

DATE OF MEETING July 9, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1073 – 20 BARSBY AVENUE

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a six-storey, 90-unit condominium development with underground parking.

Recommendation

That Council issue Development Permit No. DP1073 at 20 Barsby Avenue with the following variances:

- increase the maximum building height from 14m to 19.6m;
- reduce the minimum required front yard setback (Barsby Avenue) from 6m to 3m;
- reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0m;
- reduce the minimum required flanking side yard setback (west) from 4m to 3m;
- reduce the watercourse setback measured from the top of bank from 30m to 0m; and
- reduce the required number of parking spaces from 90 to 85 spaces.

BACKGROUND

A development permit application, DP1073, was received from Platinum Properties Group Corporation on behalf of Riverstone Place Inc. for a 90-unit multiple family development.

A previous development permit (DP922) for a 58-unit condominium development was approved with variances to the maximum building height, minimum front yard setback, and required watercourse setback.

Subject Property:

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located north of Prideaux Street and Mill Street. Barsby Park wraps around the north side of the subject property.
<i>Total Lot Area</i>	4,280m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Downtown Centre Urban Node Map 3 – Development Permit Area No. 1 – Watercourses; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The vacant subject property is an infill project with street frontage on Barsby Avenue, Prideaux Street, and Mill Street. It is in a location that has minimal vehicle traffic, but is an important pedestrian and cycling route. A pedestrian bridge connects Barsby Avenue with Caledonia Avenue across the Millstone River to the west.

Undeveloped road right-of-way is located to the north, east, and west of the subject property. Barsby Park and the Millstone River lie directly to the north. Maffeo Sutton Park is located approximately 500m to the southeast.

A development permit was recently approved on the adjacent property to the south (20 Prideaux Street) for a 57-unit rental apartment building.

DISCUSSION

Proposed Development

The proposed development is a five- to six-storey, 90-unit multiple family building (condo) with underground parking. The development has nine unit types ranging from 53m² to 83m².

Site Design

The main entrance to the building is located towards the west end of Barsby Avenue with on-street parking available at the front of the building. The underground parking is accessed to the south towards the intersection at Prideaux Street. The building maximizes street presence with street access to the ground floor units, sidewalk improvements, and boulevard trees.

Building Design

The proposed five- to six-storey building is a contemporary design with a shed roof that defines the building bays. The rhythm of the bays articulates the building elevations, and the material palette consists of ledge stone veneer, Hardie siding in grey and red, cement panel, and board and batten details. The upper floor is treated with lighter material finishes that reduce the influence of the building height. The lower floors provide a strong base and ground floor presence with the ledge stone treatment and cedar beam accents.

The front entrance of the proposed building is accentuated on the street by a large cedar pergola. The ground floor decks have well announced private and semi-private spaces with picket rail fences on the street frontage on Barsby Avenue.

Landscape Design

The landscape design consists of three parts:

1. Ground Floor Patios

The ground floor patios facing Barsby Avenue create a defined street edge with concrete walls/planters to accommodate the difference in grade. These planters will be planted with evergreen and deciduous flowering shrubs.

The proposed ground floor patios overlooking the Millstone River are elevated above the restored planting area and have low retaining walls that contain native planting areas that surround the patios.

2. Outdoor Amenity Space

A proposed recreation area is provided on top of the underground parking structure on the northeast side of the building facing the Millstone River. The grassed area is proposed for multi-purpose use by the residents of the building with a walkway and benches along the edge. There is a proposed gazebo at the edge of the recreation garden area that provides seating for the residents and overlooks the existing trail and Millstone River.

3. Watercourse Setback Restoration Area

The watercourse setback area will be restored by removing invasive species and refuse, and by replanting the area with indigenous plant, shrub, and tree species to increase the planting density in the riparian area. Permanent fencing will also be installed to protect the watercourse setback from further intrusion.

Schedule D – Amenity Requirements for Additional Density

To obtain the required Floor Area Ratio to allow the proposed building, the development will achieve Tier 1 and 2 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- Onsite amenities such as public art, dedicated tenant garden space, electric vehicle and electric scooter/bicycle charging stations, a designated car co-op parking space, and the purchase and donation of a new car by the developer to a recognized car share program.
- Sustainable development features such as a green roof, at least 50% of site consisting of permeable surfaces, building energy standards exceeding ASHRAE 90.1 2010 Energy Standard by 5% or more, and increasing the number of trees on-site post-development by 20%.

See Attachments for more information.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2017-NOV-23, accepted DP001073 as presented with support for the proposed variances, and provided the following recommendation:

- The applicant should work with Staff to develop Barsby Avenue as a pedestrian-friendly environment with reduced road width, flush sidewalks, curbs, and street trees.

The applicant responded to the DAP recommendation by providing an updated road design. The proposed changes adequately respond to the DAP recommendation.

Proposed Variances

Maximum Allowable Building Height

The maximum building height is 14m. The proposed building height is 19.6m, a proposed variance of 5.6m.

The proposed development is located within the Downtown Centre Urban Node, which supports mid-rise and high-rise building forms. The increase in height is not anticipated to impact any views or shadow any adjacent properties. Additionally, it will allow for a higher residential density on a smaller building footprint than would have otherwise been achieved—a goal of the Downtown Centre Urban Node. Staff support the proposed variance.

