



DEVELOPMENT PERMIT NO. DP001191

SHZT INVESTMENTS CANADA INC
Name of Owner(s) of Land (Permittee)

326 WAKESIAH AVENUE
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP94033

PID 031-085-911

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 and Details

Schedule D Landscape Plan and Details

Schedule E Schedule D – Amenity Requirements for Additional Density

- a) If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.

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

1. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required parking rate for student housing from 0.4 spaces per bed to 0.3 spaces per bed.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by WA Architects Ltd., dated 2021-MAY-12, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by WA Architects Ltd., dated 2020-APR-07, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lombard North Group, dated 2020-DEC-16, as shown on Schedule D.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by WA Architects Ltd., dated 2020-DEC-21, as shown in Schedule E, and is to include the following items:
 - 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 Section 219 Covenant to be registered on the property title prior to Building Permit issuance to secure the following subsidized transit pass options for a period of ten years for first-time residents, to be provided by the property owner:
 - a. a one-semester pass for all residents who sign a minimum one-year lease; and

- b. a one-month pass for all residents who sign a minimum semester-length lease.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF JUNE, 2021.

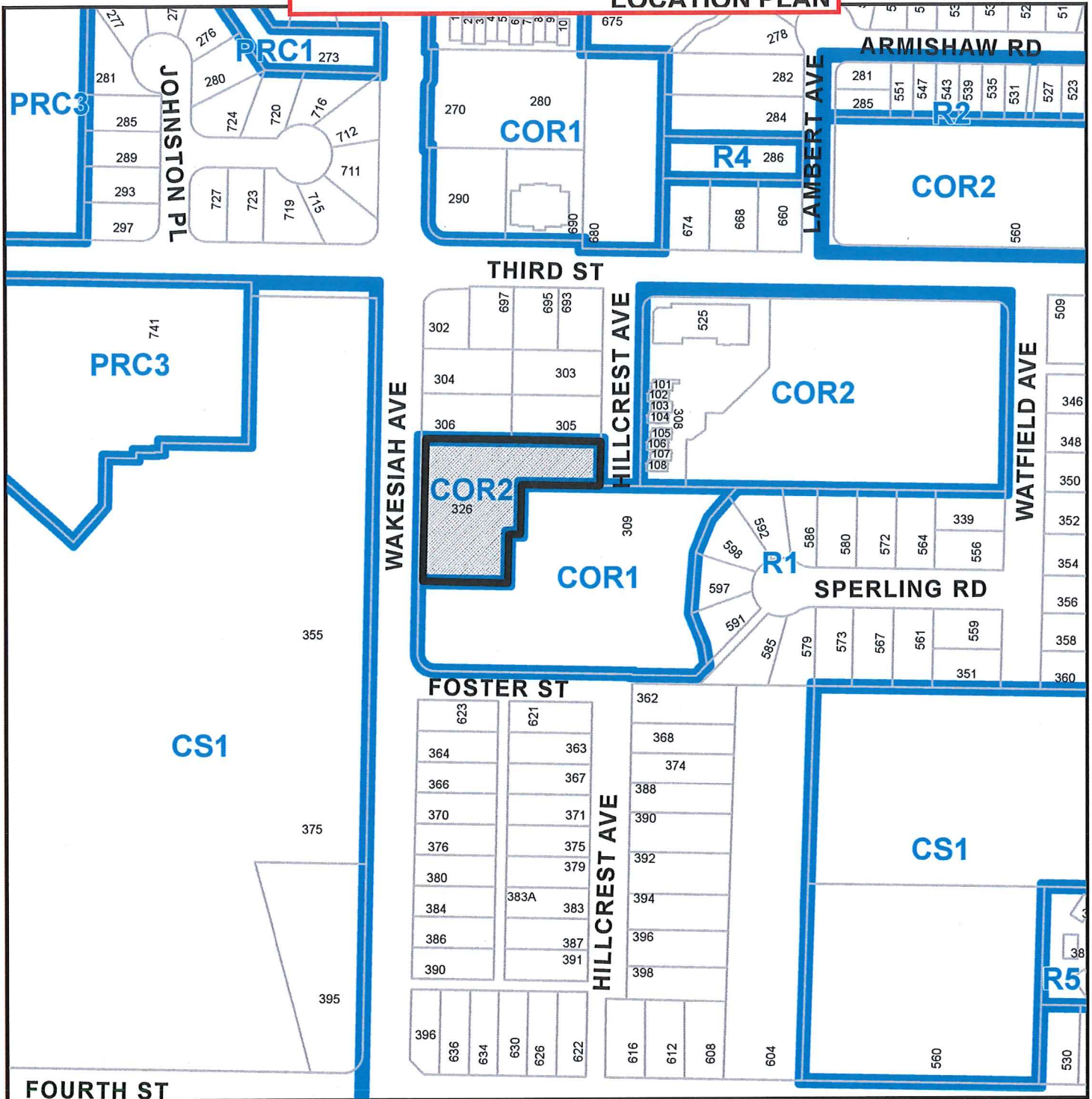
Steph Currie
Corporate Officer

June 11, 2021
