CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: DP001128

DATE OF MEETING June 1, 2020

AUTHORED BY GEPKE STEVENSON, PLANNER, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1128 – 576 AND 580 ROSEHILL STREET**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a proposed multi-family development at 576 and 580 Rosehill Street.

Recommendation

That Council issue Development Permit No. DP1128 at 576 and 580 Rosehill Street with the following variances to:

- reduce the front yard setback from 6.0m to 4.58m;
- increase the lot coverage from 40% to 47%;
- increase the building height from 14m to 14.31m;
- reduce the minimum setback for a refuse receptacle adjacent to a property zoned for residential use from 3.0m to 0m; and
- reduce the required off-street parking spaces from 17 spaces to 16 spaces.

BACKGROUND

A development permit application, DP1128, was received from Raymond de Beeld Architect Ltd., on behalf of Anayk Homebuilders Ltd., in order to permit a multi-family development at 576 and 580 Rosehill Street.

Subject Property and Site Context

Zoning	R8 – Medium Density Residential
Location	The subject properties are located on the north side of Rosehill Street between Holly Avenue and Millstone Avenue.
Lot Area	576 Rosehill- 558m^2 580 Rosehill- 558m^2 Total area- 1,116m^2
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development

The subject properties are two adjacent lots in the Townsite neighbourhood. 580 Rosehill Street is currently occupied by an older single residential dwelling. The single residential dwelling at 576 Rosehill Street has recently been demolished. The area between Townsite Road and Bradley Street, inclusive of the subject properties, includes a number of small narrow

lots that are zoned Medium Density Residential (R8). A number of these lots have been consolidated in order to construct multiple-family housing developments; as such, the area includes a range of residential densities and lot sizes. A small commercial plaza located at the corner of Townsite Road and Millstone Avenue provides local services within the neighbourhood. Bowen Park and the Millstream River are approximately 200m directly south of the subject properties. Brechin Elementary School, on Millstone Avenue, is approximately 235m walking distance from the subject properties.

DISCUSSION

Proposed Development

The applicant is proposing an infill development consisting of a single four-storey residential building on the subject properties (to be consolidated). Thirteen residential units are proposed, comprised of 10 one-bedroom units and 3 two-bedroom units ranging in size from approximately 88m^2 to 111m^2. A rooftop amenity space, including a patio and elevator access, is proposed.

The R8 zone permits a base floor area ratio (FAR) of 1.25, with an additional 0.1 FAR available by achieving Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in "City of Nanaimo Zoning Bylaw 2011 No. 4500", for a total allowable FAR of 1.35. The proposed FAR is 1.33. The proposed development will include the following amenities:

- the building will exceed ASHRAE 90.1 2010 Energy Standards by 5% or more;
- public art;
- plumbing features that use 35% less water than the BC Building Code standard;
- a water-efficient irrigation system;
- a green roof; and
- at least 50% of the site will be covered with a permeable surface area.

The proposal has obtained the points required to achieve Tier 1.

Site Design

The applicant first acquired one lot, then later the adjacent lot, in order to make a developable parcel; however, the site size still imposes development constraints. The site has rear lane access. The existing grade drops diagonally 3.25m from northwest to southeast. To address the grade and avoid basement units, the pedestrian access to the front entrance of the apartment building will be via a set of stairs from Rosehill Street. An accessible ramp/walkway is provided to the rear entry of the building and also gives access to the bicycle and scooter storage areas, utility areas, and the parking area.

Short-term bicycle parking is available adjacent to the front stairway and long-term bicycle parking is provided in a storage area in the lower floor of the building. Vehicle access to the site will be from the rear lane. Surface and under-the-building parking is provided at-grade. 50% of the parking provided is located under the building, with the remaining 50% located behind the building. Two refuse receptacles located on either side of the vehicle access are proposed. The rear of the site will be secured by a gate at night.

The proposed site configuration requires variances to the front yard setback, lot coverage, refuse receptacle setback, and off-street parking requirement.

Building Design

The proposed building is four storeys, with the fourth floor stepped back from the lower wall faces on all sides. A green roof and rooftop deck space are provided. Stepping back the upper storey allows for additional amenity space, reduces the scale of the building, and increases the availability of daylight to adjacent properties. Corner balconies strengthen the building edges and relate to the neighbouring building heights.

The front façade of the building is symmetrical with a recessed centre portion providing a main entrance with large windows and a broad canopy covering. The central entrance, combined with the integrated stairs and terraced retaining walls, creates a strong connection to the street. Elements of the sides and rear façades are distinguished by projections and changes in cladding colour that help break up the building's mass. A mixture of colours and building materials, predominately Hardi-plank and travertine tile, are proposed for the building.

Landscape Design

The landscape plan is coordinated with the onsite storm water management plan. A rain garden along the eastern property side lot line and the green roof both provide storm water retention. Landscaping along either side of the paved parking area is also designed to accommodate surface flow of water. A low-height wooden fence, trees, and hedge will screen the parking area from the side property lines. The refuse receptacle walls will be designed to coordinate with the retaining walls in the front yard.

A public art water feature in the front yard takes advantage of the grade by allowing water to cascade down a series of decorative retaining walls (tiled mosaic with sculptural metal salmon silhouettes). The two tiers of retaining walls will include landscaping on both levels with trees (red Japanese maple) and patio paving on the upper level.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-MAR-06, accepted DP001128 as presented with support for the proposed variances and provided the following recommendations:

- Consider ways to improve the composition of the penthouse (i.e., window placement).
- If rooftop equipment is proposed, consider ways to screen it.
- Carry the same materials from top to bottom on the side elevation bump outs.
- Look at reducing the number of materials and colours on the building.

The applicant provided revised plans and responded to the DAP recommendations by regularizing the window placements, screening the rooftop mechanicals, revising the cladding on the side elevations, and reducing the variety of materials and colours on the building.

Proposed Variances

Front Yard Setback

The minimum front yard setback in the R8 zone is 6m. The proposed front yard setback is 4.58m; a proposed variance of 1.42m. The front yard landscape design and the front façade design support the variance request by integrating the building with the street and creating a sense of openness and relationship to the neighbourhood. Placing the building closer to the front lot line maximizes the opportunity to obtain parking at the rear of the building.