Minimum Required Front Yard Setback (Barsby Avenue)

The minimum required front yard setback is 6m. The proposed front yard setback is 3m, a proposed variance of 3m.

Due to the constraints of the watercourse setback, the proposed front yard setback variance allows the building footprint to be located further away from the riparian area. The reduced front yard setback is also more characteristic of the urban form anticipated in the Downtown Centre Urban Node.

Minimum Required Front Yard Setback – Underground Parking Structure

The minimum required front yard setback for an underground parking structure is 1.8m. The proposed front yard setback is 0m, a proposed variance of 1.8m.

The reduced front yard setback allows the parking structure to be located further outside of the watercourse setback area.

Minimum Required Flanking Side Yard Setback

The minimum required flanking side yard setback (west) is 4m. The proposed flanking side yard setback is 3m, a proposed variance of 1m.

The reduced flanking side yard setback allows the building to be located further outside of the watercourse setback. The west flanking side yard setback is adjacent to an undeveloped road right-of-way (Mill Street); therefore, the proposed setback reduction will have no impact from a pedestrian's perspective from Barsby Avenue.

Watercourse Setback

The required watercourse setback is 30m from top of bank. The proposed setback is 0m, a proposed variance of 30m.

The required 30m watercourse setback impacts the entire subject property; therefore, a variance is required to provide a viable building envelope. The previous development permit reduced the watercourse setback to 10m. The purpose of a further watercourse setback reduction to 0m is to accommodate a portion of the underground parking structure.

An Environmental Assessment and Restoration Plan has been prepared by a Qualified Environmental Professional (QEP). The QEP notes that the watercourse setback variance request will have no impact to the Provincial Streamside Protection and Enhancement Area (SPEA) setback, which is below the top of bank (measured 30m from the high-water mark of the Millstone River). An objective of the City's development permit area guidelines is to restore and enhance watercourses and riparian areas for wildlife movement and the natural features, functions, and conditions that support fish and wildlife processes. To offset the impact of the development within the watercourse setback area and improve habitat conditions in the SPEA, the QEP recommends removal of all invasive species from the site and replanting of indigenous plant and tree species within a total 2,027.44m² restoration area, representing 48% of the lot area. Part of this restoration area (131m²) is located on the roof of the underground parking structure. Additionally, a protective fence will also be installed to protect the watercourse setback area from further intrusion. The QEP concludes that the proposed restoration will be an improvement over the existing riparian area conditions.

Required Number of Parking Spaces

The required number of spaces is 90 parking spaces (one space per unit). The proposed parking is 85 spaces, a proposed variance of 5 parking spaces.

The proposed number of parking spaces represents 0.94 parking spaces per unit. The proposed development is located within the Downtown Mobility Hub, which has the highest proportion of sustainable transportation trips in the city. The subject property is located close to transit, a cycling/pedestrian network, and many amenities and services within walking distance. Secure bicycle storage (48 spaces) is also provided in the underground parking structure.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1073 proposes a six-storey, 90-unit multiple-family development.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- The proposed development achieves the required floor area ratio by meeting the Tier 1 and Tier 2 requirements of Schedule D – Amenity Requirements for Additional Density.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Parking Plan
ATTACHMENT E: Building Elevations

ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT I: Aerial Photo

Submitted by:

L. Rowett,
Manager, Current Planning and Subdivision

Concurrence by:

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 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 19.6m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (Barsby Avenue) from 6m to 3m.
3. *Section 6.5.1 Projections into Yards* – to reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0m.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback (west) from 4m to 3m.
5. *Section 6.3.1.4 Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse setback measured from the top of bank of the Millstone River from 30m to 0m.