Date

CH/in
Prospero attachment: DP001191

Development Permit No. DP001191 Schedule A
326 Wakesiah Avenue

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001191

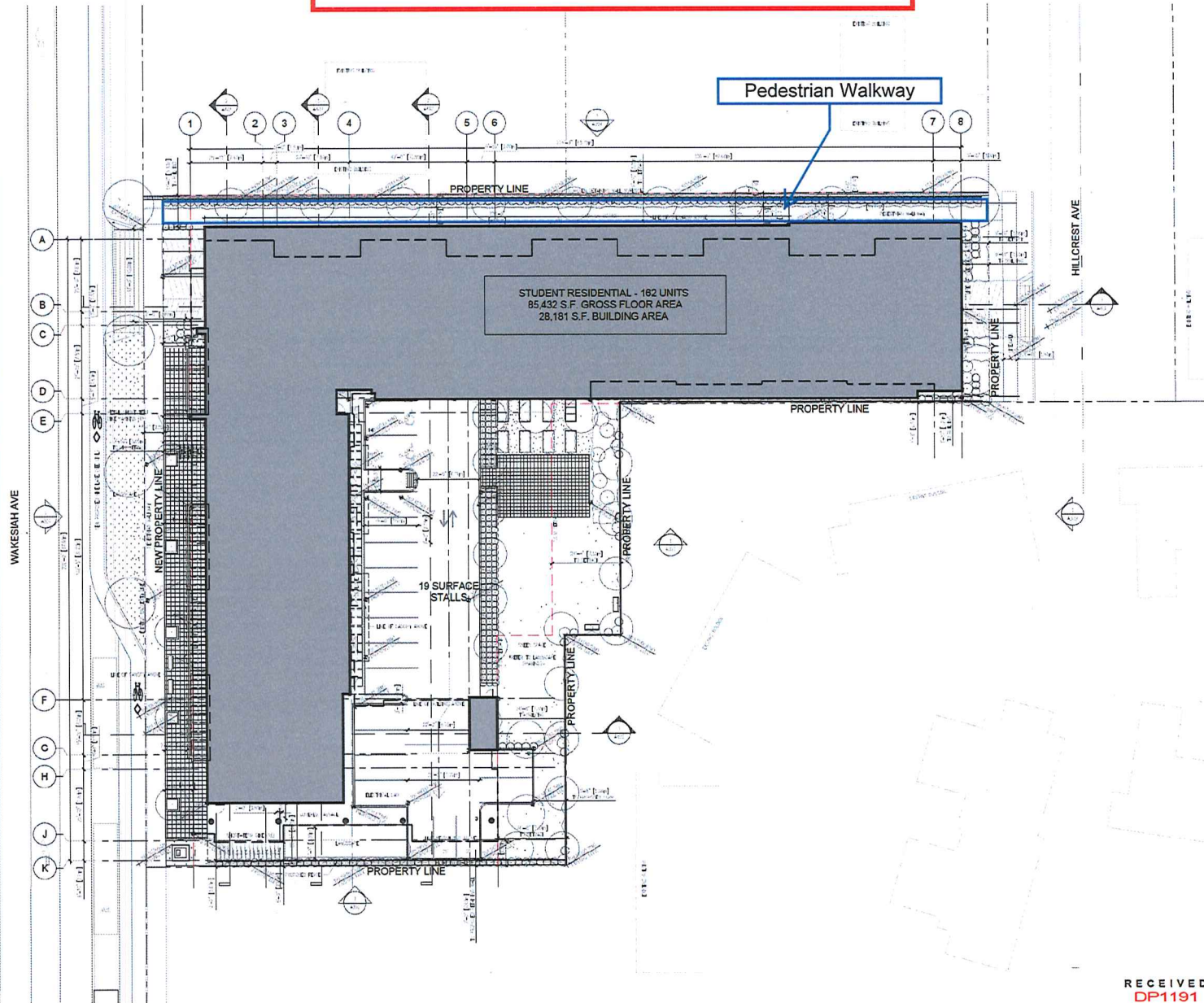
CIVIC: 326 WAKESIAH AVENUE

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP94033



Subject Property

Development Permit No. DP001191 Schedule B
 326 Wakesiah Avenue
SITE and PARKING PLANS



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GENERAL NOTES:

NO.	ISSUE	DATE	BY
01	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
02	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
03	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
04	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
05	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
06	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
07	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
08	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
09	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
10	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
11	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
12	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
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16	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
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18	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
19	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES
20	ISSUE FOR DEVELOPMENT PERMIT	2021/05/19	ES

CONSULTANT:

1000 301 - 1000 Alberni Street Vancouver, BC V6C 2T4
 215 100 - 2150 Jambin Road Victoria, BC V8L 2G4
 604 685 5229 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:
WAKESIAH RESIDENTIAL