Lot Coverage

The maximum lot coverage requirement in the R8 zone is 40%. The proposed lot coverage is 47%. The top storey amenity space and roof deck and gardens provide an alternative to ground-oriented amenity space and support the variance request. The open-air parking space beneath the building mitigates the impact of the building's footprint on neighbouring properties.

Maximum Building Height

The maximum building height in the R8 zone is 14m. The proposed building height is 14.31m; a proposed variance of 0.31m. The additional height is requested in order to accommodate the sloped lot conditions and the preferred 2.74m (9 ft.) ceiling height in the units. The upper storey of the building is stepped back on all sides from the building walls (at varying distances of approximately 3m to 7m), which mitigates the impact of the building's height on neighbouring properties. The building height meets the expectations set out in the General Development Permit Area Design Guidelines.

Refuse Receptacles

The minimum side setback for a refuse receptacle adjacent to a property zoned for residential use is 3m. The proposed setback is 0m; a proposed variance of 3m. Given the constrained lot size, there is limited space for a refuse receptacle on the subject property that avoids impacting parking supply and the drive aisle. The proposed refuse receptacles will be designed to coordinate with the retaining walls in the front yard.

Parking Spaces

The subject properties are located in Area 2 of the "Off-Street Parking Regulations Bylaw 2018 No. 7266", and 17 off-street parking spaces are required for the proposed development. Sixteen spaces are proposed; a one-space variance is requested. Opportunities for alternative modes of transportation: ten additional long-term bicycle spaces and three scooter spaces are proposed in support of the requested variance. Shopping amenities, an elementary school, a daycare, and bus stops are within walking distance. Transportation Staff reviewed the variance request and advised the proposed one-space variance will have a negligible effect on the surrounding on-street parking supply.

SUMMARY POINTS

- Development Permit Application No. DP1128 is for a four-storey multi-family building with 13 residential units at 576 and 580 Rosehill Street.
- Variances are requested to reduce the front yard setback, increase the lot coverage, increase the maximum building height, reduce the refuse receptacle setback, and reduce the off-street parking requirement.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Cross Section
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT I: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Jeremy Holm for Dale Lindsay
General Manager, Development Services

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

"City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 4.58m.

2. *Section 7.6.1 Size of Buildings* – to increase the maximum lot coverage from 40% to 47%.

3. *Section 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 14.31m.

4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle from any lot line adjoining a property zoned for residential use from 3m to 0m.

City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking* – to reduce the minimum number of required off-street parking spaces from 17 to 16 spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-APR-28, as shown on Attachment C.

2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-MAY-11, as shown on Attachment D.

3. The development is developed in substantial compliance with the Building Cross Section prepared by Raymond de Beeld Architect Inc., dated 2019-SEP-06, as shown on Attachment E.

4. The subject property is developed in substantial compliance with the Landscape Plan prepared by Lanarc 2015 Consultants Ltd., dated 2019-SEP-06, as shown on Attachment G.

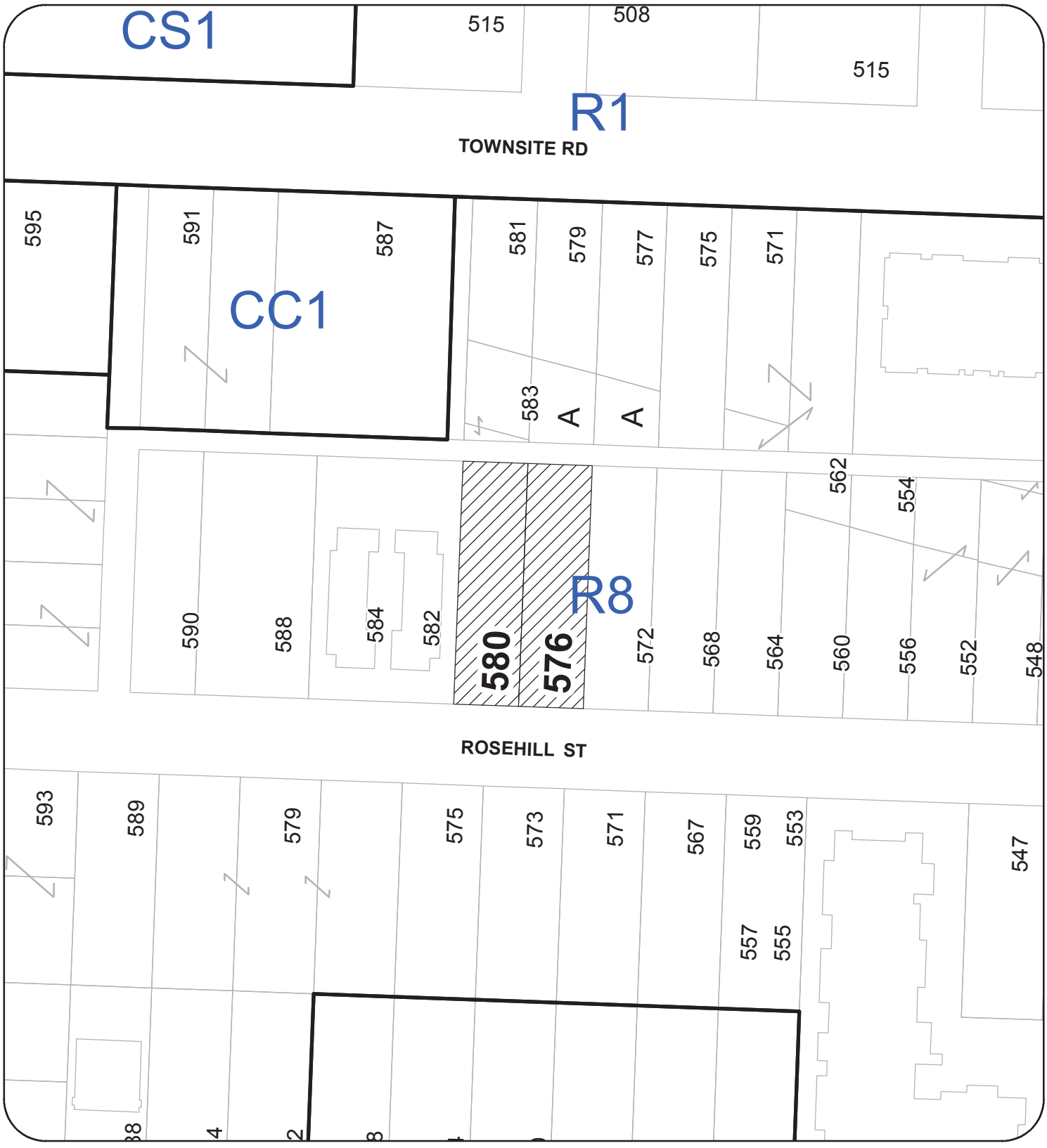
5. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Raymond de Beeld Architect Inc., dated 2018-NOV-23, as shown in Attachment H.

