



DEVELOPMENT PERMIT NO. DP001051

0948423 B.C. LTD.

Name of Owner(s) of Land (Permittee)

548 STEEVES ROAD

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 12, SECTION 1, NANAIMO DISTRICT, PLAN EPP65065

PID No. 030-066-808

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 Building Elevations
Schedule D Exterior Materials
Schedule E Landscape Plan and Details
Schedule F Schedule D – Amenity Requirements

- 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 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height from 9m to 10.5m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., dated 2018-MAR-16, as shown on Schedule B.
2. The development is in accordance with the Building Elevations dated 2018-MAR-16 as shown on Schedule C, and Exterior Materials dated 2017-SEP-13 as shown on Schedule D, as prepared by Ellins Architect Inc.
3. The subject property is in general compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture, dated 2018-MAR-24, as shown on Schedule E.
4. The development meets Tier 1 of Schedule D Amenity Requirements for Additional Density as shown on Schedule F.
5. A Housing Agreement is entered into prior to the issuance of a Building Permit as per Schedule D Amenity Requirements for Additional Density as shown within Schedule F in this permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **23RD** DAY OF **APRIL**, 2018.



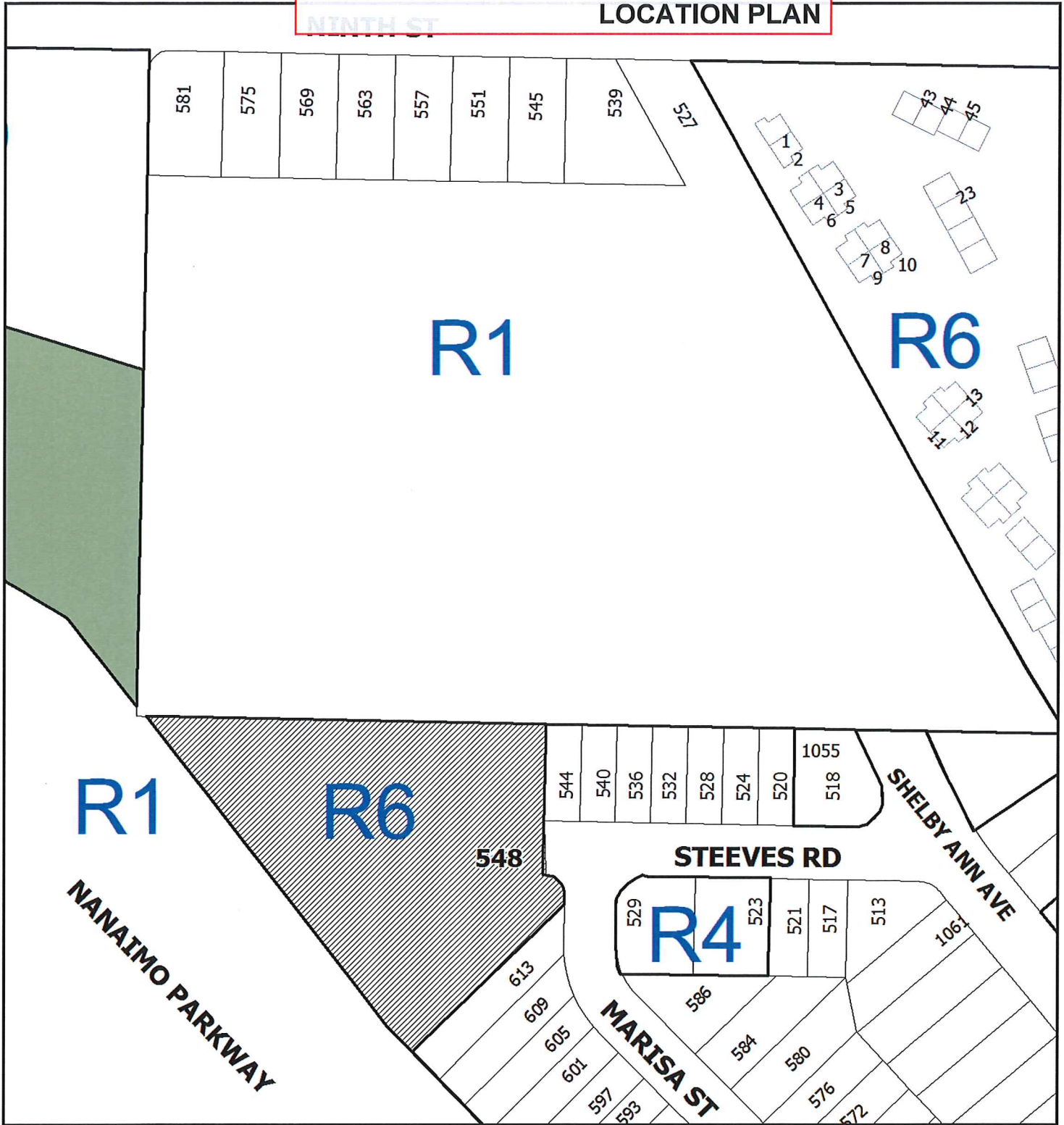
Corporate Officer



Date

GN/n
Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

