



DEVELOPMENT PERMIT NO. DP001142

**PROSPECT LIVING LTD
BLUE LOTUS DEVELOPMENT LTD
1158463 BC LTD
Name of Owner(s) of Land (Permittee)**

**135, 139, 147 & 151 HALIBURTON STREET and 940 MILTON STREET
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 4, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID NO. 008-825-947**

**LOT 3, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID NO. 000-008-222**

**LOT 2, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID NO. 008-825-823**

**THE EASTERLY 10 FEET OF LOT 1, BLOCK 7, SECTION 1, NANAIMO
DISTRICT, PLAN 584
PID NO. 008-825-840**

**LOT 1, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT
THE EASTERLY 10 FEET AND EXCEPT PART SHOWN OUTLINED IN RED
ON PLAN 711-R
PID NO. 001-085-590**

**THE WESTERLY 35 FEET OF THE EASTERLY 45 FEET OF LOT 1, BLOCK
7, SECTION 1, NANAIMO DISTRICT, PLAN 584, AS SHOWN OUTLINED IN
RED ON PLAN 711R
PID NO. 005-758-386**

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 and Parking Plans

Schedule C Building Elevations

Schedule D Landscape Plan and Details

Schedule E 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 Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback for an underground parking structure from 1.80m to 0.75m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 15.8m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Matthew T. Hansen Architect., dated 2020-SEP-15, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Matthew T. Hansen Architect., dated 2020-SEP-25, as shown on Schedule C.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture, dated 2020-DEC-21, as shown on Schedule D.

4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Parkshore Projects Ltd., received 2020-MAR-26, as shown in Schedule E, and is to include the following items:
 - A detailed proposal for a public art piece located at the corner of Haliburton Street and Milton Street as shown on Schedule D to the satisfaction of the Director of Development Approvals, submitted prior to Building Permit issuance;
 - A letter from the coordinating professional submitted prior to Building Permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. A statutory right-of-way for public access to the plaza and public art located at the intersection of Haliburton Street and Milton Street is secured, to be registered prior to building occupancy.
6. The subject site is consolidated into a single property prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 18TH DAY OF JANUARY, 2021.


Corporate Officer

2021-JAN-25
Date

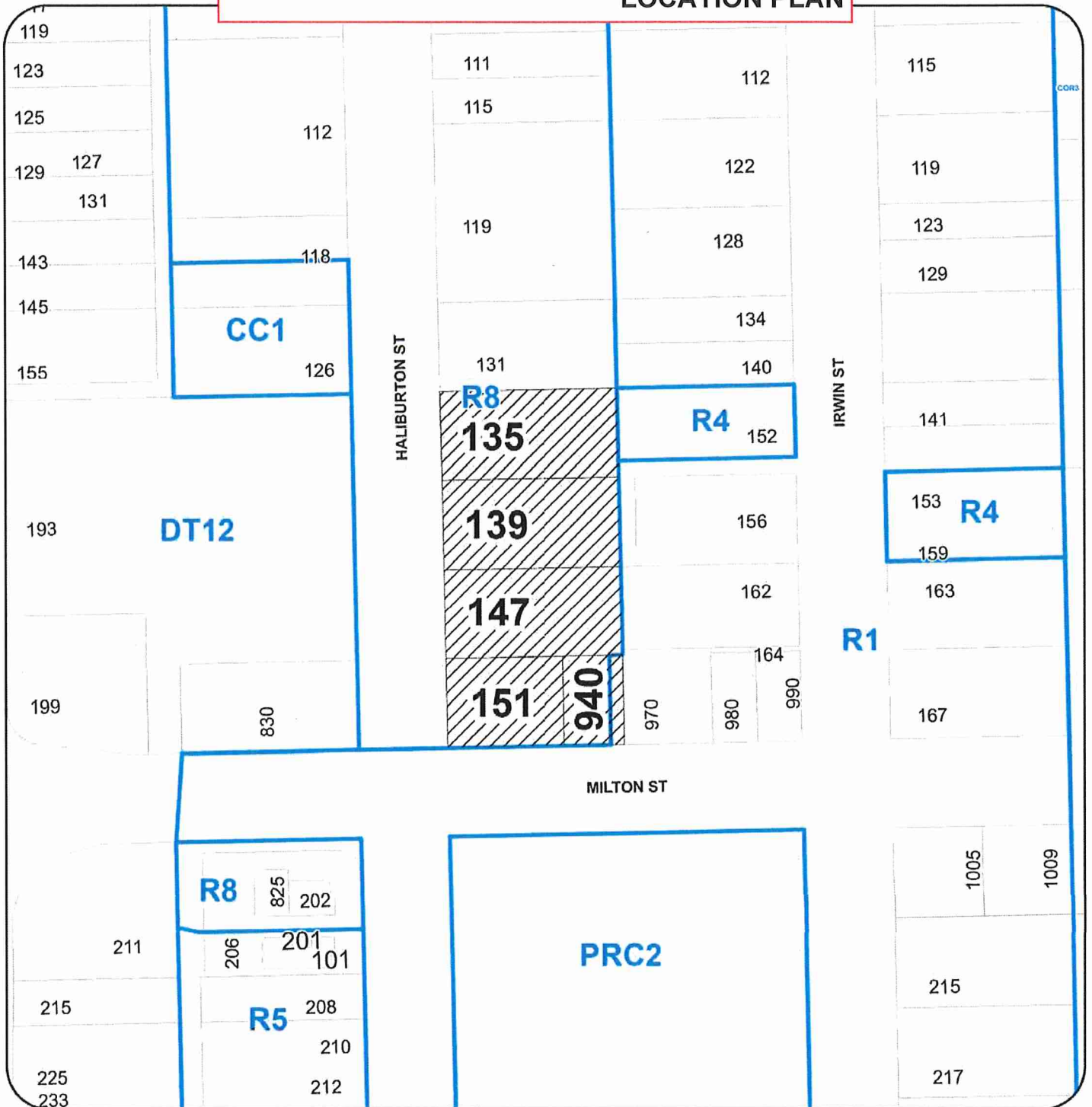
CH/kab
Prospero attachment: DP001142

Development Permit No. DP001142

Schedule A

135, 139, 147 & 151 Haliburton Street & 940 Milton Street

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001142

LOCATION PLAN

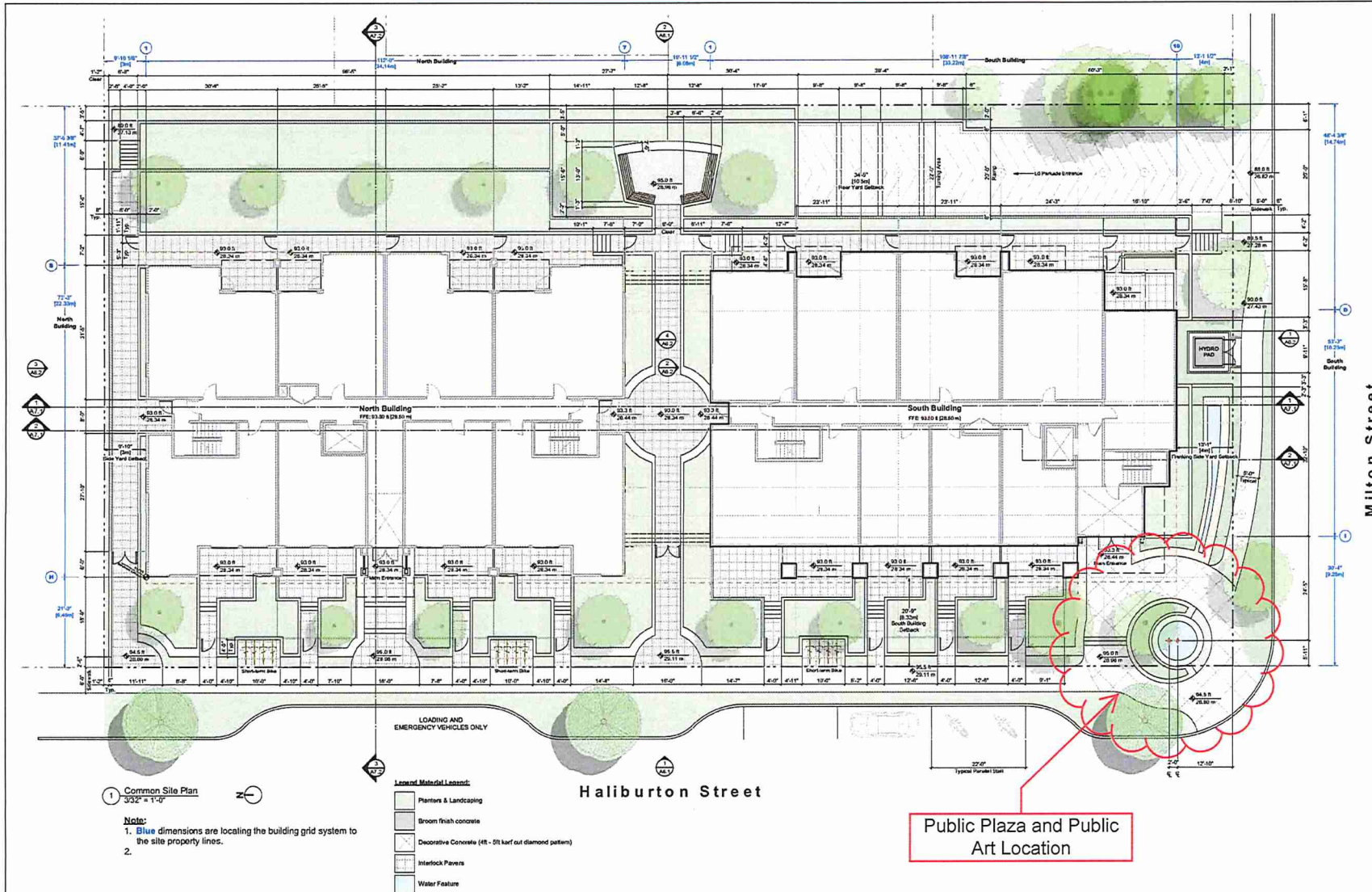
Civic: 135, 139, 147, 151 HALIBURTON STREET & 940 MILTON STREET
Legal: THE WESTERLY 35 FEET OF THE EASTERLY 45 FEET OF LOT 1,
LOT 2 AND THE EASTERLY 10 FEET OF LOT 1, LOTS 3 & 4, & LOT 1,
EXCEPT THE EASTERLY 10 FEET AND EXCEPT PART SHOWN
OUTLINED IN RED ON PLAN 711-R
BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584