   To meet Schedule D requirements, an application for a building permit must include:
   a. a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
   b. evidence that plumbing features will use 35% less water than the BC Building Code standard;
   c. 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.

6. The provision of public art is in general accordance with the site location and Detail 3 shown on the Landscape Plan in Attachment G. The public art must be installed prior to building occupancy.

7. The subject properties are consolidated into a single lot prior to application for a building permit.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001128

LOCATION PLAN

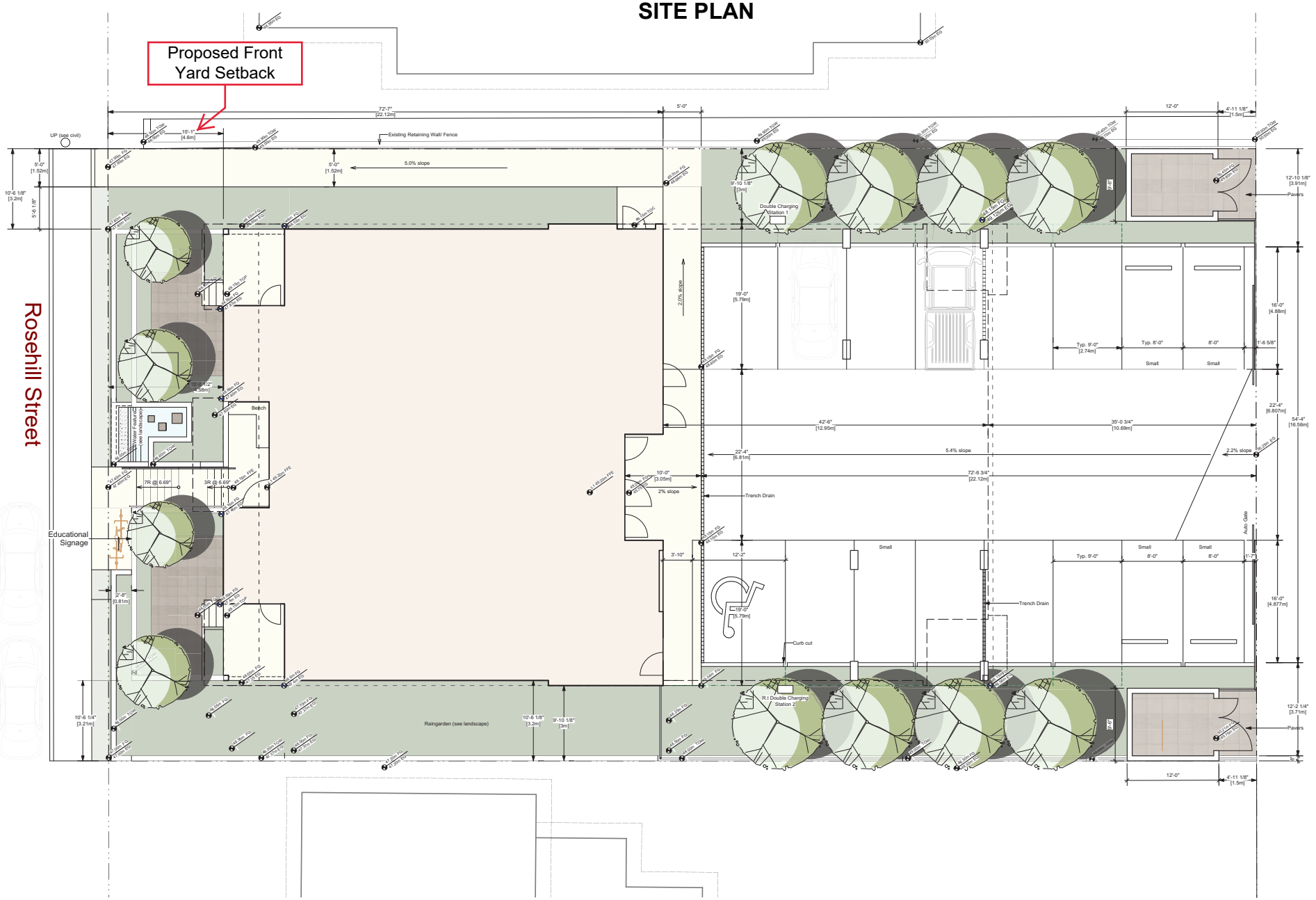
N

Civic: 576 & 580 ROSEHILL STREET
Legal: LOT 7 & 8, SUBURBAN LOT 32
NEWCASTLE TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 1505

Subject Property

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\DP001128_LP.mxd

ATTACHMENT C
SITE PLAN



RECEIVED
DP1128
2020-APR-29
Current Planning

0 5 10 15 20 25 FT

RAYMOND de BEELD ARCHITECT Inc.