Prospero attachment: DP001051



DEVELOPMENT PERMIT NO. DP001051



LOCATION PLAN

Civic: 548 Steeves Road
Lot 12, Section 1, Nanaimo District,
Plan EPP65065

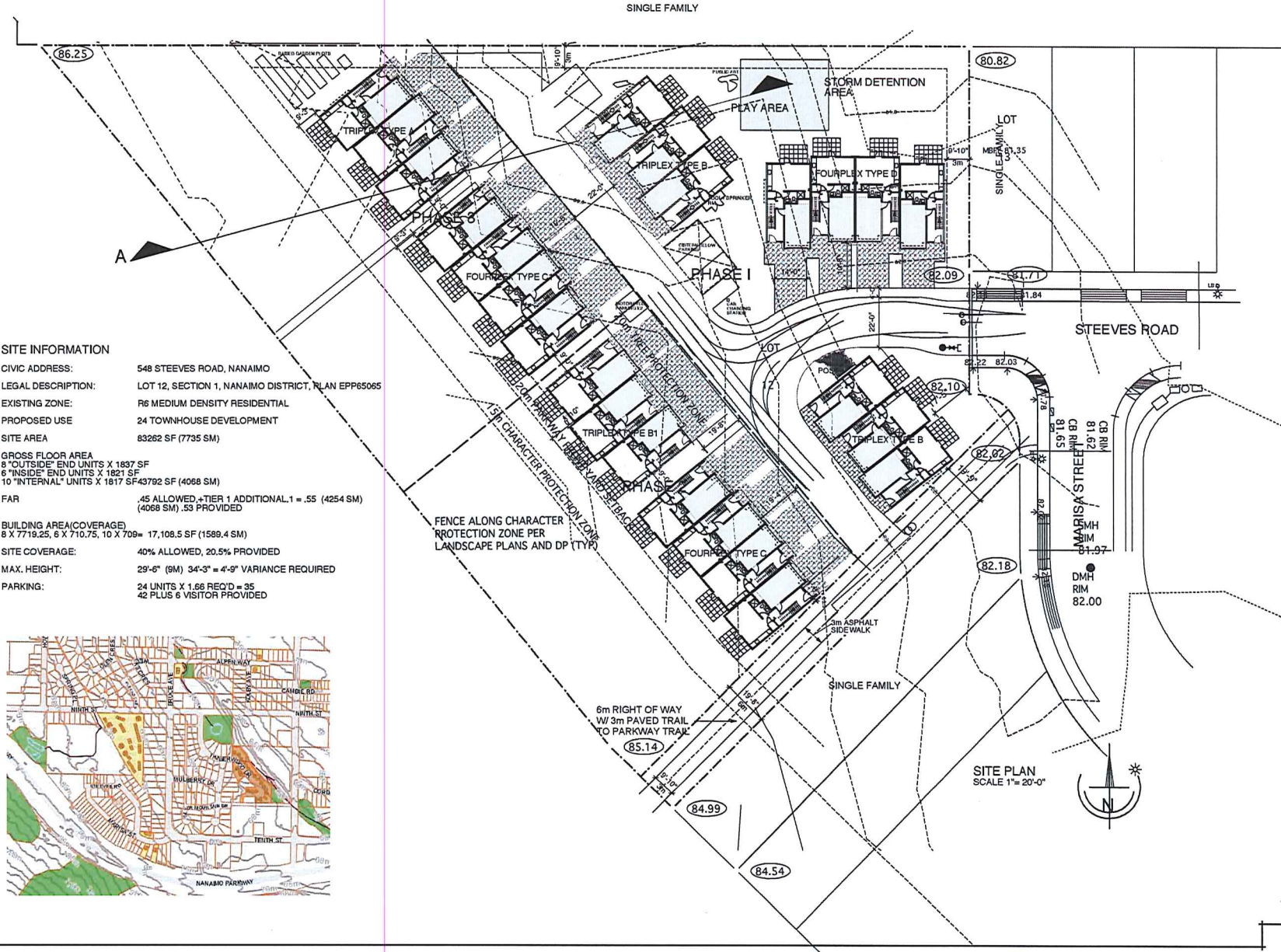
 **Subject Property**

Development Permit DP001051
548 Steeves Road

Schedule B
SITE PLAN

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NO.	DATE	REVISION
	MAR 23, 2017	
	APRIL 6, 2017	BLOGG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALC'S SHOW
	AUGUST 1, 2017	REVISED UNITS AND SITE
	AUGUST 14, 2017	REVISED PLAN
	JAN 30, 2018	REVISED SITE
	MAR 16, 2018	ADDED CH DIM.



SITE INFORMATION

CIVIC ADDRESS: 548 STEEVES ROAD, NANAIMO
 LEGAL DESCRIPTION: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN EPP65065
 EXISTING ZONE: R6 MEDIUM DENSITY RESIDENTIAL
 PROPOSED USE: 24 TOWNHOUSE DEVELOPMENT
 SITE AREA: 83262 SF (7735 SM)

GROSS FLOOR AREA
 8 "OUTSIDE" END UNITS X 1837 SF
 6 "INSIDE" END UNITS X 1821 SF
 10 "INTERNAL" UNITS X 1817 SF 43792 SF (4068 SM)

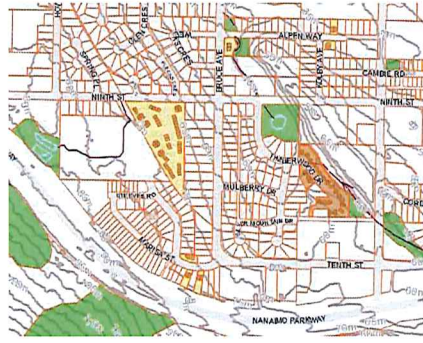
FAR: .45 ALLOWED + TIER 1 ADDITIONAL 1 = .55 (4254 SM) (4068 SM). 53 PROVIDED

BUILDING AREA (COVERAGE)
 8 X 7719.25, 6 X 710.75, 10 X 709 = 17,108.5 SF (1589.4 SM)

SITE COVERAGE: 40% ALLOWED, 20.5% PROVIDED

MAX. HEIGHT: 29'-6" (9M) 34'-3" = 4'-9" VARIANCE REQUIRED

PARKING: 24 UNITS X 1.66 REQ'D = 35
 42 PLUS 6 VISITOR PROVIDED



24 UNIT MULTI FAMILY
FOR CHARACTER DEVELOPMENTS
NANAIMO
MARISA ST

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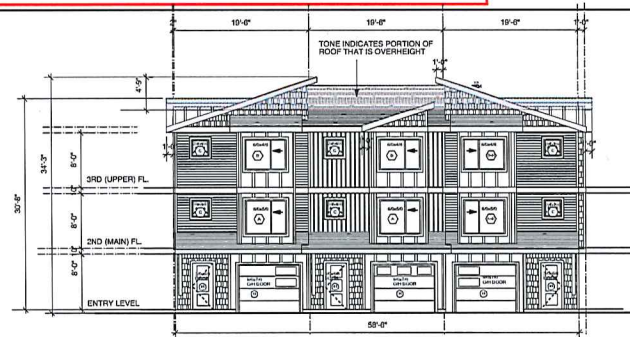
DRAWING: SITE

