



DEVELOPMENT PERMIT NO. DP001085

**BRITISH COLUMBIA CONFERENCE PROPERTY DEVELOPMENT
COUNCIL OF THE UNITED CHURCH OF CANADA**

Name of Owner(s) of Land (Permittee)

2020 ESTEVAN 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 A, SECTION 1, NANAIMO DISTRICT, PLAN EPP35387

PID No. 029-418-194

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 Underground Parking Layout

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.

TERMS OF PERMIT

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


1. *Schedule 'A'* – to reduce the required number of off-street parking from 122 parking spaces (1.66 parking spaces per unit) to 82 parking spaces (1.11 parking spaces per unit).

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by VIA Architecture, dated 2017-DEC-01, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Underground Parking Layout prepared by VIA Architecture, dated 2017-DEC-01, as shown on Schedule C.
3. The development is in substantial compliance with the Building Elevations prepared by VIA Architecture, received 2018-APR-09, as shown on Schedule D.
4. The development is in substantial compliance with the Landscape Plan and Details prepared by ETA Landscape Architecture, received 2018-APR-09, as shown on Schedule E.
5. The development achieves Tier 1 Schedule D – Amenity Requirements for Additional Density in accordance with Schedule F received 2018-APR-13.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF **MAY**, 2018.


Corporate Officer


Date

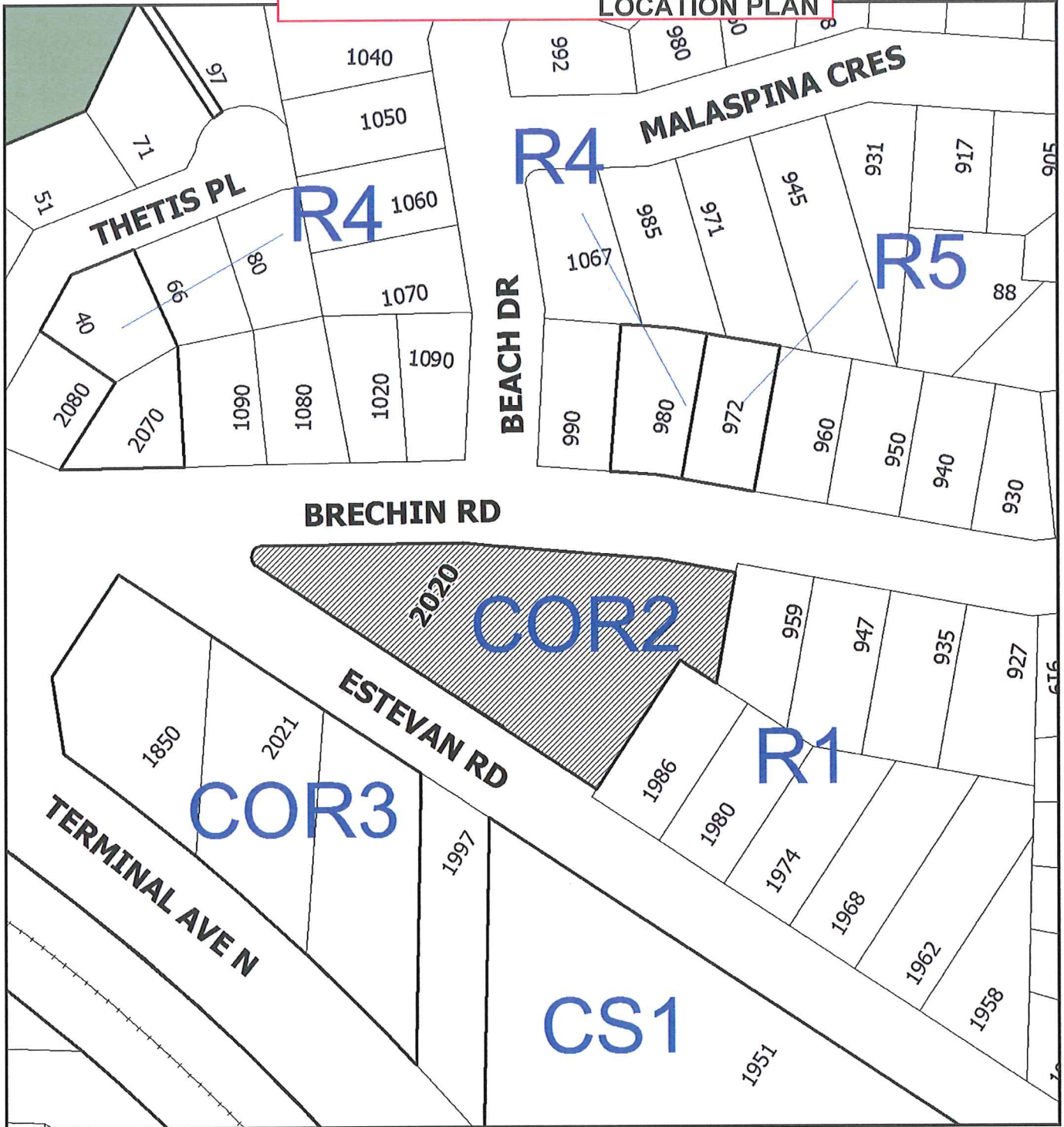
GN/In

Prospero attachment: DP001085

Development Permit DP001085
2020 Estevan Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001085



