

DATE OF MEETING May 15, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVALS PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1034 – 91 CHAPEL STREET

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development permit application for a mixed use development which includes two six-storey multiple family residential buildings and live/work units located at 91 Chapel Street.

### **Recommendation**

That Council issue Development Permit DP1034 at 91 Chapel Street with the following variances:

- increase the maximum allowable building height from 19.8m to 23.2m;
- reduce the required onsite parking from 46 spaces to 41 spaces;
- reduce the required designated visitor parking from 2 to 0 spaces;
- reduce the required disabled persons' parking from 3 to 2 parking spaces; and,
- increase the percentage of small car parking spaces from 33% to 36.6%.

## BACKGROUND

A development permit application, DP1034, was received from de Hoog and Kierulf Architects on behalf of Island Creek Developments Ltd., to permit the development of two six-storey multiple family residential buildings with underground parking and live/work units.

### **Subject Property**

<i>Zoning</i>	DT5 – Chapel Front
<i>Location</i>	The subject property is located on the west side of Chapel Street and to the north of Studio NA (99 Chapel Street), a mixed use development. Historically, a movie theatre was sited at this location. The subject property is a through-lot fronting both Chapel Street and Skinner Street.
<i>Total Area</i>	1,660m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Downtown Urban Node Map 3 – Heritage Conservation Area (HCA1); Development Permit Area No.9 Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development. The proposed infill project is not a heritage project.
<i>Relevant Design Guidelines</i>	General Development Permit Design Guidelines Downtown Urban Design Plan and Guidelines-Precinct E-Core/Terminal.

## **DISCUSSION**

### **Proposed Development**

The proposed mixed use development includes two six-storey multiple family residential buildings; one facing Chapel Street and the other facing Skinner Street, with the following building components:

- Underground parking structure which is accessed via Skinner Street;
- An internal at-grade courtyard;
- Rooftop patios; and,
- A central elevator/stairway tower that services the exterior hallway bridging the two buildings.

The building fronting Chapel Street is designed with the ground floor having a main entrance that leads to the internal courtyard and five live/work units. The upper five storeys are residential.

The building fronting Skinner Street is designed with ground floor residential units which have unit entrances from Skinner Street (including front garden/patio areas). The ground floor building facade accommodates another main entrance to the internal courtyard and provides vehicle access to the underground parkade.

The proposed unit composition includes:

- 16 – Two bedroom units (83.7m<sup>2</sup>)
- 40 – One bedroom units (56.4m<sup>2</sup>)
- 5 – Live/Work units (67.5m<sup>2</sup>)

The total proposed floor area ratio (FAR) is 2.75.

### **Site Design**

The subject property is a through-lot fronting both Skinner Street and Chapel Street. Each building fronts a street. Two main entrances are programmed; one on Skinner Street next to the vehicle ramp to the underground parking garage, and one on Chapel Street, directly north of the Studio NA development located at 99 Chapel Street.

There is a proposed 5m sidewalk setback from the back of the curb to the building face on Chapel Street. There is an upward sloping grade (from south to north) on Chapel Street. An allocated urban space allows for a level plaza sidewalk to access the live/work units and provides disabled persons' access from the public sidewalk to the live/work units, the main building, and the courtyard entrance. Steps located on the south and north ends of the level plaza sidewalk make the transition back to the 3m wide public sidewalk that follows the Chapel Street grade. The overhead hydro lines will be removed and placed underground.

A similar site design dynamic exists on Skinner Street, however, with a residential ground level complexion instead of a live/work ground floor expression. The urban design is focused on the ground floor units with defined private outdoor spaces.



The combined width of the public sidewalk, stairs and ramp located at the main entrance on Skinner Street is 4m. The proposed street design continues the theme developed at the Studio NA site to the south. The front patio configuration of each ground level unit has edges and landscaped planters to provide visual interest and texture along the street and creates a separation between the public and private spaces.

### Building Design

Similar architectural streetfront expressions are proposed in the designs of each of two buildings, including:

- A building base (ground floor) with a rhythm of storefront glazing and a projecting wood-framed main entrance;
- A dark framed mid section encapsulates Floors 2, 3 and 4 and projects 1.8m from the first floor building face thereby providing weather protection for the main floor entrances and ground floor units. The upper portion of the frame provides weather protection for the fourth floor unit decks; and,
- The upper two floors incorporate generous glazing and transparency to reduce the building massing, and defined roof accesses.

The combined design elements reduce the overall building mass and scale. Each ground floor elevation has a pedestrian-friendly scale, is accessible from the street, and animates the sidewalk.

The north elevation of each building is a fire separation wall that is finished with a simple reveal, repeated horizontally to create a textured aesthetic to finish the exposed wall until a building is constructed on the abutting property.

### Landscape Plan

The landscape plan has two themes: street and internal courtyard. The street-level landscape plan is primarily of hardscaping which is well suited to the urban setting of the subject property and consistent with the Downtown Urban Design Plan Guidelines. Street trees are provided on Chapel Street which adds to the street tree inventory provided by the neighbouring development, Studio NA. Hard and soft landscaping along the Skinner Street side of the development provides edges and amenity spaces (patios) for the ground level residential units.

The internal courtyard plan includes trees, planters and seating arrangements to provide an amenity space for the development and to define patio space for the ground floor units, which also face the internal courtyard.

