

DATE OF MEETING [July 26, 2021]

AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]

SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1210
– 6030 LINLEY VALLEY DRIVE]

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a multi-family residential development at 6030 Linley Valley Drive.

Recommendation

That Council issue Development Permit No. DP1210 at 6030 Linley Valley Drive with variances to increase the maximum permitted building height of Building B from 14.0m to 16.2m and Building C from 14.0m to 16.0m.

BACKGROUND

A development permit application, DP1210, was received from WA Architects Ltd. on behalf of Rutherford House Nominee Ltd. to permit a multi-family residential development at 6030 Linley Valley Drive.

Subject Property and Site Context

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located on the north side of Linley Valley Drive, to the northeast of its intersection with Turner Road.
<i>Total Area</i>	1.03ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor 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 located in the Longwood Neighbourhood in North Nanaimo in close proximity to local commercial services, transit, and recreational amenities. The lot is currently vacant and is partially cleared of vegetation. Statutory rights-of-way cross the property to protect existing underground services. Molecey Creek, a protected watercourse, runs behind the subject property through a linear park that was dedicated through subdivision. There is a 7.5m riparian setback from Molecey Creek that was established through aquatic Development Permit No. DP927, approved in 2018 in support of the subdivision that created the subject property. Protective riparian fencing has been installed along the north property line and no

further encroachment into the riparian area is proposed. The property slopes gradually downhill from Linley Valley Drive to Molecey Creek.

Surrounding land uses are a mix of residential and commercial uses. Adjacent properties include a 72-unit multi-family residential building and a 251-unit multi-family residential development across Linley Valley Road to the southeast, undeveloped lands to the south, a furniture retail centre to the southwest, a development parcel across Turner Road to the west where there is an active application for a 49-unit mixed-use building (DP1231), and undeveloped lands across Molecey Creek to the north. There is an active rezoning application for a multi-family development at 6033 and 6053 Nelson Road to the northeast.

DISCUSSION

Proposed Development

The applicant is proposing to construct a multi-family rental residential development consisting of two 5-storey buildings and one 4-storey building with a combined total of 152 dwelling units.

The lowest level of each building will contain under-the-building parking and will be exposed above grade on the north side. On the south elevations, the buildings will present 4- and 3-storey facades. Building A will face the roundabout at the intersection of Linley Valley Drive and Turner Road and will be sited on the west portion of the lot, Building B will be sited centrally on the lot, and Building C will be sited to the east.

The proposed unit composition is as follows:

	3-Bedroom	2-Bedroom	1-Bedroom	Studio	Total
Building A	3	21	18	15	57
Building B	2	22	24	12	60
Building C	-	16	3	16	35
Total	5	59	45	43	152

The 3-bedroom units will range in size from 104m² to 113m², the 2-bedroom units will range from 81m² to 96m², the 1-bedroom units will range from 49m² to 62m², and the studio units will range from 48m² to 51m².

Building A will have a gross floor area (GFA) of 4,691m², Building B will have a GFA of 5,205m², and Building C will have a GFA of 2,917m². The development will have a combined total GFA of 12,813m² and the total Floor Area Ratio (FAR) will equal 1.24. The maximum base FAR in the COR3 zone is 0.75 and an additional 0.50 is permitted where a development meets Tier 2 in the “City of Nanaimo Zoning Bylaw 2011 No. 4500” Schedule D - Amenity Requirements for Additional Density. The applicant is proposing to meet Tier 2 by providing amenities including the following:

- exceeding the minimum BC Energy Step Code requirement by two steps;
- a minimum of 10% of dwelling units to meet building code accessibility requirements;
- a housing agreement to keep the dwelling units within the rental market for at least 10 years;
- electric bicycle and scooter parking;

- wood as the primary building material;
- public art;
- a children's play area;
- dedicated garden space; and
- educational signage regarding sustainable building materials, energy management, and water management practices.

Site Design

The siting of buildings on the property is dictated by the location of existing statutory rights-of-way that split the property into three feasible areas for building footprints. A drive aisle is proposed to the rear of the buildings, with accesses from Turner Road at the northwest corner of the lot and from Linley Valley Road between Buildings B and C. The drive aisle will connect to the under-the-building parking levels and surface parking.

Each building will have two entries, one facing the street and one facing the drive aisle to the rear. The front entrance of Building A will face Turner Road near the roundabout, and the front entrances of Buildings B and C will connect directly to the sidewalk along Linley Valley Drive.

An outdoor plaza with seating is proposed for residents between Buildings A and B, connecting Linley Valley Drive to the drive-aisle. A public walkway between Buildings B and C, adjacent to the vehicle access, will connect with a pedestrian bridge across Molecey Creek and continue beyond the linear park to the north through future development. Pedestrian-oriented bollard lighting will be provided along walkways.

The proposed development will provide all of the required parking (181 spaces) on site. Of the proposed parking spaces, 37 will be located under Building A, 31 will be located under Building B, 16 will be located under Building C, and 94 will be at grade. A total of 107 long-term bicycle parking spaces are proposed, in excess of the minimum amount required, to be split among the bicycle storage rooms in the parking level of each building. Additionally, 17 short-term bicycle spaces are proposed. Garbage rooms for waste collection and pickup are provided on the parking level of each building.

Building Design

The buildings are contemporary in design and each building will have a unique layout. Building A presents a 3-storey elevation and will have an L-shaped layout with its two wings aligned with street frontages. Building B presents a 4-storey elevation and will have a slight curve in its massing as it follows the bend of Linley Valley Road. Building C is a smaller building with a rectangular footprint and presents a 4-storey elevation.

A consistent rhythm will be carried between buildings, alternating between framed balconies and window walls with articulated rooflines. Front doors to each building will be framed by a prominent entryway. The primary cladding on street-facing elevations will consist of white cement panels. Building accent materials will include woodgrain panel cladding, corrugated metal, and coloured panels to differentiate the buildings. Most units will include a private balcony or deck. Building B will have a fitness room on its ground level and both indoor and an outdoor common amenity spaces on its fifth level.

The proposed form and character meets the intent of the General Development Permit Area Design Guidelines.

