROSPECT
 151 Haliburton Street, Nanaimo, BC
Level Four
Planting Plan
 Scale: 3/32" = 1'-0"

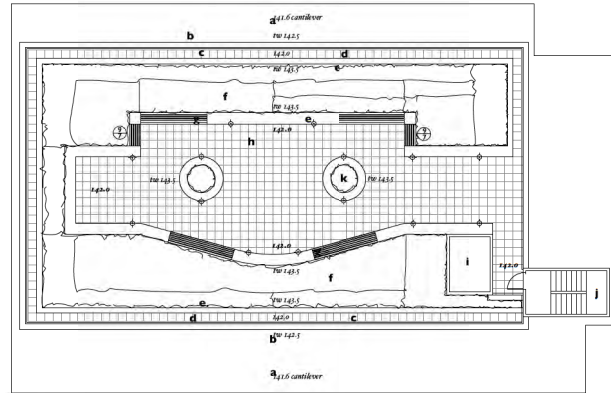
TOPOGRAPHICS
 landscape architecture
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 CITY OF NANAIMO

LA 3

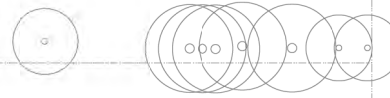


NORTH ROOF GARDEN



SOUTH ROOF GARDEN

HALIBURTON STREET



Key

- a roofline cantilever
- b parapet 12" height ⊕
- c guardrail
- d permeable pavers 18" square ⊕
- e planter wall 18" height
- f meadow planting (refer to L.A.)
- g garden bench 18" height ⊕
- h courtyard / permeable pavers 18" square
- i elevator mechanical overrun
- j stairway
- K vegetable garden
- ◇ wall light



April 16, 2020 issued for hp
 April 14, 2020 revised
 March 20, 2020 revision
 October 20, 2019 ddp submission
 July 25, 2019 ddp submission
 May 22, 2019 revision
 April 20, 2019 revision
 February 20, 2019 conceptual plan

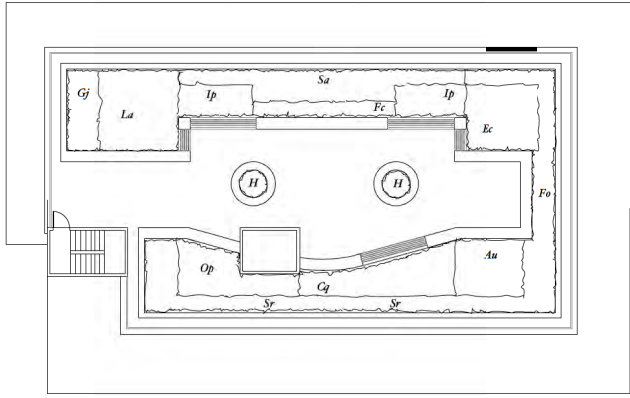
PROSPECT
 151 Haliburton Street, Nanaimo BC

Level Six
Landscape Plan
 Scale 3/32 "1"=0"

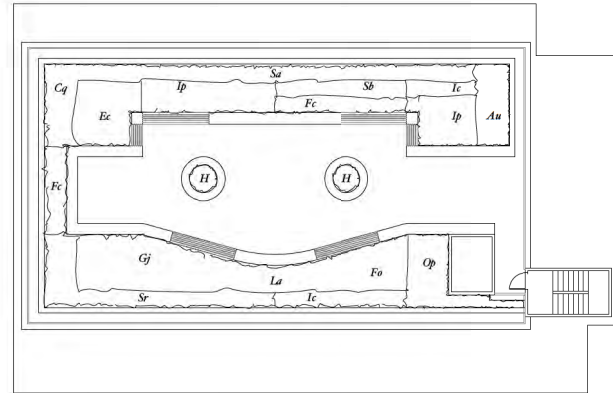
TOPOGRAPHICS
 landscape architecture
 250 247 9710