Subject Properties

Development Permit No. DP001142 Schedule B
135, 139, 147 & 151 Haliburton Street & 940 Milton Street
SITE and PARKING PLANS

1 of 2



MATTHEW T. HANSEN
architect

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PROSPECT
AT PARLOURVIEW - NARAHMO
135, 139, 147, 151 Haliburton Street and 940 Milton Street, North Vancouver, B.C.
The Building 10 feet of Lot 1, The Vicinity 35 feet of the Building 45 feet of Lot 1
The Remainder of Lot 1, Lot 2, 3, and 4, Block 7, Section 1, Nanaimo District, Plan 584

| No. | Date | Issue Notes |
|-----|------------|----------------------------|
| 01 | 2019-10-07 | DP Application |
| 02 | 2019-10-10 | DAP Meeting Revised DP Set |
| 03 | 2020-03-25 | DP Revision |
| 04 | 2020-04-16 | DP Application |
| 05 | 2020-05-01 | DP Application Revision 01 |
| 06 | 2020-05-28 | DP Application Revision 02 |

| No. | Date | Revision Notes |
|-----|------|----------------|
|-----|------|----------------|

Sheet Title:
Site Plan

Drawn: RM, KK

Checked: MTH

Job No: 1905

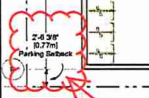
Scale: As Noted

Date: Sep 15, 2020

Calc: Prospekt North (Plans) 38.vwx

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A1.0




1. EV = Electric Vehicle
2. SC = Small car
3. P = parking stalls (Regular, Standard, H/C) are provided with roughed-in electrical ducting unless noted otherwise.
4. See Project Data page A0.3 for Parking & Bicycle Calculations

 \ominus

Haliburton Street

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2020-SEP-28
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|  | | PROJECT CLIENT 135, 139, 147, 151 Halliburton Street and 940 Milton Street, Nanaimo, B.C. The Easterly 10 feet of Lot 1, The Westerly 35 feet of the Easterly 45 foot of Lot 1, The Remainder of Lot 1, Lots 2, 3, and 4, Block 7, Section 1, Nanaimo District, Plan 584 | | SHEET TITLE: L0 Parkade Plan | | <table><tr><th>No.</th><th>Date</th><th>Issue Notes</th><th>Rev.</th><th>Drawn</th><th>Checked</th><th>Revision Notes</th></tr><tr><td>01</td><td>2016-10-27</td><td>SP Application</td><td></td><td></td><td></td><td></td></tr><tr><td>02</td><td>2018-10-10</td><td>D4P Meeting Revised DP Set</td><td></td><td></td><td></td><td></td></tr><tr><td>03</td><td>2020-05-25</td><td>DP Revision</td><td></td><td></td><td></td><td></td></tr><tr><td>04</td><td>2020-06-16</td><td>SP Application</td><td></td><td></td><td></td><td></td></tr></table> | | No. | Date | Issue Notes | Rev. | Drawn | Checked | Revision Notes | 01 | 2016-10-27 | SP Application | | | | | 02 | 2018-10-10 | D4P Meeting Revised DP Set | | | | | 03 | 2020-05-25 | DP Revision | | | | | 04 | 2020-06-16 | SP Application | | | | | <div><div>Do not scale drawings. Contractor must verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.</div><div>As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.</div></div> | | SHEET (PROJ) INFO: <table><tr><td>Revision RH Job No. 1905 Scale As Noted Date Sep 15, 2020 City/Prov.</td><td>SHEET No. A2.0</td></tr></table> | | Revision RH Job No. 1905 Scale As Noted Date Sep 15, 2020 City/Prov. | SHEET No. A2.0 |
|---|---------------------------------|---|------|--|---------|--|--|-----|------|-------------|------|-------|---------|----------------|----|------------|----------------|--|--|--|--|----|------------|----------------------------|--|--|--|--|----|------------|-------------|--|--|--|--|----|------------|----------------|--|--|--|--|--|--|---|--|---|---------------------------------|
| No. | Date | Issue Notes | Rev. | Drawn | Checked | Revision Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | 2016-10-27 | SP Application | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | 2018-10-10 | D4P Meeting Revised DP Set | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | 2020-05-25 | DP Revision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04 | 2020-06-16 | SP Application | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revision RH Job No. 1905 Scale As Noted Date Sep 15, 2020 City/Prov. | SHEET No. A2.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Development Permit No. DP001142 Schedule C
135, 139, 147 & 151 Haliburton Street & 940 Milton Street
BUILDING ELEVATIONS

1 of 3

North and South Buildings

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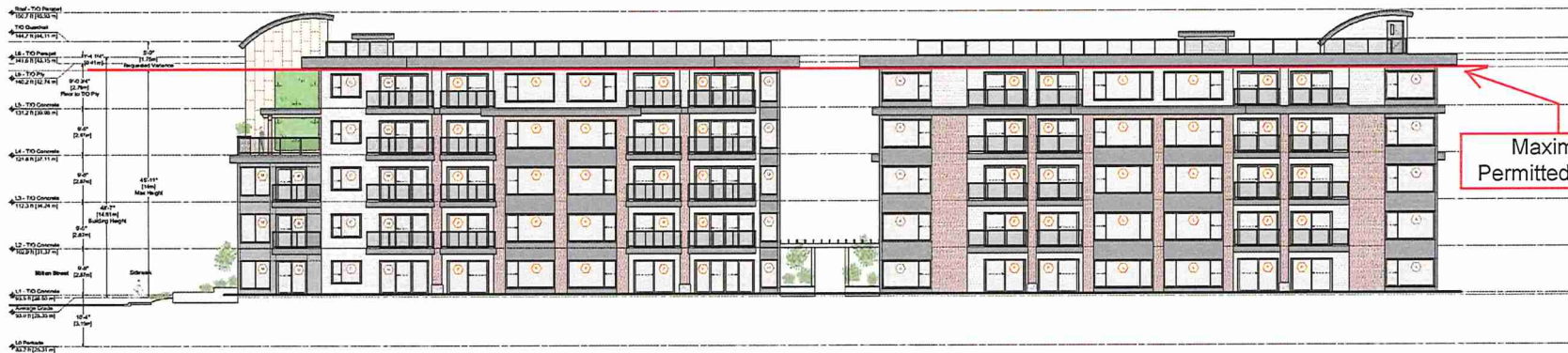
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Maximum
Permitted Height