DRAWN BY: JE, BE, LG
 DATE: MAY 2017
 SCALE: AS NOTED

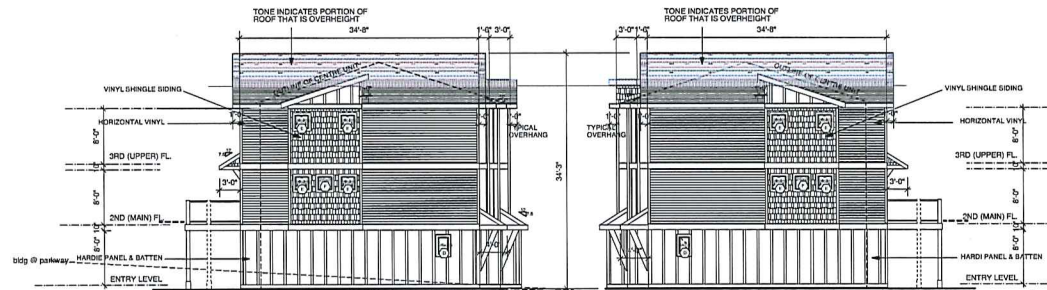
PROJECT NO. 2016-12 DRAWING NO. A1.0

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DP1051
2018-MAR-28

BUILDING ELEVATIONS



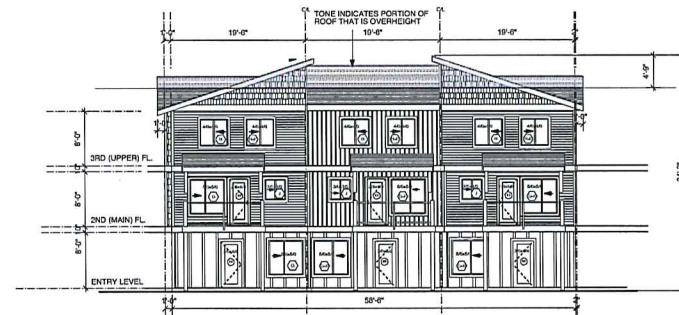
FRONT ELEVATION
scale 1/8" = 1'-0"



LEFT SIDE ELEVATION
scale 1/8" = 1'-0"

RIGHT SIDE ELEVATION
scale 1/8" = 1'-0"

*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6". Actual height is 34'3". Overheight by 4'9"



REAR ELEVATION
scale 1/8" = 1'-0"

TRIPLEX TYPE A

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NO.	DATE	REVISION
	MAR 23, 2017	
	APRIL 6, 2017	BLDG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOW
	AUGUST 1, 2017	REVISED UNITS AND SITE
	AUGUST 14, 2017	REVISED PLANS
	JAN 30, 2018	REVISED SITE
	MAR 16, 2018	ADDED O'H DIM.

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DRAWING:

3-PLEX
BLDG TYPE A

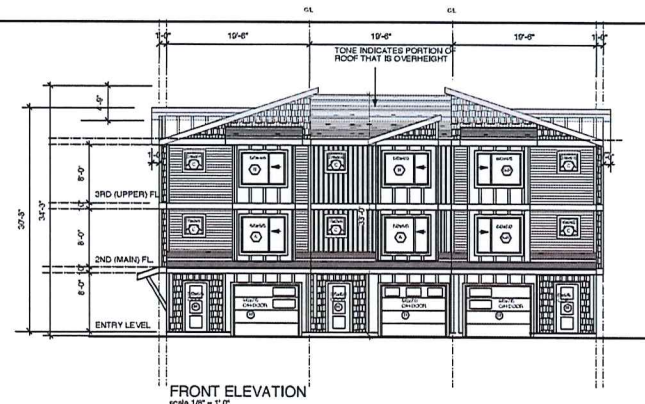
DRAWN BY: JE, BE, LG

DATE: MAY 2017

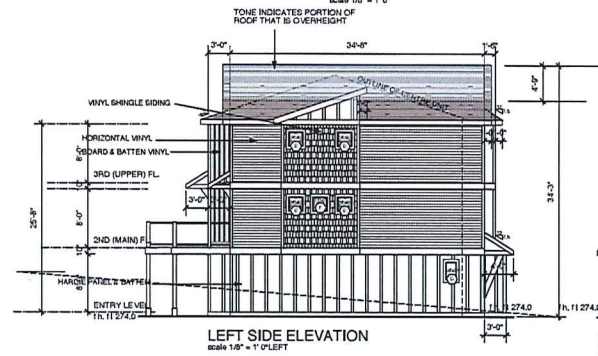
SCALE: AS NOTED

PROJECT NO. 2016-12	DRAWING NO. A2.6
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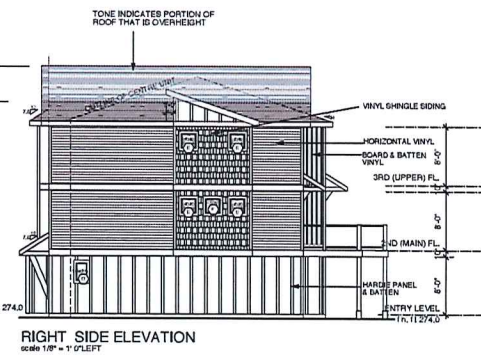
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DP 1051
2018-MAR-28
City of Nanaimo



FRONT ELEVATION
scale 1/8" = 1' 0"