LA 4

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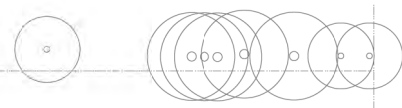


NORTH ROOF GARDEN

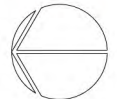


SOUTH ROOF GARDEN

HALIBURTON STREET



Note
For Roof Garden Plant List
Please refer to sheet LA8



April 16, 2020 issued for bp
April 14, 2020 revision
March 20, 2020 revision
October 20, 2019 dlp submission
July 25, 2019 dlp submission
May 22, 2019
April 20, 2019 revision
February 20, 2019 conceptual plan

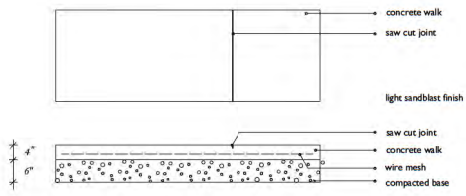
PROSPECT
151 Haliburton Street, Nanaimo BC

Level Six
Planting Plan
Scale 3/32 "1"=1'-0"

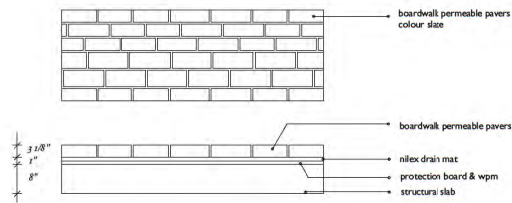
TOPOGRAPHICS
landscape architecture
250 247 9710

LA 5

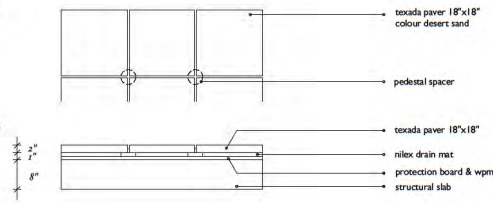
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DP1142
2020-DEC-21
City of Nanaimo



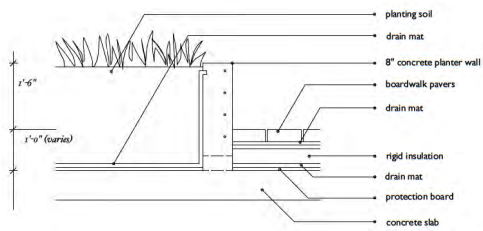
1 Concrete Sidewalk Plan & Section



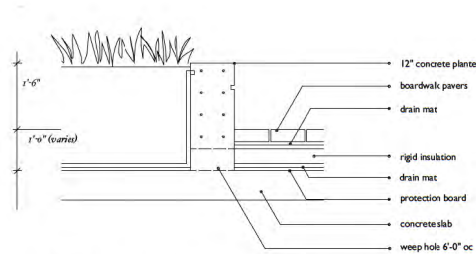
2 boardwalk pavers by barkman
Level I Boardwalk Pavers



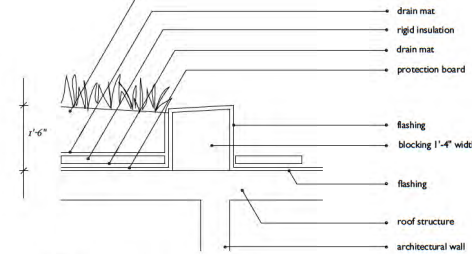
3 hydrapress pavers by abbotsford concrete
Level 6 Hydrapress Pavers



