

DATE OF MEETING [January 17, 2022]  
 AUTHORED BY [LAINY STEVENSON, PLANNER, CURRENT PLANNING]  
 SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1208 –  
 497 MENZIES RIDGE DRIVE]

## OVERVIEW

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a 22-unit multi-family townhouse development at 497 Menzies Ridge Drive.

### **Recommendation**

That Council issue Development Permit No. DP1208 at 497 Menzies Ridge Drive to permit a multi-family townhouse development with the following variances to:

- reduce the minimum landscape buffer requirement for the side and rear yard from 1.8m to 0m; and
- increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbours.

## BACKGROUND

A development permit application, DP1208, was received from Raymond de Beeld Architect Inc., on behalf of Menzies Ridge Estates Ltd. to permit a multi-family townhouse development at 497 Menzies Ridge Drive.

### **Subject Property and Site Context**

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the south side of Menzies Ridge Drive between Buttertubs Marsh Park and Sarum Rise Way.
<i>Total Area</i>	5,470m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	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
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a vacant lot in the greater Hawthorne subdivision that is being developed between Buttertubs Marsh and Wakesiah Avenue. The property is a through-lot and has a frontage on the corner of Bird Sanctuary Drive and Poets Trail Drive to the south, and Menzies Ridge Drive to the north. The lot is predominantly flat with a slight slope towards Buttertubs Marsh to the west. Buttertubs Marsh and its surrounding riparian area are protected by a covenant that was secured at the time of the property’s creation in 2014. A covenant

amendment to limit the total number of dwelling units to 22 was approved by Council on 2020-SEP-17.

The surrounding neighbourhood consists primarily of low-density residential uses with single residential dwellings to the north, east, and south, and duplex lots to the southwest and northwest. Buttertubs Marsh Park is approximately 10m to the west of the subject property. A six-storey, 159-unit affordable seniors' residence is under construction at 10 Buttertubs Drive, approximately 120m northwest of the subject property.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a 22-unit multi-family townhouse development consisting of seven buildings. Each unit is roughly 135m<sup>2</sup> in size, with two bedrooms and a den in a two-storey townhouse form with single car garages. The property zoning (R6 – Low Density Residential) permits a base Floor Area Ratio (FAR) of 0.45. The applicant is proposing to achieve Tier 1 of Schedule D of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”), allowing an additional 0.10 FAR (for a total of 0.55). The total gross floor area for all buildings is approximately 2,464m<sup>2</sup>, and the total FAR is 0.451. Some of the amenities proposed to achieve Tier 1 of Schedule D include:

- a public walkway through the property;
- building design to exceed the BC Energy Step Code by one step;
- plumbing features to use 35% less water than the BC Building Code standard;
- living walls; and
- educational signage installed on site to highlight sustainable water management practices, energy management practices, and alternative transportation options.

### *Site Design*

The proposed buildings are comprised of two to four units each. Buildings A and B face Menzies Ridge Drive and have individual pedestrian connections to the public sidewalk. Buildings C to F are located approximately in the middle of the site and face internal access driveways. Building G faces an internal access driveway and has a rear connection to a private lane with emergency vehicle access only and a 2m-wide public walkway.

A 1.5m-wide private walkway through the middle of the site is proposed, with connections to individual patio areas and a central landscaped play area. The 2m-wide public walkway is protected by an existing statutory right-of-way through the site along the east and south property lines, and connects Menzies Ridge Drive to Bird Sanctuary Drive. The walkway is adjacent to the private lane, which provides vehicular access into the site from Menzies Ridge Drive. The southern portion of the private lane has removable bollards to allow emergency vehicle access only to Bird Sanctuary Drive.

Parking is provided within the single car garages of each unit, and additional surface parking is provided along the private lane, which is accessed from Menzies Ridge Drive. In total, 40 stalls are provided, including 3 accessible stalls, 2 visitor stalls, and facilities for 12 electric vehicle charging stalls. Bicycle parking is proposed, with long-term bicycle storage located within the

parking garages and a short-term bicycle parking rack to be accessed from an internal walkway. Refuse receptacles will be stored within an enclosure located on the south elevation of Building E.

### *Building Design*

The proposed buildings are contemporary in design and provide visual interest along Menzies Ridge Drive and Bird Sanctuary Drive. Buildings A and B on Menzies Ridge Drive are oriented close to the street edge, with a pedestrian connection to each unit from the public walkway.

The front and rear elevations of each building consist of wood-textured longboard bordered by projections with fiber cement panels and metal flashing. Glazing is a prominent feature on both the front and rear elevations of all buildings. Fiber cement panel is predominantly used along the side elevations of the proposed buildings.

Each unit has a low-pitched roof with a flat portion between some units that are set back from the façades. Balconies for outdoor living are fully covered on the front and rear elevations of all units. Entrance canopies are provided to each unit.

### *Landscape Design*

The western landscape buffer incorporates indigenous species that integrate with Buttertubs Marsh, which is adjacent to the subject property. The northern landscape buffer along Menzies Ridge Drive is broken only by pedestrian connections (including the main pedestrian entrance to the site) and the drive aisle that provides vehicular access to the subject property.

Layered plantings are proposed throughout the site, with a mix of indigenous, deciduous, and evergreen shrubs and trees. The landscape plan is centered around a naturalized play area that includes mounds, stepping stone paths, and a cedar platform that overlooks a densely planted low point, to emulate a marsh. Bird boxes are proposed throughout the site to encourage nesting.

Benches and bollard lighting are proposed along the pedestrian walkways and within the central play area. Private amenity spaces are provided for each unit in the form of patios with concrete surfaces that are enclosed by a cedar fence. A 1.8m-high cedar fence on top of a 1.35m-high Redi-Rock retaining wall is proposed along the western property line to provide screening from adjacent properties.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2020-DEC-15, accepted DP001208 as presented and provided the following recommendations:

- Re-design the façade of the units facing Menzies Ridge Drive to create a better connection with the street (i.e., add front entries that include weather protection).
- Look at adding articulation to the side elevations; and
- Provide pedestrian links from the covenant sidewalk to the corners of Buildings D and E.