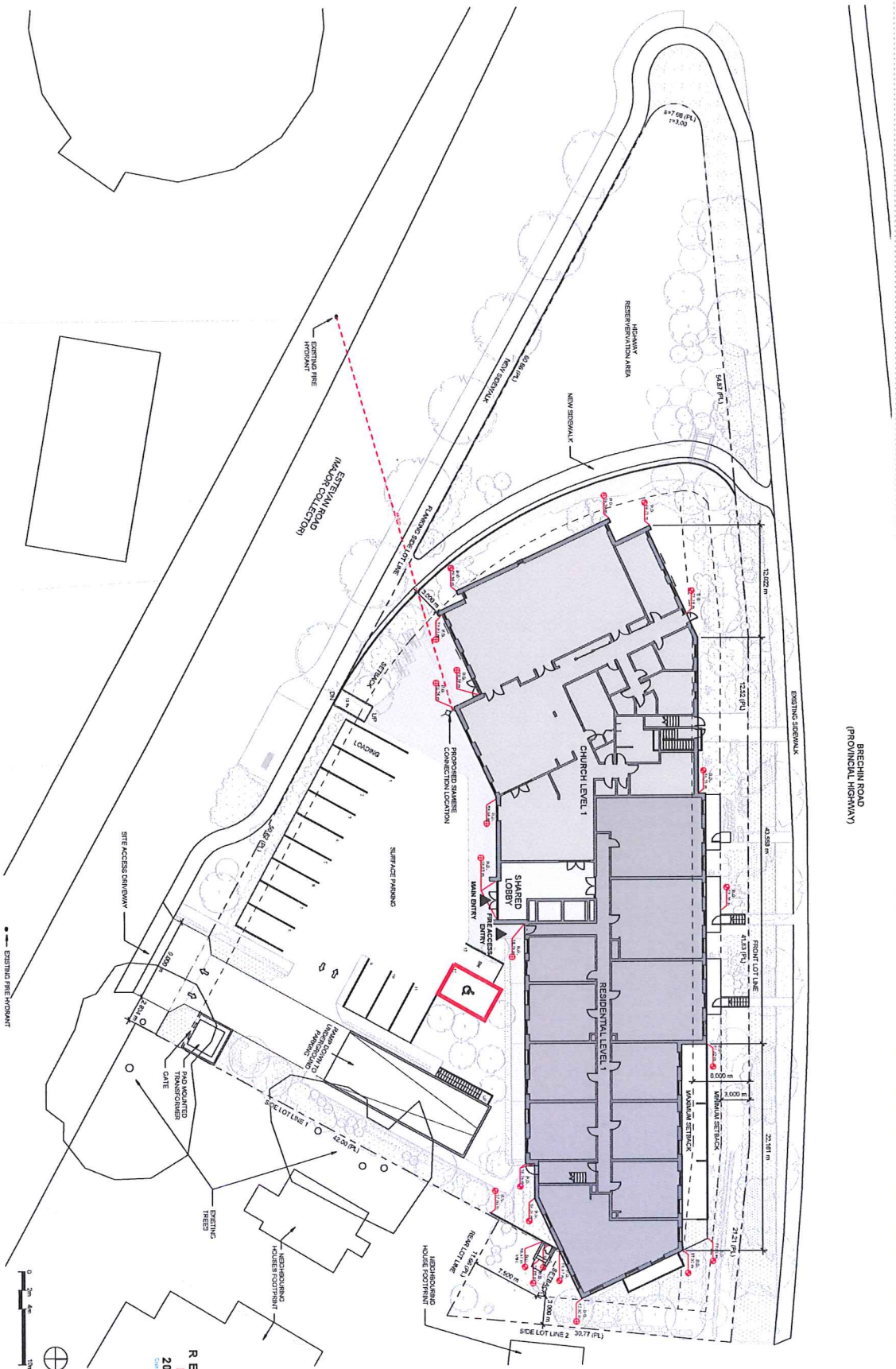
LOCATION PLAN

Civic: 2020 Estevan Road
Lot A, Section 1, Nanaimo District,
Plan EPP35387

 Subject Property

Development Permit DP001085 Schedule B
 2020 Estevan Road
SITE PLAN

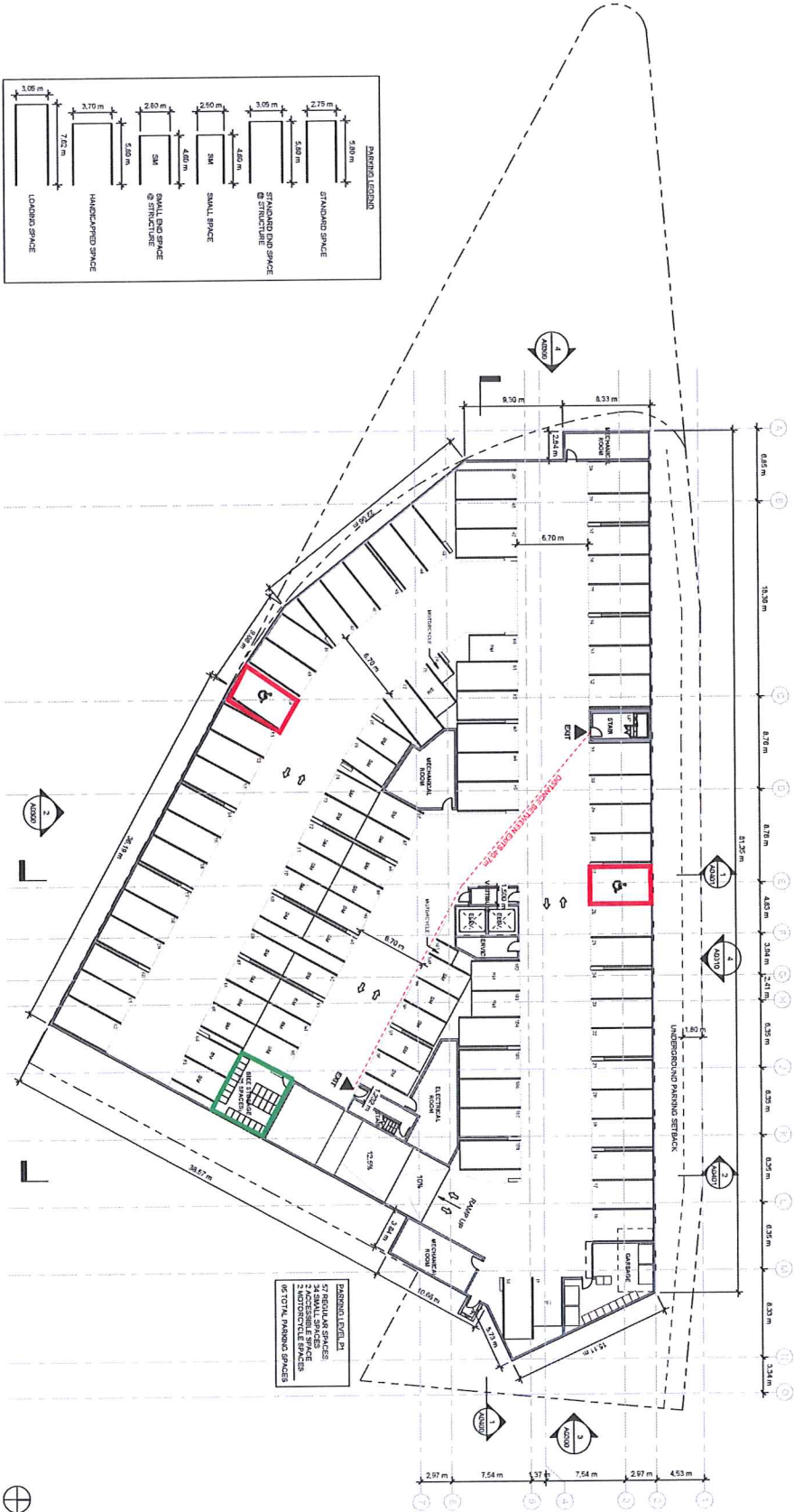
SITE PLAN - PROPOSED



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 DP1085
 2017-DEC-01
 City of Estevan & District

Development Permit DP001085
 2020 Estevan Road
UNDERGROUND PARKING LAYOUT

Schedule C



1 Level P1
 1:200



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CONSULTANT

PROJECT
 Brechin United Church
 1798 and 2020 Estevan Road
 Nanaimo British Columbia
 LEGAL DESCRIPTION:
 P. 1/20/2014 A. 12-24-201

8275-02
 OWNER
 BC Conference Property
 Development Council of the
 United Church of Canada

PROFESSIONAL SEAL

DESIGNED BY:
 A/E
 PROJECT NO.:
 PROJECT NAME:
 M/C:
 PROJECT LOCATION:
 DRAWING NO.:
 CHECKED BY:
 DATE:
 DATE OF PERMIT:
 DRAWING TITLE:
 DEVELOPER:

DEVELOPMENT
 PERMIT

REVISIONS
 No. DATE DESCRIPTION

SHEET TITLE
 PARKING

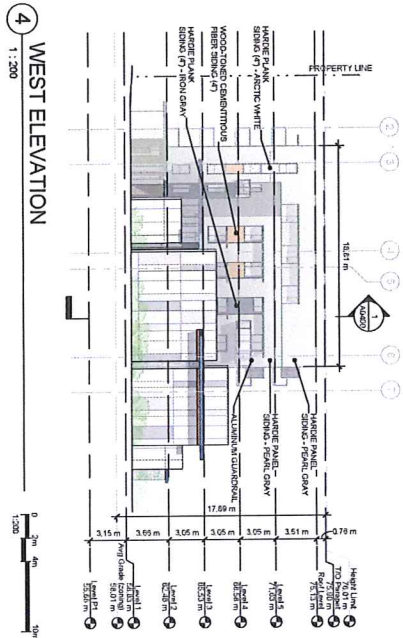
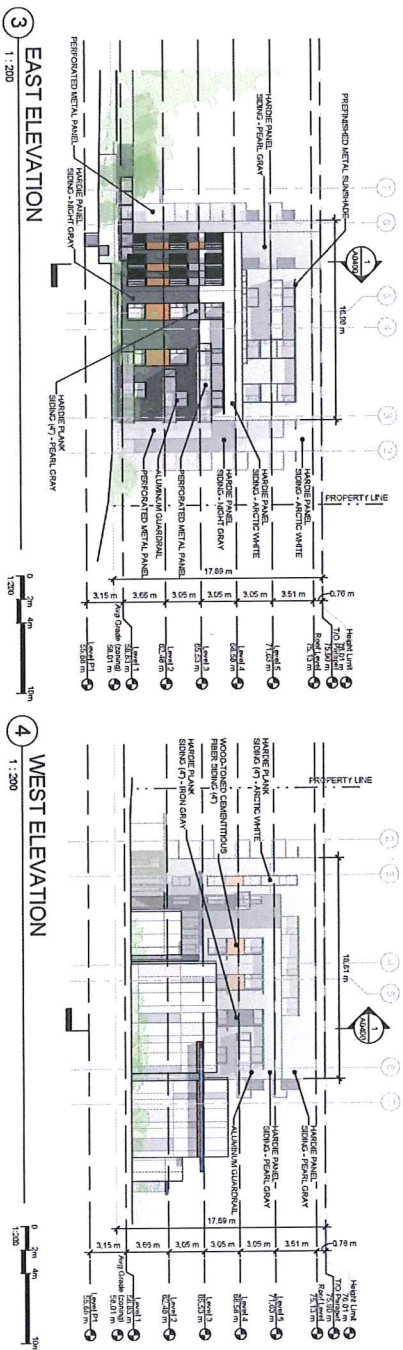


A02000

DATE
 DEC. 1, 2017

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 ARCHITECTURE INCORPORATED TO THE
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 VIA ARCHITECTURE INCORPORATED.

BUILDING ELEVATIONS



304 West Broadway
Vancouver, BC V6C 3K7
Tel: 604.681.3124 Fax: 604.681.3172
www.via-aviation.com

PROJECT
Brechin United Church

1918 and 2020 Brechin Road
Nanaimo British Columbia

LEAD ARCHITECTURE:
R. WYNNE/211 A.D. 212/21 C

82714-02

BC Conference Property
Development Council of the
United Church of Canada

PROFESSIONAL SEAL

REVISIONS

No.	DATE	DESCRIPTION

DEVELOPMENT PERMIT

APPLICANT	
PROJECT ADDRESS	
OWNER	
DESIGNER	
DATE	

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DP FOR 5
2018-APR-09

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VIA ARCHITECTURE INCORPORATED.

DATE: DEC. 1, 2017

A0300



VIA Architectural Services Inc. 1100 West Broadway
 Vancouver, BC V6H 3G8
 Tel: (604) 683-1034 Fax: (604) 683-0772

CONTRACT

PROJECT
Brechin United Church

1596 and 2020 Bismarck Road
 Abbotsford, British Columbia
 LEAD ARCHITECT:
 P. WYNNE/SLA LP 22 DEC 1

827-PL-02

BC Conference Property
 Development Council of the
 United Church of Canada

PERMIT/LEGAL

NO.	DATE	DESCRIPTION

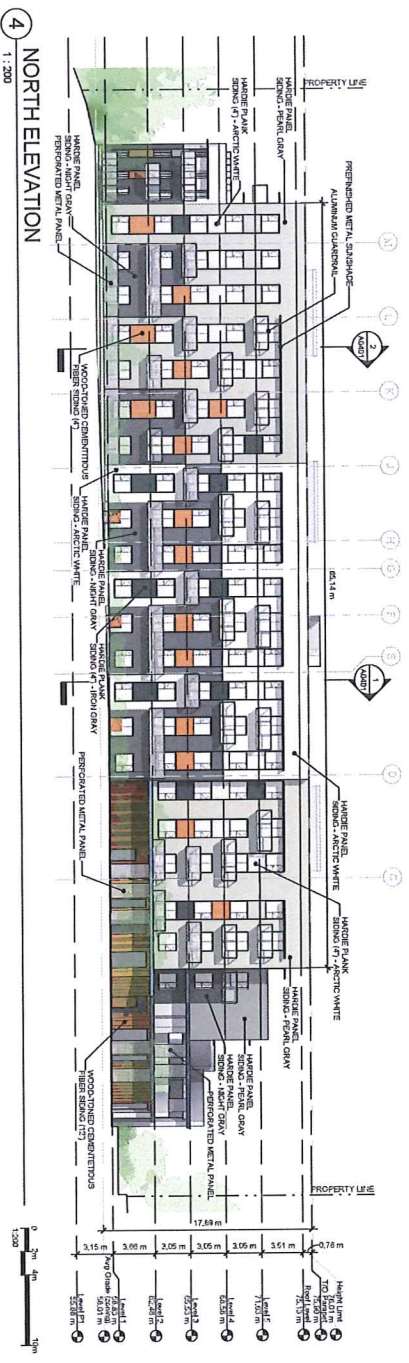
NO.	DATE	DESCRIPTION

DEVELOPMENT
 PERMIT

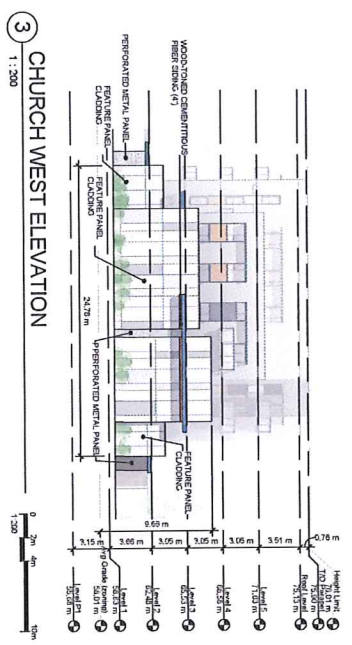
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DEC 1, 2017