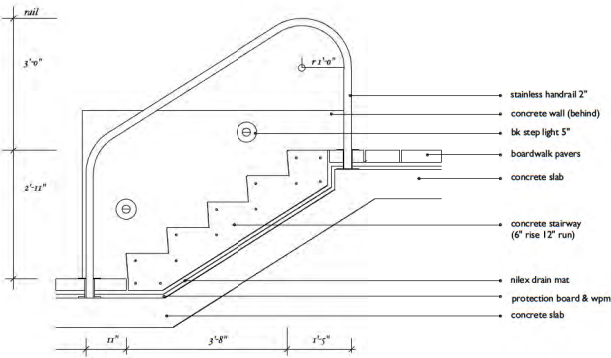
4 Level I Concrete Planter Wall



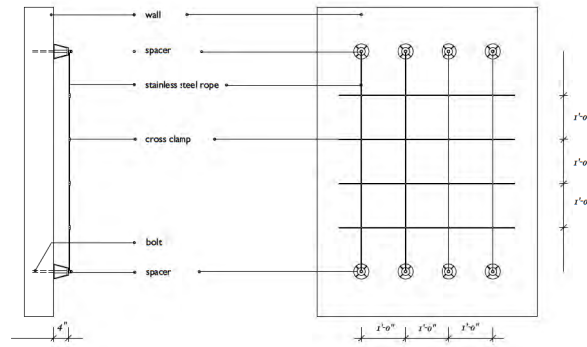
5 Level I Concrete Sitting Wall



6 Level 6 Parapet Wall



7 step rise 7" / step run 11"
Concrete Stairway Section



8 Green Wall Vine Trellis



April 16, 2020 issued for by
April 14, 2020

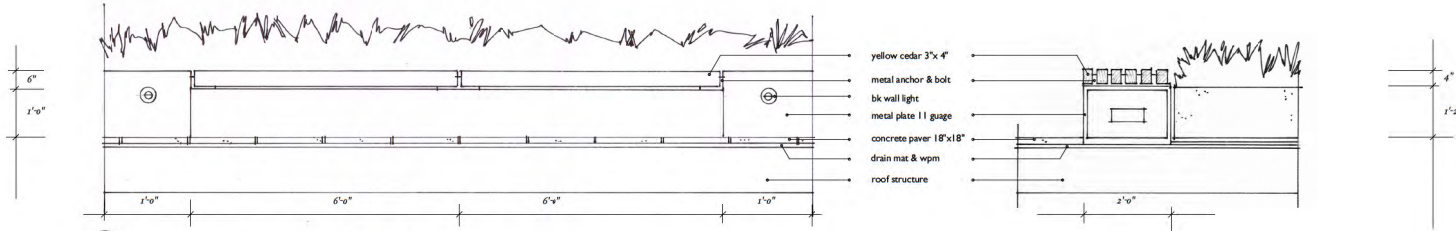
PROSPECT
151 Haliburton Street, Nanaimo, BC

Landscape Details
Scale 3/4" = 1'-0"

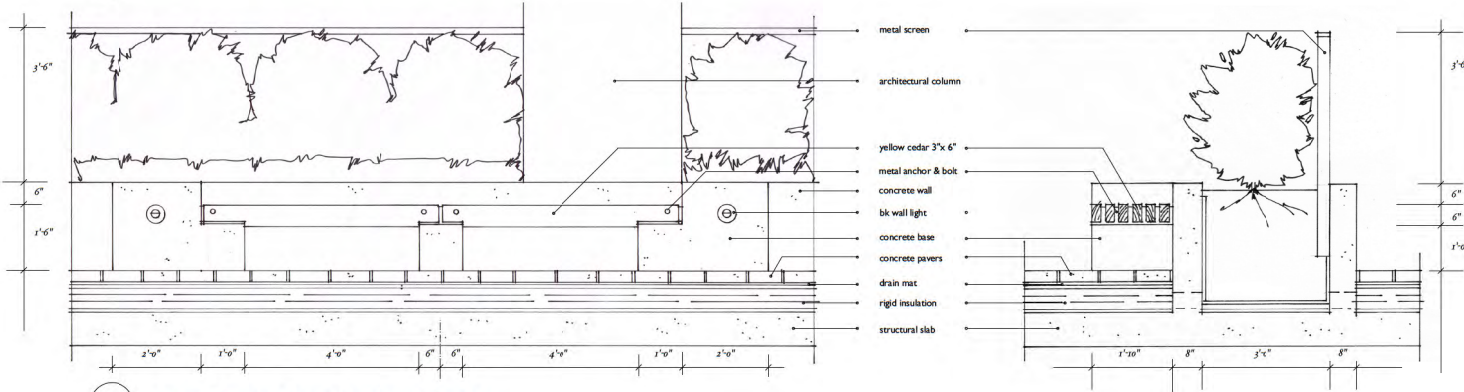
TOPOGRAPHICS
landscape architecture
250 247 9720