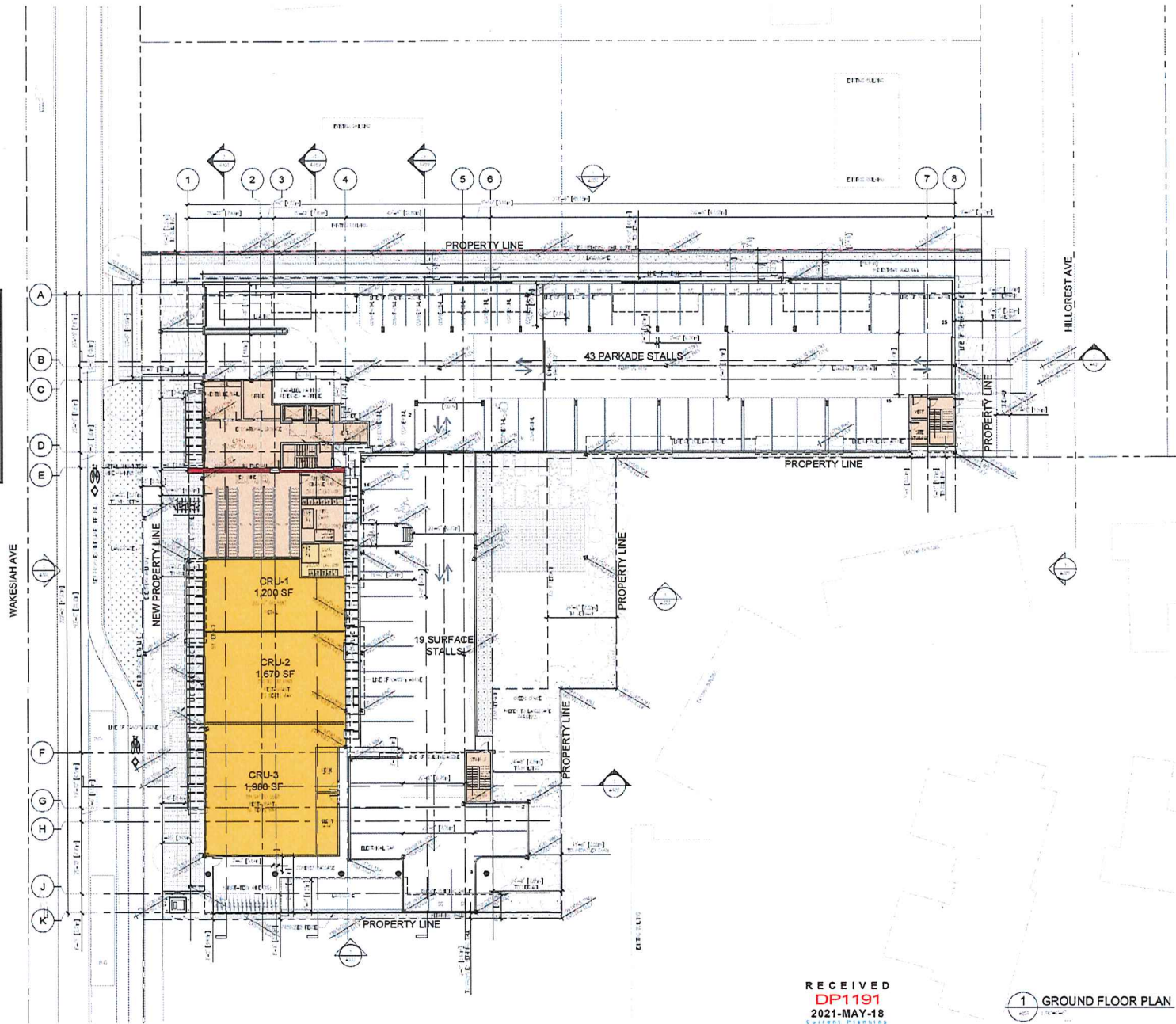
PROJECT ADDRESS:
**307 HILLCREST AVE, 301 & 328 WAKESIAH AVE
 NANAIMO, B.C.**

DRAWING TITLE:
SITE PLAN

RECEIVED
DP1191
2021-MAY-19
CLIENT PROVIDED

PROJECT NO: 17018 DRAWING BY: ES
 SCALE: 1/8"=1'-0" REVIEW BY: DM
 DWG NO: **A1.02**

NOTE:
Off-site frontage layout to be determined through detailed design review at Building Permit stage.



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GENERAL NOTES:

NO.	REVISION	DATE
01	ISSUE FOR DEVELOPMENT	20/01/21
02	ISSUE FOR DEVELOPMENT	20/01/21
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48	ISSUE FOR DEVELOPMENT	20/01/21
49	ISSUE FOR DEVELOPMENT	20/01/21
50	ISSUE FOR DEVELOPMENT	20/01/21



301 - 1000 Alberni Street Vancouver, V6C 2T4
 101 - 104 - 2212 Jackson Road Victoria, V8B 2T2
 604 683 3120 office@iwa.ca www.iwa.ca

PROJECT NAME:
WAKESHIA RESIDENTIAL

PROJECT ADDRESS:
 307 HILLCREST AVE, 309 & 328 WAKESHIA AVE
 NANAIMO, B.C.

DRAWING TITLE:
SITE PLAN & GROUND LEVEL

PROJECT NO: 17098 DRAWN BY: BB
 SCALE: 1/16"=1'-0" REVIEWED BY: DM
 DWG NO: A2.01

RECEIVED
DP1191
 2021-MAY-18
 GUYTON PLANNING

1 GROUND FLOOR PLAN

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NORTH ARROW:

CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
01	ISSUE FOR PERMITTING	20/04/21
02	ISSUE FOR CONSULTATION	20/04/21
03	ISSUE FOR CONSULTATION	19/07/21
04	ISSUE FOR RE-ZONING	20/07/21
05	ISSUE	17/08/21