1 West Elevation of North & South Buildings
Scale: 3/32" = 1'-0"

West Elevation
(Haliburton Street)



2 East Elevation of North & South Buildings
Scale: 3/32" = 1'-0"

East Elevation

Maximum
Permitted Height

PROSPECT
AT PARBOURVIEW - NANAIMO
North & South Building

135, 139, 147, 151 Haliburton Street and 940 Milton Street, Nanaimo, B.C.
The Easement 10 feet of Lot 1, The Western 35 feet of the Easement 45 feet of Lot 1,
The Remainder of Lot 1, Lot 2, 3, and 4, Block 7, Section 1, Nanaimo District, Plan 684

| No. | Date | Issue Notes |
|-----|------------|----------------------------|
| 01 | 2019-10-07 | DP Application |
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| 03 | 2020-05-25 | DP Revision |
| 04 | 2020-04-16 | BP Application |
| 05 | 2020-05-01 | BP Application Revision 01 |

Revision Notes

Sheet Title:
Elevations 1

Drawn: RJK, RH
Job No.: 1905
Scale: As Noted
Date: Sep 25, 2020
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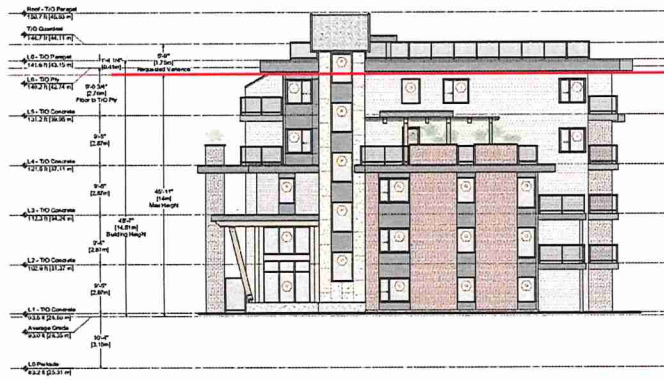
Checked: MTH

Sheet No.:
A6.1

- Building Materials Legend:
- Flow Coated Panel
 - Painted Concrete
 - Frame Siding
 - Brick Cladding System
 - Metal Cladding

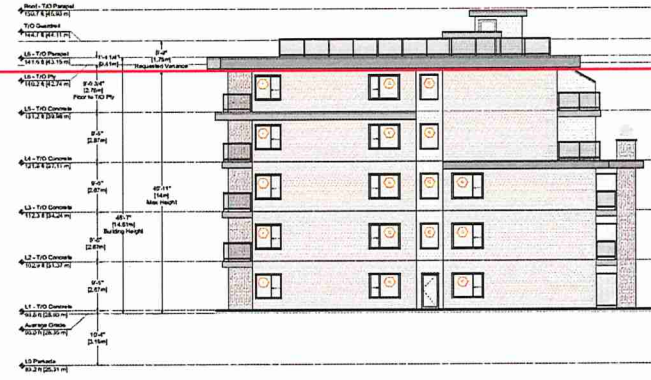
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South Building



1 South Elevation of South Building
Scale: 3/32" = 1'-0"

Milton Street
(South Elevation)

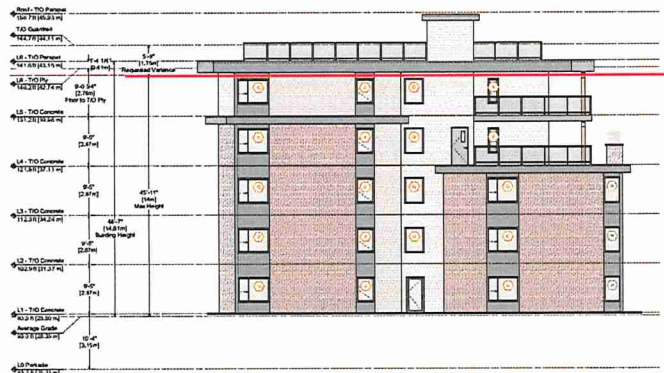


2 North Elevation of South Building
Scale: 3/32" = 1'-0"

North Elevation

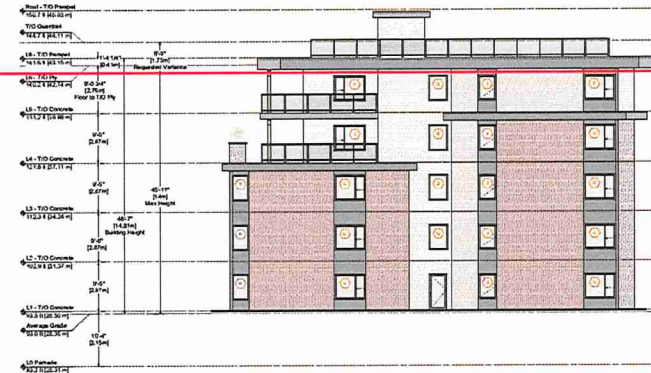
Maximum
Permitted Height

North Building



3 North Elevation of North Building
Scale: 3/32" = 1'-0"

North Elevation



4 South Elevation of North Building
Scale: 3/32" = 1'-0"

South Elevation
(Milton Street side)

Maximum
Permitted Height

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are not given, they shall be taken from the drawing. Where dimensions
are not given, they shall be taken from the drawing. Where dimensions
are not given, they shall be taken from the drawing.

PROSPECT
AT PARBOURVIEW - NANAIMO
North & South Building
135, 139, 147, 151 Harbour Street and 940 Milton Street, Nanaimo, B.C.
The Entirety 10 feet of Lot 1, The Western 35 feet of the Eastern 45 feet of Lot 1,
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| 03 | 2020-03-25 | DP Revision |
| 04 | 2020-04-16 | DP Application |
| 05 | 2020-05-01 | DP Application Revision 01 |

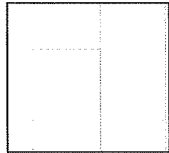
| No. | Date | Revision Notes |
|-----|------|----------------|
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| | |
|--|--------------------------|
| Sheet Title: Elevations 2 | |
| Client: KIC RH | Checked: MTH |
| Job No: 1905 | Sheet No: A6.2 |
| Scale: As Noted | Date: Sep 25, 2020 |
| CAD File: Prospect (Elevations & Sections) 10.mxd | |

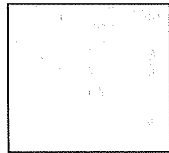
Building Materials:
☐ Floor Concrete/Pour
☐ Finish Concrete
☐ Frame Siding
☐ Brick Cladding
☐ Metal Cladding

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Finishing Material Legend:



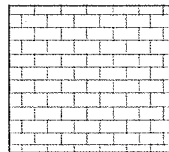
Fiber Cement Panel



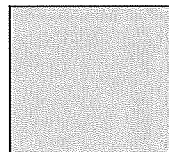
Finished Concrete



Hardie Siding

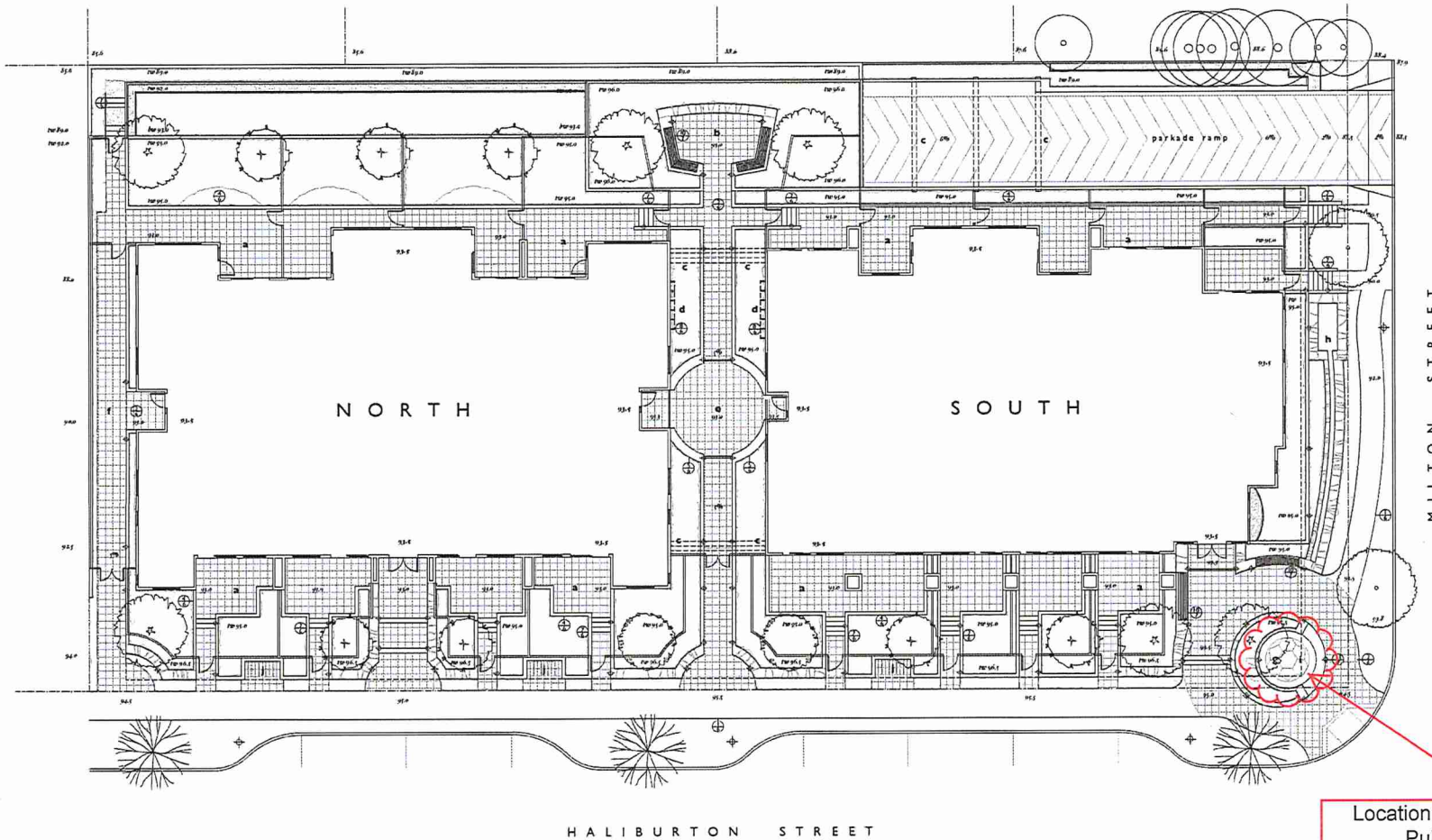


Brick Cladding Veneer



Metal Cladding

Development Permit No. DP001142 Schedule D
 135, 139, 147 & 151 Haliburton Street & 940 Milton Street
LANDSCAPE PLAN and DETAILS



Drawings

- LA1 level 1 landscape plan
- LA2 level 1 planting plan
- LA3 level 4 planting plan
- LA4 level 6 landscape plan
- LA5 level 6 planting plan
- LA6 landscape details
- LA7 landscape details
- LA8 plant lists
- LA9 landscape specifications

Key

- a garden patio ⊕
- b accessible view terrace
- c vine trellis
- d green wall vine lattice ⊕
- e accessible garden courtyard ⊕
- f accessible north walkway
- g pool & fountain
- h water fill & raingarden
- i art installation
- j bicycle parking
- ⊕ wall light



April 16, 2020 issued for lp
 April 14, 2020 revised
 April 2, 2020 revision
 March 26, 2020 revision
 October 16, 2019 dep submission
 July 22, 2019 dep submission
 May 12, 2019 revision
 April 26, 2019 revision
 February 26, 2019 conceptual plan

PROSPECT
 151 Haliburton Street, Nanaimo, BC

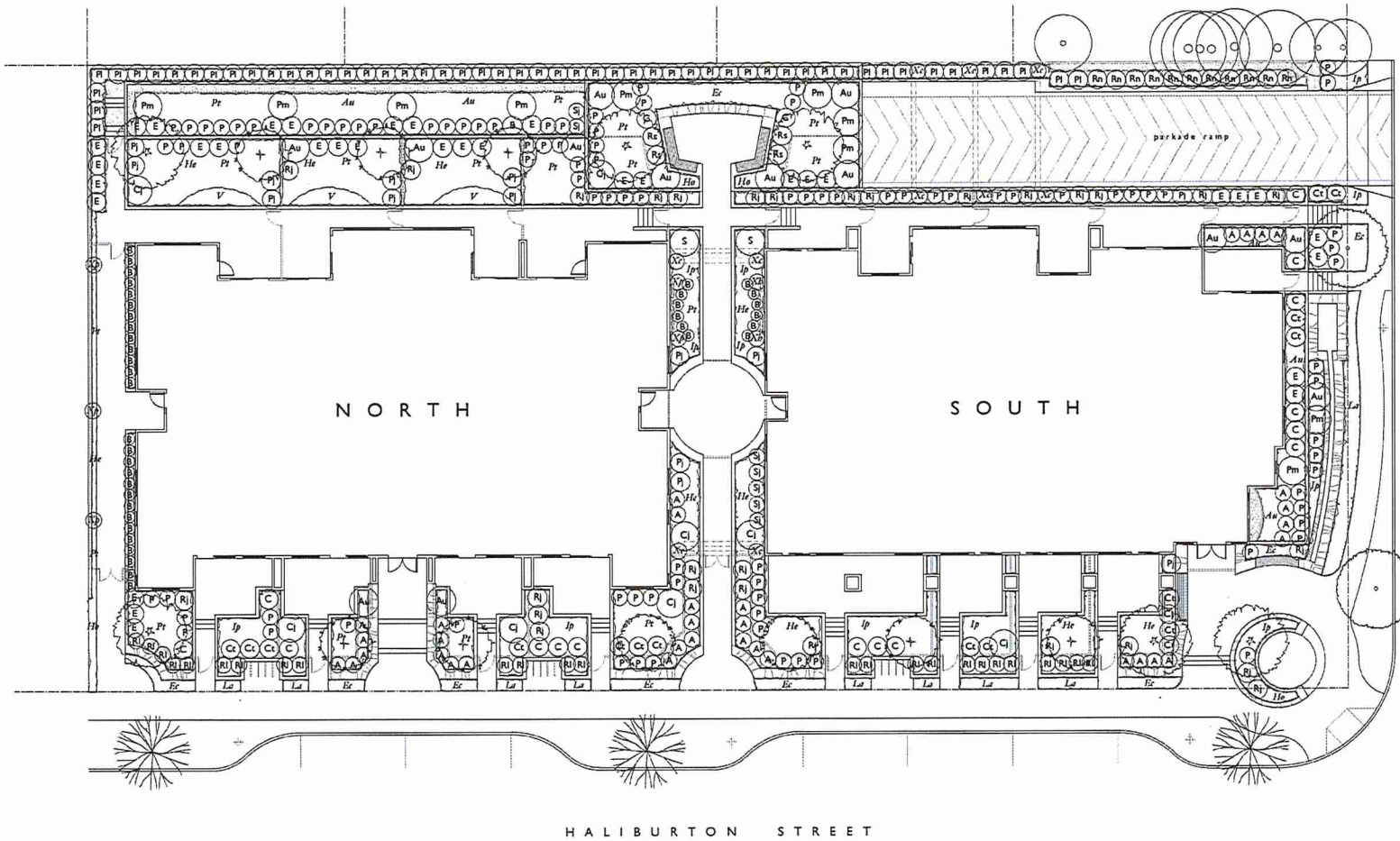
Level One
 Landscape Plan
 Scale 1/32"=1'-0"

TOPOGRAPHICS
 landscape architecture
 250-347-9730

LA 1

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 2020-DEC-21
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Location of proposed
 Public Art



Note
For Level One Plant List
please refer to sheet LA8



April 16, 2020 issued for ICP
April 14, 2020 revised
April 5, 2020 revised
March 26, 2020 revision
October 16, 2019 ddp submission
July 25, 2019 ddp submission
May 12, 2019 revision
April 20, 2019 revision
February 16, 2019 conceptual plan

