



DEVELOPMENT PERMIT NO. DP001073

RIVERSTONE PLACE INC. NO. BC1119162

Name of Owner(s) of Land (Permittee)

20 BARSBY 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 A, SECTION 1, NANAIMO DISTRICT, PLAN 5106 EXCEPT VIP82971,
LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 5106**

PID No. 006-036-619 AND 006-036-635

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 Parking Plan

Schedule D Building Elevations

Schedule E Landscape Plan and Details

Schedule F Schedule D- Amenity Requirements for Additional Density

- 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
 - a) *Section 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 19.6m.
 - b) *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (Barsby Avenue) from 6m to 3m.
 - c) *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.
 - d) *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback (west) from 4m to 3m.
 - e) *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.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:
 - a) *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 Schedule B.
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 Schedule C.
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 Schedule D.
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 Schedule E.
5. The subject property shall be developed in accordance with the recommendations in the Riparian Area Vegetation Management Plan and Environmental Protection Plan prepared by Aquaparian Environmental Consulting, dated 2018-JUN-21.

6. A landscape bond is required for 100% of the landscape estimate prepared by Aquaparian Environmental Consulting in the Riparian Area Vegetation Management Plan and Environmental Protection Plan dated 2018-JUN-21.
7. A 3-year maintenance period is required as per the Riparian Area Vegetation Management Plan and Environmental Protection 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 Schedule of this Permit. 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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 9TH DAY OF JULY, 2018.