ROSEHILL CONDOS 576 Rosehill St, Nanaimo

Site Plan

A1.1

April 28, 2020
Rev. 3 - Unit Types & Parking

ATTACHMENT D
BUILDING ELEVATIONS

1 EAST ELEVATION

2 SOUTH ELEVATION

3 NORTH ELEVATION

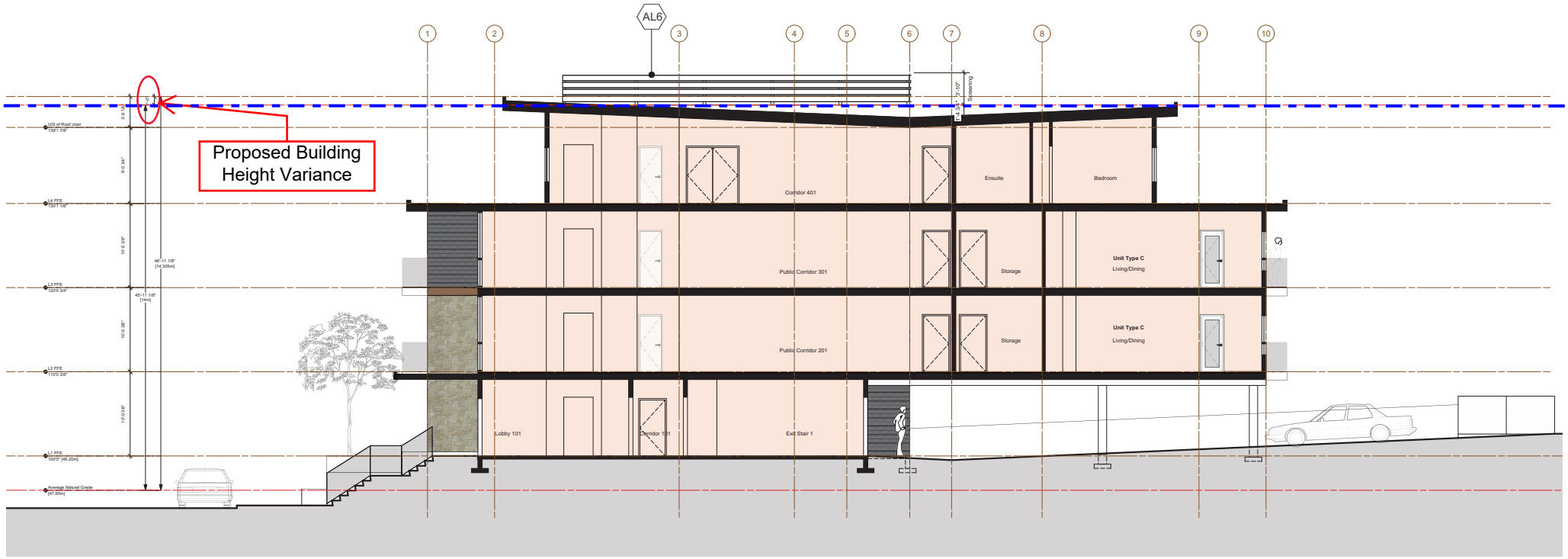
- W6 Natural Cedar Fence
- AL1 Aluminium Storefront (Black)
- AL2 Aluminium Glass Guard (Black Frame)
- AL3 Aluminium-Glass & Guard Rail (White Frame)
- AL4 Aluminum Garbage Gate (Powder Coated Black)
- AL5 Aluminum Flashing (White)
- VW3 Vinyl Windows/Door (Black Frame)
- VW2 Vinyl Windows/Door (White Frame)
- T1 Ceramic Tile (See Landscape)
- AL6 Aluminum C-Channel (White)

RAYMOND de BEELD ARCHITECT Inc.

ROSEHILL CONDOS 576 Rosehill St, Nanaimo **Elevations** May 11, 2020 **F6.1**

Rev. 3 - Unit Types & Parking

ATTACHMENT E
BUILDING CROSS SECTION



RECEIVED
DP1128
2019-SEP-09
CITY OF NANAIMO

0 10 12 14 16 18 FT

RAYMOND de BEELD ARCHITECT Inc.

ROSEHILL CONDOS

576 Rosehill St, Nanaimo

Section 1

September 06, 2019

Rev. 2 - Elevations & L4 Floor Plan

A7.1

ATTACHMENT F
BUILDING RENDERINGS

Note: See Elevations for current cladding materials and penthouse revisions.

2 DRAWING LIST

ARCHITECTURAL	
Drg. No.	**Drawing Name**
A0.0	Coversheet
F0.1	Perspectives
A0.2	Project Data, Context
A0.3	Neighbourhood Plan/ Amenity Tiers
A1.1	Site Plan
A1.2	Permeability Plan
A2.1	Floor Plan L1
A2.2	Floor Plan L2 & L3
A2.4	Roof Plan
F6.1	Elevations 1
A7.1	Sections 1

CIVIL	
Drg. No.	**Drawing Name**
-	Coversheet
D1	Offsite services & Roadwork and Onsite Parking Grading
D2	Onsite stormwater retention, road details, notes and sedimentation control

LANDSCAPE	
Drg. No.	**Drawing Name**
L1.1	Landscape Concept Plan
-	Opinion of Probable Cost - Landscape DP Concept

TRAFFIC STUDY	
-	**Report Name**
-	Parking Study

1 CONSULTANTS LIST

Owner: Jeet Manhas Anayk Home Builder Ltd. 5381 Jacobs Lane Nanaimo, B.C. Tel: 250-668-2772 Email:cjeetmanhas@gmail.com kjeet@telus.net	**Architect:** Raymond de Beeld Pooja Vaidya Raymond de Beeld Architect Inc. 755 Terminal Ave. N Nanaimo, B.C. V9S 4K1 Tel: 250-754-2108 Email: raymond@rdbarchitect.ca Email: pooja@rdbarchitect.ca	**Designer:** Richard Finnegan Finn + Associates Design 755 Terminal Ave. N Nanaimo, B.C. V9S 4K1 Tel: 778-720-5269 Email: richard@finnassoc.com	**Civil:** John Spencer PT Technical Services 2439 Holyrood Drive Nanaimo, B.C. V9S 4K7 Tel: 250-758-3426 Email: repeats@shaw.ca	**Landscape:** Jana Zelenski Jonathan Behnke Lanarc Consultants 405 – 256 Wallace St. Nanaimo, B.C. V9R 5B3 Tel: 778-762-4800 Cell: 604-618-4718 Email: janazelenski@lanarcconsultants.ca Email: jonathanbehnke@lanarcconsultants.ca	**Surveyor:** Ryan Turner Turner Land Surveying 605 Comox Road Nanaimo, B.C. V9R 3J4 Tel: 250-753-9778 Email: ryan@turnersurveys.ca	**Parking Study:** Mona Dahir Tim Shah Watt Consulting Group #8, 2483 Main St. West Kelowna, B.C. V9T 2E8 Tel:778.313.1014 ext 436 Tel:250.388.9877 ext 430 Email: mdahir@wattconsultinggroup.com Email: tshah@wattconsultinggroup.com