In response to the panel's recommendations, the applicant submitted revised elevations to show additional windows and living walls on the side elevations, and balconies and arbours on the front elevation of the buildings facing Menzies Ridge Drive.

## **Proposed Variances**

### *Minimum Landscape Treatment Level*

Part 17 of the Zoning Bylaw requires that properties within the R6 zone meet Minimum Landscape Treatment Level 2 within the side yard, and a minimum landscape buffer width of 1.8m. The majority of the landscape buffer is reduced to 0m along the east property line to accommodate the drive aisle and a 2m-wide public walkway. Existing fencing will be retained adjacent to the walkway, and a 2m-wide landscape buffer will be provided in the southeast portion of the property between the walkway and neighbouring property. Staff support the proposed variance.

### *Maximum Fence Height*

The Zoning Bylaw allows a maximum fence height of up to 1.2m within the front yard setback in the R6 zone. The applicant is proposing a fence height of up to 2.8m – a proposed variance of 1.6m – in order to add decorative arbours along the front property line in order to add visual interest and reinforce pedestrian wayfinding to the units facing Menzies Ridge Drive. Staff support the proposed variance.

## **SUMMARY POINTS**

- Development Permit No. DP1208 is for a 22-unit multi-family townhouse development at 497 Menzies Ridge Drive.
- Variances are requested for the minimum landscape treatment level and maximum fence height.
- The proposed development addresses the City's design guidelines, and Staff support the proposed variances.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Plan  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
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

Dale Lindsay  
GM, Development Services/Deputy CAO

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

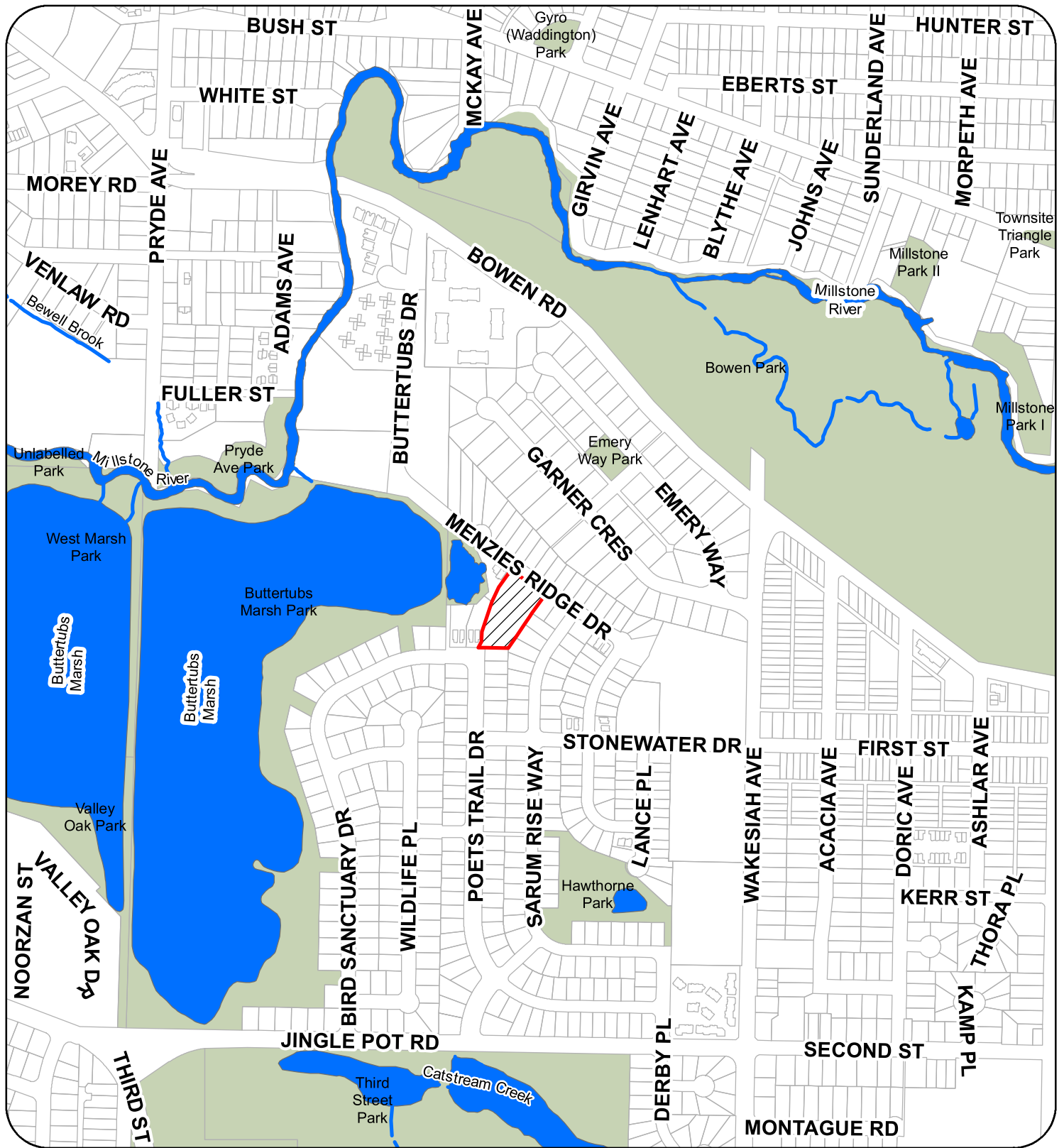
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbours.
2. *Section 17.2.1 Minimum Landscape Treatment Level* – to reduce the minimum landscape buffer width for the east side yard from 1.8m to 0m as proposed.