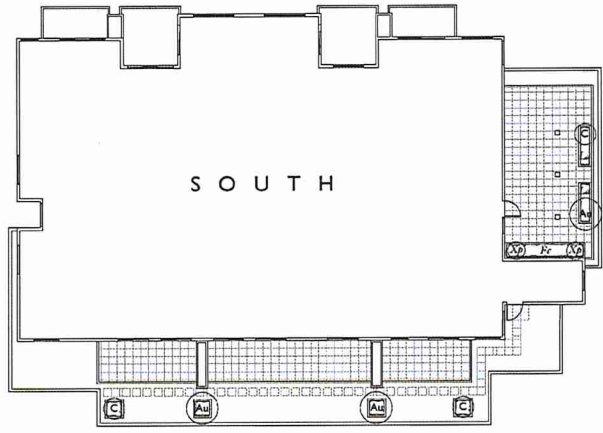
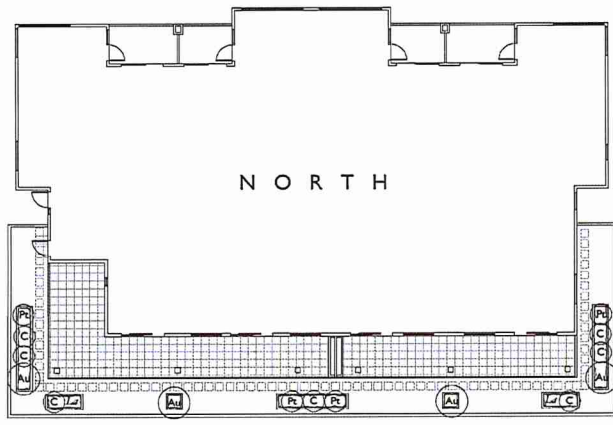
PROSPECT
151 Haliburton Street, Nanaimo, BC

Level One
Planting Plan
Scale 1/32" = 1'-0"

TOPOGRAPHICS
landscape architecture
250-247-0730

LA 2

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DP1142
2020-DEC-21
Landscape Architecture



Note
For Level Four Plant List
please refer to sheet LAR



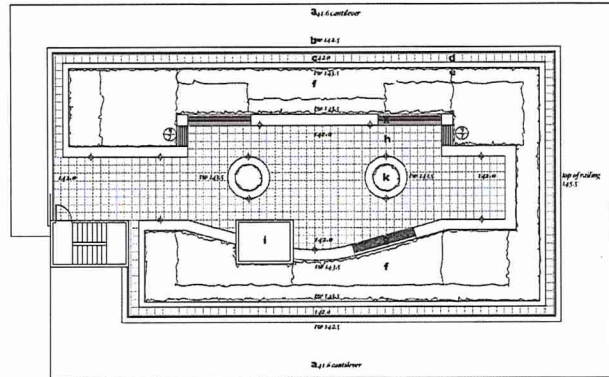
April 16, 2020 issued for IIP
April 14, 2020

PROSPECT
151 Haldimand Street, N. Nassau, BC
Level Four
Planting Plan
Scale 3/32" = 1'-0"

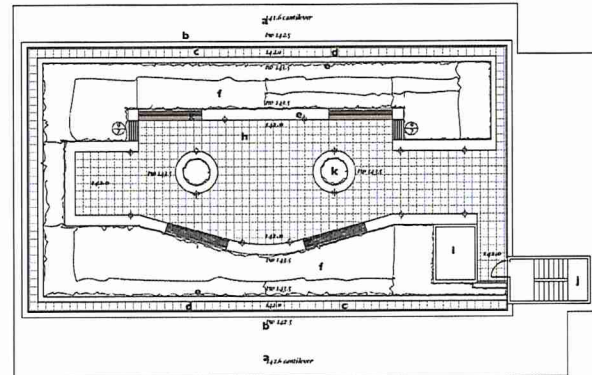
TOPOGRAPHICS
landscape architecture
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LA 3

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NORTH ROOF GARDEN



SOUTH ROOF GARDEN

HALIBURTON STREET

Key

- a roofline cantilever
- b parapet 12" height
- c guardrail
- d permeable pavers 18" square
- e planter wall 18" height
- f meadow planting (refer to L.A.2)
- g garden bench 18" height
- h courtyard / permeable pavers 18" square
- i elevator mechanical overrun
- j stairway
- k vegetable garden
- + wall light



April 16, 2020 final for bp
 April 14, 2020 revised
 March 20, 2020 revision
 October 10, 2019 design submission
 July 22, 2019 design submission
 May 22, 2019 revision
 April 20, 2019 revision
 February 20, 2019 conceptual plan

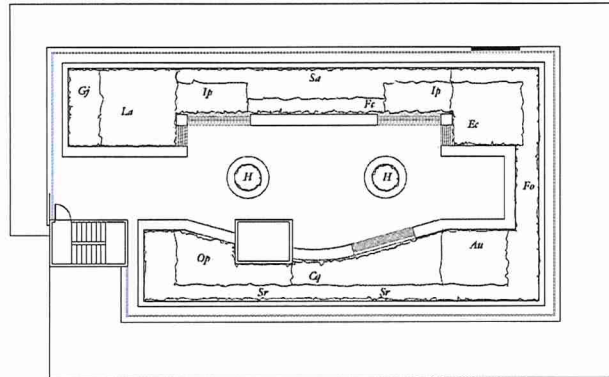
PROSPECT
 151 Haliburton Street, Nanaimo BC

Level Six
 Landscape Plan
 Scale 3/32" = 1'-0"

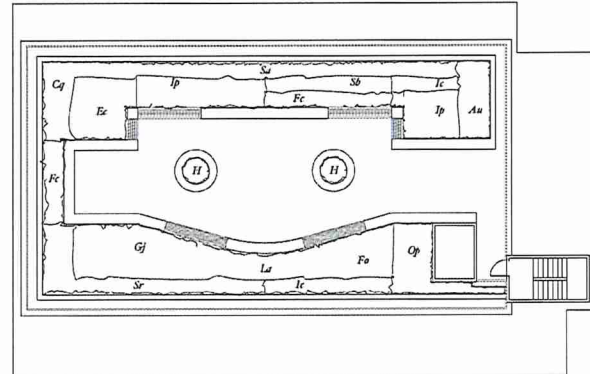
TOPOGRAPHICS
 landscape architecture
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LA 4

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 CLIMATE PRACTICE



NORTH ROOF GARDEN

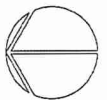


SOUTH ROOF GARDEN

HALIBURTON STREET



Note
For Roof Garden Plant List
please refer to sheet L.A.8



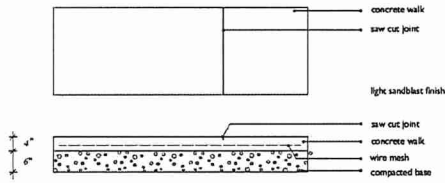
April 16, 2020 issued for hp
April 14, 2020 revision
March 20, 2020 revision
October 10, 2019 ddp submission
July 27, 2019 ddp submission
May 12, 2019
April 20, 2019 revision
February 20, 2019 conceptual plan
PROSPECT
151 Haliburton Street, Nanaimo BC

Level Six
Planting Plan
Scale 3/32" = 1'-0"

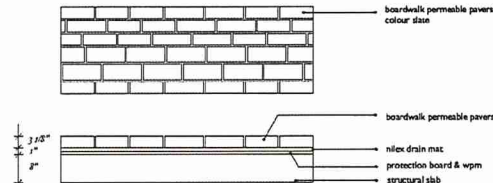
TOPOGRAPHICS
landscape architecture
250 247 9720

LA 5

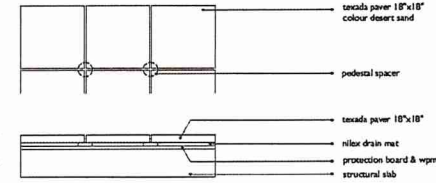
RECEIVED
DP1142
2020-DEC-21
CITY OF NANAIMO