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

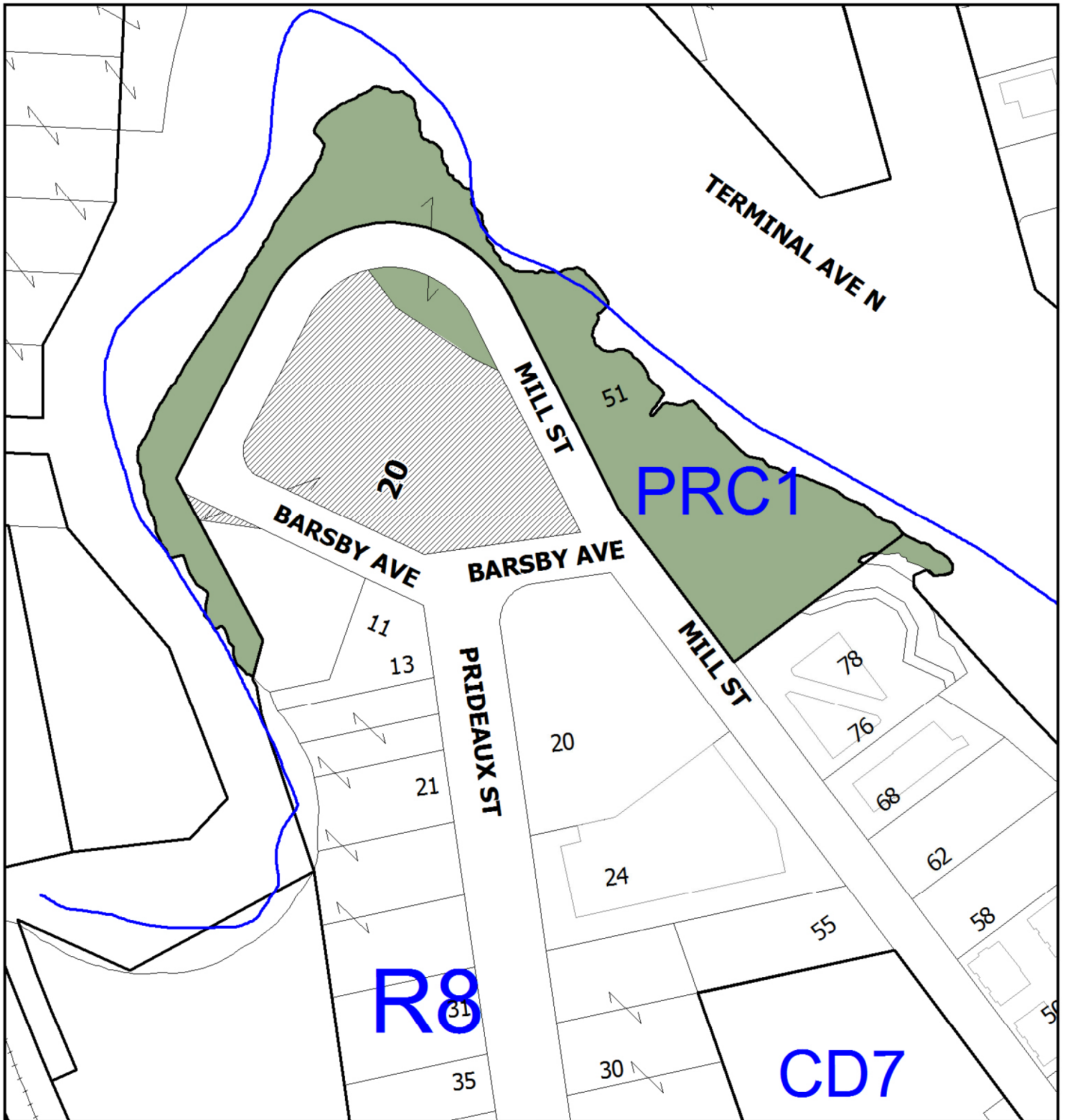
1. *Schedule ‘A’* – to reduce the required number of parking spaces from 90 to 85.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2018-MAY-22 as shown on Attachment C.
2. The subject property shall be developed in accordance with the Parking Plan prepared by Raymond de Beeld Architect Inc., dated 2018-JUN-20 as shown on Attachment D.
3. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2018-MAY-22 as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2018-MAY-23 as shown on Attachment G.
5. The subject property shall be developed in accordance with the recommendation in the Environmental Assessment and Restoration Plan prepared by Aquaparian Environmental Consulting, dated 2018-JUN-21 as shown on Attachment H.
6. A landscape bond is required for 100% of the landscape estimate prepared by Aquaparian Environmental Consulting in the Environmental Assessment dated 2018-JUN-21 as shown on Attachment H.

7. A 3-year maintenance period is required as per the Environmental Assessment and Restoration Plan prepared by Aquaparian Environmental Consulting dated 2018-JUN-21. A certified letter of completion is required from the Qualified Environmental Professional at the end of the 3-year maintenance period.
8. The subject property is to be developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by the applicant and dated 2018-JUN-22 as outlined in Attachment I. A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all required points have been achieved.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001073

