



DEVELOPMENT PERMIT NO. DP000975

DAYOO INVESTMENTS INC
Name of Owner(s) of Land (Permittee)

416 WAKESIAH AVENUE
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP58523

PID No. 029-789-001

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Development Data
Schedule D Building Elevations
Schedule E Landscape Plan & Details
Schedule F Amenity Requirements for Additional Density
Schedule G Public Art Detail

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

TERMS OF PERMIT

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

1. *Section 9.7.1 – Maximum Allowable Height* to increase the maximum allowable building height from 14m to 16.13m.
2. *Section 17.11 – Minimum Landscape Treatment Levels* to reduce the minimum landscape buffer level 2d for the rear yard from 1.8m wide with a 1.8m high decorative fence to 0.6m without a fence.


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

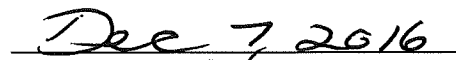
1. *Schedule A – Required Number of Off-Street Parking Spaces* to reduce the minimum number of required off-street parking spaces for multiple family dwelling units (student housing) from 56 parking spaces (for 34 sleeping units) to 9 parking spaces.
2. *Schedule A – Required Number of Off-Street Parking Spaces* to reduce the required number of parking spaces for the commercial and service related uses from 20 parking spaces to 15 parking spaces.
3. *Section 14.8 – Loading Spaces* to reduce the number of required loading spaces from 1 to 0.
4. *Section 15.3 – Lane Access* to allow access both from the lane and from a right-in only access from Wakesiah Avenue.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ian A. Niamath dated 2016-NOV-17.
2. The development is in general compliance with the elevations prepared by Ian A. Niamath dated 2016-JUL-18.
3. The subject property in general compliance with the landscape plan and specifications prepared by Keltie Chamberlain as received on 2016-JUL-19.
4. The amenity requirements for additional density shall be provided in accordance with the Tier 1 Amenity Requirements for Additional Density as summarized herein.
5. The provision of public art in general accordance with the plans and specifications included herein.
6. The 9 student housing parking spaces and 15 commercial parking spaces must be clearly identified with signage either on the pavement surface or at the front of the parking spaces.
7. The access from Wakesiah Avenue is right-in only. The driveway design and signage must reflect this restriction.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE 5TH DAY DECEMBER, 2016