### CONDITIONS OF PERMIT

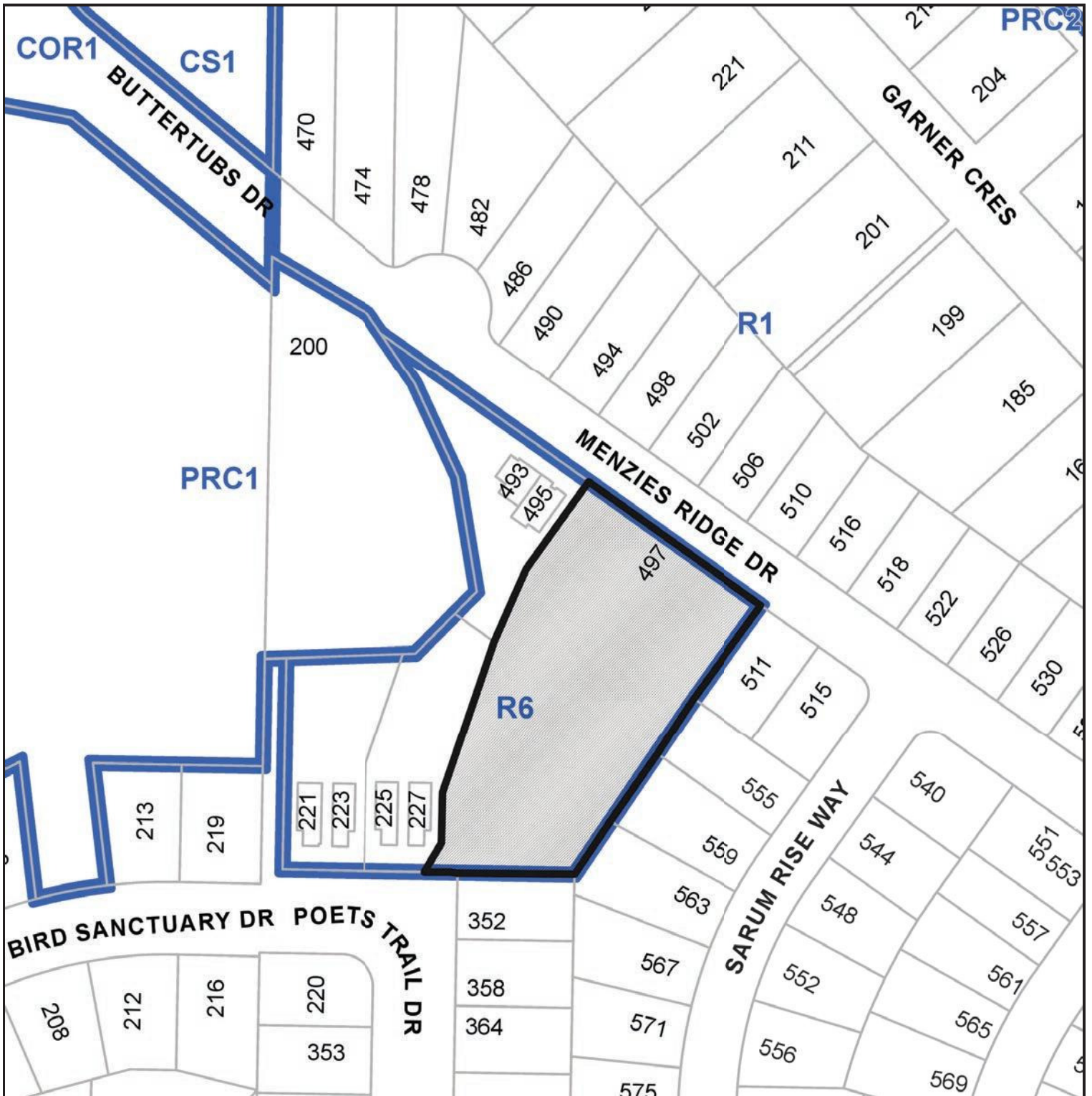
1. The subject property is developed in substantial compliance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2021-DEC-23, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Raymond de Beeld Architect Inc., dated 2021-DEC-23, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2021-NOV-18, as shown on Attachment G.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Raymond de Beeld Architect Inc, received 2021-DEC-23, as shown in Attachment H, 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. The existing Statutory Right-of-Way (FB379537) be modified to allow public pedestrian and cyclist access from Menzies Ridge Drive to Bird Sanctuary Drive and emergency vehicle access only from Bird Sanctuary Drive, as shown on the proposed Site Plan in Attachment D, prior to building occupancy.
6. Release of existing charge CA3926722 to permit the installation of bollards to prevent vehicle traffic through the site.

# ATTACHMENT B CONTEXT MAP



497 MENZIES RIDGE DRIVE

ATTACHMENT C  
LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001208**



**Subject Property**

CIVIC: 497 MENZIES RIDGE DRIVE

LEGAL: LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP36660



# ATTACHMENT D SITE PLAN

Proposed Fence Height  
Variance Locations

- Material Legend**
- Concrete Paving
  - Landscape
  - Permeable Pavers
  - Living Wall  
Area = 3,180 sqft  
>10% total walls
  - Mountable Curb
  - Non Mountable Curb
  - S Small Parking Stall
  - EV Electric Vehicle Stall