1 NORTH ELEVATION 1
1/2"=1'-0"

LEGEND OF FINISHES

- 1 ACRIE STUCCO - WHITE WHITE
- 2 POLISHED METAL - BRASS/AL
- 3 WOODGRAIN PATTERN PANEL - WALNUT
- 4 PAINTED PANEL - FERRIS ROSS & SUTTER - LIGHT GRAY
- 5 PAINTED PANEL - SMOKE - BROWN GRAY
- 6 PAINTED BRICK - WHITE FINISH
- 7 PAINTED BRICK - WHITE FINISH
- 8 PAINTED BRICK - WHITE FINISH
- 9 METAL PANEL - SLAT
- 10 METAL SCREENING
- 11 METAL SCREENING
- 12 METAL SCREENING - TO WATER ADJACENT
- 13 METAL SCREENING - COLOR TO WATER ADJACENT
- 14 CONCRETE - POLAR WHITE
- 15 CONCRETE - OCEAN GREEN
- 16 METAL FINISH - BRASS/AL
- 17 PAINTED BRICK
- 18 METAL FINISH - CHERRY WOODEN FINISH
- 19 METAL FINISH - WHITE FINISH TO CORNER WITH PAINTED BRICK - CHERRY WOODEN FINISH
- 20 PAINT - BRASS/AL
- 21 ACRIE STUCCO - WHITE WHITE
- 22 CONCRETE - POLAR



2 NORTH PERSPECTIVE
1/2"=1'-0"

RECEIVED
DP 1191
2020-APR-08
Central Planning



100 - 1000 Albert Street Vancouver, V6C 2S4
215 - 184 - 2210 Austin Road Victoria, V8B 2Z5
604 681 3620 | office@iwa-arch.ca | www.iwa-arch.ca