Corporate Officer

2018 - JUL - 12
Date

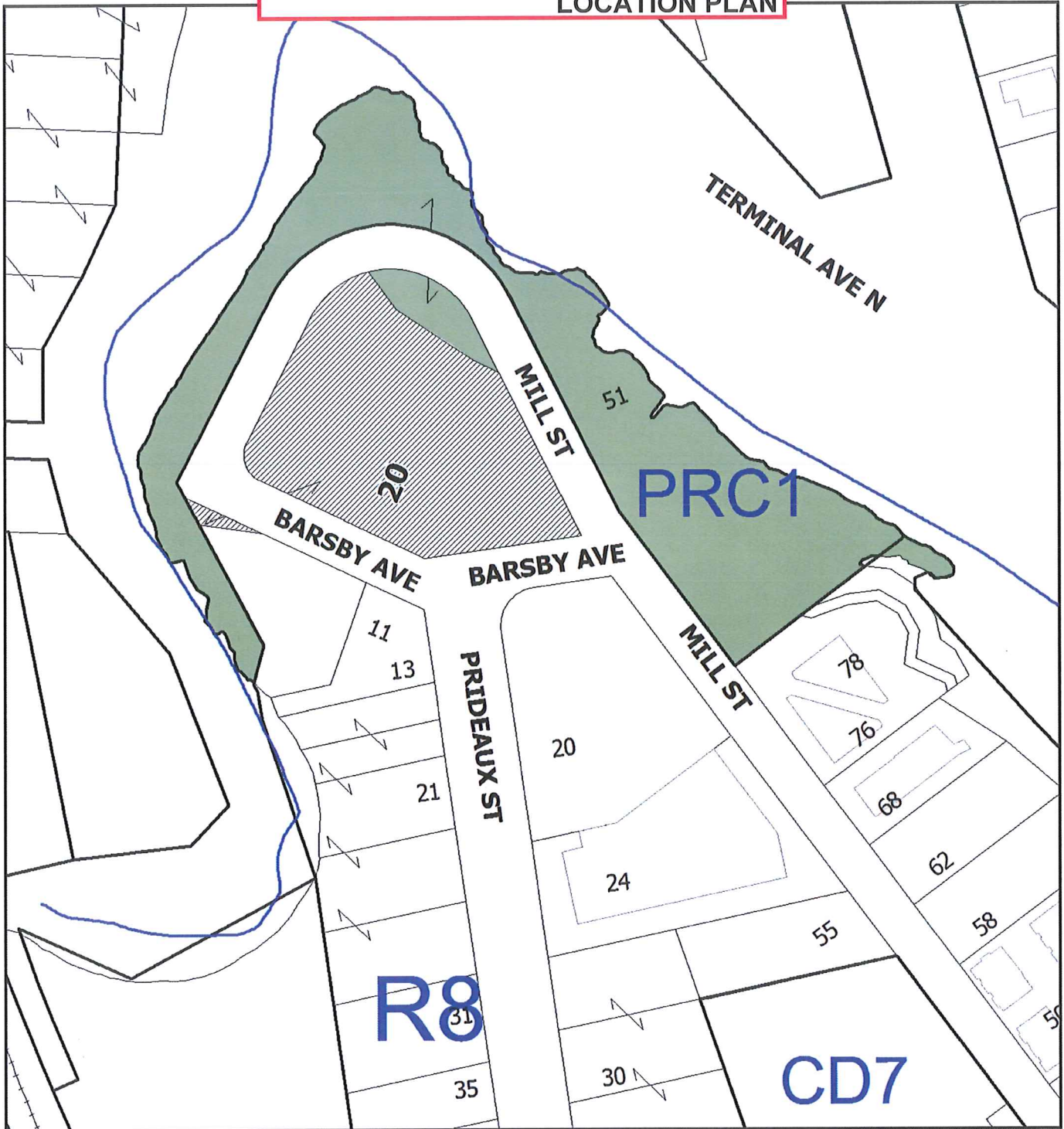
TR/nt

Prospero attachment: DP001073

Development Permit DP001073
20 Barsby Ave

Schedule A

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 VIP82971

SITE PLAN

LEGEND

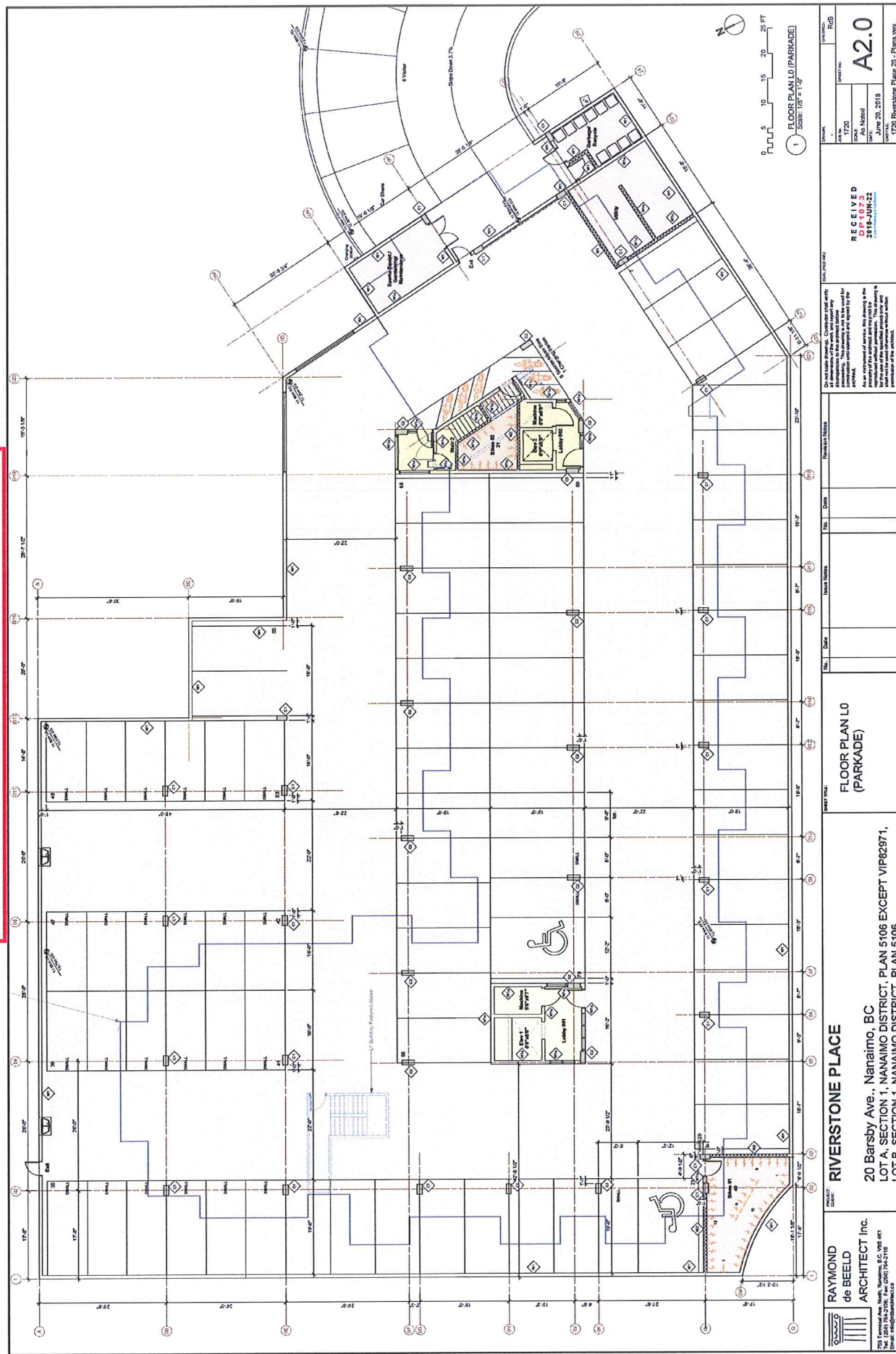
[Symbol]	200 Concrete Pavers
[Symbol]	2000 Gravel Concrete (see Schedule)
[Symbol]	Decorative Concrete (see Schedule)
[Symbol]	Asphalt
[Symbol]	Grass (see Schedule)
[Symbol]	Plant (see Schedule)