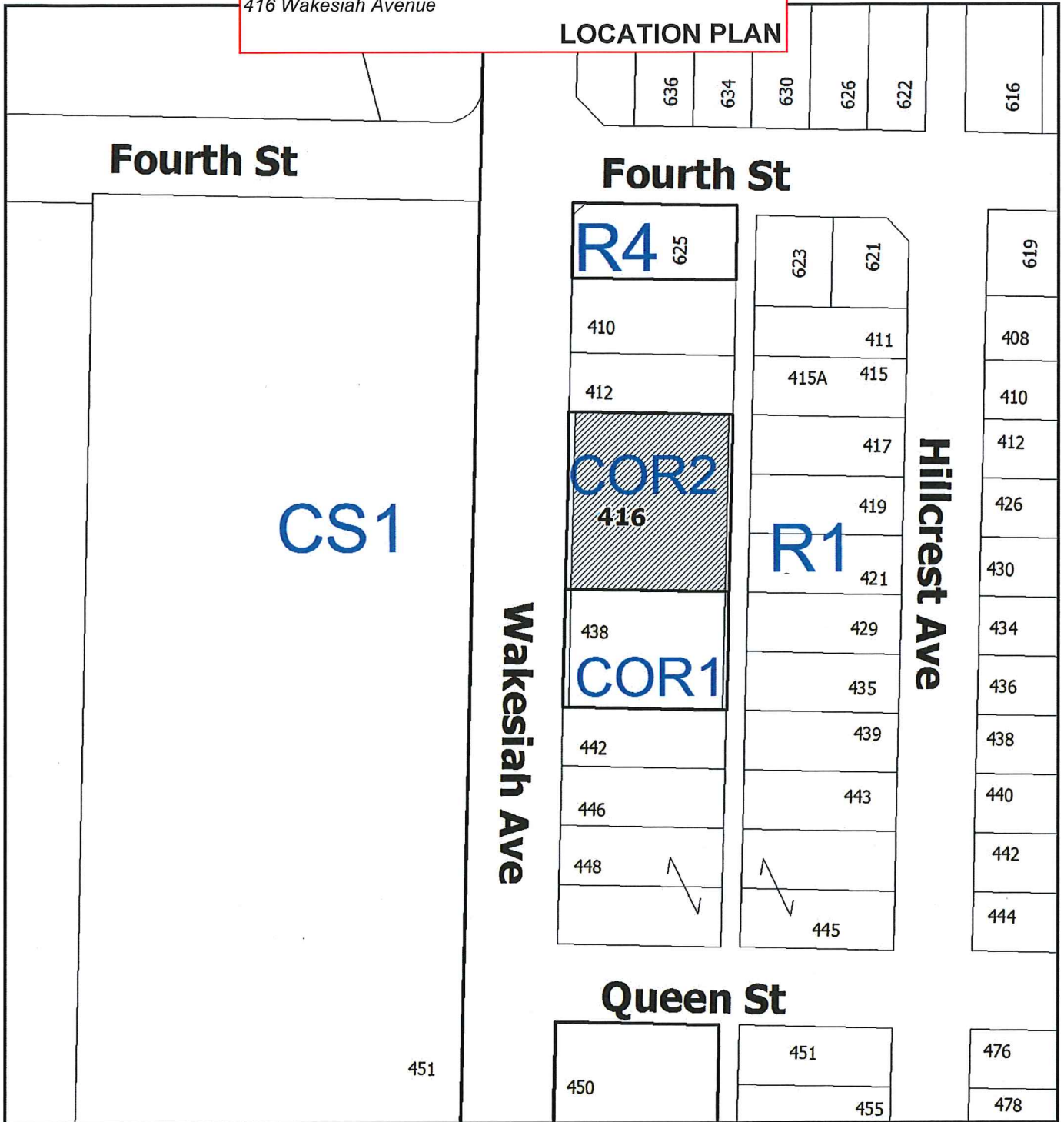

Corporate Officer
Jane Armstrong
Corporate Officer
City of Nanaimo


Date

Development Permit DP000975
416 Wakesiah Avenue

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000975

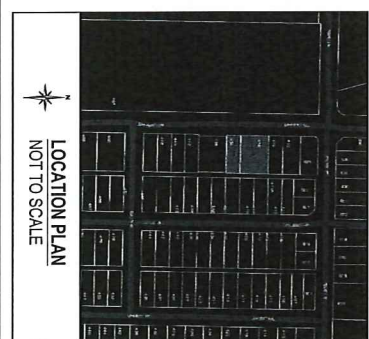
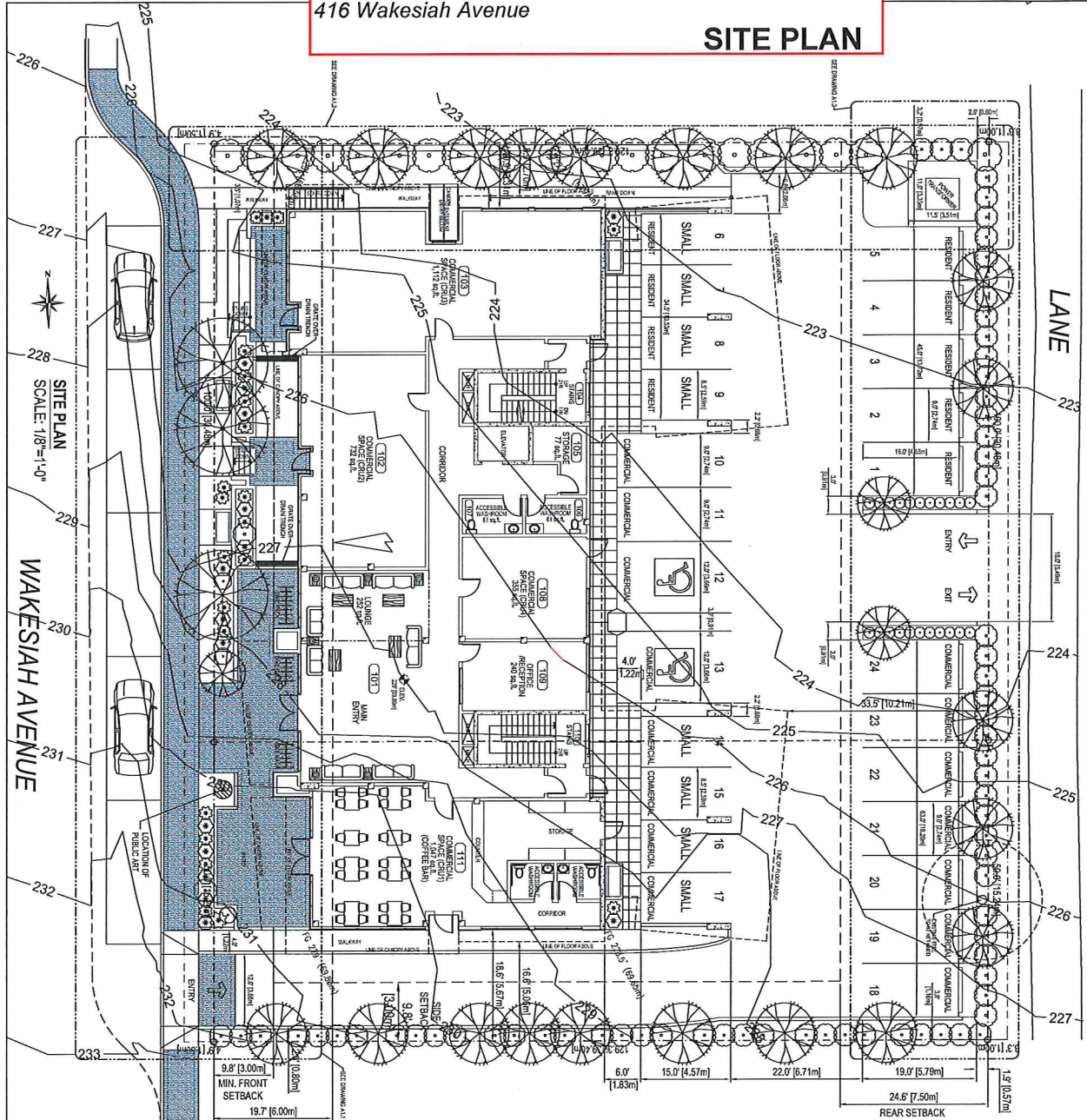
LOCATION PLAN

Civic: 416 Wakesiah Avenue
Lot 1, Section 1,
Nanaimo District, Plan EPP58523



 Subject Property

Development Permit DP000975 Schedule B
416 Wakesiah Avenue SITE PLAN



PROJECT DATA	ALLOWED REQUIRED	PROPOSED
USE	STUDENT HOUSING	STUDENT HOUSING
LOT AREA	12,987 sq. ft. (1,200.00 sq. m)	15,366 sq. ft. (1,419.91 sq. m)
LOT COVERAGE	95% = 11,957.74 sq. ft. (1,101.15 sq. m)	45% = 5,622 sq. ft. (517.26 sq. m)
BUILDING GROSS FLOOR AREA	46 sq. ft. 341 sq. ft. 5,624 sq. ft. 2,801 sq. ft. TOTAL 28,292 sq. ft.	2,117 sq. ft. 7,709 sq. ft. 5,624 sq. ft. 2,801 sq. ft. TOTAL 28,292 sq. ft.
DENSITY	1.25 = 16,233.75 sq. ft. (1,503.29 sq. m)	1.36 = 30,320 sq. ft. (2,814.68 sq. m)
SETBACKS	MIN. FRONT: 5.87 (1.78 m) MAX. FRONT: 43.77 (12.62 m) REAR: 8.87 (2.55 m) SIDE: 9.87 (2.81 m) SIDE FRONTING: 24.67 (7.22 m) MIN.	FRONT: 5.87 (1.78 m) MAX. FRONT: 43.77 (12.62 m) REAR: 8.87 (2.55 m) SIDE: 9.87 (2.81 m) SIDE FRONTING: 18.0 (5.08 m) MIN.
HEIGHT OF BUILDINGS	4.50M (14.78) MAX	2 Storeys Maximum
OFF-STREET PARKINGS	When at least 15% of parking is located between a building, 0.17 (4.00 m) of clear height is provided.	14 large stalls 2 MC stalls TOTAL 24 stalls
LOADING	2 of the required spaces shall be for Handicapped use	

SITE PARTICULARS

CIVIC ADDRESS: 416 Wakesiah Avenue
 LEGAL ADDRESS: Lot 1, Section 1, Municipality of Whistler, Plan EP95823
 SITE AREA: 0.4453 Acres (1,902 sq. ft.)
 ZONING: COR2 Mixed Use Corridor
 19,395.02 sq. ft. (1,781.91 m²)

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE SPECIFIED.