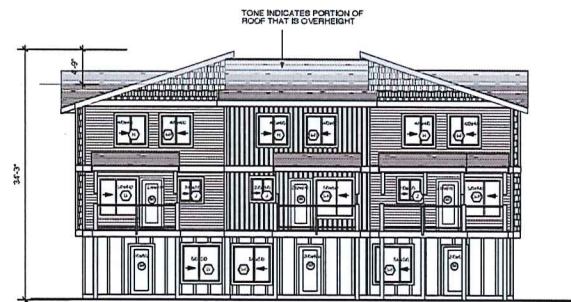


LEFT SIDE ELEVATION
scale 1/8" = 1' 0" LEFT



RIGHT SIDE ELEVATION
scale 1/8" = 1' 0" LEFT

*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6" Actual height is 34'3". Overheight by 4'9"



REAR ELEVATION
scale 1/8" = 1' 0"

TRIPLEX TYPE B

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NO.	DATE	REVISION
	MAR 23, 2017	
	APRIL 5, 2017	BLOG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOWN
	AUGUST 1, 2017	REVISED UNITS AND SITE
	AUGUST 14, 2017	REVISED PLANS
	JAN 30, 2018	REVISED SITE
	MAR 16, 2018	ADDED CH DIM.

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MARISA ST
NANAIMO

30 days read
Dennis Mahal, P.E., VGR 131
Business: (250) 247-8155
Residential: (250) 247-8111

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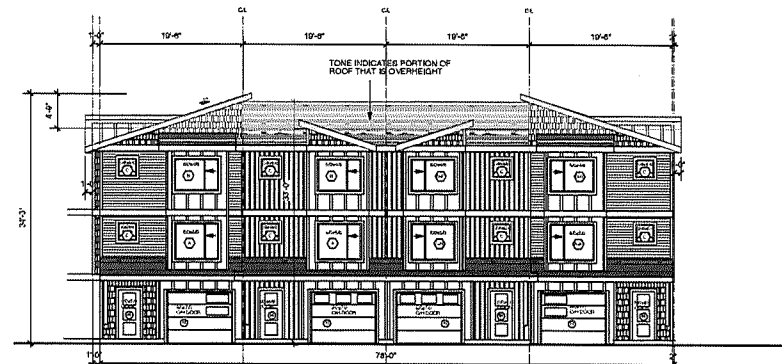
DRAWING:

3-PLEX
BLDG TYPE B

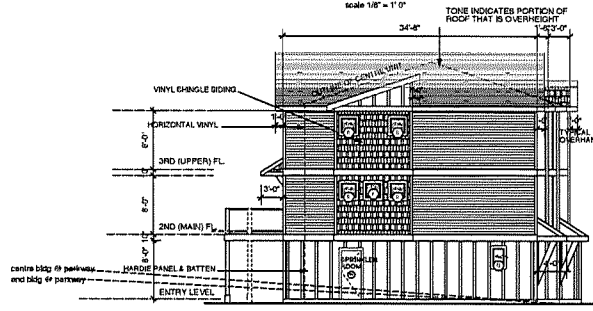
DRAWN BY: JE, BE, LG
DATE: MAY 2017
SCALE: AS NOTED

PROJECT NO. 2016-12
DRAWING NO. A3.6

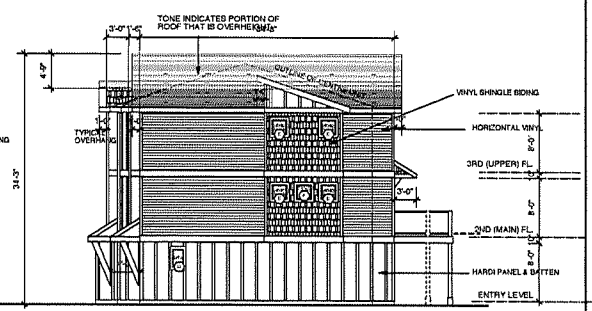
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DP-1051
2018-MAR-28



FRONT ELEVATION
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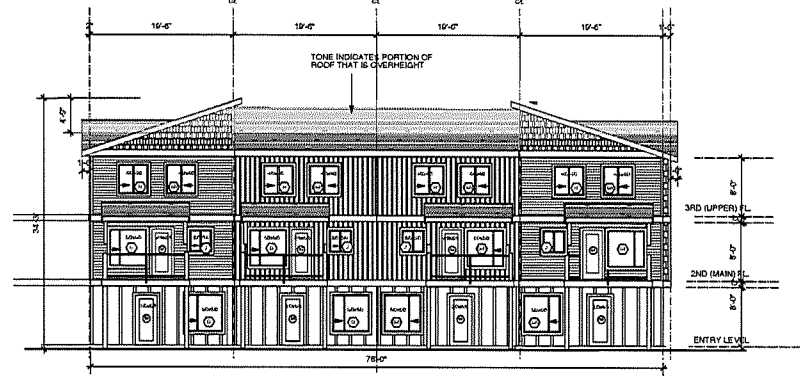


LEFT SIDE ELEVATION
scale 1/8" = 1'-0"



RIGHT SIDE ELEVATION
scale 1/8" = 1'-0"

*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6". Actual height is 34'3". Overheight by 4'9".



REAR ELEVATION
scale 1/8" = 1'-0"

FOURPLEX TYPE C

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NO.	DATE	REVISION
	MAR 23, 2017	
	APRIL 6, 2017	BLDG TYPE B
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS & SHOW
	AUGUST 1, 2017	REVISED UNITS AND SITE
	AUGUST 14, 2017	REVISED PLANS
	JAN 30, 2018	REVISED SITE
	MAR 16, 2018	ADDED CHA DIM.