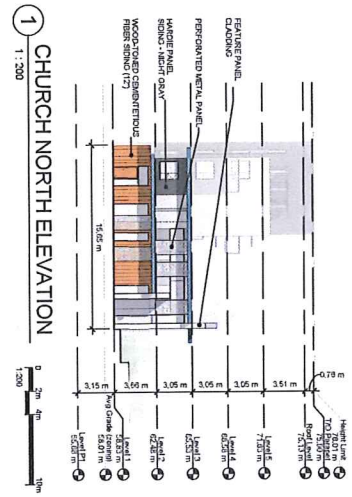
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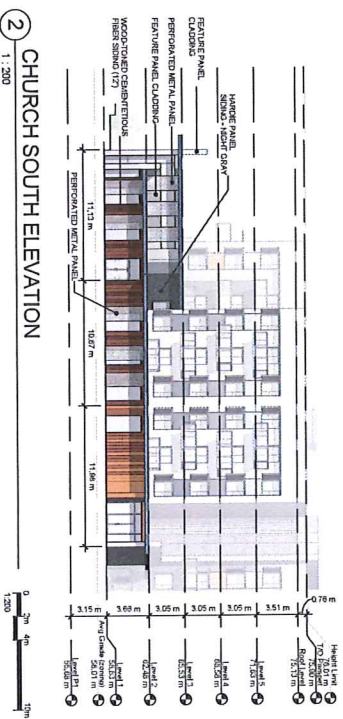
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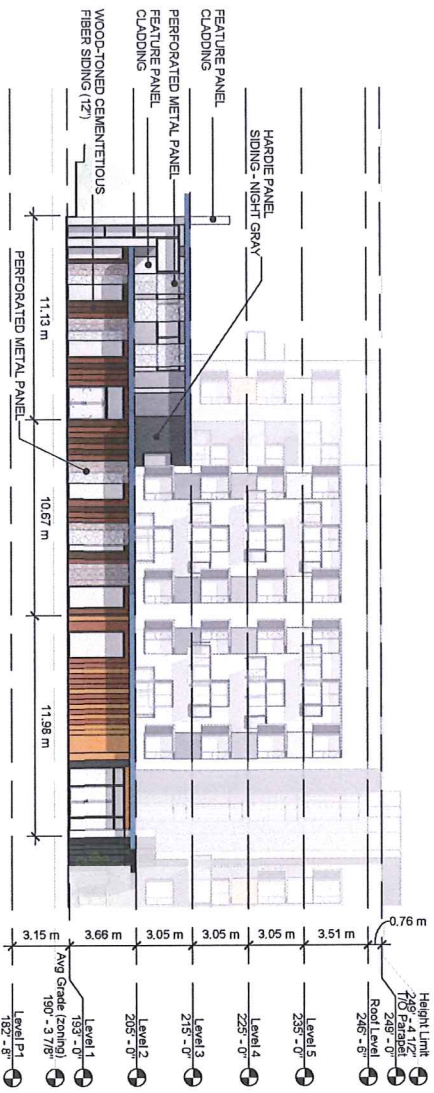
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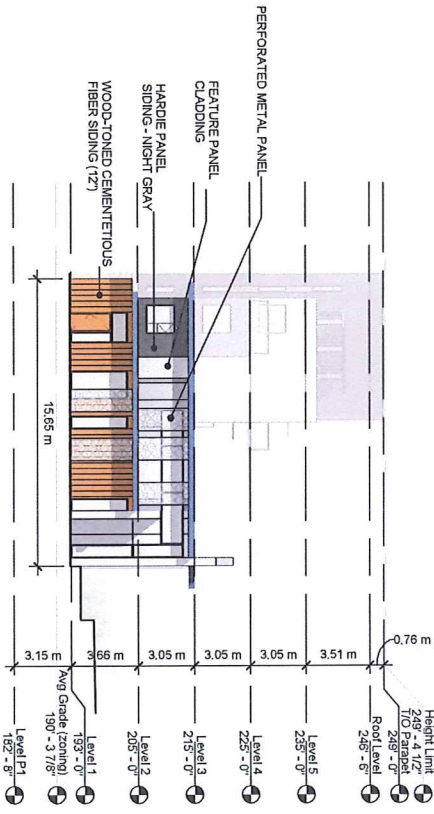
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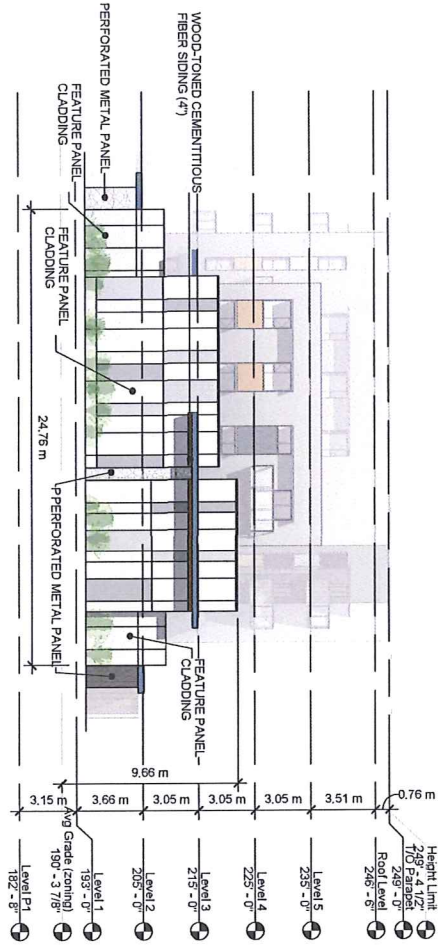
2 CHURCH SOUTH ELEVATION
 1:200



CHURCH SOUTH ELEVATION



CHURCH NORTH ELEVATION

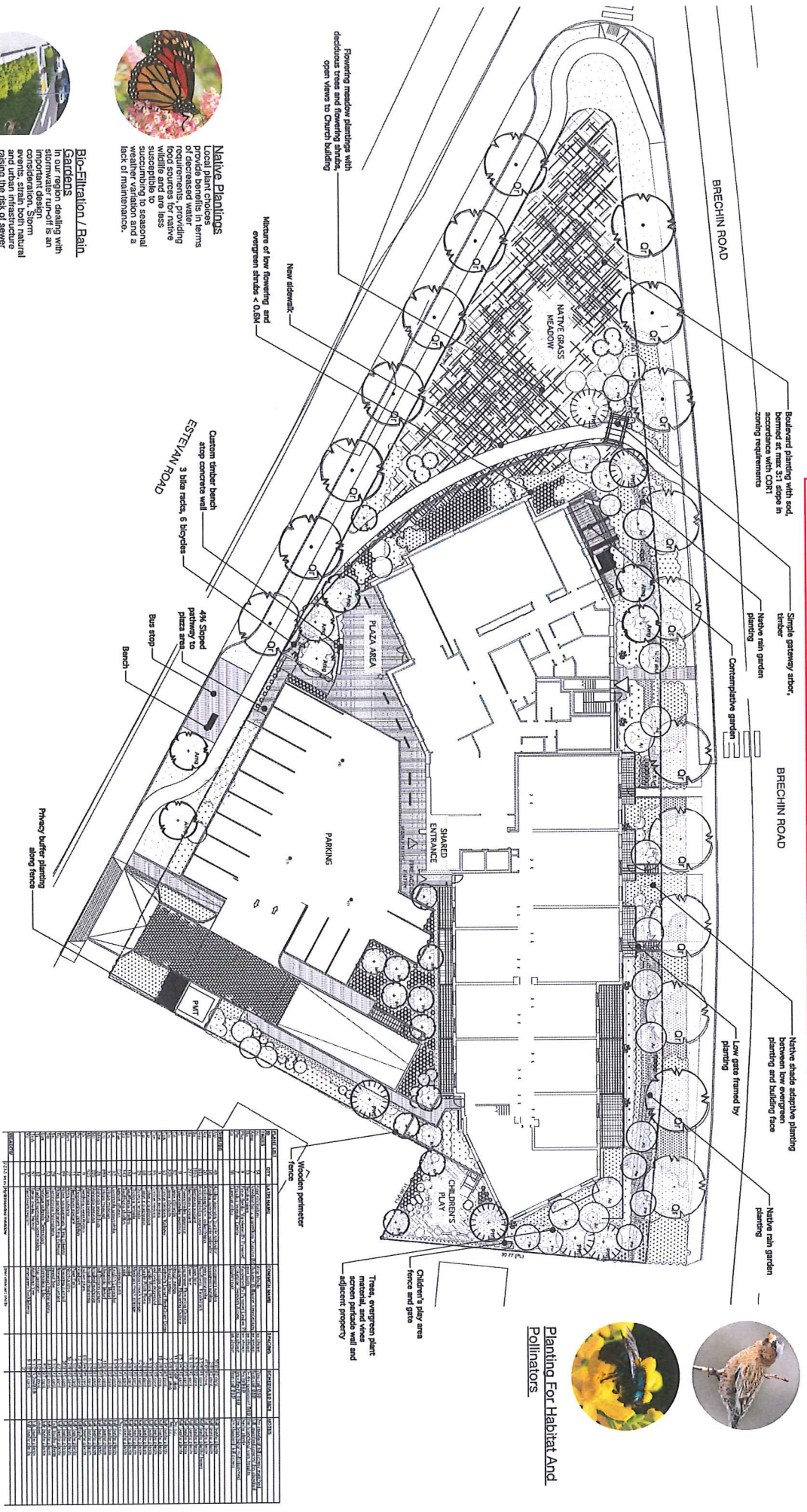


CHURCH WEST ELEVATION

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DP1085
 2017-DEC-22
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LANDSCAPE PLAN & DETAILS



Planting For Habitat And Pollinators



Native Plantings
Local plant choices provide benefits in terms of water efficiency, soil requirements, providing food sources for native wildlife and are less susceptible to seasonal weather variation and a lack of maintenance.



Bio-Filtration / Rain Gardens
In our region dealing with stormwater run-off is an important design consideration. Stormwater runoff is a natural and urban infrastructure raising the risk of sewer backups and polluted runoff. Rain gardens are designed to utilize native plantings to create a bio-filtration / rain gardens as part of the proposed plan.

No. Date

Revision Notes

Zone Approach

1	2018.02.21	Issue for RFP
2	2018.02.21	Issue for RFP
3	2018.02.21	Issue for RFP
4	2018.02.21	Issue for RFP
5	2018.02.21	Issue for RFP
6	2018.02.21	Issue for RFP
7	2018.02.21	Issue for RFP
8	2018.02.21	Issue for RFP
9	2018.02.21	Issue for RFP
10	2018.02.21	Issue for RFP
11	2018.02.21	Issue for RFP
12	2018.02.21	Issue for RFP
13	2018.02.21	Issue for RFP
14	2018.02.21	Issue for RFP
15	2018.02.21	Issue for RFP
16	2018.02.21	Issue for RFP
17	2018.02.21	Issue for RFP
18	2018.02.21	Issue for RFP
19	2018.02.21	Issue for RFP
20	2018.02.21	Issue for RFP
21	2018.02.21	Issue for RFP
22	2018.02.21	Issue for RFP
23	2018.02.21	Issue for RFP
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25	2018.02.21	Issue for RFP
26	2018.02.21	Issue for RFP
27	2018.02.21	Issue for RFP
28	2018.02.21	Issue for RFP
29	2018.02.21	Issue for RFP
30	2018.02.21	Issue for RFP
31	2018.02.21	Issue for RFP
32	2018.02.21	Issue for RFP
33	2018.02.21	Issue for RFP
34	2018.02.21	Issue for RFP
35	2018.02.21	Issue for RFP
36	2018.02.21	Issue for RFP
37	2018.02.21	Issue for RFP
38	2018.02.21	Issue for RFP
39	2018.02.21	Issue for RFP
40	2018.02.21	Issue for RFP
41	2018.02.21	Issue for RFP
42	2018.02.21	Issue for RFP
43	2018.02.21	Issue for RFP
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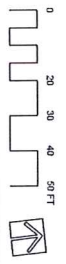
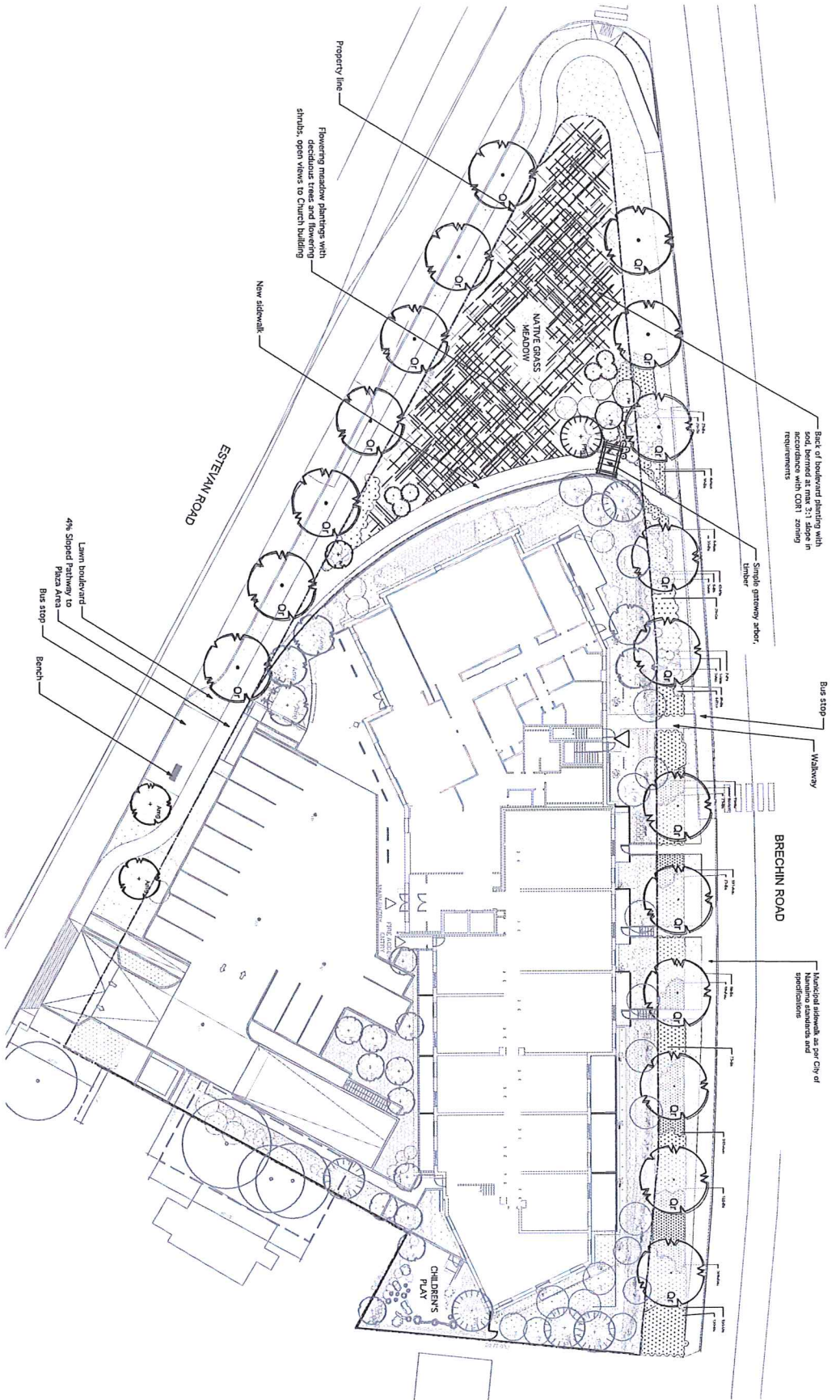