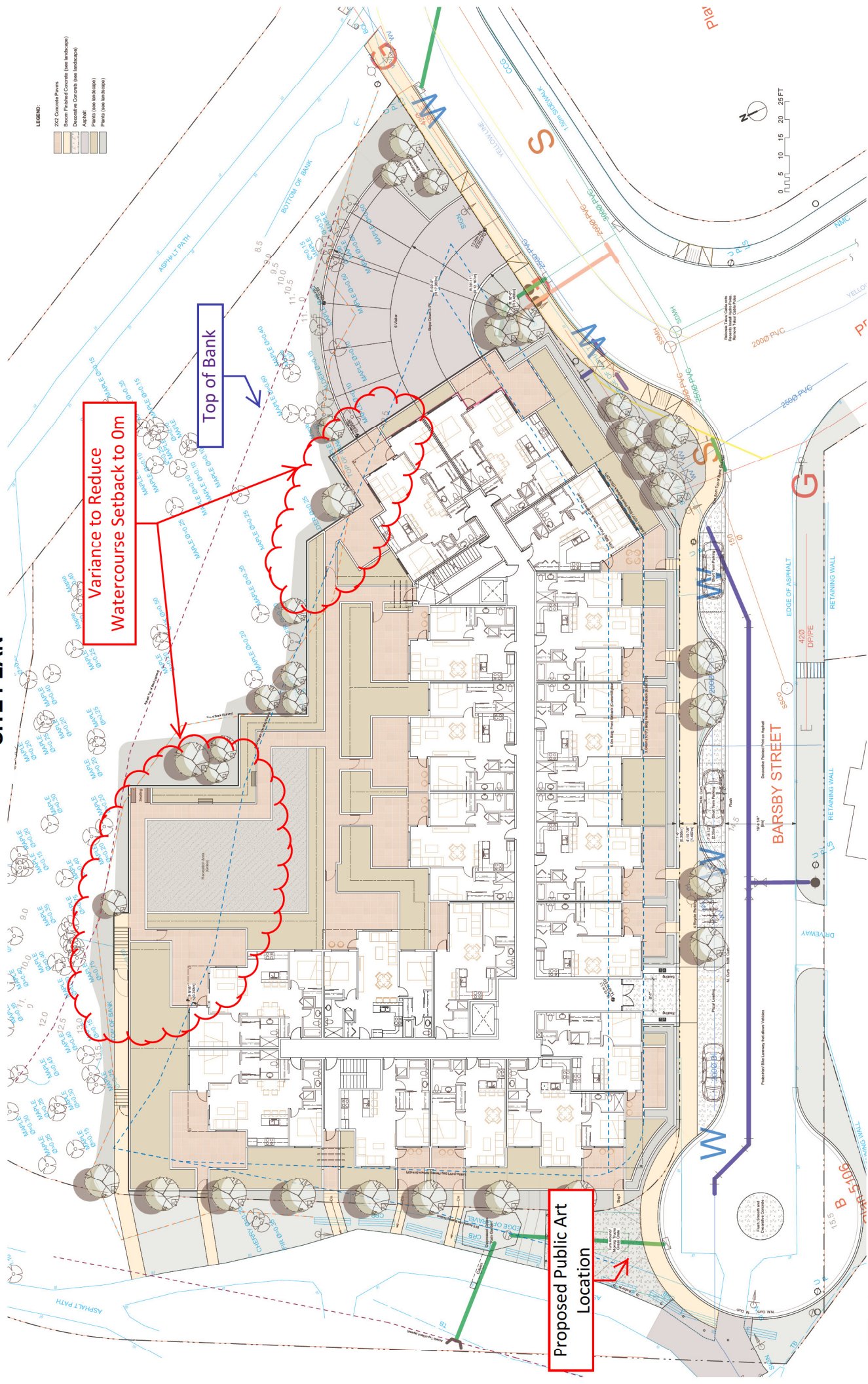


LOCATION PLAN

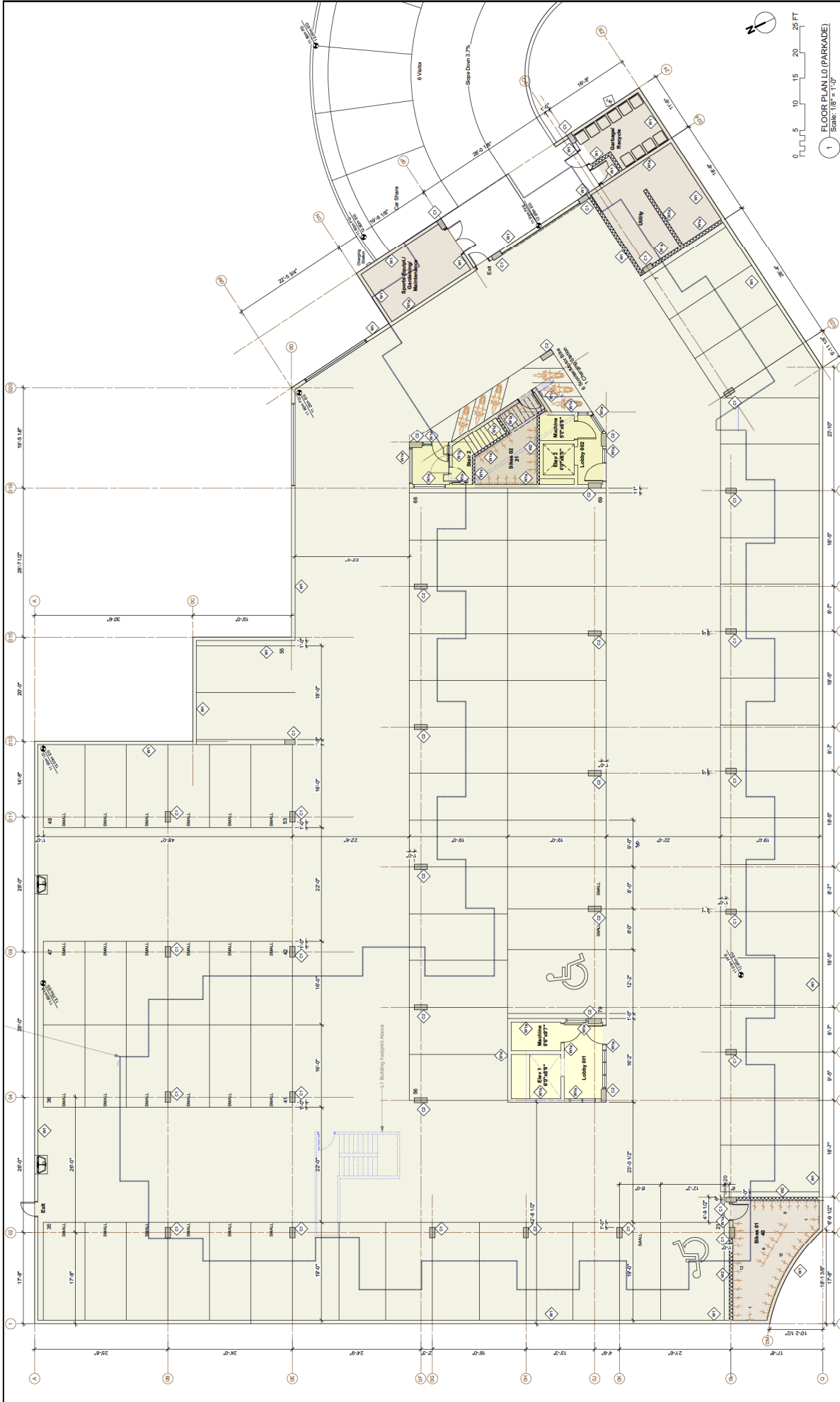
 **Subject Property**

Civic: 20 Barsby Avenue
Lot B, Section 1, Nanaimo District, Plan 5106
and Lot A Section 1, Nanaimo District,
Plan 5106 except that part in
PLan VIB82971

