

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.

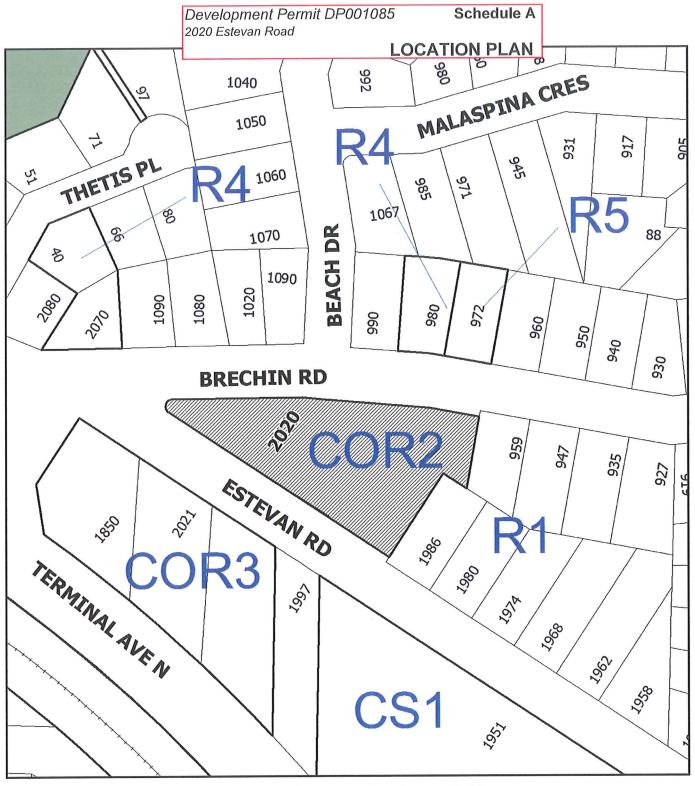
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **7TH** DAY OF **MAY**, **2018**.

Corporate Officer

<u> 2018 - MAY - 28</u> Date

GN/In

Prospero attachment: DP001085



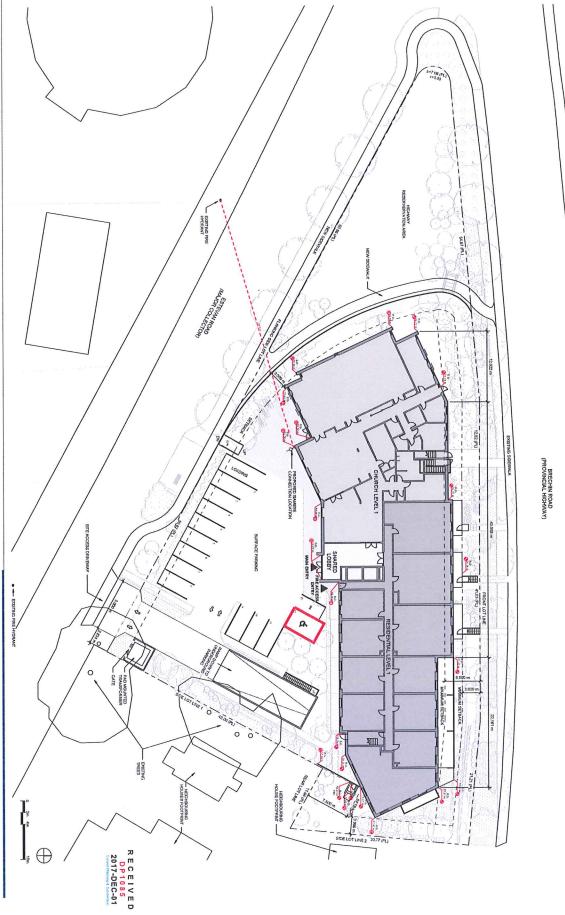
DEVELOPMENT PERMIT NO. DP001085



LOCATION PLAN

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





etq Indicate architecture

1 Level P1 @ STRUCTURE Development Permit DP001085 Schedule C
2020 Estevan Road
UNDERGROUND PARKING LAYOUT STATE OF THE PERSON NAMED IN COLUMN 15 PERSO AU3900 Schedule C 0.35 m (a) (m) (c) A0200

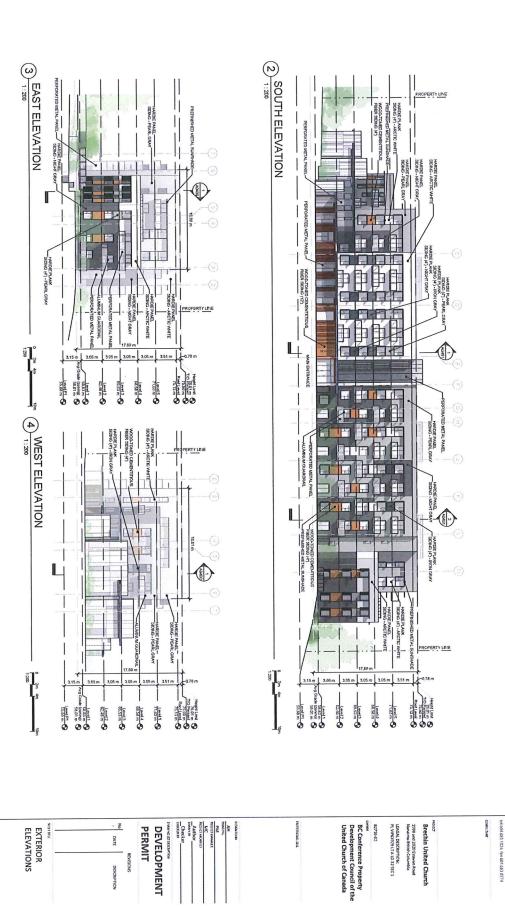
Lease set 10

DEC 1. 2037

ALL HOUTS EXCENT DE VIA.
ACHITICITUM HOUSE SON TO HE COLOR ONLY TO HE COLO BC Conference Property
Be Conference Property
Development Council of the
United Church of Canada \oplus DEVELOPMENT PERMIT Brechin United Church PL VIPG3929 LT A LD 32 SEC 1 1998 and 2020 Estevan Road Nanaimo British Columbia PARKING DATE

2020 Estevan Road Development Permit DP001085 Schedule D

BUILDING ELEVATIONS



DP1085 2018-APR-09

еди сап DEC. 1, 2017

A0300

DESCRIPTION

1 of 3

3 CHURCH WEST ELEVATION 4) NORTH ELEVATION 19 Oracle (zoning) TO FAME O 52.48 m Bassin & STATE OF Lause M 11.03m 2 CHURCH SOUTH ELEVATION 1) CHURCH NORTH ELEVATION 10.67 m 3.15 m 3.05 m 3.05 m 3.05 m 3.51 m 3. 3.15 m 3.6 SALSI m 3.15 m 3.15 m 3.6 SALSI Avg Grade (zoning) Roof Lavel C ES.Com - Karis O d2.45 m - Lessen O ea.sam · 1.88 Roof Laves O LESS III 60.23 m P E C E I V E D D P 1 0 8 5 2018-APR-09 8775-02

BC Conference Property

Development Council of the

United Church of Canada A0310 GUTENT DEC.1,2017 EXTERIOR ELEVATIONS PL VIPG3929 LT A LD 32 SEC 1 PERMIT DEVELOPMENT Brechin United Church DATE DESCRIPTION

2 of 3

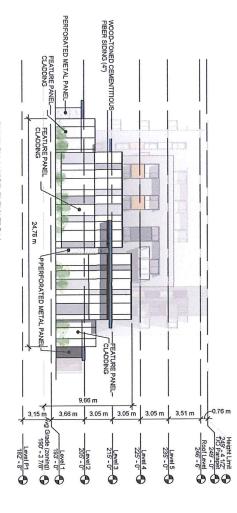
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DP1085
2017-DEC-22