5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.

PROJECT
 STUDENT HOUSING & MIXED DEVELOPMENT
 416,434 WAKESIAH AVE
 NANAIKO, BC

ARCHITECT
 Ian A. nianath
 5-1080 WALKER STREET, VANCOUVER, B.C. V6J 3J2
 TEL: 604-276-9288 EMAIL: ian@nianath.com

SCALE
 AS SHOWN DATE: 10/07/2016

DATE
 10/07/2016

BY
 [Signature]

DATE
 10/07/2016

PROJECT TITLE
 SITE PLAN
 SITE PARTICULARS

RECEIVED
 City of Whistler Planning Dept. 12:18 pm, May 17, 2016

SCALE
 1:10

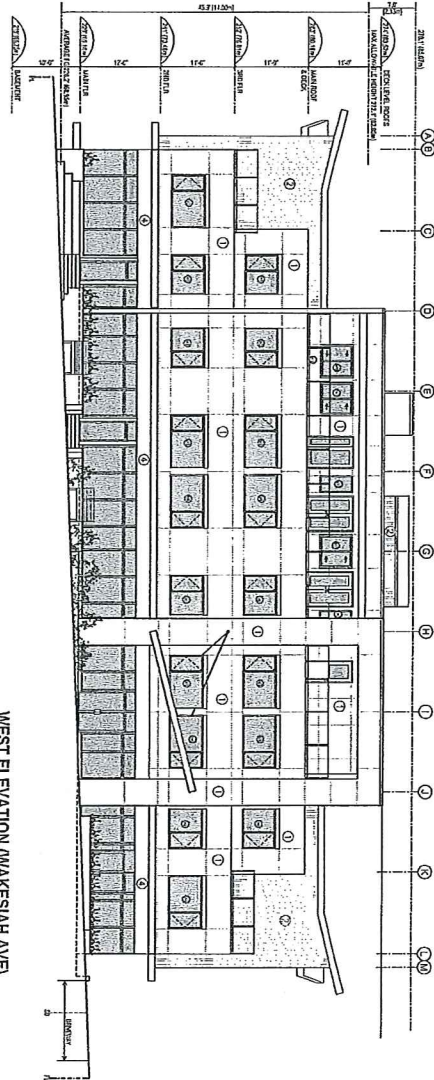
Development Permit DP000975
416 Wakesiah Avenue