### Schedule D – Amenity Requirements for Additional Density

The applicant is using Tier 1 of Schedule D in Zoning Bylaw 4500 to increase the permitted density from 2.3 to 2.75 FAR to allow the proposed scale of development. The applicant was able to attain the necessary points in three categories:

- Category 3 – Parking and Pedestrian Connectivity
- Category 5 – Energy Management
- Category 6 – Water Management

The City has a signed commitment from the applicant to achieve the Schedule D, Tier 1 requirements prior to building occupancy. The permitted FAR is 2.3; the provision of underground parking allows an additional 0.25 FAR, and achieving Tier 1 allows another 0.2 FAR for a total permitted FAR of 2.75.

#### Design Advisory Panel

The proposed development was not reviewed by the Design Advisory Panel (DAP) as meetings were temporarily suspended during the development permit application review. Staff completed a design review and concluded that the proposed site design and building design achieves the objectives of the Downtown Urban Design Plan Guidelines (Precinct C).

### **PROPOSED VARIANCES**

#### **Maximum Allowable Building Height**

The maximum allowable building height is 19.8m. The proposed building height of both residential buildings is 23.2m, a proposed variance of 3.4m.

The proposed building height to the parapet is 20.46m, which is 0.66m over-height. The rooftop access features that cover 7.6% of the roof area, increase the overall height by 2.74m. The combination of the parapet height and the rooftop access feature increases the building height by 3.4m. The rooftop accesses allow the top floor units to access outdoor amenity space which represents 14.7% of the roof area.

#### **Required Onsite Parking**

The required onsite parking is 46 parking spaces. The proposed onsite parking is 41 parking spaces, a proposed variance of 5 parking spaces. The architect has maximized the underground parking layout. The size of the subject property, and column placement within the underground parking structure, limit the number of parking spaces. The proposed development also includes bike storage facilities and is centrally located in the downtown urban node to encourage the use of active modes of transportation such as walking and biking.

In addition, the subject property has access to on-street parking as follows:

- Chapel Street – 4 parking spaces; and,
- Skinner Street – 3 parking spaces.

#### **Disabled Persons' Parking Spaces**

The required onsite disabled persons' parking is 3 spaces. The proposed number of disabled person's parking spaces is 2 spaces, a proposed variance of 1 parking space.



### Visitor Parking Spaces

The required number of visitor parking spaces is 2. The proposed number of visitor parking spaces is 0, a proposed variance of 2 visitor parking spaces. The proposed parking reduction is not anticipated to have any negative impacts on the use of the site.

### Percentage of Small Car Parking Spaces

The maximum percentage of the required parking that may be designated for small car parking spaces is 33%; the applicant proposes 36.6% for small car parking spaces, a proposed variance of 6.6%. The increase in the percentage of small car parking spaces maximizes the underground parking layout.

### SUMMARY POINTS

- DP1034 is a mixed used development including two six-storey multiple family residential buildings and live/work units that surround an internal courtyard.
- The proposed development meets the intent of the Nanaimo Downtown Urban Design Plan and Guidelines.
- Staff supports the following variances:
  - increased building height;
  - reduced onsite residential parking;
  - no onsite visitor parking;
  - reduced disabled persons' parking spaces; and,
  - increased percentage of small car parking spaces.

### ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Project Data  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Landscape Plan and Specifications  
ATTACHMENT G: Schedule D – Tier 1 – Amenity Requirements for Additional Density  
ATTACHMENT H: Aerial Photo

**Submitted by:**



L. Rowett  
Manager, Current Planning and Subdivision

**Concurrence by:**



for D. Lindsay  
Director, Community Development

## **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

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

1. *Section 11.7.1 – Size of Buildings* – to increase the maximum allowable building height from 19.8m to 23.2m.

The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 7013" is varied as follows:

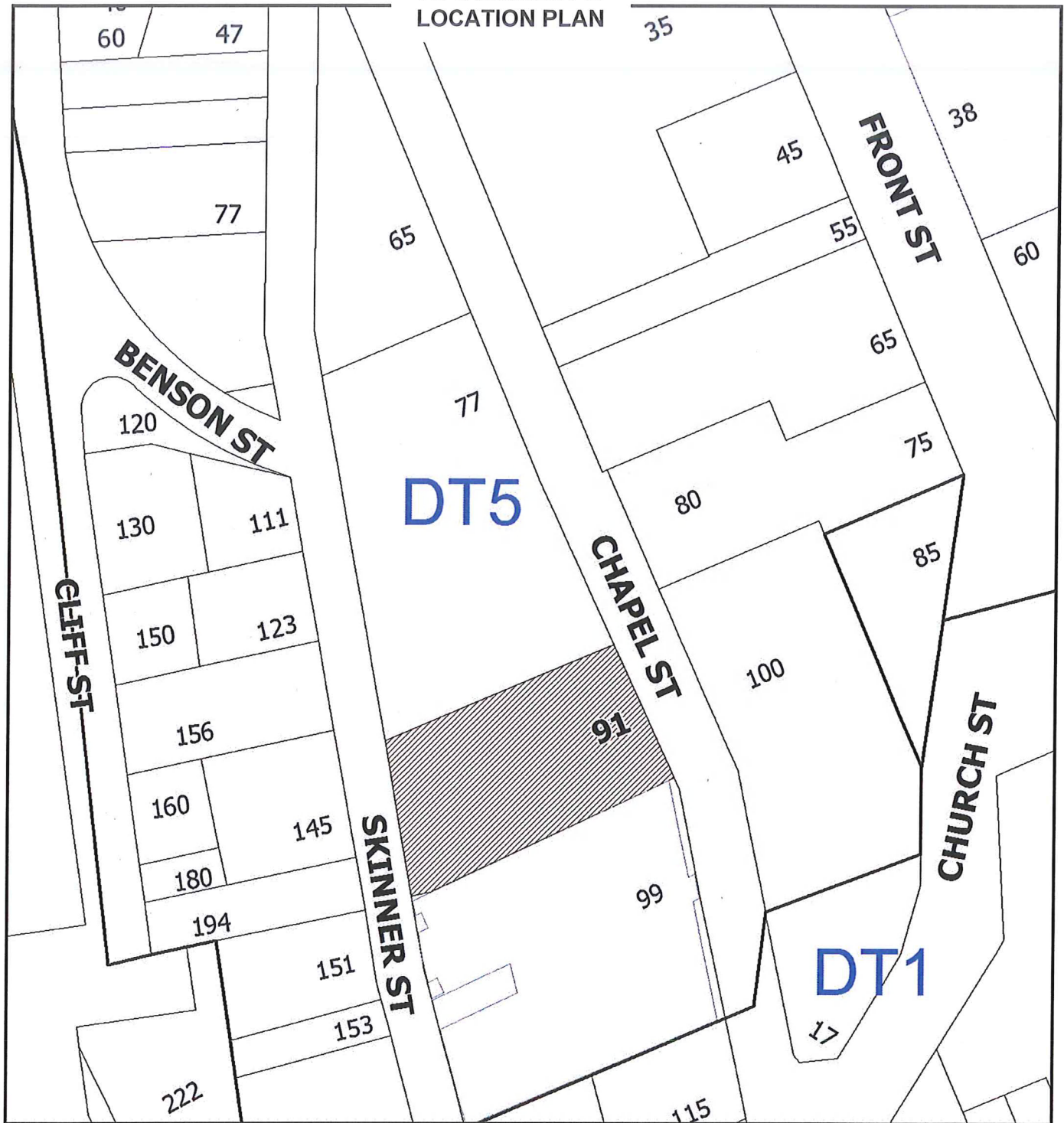
1. *Schedule 'A' – Required Number of Off-street Parking Spaces* - to reduce the parking requirement for Area 1 from 46 parking spaces to 41 parking spaces.
2. *Section 19 – Disabled Persons' Parking Spaces* – to reduce the number of disabled persons' parking spaces from 3 to 2 parking spaces.
3. *Section 20 – Visitor Parking* – to reduce the required number of visitor parking spaces from 2 to 0 spaces.
4. *Section 15.1 – Off-street Parking Dimensions and Design* – to increase the maximum percentage of required parking that may be used for small car parking from 33% to 36.6%.

### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the site plan prepared by De Hoog & Kierulf Architects dated 2017-JAN-27.
2. The development is in general compliance with the elevations prepared by De Hoog & Kierulf Architects dated 2017-MAR-10
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect dated 2017-JAN-10.
4. The development is to comply with the City of Nanaimo "Zoning Bylaw 2011 No. 4500" Schedule D, Tier 1 prior to building occupancy.



ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001034



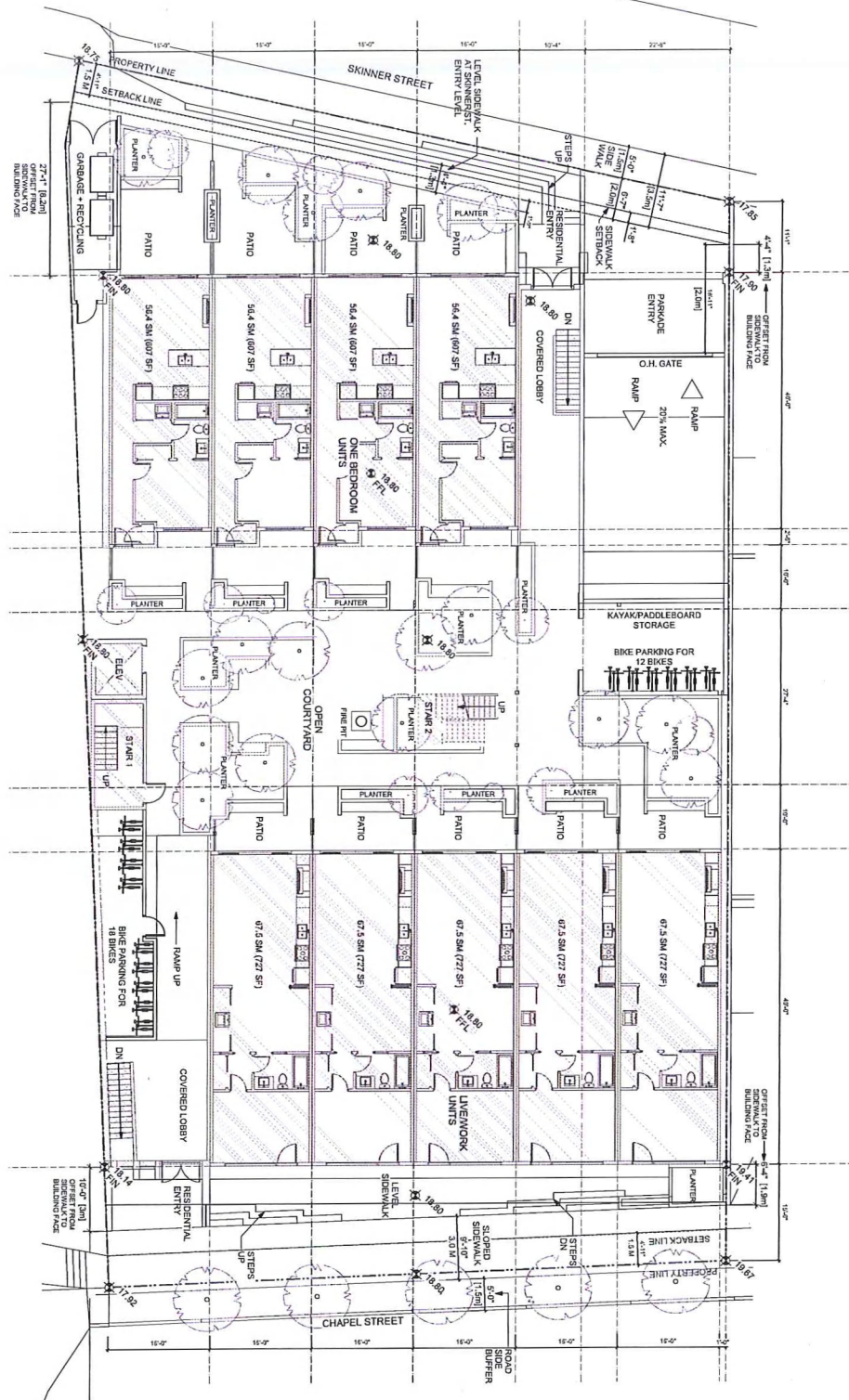
**LOCATION PLAN**

Civic: 91 Chapel Street  
Lot A, Section 1,  
Nanaimo District, Plan VIP67181



**Subject  
Property**

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## ATTACHMENT D PROJECT DATA

### PROJECT DESCRIPTION

**CIVIC ADDRESS:**  
91 Chapel Street, Nanaimo, BC

**LEGAL DESCRIPTION:**  
LOT A, SECTION 1, NANAIMO DISTRICT,  
PLAN VIP67181

**FOLIO NO.:** 81442.000  
**PID:** 024-152-137  
**PLAN NUMBER:** VIP67181

**ZONE:** DT5 CHAPEL

### DEVELOPMENT DATA

**ZONE:** DT-5 Chapel Front

**SITE AREA:** 17,867 sf (1,660 m<sup>2</sup>)

**DENSITY:**

FAR PERMITTED:	2.3	41,094.1 sf (3817.76 m <sup>2</sup> )
BONUS FAR:	0.2	Tier 1 Additional Density.
PARKING	<u>0.25</u>	100% Below Grade.

**PROPOSED FAR:** 2.75 49,134.25 sf (4564.57 sm)

**TOTAL BUILDING GFA:** 49,101.66 sf (4371.6 m<sup>2</sup>)\*

**TOTAL FAR:** 2.63

**SETBACKS:**

SOUTH SETBACK:	0 m
EAST (CHAPEL ST.) SETBACK:	1.5 m
NORTH SETBACK:	0 m
WEST (SKINNER ST.) SETBACK:	1.5 m

#### LOT COVERAGE:

**MAX PERMITTED:** 100% 17,867 sf (1,660 m<sup>2</sup>)

**PROPOSED:** 58.38% 10,432 sf (969.16 m<sup>2</sup>)

#### PARKING:

**Downtown Area 1:** 1 Stall / 2 Bed Unit.  
0.5 Stalls / 1 Bed Unit.

**STALLS REQUIRED:** 38

**STANDARD SIZE:** 24

**SMALL SIZE:** 15

**HC STALLS:** 2

**STALLS PROVIDED:** 41 Stalls (100% U/G PARKING)

#### HEIGHT:

**AVG. GRADE:** 18.61 m

**MAX. HEIGHT DT-5:** 19.80 m - 38.41 m (Max. Elev.)

**MAIN FLOOR ELEV.** 18.80 m

**MAX. PARAPET ELEV.** 20.26 m - 39.06 m (Proposed.)

**T.O. ROOF ACCESS:** - 41.81 m

### BUILDING SUMMARY

UNITS:	No:	AREA:
Live work units	5	727 sf (67.5 m <sup>2</sup> )
1 bedroom units	40	607 sf (56.4 m <sup>2</sup> )
2 bedroom units	16	901 sf (83.7 m <sup>2</sup> )

**TOTAL** 61 UNITS 42,331 sf (3932.7 m<sup>2</sup>)

#### GROSS FLOOR AREA:

L1-GFA:	7201.90 sf (669.07 sm)
L2-GFA:	8414.70 sf (781.75 sm)
L3-GFA:	8412.77 sf (781.57 sm)
L4-GFA:	8412.77 sf (781.57 sm)
L5-GFA:	8169.76 sf (759 sm)
L6-GFA:(Inc. Roof Access)	8489.76 sf (788.72 sm) *