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DP1142
2020-DEC-21
CURRENT PLANNING

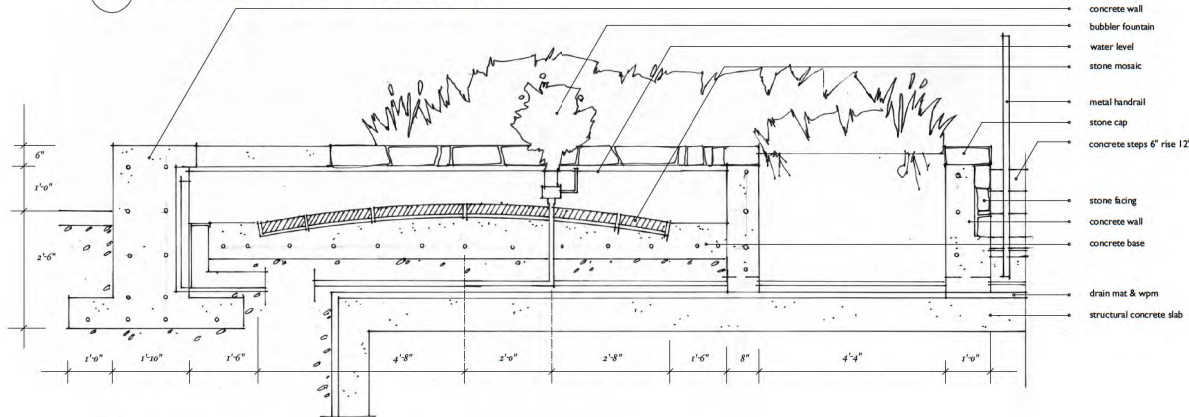
LA 6



9 Level 6 Garden Bench Elevation & Section



10 Level I Garden Bench Elevation & Section



11 Milton Corner Fountain Section



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 April 14, 2020
PROSPECT
 151 Haliburton Street, Nanaimo, BC
 Landscape Details
 Scale 3/4" = 1'-0"

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 2020-DEC-21
 CURRY FINANCIAL

TOPOGRAPHICS
 landscape architecture
 250 247 9120
LA 7

LEVEL 1 PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Note
TREES					
	7	<i>Acer palmatum</i> Sunkaki	Japanese Maple	6' ht	multistem
	2	<i>Cercidiphyllum japonica</i>	Katsura	3" cal	
	6	<i>Magnolia soulangeana</i>	Magnolia	3" cal	
	2	<i>Platanus x acerifolia</i>	London Plane	3" cal	6' standard
	3	<i>Prunus serrulata</i> Kwanzan	Flowering Cherry	3" cal	
SHRUBS					
Au	12	<i>Arbutus unedo</i>	Strawberry Tree	#3	
A	12	<i>Azalea japonica</i> Hino White	Azalea	#3	
B	39	<i>Blechnum spicant</i>	Deer Fern	#2	
Cj	8	<i>Camellia japonica</i> Elegans Clampage	Camellia	#3	
Ct	14	<i>Ceanothus thyrsiflorus</i> Victoria	California Lilac	#2	
C	17	<i>Choisya ternata</i>	Mexican Mockorange	#2	
E	35	<i>Euonymus alatus</i> Compactus	Burningbush	#2	
Pj	14	<i>Pieris japonica</i> Compacta	Pieris	#3	
Pm	10	<i>Pinus mugo</i> Pumillo	Mugo Pine	#3	
P	59	<i>Polystichum munitum</i>	Swordfern	#2	
Pl	53	<i>Prunus laurocerasus</i> Reynouardii	Ruscus Laurel	#7	
Ri	18	<i>Rhododendron Jean Marie de Montagne</i>	Rhododendron	#3	
Rs	4	<i>Rhododendron Snow Lady</i>	Rhododendron	#3	
Ri	25	<i>Rosa meidland</i> La Sevilana	Rose	#3	
Rn	11	<i>Rosa nutkana</i>	Nootka Rose	#3	
Si	7	<i>Skimmia japonica</i>	Skimmia	#2	
S	2	<i>Syringa vulgaris</i> Edith Cavell	Lilac	#3	
GROUNDCOVERS					
Au	50	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	4"	
Ec	120	<i>Erica carnea</i> Springwood White	Heather	#1	
La	120	<i>Lavandula angustifolia</i> Munstead	Lavender	#1	
Pt	120	<i>Pachysandra terminalis</i>	Japanese Spurge	4"	
PERENNIALS					
Ho	50	<i>Hemerocallis Stella d'Oro</i>	Daylily	#1	
He	180	<i>Hosta nobilitatis</i> Elegans	Hosta	#1	
Ip	120	<i>Iris pumilla</i>	Iris	#1	
V	50	Vegetables		#1	
VINES					
Xc	10	<i>Clematis armandii</i>	Evergreen Clematis	#3	staked
Xb	2	<i>Hydrangea anomala</i> Petiolaris	Climbing Hydrangea	#3	staked
Xp	5	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#3	staked