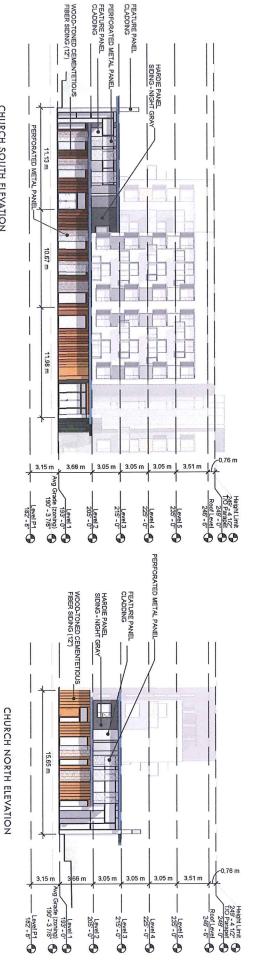




CHURCH WEST ELEVATION

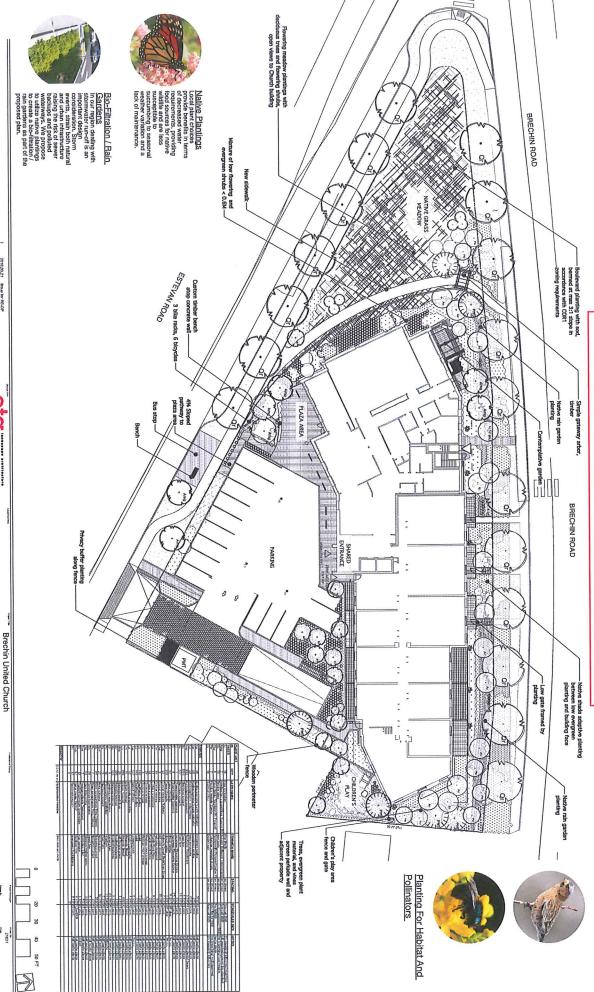


CHURCH SOUTH ELEVATION



1 of 15

LANDSCAPE PLAN & DETAILS



Cato

Zone Approvat

2018.05.21 Issue for RE-DP
2018.05.19 Issue for RS-DP
2018.05.09 Issue for RS-DP
2018.05.01 Issue for RS-DP
2018.05.01 Issue for RS-Progress BP
2018.05.01 Issue for RS-Progress BP
2017.15.22 Issue for DP Prior to
Date

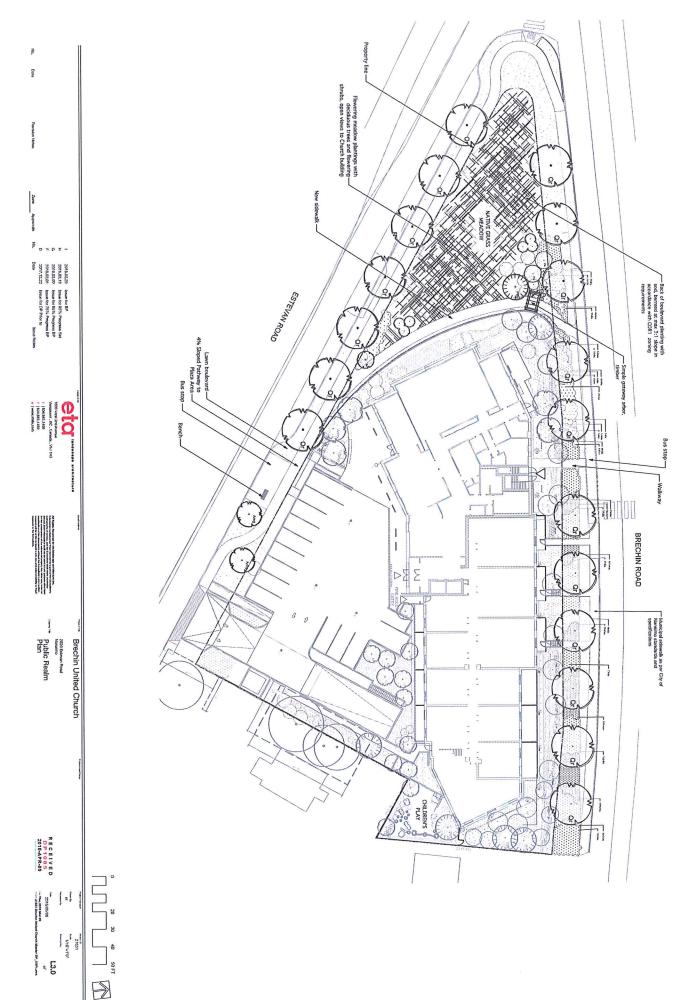
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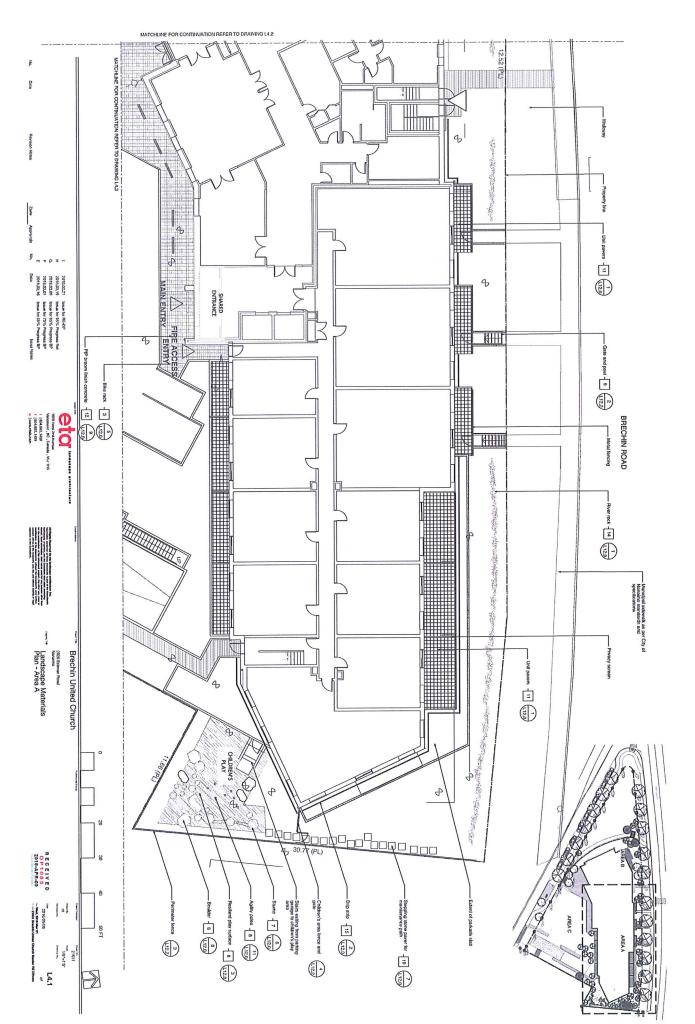
Landscape Concept Plan