Landscape Design

A landscape buffer is proposed along both street frontages with a mix of small shrubs, small deciduous trees, and larger conifer trees. Significant areas of additional planting will be provided around the entryway of Building A and in the plaza area between Buildings A and B. The plaza will feature shade-tolerant plants. To the rear of the property, adjacent to the riparian area, a mix of medium and small columnar deciduous trees, including maples and dogwoods, will be provided. A community garden is proposed to the east of Building C, and a small playground is proposed behind the drive-aisle across from Building A. An existing tree will be retained adjacent to the playground.

Two green walls are proposed, one at the front entry of Building A and one on the north side of Building C.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2021-JAN-28, accepted DP1210 as presented with support for the proposed variances and provided the following recommendations:

- Reduce excess surface parking and consider increased landscape treatments at the creek edge buffer and adjacent to the rear building entries;
- Consider paving material treatment to define pedestrian access and wayfinding through the parking area to connect the buildings and amenities;
- Consider making improvements to accessibility, generally, to all buildings; and
- Consider expanding the use of accent colours in the building designs.

The applicant subsequently submitted revised plans to address the DAP recommendations. Key site design revisions include the elimination of excess parking spaces, an improved pedestrian network on-site, the inclusion of accessible access routes, and minor changes to the buildings' materials.

Proposed Variances

Maximum Building Height

The maximum permitted building height in the COR3 zone is 14.0m. The proposed height of Building B is 16.2m and the proposed height of Building C is 16.0m; requested variances of 2.2m and 2.0m respectively. No building height variance is requested for Building A.

Where at least 75% of the required parking is provided below a building, the maximum permitted building height would be 18m. The current proposal includes only 48% of the parking below a building. The applicant is requesting the height variances due to the grade change on site, the Flood Construction Level above Molecey Creek, and the constraint of existing statutory rights-of-way on site. No negative impacts are anticipated, and proposed Buildings B and C will present 4-storey façades of approximately 13m height on the street-facing elevations. Staff support the proposed building height variances. |

SUMMARY POINTS

- Development Permit Application No. DP1210 is for a multi-family rental residential development consisting of two 5-storey buildings and one 4-storey building with a combined total of 152 dwelling units.
- The applicant is requesting to vary the maximum building height from 14.0m to 16.2m for Building B, and from 14.0m to 16.0m for Building C.
- Staff support the proposed building height variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations and Materials
ATTACHMENT F: Perspective Views
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
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

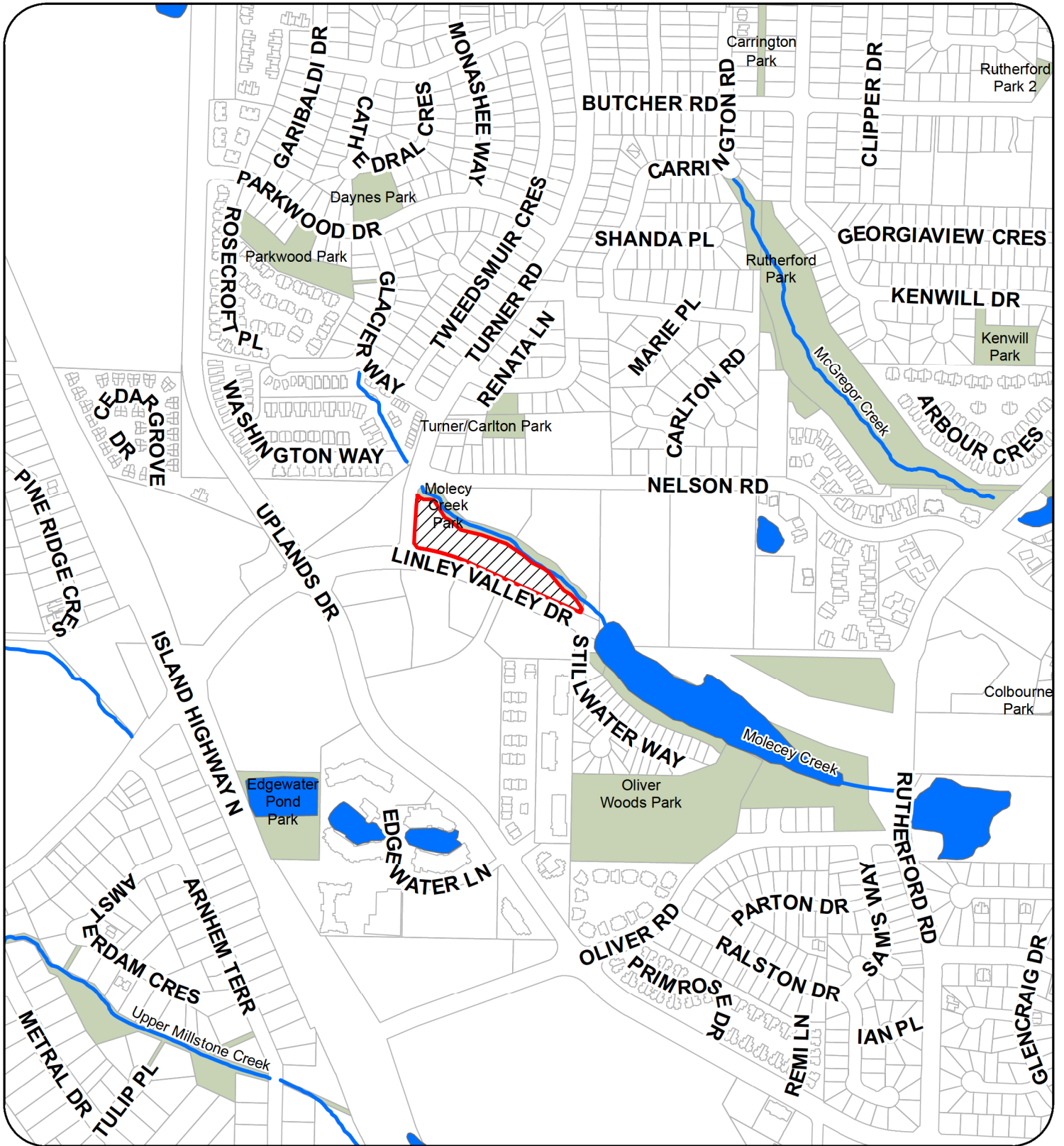
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.7.1 – Size of Buildings* – to increase the maximum allowable building height for:
 - Building B from 14.0m to 16.2m; and
 - Building C from 14.0m to 16.0m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site and Parking Plans prepared by WA Architects., dated 2021-JUN-16, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations and Details prepared by WA Architects., dated 2021-JUL-07, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Lombard North Group., dated 2021-JUL-06, as shown on Attachment G.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by WA Architects Ltd., dated 2021-JUL-07, 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. A statutory right-of-way is secured for public art to be located near the intersection of Linley Valley Drive and Turner Road, generally in the location shown on Attachment D, to be registered prior to building occupancy.