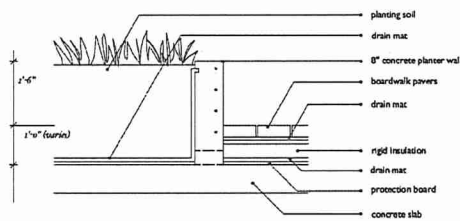
1 Concrete Sidewalk Plan & Section



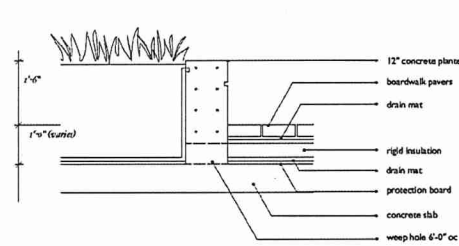
2 Level 1 Boardwalk Pavers



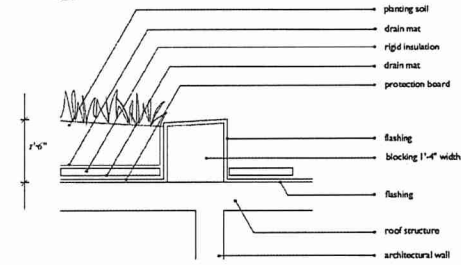
3 Level 6 Hydrapress Pavers



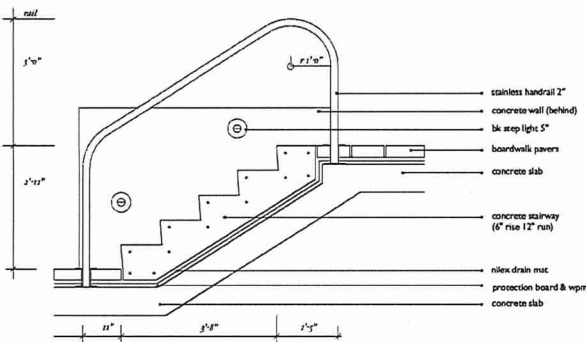
4 Level 1 Concrete Planter Wall



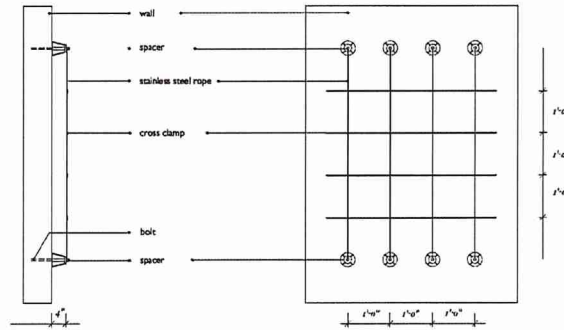
5 Level 1 Concrete Sitting Wall



6 Level 6 Parapet Wall



7 Concrete Stairway Section



8 Green Wall Vine Trellis



April 16, 2020 issued for hp
April 16, 2020

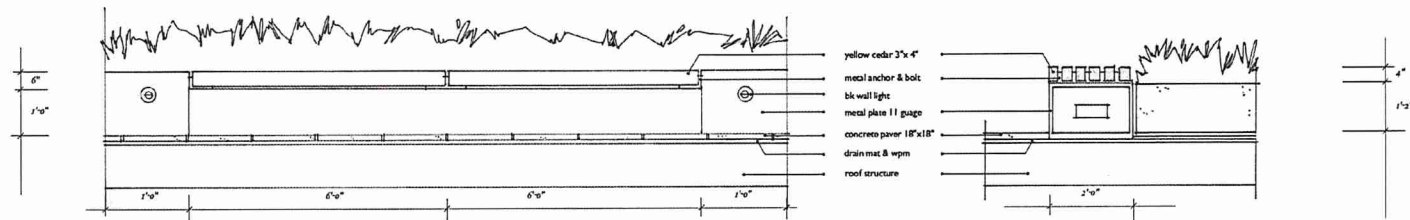
PROSPECT
151 Halderton Street, Nanaimo, BC

Landscape Details
Scale 3/4" = 1'-0"

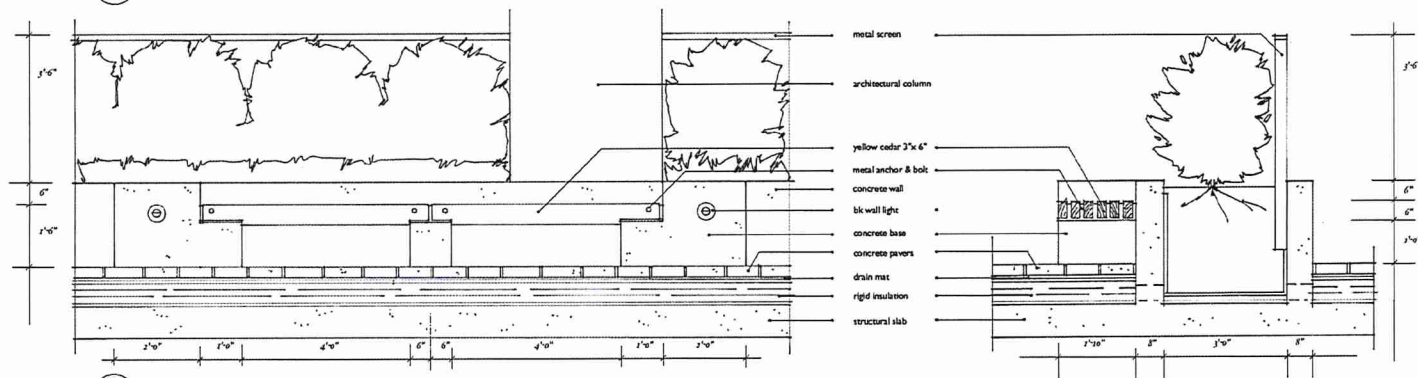
TOPOGRAPHICS
landscape architecture
250 247 9720

LA 6

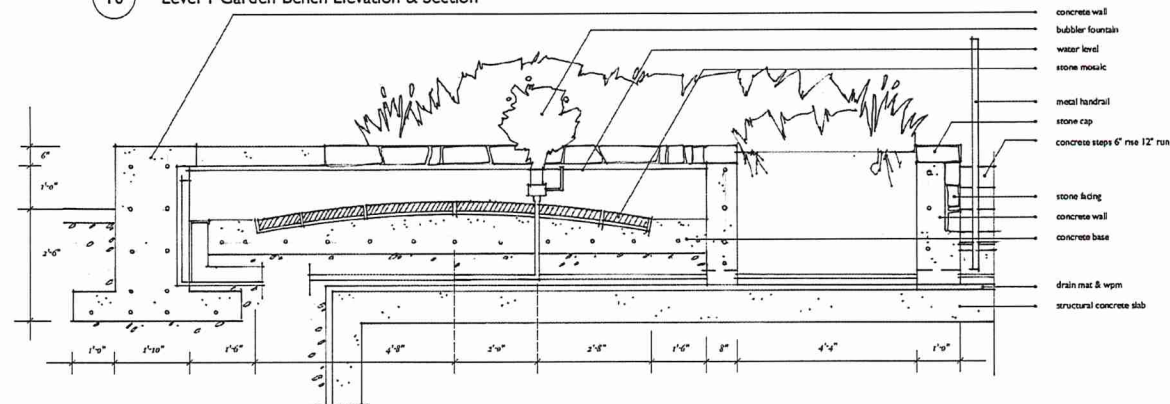
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9 Level 6 Garden Bench Elevation & Section



10 Level 1 Garden Bench Elevation & Section



11 Milton Corner Fountain Section



April 16, 2020 issued for bp
April 16, 2020

PROSPECT
151 Haldimont Street, Nanaimo, BC

Landscape Details
Scale 3/4" = 1'-0"

TOPOGRAPHICS
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CITY OF NANAIMO