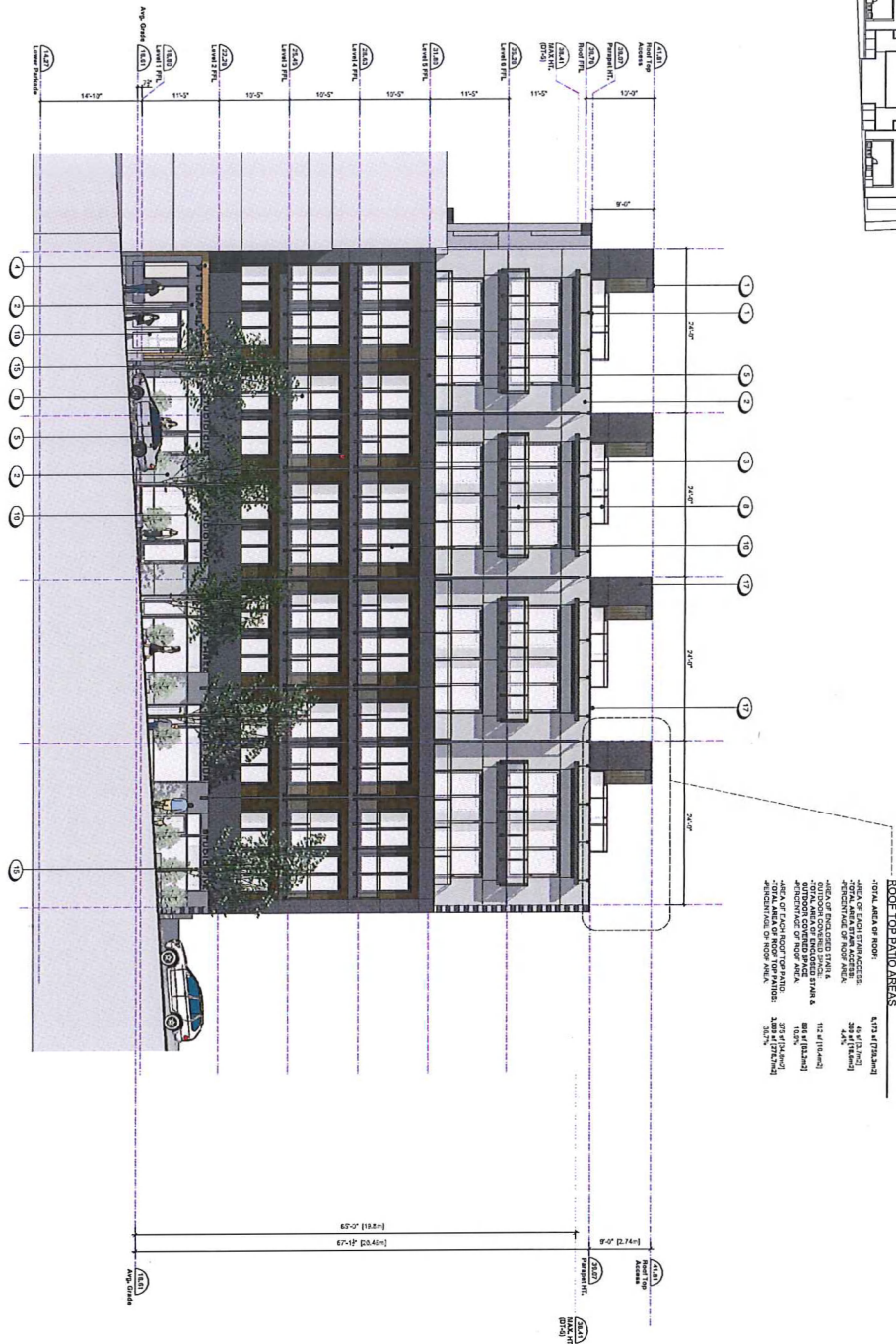
**TOTAL BUILDING GFA:** 49,101.66 sf (4371.6 m<sup>2</sup>)\*

\* Includes area of enclosed exit stairs, open exit stairs and elevator; excludes all exterior walkways and decks

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# ATTACHMENT E BUILDING ELEVATIONS