ATTACHMENT B CONTEXT MAP



DEVELOPMENT PERMIT APPLICATION NO. DP001210

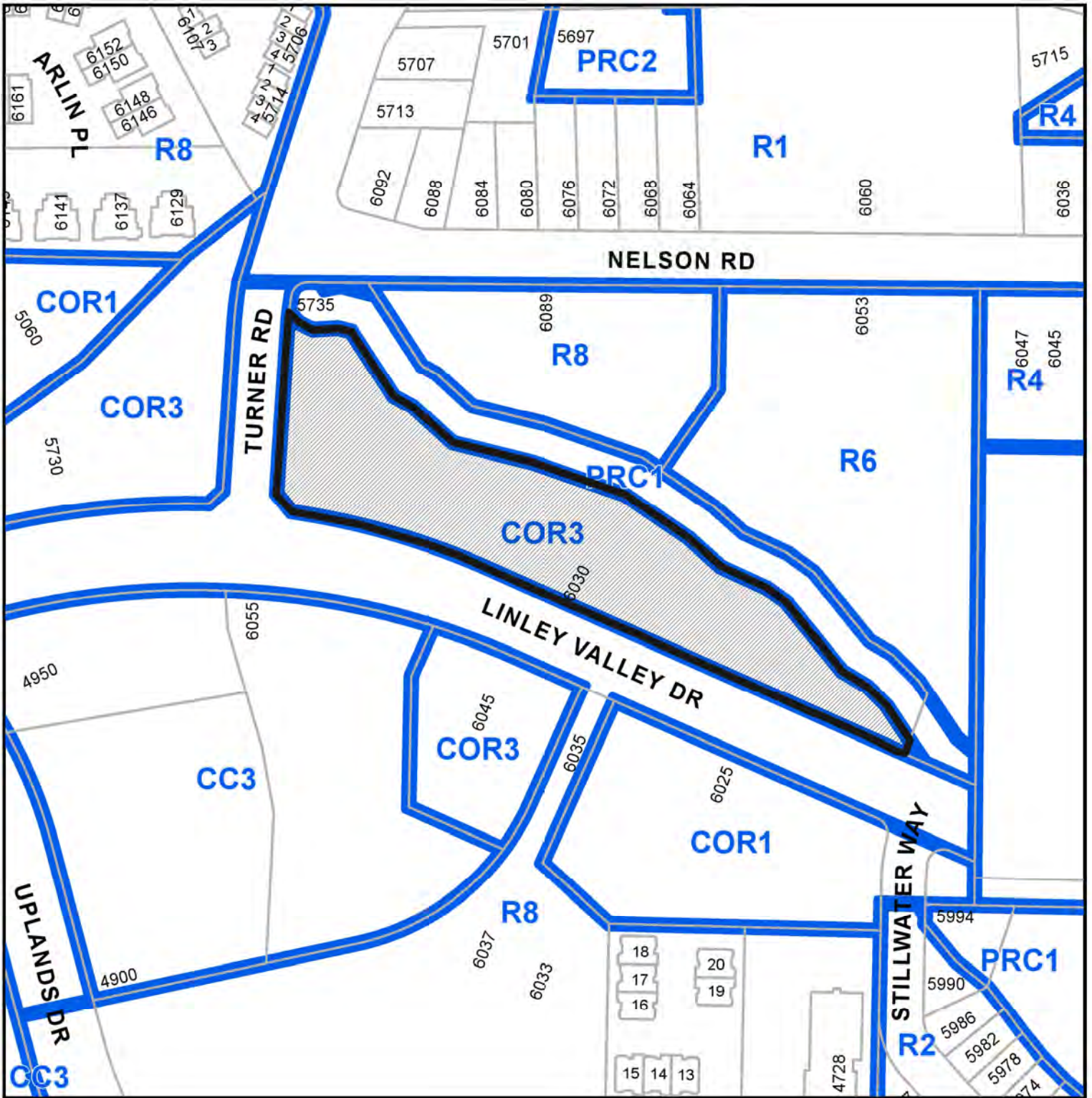
N



6030 LINLEY VALLEY DRIVE

260

**ATTACHMENT C
LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001210



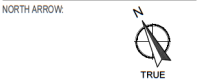
Subject Property

CIVIC: 6030 LINLEY VALLEY DRIVE

LEGAL: LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504

ATTACHMENT D SITE AND PARKING PLANS

COPYRIGHT RESERVED ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/06/24
04	ISSUED FOR DP COMMENT RESPONSE	21/03/24
03	ISSUED FOR DEVELOPMENT FORMS	20/02/24
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
NO.	ISSUE	DATE

SEAL:



CONSULTANT: 2021-06-16



VAN 301 - 1444 Alberni Street Vancouver V6B 2Z4
V10 104 - 3212 Jaxton Road Victoria V8B 2S9
604 688 3520 | office@iwa-arch.ca | iwa-arch.com