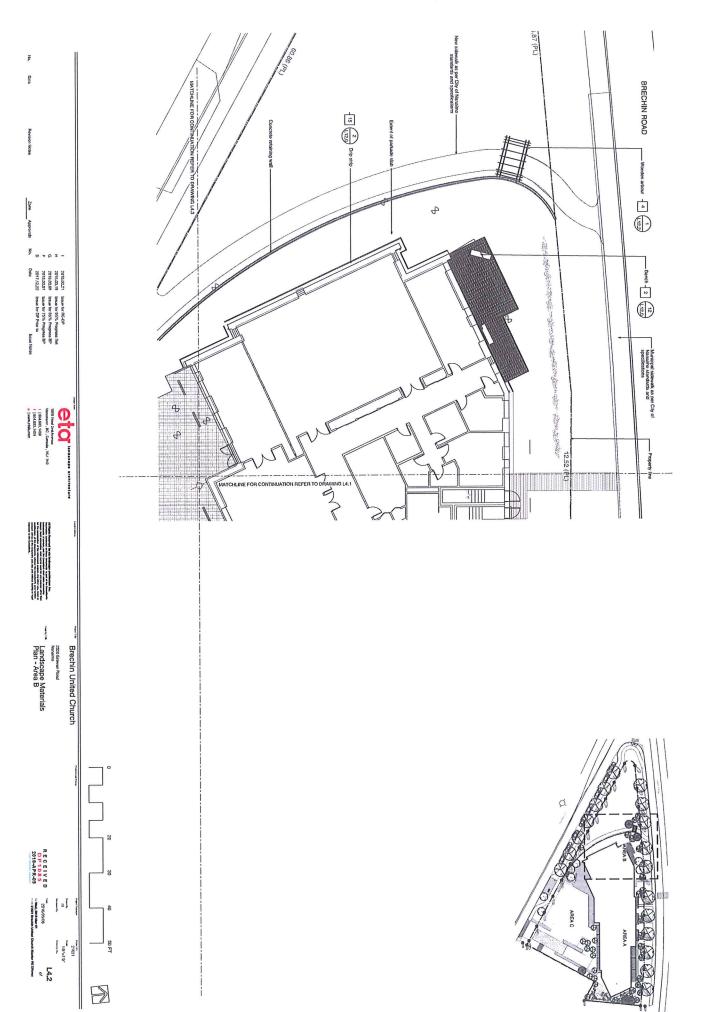
DP 1085 2015-APR-09

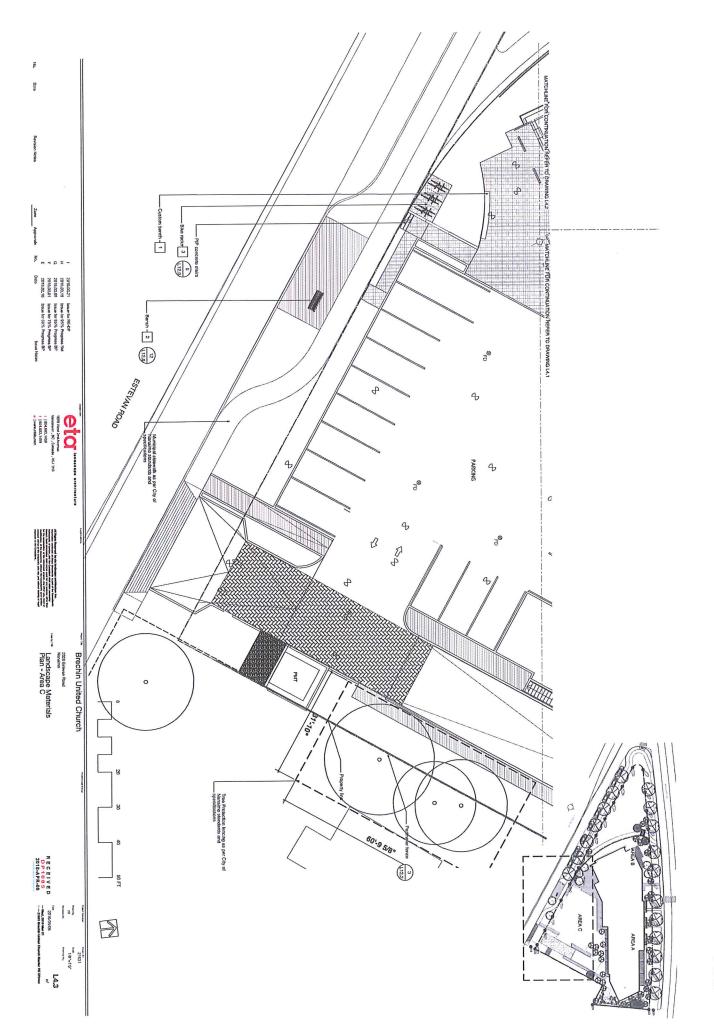
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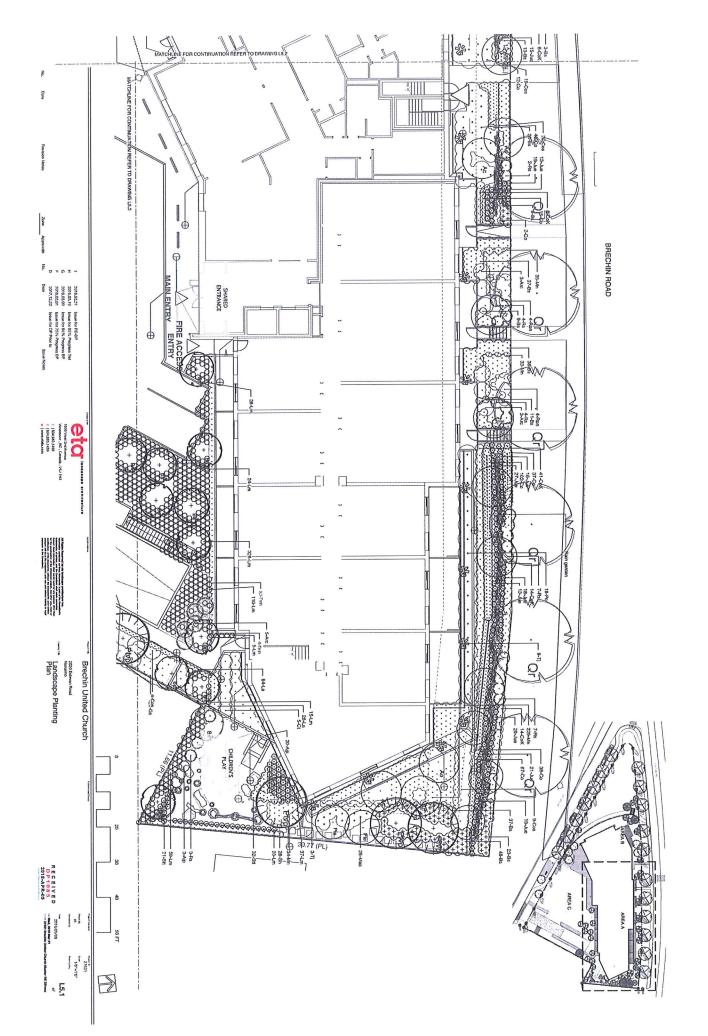
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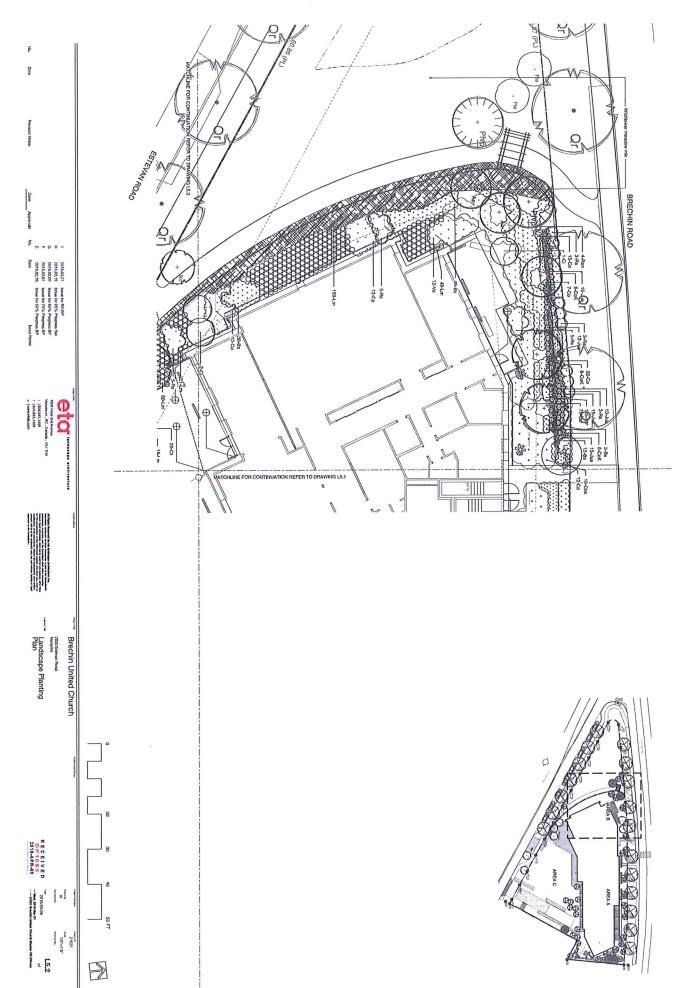