1 of 4



91 Chapel Street Mixed-Use Project

East Elevation

A8-Rev.1  
1/27/17-07

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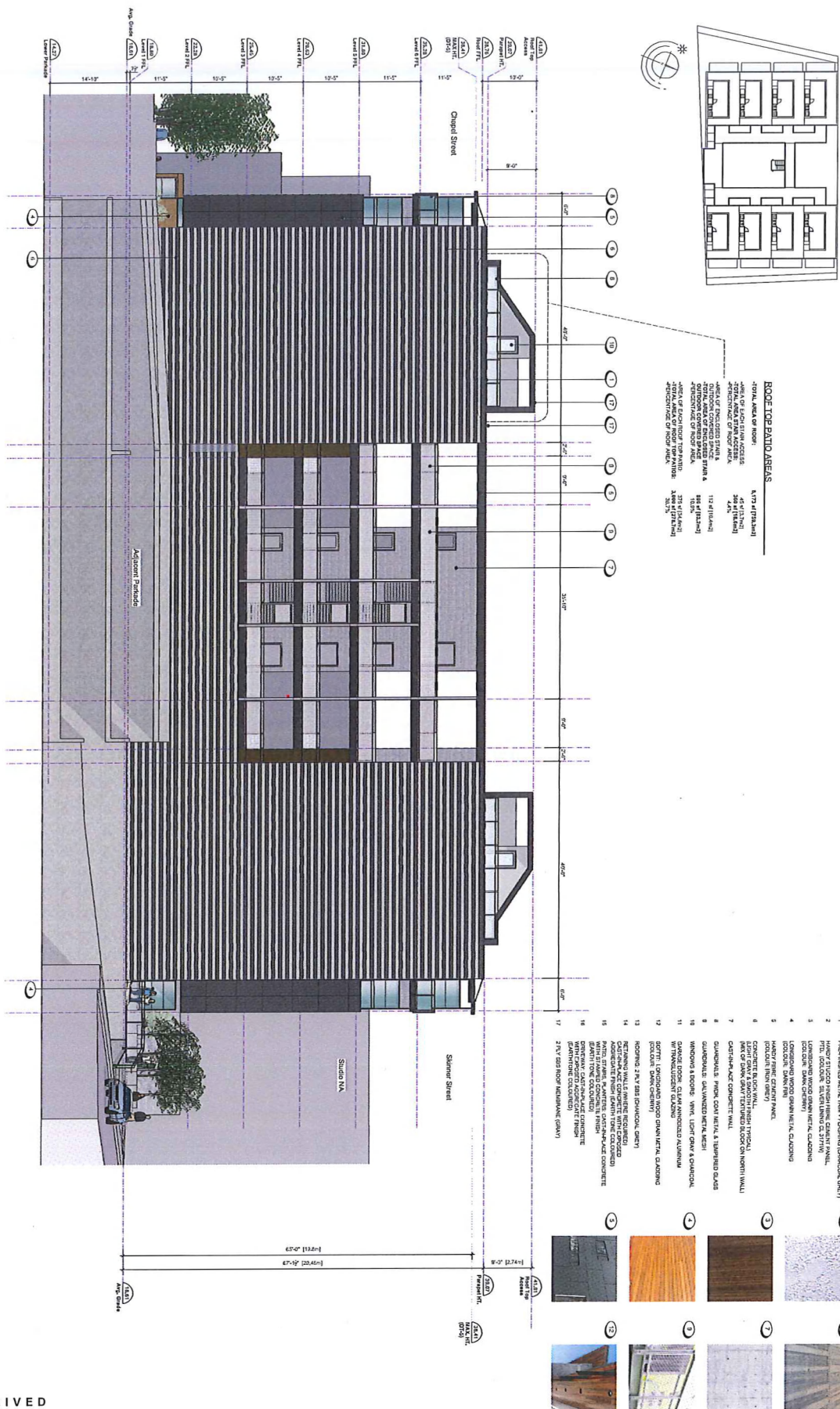


## North Elevation

A9-Rev.1

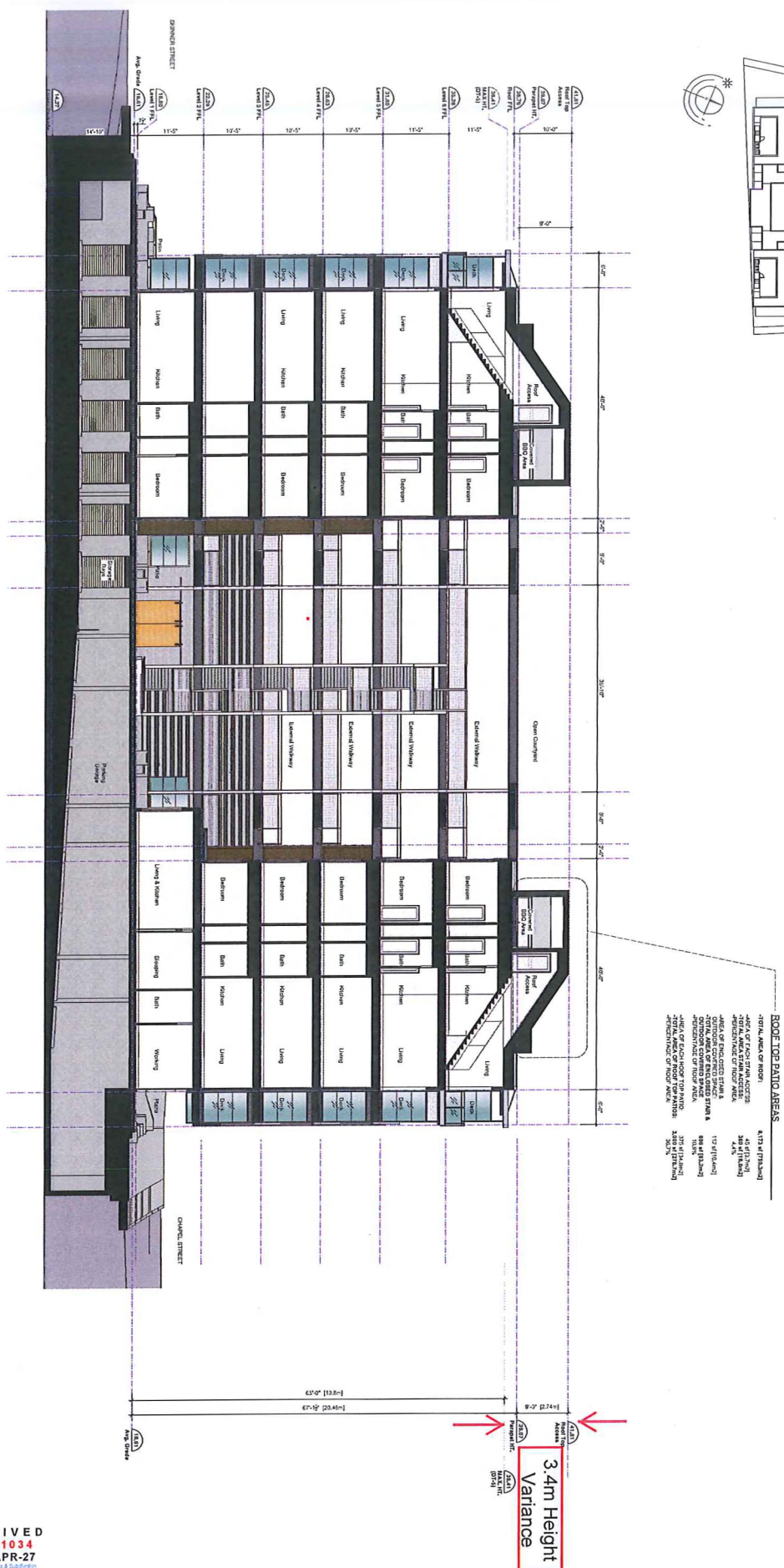
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## 1 of 3