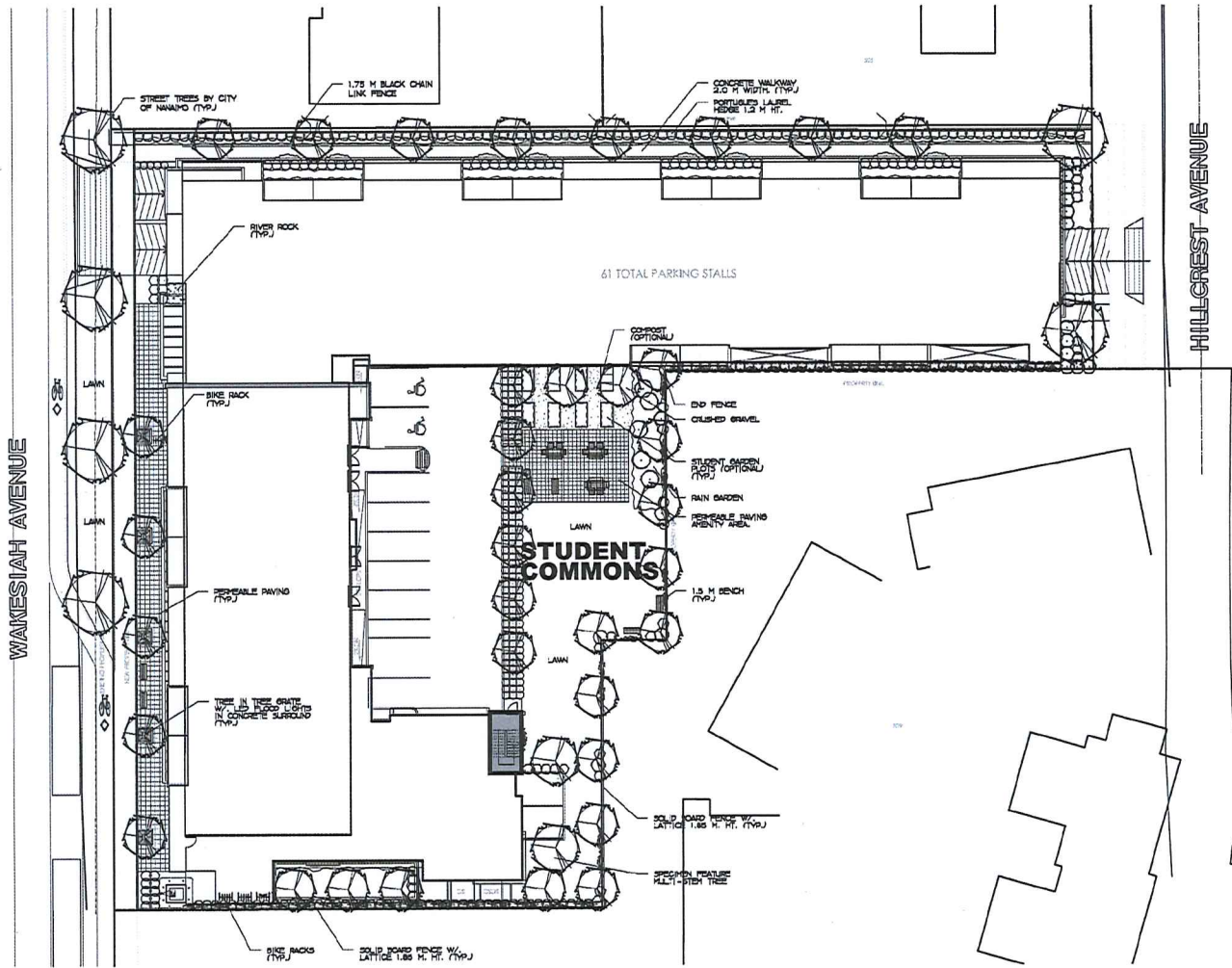
PROJECT NAME:
WAKESIAH RESIDENTIAL

PROJECT ADDRESS:
307 HILLCREST AVE, 309 & 320 WAKESIAH AVE
NANAIMO, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 17018 DRAWN BY: XV
SCALE: 3/32"=1'-0" REVIEWED BY: CM
DWG NO: A3.05

LANDSCAPE PLAN and DETAILS

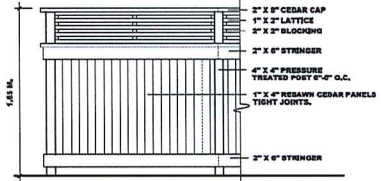


LEGEND

- MEDIUM DECIDUOUS TREE TO BE A SELECTION OF RED MAPLE (RUBUS), AMERICAN ASHEN, LIQUIDAMBAR, HEDERA, RED BARKED PINE, WHITE PINE, SPRUCE, DOGWOOD, YEW, SIZE 8.0 CM CAL., 2.5-3.5 M HT., APPROXIMATE NO. - 04
- ORNAMENTAL DECIDUOUS TREE TO BE A SELECTION OF FLOWERING DOGWOOD, FLOWERING CHERRY, FLOWERING CRABAPPLE, HYDRANGEA, SIZE 9 CM CAL., APPROXIMATE NO. - 01
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF COLUMNAR SOFT MAPLE, COLUMNAR RED MAPLE, SIZE 8.0 CM CAL., 2.5-3.5 M HT., APPROXIMATE NO. - 11