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas

LEVEL 4 PLANT LIST

Symbol	North Qty	South Qty	Botanical Name	Common Name	Size
SHRUBS					
Au	4	3	<i>Arbutus unedo</i> Compacta	Strawberry Tree	#3
C	7	3	<i>Choisya ternata</i> Sundance	Mexican Mockorange	#3
GROUNDCOVERS					
Fc		12	<i>Fragaria chiloensis</i>	Strawberry	#1
La	6	6	<i>Lavandula angustifolia</i> Munstead	Lavender	#1
GRASSES					
Pt	4		<i>Phorium tenax</i> Rubrum	New Zealand Flax	#2
VINES					
Xp		2	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#3

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas

LEVEL 6 PLANT LIST

Symbol	North Qty	South Qty	Botanical Name	Common Name	Size
PERENNIALS					
Fc	24	60	<i>Fragaria chiloensis</i>	Strawberry	#1
Gj	48	120	<i>Geranium Johnsons Blue</i>	Geranium	#1
Ip	72	108	<i>Iris pumilla</i>	Iris	#1
Sa	120	72	<i>Sedum album</i>	Sedum	#1
Sr	180	60	<i>Sedum rupestre</i>	Sedum	#1
GROUNDCOVERS					
Au	60	42	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1
Ec	72	72	<i>Erica carnea</i> Springwood White	Heather	#1
La	96	48	<i>Lavandula angustifolia</i> Munstead	Lavender	#1
Sb	0	24	<i>Stachys byzantina</i>	Lamb's Ears	#1
GRASSES					
Fo	98	60	<i>Festuca ovina</i>	Blue Fescue	#1
Ic	0	48	<i>Imperata cylindrica</i> Red Baron	Japanese Bloodgrass	#1
Op	72	60	<i>Ophiopogon planiscarpus</i> Arabicus	Black Mondo Grass	#1
HERBS					
H	24	24	to be selected		#1
BULBS					
Cq	120	48	<i>Camassia quamash</i>	Camas	bulb

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas



April 16, 2020 issued for bp
 April 14, 2020 revised
 April 2, 2020 revised
 March 20, 2020 revision
 October 10, 2019 ddp submission
 July 21, 2019 ddp submission
 May 21, 2019 revision
 April 20, 2019 revision
 February 20, 2019 conceptual plan

PROSPECT
 151 Haliburton Street, Nanaimo, BC

Plant Lists

Scale 3/32"=1'-0"

TOPOGRAPHICS
 landscape architecture
 250-547-9720

LA 8

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DP1142
 2020-DEC-21
 CAMERON MURRAY

Schedule D

According to City of Nanaimo's most updated zoning Bylaw, the proposed development must achieve at total of 60 points or more (the total points of all 7 Tier 2 categories is 125 points) in order to obtain the additional density. This report will illustrate where and how much the proposed development on Haliburton St could score in each category, and how much points this development will score in total. Only the amenities that the proposed project can quire points at will be shown in this report with detailed description.