Schedule C

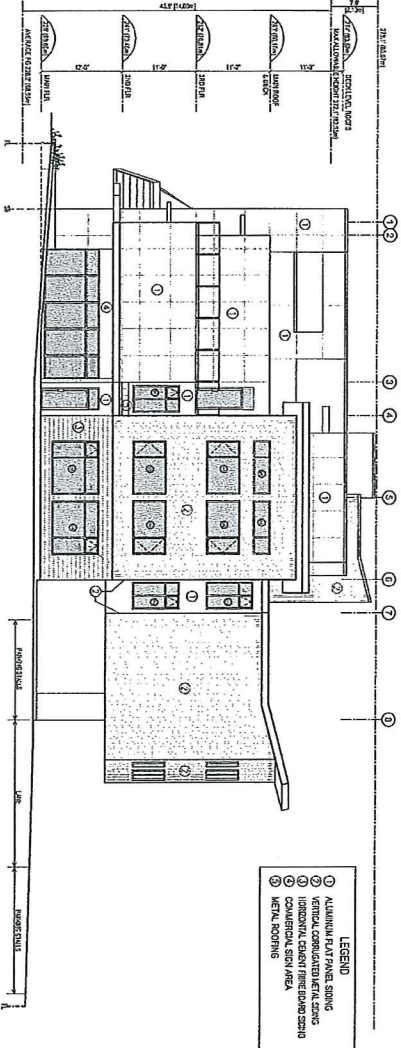
DEVELOPMENT DATA

PROJECT DATA (BASED ON COR2 ZONING)																						
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED																				
USE		STUDENT HOUSING																				
LOT AREA	12,916.7 sq.ft. (1,200.00 m2) Min.	19,395.62 sq.ft. (1,801.91 m2)																				
LOT COVERAGE	60% = 11,637.4 sq.ft. (1,081.15 m2)	42% = 8,152 sq.ft. (757.35 m2)																				
BUILDING GROSS FLOOR AREA		<table border="0"> <tr> <td>4th Flr</td> <td>2,117 sq.ft.</td> </tr> <tr> <td>3rd Flr</td> <td>7,763 sq.ft.</td> </tr> <tr> <td>2nd Flr</td> <td>8,454 sq.ft.</td> </tr> <tr> <td>Main Flr</td> <td>5,147 sq.ft.*</td> </tr> <tr> <td>Basement Flr</td> <td>2,801 sq.ft.**</td> </tr> <tr> <td>TOTAL</td> <td>26,282 sq.ft.</td> </tr> </table> <p>* Excludes 816 sq.ft. main entrance lobby area, ** Excludes 246 sq.ft. bicycle storage room.</p>	4th Flr	2,117 sq.ft.	3rd Flr	7,763 sq.ft.	2nd Flr	8,454 sq.ft.	Main Flr	5,147 sq.ft.*	Basement Flr	2,801 sq.ft.**	TOTAL	26,282 sq.ft.								
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Basement Flr	2,801 sq.ft.**																					
TOTAL	26,282 sq.ft.																					
DENSITY	<p>1.25 = 24,244.5 (2,252.39 m2) Max.</p> <p>If Tler 1** req met, add 0.25 = 4,848.9 sq.ft (450.48 m2) If Tler 2** req met, add 0.25 = 4,848.9 sq.ft (450.48 m2) ** See "Schedule D" of zoning bylaw 4500</p> <p>If all above req met, the max total allowed is 1.75 = 33,942.3 sq.ft. (3,153.35 m2) Max.</p>	1.36 = 26,282 sq.ft. (2,441.68 m2)																				
SETBACKS	<table border="0"> <tr> <td>MIN. FRONT:</td> <td>9.8' (3.0 m) Min.</td> </tr> <tr> <td>MAX. FRONT:</td> <td>19.7' (6.0 m) Min.</td> </tr> <tr> <td>SIDE 1:</td> <td>0' (0 m) Min.</td> </tr> <tr> <td>SIDE 2:</td> <td>9.8' (3.0 m) Min.</td> </tr> <tr> <td>SIDE (Flanking):</td> <td>9.8' (3.0 m) Min.</td> </tr> <tr> <td>REAR:</td> <td>24.6' (7.5 m) Min.</td> </tr> </table>	MIN. FRONT:	9.8' (3.0 m) Min.	MAX. FRONT:	19.7' (6.0 m) Min.	SIDE 1:	0' (0 m) Min.	SIDE 2:	9.8' (3.0 m) Min.	SIDE (Flanking):	9.8' (3.0 m) Min.	REAR:	24.6' (7.5 m) Min.	<table border="0"> <tr> <td>FRONT:</td> <td>9.8' (3.0 m)</td> </tr> <tr> <td>SIDE (north):</td> <td>8.9' (2.7 m)</td> </tr> <tr> <td>REAR:</td> <td>33.5' (10.21 m)</td> </tr> <tr> <td>SIDE (south):</td> <td>16.6' (5.06 m)</td> </tr> </table>	FRONT:	9.8' (3.0 m)	SIDE (north):	8.9' (2.7 m)	REAR:	33.5' (10.21 m)	SIDE (south):	16.6' (5.06 m)
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SIDE (south):	16.6' (5.06 m)																					
HEIGHT OF BUILDINGS	<p>45.93' (14.00m) Max 2 Storeys Minimum</p> <p>Where at least 75% of parking is located beneath a building, 13.12' (4.00 m) of extra height is permitted.</p>																					
OFF-STREET PARKING	<p>Student Housing: 0.2 spaces per bed 44 beds x 0.2 = 8.8 spaces</p> <p>Restaurant: 1 space per 3 seats 30 seats div by 3 = 10 spaces</p> <p>Commercial: 1 space per 215 sq.ft. 2,199 sq.ft. div by 215 sq.ft. = 10.2 spaces</p> <p>TOTAL REQUIRED: 29 spaces</p> <p>2 of the required spaces must be for Handicapped use</p>	<table border="0"> <tr> <td>14</td> <td>Large stalls</td> </tr> <tr> <td>8</td> <td>Small stalls</td> </tr> <tr> <td>2</td> <td>H/C stalls</td> </tr> <tr> <td>TOTAL</td> <td>24 stalls</td> </tr> </table>	14	Large stalls	8	Small stalls	2	H/C stalls	TOTAL	24 stalls												
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TOTAL	24 stalls																					

BUILDING ELEVATIONS



WEST ELEVATION WAKESIAH AVE
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

- LEGEND**
- ① ALUMINUM CLADDING SYSTEM
 - ② VERTICAL CORRUGATED METAL CLADDING
 - ③ HORIZONTAL CORRUGATED METAL CLADDING
 - ④ COMMERCIAL SIGN AREA
 - ⑤ METAL ROOFING

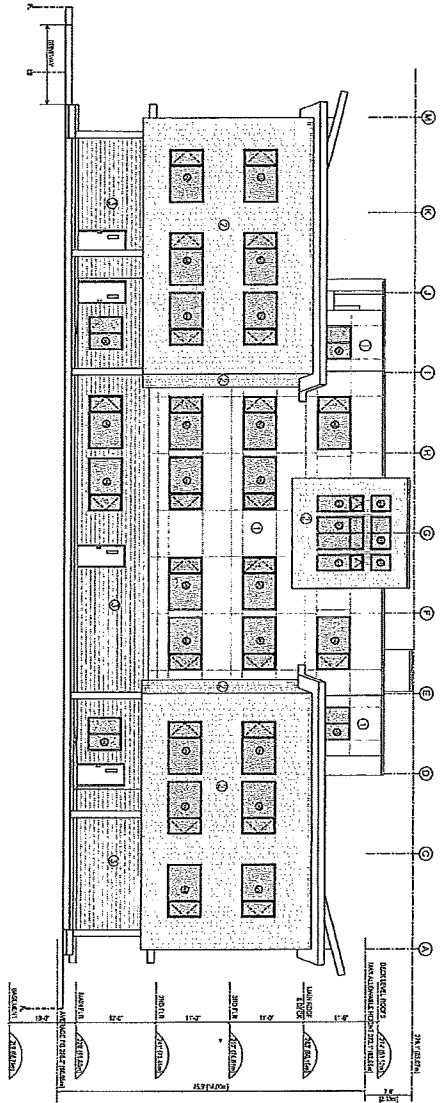
NOTES

1. REFER TO THE DEVELOPER'S PERMITS FOR ALL APPLICABLE REGULATIONS AND CONDITIONS.
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE LOCAL AUTHORITY.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE DRAWING SHALL BE USED IN ACCORDANCE WITH THE INTENT OF THE DESIGNER.
5. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE DESIGNER.

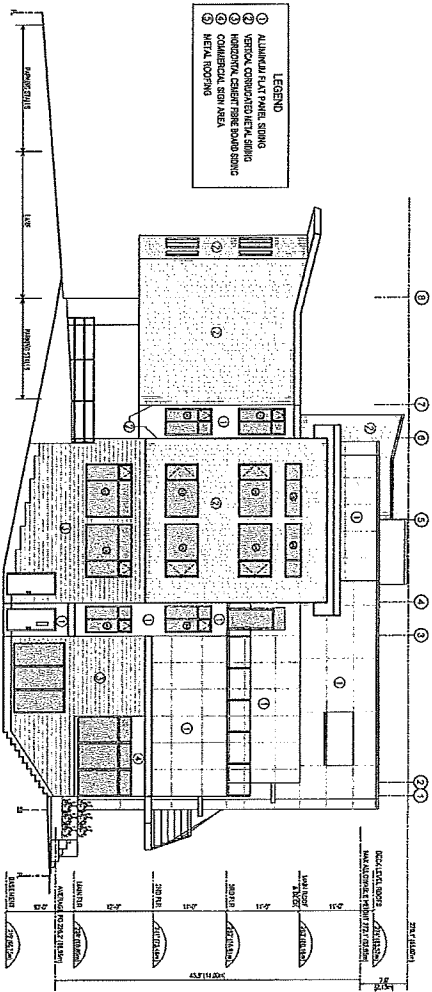
NO.	REVISION	DATE
1		
<p>PROJECT: STUDENT HOUSING & MIXED DEVELOPMENT 416, 434 WAKESIAH AVE NAWASINO, BC</p> <p>ARCHITECT: <i>Ian & Niemann</i> i&n.ca 1-800-842-2222</p> <p>DATE: JUL 18, 2016</p> <p>DRAWING NO.: A4.0</p>		