- MULTI-TRUNK TO BE A SELECTION OF STAR MAGNOLIA (DEC.), STAGHORN SUMAC (DEC.), SIZE 1.5 M HT., APPROXIMATE NO. - 10
- SHRUBS TO BE A SELECTION OF SPREA DOGWOOD (RUB.), SIZE 27 CM POT, APPROXIMATE NO. - 05
- LARGE SHRUB TO BE A SELECTION OF GLOSSY LEAFED HYDRANGEA (RUB.), HYDRANGEA (RUB.), HYDRANGEA (RUB.), SIZE 27 CM POT, APPROXIMATE NO. - 18
- MEDIUM SHRUB TO BE A SELECTION OF RED HIBISCUS (RUB.), HYDRANGEA (RUB.), HYDRANGEA (RUB.), SIZE 21 CM POT, APPROXIMATE NO. - 300
- SMALL SHRUB TO BE A SELECTION OF SHAL (RUB.), LONG-LEAF HAYONIA (RUB.), SWAMPSPICE (RUB.), ROCK SAFFRON (RUB.), SIZE 15 CM POT, APPROXIMATE NO. - 5
- GROUNDCOVER TO BE A SELECTION OF SORREL (RUB.), WINTERGREEN (RUB.), WINTERGREEN (RUB.), SIZE 15 CM POT, APPROXIMATE NO. - 44
- VINES TO BE A SELECTION OF SWEETWINE (RUB.), SIZE 15 CM POT, APPROXIMATE NO. - 44