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Edmonton, Alberta T6E 6K1
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www.etr.ca

Brechin United Church
2020 Estevan Road
Edmonton, Alberta
Landscape Concept Plan

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2018-04-20

2018-04-20
Landscape Concept Plan



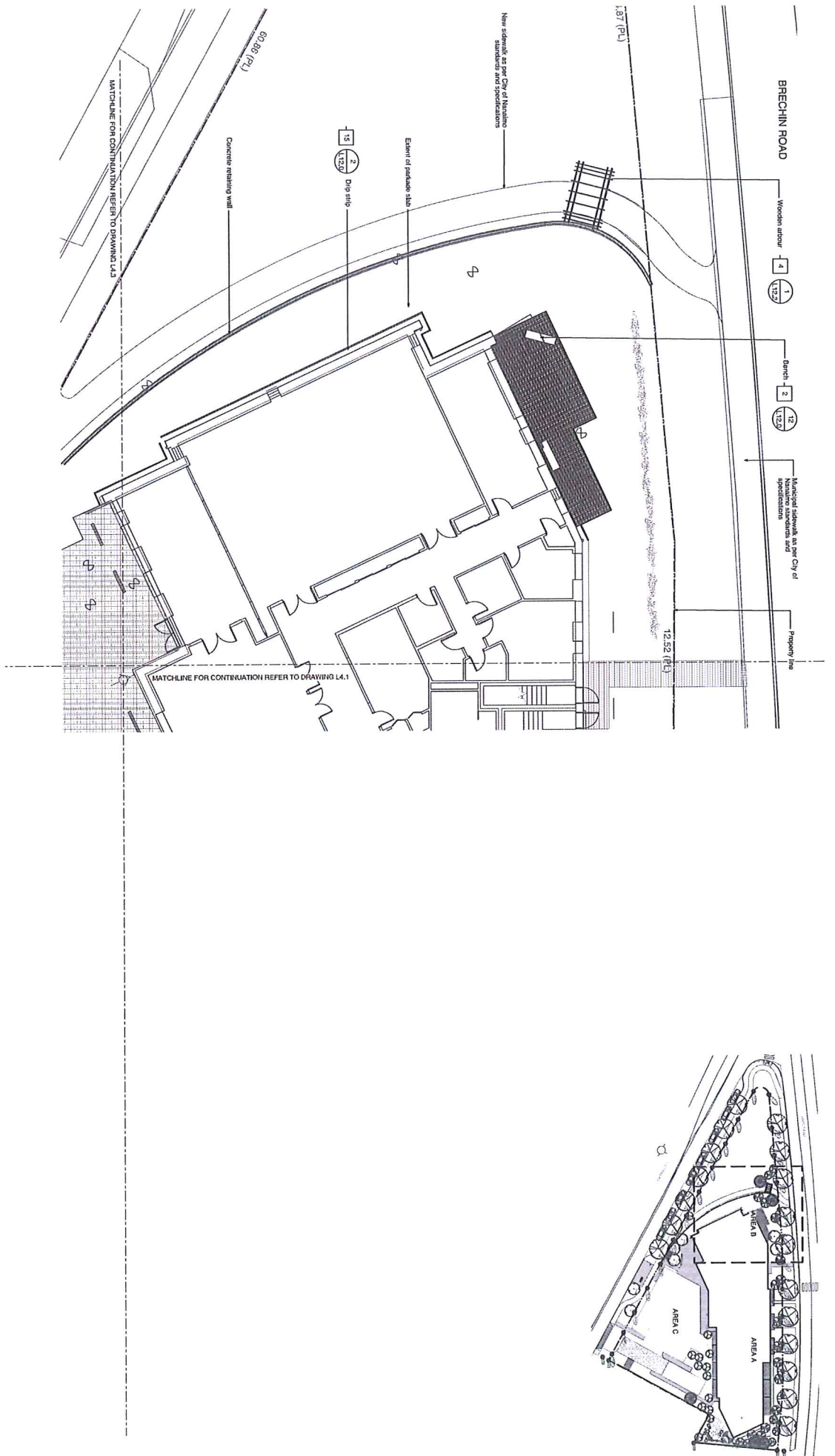
No.	Date	Revision Notes	Zone	Approvals	No.	Date
1	2018.02.20	Issue for BP				
H	2018.02.19	Issue for 65%, Progress SH				
C	2018.02.07	Issue for 65%, Progress SH				
F	2018.02.07	Issue for 75%, Progress BP				
D	2017.12.22	Issue for 75% Progress BP				



Brechin United Church
 2020 Estevan Road
 Neenah, WI 54956
Public Realm Plan

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 2018-APR-29

Project No: 21021
 Date: 11/07/17
 Scale: L3.0
 Date: 2018/05/06
 By: [Signature]
 2020 Brechin United Church Public Realm Plan



No.	Date	Revision	Zone	Approval	No.	Date	Revision	Zone	Approval	No.	Date	Revision	Zone	Approval	No.	Date	Revision	Zone	Approval	
1	2018.02.21	Issue for RFP																		
H	2018.02.19	Issue for 50% Programs 304																		
G	2018.02.09	Issue for 50% Programs 304																		
F	2018.02.07	Issue for 50% Programs 304																		
E	2018.02.07	Issue for 50% Programs 304																		
D	2017.12.22	Issue for 50% Programs 304																		
C	2017.12.22	Issue for 50% Programs 304																		
B	2017.12.22	Issue for 50% Programs 304																		
A	2017.12.22	Issue for 50% Programs 304																		

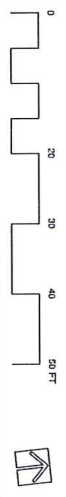


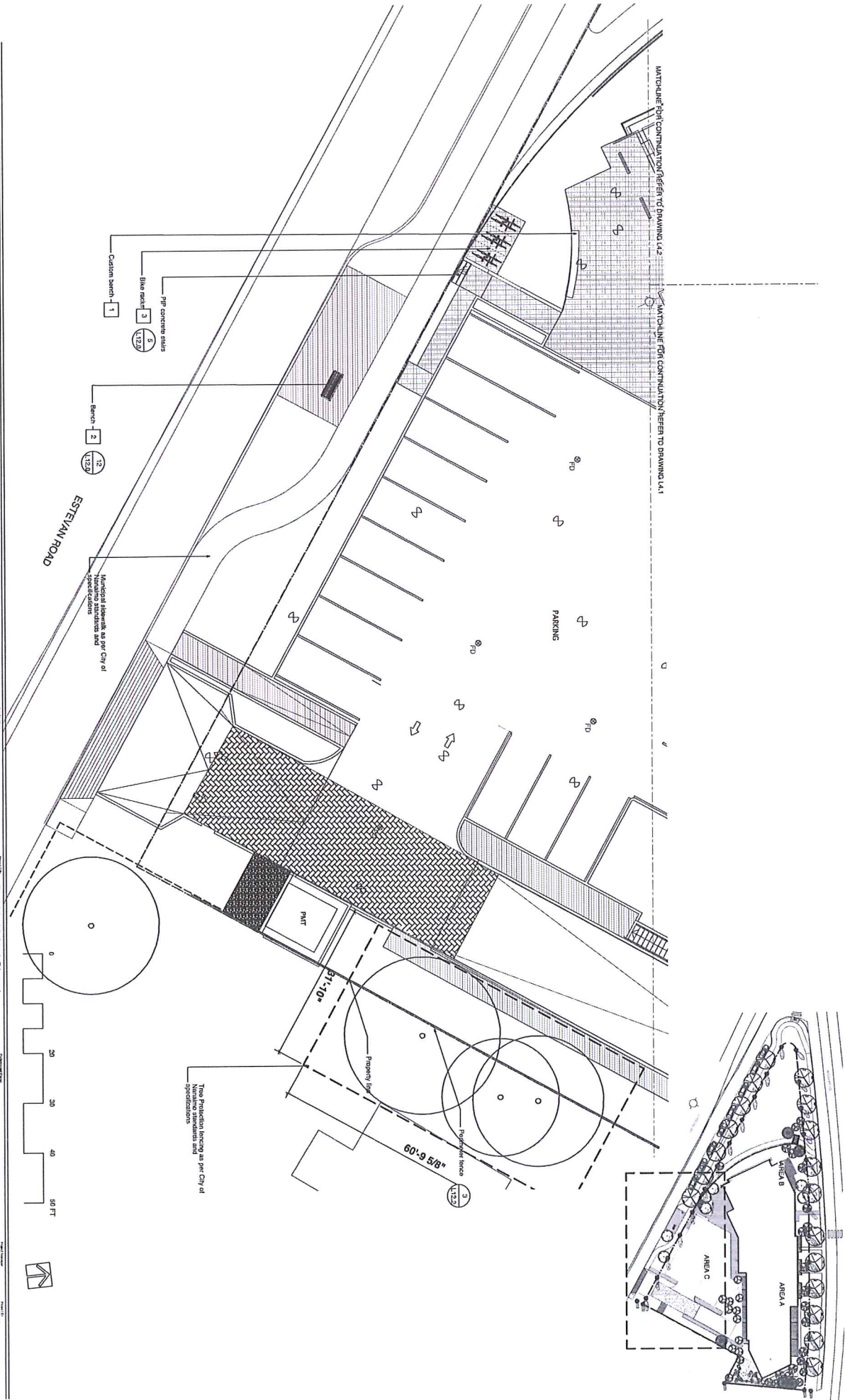
2020 Estover Road
Nanaimo
British Columbia, V9S 1W5
Tel: 250.754.1418
Fax: 250.754.1419
www.etur.com