Category 1:

- A.
- 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 sidewalk (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - The Haliburton St has infrastructure that is more than sufficient enough for medium density development.
 - 250mm storm water drainage main.
 - 150mm sanitary drainage main.
 - All curbs and sidewalks are well constructed and maintained.
- C. The proposed development is located within 200m of a park or trail network (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - 50m away from Deverill Square Gyro Two Park.
- D. The proposed development is located within 400m of any of the following (1 point each):
- a. Retail store
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development is only two blocks away from the Port Place Mall, where Thrifty Foods Supermarket, London Drugs and Dollarama are located.
 - b. Day Care
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development is within 400m from a local day care center named Foot Therapy Center.
 - c. Nanaimo Regional District transit bus stop
 - Scored point(s): 1 point
 - Proof(s):
 - 60m away from a bus stop (#7).

- d. Any PRC zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - 100m away from 200 Irwin St.
 - 200 Irwin St has a PRC2 zoning.
- e. Any CS-1 zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - 200m away from 260 Irwin St.
 - 260 Irwin St has a zoning of CS1.
- 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 (1 point each):
 - f. Public Art
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development will locate a public art piece at the North East corner of the Haliburton St and Milton St intersection.
 - Please see more details in Appendix A.

*The proposed project has a total score of **10 points** for **Category One**.*

Category 2:

- C. The proposed development includes at least 50% retention of natural soil (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - Due to the natural elevation of the site (sloping from West to East), the excavation volume on the East side will be a lot less than the West side. Therefore, a lot of natural soil will be retained during construction of the building foundation.
 - Because of the 2-building design, the proposed development is able to stockpile the excavated soil on its one side for future backfill. Therefore, more than half of the natural soil does not need to leave the site.
- E The proposed development includes street trees (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development's landscaping plan has incorporated the current street trees as a part of the design. A few street trees will be removed due to the proposed indented street parking. However, more flowering cherry trees will be planted as the new street trees to form a cohesive street scape with the rest of the block on Haliburton St.
 - Please see Appendix A for further details.

- F. After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is not proposing a major tree removal plan.
 - The proposed development is planning to plant 17 new trees all around the site as illustrated by its landscaping plan in Appendix A.
- 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - According the proposed development's landscape plan, 17 more new trees are proposed to be plant, which has far exceeding the number of the trees that have already exist on site (there are 6 trees in total on site right now). The total amount of trees on the property post development will be 183% more than the number of trees on the property before development.
 - Please refer to Appendix A for further details
- H. Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - The total site area is 34,164 sq ft.
 - The total footprint of the North Building is 7,017 sq ft; the total footprint of the South Building is 6,553 sq ft.
 - The total site coverage is 13,570 sq ft, which is 39.72% of the total site. Over 60% of the site will not be covered. Please refer to Appendix B for the proposed development Site & Parking Plan.
 - Over 50% of the site area excluding the building footprint will be maintained as pervious surfaces by utilizing pervious pavers for most of the walkways and retained natural soil.
 - Please see details in our landscaping plan in Appendix A.
- 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 point)
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is proposing to have a permanent signage about the planted plants on site.
 - Please refer to Appendix B for signage location details.