Emergency Vehicle  
Access Only

Public Walkway

Proposed Landscape  
Buffer Variance



1 Site Plan  
Scale: 1:150

**RdIB** Raymond de Beeld  
ARCHITECT INC.

**Menzies Townhouses**

497 Menzies Ridge Drive, Nanaimo

Site Plan



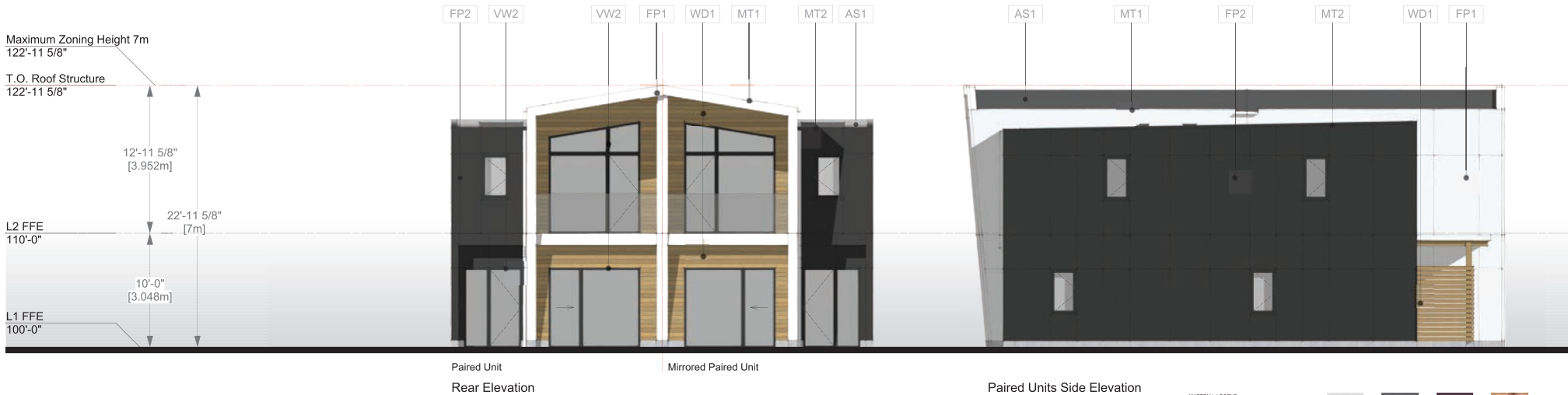
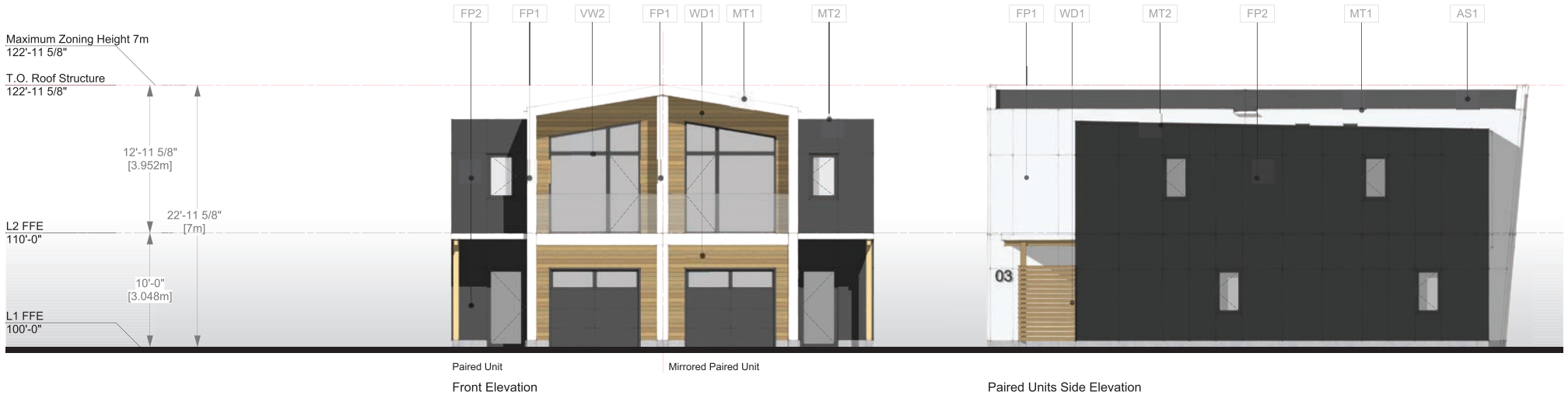
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2021-DEC-23

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**A2.1**

# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

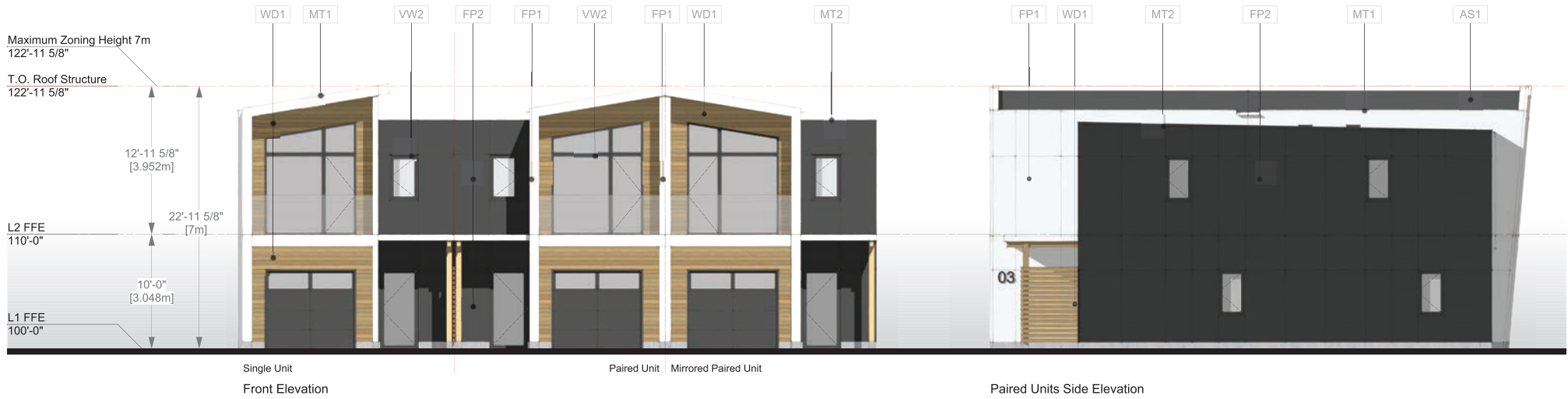


1 Unit Elevations  
Scale: 1/4" = 1'-0"

**MATERIAL LEGEND**

FP1	Fiber Cement Panel (White)	FP2	Fiber Cement Panel (Grey, Other Colors)	WD1	Wood Textured Longboard
MT1	Metal Flashing (White)	MT2	Metal Flashing (Grey)	AS1	Asphalt Roofing
VW1	Vinyl Window (White)	VW2	Vinyl Window (Grey)	Q1	Aluminum & Glass Guardrail (Grey)