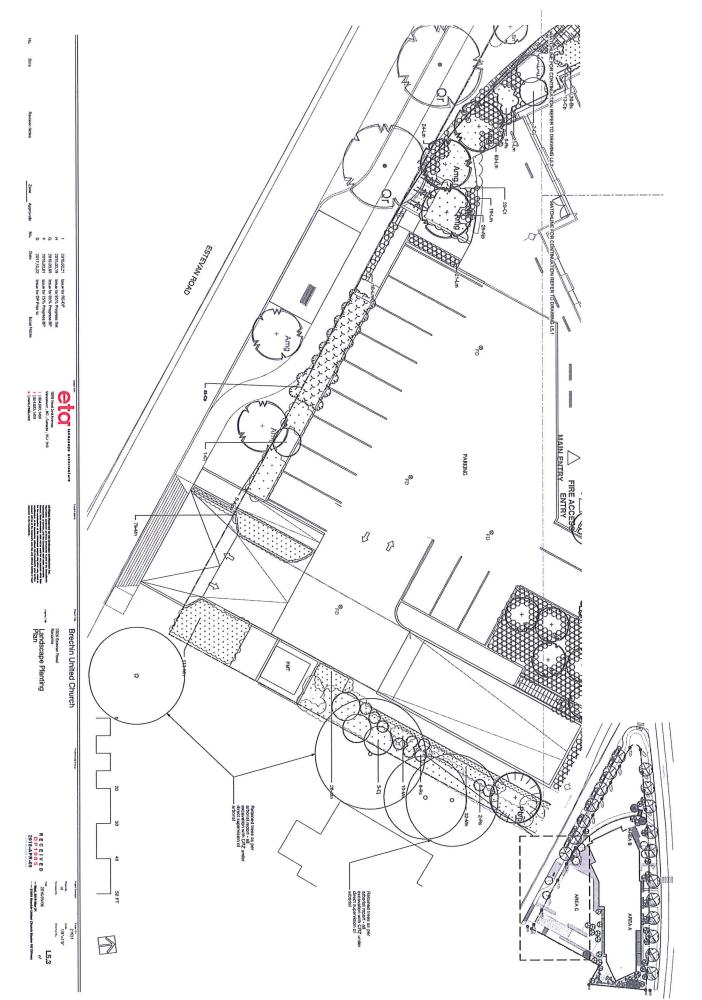


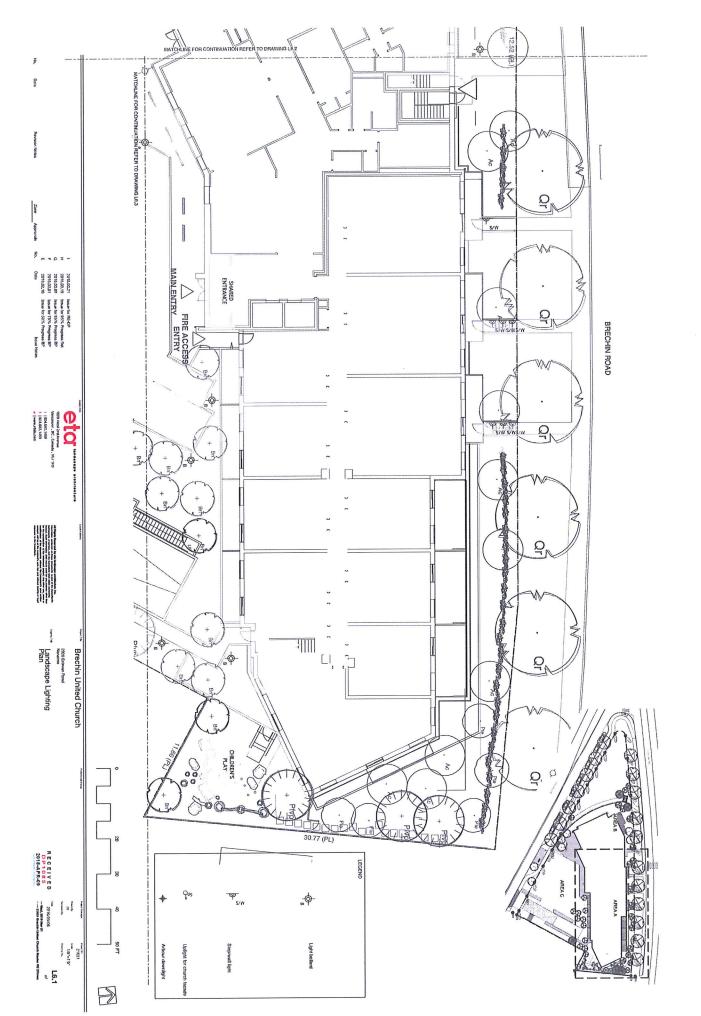


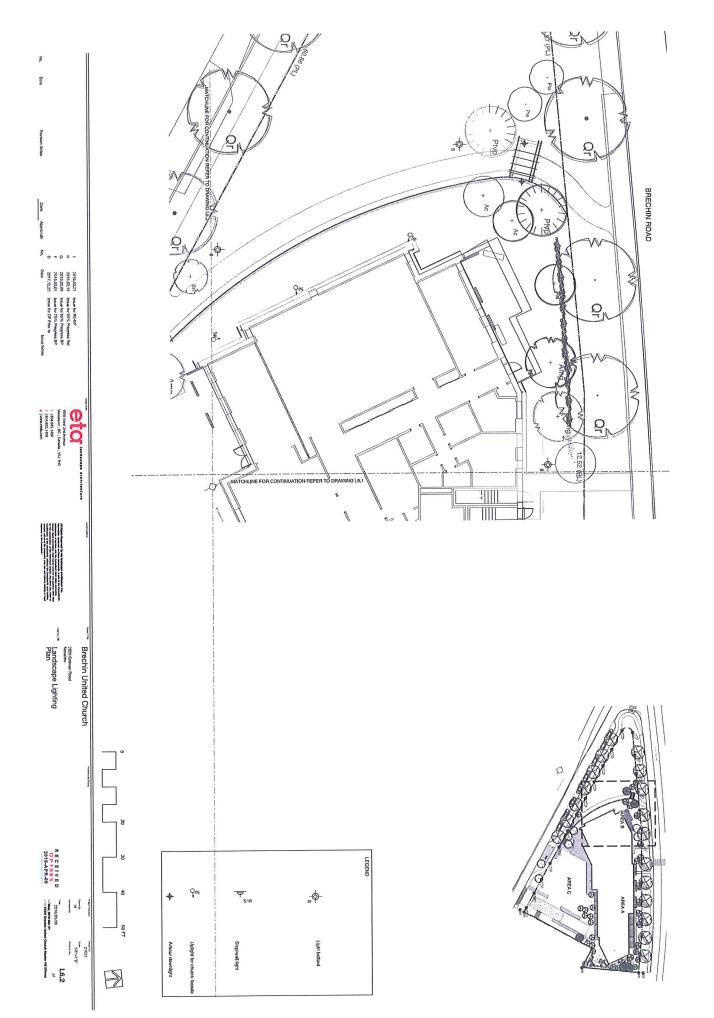


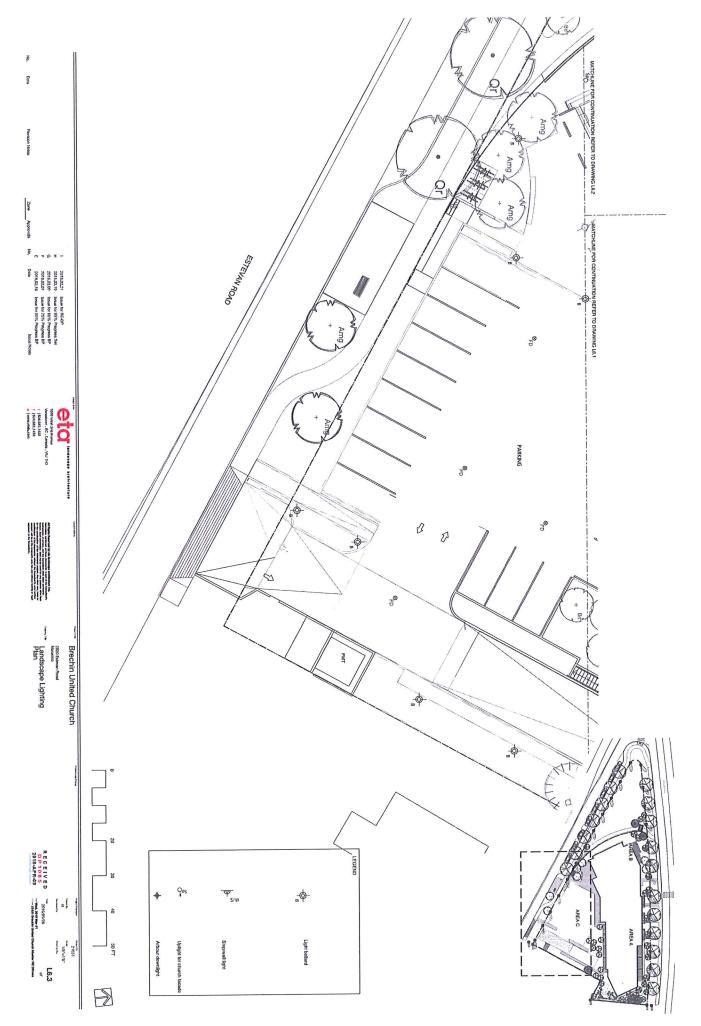












ALL PLANT MATERAL TO BE REPECTED PHOR TO DELIVERY ON SITE, CONTRACTOR TO ARRANGE FOR REPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW. MAPORTED GROWING MEDIA BHALL COMPORANTO AND BETTEATED AS PER SECTION 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS. ORDWING MEDA SHALL BE FREE FROM SUBDOM, WOOD MILLIDING WOODY PLANT PAINT, INAMENE AUD MONDUS PLANT AND THEIR REPRODUCTELLE PAIRT, PAINT FATNOCINGS CHEADAIGH, CHICANG CH NOFIGANG MATEHALS, TONINS, STONES OVER SIMM (12"), ANY DELING MID FOREDA GOLICIES. all plants to be nursery grown all plant materials and labour to conform to the current edition of the cela landscape standards. RTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY TEXTURE INCLESS THAN 55% SAAD BY WEIGHT) MERING 4 AND 15% DROANING MATTER (DITY WEIGHT) I.

OROWHO MEDIAM SHALL COMPORANTO LEVEL 1 WIEL-GROOMED* AREAS LOW TRAPPEL LAWN AREAS, TREES AND LARKE SHOURD ILL IN TRILE T-ACAS,1 OF THE CURRONT EDITION OF THE CIDA LAWDSCAPE STANDARDS, IT SHALL POSSESS THE FOLLOWING QUALITIES: OWNING.

OWNER GRAVE, DARGET HAM Them AND DMALLET HAM Abmel 64/5.

ALL GRAVEL, DARGET HAM Zhow AND GMALLET

HAM ABMEL SARGET HAM ZHOW AND GMALLET

HAM ZHOW FLOWN

THE SARGET HAM GOZOR HAM AD SALLET

THAM ZHOW FLOWN

THAM COLUMN FLOW

THAM COLUMN

IIC CONTENT: 3-10%

DRAMAGE. PERCOLATROL SHALL DE GUCLITHAT NO STANDING MATTER DEVENDE DA MENUTICS, ATEINAT LOCAT 10 MENUTICS OF MODIONATE TO HEAVY MAND ON REPORTICAL MENDALDS ADEL CERTAT DOE ET OS POR TABLE T 6.3.55 OF THE CURREDIT EDITION CIDA JANESCAPE STANDANDOS: Leidiny (pin): 6,0-7,0

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
ES (10m2 PER TREE)	24.	86
ICE SHRUBS	24*	2.
DUNDCOVERS	F	0"
UN-BURGATED	6.	9
WHACT RESIDENTED	9	2

SOIL FOR LIMINALAGRICIATURE PLOTS IS TO BE URBANI GRO PROVIDED BY VENATIC, OR APPROVIDE ATERNATIC, SUIL FOR LIMBAN AGRICIATURE ARRAIS IS TO MEET OR DOCTED THE GUIDITURES ORG COMPOTE OF QUALTY UNDER CANADRA COLREIS OF MEMBERS OF QUALTY UNDER CANADRA COLREIS OF MEMBERS OF AUGUST OF ANY OF THE ENVIRONMENT (COME). COMPOSIT IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE. DEPTHIS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BLDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORDANIC COMPOSITIO BARK APPLIED. PLANTED ARDAS TO HAVE PERMANENT HEIM EFFICIENCY REGIONIES AN OFFENT SHOP PHANESIA ANE TO BE PREPARED BY AN MADE CERTIFIED DEBONES AND APPROVED BY ANDESCAPE PACHITIEST,