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EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



- LEGEND**
- ① ALUMINUM FLAT PANEL SIGN
 - ② VERTICAL CORRUGATED METAL SIGN
 - ③ HORIZONTAL CORRUGATED METAL SIGN
 - ④ COMBINATION CORRUPT METAL SIGN
 - ⑤ BRICK ROOFING

NOTES

1. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF CANADA.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE OF CANADA.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE OF CANADA.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL SAFETY COUNCIL (NSC) CODES.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH (OSHA) REGULATIONS.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL LABOR RELATIONS BOARD (NLRB) REGULATIONS.

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL LABOR UNION (NLU) REGULATIONS.

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL LABOR UNION (NLU) REGULATIONS.

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL LABOR UNION (NLU) REGULATIONS.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL LABOR UNION (NLU) REGULATIONS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/18
2	ISSUED FOR PERMIT	10/15/18
3	ISSUED FOR PERMIT	10/15/18
4	ISSUED FOR PERMIT	10/15/18
5	ISSUED FOR PERMIT	10/15/18
6	ISSUED FOR PERMIT	10/15/18
7	ISSUED FOR PERMIT	10/15/18
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11	ISSUED FOR PERMIT	10/15/18
12	ISSUED FOR PERMIT	10/15/18
13	ISSUED FOR PERMIT	10/15/18
14	ISSUED FOR PERMIT	10/15/18
15	ISSUED FOR PERMIT	10/15/18

ARCHITECT
Ian A. Naimath
I.A.N. ARCHITECTS
1-1080 W. 10th Street, Suite 100
Vancouver, BC V6H 2T6
TEL: 604-271-1111 FAX: 604-271-1111

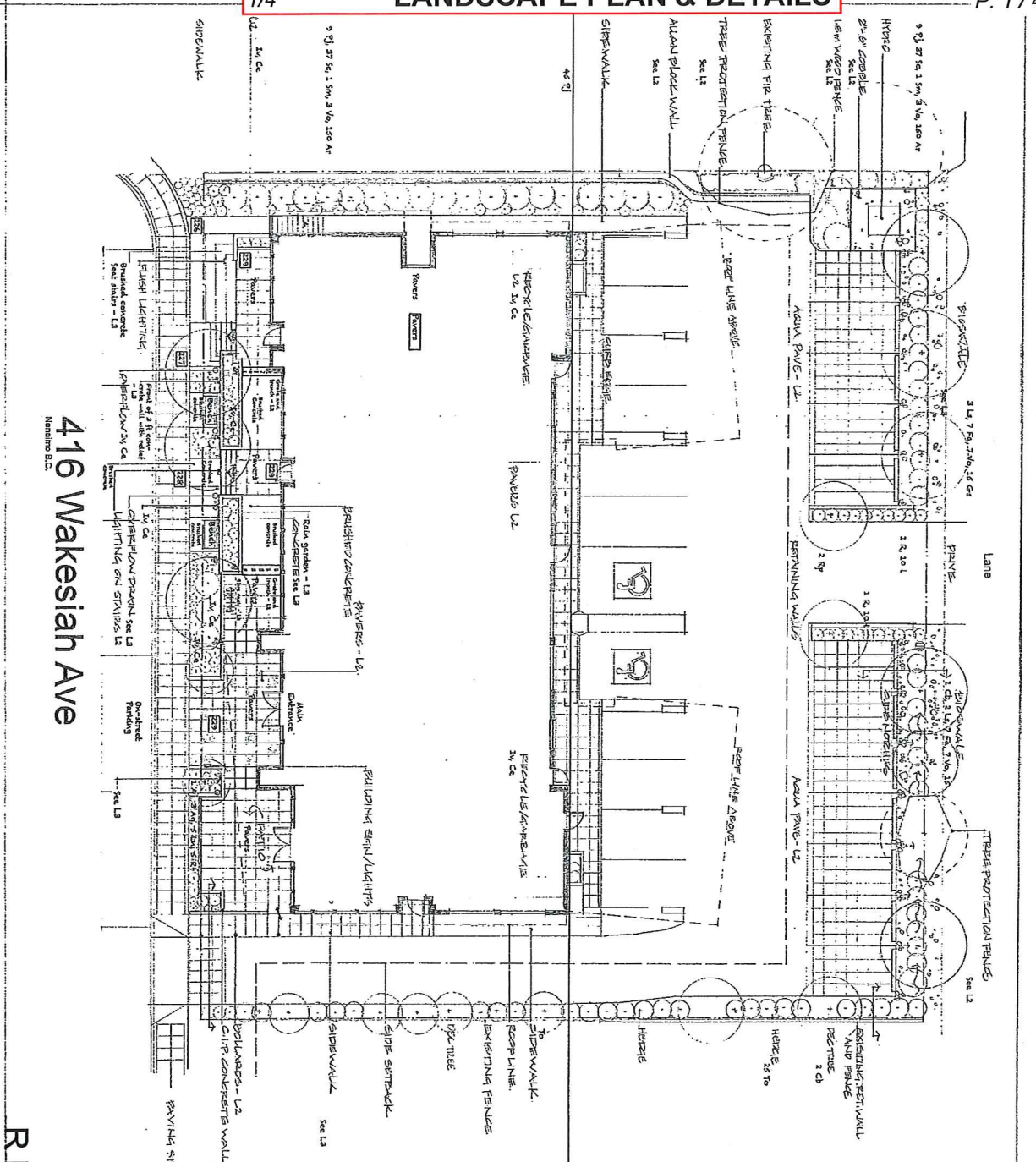
PROJECT
STUDENT HOUSING & MIXED DEVELOPMENT
418,434 VAKESAH AVE
NAWAMUO, BC

SHEET TITLE
BUILDING ELEVATIONS

SCALE	DATE
AS SHOWN	JUL 8, 2018
DATE	CHANGED
BY	
DESCRIPTION	

A4.1

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416 Wakesiah Ave
 Nanaimo B.C.