ATTACHMENT C SITE PLAN



ATTACHMENT D PARKING PLAN



RAYMOND
de BEELD
ARCHITECT INC.

7505 Riverstone Place, Nanaimo, B.C. V9S 4K1
Tel: (250) 754-2106 Fax: (250) 754-2111
Email: info@raymonddebeeld.ca
www.raymonddebeeld.ca

RIVERSTONE PLACE

20 Barsby Ave., Nanaimo, BC
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 5106 EXCEPT VIP82971,
LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 5106

**FLOOR PLAN L0
(PARKADE)**

RECEIVED
DP 1073
2018-JUN-22
As Noted
June 20, 2018
On: 1750 Riverstone Place 23 - Plans V04

Do not scale drawings. Contractor shall verify dimensions to the architect before construction. All dimensions shall be confirmed until stamped and signed by the architect.

As an instrument of service, this drawing is the property of the architect and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

No.	Date	Issue Notes	No.	Date	Revision Notes

1 FLOOR PLAN L0 (PARKADE)
Scale: 1/8" = 1'-0"

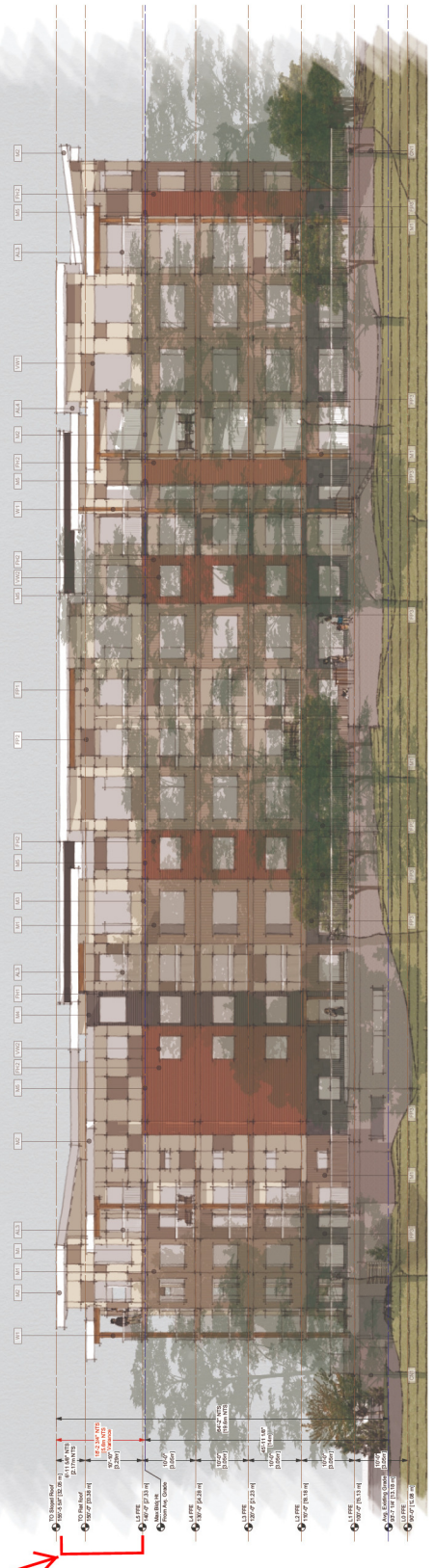
0 5 10 15 20 25 FT

ATTACHMENT E BUILDING ELEVATIONS



1 EAST ELEVATION

Proposed Height
Variance



2 NORTH ELEVATION

- MATERIAL LEGEND:**
- 01 Light Stone Veneer
 - 02 Dark Stone Veneer
 - 03 Light Stone Veneer
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1 FROM MILLS STREET