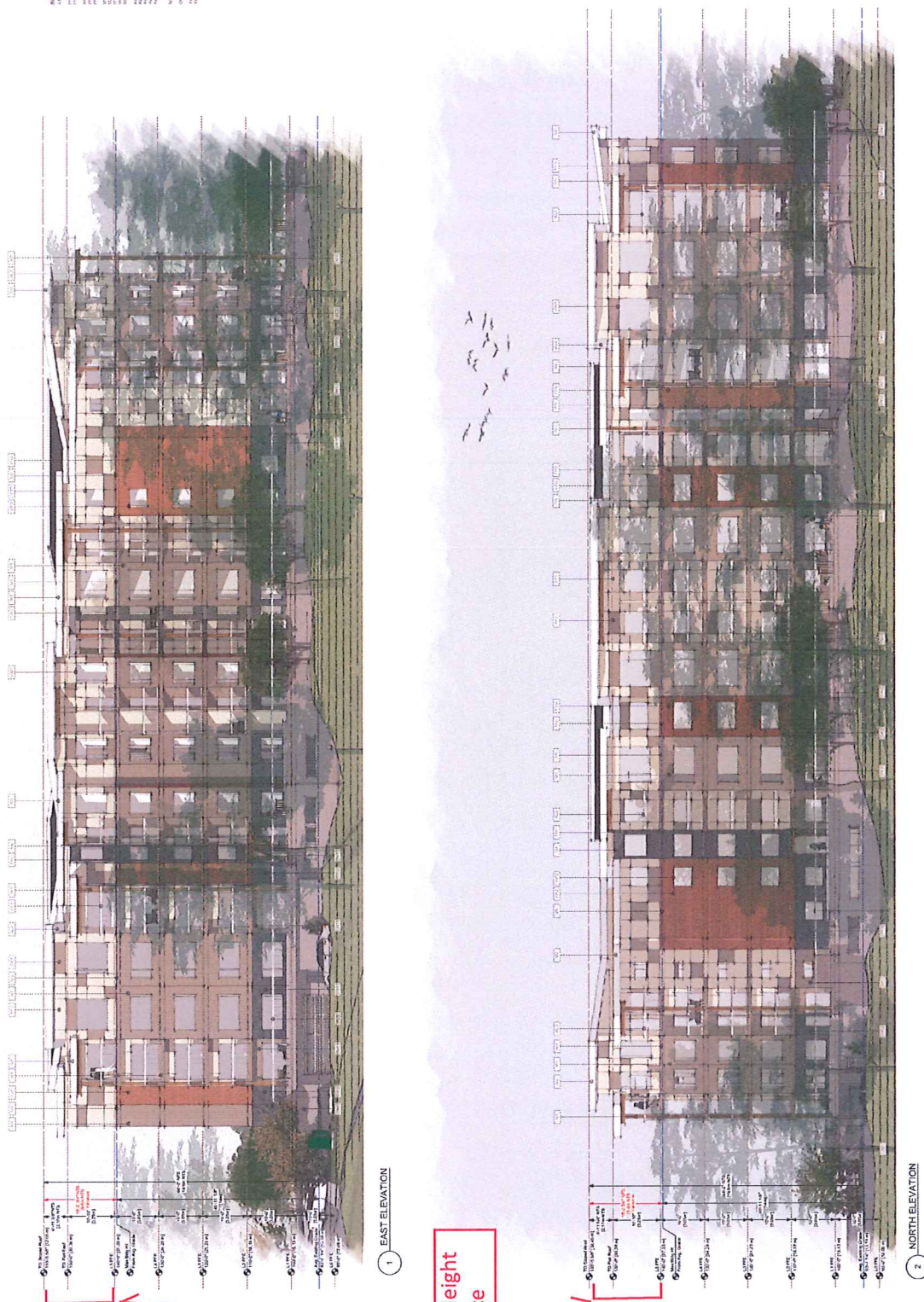
Variance to Reduce
Watercourse Setback to 0m