Plant list

Plant ID	Botanical Name	Common Name	Size	Notes
1
2
3
4
5
6
7
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20

RAIN GARDEN NOTES
 Rainwater harvesting system to be installed on eastern front side. Details: Consider to consider an underground drainage component and complete the garden up to and including overtop curb basin.
 Materials: (list materials) and covering of door rain rack.
 Installation: (list materials) and covering of door rain rack.
 Medium: Infiltration stone and backfill media. Keep Overflow curb basin clear of grass/mulch.
 Note: "Clear" catch pool to be placed on all sides of catch basin 300mm wide and 150 mm deep.

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 2016 Planning & Design
 416 Wakesiah Ave

Scale: 1/8" = 1' - 0"

Project: 416 Wakesiah Avenue
Site Plan

Katie Chamberlain, owner
 Landscape Design & Consulting
 2148 South West Drive, Nanaimo B.C. V9T 1Y1
 Phone: (250) 852-5414 Fax: (250) 752-6114
 Email: info@katiechamberlain.com
 www.katiechamberlain.com

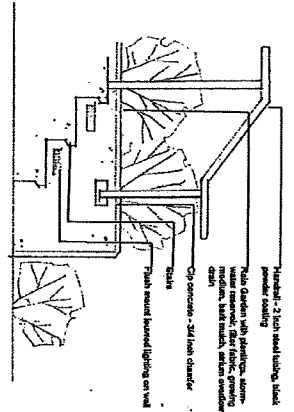
Legend:
 1. Proposed Building Footprint
 2. Existing Building Footprint
 3. Proposed Paving
 4. Existing Paving
 5. Proposed Plantings
 6. Existing Plantings
 7. Proposed Site Furniture
 8. Existing Site Furniture
 9. Proposed Site Details
 10. Existing Site Details
 11. Proposed Site Utilities
 12. Existing Site Utilities
 13. Proposed Site Erosion Control
 14. Existing Site Erosion Control
 15. Proposed Site Stormwater Management
 16. Existing Site Stormwater Management
 17. Proposed Site Access
 18. Existing Site Access
 19. Proposed Site Boundary
 20. Existing Site Boundary

Sheet No.: L1 of 2

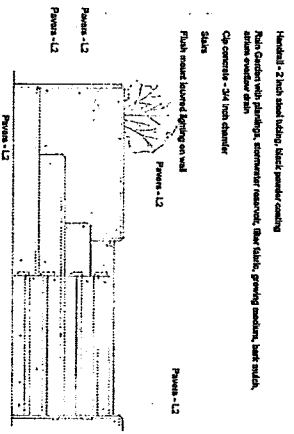
PLANT LIST

P. 2 / 4

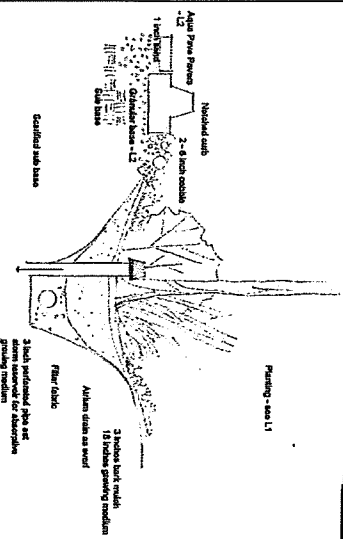
Sym	Qty	Botanical Name	Common Name	Spc	Size
Trees					
Aj	2	Acer japonicum	Japanese Maple spp	4 m	2.5 m
Ap	5	Acer platanoides 'Columnare'	Columnar Maple	As shown	6 cm cal
Cb	2	Carpinus betulus 'Fastigiata'	European Hornbeam	As shown	6 cm cal
Rp	5	Robinia pseudoacacia	Honey Locust	As shown	6 cm cal
To	29	Thuja occidentalis 'Smaragd'	Smaragd Cedar	1.2 m o/c	2 m
Shrubs, Ground cover, Perennials / Herbs & Grasses					
a	71	Arctosaphylos uva ursi	Knickinck	12 in	10 cm
Aq	3	Abelia grandiflora	Glossy Abelia	2 m	#3
B	14	Buxus 'Green Velvet'	Boxwood	450 mm	#1
Fg	7	Festuca glauca 'Elijah Blue'	Blue Fescue	450 mm	#1
Lv	33	Lavendar			
Ln	16	Lonicera nitida 'Baggensen's Gold'	Box Honeysuckle	1 m	#1
Pj	2	Pieris Japonica 'Mountain Fire'	Pieris	1 m	#2
Pm	26	Polystichum munitum	Sword Fern	1 m	#1
Pv	3	Philadelphus virginalis	Mock Orange	As shown	#2
Rf	25	Rudbeckia fulgida	Black Eyed Susan	1 m	#1
Ro	19	Rosemary officinalis	Rosemary	1 m	#1
Re	3	Rhododendron spp	Rhododendron - small variety	1 m	#3
Sc	5	Sarcococca confusa	Sweet Box	450 mm	#1
Sj	15	Spirea japonica 'Goldmound'	Gold Mound Spirea	1 m	#2
Sm	3	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	1 m	#2
Vo	15	Vaccinium corymbosom	Blueberry	1 m	#1
Rain Garden					
C	14	Carex aurea	Golden Sedge	450mm	#1
Je	3	Juncus effuses	Soft Rush	1 m	#1
Fr	6	Rudbeckia fulgida	Black Eyed Susan	1 m	#1
Bioswale					
Ac	1	Acer circinatum	Vine Maple	As shown	2m
Je	4	Juncus effuses	Soft Rush	1 m	#1
Ls	3	Liquidambar styrasiflua	Sweetgum	6 m	6 cm cal
Ma	19	Mahonia aquifolium	Oregon Grape	450 mm	#2
Ms	7	Miscanthus sinensis	Eulailia Grass	1.5 m	#2