Brechin United Church
2020 Estover Road
Nanaimo
Landscape Materials
Plan - Area B

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DATE 2018-02-09
PROJECT 2018-04-PR-03

2018/02/09
2101
2101
L4.2





No.	Date	Revision/Notes	Zone	Approvals	No.	Date
1	2018.02.21	Issue for RFP				
H	2018.02.19	Issue for 50% Programs Set				
G	2018.02.09	Issue for 50% Programs BP				
F	2018.02.07	Issue for 75% Programs BP				
E	2018.02.18	Issue for 50% Programs BP				
		Issue Notes				

etr landscape architecture

1100 West 1st Avenue
 Vancouver, BC, Canada, V6C 1P5
 Tel: 604.681.4149
 Fax: 604.681.4148
 www.etr.ca

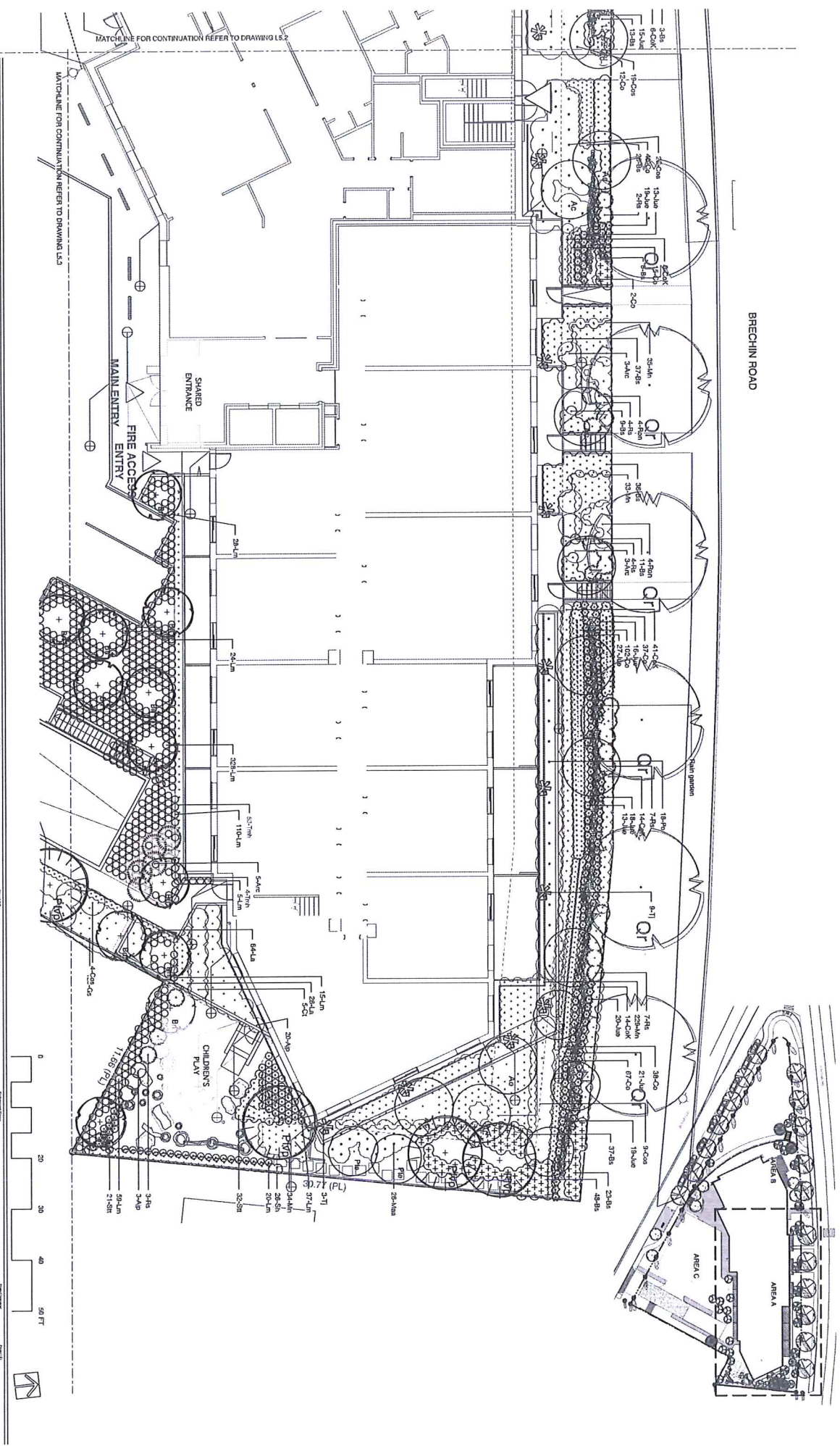
Brechin United Church
 2025 Estevan Road
 Vancouver, BC
Landscape Materials
 Plan - Area C

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 2018-04-18-08

2018/05/08
 2018 Brechin United Church Landscape Materials Plan

Scale: 1/8"=1'-0"
 2101

LA.3
 of



No. Date Revision Notes Zone Approval No. Date

- I 2018.02.14 Issue for RFP
- H 2018.02.19 Issue for 50% Program BP
- C 2018.02.09 Issue for 50% Program BP
- P 2018.02.07 Issue for 50% Program BP
- F 2018.02.07 Issue for 50% Program BP
- D 2018.02.07 Issue for 50% Program BP
- E 2018.02.07 Issue for 50% Program BP

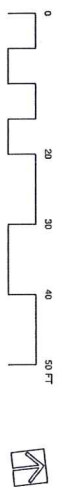
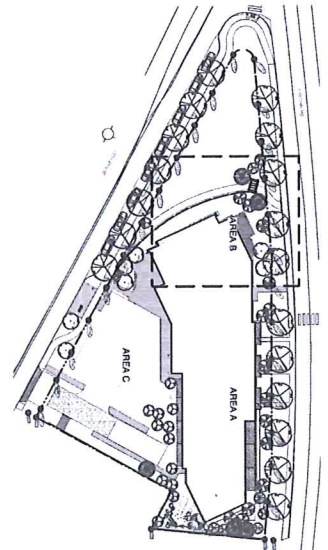
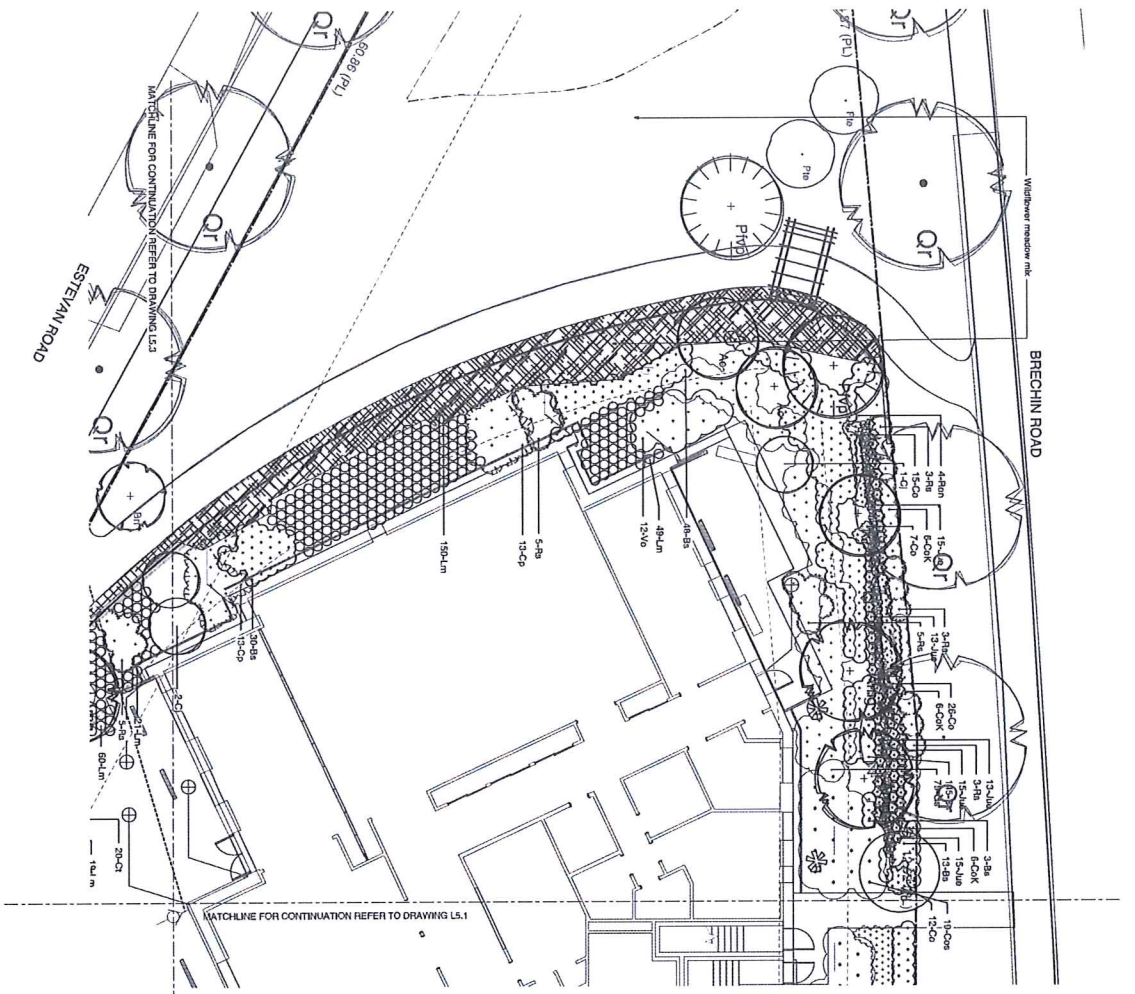