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 FOR CHARACTER DEVELOPMENTS
 NANAIMO
 MARISA ST

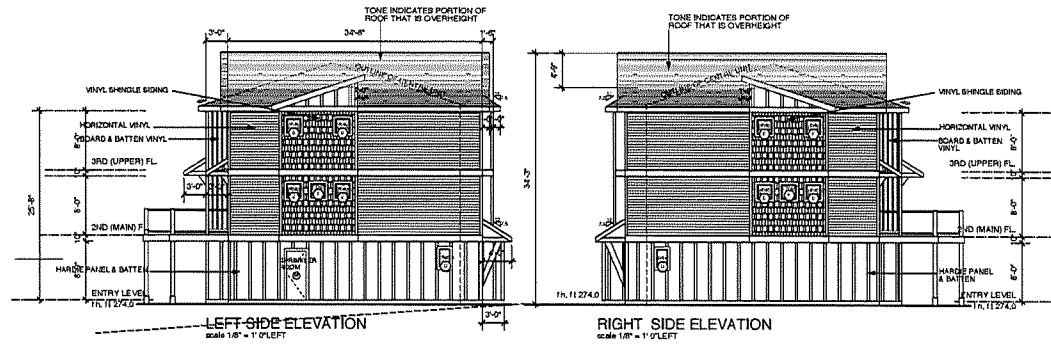
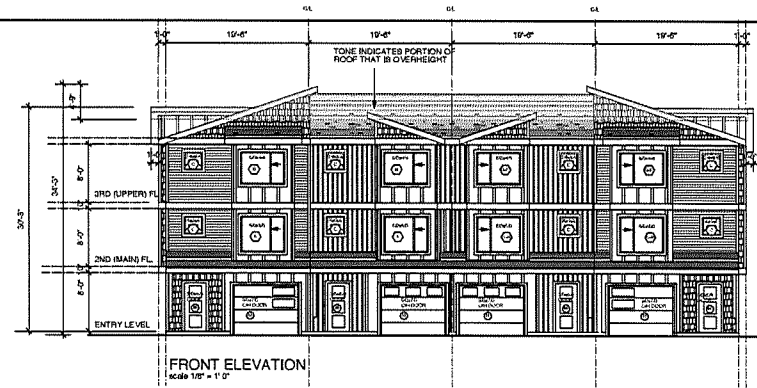
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DRAWING:
 4-PLEX
 BLDG TYPE C
 ELEVATIONS

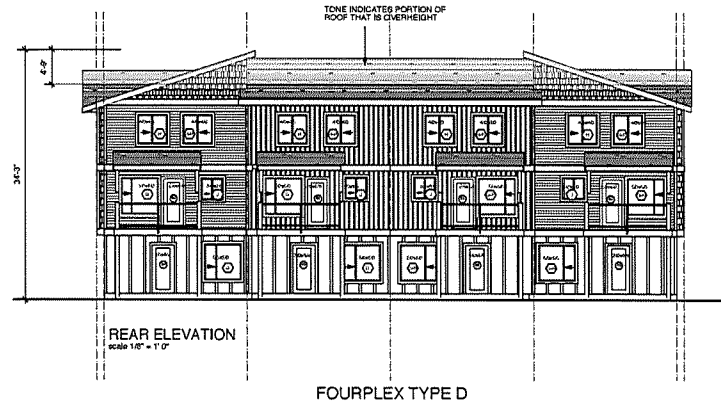
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 DATE: MAY 2017
 SCALE: AS NOTED

PROJECT NO. 2016-12 DRAWING NO. A2.2

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 2018-MAR-28



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FOURPLEX TYPE D

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NO.	DATE	REVISION
	MAR 23, 2017	
	APRIL 6, 2017	BLDG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOW
	AUGUST 1, 2017	REVISED UNITS AND SITE
	AUGUST 14, 2017	REVISED PLANS
	JAN 30, 2018	REVISED SITE
	MAR 16, 2018	ADDED CH. DIM.

24 UNIT MULTI FAMILY
FOR CHARACTER DEVELOPMENTS
NANAIMO
MARISA ST

NO help read
Gerritja Irland, P.E., V08 131
Licenses: (250) 247-8585
Tel/Fax: (250) 247-8512
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DRAWING:	
FOURPLEX TYPE D ELEVATIONS	
DRAWN BY: JE, BE, LG	
DATE: MAY 2017	
SCALE: AS NOTED	
PROJECT NO. 2016-12	DRAWING NO.

RECEIVED
DP1051
2018-MAR-28

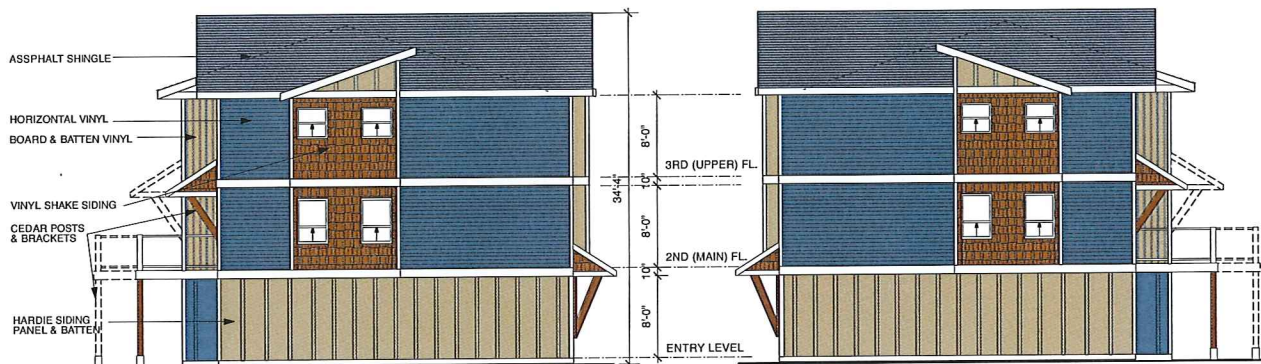
Development Permit DP001051
548 Steeves Road

Schedule D

EXTERIOR MATERIALS



FRONT ELEVATION
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LEFT SIDE ELEVATION
scale 1/8" = 1' 0"