CONTRACTOR TO PROVIDE IMBITEMANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION. STOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

COMMITTANT TO APPROVE SOFE, BEFORE RESTAULATION. THIS DOCES NOT PRECILIDE
THE COMMITTANT FROM PURPOWERS AN INDEPENDENT SOFE, MANCESS AT TIME OF
DISTRICTANT, COMPACTION FOR CONTRACTION ALL RESTED PURPOSES. AT CONTRACTION
REPLACIDATION OF SOFE, THAT DOCES NOT MEET PRECIPIALIDES AT NO SETINA COST TO
CLESS! CONTINACION TO PROMIC COPY OF SOIL TEST TO LANGICAPE CONSULTANTS WICES PRIDA TO DELUCRE ON-STIEL TEST TO BE FERGOARED DY ALB INDETENDENT LAI AND IS TO INCLUDE RECCHAMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

AN INDEPONDENT DOS. TEST TO BE PROVIDED 1 WEEK PROPA TO DIAD OF 1 YEAR TO WARRING PERSOC CONTRACTOR TO PROVIDE BOIL AMMERIAMENTS TO BRING SOIL UP SOILS REPORT. STOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON BOIL SPECIFICATIONS.

ASCURIABLINE SECURAD LOCATION OF ALL DISTING SURVICES AND SURGINADES PRIDRETO THE WORK. STITE MEMPECTION

EXAMILE EXISTING SUBGIVADE CONDITIONS AND SEGNIFY ACCIETYANCE IN WRITING TO THE CONSULTANT.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCIBE BUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

PLANT COUNTS

N THE CASE OF ANY DESCRIPMANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT COUNTS ON PLANT LIST AND THE CONTRACTOR DEWNINGS. THE CONTRACTOR DEWNINGS THATE PRICEEDENT. THE CONTRACTOR DEPARTMENT AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

ארם	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
4	Acarcircipatum	Vine Maple	as shown	7cm cal/ 8&8	2m standard/ lull crown/ matched
J.	madiflora 'Autumn Br	'Autumn Brilliance' servicebern	as shown	6cm cal/ 8&8	full, matched crowns/ 2m standard
~		river birch	as shown	3-4m specimen/ B&B	low branching/ vary heights
		Vandenvoll's Pyramid Limber Pi	as shown	3m hyb&B	bushy plants
on.	Populus tremula 'Erecta'	Columnar Swedish Aspen	as shown	6m - 8m ht/ 848	low branching/ multistemmed
			20,00	Art - mail	full humbu plants
ŧ	Azarea labonica purpe appropri	Bourney House	250	TO CONT	luly bushy plants
2.6	Azaied labonica purpe epiendor	Political agency	0.5	#6 com	till bushe plants
=	Arciostaphylos columbiana	THE PERSONNEL PROPERTY.	200	TO COOL	ill his by placin
448	diechnum spicant	Cook lath	201 201	E 1/84 #5 CON	hull highly plants
20	Biochnum Spicarit	Degracio Chico	40.00	1 1 CONT.	Tull bushy plants
-	Charletten Internet	Capanaga Tomorna Guinco	200	an cont	full highy plants
8	Chaenomeies Japonica	Culturate Liowania Course	1000	20000	amor der i
BOC	Carex opnupra	alough seoge	113/4	1 3/4" FOP plus	3m o.c.
2	Carex opnupra	Solding Sough		AND COL	Lilly bushy plants
193	Cornus serices Nesseys	Vertice of Charles of Charles of Charles		10 7/HT #3 cont	fully bushy plants
23	Colling sericon	red paler dorwood	30	30" #3 cont	luly bushy plants
300	Cotton & Principality	Dirole Book Bose	9 1/8	#3 cont	fully bushy plants
200	Cistus y purpureus	Purple Rock Rose	26	2'6" #3 conf	full/ bushy plants
26	Choisva temata	Mexican mock grange	420	#3 cont.	full/ bushy plants
79	Gaulihona shallon	selei	7 3/8	7 3/8" #2 cont,	full bushy plants
129	Caultheria shallon	Salal	2'0"	#2 cont.	full bushy plants
237	Juncus effuses	common rugh	51/2	#1 cont	3m e.c.
92	Lavendula angustifolia	English Lavander	4 3/8	#2 cont.	IUV DUSTY PINNS
889	Lirippe muscari	Magestic likturi	180	WZ CONI.	giraid Augno Aini
97	Liftope muscan	Magestic lityturi	91	#Z cont.	THE PURITY PRINTS
26	Mahonia aquifolium	tall Cregon grape	3/C /	#3 cont.	Distribution Angus
373	Mahonia nervosa	longinal manonia	2/1 0	#1 CON	THE DESIGNATION AND ADDRESS OF THE PERSON AN
220	Mahonia nervosa	iongigal manonia	1500	TO P I COM	THE COURT PRINTED
18	Physocarpus opulionus	MINDOMA	1000	# O CONT.	tall broke cleate
4	Biochnum spicant	Deer Fem	2016	PE CONG	Control of the control
12	Hosa nulkana	NOOKA 1050	10/10	ac cont	The Dunky Plants
88	Hibes sanguineum King Edward	Howening current	200	100011	The Court Property
25	Sarcococca nookeriana	XOO MEND	2016	ag cont	tull higher plants
53	Slipa tenuissima	Mexican teather grass	4 30	ac com,	Tally Oddiny plants
12	Trachelospermum jasminoides	star jasmine	2/15	#Z COUL	STARRED
57	Littus media, Hicksii	Angoleo rew	27.6	si,	The Court of the C
12	Vaccinium ovalium	Antidochioni inchibita	0 1/0	PO COUNTY	THE CHARLE STATE OF
0					
MOM					
723.5 ag m	Hydroseeded meadow	deer resistant seeds			
0					The second secon
	Non-Netted, grown on sand				
	Non-Netted, grown on sand				
	Non-Netted, grown on sand				
IDSCAPE TO	INDIVIDUAL CONTROLL OF THE CHARACTER OF THE CRITAL TANDESCAPE STANDARDS FOR LEVEL 2. GROODED LANDSCAPE TREATMENT	ON OF THE CSLA LANDSCAP	STANDAROS FO	OR LEVEL 2 GROOME	D. LANDSCAPE TREATMENT