**chapel street**

Learning Objectives	Content Areas	Estimate
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min
 Create a <b>business plan</b>	Business Plan	10 min
 Understand the importance of the <b>business plan</b>	Business Plan	10 min






Scale: 0 10 20 30 40 50





SCALE	1/4" = 1'-0"	DATE	10.1.17
DRAWN	VP	CHECKED	
PROJECT NUMBER	Chapter 2016		
DRAWING NUMBER	C1		






## skinner street

Legend	Botanical Name	Common Name	Pot Size
	<b>Deciduous Trees</b>		
	Cornus eddies white wonder	Eddies White Wonder	6 cm cal
	<b>Shrubs</b>		
	Lavendula angustifolia "Hidcole"	English lavender	#1
	Lonicera pileata	Box honeysuckle	#1
	Vaccinium ovatum	Evergreen Huckleberry	#1
	<b>Ground Covers/grasses/perennials</b>		
	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
	Calamagrostis acutiflora "Karl Foerster"	Feather Reed Grass	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Panicum virginatum	Switch Grass	#1
	Pennisetum alopecuroides	Fountain Grass	#1
	Pennisetum alopecuroides "Hamlyn"	Fountain Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Euphorbia caracas subsp. caracas	Euphorbia	#1
	Nepeta dropmore blue	Catnip	#1
	Rudbeckia goldstrum	Black Eyed Susan	#1
	Salvia officinalis	Common Sage	#1

## courtyard

Legend	Botanical Name	Common Name	Pot Size
	<b>Deciduous Trees</b>		
	Acer circinatum	Vine Maple	10 gall
	Acer palmatum	Japanese Maple	1.5 m
	Amelanchier grandiflora "Autumn Brilliance"	Service Berry	10 gall
	<b>Shrubs</b>		
	Ribes sanguineum	Red Flowering Currant	#1
	Vaccinium ovatum	Evergreen Huckleberry	#1
	Vaccinium parvifolium	Red Huckleberry	#1
	<b>Ground covers/grasses/perennials</b>		
	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
	Fragaria vesca	Wild Strawberry	4 cm
	Gaultheria shallon	Salel	4 cm
	Malva nymphaea	Dull Oregon Grape	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Polypodium thelypteris	Lizard Fern	#1
	Polystichum munitum	Sword Fern	#1
	<b>Vines</b>		
	Parthenocissus tricuspidata	Boston Ivy	#1

## chapel street

Legend	Botanical Name	Common Name	Pot Size
	<b>Deciduous Trees</b>		
	Cornus eddies white wonder	Eddies White Wonder	6 cm cal
	Quercus robur crimson spire	Fastigate oak	6 cm cal
	<b>Shrubs</b>		
	Lavendula angustifolia "Hidcole"	English lavender	#1
	Lonicera pileata	Box honeysuckle	#1
	Vaccinium ovatum	Evergreen Huckleberry	#1
	<b>Ground Covers/grasses/perennials</b>		
	Calamagrostis acutiflora "Karl Foerster"	Feather Reed Grass	#1
	Helictotrichon sempervirens	Blue oat Grass	#1
	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Panicum virginatum	Switch Grass	#1
	Pennisetum alopecuroides	Fountain Grass	#1
	Pennisetum alopecuroides "Hamlyn"	Fountain Grass	#1
	Miscanthus sinensis var. purpurascens	Orange flame Grass	#1
	Achillea moonshine	Yarrow	#1
	Euphorbia caracas subsp. caracas	Euphorbia	#1
	Nepeta dropmore blue	Catnip	#1
	Rudbeckia goldstrum	Black Eyed Susan	#1
	Salvia officinalis	Common Sage	#1





FOREST RAVINE: PROJECT CONCEPT

## DESIGN RATIONALE



NURSE STUMP

**Client Statement:** The client, a local business, is looking for a new space to house their operations. They want a space that is modern, functional, and sustainable. They also want a space that is aesthetically pleasing and that reflects their company's values.

**Design Goals:**

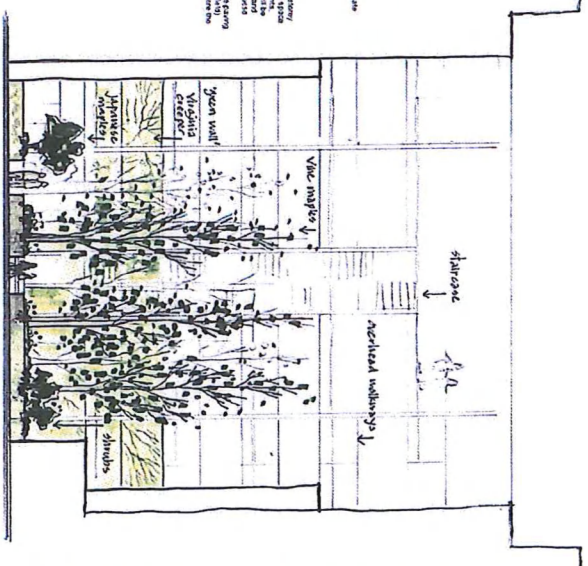
- Create a modern, functional space that reflects the client's values.
- Incorporate sustainable design elements throughout the project.
- Create a space that is aesthetically pleasing and that reflects the client's company's values.
- Incorporate natural elements into the design.
- Create a space that is easy to maintain and that has a long lifespan.