Top of Bank

Proposed Public Art
Location

Development Permit DP001073 Schedule C
20 Barsby Ave
PARKING PLAN





Proposed Height
Variance



RIVERSTONE PLACE LANDSCAPE CONCEPT 20 BARSBY AVENUE

LEGEND



RESTORED AREA:
NATIVE PLANTS & TREES

WILDEST TREES / DECIDUOUS /
CONIFEROUS

LOW PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES,
NATIVE PLANTS

2" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

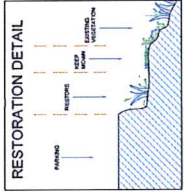
12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES

12" HIGH PLANTINGS:
SHRUBS, PERENNIALS & DECIDUOUS
SHRUBS, ORNAMENTAL GRASSES



PLANT PALETTE

Group A - Restoration Area	Group B - Building Area	Group C - Other
1. Native Plants & Trees	1. Native Plants & Trees	1. Native Plants & Trees
2. Native Plants & Trees	2. Native Plants & Trees	2. Native Plants & Trees
3. Native Plants & Trees	3. Native Plants & Trees	3. Native Plants & Trees
4. Native Plants & Trees	4. Native Plants & Trees	4. Native Plants & Trees
5. Native Plants & Trees	5. Native Plants & Trees	5. Native Plants & Trees
6. Native Plants & Trees	6. Native Plants & Trees	6. Native Plants & Trees
7. Native Plants & Trees	7. Native Plants & Trees	7. Native Plants & Trees
8. Native Plants & Trees	8. Native Plants & Trees	8. Native Plants & Trees
9. Native Plants & Trees	9. Native Plants & Trees	9. Native Plants & Trees
10. Native Plants & Trees	10. Native Plants & Trees	10. Native Plants & Trees
11. Native Plants & Trees	11. Native Plants & Trees	11. Native Plants & Trees
12. Native Plants & Trees	12. Native Plants & Trees	12. Native Plants & Trees
13. Native Plants & Trees	13. Native Plants & Trees	13. Native Plants & Trees
14. Native Plants & Trees	14. Native Plants & Trees	14. Native Plants & Trees
15. Native Plants & Trees	15. Native Plants & Trees	15. Native Plants & Trees
16. Native Plants & Trees	16. Native Plants & Trees	16. Native Plants & Trees
17. Native Plants & Trees	17. Native Plants & Trees	17. Native Plants & Trees
18. Native Plants & Trees	18. Native Plants & Trees	18. Native Plants & Trees
19. Native Plants & Trees	19. Native Plants & Trees	19. Native Plants & Trees
20. Native Plants & Trees	20. Native Plants & Trees	20. Native Plants & Trees



Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

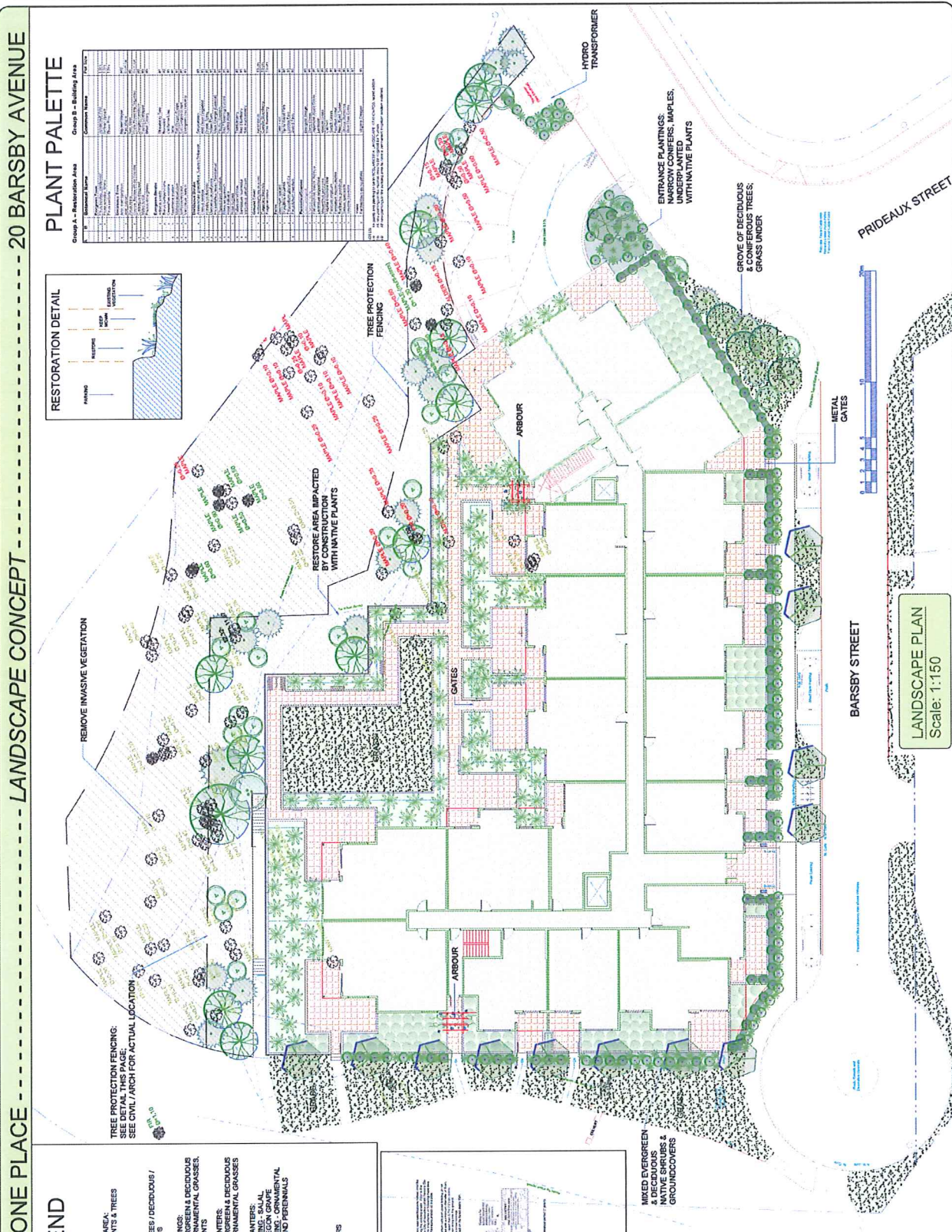
Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence

Tree Protection Fence



LANDSCAPE PLAN
Scale: 1:150

NOTES:
For grading information, see Civil drawings.