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A RAINY DAY AUTOMATIC SPRINKLING WATER EFFICIENT IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



FENCE DETAIL
SCALE: N.T.S.

RESUBMITTED FOR DEVELOPMENT PERMIT DECEMBER 17, 2020
SUBMITTED FOR DEVELOPMENT PERMIT APRIL 09, 2020

DATE	BY	DESCRIPTION
02/14/20	J.P.	PRELIMINARY
07/07/20	J.P.	DESIGN DEVELOPMENT
12/16/20	J.P.	CONCEPTS
S.P.		
DATE: 26, 2018		
SCALE: 1:200		
SHEET: 18 OF 20		



WAKESIAH STUDENT HOUSING
NANAIMO, B.C.



RECEIVED
DP1191
2020-DEC-22
CITY OF NANAIMO

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

Wakesiah I Student Residence

Project # 17018

December 21, 2020

Proposed Amenity Requirements for Additional Density - Tier 1 & 2

Category 1: Site Selection (10 points required)

	AMENITY	Points Available	Points Attained
A	The proposed development is located on a brownfield site.	5	-
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	-
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• daycare facility• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property; and / or• a CS-1 (Community Service One) zoned property.	1 point each	4
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none">• retail store or public market;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;• a CS-1 (Community Service One) zoned property; and / or• public art	1 point each	3
Total Points		20	8

RECEIVED
DP1191
2020-DEC-22
Current Planning

Category 2: Retention and Restoration of Natural Features (8 points required)

AMENITY		Points Available	Points Attained
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	-
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leave strip or environmentally-sensitive area buffer.	3	-
C	The proposed development includes at least 50% retention of natural soils.	1	-
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	-
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm	1	1
G	Post development, the total amount of trees on the property, or adjacent road right- of-way or public space is at least 20% more than the number of trees on the property before development.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1
Total Points		16	8

Category 3: Parking and Sustainable Transportation (10 points required)

AMENITY		Points Available	Points Attained
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1	-
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	-
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1	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	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 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of- way, provided the City agrees to accept the right-of-way.	2	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
Total Points		20	15

Category 4: Building Materials (8 points required)

AMENITY		Points Available	Points Attained
A	Wood is the primary building material.	1	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2	-
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. <i>This wording has been amended by city to read: Be advised that in order to meet "Category 4 – C", 'Schedule D' has been amended to now accept construction certified to the Canadian Standards Association –Sustainable Forest Management (CSA-SFM) standard, or recognized equivalent</i>	3	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2	-
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2
F	At least 75% of the materials used in construction are renewable resources.	2	-
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	-
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1
Total Points		16	7

Category 5: Energy Management (11 points required)

AMENITY		Points Available	Points Attained
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10	-
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15	15
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	-
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
Total Points		56	16

* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

AMENITY		Points Available	Points Attained
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	-

B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	-
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	-
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	-
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total Points		16	6

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

AMENITY		Points Available	Points Attained
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area.	1	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3	-
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3	-
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4	-
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	-
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2	2
G	A children's play area is provided.	1	-
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3	-
Total Points		21	5

***OVERALL TOTAL PROPOSED – 65**

TOTAL REQUIRED FOR TIER 2 – 65