*The proposed project has a total score of 9 points for **Category Two**.*

Category 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 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development proposes to have two sections of the street side altered for indented street parking. Each section will provide three parking spaces.
 - One parking spot at the indented street parking section on the North side will be designated for the exclusive use of a Modo Car Share vehicles.
 - Please refer to Appendix A for further details.
- 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 points).
- Scored point(s): 4 points
 - Proof(s):
 - Parkshore Projects Ltd., the developer, will gift a brand-new vehicle to Moto Car Share to bring the car share services into the proposed development.
 - The vehicle type make will be negotiated with Moto Car Share before completion of the project.
- D. The parking area within the proposed development includes at least one electric vehicle charging station (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - In the parkade of proposed development, lot #39, 40, 41, 48, 49, 50, 51 are equipped with electric vehicle charging stations.
 - All the other parking spaces are roughed in with conduits casted in the parkade slab so all of the parking spots will be capable for future EV charging station upgrades.
 - Please refer to Appendix B for more details.
- 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 points).
- Scored point(s): 4 points
 - Proof(s):
 - All of the parking lots are located in the underground parkade, including some other facilities such as bike storage rooms, an electric vehicle charging station and an electric plug-in apparatus for electronic scooter.
- F. The proposed development includes covered and designed 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 (2 points):

- a. Multiple family residential development: 1 motorized scooter or motorcycle space per 15 dwelling units; and
 - b. Non-residential uses: 1 motorized scooter or motorcycle space per 600 sq m of Gross Floor Area for the first 5000 sq m plus one space per 1500 sq m of additional Gross Floor Area; and
 - c. A minimum of 1 electronic plug-in is provided to accommodate at least 1 electronic scooter or electronic bicycle
 - Scored point(s): 2 points
 - Proof(s):
 - There are 79 units in the proposed multi-family residential development. The parkade layout has shown that there will be 6 motorized scooter spaces in the underground parking lot located on North and South ends of the Parkade.
 - One of the 6 motorized scooter spaces will be equipped with electronic plug-in for electronic scooters.
 - Please refer to Appendix B for more details.
- 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 of right-of-way, provide the City agrees to accept the right of way (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The public siting area at the North East corner of Haliburton St and Milton St that proposed development has planned is pedestrian network that connects the South Building with the public road right-of-way.
 - Please see Appendix B for further details.
- H. Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw (2 points):
- Scored point(s): 2 points
 - Proof(s):
 - According to the proposed development parking plan, there will be 76 vehicle parking spots in total and 6 scooter parking spots for scooters, which does not exceed the minimum parking requirements.
- I. The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a signage at the entrance of the drive way (South East corner of the property) illustrating the possible sustainable transportation alternatives in this area and why the sustainable transportations are extremely beneficial to our environment.
 - Please see Appendix B for more information.

*The proposed project has a total score of 17 points for **Category Three**.*

Category 4:

- A. Wood is the primary building material (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - Everything above the grade line of the proposed project will be built using wood.
 - Only the underground parking will be constructed using concrete and reinforcing steel.
- C. At least 50% of all wood products used in construction are certified by Forest Stewardship Council (FSC) Canada (3 points).
- Scored Point(s): 3 points
 - Proof(s):
 - The proposed development will only utilize the mill-direct wood products that comply all the FSC requirements, which are list as follow:
 - The products are finished and are to be sold only to final costumers;
 - The products are each labelled with the appropriate FSC label;
 - The products have been sourced directly from, and invoiced, by an FSC-certified company;
 - The products are covered by the scope of that company’s Chain of Custody certificate;
 - The products are not to be transformed/altered, repacked or relabelled in any way.
 - The lumber supplier, Slegg Building Material and RONA will provide letters that prove to the city all the lumbers that are supplied to us is from mill-direct and also meet the FSC requirements.
- 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - Multiple trash bins will be leased for construction waste disposal.
 - All construction wastes will be sorted and disposed to each bin that is dedicated to certain type of waste.
 - The bin rental company (either Milner or DBL) will come and empty the bins once bins are full. They will sort out the construction waste on their own dump sites for proper disposal.
- F. At least 75% of the materials used in construction are renewable resources.
- Scored point(s): 2 points
 - Proof(s):

- Renewable materials in construction consist of timber and renewable materials such as concrete, rubber, plastic, glass and so on.
- The proposed development consists of 2 5-storey buildings will be constructed with wood frames, which are renewable resources.