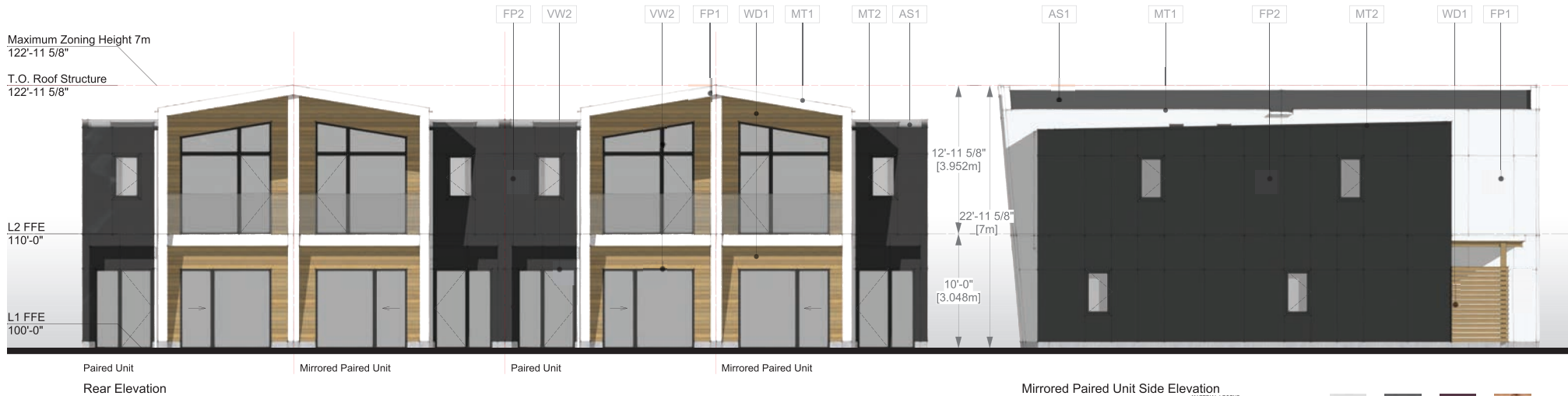
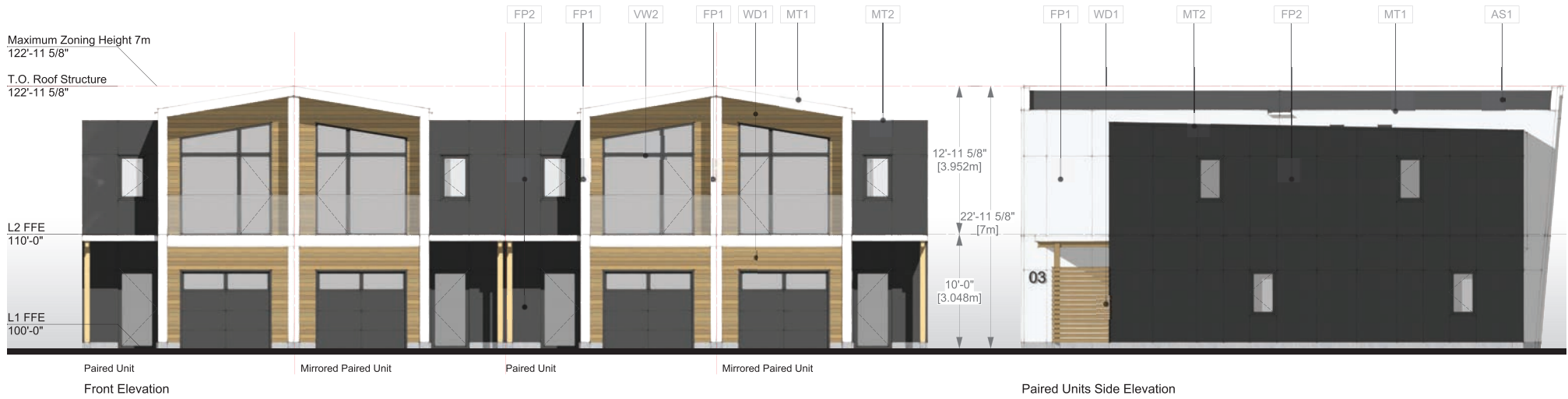


1 Unit Elevations  
Scale: 1/4" = 1'-0"

**MATERIAL LEGEND:**

- FP1 Fiber Cement Panel (White)
- FP2 Fiber Cement Panel (Grey, Other Colors)
- WD1 Wood Textured Longboard
- MT1 Metal Flashing (White)
- MT2 Metal Flashing (Grey)
- AS1 Asphalt Roofing
- VW1 Vinyl Window (White)
- VW2 Vinyl Window (Grey)
- G1 Aluminum & Glass Guardrail (Grey)





1 Unit Elevations  
Scale: 1/4" = 1'-0"

- MATERIAL LEGEND:**
- FP1 Fiber Cement Panel (White)
  - FP2 Fiber Cement Panel (Grey, Other Colors)
  - WD1 Wood Textured Longboard
  - MT1 Metal Flashing (White)
  - MT2 Metal Flashing (Grey)
  - AS1 Asphalt Roofing
  - VW1 Vinyl Window (White)
  - VW2 Vinyl Window (Grey)
  - G1 Aluminum & Glass Guardrail (Grey)





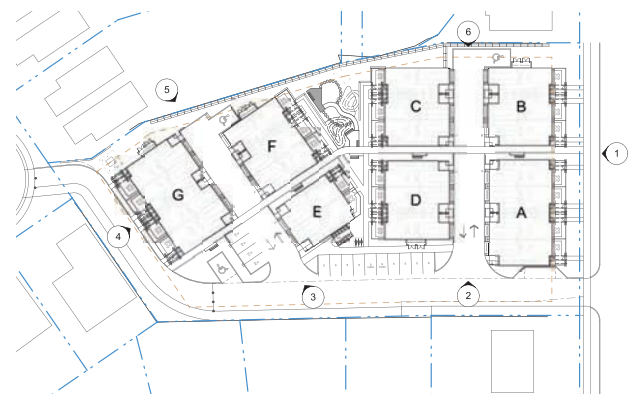
1 North East Elevation (Menzies Ridge Drive)  
Scale: 1/8" = 1'-0"