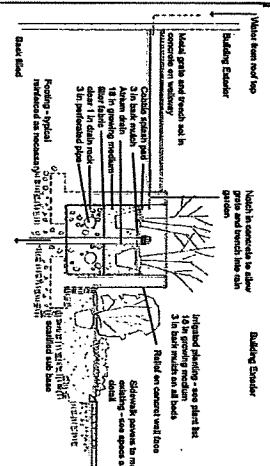
West Elevation, central stairs



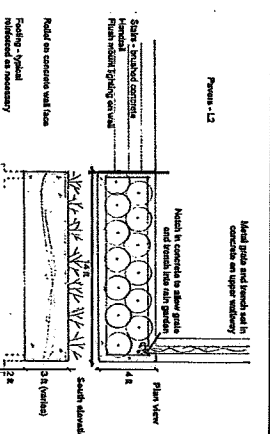
West Elevation, west end



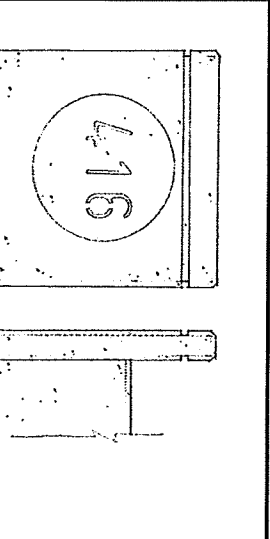
Bioswale on Lane



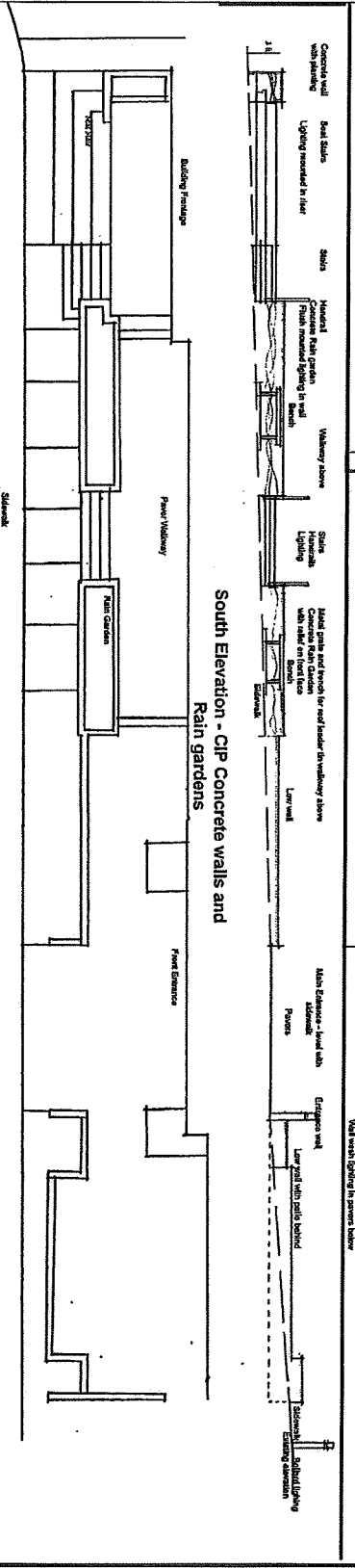
Section - Concrete planter / Rain garden with roof leader and overflow drain



Concrete Rain Garden



Entrance Wall



Front Landscape on Wakesiah Plan View

416 Wakesiah Ave
Nanaimo B.C.

Kellic Chamberlain, LL.B. Landscape Design & Consulting 416 Wakesiah Avenue Nanaimo, B.C. V9R 1A1 Phone: (250) 754-1111 Fax: (250) 754-1112 Email: kellic@kellicchamberlain.com Website: www.kellicchamberlain.com	
Project: 416 Wakesiah Avenue Date: 2016-07-19 Scale: 1/8" = 1'-0"	
Specifications & Details L3 OF 3	

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2016-JUL-19
Planning & Design

AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

416 Wakesiah Avenue Tier 1 Amenity Requirements for Additional Density

Category 1: Site selection and Connectivity (10 points required)	Points	Proposed
The proposed development is located on a brownfield site.	7	
The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	2	2
The proposed development is located within 200m of a park or trail network.	2	2
The proposed development is located within 400m of any of the following: • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property.	1 1 1 1	1 1 1 1 -
The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art.	1 1 1 1 1 1	1 - - - - 1
A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	
TOTAL	22	10

Category 4: Building Materials (6 points required)	Points	Proposed
Wood is the primary building material.	2	2
The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 5%, of the total value of materials on the project.	3	-
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	4	4
The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 20%, based on costs, of the total value of the materials in the project.	3	
The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on site or comingled.	1	1
At least 75% of the materials used in construction are renewable resources.	2	-
TOTAL	15	7

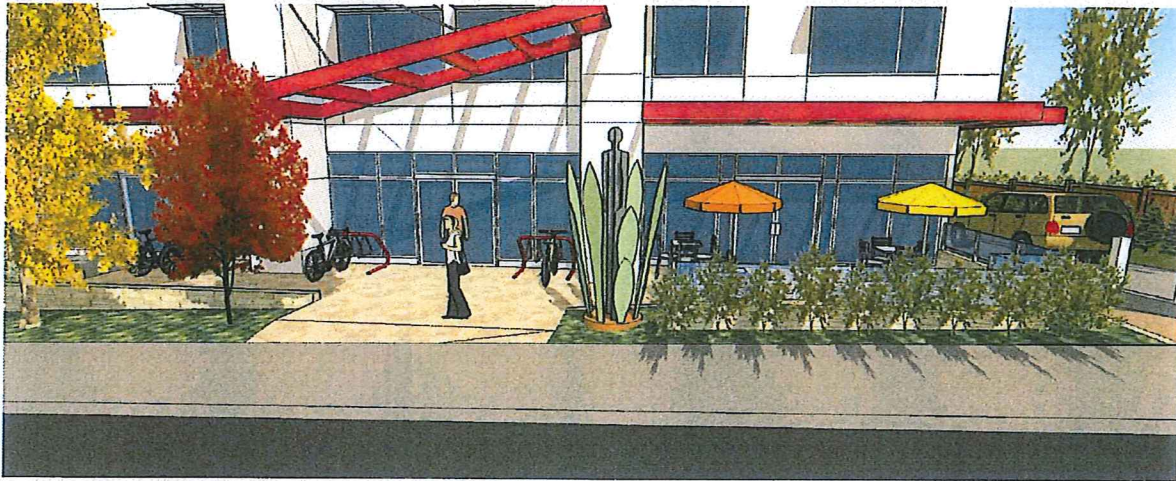
Category 5: Energy Management (5 points required)	Points	Proposed
The project developer has provided all of the following: a) the City with an energy model in compliance with the ASHRAE 140-2007 Standard for Energy Modeling, specifying carbon emissions per kilowatt hour and minimum ASHRAE 90.1 2007 Energy Standard; and b) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; and c) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate.	5	5
TOTAL	5	5