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| LEVEL 1 PLANT LIST | | | | | |
|---|-----|--|--------------------|--------|-------------|
| Symbol | Qty | Botanical Name | Common Name | Size | Note |
| TREES | | | | | |
| | 7 | <i>Acer palmatum</i> Serrulatum | Japanese Maple | 6' Ht | multistem |
| | 2 | <i>Cercidiphyllum japonica</i> | Katsura | 5' cal | |
| | 6 | <i>Magnolia soulangeana</i> | Magnolia | 5' cal | |
| | 2 | <i>Platanus x acerifolia</i> | London Plane | 5' cal | 6' standard |
| | 3 | <i>Prunus serrulata</i> Kwanzan | Flowering Cherry | 5' cal | |
| SHRUBS | | | | | |
| | 12 | <i>Arbutus unedo</i> | Strawberry Tree | #5 | |
| | 12 | <i>Azalea japonica</i> Hino White | Azalea | #5 | |
| | 39 | <i>Blechnum spicatum</i> | Dear Fern | #2 | |
| | 8 | <i>Camellia japonica</i> Elegans Champagne | Camellia | #5 | |
| | 14 | <i>Camellia thyrsiflora</i> Victoria | California Lilac | #2 | |
| | 17 | <i>Chaenactis teretica</i> | Mexican Mockorange | #2 | |
| | 11 | <i>Eumyrtus alata</i> Compacta | Burningshale | #2 | |
| | 14 | <i>Floribunda japonica</i> Compacta | Pieris | #5 | |
| | 10 | <i>Pinus mugo</i> Pumilio | Mugo Pine | #5 | |
| | 89 | <i>Polystichum moniliforme</i> | Scorferia | #2 | |
| | 13 | <i>Prunus laurocerasus</i> Reynoldsii | Russian Laurel | #7 | |
| | 28 | <i>Rhododendron</i> Jean Marie de Montagne | Rhododendron | #5 | |
| | 4 | <i>Rhododendron</i> Sweet Lady | Rhododendron | #5 | |
| | 25 | <i>Rosa mildred</i> La Sevilleana | Rose | #5 | |
| | 11 | <i>Rosa nutkana</i> | Nutka Rose | #5 | |
| | 7 | <i>Skimmia japonica</i> | Skimmia | #2 | |
| | 2 | <i>Syringa vulgaris</i> Edith Cavell | Lilac | #5 | |
| GROUNDCOVERS | | | | | |
| | 80 | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick | 4" | |
| | 120 | <i>Erica carnea</i> Springwood White | Heather | #1 | |
| | 120 | <i>Lavandula angustifolia</i> Munstead | Lavender | #1 | |
| | 120 | <i>Pachyandra terminalis</i> | Japanese Spurge | 4" | |
| PERENNIALS | | | | | |
| | 60 | <i>Hemerocallis</i> Stella d'Oro | Daylily | #1 | |
| | 180 | <i>Helleborus viridis</i> | Winter Hellebore | #1 | |
| | 120 | <i>Iris pumila</i> | Iris | #1 | |
| | 60 | <i>Verbena</i> | Verbena | #1 | |
| VINES | | | | | |
| | 10 | <i>Clematis armandii</i> | Evergreen Clematis | #5 | staked |
| | 2 | <i>Hydrangea anomala</i> Pindaris | Climbing Hydrangea | #5 | staked |
| | 5 | <i>Parthenocissus tricuspidata</i> | Boston Ivy | #5 | staked |
| All Plants to meet BCSLA / BCNTA Standards Drip irrigation to be provided for all planting areas | | | | | |

| LEVEL 4 PLANT LIST | | | | | |
|---|-----------|-----------|--|--------------------|------|
| Symbol | North Qty | South Qty | Botanical Name | Common Name | Size |
| SHRUBS | | | | | |
| | 4 | 3 | <i>Arbutus unedo</i> Compacta | Strawberry Tree | #5 |
| | 7 | 3 | <i>Chaenactis teretica</i> Sundance | Mexican Mockorange | #5 |
| GROUNDCOVERS | | | | | |
| | 12 | 12 | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick | #1 |
| | 6 | 6 | <i>Lavandula angustifolia</i> Munstead | Lavender | #1 |
| GRASSES | | | | | |
| | 4 | | <i>Phormium tenax</i> Roburum | New Zealand Flax | #2 |
| VINES | | | | | |
| | 2 | | <i>Parthenocissus tricuspidata</i> | Boston Ivy | #5 |
| All Plants to meet BCSLA / BCNTA Standards Drip irrigation to be provided for all planting areas | | | | | |

| LEVEL 6 PLANT LIST | | | | | |
|---|-----------|-----------|--|---------------------|------|
| Symbol | North Qty | South Qty | Botanical Name | Common Name | Size |
| PERENNIALS | | | | | |
| | 24 | 60 | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick | #1 |
| | 48 | 120 | <i>Geranium Johnsonii</i> Blue | Geranium | #1 |
| | 72 | 108 | <i>Iris pumila</i> | Iris | #1 |
| | 120 | 72 | <i>Sedum album</i> | Sedum | #1 |
| | 180 | 60 | <i>Sedum spectabile</i> | Sedum | #1 |
| GROUNDCOVERS | | | | | |
| | 60 | 42 | <i>Arctostaphylos uva-ursi</i> | Kinnikinnick | #1 |
| | 72 | 72 | <i>Erica carnea</i> Springwood White | Heather | #1 |
| | 96 | 48 | <i>Lavandula angustifolia</i> Munstead | Lavender | #1 |
| | 0 | 24 | <i>Scilla byzantina</i> | Land's End | #1 |
| GRASSES | | | | | |
| | 96 | 60 | <i>Phormium tenax</i> | Blue Fescue | #1 |
| | 0 | 48 | <i>Imperata cylindrica</i> Red Baron | Japanese Bloodgrass | #1 |
| | 72 | 60 | <i>Ophiopogon planicarpus</i> Arabicus | Black Mondo Grass | #1 |
| HERBS | | | | | |
| | 24 | 24 | <i>Helleborus viridis</i> | Winter Hellebore | #1 |
| BULBS | | | | | |
| | 120 | 48 | <i>Camassia quamash</i> | Camass | bulb |
| All Plants to meet BCSLA / BCNTA Standards Drip irrigation to be provided for all planting areas | | | | | |



April 16, 2020 issued for IP
 April 14, 2020 revised
 April 12, 2020 revised
 March 20, 2020 revision
 October 11, 2019 design submission
 July 21, 2019 design submission
 July 12, 2019 revision
 April 24, 2019 revision
 February 20, 2019 conceptual plan

PROSPECT
 151 Hamilton Street, Nanaimo, BC

Plant Lists

Scale 9/32" = 1'-0"

TOPOGRAPHICS
 landscape architecture
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**SCHEDULE D - AMENITY REQUIREMENTS
FOR ADDITIONAL DENSITY**

Schedule D

According to City of Nanaimo's most updated zoning Bylaw, the proposed development must achieve at total of 60 points or more (the total points of all 7 Tier 2 categories is 125 points) in order to obtain the additional density. This report will illustrate where and how much the proposed development on Haliburton St could score in each category, and how much points this development will score in total. Only the amenities that the proposed project can acquire points at will be shown in this report with detailed description.

Category 1:

- A.
- B. The proposed Development is located on an existing street where the location does not require any new infrastructure such as storm drains, curbs or sidewalk (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - The Haliburton St has infrastructure that is more than sufficient enough for medium density development.
 - 250mm storm water drainage main.
 - 150mm sanitary drainage main.
 - All curbs and sidewalks are well constructed and maintained.
- C. The proposed development is located within 200m of a park or trail network (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - 50m away from Deverill Square Gyro Two Park.
- D. The proposed development is located within 400m of any of the following (1 point each):
- a. Retail store
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is only two blocks away from the Port Place Mall, where Thrifty Foods Supermarket, London Drugs and Dollarama are located.
- b. Day Care
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is within 400m from a local day care center named Foot Therapy Center.
- c. Nanaimo Regional District transit bus stop
- Scored point(s): 1 point
 - Proof(s):
 - 60m away from a bus stop (#7).

PROSPECT at Harbour View District135, 139, 147 and 151 Haliburton St & 940 Milton St
Nanaimo, B.C.

- d. Any PRC zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - 100m away from 200 Irwin St.
 - 200 Irwin St has a PRC2 zoning.
- e. Any CS-1 zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - 200m away from 260 Irwin St.
 - 260 Irwin St has a zoning of CS1.
- 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 (1 point each):
 - f. Public Art
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development will locate a public art piece at the North East corner of the Haliburton St and Milton St intersection.
 - Please see more details in Appendix A.

*The proposed project has a total score of **10 points** for **Category One**.*

Category 2:

- C. The proposed development includes at least 50% retention of natural soil (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - Due to the natural elevation of the site (sloping from West to East), the excavation volume on the East side will be a lot less than the West side. Therefore, a lot of natural soil will be retained during construction of the building foundation.
 - Because of the 2-building design, the proposed development is able to stockpile the excavated soil on its one side for future backfill. Therefore, more than half of the natural soil does not need to leave the site.
- E. The proposed development includes street trees (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - The proposed development's landscaping plan has incorporated the current street trees as a part of the design. A few street trees will be removed due to the proposed indented street parking. However, more flowering cherry trees will be planted as the new street trees to form a cohesive street scape with the rest of the block on Haliburton St.
 - Please see Appendix A for further details.

- F. After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is not proposing a major tree removal plan.
 - The proposed development is planning to plant 17 new trees all around the site as illustrated by its landscaping plan in Appendix A.
- 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - According the proposed development's landscape plan, 17 more new trees are proposed to be plant, which has far exceeding the number of the trees that have already exist on site (there are 6 trees in total on site right now). The total amount of trees on the property post development will be 183% more than the number of trees on the property before development.
 - Please refer to Appendix A for further details
- H. Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - The total site area is 34,164 sq ft.
 - The total footprint of the North Building is 7,017 sq ft; the total footprint of the South Building is 6,553 sq ft.
 - The total site coverage is 13,570 sq ft, which is 39.72% of the total site. Over 60% of the site will not be covered. Please refer to Appendix B for the proposed development Site & Parking Plan.
 - Over 50% of the site area excluding the building footprint will be maintained as pervious surfaces by utilizing pervious pavers for most of the walkways and retained natural soil.
 - Please see details in our landscaping plan in Appendix A.
- 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 point)
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development is proposing to have a permanent signage about the planted plants on site.
 - Please refer to Appendix B for signage location details.