1 Right Front Isometric
Scale: Actual Size
Note: See Elevations for current cladding materials and penthouse.

2 Left Front Isometric
Scale: Actual Size
Note: See Elevations for current cladding materials and penthouse.

3 Left Rear Isometric
Scale: Actual Size
Note: See Elevations for current cladding materials and penthouse.

4 Right Rear Isometric
Scale: Actual Size
Note: See Elevations for current cladding materials and penthouse.

RECEIVED
DP1128
2019-SEP-09
Current Planning

RAYMOND
de BEELD
ARCHITECT Inc.

ROSEHILL CONDOS

576 Rosehill St, Nanaimo

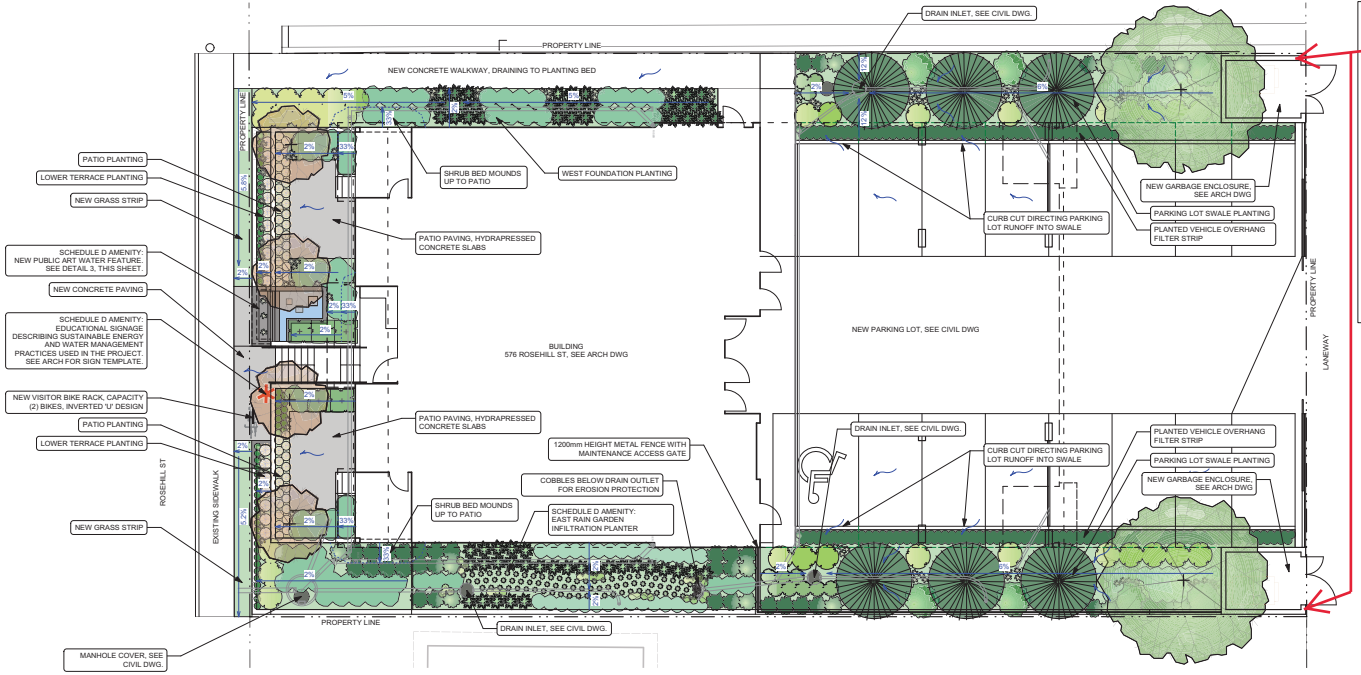
Perspectives

September 06, 2019
Rev. 2 - Elevations & L4 Floor Plan

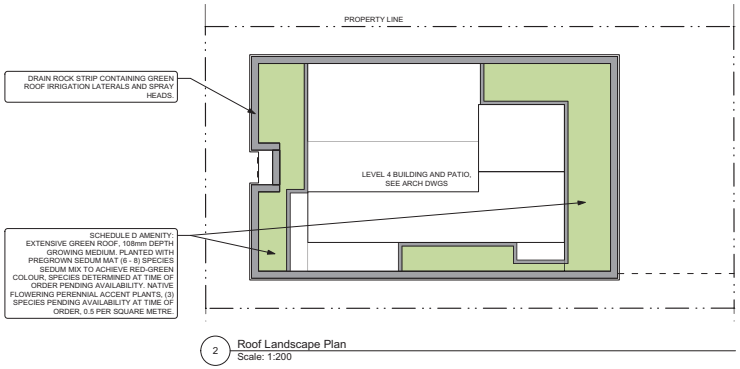
F0.1

ATTACHMENT G
LANDSCAPE PLAN

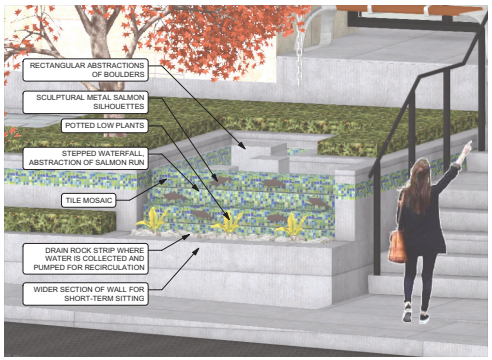
- Proposed Side Setback Variance for Refuse Receptacle,
- Refuse Receptacles to be set back 1.5m from rear lot line as per Site Plan



1 Landscape Concept Plan
Scale: 1:100



2 Roof Landscape Plan
Scale: 1:200



3 Public Art Water Feature Concept

DESIGN NARRATIVE

LOWER TERRACE PLANTING:
The planted lower terrace reduces the height of the retaining wall, resulting in a more comfortable environment for pedestrians traveling on the adjacent sidewalk. The planting palette includes evergreen shrubs, ornamental grasses and flowering perennials to cascade over the lower wall.