MODEL MANUFACTURER COMMENT

COLOUR

EP1900 EQUIPARC
Mi. B400-W Magin
Urban Simple 1000-atd Urban Racks

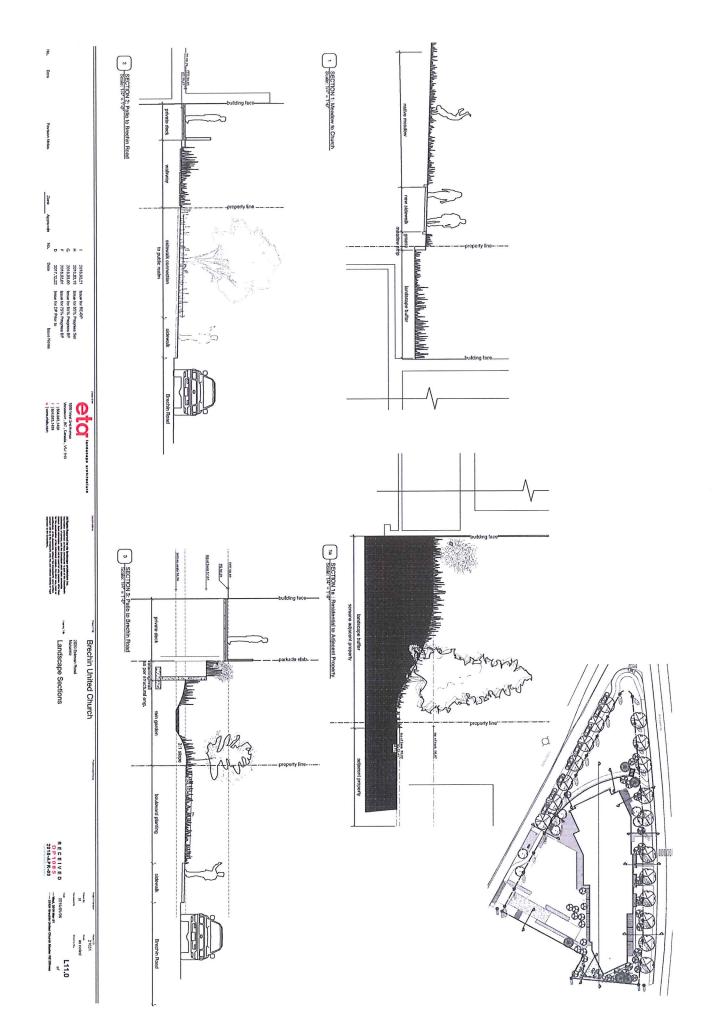
Abbestiord Concrete stapping store charcoal Abbestion Concrete stapping store Charcoal Abbestion of Abstract Stapping store Charcoal Manthon or approved PP rubber from the determined PR store or the determined Paint morden MANUFACTURER COMMENT COLOUR