2020 Entwurf Road
 Landscape Planning
 Plan

Brechin United Church
 2020 Entwurf Road
 Landscape Planning
 Plan

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 07 10 25
 2018/07/25

L51



No.	Date	Revision	Applicant	Zone	Approval	No.	Date
1	2018.02.21	Issue for RFP					
2	2018.02.19	Issue for 50% Proposals					
3	2018.02.09	Issue for 50% Proposals					
4	2018.02.07	Issue for 50% Proposals					
5	2018.02.07	Issue for 50% Proposals					
6	2018.02.07	Issue for 50% Proposals					
7	2018.02.07	Issue for 50% Proposals					
8	2018.02.07	Issue for 50% Proposals					
9	2018.02.07	Issue for 50% Proposals					
10	2018.02.07	Issue for 50% Proposals					

etr ENGINEERING CONSULTANTS

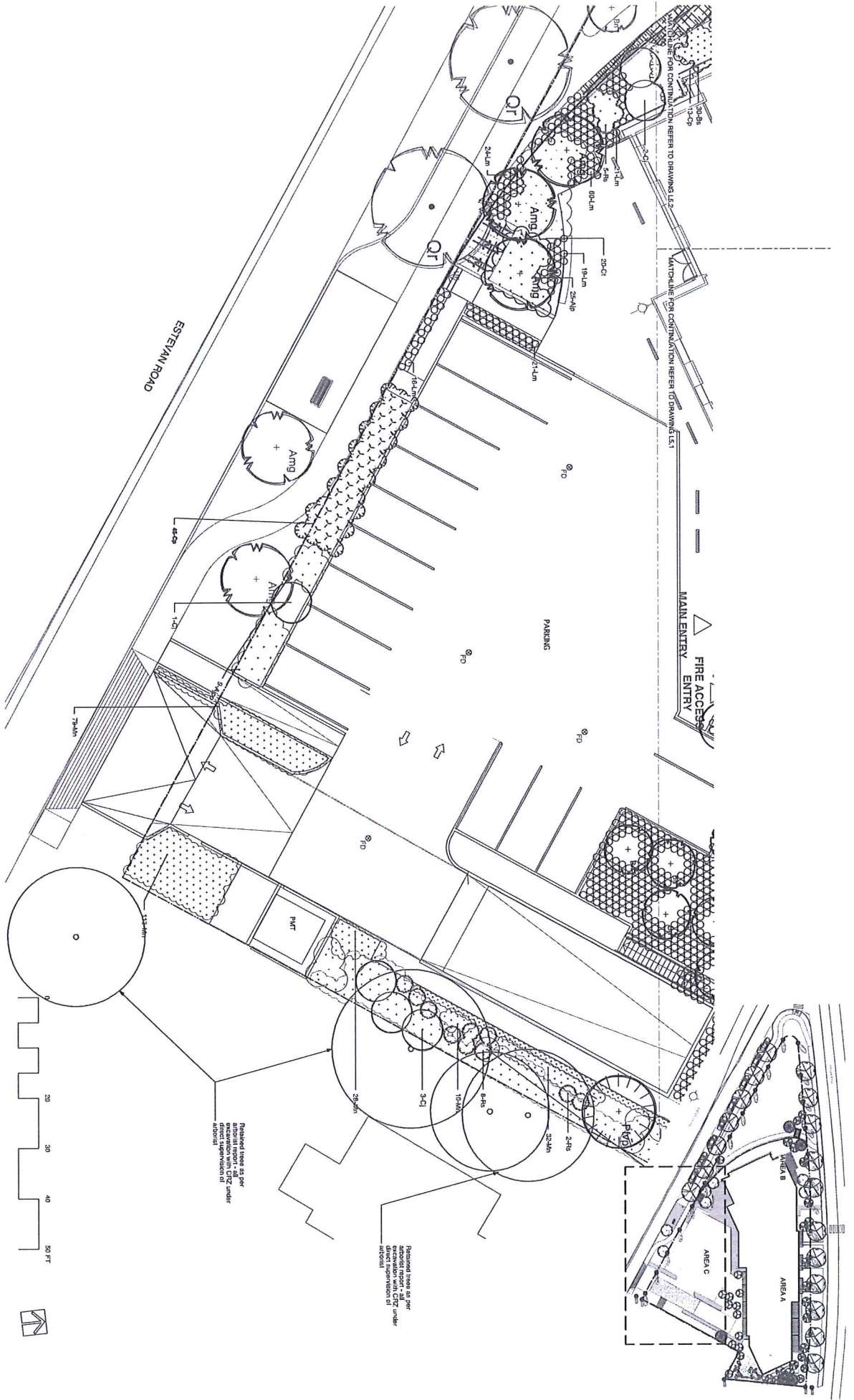
1100 West Beaver Creek, Suite 1100
 Richmond Hill, Ontario L4B 1P9
 Tel: 905.882.1499
 Fax: 905.882.1498
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Brechin United Church
 2007 Estevan Road
 Markham
 Landscape Planting
 Plan

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 2018-02-09

Markham
 2018-02-09

15.2



No.	Date	Revision Notes	Zone	Approvals	No.	Date	Revision Notes
1	2018.03.21	Issue for RFP					
H	2018.03.19	Issue for 85% Programs Set					
G	2018.03.09	Issue for 85% Programs Set					
F	2018.03.01	Issue for 75% Programs Set					
D	2017.12.22	Issue for 75% Programs Set					



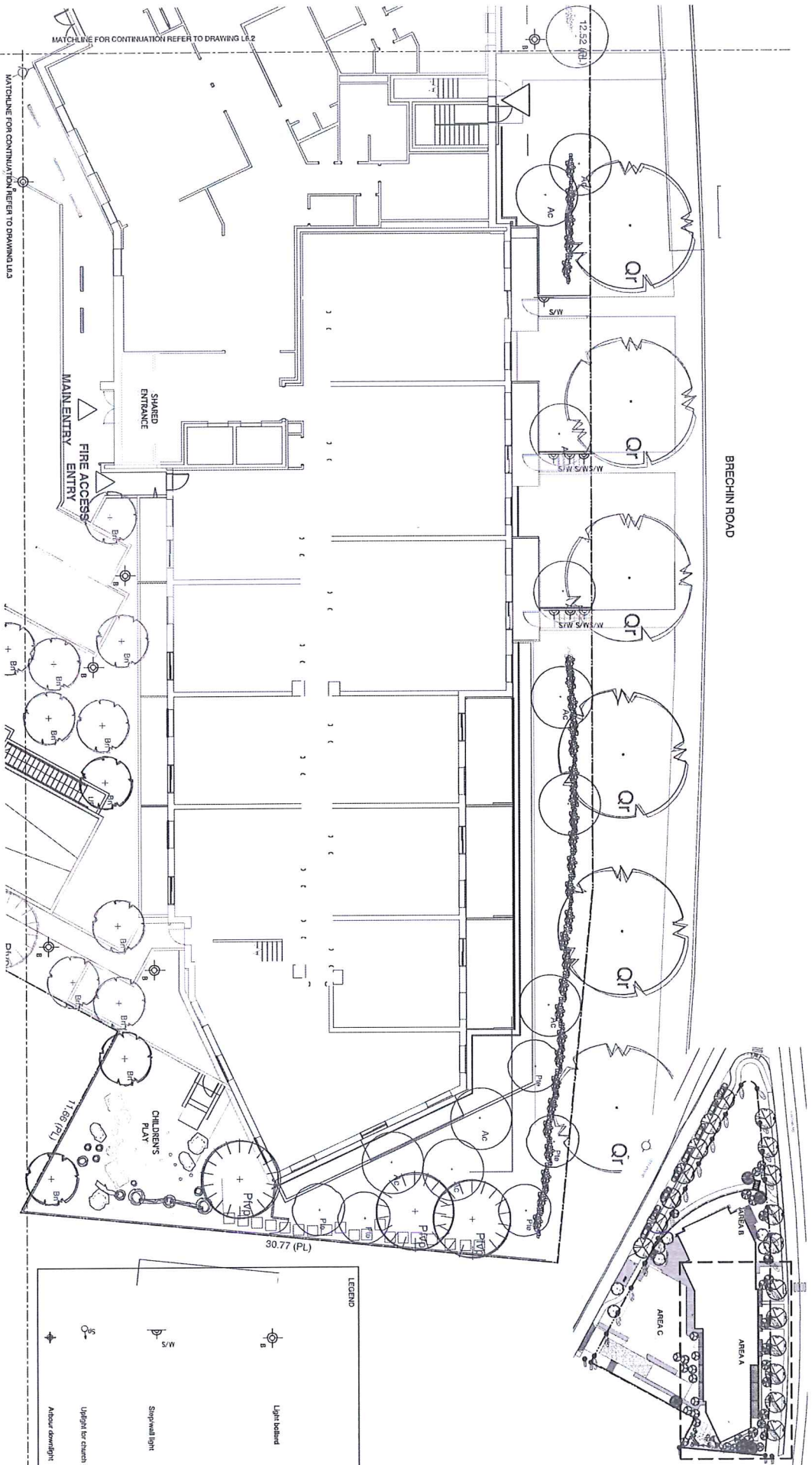
Brechin United Church
 3025 Estevan Road
 Brechin, Saskatchewan, S0A 1A0

Landscape Planning Plan

Published here as per
 resolution with City under
 direct supervision of
 2018

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 2018.03.21

2018.03.21



No.	Date	Revision Notes	Zone	Approvals	No.	Date
1	2018.02.11	Issue for RFP				
2	2018.02.19	Issue for 85% Program Set				
3	2018.02.27	Issue for 95% Program Set				
4	2018.03.07	Issue for 75% Program Set				
5	2018.03.15	Issue for 50% Program Set				
6	2018.03.19	Issue for 25% Program Set				

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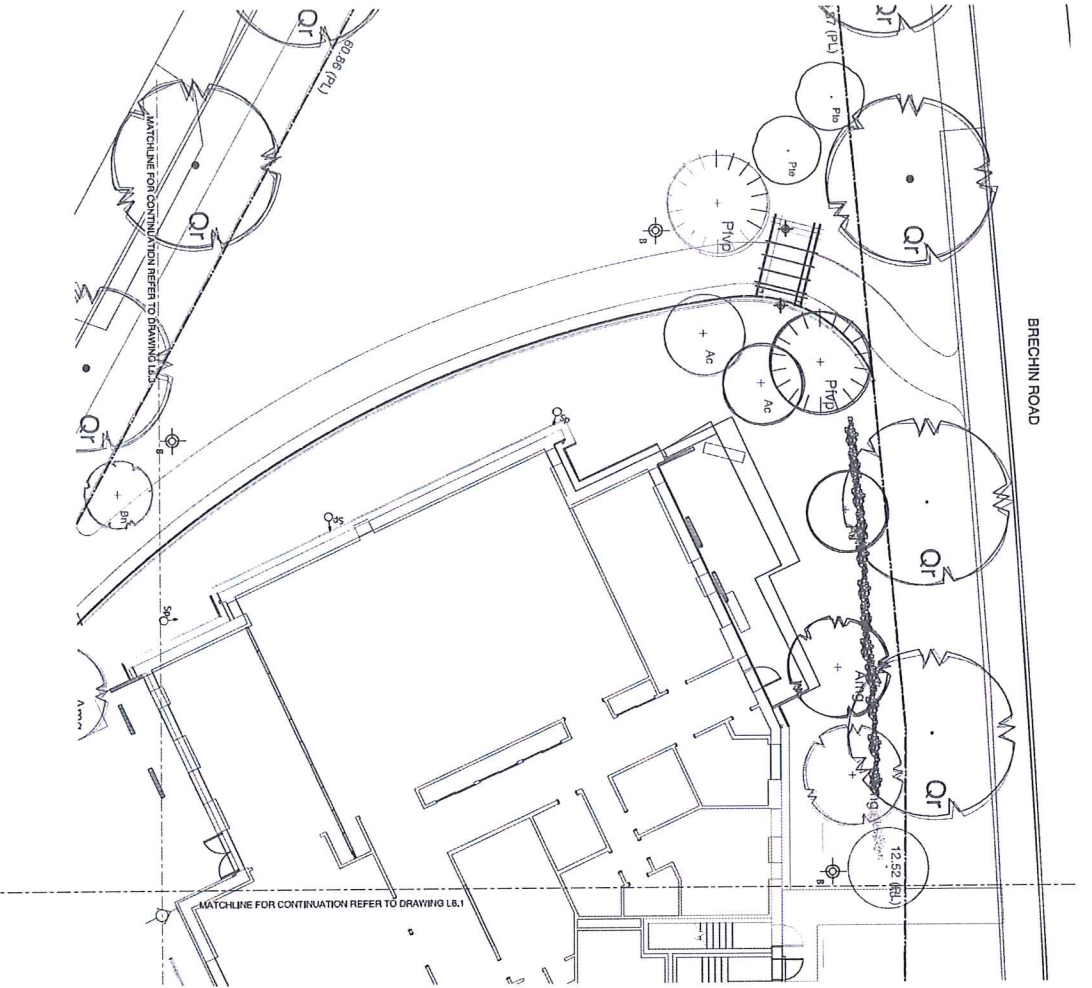
1100 West 10th Street, Suite 100
 Vancouver, BC V6H 2Y9
 Tel: 604.681.1488
 Fax: 604.681.1490
 www.etr.ca