2 FROM PRIDEAUX STREET



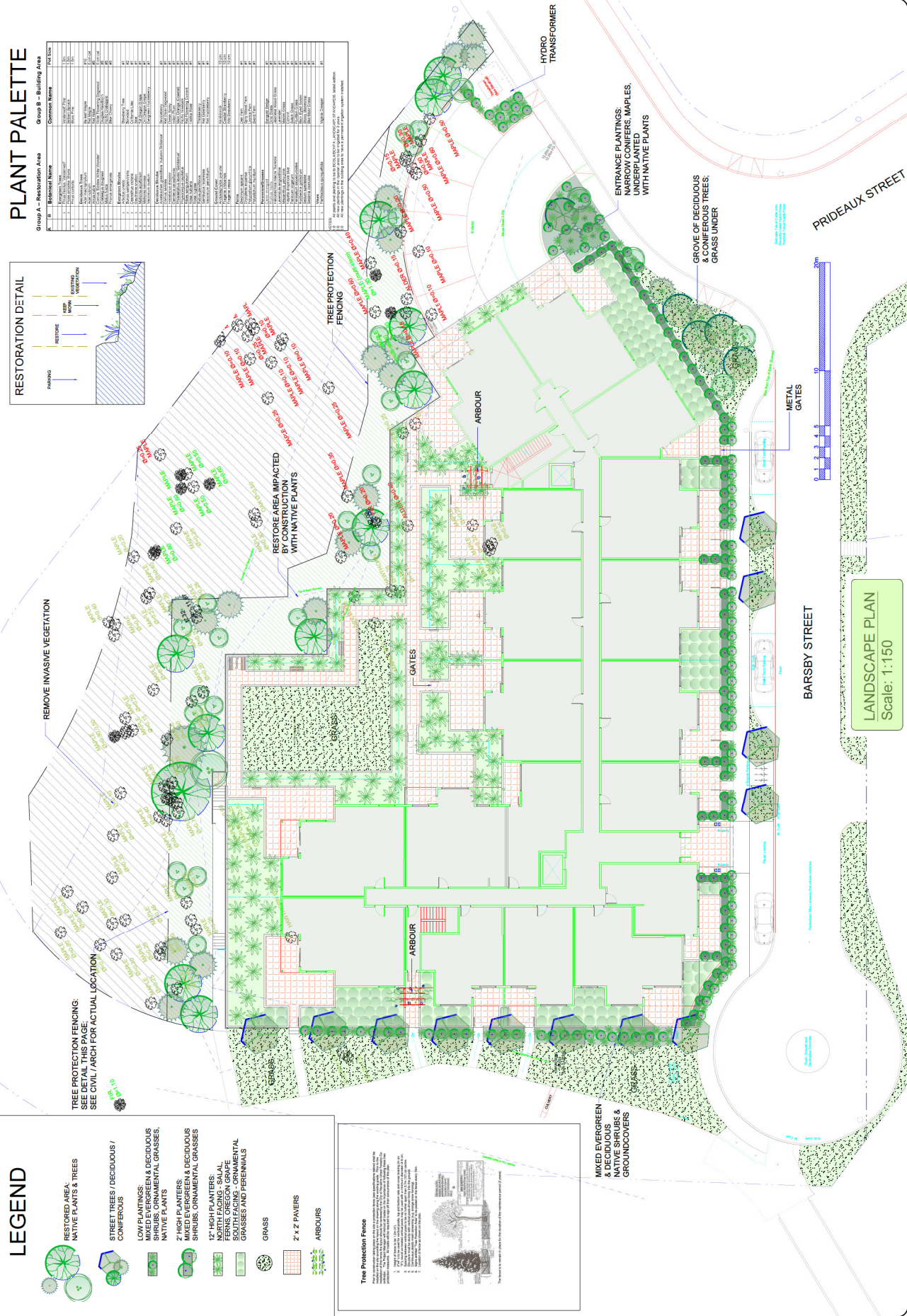
3 BIRD EYE VIEW



4 NW VIEW

ATTACHMENT G
LANDSCAPE PLAN AND DETAILS

RIVERSTONE PLACE ----- LANDSCAPE CONCEPT ----- 20 BARSBY AVENUE



LEGEND

- RESTORED AREA: NATIVE PLANTS & TREES
- STREET TREES / DECIDUOUS / CONIFEROUS
- LOW PLANTINGS: MIXED EVERGREEN & DECIDUOUS SHRUBS, ORNAMENTAL GRASSES, NATIVE PLANTS
- 2' HIGH PLANTERS: MIXED EVERGREEN & DECIDUOUS SHRUBS, ORNAMENTAL GRASSES
- 12" HIGH PLANTERS: MIXED EVERGREEN & DECIDUOUS SHRUBS, ORNAMENTAL GRASSES
- GRASS
- 2' x 2' PAVERS
- ARBOURS

Tree Protection Fence

The tree protection fence is a critical element in the landscape plan, designed to protect existing trees and vegetation during construction. It is typically constructed using a combination of physical barriers and signage to ensure the safety of the trees and the surrounding environment.

1. The fence is constructed using a combination of physical barriers and signage to ensure the safety of the trees and the surrounding environment.

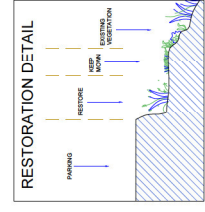
2. The fence is constructed using a combination of physical barriers and signage to ensure the safety of the trees and the surrounding environment.

3. The fence is constructed using a combination of physical barriers and signage to ensure the safety of the trees and the surrounding environment.

4. The fence is constructed using a combination of physical barriers and signage to ensure the safety of the trees and the surrounding environment.

PLANT PALETTE

Group A - Restoration Area	Group B - Building Area	Plant Name	Plant Size
1	1	Red Maple	12"
2	2	White Birch	12"
3	3	Green Ash	12"
4	4	Black Birch	12"
5	5	Red Maple	12"
6	6	White Birch	12"
7	7	Green Ash	12"
8	8	Black Birch	12"
9	9	Red Maple	12"
10	10	White Birch	12"
11	11	Green Ash	12"
12	12	Black Birch	12"
13	13	Red Maple	12"
14	14	White Birch	12"
15	15	Green Ash	12"
16	16	Black Birch	12"
17	17	Red Maple	12"
18	18	White Birch	12"
19	19	Green Ash	12"
20	20	Black Birch	12"



NOTES:
For grading information, see Civil drawings.