**Design Process:**

The design process began with a series of meetings with the client to discuss their needs and goals. We then conducted a site visit to the location and took notes on the existing conditions. We then developed a series of conceptual drawings and presented them to the client for feedback. We then refined the drawings and created a final design plan.

**Design Features:**

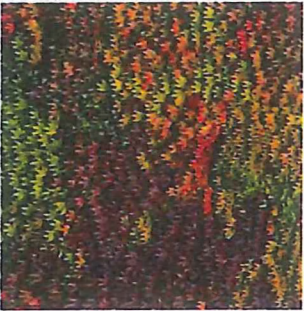
- A modern, functional space with a clean, minimalist aesthetic.
- Sustainable design elements, including recycled materials and energy-efficient lighting.
- Aesthetically pleasing elements, including natural materials and indoor plants.
- Easy-to-maintain surfaces and fixtures.
- A long lifespan, achieved through high-quality materials and construction.



SECTION A: THROUGH COURTYARD LOOKING NORTH



ART WALLS



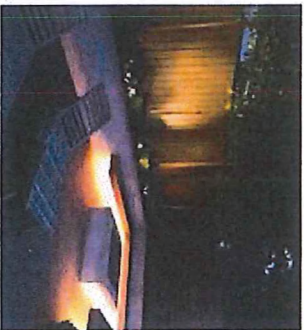
VINE COVERED WALLS



VINE COVERED WALLS



PAVING PATTERNS



RECESSED LIGHTING

PROJECT	CHapel Street Mixed Use
LOCATION	91 Chapel St, Nashville, TN
CLIENT	CHapel Street Development
DESIGNER	CHapel Street Development
DATE	1/20/2024
SCALE	1/8" = 1'-0"
PROJECT NUMBER	CHapel 001
DRAWING NUMBER	12

**ATTACHMENT G**  
**SCHEDULE D - TIER 1**  
**Amenity Requirements for Additional Density**



1 of 3

de Hoog & Kierulf architects

**Schedule D – Tier 1**  
**Amenity Requirements for Additional Density**

April 25<sup>th</sup> 2017

In order for a development to include the additional Tier 1 density provided for within this By-law, 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.

**Density Rationale:**

The proposed development uses Schedule D – Tier 1 to gain additional density. The following summary indicates where the proposed development achieves minimum points in at least three of the categories.

Summary	Total	Total
Category	Required	Achieved
3. Parking and Pedestrian Connectivity	6	8
5. Energy management	5	5
6. Water Management	10	10
<b>Total</b>	<b>21</b>	<b>23</b>

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## Schedule D – Tier 1

### Amenity Requirements for Additional Density

April 25<sup>th</sup> 2017

<b>Category 3</b>		
Parking and Pedestrian Connectivity (6 points required)		
<b>Amenity</b>	<b>Required</b>	<b>Proposed</b>
Covered and secure bicycle storage is provide to accommodate the following number of spaces: a) multiple family residential developments: 1 bicycle space per 2 dwelling units; and b) non-residential uses: 1 bicycle space per 250m2 of Gross Floor Area for the first 5000m2, plus one bicycle space per 500m2 of additional Gross Floor Area.	4	4
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.	2	-
The parking area within the proposed development includes at least one electric vehicle charging station. (+1 point for each additional electric vehicle charge station)	2	-
Where the proposed development includes a place of employment, up to 5% of the parking spaces required by the City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" are designated as a carpool parking space and are not located more than 50m from a building entrance.	2	-
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	4
The proposed development includes covered and designated parking spaces for a motorized scooter to accommodate the following number of spaces: c) multiple family residential developments: 1 motorized scooter space per 15 dwelling units; and a) non-residential uses: 1 motorized scooter space per 600m2 of Gross Floor Area for the first 5000m2 plus one space per 1500m2 of additional Gross Floor Area.	2	-
<b>Total</b>	<b>6</b>	<b>8</b>





de Hoog &amp; Kierulf architects

## Schedule D – Tier 1

### Amenity Requirements for Additional Density

April 25<sup>th</sup> 2017

<b>Category 5</b> Energy Management (5 points required)		
<b>Amenity</b>	<b>Required</b>	<b>Proposed</b>
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	5	5
<b>Total</b>	<b>5</b>	<b>5</b>

<b>Category 6</b> Water Management (10 points minimum)		
<b>Amenity</b>	<b>Required</b>	<b>Proposed</b>
At least 75% of the property is covered with a permeable surface area which may include a green roof	3	0
The proposed buildings on the property include plumbing features which will use 35% less water than the maximum BC Building Code standard.	3	3
A green roof is installed to a minimum 30% of the roof area.	5 +1 point for each additional 10% of green roof coverage. Add 2 points if the green roof can be safely accessed by the building tenants.	0
A living wall is installed to cover at least 20% of the total available wall area for the proposed project.	3	0
A non-potable irrigation system is installed and used for all on-site irrigation.	5	5
The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
<b>Total</b>	<b>10</b>	<b>10</b>



ATTACHMENT H  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001034