2 South East Elevation  
Scale: 1/8" = 1'-0"



3 East Elevation  
Scale: 1/8" = 1'-0"



Key plan



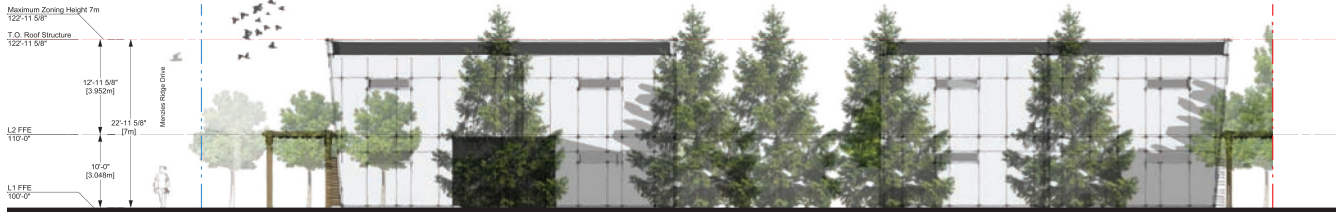
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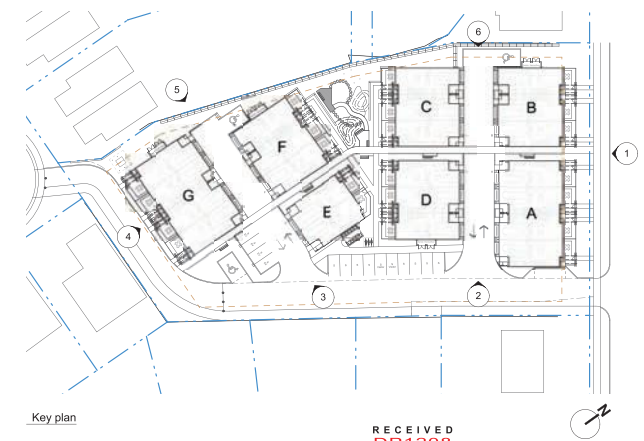
4 South Elevation (Bird Sanctuary Drive)  
Scale: 1/8" = 1'-0"



5 West Elevation  
Scale: 1/8" = 1'-0"



6 North West Elevation  
Scale: 1/8" = 1'-0"



Key plan

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# ATTACHMENT F BUILDING RENDERINGS



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1 Bird's Eye View from the South

**Owner:**  
Steve Johnston / Ron Neal  
Menzies Ridge Estates Ltd.  
7708 Hilda Avenue  
Victoria, BC V8T 1Z6  
Tel: 250-419-9699  
mraeger@menziesridge.com

**Architect:**  
Raymond de Beeld & Karim Kadi  
Raymond de Beeld Architect Inc.  
175 Terminal Ave. W  
Nanaimo, B.C. V9S 4K1  
Tel: 250-754-2108  
raymond@rdbarchitect.ca  
karim@rdbarchitect.ca

**Client:**  
Keith Davies & Ryan Eathorne  
Casara Consulting Engineers Limited  
2006-200 Westley Street  
Nanaimo, B.C. V9S 2T5  
Tel: 250-591-7364  
keith@casara.ca  
keithr@casara.ca

**Landscaper:**  
Kate Sheik  
Kate Sheik Studio  
1070 Nelson Street  
Nanaimo, B.C. V9S 2K2  
Tel: 250-753-8003  
kate@katesheik.com

**Surveyor:**  
Matthew Schurich  
Turner & Associates Land Surveying Inc.  
427 Terminal Avenue North  
Nanaimo, B.C. V9S 4J8  
Tel: 250-753-9776  
ms@turner.ca

2 Consultants List

Drawing No.	Description
A0.0	Cover Sheet, Consultants
A1.0	Context, Key Plans & Project Data
A1.1	Perspectives 1
A1.2	Perspectives 2
A2.1	Site Plan
A2.2	Entrance Land Layout
A3.1-3	Building Elevations
A3.4-5	Development Elevations
A3.1	Sections, Roof Plan

3 Drawing List





1 View from Menzies Ridge Drive  
Perspective does not reflect Landscape Design



2 Driveway towards Buildings A, B, C & D



3 SRW and Garbage Enclosure



4 View From Bird Sanctuary Drive





1 Bird's Eye View from East



2 Pathway from Menzies Ridge Drive  
Perspective does not reflect Landscape Design

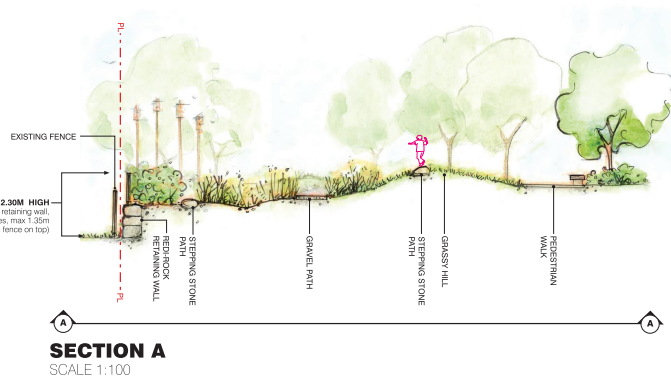


3 Kids Play Area and Bioswale  
Perspective does not reflect Landscape Design



4 Unit Entrances

# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



## BUTTERTUBS MARSH



MENZIES RIDGE DRIVE

**LANDSCAPE CONCEPT PLAN**  
SCALE 1:200

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2021-JAN-05  
CURRENT PLANNING

NO.	DATE	ISSUE
1	10-21-20	DP SUBMISSION
2	12-22-20	DP REVISION
3	11-18-21	DP REVISION

**PROJECT**  
**MENZIES TOWNHOUSES**  
497 Menzies Ridge Drive  
Nanaimo, BC

**PROJECT** 20006  
**DB** KS      **CB** KS  
**SCALE** VARIES  
**DATE** OCTOBER 01, 2020

**LANDSCAPE PLAN**

**L1.02**

# MENZIES TOWNHOUSES

LANDSCAPE ARCHITECTURAL DRAWINGS ISSUED FOR DEVELOPMENT PERMIT

## DESIGN RATIONALE

### CONTEXT

497 Menzies Ridge Drive is a 1.35 acre parcel adjacent to Buttertubs Marsh, in central Nanaimo. Surrounded by single family detached homes, the site is a large, undeveloped lot zoned for higher density, multi-family residential development. The proposed Menzies Townhouses will be situated in a landscape designed to support families of all ages with an emphasis on drawing the character, ecological function and aesthetic of the marsh into the urban environment.