REVISIONS:
Issued for DP - 2017/Sep18
Re-issued for DP - 2017/Oct12
Re-issued for DP - 2018/Apr19
Revision #2 for DP - 2018/May23



PROJECT:
RIVERSTONE PLACE

SITE LEGAL DESCRIPTION:
20 BARSBY AVE.
NANAIMO, BC

SHEET TITLE
LANDSCAPE CONCEPT

SCALE: 1:150	DATE: Sep 2017
AS NOTED	DATE: Sep 2017
DRAWN: DR	CHECKED: VAD
PROJECT NUMBER: BARSBY 2017	
DRAWING NUMBER: L1-DP	

RIVERSTONE PLACE ----- LANDSCAPE DESIGN RATIONALE----- 20 BARSBY AVENUE



The Millstone River at 20 Barsby

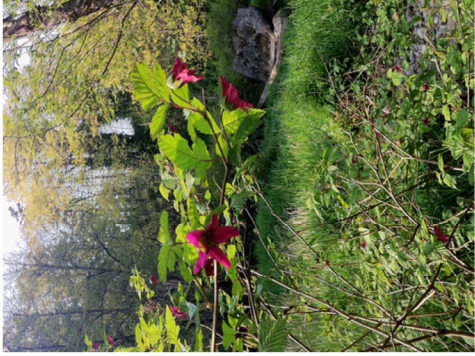
Barsby Streetscape
Bike lane, street trees, traffic calming devices including bump out at the intersection.



Barsby / Building Street Edge
The street edge is defined by concrete walls / planters to accommodate grade differences. 2'-0" high planters, planted with a variety of evergreen and deciduous flowering shrubs for the street edge.



Areas impacted by construction will be restored using native species



Private and semi-private spaces within the development

South facing - sun loving ornamental grasses and perennials



North facing- groundcover native plants and ornamental grasses



NOTES:
For grading information, see Civil drawings.

REVISIONS:

Issued for DP - 2017/Sep18
Re-Issued for DP - 2017/Oct12
Re-Issued for DP - 2018/Apr19
Revision #2 for DP - 2018/May23

CONSULTANT'S

PROJECT:

RIVERSTONE PLACE

SITE LEGAL DESCRIPTION:

20 BARSBY AVE.
NANAIMO, BC

SHEET TITLE

LANDSCAPE CONCEPT

SCALE:	DATE:
AS NOTED	Sept 2017
DRAWN:	CHECKED:
OR	VAD
PROJECT NUMBER:	BARSBY 2017
DRAWING NUMBER:	L2 - DP

ATTACHMENT H

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

DP 1073, RIVERSTONE PLACE, 20 BARSBY

SCHEDULE D

22-Jun-18

AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY TIER 1 & 2

Category 1: Site Selection (10 points required, 20 points allowed)

Amenity		Points allowed	Points Proposed
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. Yes.	3	3
C	The proposed development is located within 200m of a park or trail network. Yes.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store; Bowen Road • daycare facility; Pauline Haarer out of School Care • Nanaimo Regional District transit bus stop; Comox at Prideaux • any PRC (Parks, Recreation and Culture) Zoned property; and / or Lowden Park • a CS-1 (Community Service One) zoned property. Bowen Park Fields 	1 point each	5
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; Original DP Park Dedication • a CS-1 (Community Service One) zoned property; and / or • public art. See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.	1 point each	2
Total			11

Category 2: Retention and Restoration of Natural Features (8 points required, 16 points allowed)

Amenity		Points	Points
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. There is an Oak 50 cm in diameter near the agreed top of the bank (mid point), see attached A1.3 Vegetation Composition.	2	2
E	The proposed development includes street trees. Yes, see Landscape Plan - Trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. Yes, 39 - 6cm caliper trees will be planted to replace 39 trees that are greater than 6cm caliper trees.	1	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. Yes, there is 95 existing trees. 20% is 19 trees. The required number of trees is 114. 39 trees to be removed, minimum 58 trees will be planted in the restored and street area. See attached Landscape Plan - Trees.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces. Yes, see attached A1.2 with the calculation.	3	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. Yes, see attached Proposed Interpretive Signage Content.	1	1
Total			10

Category 3: Parking and Sustainable Transportation (10 points required, 20 points allowed)

	Amenity	Points	Points
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. One out of six visitor parking spaces along the ramp to the parkade to be designated as car share or co-op parking stall, see attached Parkade Plan, grid lines 24/N-P.	1	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. Yes, new car car to donated to a recognized car share provider.	4	4
D	The parking area within the proposed development includes at least one electric vehicle charging station. Yes, the proposed development will include electric charging station, see attached Parkade Plan, outside the parkade, grid lines 24/N-P.	1	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. Yes.	4	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: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and - 6 scooter stalls to be provided next to East elevator - see Parking Plan, grid lines 19-20/G-J b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² 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. The electric plug is to be provided, see Parking Plan, grid lines 19-20/H-J.	2	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. Yes, see attached email description from Raymond.	2	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area. The signage to be provided at the building entrance, displaying handyDART phone number 250-390-3000.	1	1
	Total		15

Category 4: Building Materials (8 points required, allowed 16 points)