PUBLIC ART DETAIL

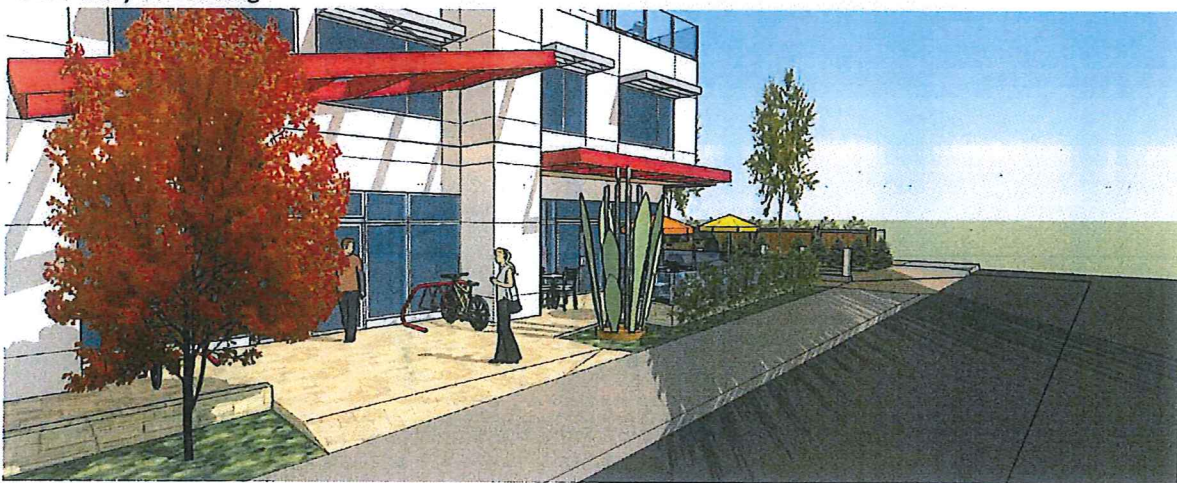
PRELIMINARY SKETCH COCEPT FOR PUBLIC ART – STUDENT RESIDENCE



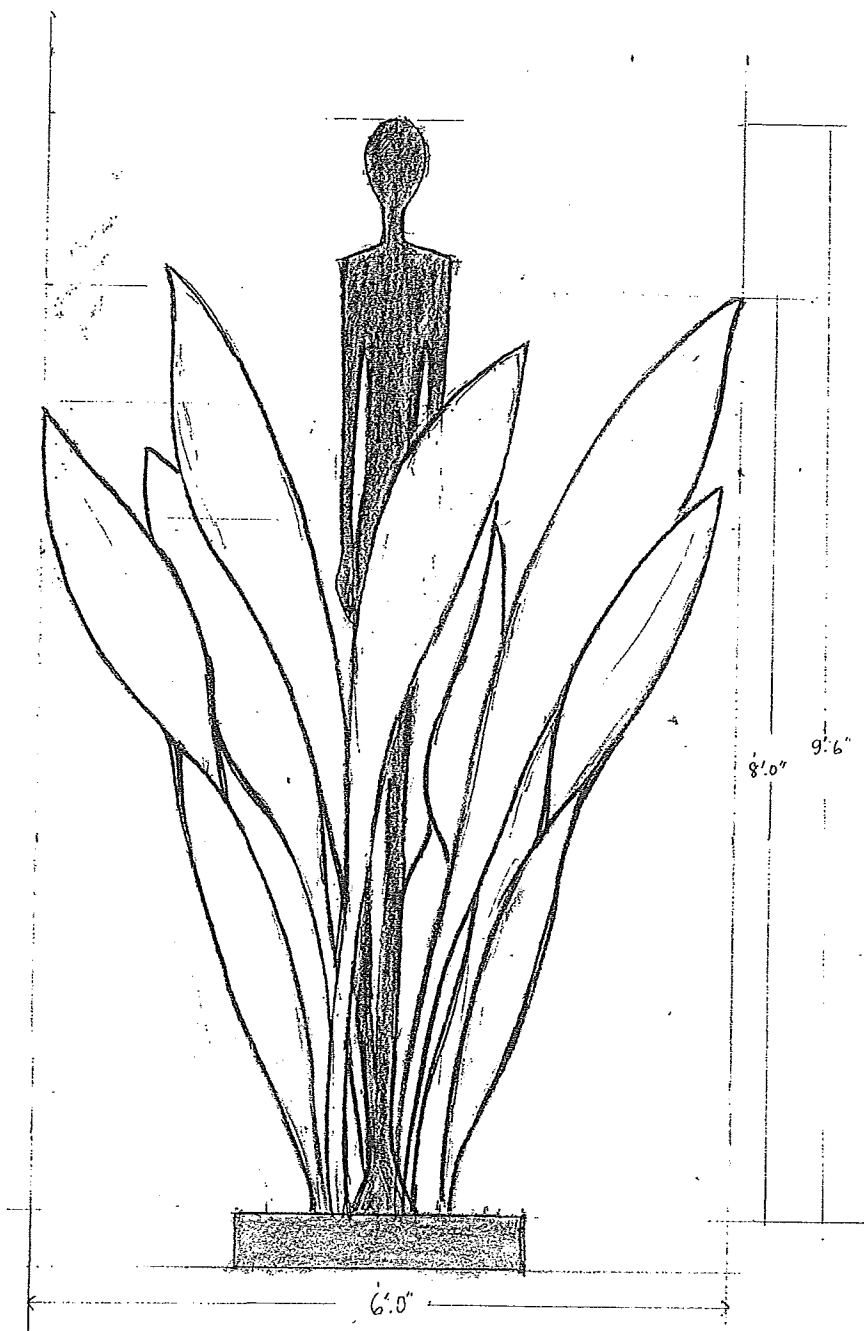
View northwards along Wakesiah



Front entry of building



View southwards along Wakesiah



2 = 1'