### DESIGN CONCEPT

The design concept for the Menzies Townhouses is to integrate people, place and plantings into a functional urban ecosystem that accentuates the natural character of the site adjacent to Buttertubs Marsh

- As an expression of the local environment, the planting plan is structured around a foundation of indigenous species that reference shady riparian forests and open marshlands.
- Complementary drought-tolerant ornamentals add character and resilience, and perform vital ecosystem functions necessary to support human life and biodiversity.
- To support the sense of community in a time of physical distancing, outdoor seating areas are situated throughout the development, along internal pathways that unify the site.
- A central open space creates a naturalized play area, with mounds, stepping stone paths and a platform overlooking a densely planted low point designed to evoke the feeling of a marsh. Colourful nest boxes that attract birds into the development emphasize it's location and connection to nature.
- Lush, layered plantings envelop seating areas and pathways. This amplifies a feeling of immersion in the local landscape, and aims toward low long-term maintenance as plantings become healthy, self-organizing systems.
- Living walls literally support plants that attract birds and pollinators, reduce the urban heat island effect, and slow the flow of runoff from developed areas into streams, marshes, and stormwater infrastructure.

## DESIGN PRECEDENTS



## PLANT PALETTE

Key	Botanical Name	Common Name
<b>Evergreen / Coniferous Trees</b>		
Po	Picea omorika bruns	Serbian Spruce
<b>Deciduous Trees</b>		
Ac	Acer circinatum	Vine Maple
Bn	Betula nigra	River Birch
Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood
Oc	Oemonea cerasiformis	June Plum
Pp	Parrotia persica	Persian Ironwood
Pc	Pyrus calleryana	Calleryana Pear
Sj	Styrax japonicus	Japanese snowbell
<b>Evergreen Shrubs</b>		
Au	Arbutus unedo	Strawberry Bush
Gs	Gaultheria shallon	Santal
Mn	Mahonia nervosa	Dull Oregon Grape
Mc	Morella californica	Pacific Wax Myrtle
Vo	Vaccinium ovatum	Evergreen Huckleberry
<b>Deciduous Shrubs</b>		
Cs	Cornus sericea	Red Twig Dogwood
Co	Cotinus coggygria 'Royal Purple'	Smokebush
Rs	Ribes sanguineum	Red Flowering Currant
Sd	Spiraea douglasii esp. douglasii	Hardhack
Sa	Symphoricarpos albus	Snowberry
V	Vaccinium	Blueberry
<b>Groundcovers</b>		
Ac	Achlys triphylla	Vanilla Leaf
Au	Arctostaphylos uva-ursi	Kinnikinnick
Es	Epimedium sagittatum	Epimedium
Fc	Fragaria chibensis	Coastal Strawberry
Fv	Fragaria vesca	Woodland Strawberry
Oo	Oxalis oreana	Redwood Sorrel
To	Trillium ovatum	Western Trillium
<b>Ferns, Grasses &amp; Perennials</b>		
Am	Achillea millefolium	Yarrow
Bs	Blechnum spicant	Deer Fern
Ck	Calamagrostis Karl Forester	Feather Reed Grass
Ca	Chamerion angustifolium	Fireweed
Dc	Deschampsia cespitosa	Tufted Hairgrass
De	Dryopteris erythrosora	Autumn Fern
Hb	Hakonochloa macra 'Beni Kaze'	Japanese Forest Grass
Im	Iris missouriensis	Western Blue Flag Iris
La	Luzula nivea	Snowy woodrush
My	Miscanthus yaku jima	Dwarf Maiden Grass
Nr	Nepeta racemosa	Cat Mint
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass
Pm	Polystichum munium	Sword Fern
Sc	Saxifraga caerulea	Blue Moor Grass
Se	Symphotrichum subspicatum	Douglas' Aster
<b>Vines</b>		
Ci	Campsis x tagliabuana 'Madame Galen'	Hybrid Trumpet Creeper
Ca	Clematis armandii	Evergreen Clematis
Lc	Lonicera ciliosa	Orange Honeysuckle
<b>Seeds</b>		
Wild Grass Area: Pickseed Garry Oak Upland Mix or equivalent		89% Roemers Fescue 11% California Oatgrass

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2021-JAN-05

NO.	DATE	ISSUE
1	10-21-20	DP SUBMISSION
2	12-22-20	DP REVISION
3	11-18-21	DP REVISION

### PROJECT

#### MENZIES TOWNHOUSES

497 Menzies Ridge Drive  
Nanaimo, BC

### PROJECT 20006

DB KS CB KS

SCALE NTS

DATE OCTOBER 01, 2020

## LANDSCAPE PLAN

DESIGN RATIONALE + PRECEDENTS, PLANT PALETTE

**L1.01**

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

1 of 3



755 Terminal Avenue North, Nanaimo, BC V9S 4K1  
250.754.2108 • info@rdbarchitect.ca • rdbarchitect.ca

December 23, 2021

**497 Menzies Ridge Drive Townhouses – Amenities Provided for Additional Density Rationale**  
**Rev 3**

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

- A – Long term protected bicycle storage is provided ~~and shower and change room facilities are provided to accommodate building employees where applicable.~~

All units have a designated space for a long term bike storage.  
(3 points)

- D – The parking area within the proposed development includes at least one electric vehicle charging station.