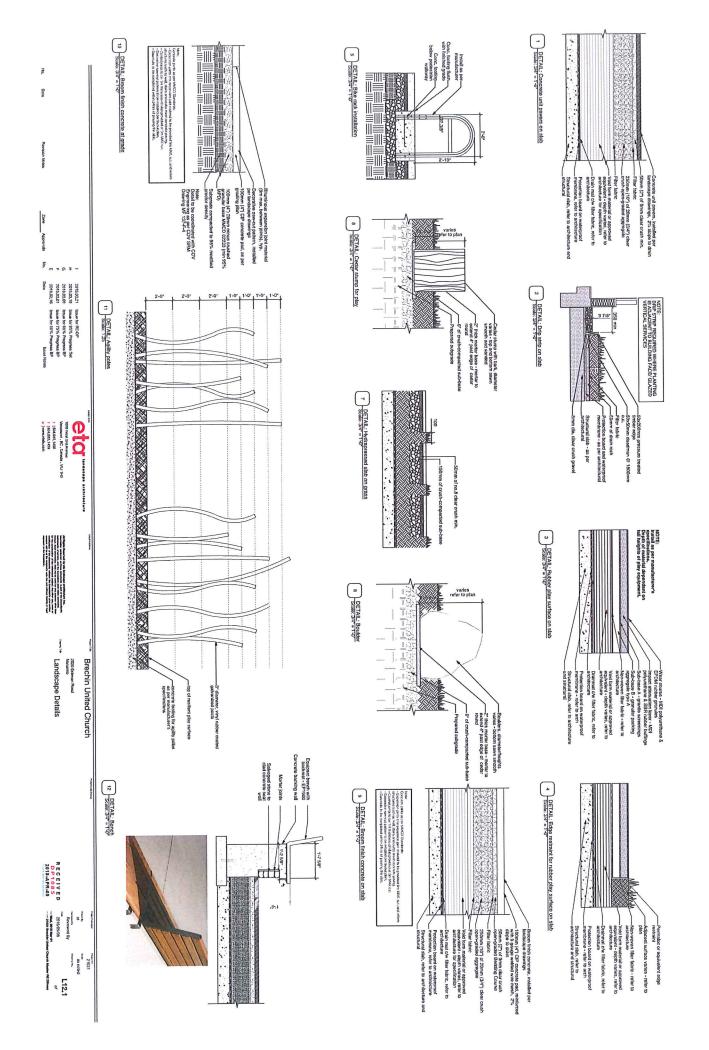
OTY 1

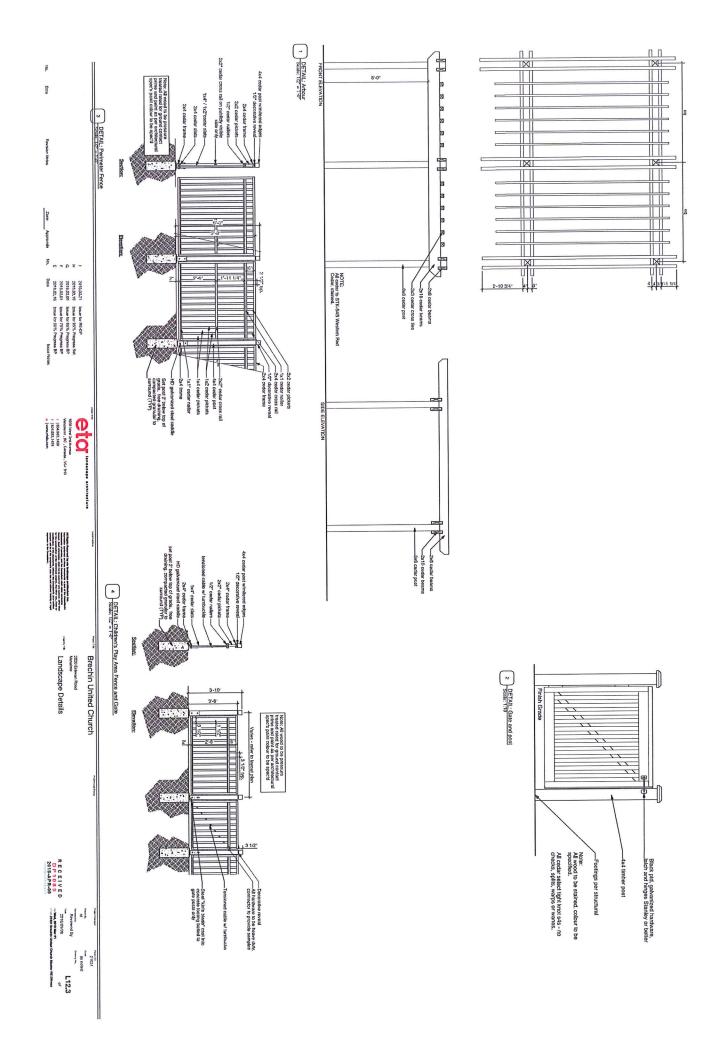
melanchier x grandiflora 'Autumn Br	l'Autumn Brilliance' serviceberry	as shown	6cm cal/ 8&8	full, matched crowns/ 2m standard	3	BERRY	100 × 100	M-00vg Ivi		wooden seat	1
Setulus nigra Vandarvoll's Pyramid'	Vandenvoll's Pyramid Limber P	as shown	3m hyb&B	3-4m speciment BSB low branching vary neights 3m ht/B&B bushy plants	3	BIKE RACK	24" x 34"	Urban Staple 1000-std Urban Racks			stainless s
Populus tremula 'Erecta' Columnar Swedieh Angen as shown	Columnar Swedish Aspen	as shown	6m - 8m ht/ 8&8	low branching/ multistemmed	100 2	LOGS FOR PLAY					
					78	STEPPING STUMPS					
Azalea japonica 'purple splendor'	evergreen azalea	200	313	July bushy plants	o a	GATE AND POST					
arciostaphylos columbiana	hairy manzanita	400	#5cont.	full, bushy plants	П						
Blochnum spicant	Deor tern	1.6 1/8	1'6 1/8" #2 cont.	fully bushy plants	MAT	TERIALS					201010
Chaenomeles japonica	Japanese Flowering Quince	2/5 1/4	#5 cont	full bushy plants	ē	DESCRIPTION	3716	Ш		COMMEN	0000
Carex obnupts	slough sedge	3 5/8	3 5/8" 50P plug	Jam o.c.	16	PAVER A	18" x 18"	hydrapressed slab	Abbotsford Concrete	stopping stone	charcoal
Carex obnupta Carex obnupta	Kelsey's Dwarf Red-Osier Dogw	7 1/4-1/3	#3 cont	July bushy plants	12	PIP CONCRETE				П	natural;
	red osier dogwood	10	#3 cont.	fully bushy plants	ದೆ	RESILIENT PLAY SURFACE			equivalent	PIP rubber	to be deta
Clatus x purpureus	Purple Rock Rose	9 1/8 8	#3 cont	fully bushy plants	14	RIVER ROCK				Rain garden	
US .	Purple Rock Rose	256	#3 conf	lidy bushy plants	Ü	DHIP SIMP					
Choisya temata Gauliheria shallon	salai	7 3/8	#2 cont	luly bushy plento	ПСН	LICHTING - TO BE CO-ORDINATED WITH W/ELECTRICAL	D WITH W/ELE	ACTION		ALC.	
Caultheria shallon	salai	20	#2 cont.	full bushy plants	ē	DESCRIPTION	WODEL	ACTORER	COMMEN		
	English I avander	43/8	#2 cont	full bushy plants	П	LIGHT BOLLARD					
Lifope muscari	Magestic lilyturi	180	#2 cont,	ניון איפהע פונינופ	T	STEPWALL LIGHT	ADE				
5	Magestic lightin	7 3/8	#3 cont.	full bushy plants	П	ARBOUR DOWNLIGHT					
	longloal mahonia	51/2		full bushy plants	NO	NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE	EPANCY BETW	EEN THE SITE FURNISH	INGS, MATERIALS, AN	D LIGHTING SCHE	DULE
Physocarpus opuliblius	ninebark	125/8		lullbushy	- QUA	NTITIES AND THE LANDSCA	PE PLANS, THE	LANDSCAPE PLANS TA	KE PRECEDENCE.		
Blechnum spicant	Deer Fern	51/2	#2 cont	luly bushy plants	_						
Ribes sanguineum 'King Edward'	llowering currant	360	#5 cont	luly bushy plants							
Sarcococca hookeriana	Mexican feather grass	43/8	#2 cont	full bushy plants	_						
Trachelospermum jasminoides	star jasmine	51/2	13	staked							
Vaccinium ovatum	evergreen huckleberry	9 1/8*	P.	full bushy plants							
Hydroseeded meadow	deer resistant seeds										
					_						
Non-Netted, grown on sand											
ONFORM TO THE CURRENT EDIT	ON OF THE CSUA LANDSCAP	E STANDAROS FO	NOOHO STEVEL STROOM	ED LANDSCAPE TREATMENT							
CREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.	IJST AND THE PLANTING PLA	N. THE PLANTING	PLAN TAKES PREC	EDENCE.							
ATIN NAME	COMMON NAME SE	SPACING SC	SCHEDULED SIZE NO	NOTES							
grandillora 'Autumo Bri	Autumn Brilliance, serviceberry as		n cal/ 8&8	matched crowns/ 2m standard							
Setutus nigra	river birch as Vanderwolf's Pyramid Limber Pilas	Ш	m apeciment B&B low	hy plants							
111	Columnar Swedish Aspen as shown English oak as shown	Ш	m caV B&B lov	6m - 8m ht/ B&B low branching/ multistemmed 6cm cal/ B&B 2m standard/ full crown							
Azalea japonica 'purple splendor' i	hairy manzanita	40:0" #5cont.		full, bushy plants							
П	Deer lem	51/2-82		bushy plants							
	Mexican mock grange	38"43		full bushy plants							
	Sola	7 3/8" #2		V busing plants							

PLANT LIST - OFFSITE	- OFFSHE					
0	OTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES					200	
Amg	N	Amelanchier x grandiflora 'Autumn Bril'Autumn Brilliance' serviceberry	"Autumn Brittance' serviceberry	as shown		full, matched crownty 2m standard
'n	_	Betulus nigra	river birch	as shown	mery B&B	low branching/ vary heights
PNp	-	Pinus flexilis "Vanderwolf's Pyramid"	il's Pyramid Limbor P	as shown	3m hV8&B	bushy plants