SOUTH PATIO PLANTING:
The front patio planting frames the view of the building from the street, and creates a low, all season garden for residents in the ground floor units. The airy deciduous Japanese maples cast dappled shade over the patio areas. This creates a cooler microclimate in the hot summer months, while allowing sunlight to pass through in the winter. The low shrub and perennial borders maintain views between the street and building.

WEST FOUNDATION PLANTING:
A low, shade tolerant planting bed follows the west walkway. Evergreen species create all season foliage.

EAST RAIN GARDEN INFILTRATION PLANTER:
The east rain garden filters stormwater from the parking lot. Plant species are shade tolerant and can survive wet and dry conditions.

PARKING LOT INFILTRATION BEDS:
The parking lot planting beds create shade and all-season interest, while conveying stormwater runoff into the east rain garden. Evergreen species are balanced by deciduous shrubs with colourful branches or berries to provide interest in the winter months. Columnar spruce trees frame the building and maples with a wider canopy provide shade over the uncovered section of the parking lot.

GREEN ROOF PLANTING:
The extensive green roof consists of a sedum mat with perennial accent plantings to provide a visual ammenity to building residents in the level 4 ammenity area. The plant material will reduce the local urban heat island effect and provide habitat for pollinator insects and birds.

PUBLIC ART WATER FEATURE:
The water feature provides an abstract interpretation of a salmon run, paying tribute to the volunteer efforts of Nanaimo residents in 2007 in constructing the Coho salmon side-channel in the nearby Millstone River.

ROOFTOP RAISED PLANTER BOXES:
The raised planter boxes in the rooftop ammenity area aim to improve food security by providing an opportunity for residents to grow food.

CANDIDATE PLANT SPECIES - EXCLUDING EXTENSIVE GREEN ROOF

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	ACE	Acer palmatum 'Emperor I'	Red Japanese Maple	6cm Cal.	SEE PLAN
	ACF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6cm Cal.	SEE PLAN
EVERGREEN TREES					
	PIC	Picea breweriana	Brewer's Spruce	2m Ht.	400cm O.C.
DECIDUOUS SHRUBS					
	CS	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	#2 Pot	120cm O.C.
	SA	Symphoricarpos albus	Snowberry	#1 Pot	70cm O.C.
EVERGREEN SHRUBS					
	AR	Arbutus unedo 'Compacta'	Dwarf strawberry tree	#2 Pot	
	B	Blechnum spicant	Deer Fern	#2 Pot	40cm O.C.
	LP	Lonicera pileata	Honeysuckle	#2 Pot	100cm O.C.
	MN	Mahonia nervosa	Dull Oregon Grape	#1 Pot	60cm O.C.
	PO	Polystichum munitum	Sword Fern	#1 Pot	SEE PLAN
	TX	Taxus x media 'Hilli'	Hills Yew	#3 Pot	100cm O.C.
GROUNDCOVERS					
	AU	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	10cm Pot	30cm O.C.
	PS	Phlox subulata	Moss phlox	#1 Pot	70cm O.C.
PERENNIALS					
	VH	Vancouveria hexandra	American Barrenwort	#1 Pot	30cm O.C.
GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 Pot	60cm O.C.
	ST	Stipa tenuissima	Feather Grass	#1 Pot	45cm O.C.
BULBS					
	T	Iris tenax	Oregon Iris	10cm Pot	SEE PLAN

IRRIGATION - SCHEDULE D AMENITY

The plant species selected are drought tolerant and will be watered by a low-flow drip irrigation system. The green roof plantings will be irrigated by a low-flow matched precipitation spray system.

0 5 10 M

ATTACHMENT H
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

1744 ROSEHILL CONDOS, NANAIMO, BC
SCHEDULE D
02-Nov-18
AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY TIER 1

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

	Amenity	Points allowed	Points Proposed
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks. *Yes.*	3	3
C	The proposed development is located within 200m of a park or trail network. *Yes the trail leading to Millstone River.*	1	1
D	The proposed development is located within 400m of any of the following: • retail store; **Townsite** • daycare facility; ***Katie's Corner Daycare*** • Nanaimo Regional District transit bus stop; ***Along Townsite*** • any PRC (Parks, Recreation and Culture) Zoned property; and / or ***Bowen Park*** • a CS-1 (Community Service One) zoned property. ***School and Church***	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; • a CS-1 (Community Service One) zoned property; and / or • public art. ***Fountain as Public Art***	1 point each	1
	Total		10

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

	Amenity	Points allowed	Points Proposed
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate. ***The letter to be provided.***	5	5
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. ***The signage to be installed.***	1	1
	Total		6