4 Common outdoor electric vehicle parking stalls provided in addition to roughing-in all indoor garages.  
(1 point)

- 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:
  - multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and
  - ~~◦ non-residential uses: 1 motorized scooter or motorcycle space per 600m<sup>2</sup> of Gross Floor Area for the first 5000m<sup>2</sup> plus one space per 1500m<sup>2</sup> of additional Gross Floor Area.; and~~
  - a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.

All units have designated space for bike, an electronic bicycle or electric scooter with plug-in sockets. Two common electric scooter stalls to be provided on site.  
(2 points)

- 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.

A pedestrian path and emergency vehicles only drive aisle connects Menzies Ridge Drive and Bird Sanctuary Drive (right-of-way) in addition to the pedestrian path in the middle of the development connecting all buildings to the central kids playing area.  
(2 points)

- H – Parking does not exceed minimum parking requirements within the City’s Development Parking Regulations Bylaw.

Parking is the minimum required by the City’s Development Parking Regulations Bylaw.  
(2 points)

- I – The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.

A sign will be provided (sample will be provided)  
(1 point)

**10 points achieved / 10 required**

#### **Category 5: Energy Management (11 points required)**

- 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.

The development will be designed to exceed the requirement in the Building Bylaw by one step.  
(10 points)

- D – The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.

A sign will be provided (sample will be provided)  
(1 point)

**11 points achieved / 11 required**

#### **Category 6: Water Management (8 points required)**

- B – The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.

Plumbing features which will use 35% less water than the BC Building Code standard will be provided.  
(2 points)

- D – A living wall is installed to cover at least 10% of the total available wall area for the proposed project.

Living walls will be installed on at least 10% of the total exterior walls  
(2 points)

- F – A water efficient irrigation system (such as drip) is installed.

A water efficient irrigation system (such as drip) will be installed.  
(1 point)

- G – The proposed development includes a rain garden, cistern, bioswale or storm water

retention pond on the property.

A subsurface storm water retention/detention system is provided.  
(2 points)

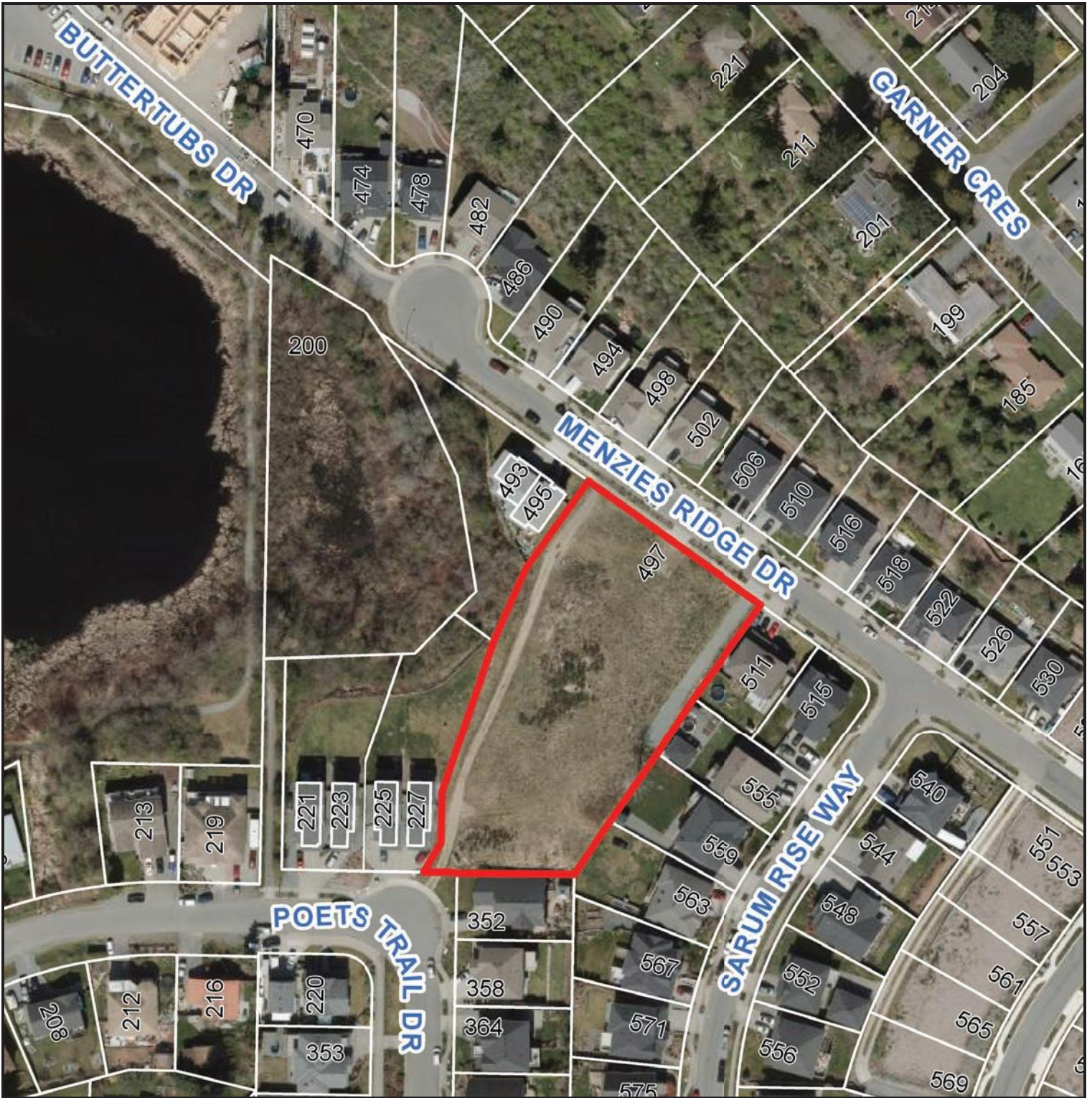
- H – The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.

A sign will be provided (sample will be provided)  
(1 point)

**8 points achieved / 8 required**

Raymond de Beeld, Architect AIBC

**ATTACHMENT I  
AERIAL PHOTO**



**DEVELOPMENT PERMIT NO. DP001208**

 497 MENZIES RIDGE DRIVE