RIGHT SIDE ELEVATION
scale 1/8" = 1' 0"

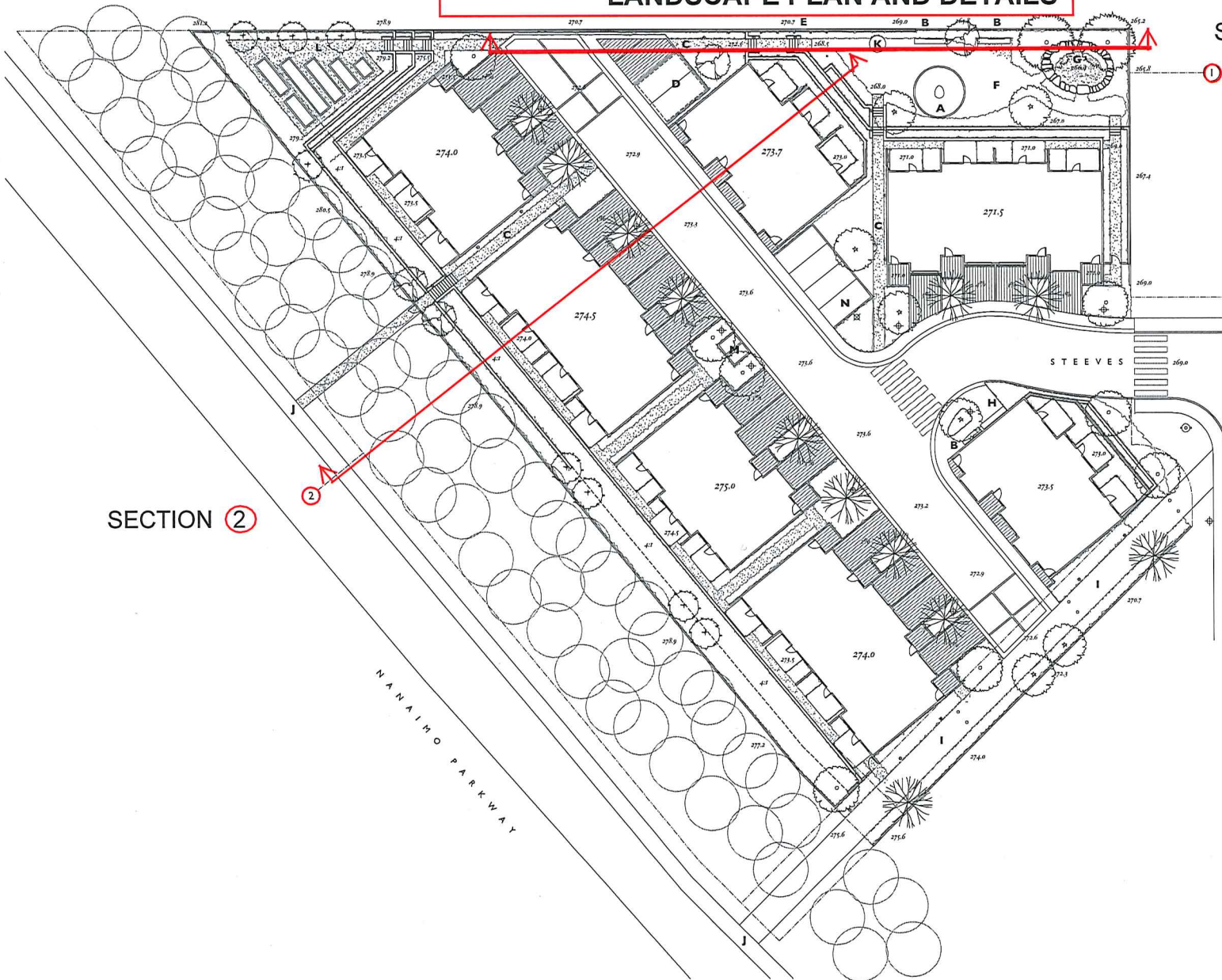


REAR ELEVATION
scale 1/8" = 1' 0"

FOURPLEX TYPE D - SHOWN IN COLOUR SCHEME #1 CABOT BLUE / WICKER (REVISED SEPT. 13/17)

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DP1051
2017-SEP-13
Current Planning & Subdivision

LANDSCAPE PLAN AND DETAILS



SECTION 1

SECTION 2

Legend

- A Play Structure
- B Bench
- C Walkway
- D Cistern
- E Vine Trellis
- F Play Lawn
- G Rain Garden
- H Mailbox
- I Public Walkway
- J Parkway
- K Public Art
- L Community Garden
- M Motorcycle Parking
- N Electric Car Park
- Path Light
- ⊕ Street Light
- ⊕ Fire Hydrant
- ⊕ Section (LA3)

March 24, 2018 revision
February 12, 2018 revision
September 12, 2017 revision
June 14, 2017 revised grading submission
July 24, 2017 revised
May 16, 2017 submission
May 16, 2017 revised grading plan
April 21, 2017 grading plan
April 12, 2017 conceptual plan
March 4, 2017 conceptual plan