	Amenity	Points	Points
A	Wood is the primary building material. Yes.	1	1
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. The Construction and Waste Management Plan will be submitted.	2	2
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project. The signage to be installed.	1	1
	Total		4

Category 5: Energy Management (6 points required, 16 points allowed)

	Amenity	Points	Points
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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. The letter to be provided.	5	5
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. The signage to be installed.	1	1
	Total		6

Category 6: Water Management (8 points required, 16 points allowed)

	Amenity	Points	Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. Yes, see attached A1.2 with the calculation.	2	2
C	A green roof is installed to a minimum 30% of the roof. Yes, the green roof covers 40% of the area, see A1.4.	3	3
F	A water efficient irrigation system (such as drip) is installed. Yes, drip irrigation system to be installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. Yes, the rain garden/bioswale together with over-flow retention pond is located to the north of Cul-de sac, see Site Plan.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. The signage to be installed.	1	1
	Total		9

Category 7: Social and Cultural Sustainability (10 points required, 21 points allowed)

	Amenity	Points	Points
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. The developer will enter a Housing Agreement with City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art. See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.	2	2
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. Dedicated garden space to be provided, see Site Plan.	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant. The heritage signage to be installed.	1	1
	Total		6

TOTAL POINTS ACHIEVED	61
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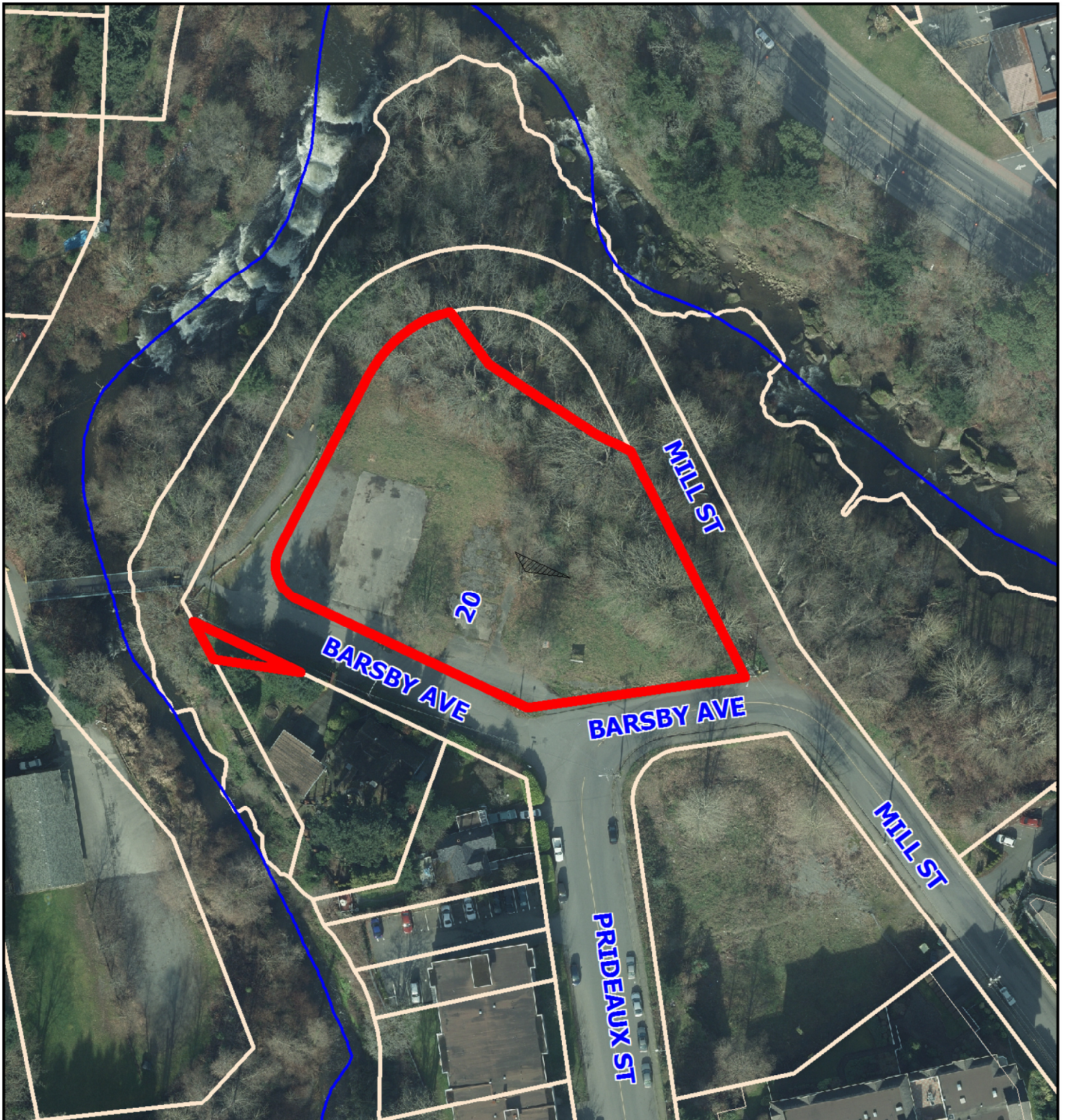
Tier 1 requirement: 3 out of 7 seven categories to score minimum points.

Tier 2 requirement: minimum is 60 points

5 out of 7 categories

61

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001073