PROJECT NAME:
RUTHERFORD HOUSING

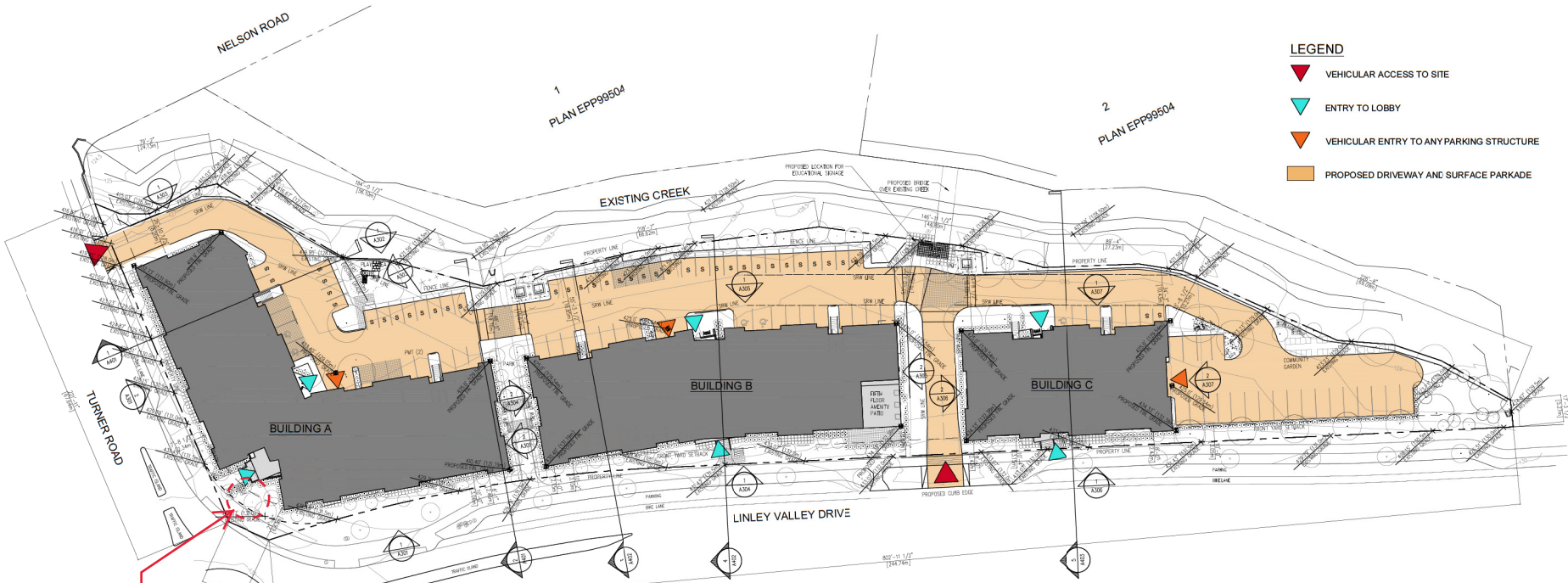
RECEIVED
DP1210
2021-JUN-16

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
SITE PLAN

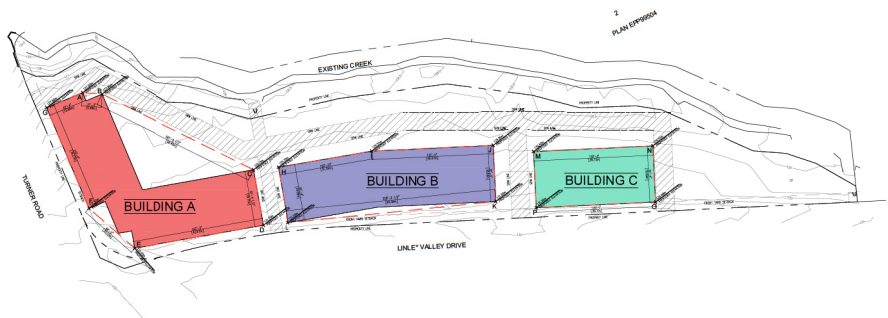
PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A1.01**

- LEGEND**
- VEHICULAR ACCESS TO SITE
 - ENTRY TO LOBBY
 - VEHICULAR ENTRY TO ANY PARKING STRUCTURE
 - PROPOSED DRIVEWAY AND SURFACE PARKADE



Location of Public Art

1 SITE PLAN
1/32"=1'-0"



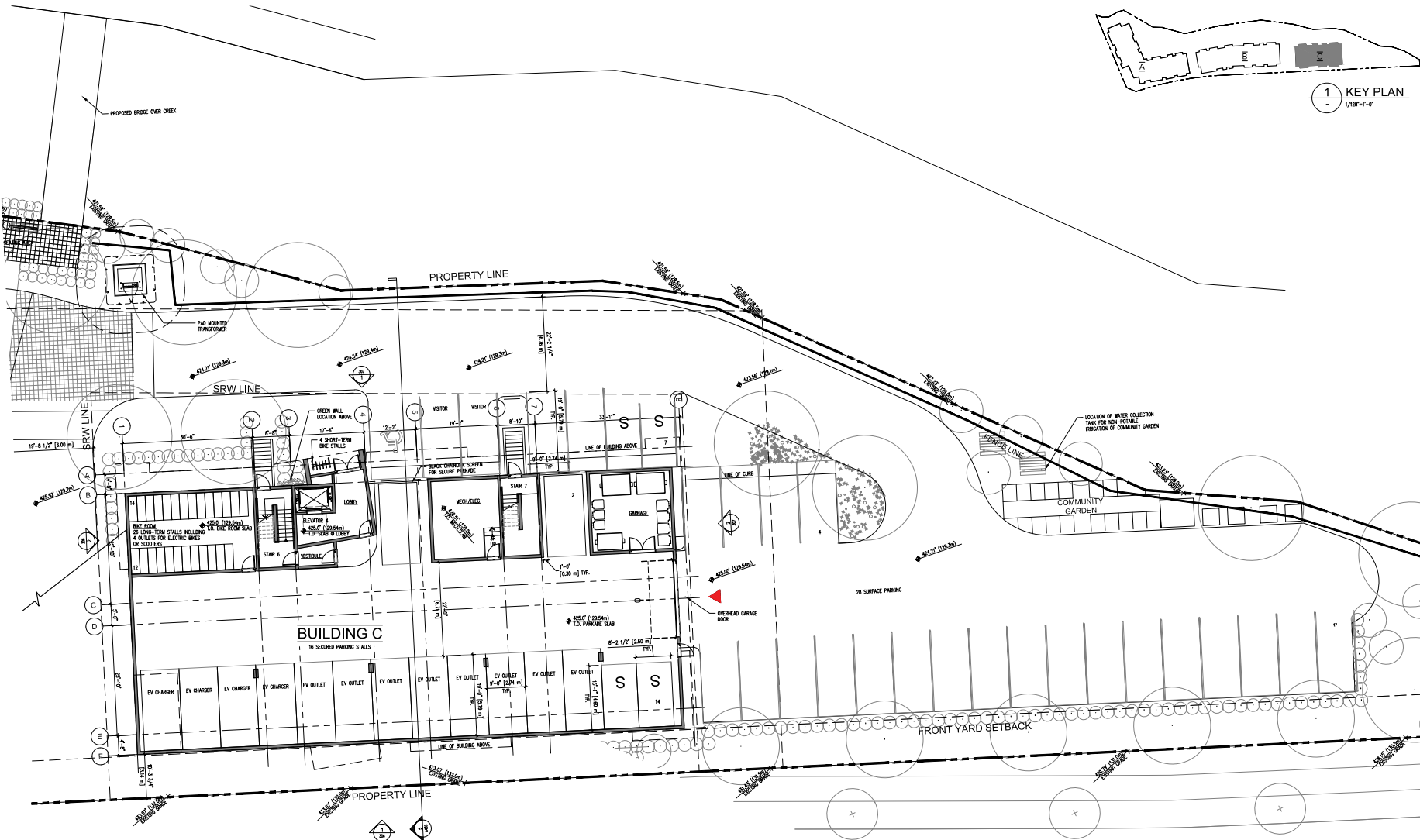
2 AVERAGE GRADE CALCULATIONS
1/8"=1'-0"