Brechin United Church
 2020 Estover Road
 Vancouver
 Landscape Lighting
 Plan

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 2018-04-03
 2018-04-03

21031
 21031
 21031

L&1



No.	Date	Revision Notes	Zone	Approvals	No.	Date
1	2017/12/21	Issue for RFP				
H	2018/03/19	Issue for RFP, Proposed 20%				
G	2018/03/20	Issue for RFP, Proposed 30%				
F	2018/03/27	Issue for RFP, Proposed 40%				
D	2017/12/27	Issue for RFP Proposed 10%				
C		Issue for RFP Proposed 20%				

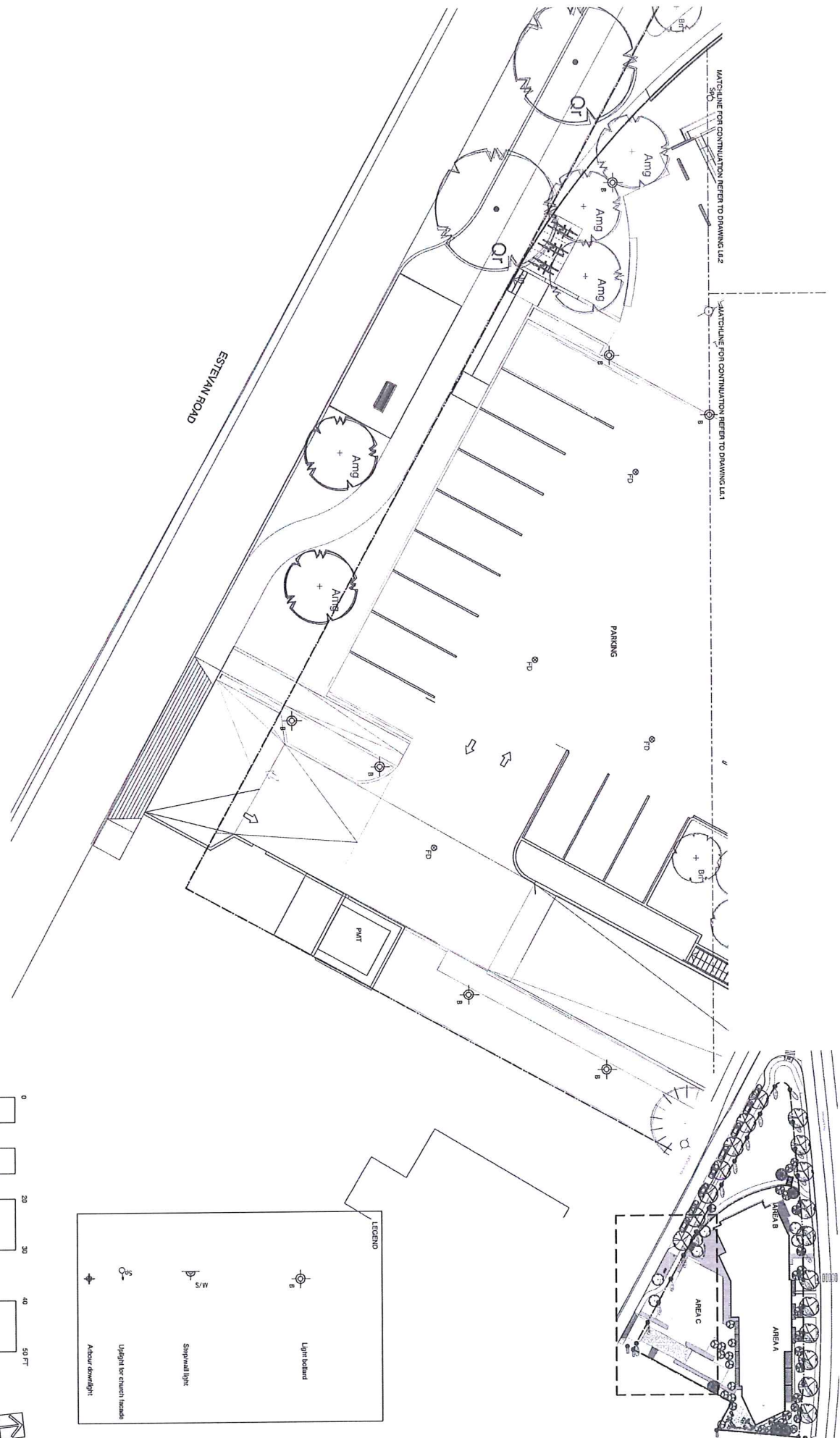


1600 West 27th Avenue
Aurora, CO 80012, USA
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Fax: 303.733.1439
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Brechin United Church
2020 Eastway Road
Brechin, Nebraska
Landscape Lighting
Plan

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2018-APR-03

2018-APR-03
Brechin United Church
L6.2



Brechin United Church

2020 Estevan Road
Regina, SK
S4N 1A1

Landscape Lighting Plan

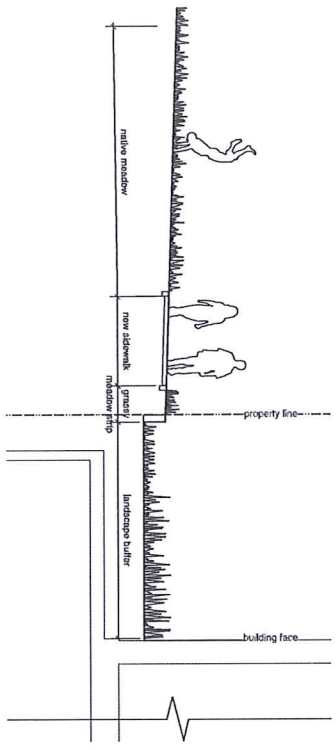
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Legend

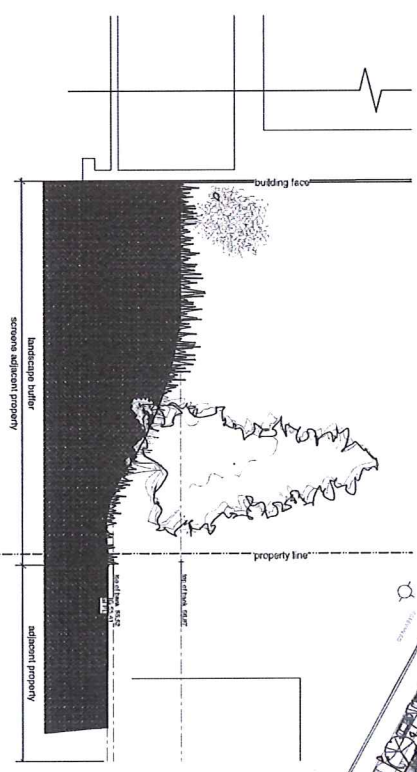
○ ⊕	Light bollard
△ ⊕	Sign wall light
○ ⊕	Uplight for church facade
○ ⊕	Arbour downlight

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DATE 2018-04-03
PROJECT 2018-04-PR-03

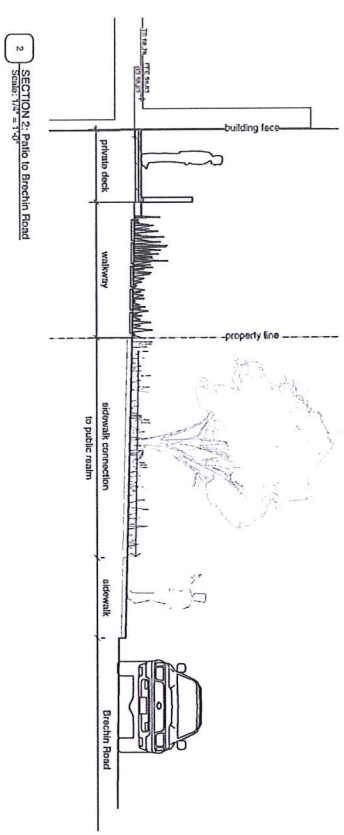
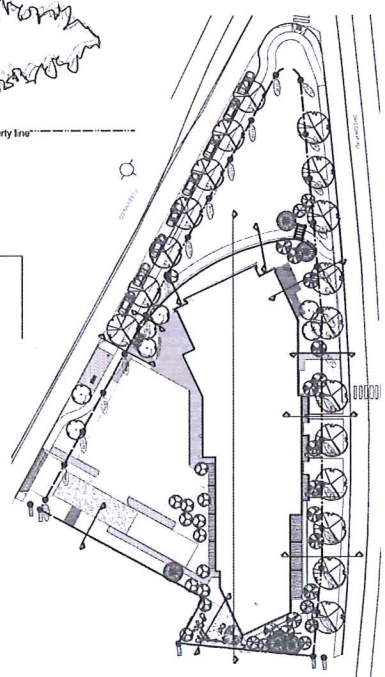
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 2018-04-03
 2018-04-03
 2018-04-03



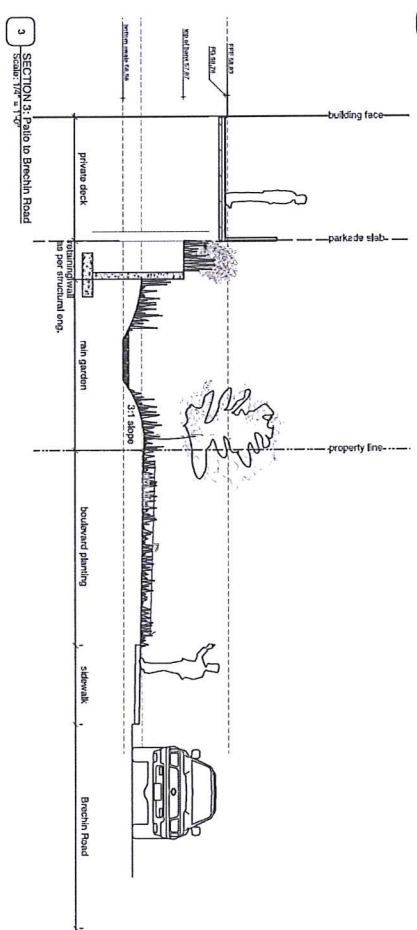
1 SECTION 1: Meadow to Church
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1a SECTION 1a: Residential to Adjacent Property
Scale: 1/8" = 1'-0"



2 SECTION 2: Path to Brechin Road
Scale: 1/8" = 1'-0"

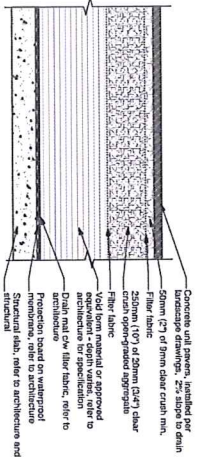


3 SECTION 3: Path to Brechin Road
Scale: 1/8" = 1'-0"

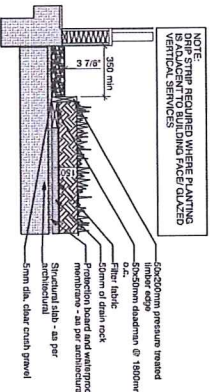
<p>etor <small>landscape architecture</small></p> <p>1000 West 2nd Avenue Vancouver, BC V6C 1P3 Tel: 604.683.4455 www.etur.com</p>		<p>Brechin United Church 2020 Eastman Road Vancouver Landscaping Sections</p>	
No.	Date	Revision	By
I	2018.03.21	Issue for RFP	
H	2018.03.19	Issue for 65% Program Set	
C	2018.03.09	Issue for 65% Program BP	
F	2018.02.01	Issue for 25% Program BP	
D	2017.12.22	Issue for 25% Program to	Brian Nelson