*The proposed project has a total score of 9 points for **Category Two**.*

Category 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 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development proposes to have two sections of the street side altered for indented street parking. Each section will provide three parking spaces.
 - One parking spot at the indented street parking section on the North side will be designated for the exclusive use of a Modo Car Share vehicles.
 - Please refer to Appendix A for further details.
- 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 points).
- Scored point(s): 4 points
 - Proof(s):
 - Parkshore Projects Ltd., the developer, will gift a brand-new vehicle to Moto Car Share to bring the car share services into the proposed development.
 - The vehicle type make will be negotiated with Moto Car Share before completion of the project.
- D. The parking area within the proposed development includes at least one electric vehicle charging station (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - In the parkade of proposed development, lot #39, 40, 41, 48, 49, 50, 51 are equipped with electric vehicle charging stations.
 - All the other parking spaces are roughed in with conduits casted in the parkade slab so all of the parking spots will be capable for future EV charging station upgrades.
 - Please refer to Appendix B for more details.
- 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 points).
- Scored point(s): 4 points
 - Proof(s):
 - All of the parking lots are located in the underground parkade, including some other facilities such as bike storage rooms, an electric vehicle charging station and an electric plug-in apparatus for electronic scooter.
- F. The proposed development includes covered and designed 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 (2 points):

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Nanaimo, B.C.

- a. Multiple family residential development: 1 motorized scooter or motorcycle space per 15 dwelling units; and
 - b. Non-residential uses: 1 motorized scooter or motorcycle space per 600 sq m of Gross Floor Area for the first 5000 sq m plus one space per 1500 sq m of additional Gross Floor Area; and
 - c. A minimum of 1 electronic plug-in is provided to accommodate at least 1 electronic scooter or electronic bicycle
 - Scored point(s): 2 points
 - Proof(s):
 - There are 79 units in the proposed multi-family residential development. The parkade layout has shown that there will be 6 motorized scooter spaces in the underground parking lot located on North and South ends of the Parkade.
 - One of the 6 motorized scooter spaces will be equipped with electronic plug-in for electronic scooters.
 - Please refer to Appendix B for more details.
- 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 of right-of-way, provide the City agrees to accept the right of way (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The public siting area at the North East corner of Haliburton St and Milton St that proposed development has planned is pedestrian network that connects the South Building with the public road right-of-way.
 - Please see Appendix B for further details.
- H. Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw (2 points):
- Scored point(s): 2 points
 - Proof(s):
 - According to the proposed development parking plan, there will be 76 vehicle parking spots in total and 6 scooter parking spots for scooters, which does not exceed the minimum parking requirements.
- I. The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a signage at the entrance of the drive way (South East corner of the property) illustrating the possible sustainable transportation alternatives in this area and why the sustainable transportations are extremely beneficial to our environment.
 - Please see Appendix B for more information.

The proposed project has a total score of 17 points for Category Three.

Category 4:

- A. Wood is the primary building material (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - Everything above the grade line of the proposed project will be built using wood.
 - Only the underground parking will be constructed using concrete and reinforcing steel.
- C. At least 50% of all wood products used in construction are certified by Forest Stewardship Council (FSC) Canada (3 points).
- Scored Point(s): 3 points
 - Proof(s):
 - The proposed development will only utilize the mill-direct wood products that comply all the FSC requirements, which are list as follow:
 - The products are finished and are to be sold only to final costumers;
 - The products are each labelled with the appropriate FSC label;
 - The products have been sourced directly from, and invoiced, by an FSC-certified company;
 - The products are covered by the scope of that company's Chain of Custody certificate;
 - The products are not to be transformed/alterd, repacked or relabelled in any way.
 - The lumber supplier, Slegg Building Material and RONA will provide letters that prove to the city all the lumbers that are supplied to us is from mill-direct and also meet the FSC requirements.
- 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - Multiple trash bins will be leased for construction waste disposal.
 - All construction wastes will be sorted and disposed to each bin that is dedicated to certain type of waste.
 - The bin rental company (either Milner or DBL) will come and empty the bins once bins are full. They will sort out the construction waste on their own dump sites for proper disposal.
- F. At least 75% of the materials used in construction are renewable resources.
- Scored point(s): 2 points
 - Proof(s):

- Renewable materials in construction consist of timber and renewable materials such as concrete, rubber, plastic, glass and so on.
- The proposed development consists of 2 5-storey buildings will be constructed with wood frames, which are renewable resources.

H. The development includes permanent signage or display(s) regarding the sustainable use of building materials used during construction of project (1 point).

- Scored point(s): 1 point
- Proof(s):
 - The proposed development is proposing to have a permanent signage on site illustrating the difference between timber structured buildings and concrete structured building.
 - Please refer to Appendix B for signage location details.

*The proposed project has a total score of 9 points for **Category Four**.*

Category 5:

B. The development includes permanent signage or display(s) regarding sustainable energy management practices used on site (1 point).

- Scored point(s): 1 point
- Proof(s):
 - We will include a signage on site which introduces the ASHRAE 90.1 2010 Energy Standard and also illustrate what practices the proposed development has adopted to exceed the ASHRAE 90.1 2010 Energy Standard.
 - Please refer to Appendix B for proposed signage location on site.

*The proposed project has a total score of 1 points for **Category Five**.*

Category 6:

A. At least 50% of the property is covered with a permeable area which may include a green roof (2 points).

- Scored point(s): 2 points
- Proof(s):
 - The total area of the property is 34,164 sq ft, so 50% of the site area (excluding the building footprint) is 17,082 sq ft.
 - The area which is outside of the building footprints will be covered by green roof except the driveway ramp.
 - Permeable pavers will be utilized in both ground floor private patios and public walkways.
 - According to the rooftop plan, more than 50% of the roof will be covered by green roof garden which could be add into account for permeable area.
 - Therefore, the total permeable area of the property has far exceeded 50% of the property.
 - Please see more details in Appendix A and Appendix C.

- B. The proposed building on the property include plumbing features which will use 35% less water than the BC Building Code standard (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development will only utilize the plumbing fixtures such as faucets, shower heads and toilets that use 35% less water than normal fixtures on site.
- C. A green roof is installed to a minimum 30% of the roof area (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - According to our landscaping plan, around 50% of the roof area is designed as green roof to create more permeable surface for the proposed development.
 - Please see more details in Appendix A and Appendix C.
- D. A living wall is installed to cover at least 10% of the total available wall area for proposed project (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development has incorporated green walls on both North and South sides of the building. The covered area is greater than 10% of the total available wall area.
 - Please refer to building elevations in Appendix C.
- E.
- F. A water efficient irrigation system (such as drip) is installed (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - The proposed development will implement a drip irrigation system that is water saving.
- G. The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - A rain garden and bioswale is designed on the South side of the proposed development for the purposed of esthetic amusement and storm water retention.
 - Please refer to the landscaping plan in Appendix A for more details.
- H. The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site (1 point).
- Scored point(s): 1 point
 - Proof(s):

- There will be a signage on the South West corner of the development site (near the bio swale) illustrating the using of sustainable water management practices such as the drip irrigation system and storm water retention rain garden.
- Please see appendix B for proposed signage location.

*The proposed project has a total score of **13** points for **Category Six**.*

Category 7:

- I. A permanent public art feature is included on the site in accordance with City's Community Plan for Public Art.
 - Scored point(s): 2 points
 - Proof(s):
 - The proposed development is proposing to construct a public art piece at the North East corner of the interstation of Haliburton St and Milton St to celebrate the corner of this essential interstation.
 - Please refer to Appendix B for the proposed location of the public art.
- I. The development site includes permanent heritage interpretive signage or heritage building element where relevant (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - There will be a sign illustrating the history of Haliburton street including the heritage events such as horse racing and Nanaimo's rich mining history.
 - Please see the proposed development's Site Plan in Appendix B for proposed signage location.

*The proposed project has a total score of **3** points for **Category Seven**.*

In conclusion, the total score that the proposed development on 135, 139, 147, 151 Haliburton St and 940 Milton St will achieve is **61** points, which has exceeded the Tier 2 amenity requirements for additional density (60 points).