BUILDING A									
AB	127.62	+	127.79	/	2	x	6.48	=	827.9
BC	127.9	+	129.35	/	2	x	56.4	=	7248.8
CD	129.15	+	131.2	/	2	x	18.71	=	2435.6
DE	131.2	+	132	/	2	x	43.67	=	5747.0
EF	132	+	131.3	/	2	x	20.12	=	2650.8
FG	131.5	+	127.9	/	2	x	36.27	=	4704.2
GA	127.9	+	127.62	/	2	x	12.9	=	1648.1
TOTAL							138.16		17907.3
AVERAGE FINISHED GRADE									129.6

BUILDING B									
HI	129.3	+	129.51	/	2	x	31.35	=	4057.5
IJ	129.55	+	129.1	/	2	x	40.67	=	5273.9
JK	129.8	+	131.5	/	2	x	18.69	=	2445.6
KL	131.9	+	131.2	/	2	x	69.56	=	9150.6
LH	131.2	+	129.5	/	2	x	18.69	=	2434.4
TOTAL							178.96		23361.9
AVERAGE FINISHED GRADE									130.5

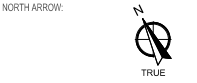
BUILDING C									
MN	130.4	+	129.55	/	2	x	39.75	=	5166.5
NO	129.55	+	129.4	/	2	x	18.69	=	2419.9
OP	129.4	+	131.9	/	2	x	39.75	=	5193.3
PM	131.9	+	130.1	/	2	x	18.69	=	2451.2
TOTAL							116.88		15230.9
AVERAGE FINISHED GRADE									130.3

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



1 PARKADE PLAN
4/20
3/32"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/09/24
04	ISSUED FOR DP COMMENT RESPONSE	21/03/24
03	ISSUED FOR DEVELOPMENT PERMIT	20/10/23
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
NO.	ISSUE	VALID

SEAL:

CONSULTANT:



1/411 301 - 1444 Abbott Street Vancouver, V6G 2Z4
1/604 284 - 3272 Jervis St. Victoria, V8B 0S6
604.983.3323 | office@iwa-arch.ca | iwa-arch.com

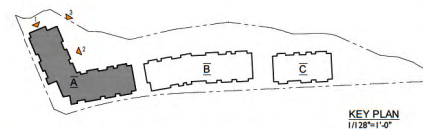
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**BUILDING C
PARKADE LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.10**

RECEIVED
DP1210
2021-JUL-09
Current Planning



1 NORTH ELEVATION (2)
A303 1/32\"/>



3 NORTH-EAST CORNER VIEW
A303 NTS



2 EAST ELEVATION (2)
A303 3/32\"/>

- MATERIAL LEGEND**
- 1 WHITE CERAMIC PANEL
 - 2 DARK CHARCOAL CORRUGATED METAL PANEL
 - 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
 - 4 HORIZONTAL LINE PANEL CLADDING
 - 5 GREEN PANEL CLADDING
 - 6 BLUE PANEL CLADDING
 - 7 RED PANEL CLADDING
 - 8 METAL CHARCOAL PAINTED CHARCOAL
 - 9 CLEAR CLADDING
 - 10 WHITE BRUSH FINISH - PREPARED USE
 - 11 SECURITY FENCING - GREY
 - 12 FINE GRID TANK FINISH
 - 13 CAP FINISH - COLOR TO MATCH
 - 14 BUILDING SIGNAGE

COPYRIGHT RESERVED ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/07/21
04	ISSUED FOR DP COMMENT RESPONSE	21/07/21
03	ISSUED FOR DEVELOPMENT POINT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
ND	ISSUE	V.M.D.

SEAL:

CONSULTANT: 2021-07-07

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6B 2Z4
 604 685-3529 | 3212 Jervis Road Victoria, V8B 6J9
 604 685-3529 | office@iwa-arch.ca | iwa-arch.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.**

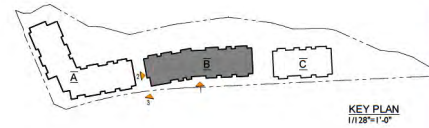
DRAWINGS TITLE:
**ELEVATIONS
 BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: AS NOTED REVIEW BY: DEM
 DWG NO: **A3.03**

RECEIVED
 DP1210
 2021-JUL-08
 CITY OF NANAIMO

MATERIAL LEGEND

- | | | |
|---|--|---------------------------------|
| ① WHITE CERAMIC PANEL | ⑦ RED PANEL CLADDING | ⑬ CAP FLASHING - COLOR TO MATCH |
| ② SHINY CHARCOAL CORRUGATED METAL PANEL | ⑧ METAL CHARCOAL PAINTED CHARCOAL | ⑭ BUILDING SIGNAGE |
| ③ SILVERMETAL ALUMINUM CORRUGATED METAL PANEL | ⑨ CLEAR GLAZING | |
| ④ WOOD-SHAK SHIM PANEL CLADDING | ⑩ VINYL WINDOW FINISHING - PRIMERED GREY | |
| ⑤ GREEN PANEL CLADDING | ⑪ SECURITY FINISHING - GREY | |
| ⑥ BLUE PANEL CLADDING | ⑫ FINE STRIP BRU FLASHING | |