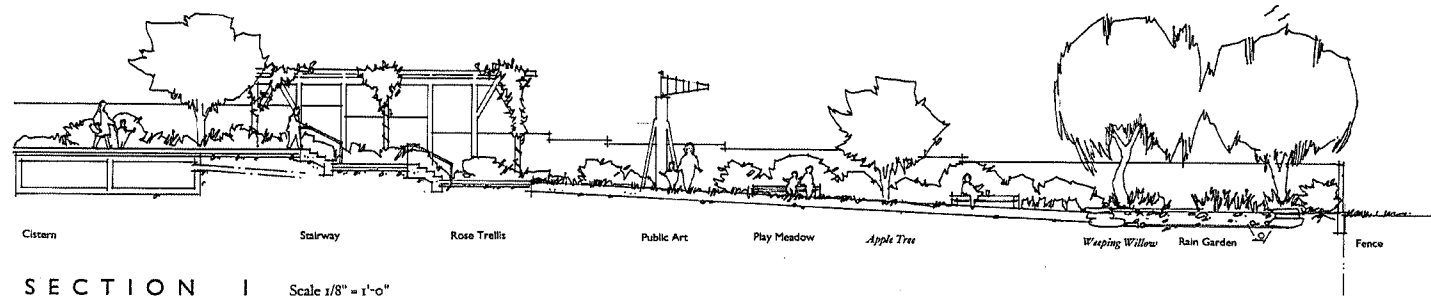


MARISA
townhouses
Nanaimo, British Columbia

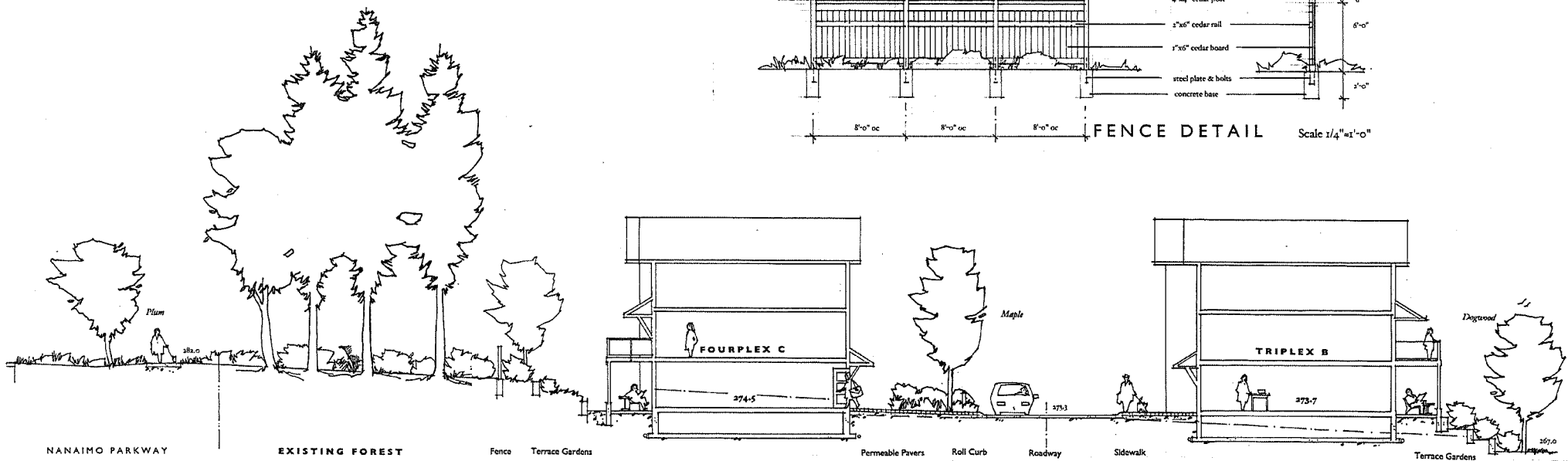
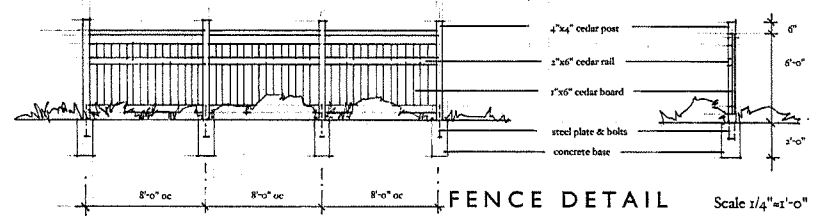
Landscape Grading Plan
Scale 1/16" = 1'-0"