REVISIONS:

Issued for DP - 2017 Sep 18
Re-issued for DP - 2017 Oct 12
Re-issued for DP - 2018 Apr 19
Revision #2 for DP - 2018 May 23

CONSULTANT:

PROJECT:

RIVERSTONE PLACE

SITE LEGAL DESCRIPTION:

20 BARSBY AVE,
NANAIMO, BC

SHEET TITLE:

LANDSCAPE CONCEPT

SCALE: 1:150
DATE: 05/05/2017
DRAWN BY: JLD
PROJECT NUMBER: BARSBY 2017
DRAWING NUMBER: L1-DP

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

NOTES:
For grading information, see Civil drawings.

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



PROJECT:
**RIVERSTONE
PLACE**

SITE LEGAL DESCRIPTION:
20 BARSBY AVE,
NANAIMO, BC

SHEET TITLE:
**LANDSCAPE
CONCEPT**

SCALE:	DATE:
AS NOTED	Sept. 18, 2017
DRAWN:	CHECKED:
DR	VAD
PROJECT NUMBER:	
BARSBY 2017	
DRAWING NUMBER:	
L2 - DP	

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.



Private and semi-private spaces within the development

South facing - sun loving
ornamental grasses and perennials



North facing- groundcover
native plants and ornamental grasses



Areas impacted by construction
will be restored
using native species



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. <i>Yes.</i>	3	3
C The proposed development is located within 200m of a park or trail network. <i>Yes.</i>	1	1
D The proposed development is located within 400m of any of the following: • retail store; <i>Bowen Road</i> • daycare facility; <i>Pauline Haarer out of School Care</i> • Nanaimo Regional District transit bus stop; <i>Comox at Prideaux</i> • any PRC (Parks, Recreation and Culture) Zoned property; and / or <i>Lowden Park</i> • a CS-1 (Community Service One) zoned property. <i>Bowen Park Fields</i>	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: • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; <i>Original DP Park Dedication</i> • a CS-1 (Community Service One) zoned property; and / or • public art. <i>See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.</i>	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. <i>There is an Oak 50 cm in diameter near the agreed top of the bank (mid point), see attached A1.3 Vegetation Composition.</i>	2	2
E The proposed development includes street trees. <i>Yes, see Landscape Plan - Trees.</i>	1	1
F After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. <i>Yes, 39 - 6cm caliper trees will be planted to replace 39 trees that are greater than 6cm caliper trees.</i>	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. <i>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.</i>	2	2
H Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces. <i>Yes, see attached A1.2 with the calculation.</i>	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. <i>Yes, see attached Proposed Interpretive Signage Content.</i>	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
--	---------	--------	--------

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. <u>The letter to be provided.</u>	5	5
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. <u>The signage to be installed.</u>	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. <u>Yes, see attached A1.2 with the calculation.</u>	2	2
C	A green roof is installed to a minimum 30% of the roof. <u>Yes, the green roof covers 40% of the area, see A1.4.</u>	3	3
F	A water efficient irrigation system (such as drip) is installed. <u>Yes, drip irrigation system to be installed.</u>	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <u>Yes, the rain garden/bioswale together with over-flow retention pond is located to the north of Cul-de sac, see Site Plan.</u>	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. <u>The signage to be installed.</u>	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. <u>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.</u>	2	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art. <u>See attached Public Art description email prepared by Raymond in cooperation with Victoria Drakeford and Chris Sholberg.</u>	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. <u>Dedicated garden space to be provided, see Site Plan.</u>	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant. <u>The heritage signage to be installed.</u>	1	1
	Total		6

TOTAL POINTS ACHIEVED	61
------------------------------	-----------

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