COPYRIGHT RESERVED ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW

OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/07/21
04	ISSUED FOR DP COMMENT RESPONSE	21/03/21
03	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
NO.	ISSUE	DATE
		Y/M/D

SEAL:

CONSULTANT: 2021-07-07

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver V6G 2Z4
 604 688 3529 | 2212 Jaxson Road Victoria V8B 2A6
 604 688 3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

DRAWINGS TITLE:
**ELEVATIONS
 BUILDING B**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: AS NOTED REVIEW BY: DEM
 DWG NO: **A3.05**



① SOUTH ELEVATION
 (facing Linley Valley Drive)



② WEST ELEVATION

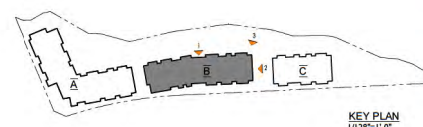


③ SOUTH-WEST CORNER VIEW

RECEIVED
DP1210
 2021-JUL-08

MATERIAL LEGEND

- | | | |
|--|--|----------------------------------|
| ① WHITE CERAMIC PANEL | ⑦ RED PANEL CLADDING | ⑬ CAP FLASHING - COLOUR TO MATCH |
| ② SHINY CHARCOAL CORRUGATED METAL PANEL | ⑧ METAL CHARCOAL PAINTED CHARCOAL | ⑭ BUILDING SIGNAGE |
| ③ SILVERMETAL ALUMINIUM CORRUGATED METAL PANEL | ⑨ CLEAR GLAZING | |
| ④ WOOD-SHAPED LINE PANEL CLADDING | ⑩ VINYL WINDOW FINISHING - PRIMERISED GREY | |
| ⑤ GREEN PANEL CLADDING | ⑪ SECURITY FINISHING - GREY | |
| ⑥ BLUE PANEL CLADDING | ⑫ FINE STRIP BRUSH FLASHING | |



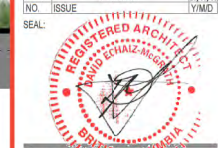
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUE	20/09/20	Y.M.D.
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21	
03	ISSUED FOR DEVELOPMENT PERMIT	20/09/21	
04	ISSUED FOR OAP COMMENT RESPONSE	21/03/24	
05	ISSUED FOR OAP COMPREHENSIVE LT RESPONSE	21/07/27	



CONSULTANT: 2021-07-07



1448 301 - 1444 Alberni Street Vancouver V6B 2Z4
 604 688 3529 - 3212 Jaxson Road Victoria V8B 6J6
 604 688 3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME: RUTHERFORD HOUSING

PROJECT ADDRESS: 6030 LINLEY VALLEY DRIVE NANAIMO, B.C.

DRAWINGS TITLE: ELEVATIONS BUILDING B

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: AS NOTED REVIEW BY: DEM
 DWG NO: A3.06



① NORTH ELEVATION
 A306 1/128' = 1'-0"

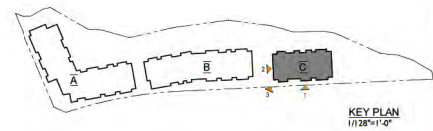


② EAST ELEVATION
 A306 3/128' = 4'-0"



③ NORTH-EAST CORNER VIEW
 A306 NED

RECEIVED
 DP1210
 2021-JUL-08
 CITY OF NANAIMO



COPYRIGHT RESERVED ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW

OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/07/21
04	ISSUED FOR DP COMMENT RESPONSE	21/03/21
03	ISSUED FOR DEVELOPMENT POINT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
NO.	ISSUE	DATE

SEAL:



CONSULTANT:



VAN 301 - 1444 Alberni Street Vancouver V6B 2Z4
 604 688.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

DRAWING TITLE:
**ELEVATIONS
 BUILDING C**

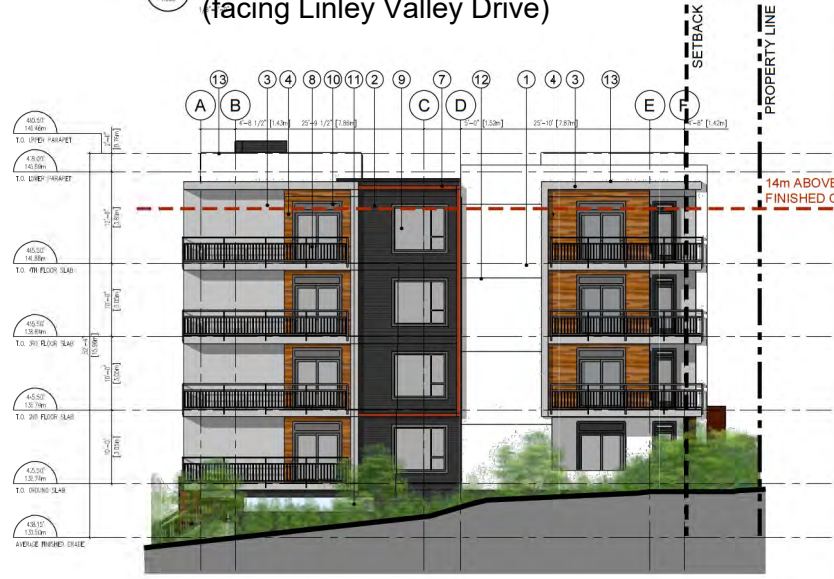
PROJECT NO.: 20033 DRAWN BY: AAM
 SCALE: AS NOTED REVIEW BY: DEM
 DWG NO.: **A3.08**