91G	N	Populus tremula 'Erecta'	Columnar Swedish Aspen	as shown	6m - 8m hv 8&8	low branching/ multistemmed
Y	18	Quercus robur	English oak	as shown	6cm cn/ B&B	2m standard/ full crown
SHRUBS						
Ab	30	Azalea japonica 'purple splendor'	overgreen azalea	2.6	#2 cont.	full bushy plants
Arc	9	Arctostaphylos columbiana	hairy manzanita	40.0	40'0" #Scent.	full, bushy plants
Auu	833	Arctostaphylos uva-urisi	Bearberry, Kinnikinick	3 5/8"	3 5/8" #1 cont.	full bushy plants/ heavy
30	606	Blochnum spicant	Deer tern	51/2	#2 cont.	full bushy plants
20	251	Blochnum spicant	Door form	18 1/8"	#2 cont.	full businy plants
ν	3	Choisya ternata	Mexican mock orange	36	3'6" #3 cont.	full bushy plants
200	20	on	salai	207	#2 cont.	Tully busing plants
36	39		salai	7 3/8	3/8" #2 cont.	IUIV bushy plants
Vin .	147	Mahonia nervosa	longioni mahonia	5 1/2"	1/2" #1 cont	full bushy plants
Oc	9	Demleria cerasiformia	Indian plum	68 3/4	68 3/4" #5 cont.	July buthy plants
Dig.	4	Blechnum spicant	Deer Fern	51/2	1/2" #2 cont.	fully busing plants
Aon	15	Rosa nutkana	Ngoika rose	10 7/8'	7/8" #2 cont.	full bushy plants
Hs.	7	Ribes sanguineum 'King Edward'	Howering current	30	3'0" #5 cont	IUIV DUBNY PINNIS
HS	3	Ribes sanguineum "King Edward"	llowering current	360	36°0" #5 cont	July businy plants
Svs	3	Syringa vulgaris "Sensation"	Sensation Lilac	0.0	ar cont.	Man dram Anna
	0			0		
MEADOW						
	723,5 sq m	Hydroseeded meadow	deer resistant seeds			
Contraction Age						
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Landscape Notes and Schedules	Brechin United Church 2020 Estevan Road
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Development Permit DP001085 2020 Estevan Road

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
Α	The proposed development is located on a brownfield site.	5
В	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
С	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: 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: • 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
To	otal	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 indentified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
В	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
С	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
Е	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
Н	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
То	tal	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
В	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
С	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: 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
То	tal	20

Category 4: Building Materials (8 points required)

	Amenity	Points
Α	Wood is the primary building material.	1
В	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
С	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
Е	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
Н	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
То	tal	16

Category 5: Energy Management (6 points required)

	Amenity	Points
Α	The project developer has provided all of the following:	5
	 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. 	
В	The proposed developed is certified as a Passive House by the Passive House Institute and meets the following standards:	10
	 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 ≤ 10% primary energy demand ≤ 120 kWh 	
В	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
To	ptal stall s	16

Category 6: Water Management (8 points required)

	Amenity	Points
Α	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
В	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
С	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
Н	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
То	tal	16

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

	Amenity	Points
Α	At least 10% of the residential dwelling units within a building are no greater than 29m² in area.	1
В	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
С	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 29m² in area.	4
Е	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
Н	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
ı	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
To	otal	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)