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

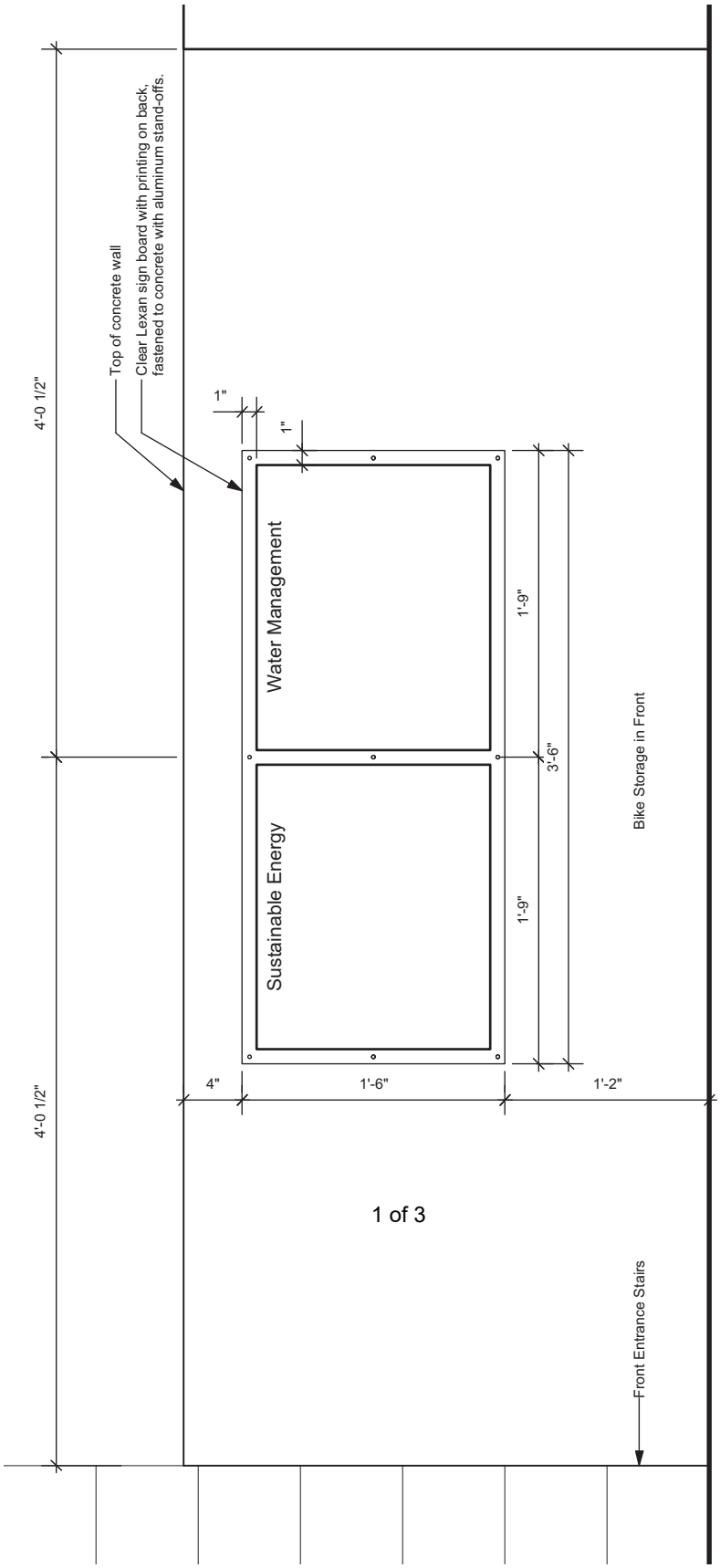
	Amenity	Points allowed	Points Proposed
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. ***Pavers for ramp/patios/ garbage; landscaped parking overhangs; green roof.***	2	2
C	A green roof is installed to a minimum 30% of the roof. ***Yes, the green roof covers more than 30% of the roof, see A2.4***	3	3
F	A water efficient irrigation system (such as drip) is installed. ***Yes, drip irrigation system to be installed.***	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. ***Bioswale, storm retention and partial green roof***	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. ***Signage to be installed.***	1	1
	Total		9

	TOTAL POINTS ACHIEVED	25

Tier 1 requirement: 3 out of 7 seven categories to score minimum points.

REGISTERED ARCHITECT RAYMOND de BEELD BRITISH COLUMBIA
Nov 23/18

RECEIVED
DP1128
2018-NOV-26
Current Planning



1 of 3

RECEIVED
DP1128
2019-SEP-09
Current Planning

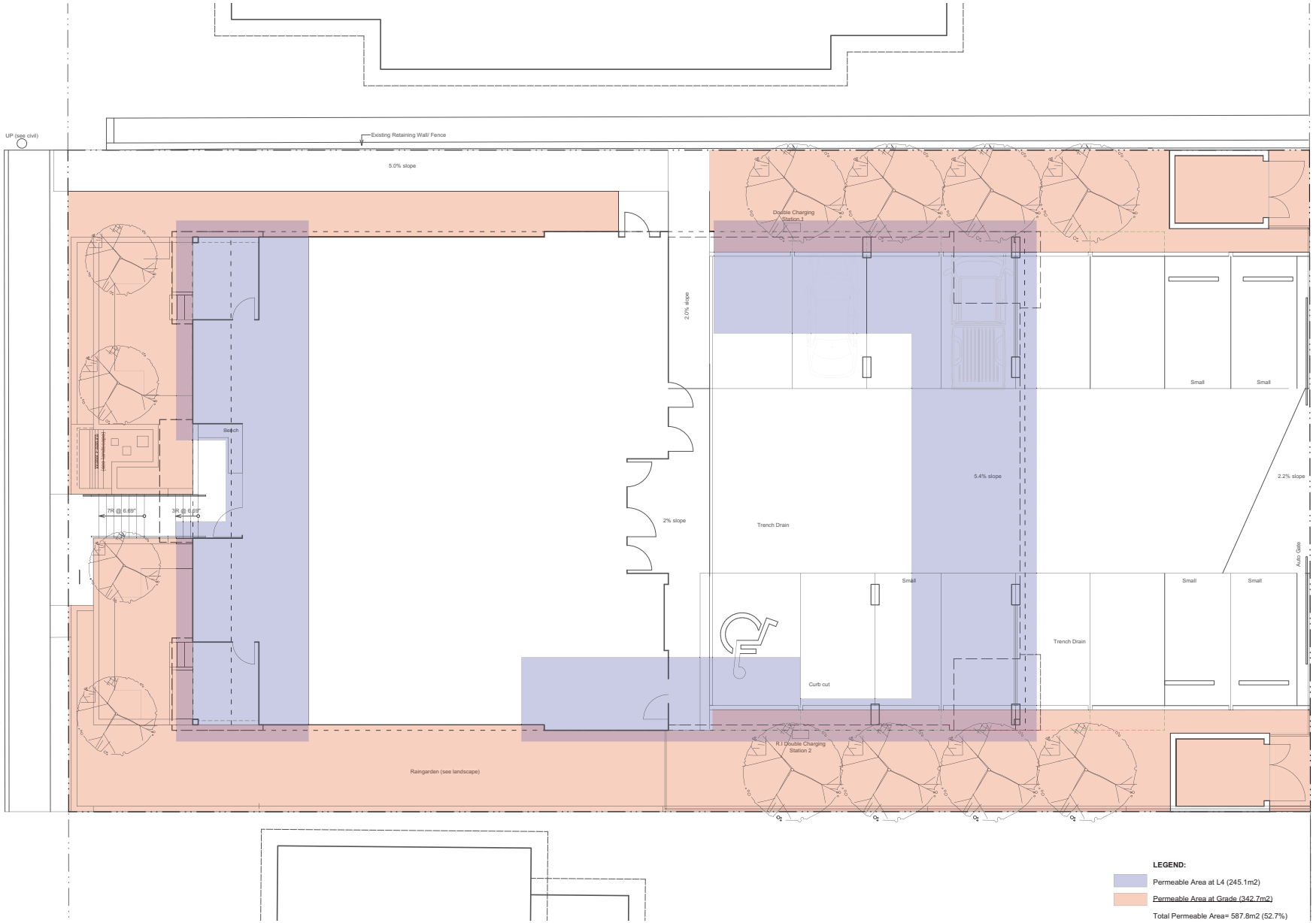
RAYMOND de BEELD ARCHITECT Inc.
755 Terminal Ave. North, Nanaimo, B.C. V9S 4K1
Tel: (250) 754-2108; Fax: (250) 754-2118
Email: info@rdbarchitect.ca
www.rdbarchitect.ca