H. The development includes permanent signage or display(s) regarding the sustainable use of building materials used during construction of project (1 point).

- Scored point(s): 1 point
- Proof(s):
 - The proposed development is proposing to have a permanent signage on site illustrating the difference between timber structured buildings and concrete structured building.
 - Please refer to Appendix B for signage location details.

*The proposed project has a total score of 9 points for **Category Four**.*

Category 5:

B. The development includes permanent signage or display(s) regarding sustainable energy management practices used on site (1 point).

- Scored point(s): 1 point
- Proof(s):
 - We will include a signage on site which introduces the ASHRAE 90.1 2010 Energy Standard and also illustrate what practices the proposed development has adopted to exceed the ASHRAE 90.1 2010 Energy Standard.
 - Please refer to Appendix B for proposed signage location on site.

*The proposed project has a total score of 1 points for **Category Five**.*

Category 6:

A. At least 50% of the property is covered with a permeable area which may include a green roof (2 points).

- Scored point(s): 2 points
- Proof(s):
 - The total area of the property is 34,164 sq ft, so 50% of the site area (excluding the building footprint) is 17,082 sq ft.
 - The area which is outside of the building footprints will be covered by green roof except the driveway ramp.
 - Permeable pavers will be utilized in both ground floor private patios and public walkways.
 - According to the rooftop plan, more than 50% of the roof will be covered by green roof garden which could be add into account for permeable area.
 - Therefore, the total permeable area of the property has far exceeded 50% of the property.
 - Please see more details in Appendix A and Appendix C.

- B. The proposed building on the property include plumbing features which will use 35% less water than the BC Building Code standard (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development will only utilize the plumbing fixtures such as faucets, shower heads and toilets that use 35% less water than normal fixtures on site.
- C. A green roof is installed to a minimum 30% of the roof area (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - According to our landscaping plan, around 50% of the roof area is designed as green roof to create more permeable surface for the proposed development.
 - Please see more details in Appendix A and Appendix C.
- D. A living wall is installed to cover at least 10% of the total available wall area for proposed project (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development has incorporated green walls on both North and South sides of the building. The covered area is greater than 10% of the total available wall area.
 - Please refer to building elevations in Appendix C.
- E.
- F. A water efficient irrigation system (such as drip) is installed (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development will implement a drip irrigation system that is water saving.
- G. The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - A rain garden and bioswale is designed on the South side of the proposed development for the purposed of esthetic amusement and storm water retention.
 - Please refer to the landscaping plan in Appendix A for more details.
- H. The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site (1 point).
- Scored point(s): 1 point
 - Proof(s):

- There will be a signage on the South West corner of the development site (near the bio swale) illustrating the using of sustainable water management practices such as the drip irrigation system and storm water retention rain garden.
- Please see appendix B for proposed signage location.

*The proposed project has a total score of **13** points for **Category Six**.*

Category 7:

- I. A permanent public art feature is included on the site in accordance with City's Community Plan for Public Art.

- Scored point(s): 2 points
- Proof(s):
 - The proposed development is proposing to construct a public art piece at the North East corner of the interstation of Haliburton St and Milton St to celebrate the corner of this essential interstation.
 - Please refer to Appendix B for the proposed location of the public art.

- I. The development site includes permanent heritage interpretive signage or heritage building element where relevant (1 point).

- Scored point(s): 1 point
- Proof(s):
 - There will be a sign illustrating the history of Haliburton street including the heritage events such as horse racing and Nanaimo's rich mining history.
 - Please see the proposed development's Site Plan in Appendix B for proposed signage location.

*The proposed project has a total score of **3** points for **Category Seven**.*

In conclusion, the total score that the proposed development on 135, 139, 147, 151 Haliburton St and 940 Milton St will achieve is **61** points, which has exceeded the Tier 2 amenity requirements for additional density (60 points).

**ATTACHMENT J
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001142

Civic: 135, 139, 147, 151 HALIBURTON STREET & 940 MILTON STREET

Legend

 Subject Properties