1 SOUTH ELEVATION
 (facing Linley Valley Drive)



3 SOUTH-WEST CORNER VIEW

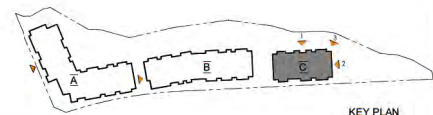


2 WEST ELEVATION

RECEIVED
DP1210
 2021-JUL-08



1 NORTH ELEVATION
A300 1/8"=1'-0"



KEY PLAN
1/128"=1'-0"

MATERIAL LEGEND

- 1 WHITE GIDENT PANEL
- 2 DARK CHROMIUM POLYMERIZED METAL PANEL
- 3 SILVERMETAL ALUMINUM POLYMERIZED METAL PANEL
- 4 WOOD-GRAIN LINE PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL CLASHAL PANTES CHROMIUM
- 9 GREY CLADDING
- 10 WHITE ANCHOR FINISHING - INTERMEDIATE GREY
- 11 SECURITY FINISHING - GREY
- 12 FINE-TEXTURE FINISHING
- 13 CAP FINISHING - COLOUR TO MATCH
- 14 BUILDING SERVICE

COPYRIGHT RESERVED ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

05	ISSUED FOR DP COMPREHENSIVE LT RESPONSE	21/07/21
04	ISSUED FOR DP COMMENT RESPONSE	21/02/21
03	ISSUED FOR DEVELOPMENT POINT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20

NO. ISSUE DATE BY

SEAL:



2 EAST ELEVATION
A300 1/8"=1'-0"



3 NORTH-EAST CORNER VIEW
A300 NTS

REGISTERED ARCHITECT
DAVID SCHALZ-MERZ
BRITISH COLUMBIA

CONSULTANT:
2021-07-07

IWA ARCHITECTS

PROJECT NAME:
RUTHERFORD HOUSING

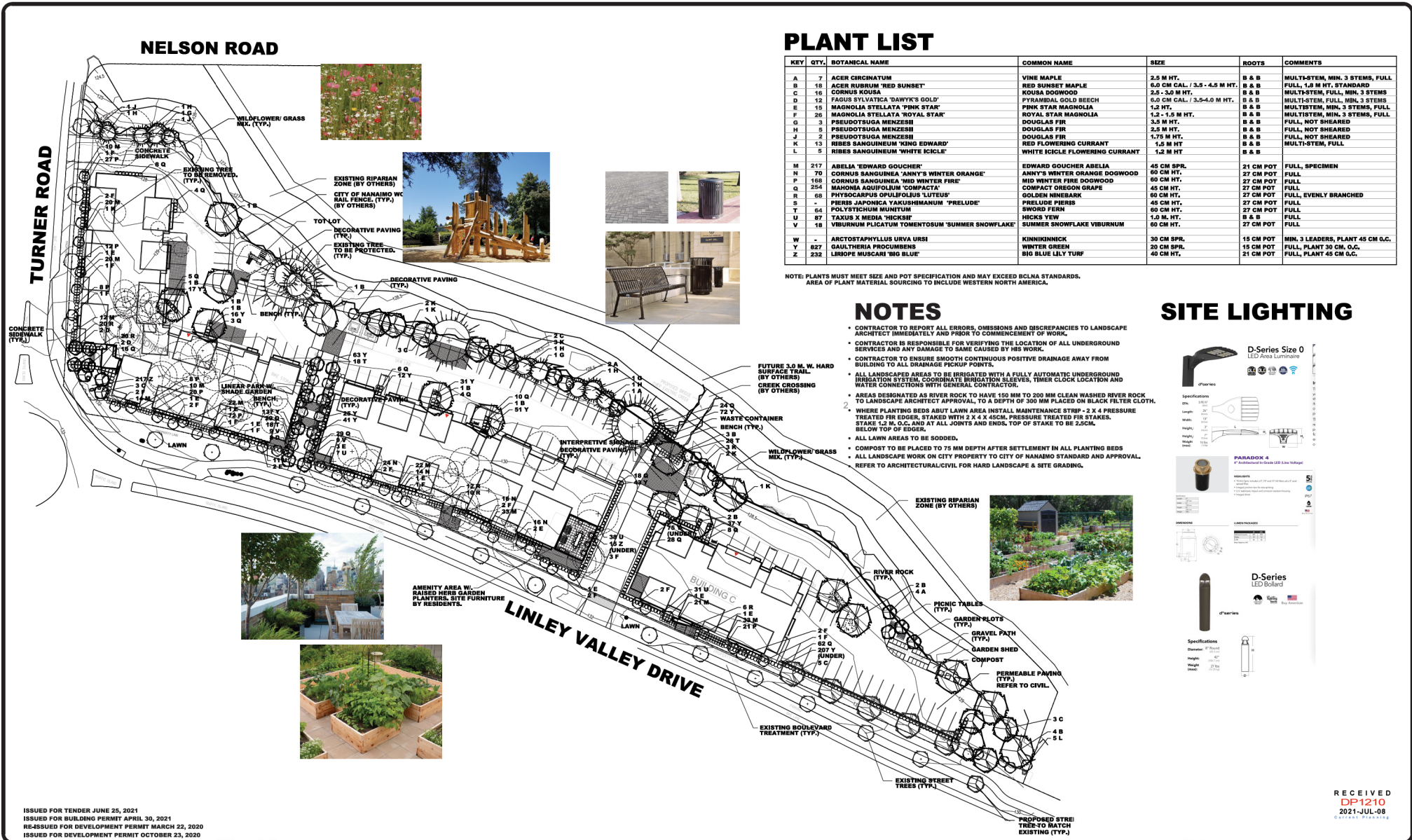
PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**ELEVATIONS
BUILDING C**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.09**