TOPOGRAPHICS
landscape architecture
150 247 9720

LA I



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

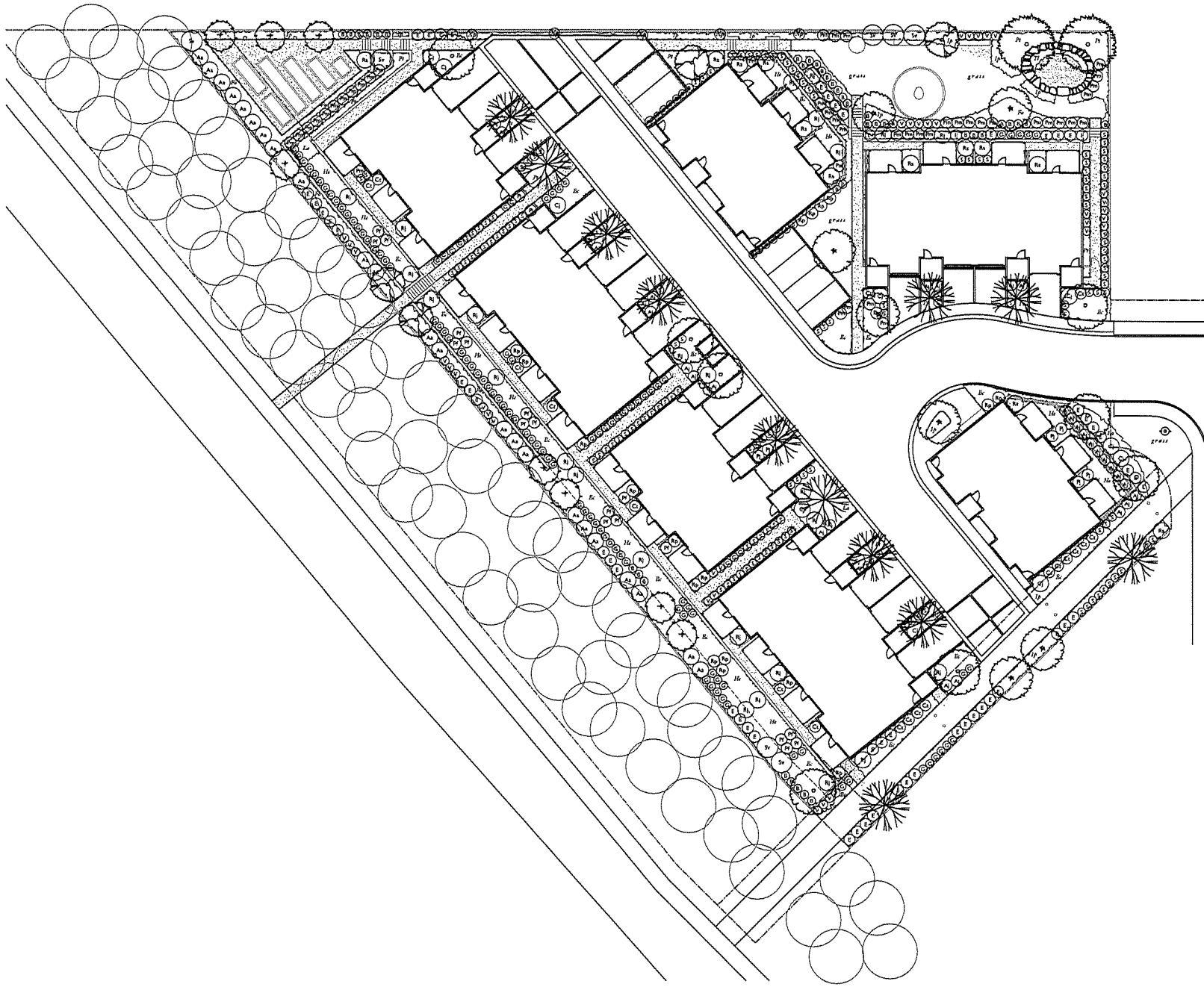


SECTION 2 Scale 1/8" = 1'-0"

MARISA
townhouses
Nanaimo, British Columbia
Landscape Sections

TOPOGRAPHICS
landscape architecture
250-247-9720

LA 3



PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size
TREES				
	12	<i>Acer rubrum</i> October Glory	Red Maple	3" cal
	8	<i>Cornus bosea</i>	Korean Dogwood	3" cal
	4	<i>Malus delgoy</i>	Crabapple	3" cal
	7	<i>Prunus serrulata</i> Shirotae	Flowering Cherry	3" cal
	7	<i>Quercus coccinea</i>	Scarlet Oak	3" cal
	2	<i>Salix caprea</i> Chrysantha	Weeping Willow	3" cal
SHRUBS				
	13	<i>Amelanchier alnifolia</i>	Saskatoon Berry	#2
	33	<i>Acacia japonica</i> Hime White	Acacia	#2
	39	<i>Blechnum spicant</i>	Deer Fern	#1
	11	<i>Camellia japonica</i> Elegans Champagne	Camellia	#3
	19	<i>Chaenactis tenax</i>	American Madhatter	#2
	12	<i>Hamamelis alata</i> Compacta	Witchhazel	#2
	96	<i>Gaultheria shallon</i>	Salal	#2
	17	<i>Potentilla fruticosa</i> Abbotwood	Climbing	#2
	8	<i>Pteris japonica</i> Forest Flame	Flora	#3
	17	<i>Polytrichum monatum</i>	Sword Fern	#2
	21	<i>Rhododendron Jean Marie de Montagne</i>	Rhododendron	#3
	15	<i>Rhododendron Purple Gem</i>	Rhododendron	#2
	12	<i>Rhododendron Snow Lady</i>	Rhododendron	#2
	140	<i>Skinemia japonica</i>	Skinemia	#2
	7	<i>Syringa vulgaris</i> Edith Cavell	Lila	#3
	27	<i>Vaccinium ovatum</i>	Huckleberry	#2
GROUNDCOVERS				
	149	<i>Erica carnea</i> Springwood White	Heather	3"
	66	<i>Larocordia argenteifolia</i> Mammoth	Laender	3"
	186	<i>Pachysandra terminalis</i>	Japanese Spurge	3"
PERENNIALS				
	16	<i>Hieris</i>	To be selected	3"
	19	<i>Iris pumila</i>	Iris	3"
	20	<i>Typha latifolia</i>	Cattail	3"
GRASSES				
	76	<i>Festuca ovina</i> Glance	Blue Fescue	3"
VINES				
	1	<i>Parthenocissus viticordata</i>	Boston Ivy	#2

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

March 24, 2018 revision
 February 22, 2018, revision
 September 22, 2017 revision
 August 14, 2017, revision & submittal
 July 24, 2017 revision
 May 19, 2017 submittal
 May 16, 2017 revision
 May 9, 2017 conceptual plan
 April 21, 2017, conceptual plan
 March 4, 2017 conceptual plan



Landscape Planting Plan
 Scale 1/16" = 1'-0"

TOPOGRAPHICS
 landscape architecture
 250 247 9720

LA 2

SCHEDULE D - AMENITY REQUIREMENTS

Schedule D

Amenity Requirements for Additional Density

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

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

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property; and / or• a CS-1 (Community Service One) zoned property.	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none">• retail store or public market;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;• a CS-1 (Community Service One) zoned property; and / or• public art.	1 point each
Total		20

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

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		16

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

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: <ul style="list-style-type: none"> a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m² of Gross Floor Area for the first 5000m² plus one space per 1500m² of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle. 	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

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

Category 5: Energy Management (6 points required)

Amenity		Points
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate.	5
B	The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards: <ul style="list-style-type: none"> • yearly heating demand \leq 15 kWh or peak heat demand \leq 10 W/m² • yearly cooling demand \leq 15 kWh • building air tightness \leq 0.6 ACH @50 • excess temp frequency \leq 10% • primary energy demand \leq 120 kWh 	10
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		16

Category 6: Water Management (8 points required)

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

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

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

125 points total

Definitions

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

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

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

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

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

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

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