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DP1085
2018 JAN 15 9:59

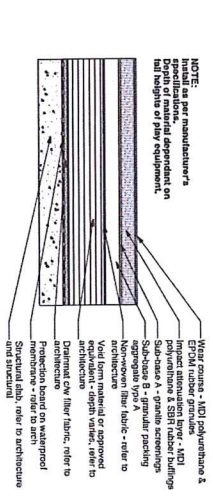
Project Number: 2101
Date: 2018/01/15
Sheet: 1 of 10
L110



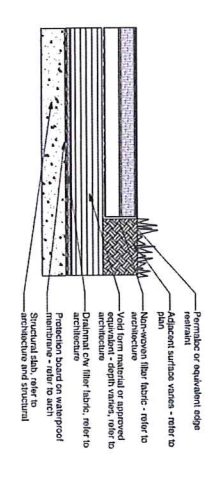
1 DETAIL: Concrete unit pavers on slab
SCALE: 3/4" = 1'-0"



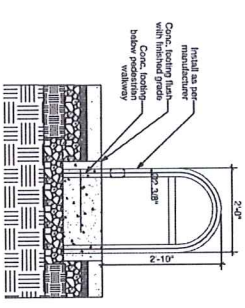
2 DETAIL: Dimple pipe on slab
SCALE: 3/4" = 1'-0"



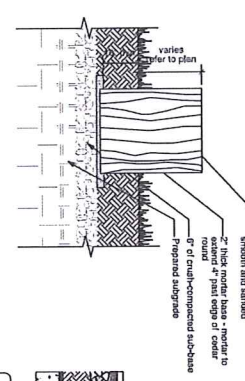
3 DETAIL: Rubber ploy surface on slab
SCALE: 3/4" = 1'-0"



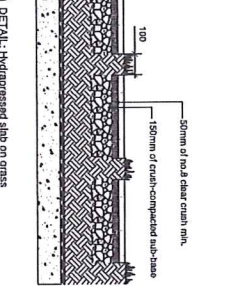
4 DETAIL: Edge restraint for rubber ploy surface on slab
SCALE: 3/4" = 1'-0"



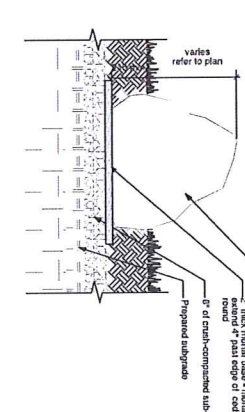
5 DETAIL: Slab rock installation
SCALE: 3/4" = 1'-0"



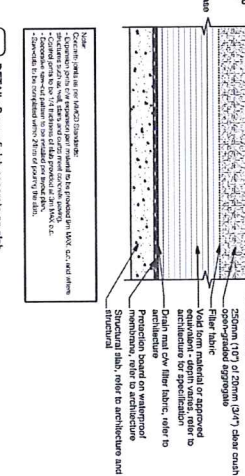
6 DETAIL: Cedar stump for fiber
SCALE: 3/4" = 1'-0"



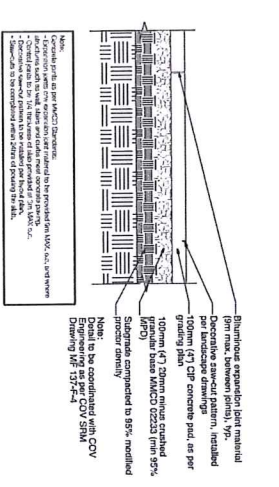
7 DETAIL: Hydroponic slab on grass
SCALE: 3/4" = 1'-0"



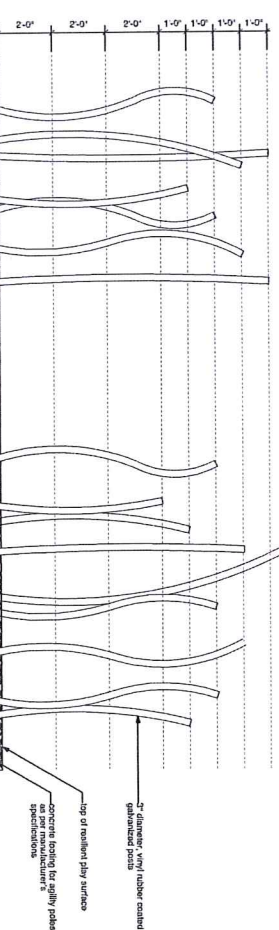
8 DETAIL: Boulder
SCALE: 3/4" = 1'-0"



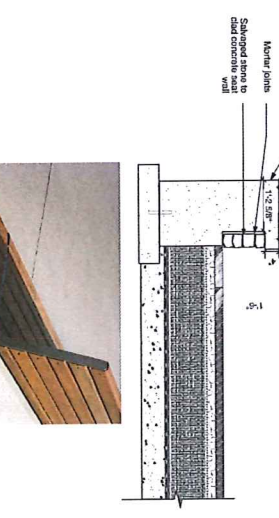
9 DETAIL: Broam finish concrete on slab
SCALE: 3/4" = 1'-0"



10 DETAIL: Broam finish concrete at grade
SCALE: 3/4" = 1'-0"



11 DETAIL: Anitly poles
SCALE: 3/4" = 1'-0"



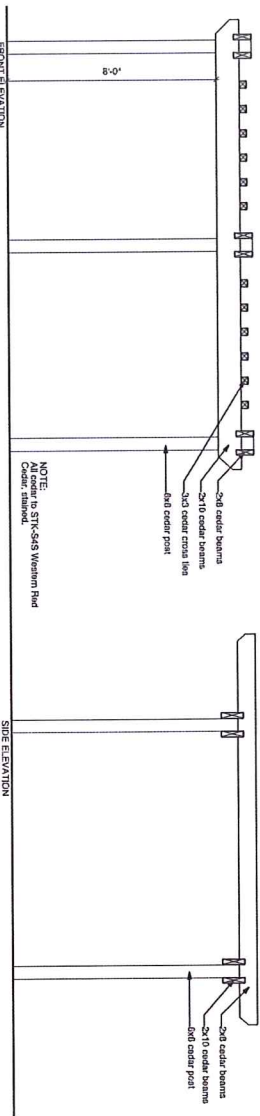
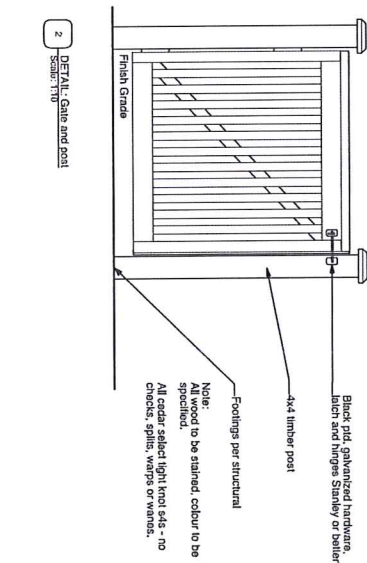
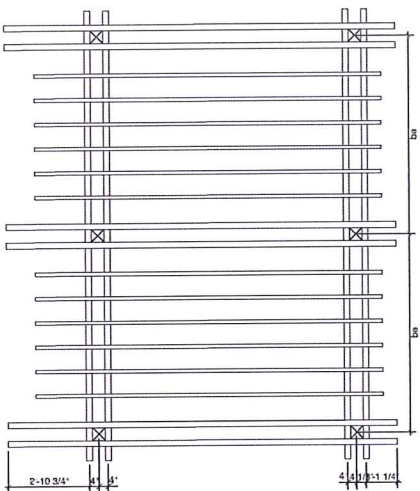
12 DETAIL: Bench
SCALE: 3/4" = 1'-0"

No.	Date	Revision Notes	Zone	Approvals	No.	Date
1	2018.02.21	Issue for RFP				
H	2018.02.19	Issue for 85%, Proposals SH				
C	2018.02.09	Issue for 85%, Proposals BP				
F	2018.02.07	Issue for 75%, Proposals BP				
E	2018.02.16	Issue for 85%, Proposals SH				
D	2018.02.16	Issue for 85%, Proposals SH				

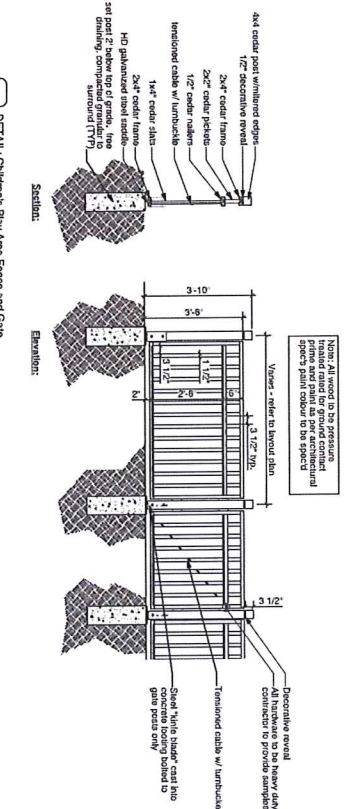
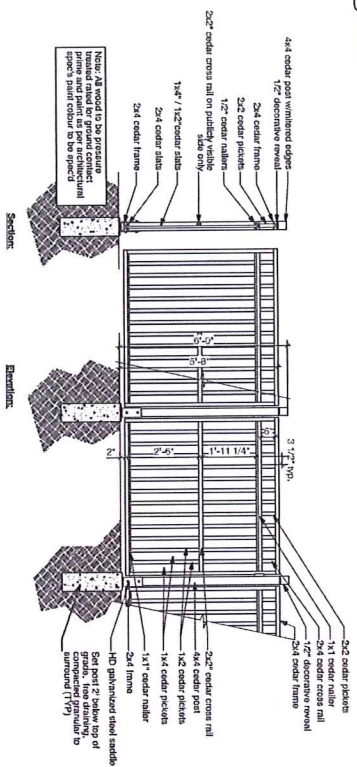


Brechin United Church
2020 Estover Road
Weymouth
Nova Scotia

RECEIVED
2018-APR-23
L121



1 DETAIL - Abour
Scale: 1/2" = 1'-0"



4 DETAIL - Children's Play Area Fence and Gate
Scale: 1/2" = 1'-0"

3 DETAIL - Primary Fence

etor ENGINEERING ARCHITECTURE

2025 Estover Road
Brechtin United Church
Landscape Details

No.	Date	Revision Notes	Zone	Approvals	No.	Date
1	2018.03.21	Issue for RFP				
H	2018.03.19	Issue for 50%, Program Set				
G	2018.03.09	Issue for 50%, Program Set				
F	2018.03.07	Issue for 50%, Program Set				
E	2018.03.18	Issue for 20%, Program Set				
D	2018.03.18	Issue for 20%, Program Set				

RECEIVED
2018 APR 03

**SCHEDULE D - AMENITY REQUIREMENTS
FOR ADDITIONAL DENSITY**

RECEIVED
DP1085
2018-APR-13
Current Planning & Subdivision

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 understorey 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	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	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 Passive House by the Passive House Institute and meets the following standards: <ul style="list-style-type: none"> • yearly heating demand ≤ 15 kWh or peak heat demand ≤ 10 W/m² • yearly cooling demand ≤ 15 kWh • building air tightness ≤ 0.6 ACH @50 • excess temp frequency $\leq 10\%$ • primary energy demand ≤ 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.

(4500.103; 2017-JUL-10)