PROJECT: **570 & 580 Rosehill Street**
CLIENT:

SHEET TITLE: Signage Template

JOB NO.: 1744
DRAWN: RH
CHECKED: RdB
SCALE: As Noted
DATE: Sep 6, 2019

SHEET No.: ASK-01



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RAYMOND de BEELD ARCHITECT Inc.

ROSEHILL CONDOS

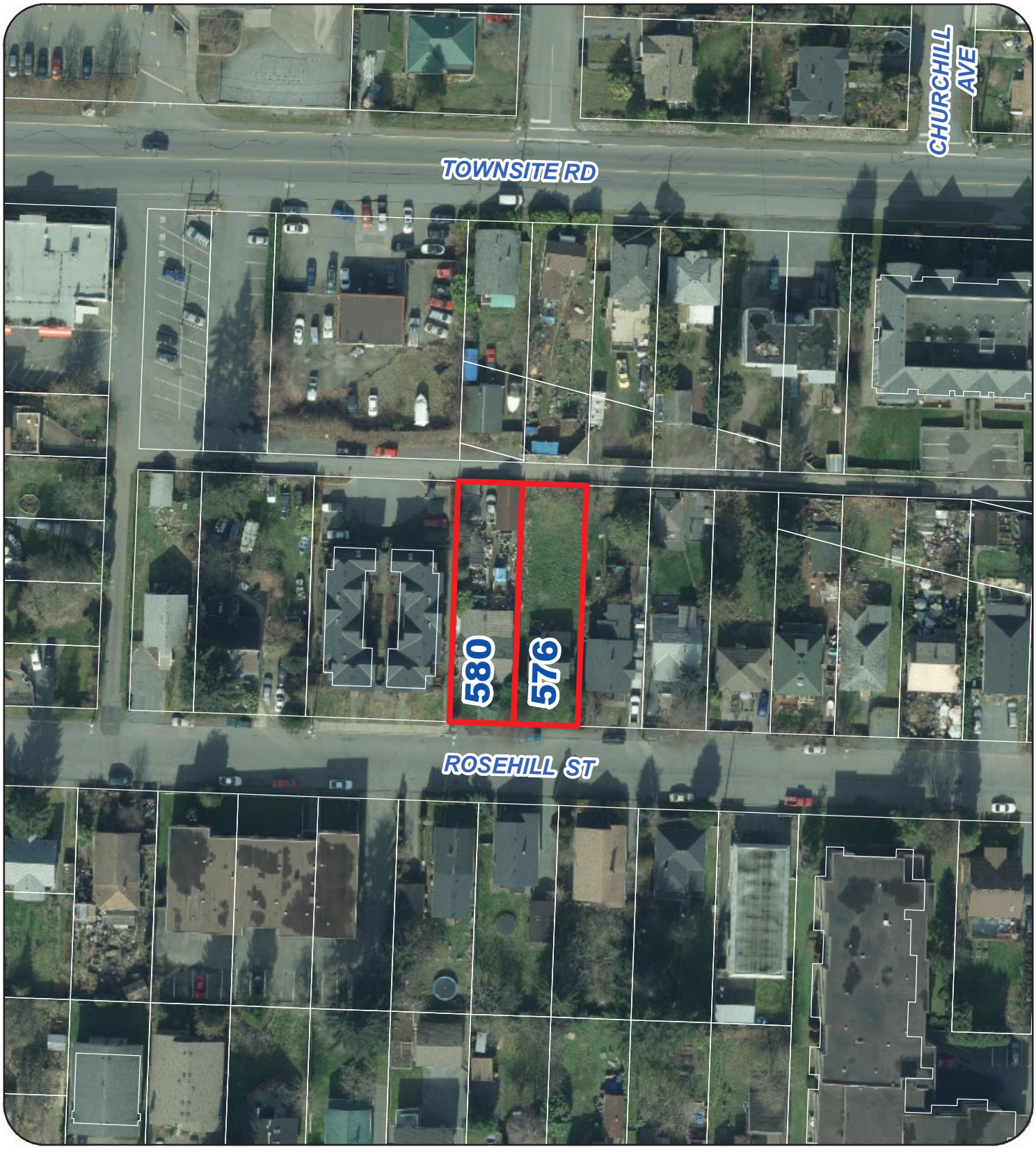
576 Rosehill St, Nanaimo

Permeability Plan

April 28, 2020
Rev. 3 - Unit Types & Parking

A1.2

ATTACHMENT I
AERIAL PHOTO



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DEVELOPMENT PERMIT NO. DP001128

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