RECEIVED
DP1210
2021-JUL-08

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER CIRCINATUM	VINE MAPLE	2.5 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL.
B	10	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6.0 CM CAL. / 3.0 - 4.5 M HT.	B & B	FULL, 1.5 M HT. STANDARD
C	16	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
D	12	FAGUS SYLVATICA 'DANYK'S GOLD'	PYRAMIDAL GOLD BEECH	6.0 CM CAL. / 3.5-4.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
E	10	MAGNOLIA STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	1.2 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
F	26	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1.2 - 1.5 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
G	3	PSEUDOTSUGA MENZESII	DOUGLAS FIR	3.5 M HT.	B & B	FULL, NOT SHEARED
H	9	PSEUDOTSUGA MENZESII	DOUGLAS FIR	2.5 M HT.	B & B	FULL, NOT SHEARED
J	2	PSEUDOTSUGA MENZESII	DOUGLAS FIR	1.75 M HT.	B & B	FULL, NOT SHEARED
K	13	RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT	1.5 M HT.	B & B	MULTI-STEM, FULL
L	5	RIBES SANGUINEUM 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	1.2 M HT.	B & B	
N	217	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	45 CM SPR.	21 CM POT	FULL, SPECIMEN
N	70	CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	ANNY'S WINTER ORANGE DOGWOOD	60 CM HT.	27 CM POT	FULL
P	168	CORNUS SANGUINEA 'MID WINTER FIRE'	MID WINTER FIRE DOGWOOD	60 CM HT.	27 CM POT	FULL
Q	254	MAGNOLIA AQUILIFORMIS 'CONTACTA'	COMPACT OREGON GRAPE	45 CM HT.	27 CM POT	FULL
R	68	PHYSCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
S	-	PIERIS JAPONICA YAKUSHIMANUM 'PRELUDE'	PRELUDE PIERIS	45 CM HT.	27 CM POT	FULL
T	64	POLYSTICHUM MUNITUM	SWORD FERN	60 CM HT.	27 CM POT	FULL
U	87	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0 M HT.	B & B	FULL
V	18	VIBURNUM PLICATUM TOMENTOSUM 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	60 CM HT.	27 CM POT	FULL
W	-	ARCTOSTAPHYLLUS URVA URSI	KINNICKINICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
Y	827	GAULTHERIA PROCRUMBENS	WINTER GREEN	20 CM SPR.	15 CM POT	FULL, PLANT 30 CM O.C.
Z	232	LIRIODIUM MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	40 CM HT.	21 CM POT	FULL, PLANT 45 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCNA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION ELSEWHERES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH.
- WHERE PLANTING BEDS ABUT LAWN AREA INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKES 1.2 M O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SODDED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF NANAIMO STANDARDS AND APPROVAL. REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

SITE LIGHTING

ISSUED FOR TENDER JUNE 25, 2021
 ISSUED FOR BUILDING PERMIT APRIL 30, 2021
 RE-ISSUED FOR DEVELOPMENT PERMIT MARCH 22, 2020
 ISSUED FOR DEVELOPMENT PERMIT OCTOBER 23, 2020

DATE	BY	REVISION
01	JUNE 10, 2021	S.P. PLANNER'S COMMENTS
02	JULY 06, 2021	J.P.P. REPLACEMENT TREES (104)
03	JULY 06, 2021	J.P.P. SITE CHARACTER IMAGES
S.P. J.P.P. APRIL 21, 2021 RHL-1R1R 253 18 01		



RUTHERFORD HOUSING NANAIMO, B.C.



RECEIVED
 DP1210
 2021-JUL-08
 COTLAND PRINTING

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER CIRCINATUM	VINE MAPLE	2.5 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
B	18	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6.0 CM CAL. / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
C	16	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
D	12	FAGUS SYLVATICA 'DAWKY'S GOLD'	PYRAMIDAL GOLD BEECH	6.0 CM CAL. / 3.5-4.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
E	15	MAGNOLIA STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	1.2 HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
F	26	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1.2 - 1.5 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
G	3	PSEUDOTSUGA MENZESII	DOUGLAS FIR	3.5 M HT.	B & B	FULL, NOT SHEARED
H	5	PSEUDOTSUGA MENZESII	DOUGLAS FIR	2.5 M HT.	B & B	FULL, NOT SHEARED
J	2	PSEUDOTSUGA MENZESII	DOUGLAS FIR	1.75 M HT.	B & B	FULL, NOT SHEARED
K	13	RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT	1.5 M HT	B & B	MULTI-STEM, FULL
L	5	RIBES SANGUINEUM 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	1.2 M HT	B & B	
M	217	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	45 CM SPR.	21 CM POT	FULL, SPECIMEN
N	70	CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	ANNY'S WINTER ORANGE DOGWOOD	60 CM HT.	27 CM POT	FULL
P	168	CORNUS SANGUINEA 'MID WINTER FIRE'	MID WINTER FIRE DOGWOOD	60 CM HT.	27 CM POT	FULL
Q	254	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	45 CM HT.	27 CM POT	FULL
R	68	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
S	-	PIERIS JAPONICA YAKUSHIMANUM 'PRELUDE'	PRELUDE PIERIS	45 CM HT.	27 CM POT	FULL
T	64	POLYSTICHUM MUNITUM	SWORD FERN	60 CM HT.	27 CM POT	FULL
U	87	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0 M. HT.	B & B	FULL
V	18	VIBURNUM PLICATUM TOMENTOSUM 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	60 CM HT.	27 CM POT	FULL
W	-	ARCTOSTAPHYLLUS URVA URSI	KINNIKINNICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
Y	827	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.	15 CM POT	FULL, PLANT 30 CM. O.C.
Z	232	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	40 CM HT.	21 CM POT	FULL, PLANT 45 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCLNA STANDARDS.
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL, TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH.
- WHERE PLANTING BEDS ABUT LAWN AREA INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.2 M. O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SODDED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF NANAIMO STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

(Excerpts from Landscape Plan, P 1 of 2)

ATTACHMENT H

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Rutherford Residential

1 of 6

Project # 20033

Jul 7th, 2021

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	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	5
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <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	1
Total Points Attained		20	10

RECEIVED
DP1210
2021-JUL-08
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 leavestrip 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	-
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 Attained		16	5

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	-
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	-
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: <ul style="list-style-type: none"> a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m² of Gross Floor Area for the first 5000m² plus one space per 1500m² of additional Gross Floor Area.; and 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 Attained		20	8

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 Attained		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
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 Attained		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	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 Attained		16	9

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	-
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	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.	4	4
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	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	-
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 Attained		21	11

***OVERALL TOTAL PROPOSED – 66**
TOTAL REQUIRED FOR TIER 2 – 65

**ATTACHMENT I
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001210



6030 LINLEY VALLEY DRIVE