

DATE OF MEETING | December 6, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1218  
– 41 AND 45 HALIBURTON STREET |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a 38-unit multi-family residential development at 41 and 45 Haliburton Street.

### **Recommendation**

That Council issue Development Permit No. DP1218 for a multi-family residential development at 41 and 45 Haliburton Street with the following variances to:

- increase the maximum allowable building height from 14.00m to 15.76m;
- reduce the minimum front yard setback for an underground parking structure from 1.8m to 0.9m; and
- reduce the minimum refuse receptacle enclosure setback on the north property line from 3.00m to 1.45m.

## **BACKGROUND**

A development permit application, DP1218, was received from Parkshore Projects Ltd., on behalf of 1243166 BC Ltd., to permit a multi-family residential development at 41 and 45 Haliburton Street.

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

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject properties are located on the east side of Haliburton Street between Crace Street and Finlayson Street.
<i>Total Area</i>	1,618m <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; and South End Neighbourhood Plan Urban Design Framework & Guidelines

The subject site is located in the South End Neighbourhood within close proximity to Downtown Nanaimo. The two lots each contain an older single residential dwelling and there are active demolition permits to remove the existing houses. The site slopes moderately downhill from west to east.

Surrounding properties primarily contain single residential dwellings; however, properties on both sides of Haliburton Street are zoned for medium-density multi-family residential use. One block south from the subject site, a five-storey residential project (Outlook) was completed in 2020 by the same developer at 119 Haliburton Street, and another two buildings (Prospect) were approved at 135 and 147 Haliburton Street earlier in 2021. Commercial services are located nearby along Nicol Street and at Port Place Mall, approximately 350m north of the site.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a five-storey multi-family residential building (Lumina) with 38 strata dwelling units and underground parking. The two lots will be consolidated as a condition of the development permit.

The proposed unit composition is as follows:

- 5 studio units between 50m<sup>2</sup> and 60m<sup>2</sup> in floor area;
- 21 one-bedroom units between 49m<sup>2</sup> and 73m<sup>2</sup> in floor area; and
- 12 two-bedroom units between 78m<sup>2</sup> and 95m<sup>2</sup> in floor area.

The total proposed gross floor area is 2,891m<sup>2</sup> and the Floor Area Ratio (FAR) will equal 1.79. The base maximum FAR in the R8 zone is 1.25 and the applicant is proposing to achieve an additional 0.35 FAR through the provision of amenities as outlined in 'Schedule D – Amenity Requirements for Additional Density' of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") and an additional 0.25 by providing all required parking underground, for a total maximum permitted FAR of 1.85. The applicant is proposing to meet Tier 2 in 'Schedule D' of the Zoning Bylaw by providing amenities, including the following:

- public art installed on site;
- 50% of the site featuring permeable surfaces, including a green roof;
- a green wall on both the north and south elevations;
- building design to exceed the BC Energy Step Code by two steps;
- 10% of the residential dwelling units (4 units) designed as adaptable units; and
- educational signage installed on site to highlight sustainable building materials, energy management practices, alternative transportation options, and stormwater management practices.

### *Site Design*

The proposed building is sited centrally to efficiently utilize the site and to take advantage of views toward the ocean to the east. The primary building entry will be connected by a walkway to Haliburton Street. Secondary pedestrian walkways lead to the stairwell exits at the north and south ends of the building. An outdoor rooftop amenity space is proposed.

All required parking will be provided underground and accessed via a drive aisle ramp on the north side of the building. Long-term bicycle storage will be provided within the underground

parking area and short-term bicycle parking will be provided outside the front entry. An outdoor refuse receptacle enclosure is proposed at the bottom of the drive aisle ramp.

### *Building Design*

The building is designed to reflect the South End Neighbourhood Plan Urban Design Framework and Guidelines, and the front elevation facing Haliburton Street is set back above the third storey in accordance with the guidelines. The building's form and character presents a modern interpretation of heritage elements, with a strong building base, articulation of massing, prominent building entry, and use of high-quality materials, particularly on the street-facing elevation.

Exterior building materials will be predominantly cementitious panel with brick cladding at the base and around the entry, with cedar soffit and granite tile accents. Black fascia banding will wrap around the building above the third storey to break up the perceived massing. Each unit will have its own private patio or balcony, and the four ground-level units facing Haliburton Street will have direct pedestrian connections to the street.

### *Landscape Design*

A planting buffer along the street will consist of groundcovers, shrubs, and small trees to frame the primary building entrance. Further planting is proposed to screen the private patios. A landscape buffer along the south property line will contain a variety of shrubs and beech trees, and a smaller buffer with ferns and vines is proposed adjacent to the drive aisle along the north property line. To the east, a Laurel hedge is proposed as a buffer between the top of a 1.6m-high concrete retaining wall and the exterior wall of the underground parking structure. A wildflower meadow is proposed on the roof of the underground parking structure where it extends to the east of the building above. Further planting is proposed in the northeast corner of the site, encircling the refuse receptacle enclosure.

The rooftop amenity space will include a garden terrace with outdoor seating. A functional green roof will surround the rooftop amenity space, and rooftop planting will consist primarily of small flowering shrubs, groundcovers, and grasses. In addition, four small trees are proposed in raised planter beds.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held 2021-APR-21, accepted DP1218 as presented with support for the proposed building height variance and provided the following recommendations:

- Consider carrying the form and character of the west elevation around to all sides of the building; and
- Consider an alternate design and a lighter shade for the roof overhang fascia.

The applicant subsequently revised the building plans to further distinguish the massing above the third storey on all elevations in response to the DAP recommendations, and revised the building materials to provide a lighter shade on the roof overhang.

## **Proposed Variances**

### *Maximum Building Height*

The maximum building height in the R8 zone is 14.00m. The proposed building height is 15.76m; a requested variance of 1.76m.

The applicant is proposing the height variance in order to accommodate the building's design and rooftop amenity features. The Zoning Bylaw exempts rooftop access staircases from building height calculations where there is a functional green roof, but there is no height exemption for guardrails encompassing a rooftop amenity space, and as such, the proposed building height is measured to the top of the guardrail. The height of the proposed building excluding the guardrail would be 14.81m.

Setting the fourth and fifth floors back an additional 3m from Haliburton Street reduces the perceived height of the building from the street frontage. To mitigate potential overlook on side elevations, no balconies are proposed above the third floor on these elevations. The rooftop guardrail is set back an additional 2.5m from the edge of the roof. Given the efforts to reduce the perceived massing, Staff support the proposed building height variance.

### *Projections Into Yards*

The minimum front yard setback for an underground parking structure is 1.8m. The proposed parking structure setback from Haliburton Street is 0.9m; a requested variance of 0.9m.

The setback variance is proposed in order to accommodate adequate parking stall depths and vehicle drive aisle widths in the underground parking level. No negative impacts on the ultimate cross-section for Haliburton Street are anticipated, and Staff support the proposed underground parking structure variance.

### *Refuse Receptacle Enclosure Setback*

The minimum setback for a refuse receptacle enclosure is 3.00m. The proposed refuse receptacle enclosure setback is 1.45m from the north property line; a requested variance of 1.55m.

The variance is proposed in order to accommodate a functional enclosure in the limited outdoor space on the lower level adjacent to the drive aisle. Given the significant landscaping (with a proposed Laurel hedge) to minimize potential impacts, Staff support the proposed refuse receptacle enclosure setback.



### **SUMMARY POINTS**

- Development Permit Application No. DP1218 is for a multi-family residential development with 38 dwelling units and underground parking.
- The design of the buildings meet the intent of the South End Neighbourhood Plan Design Guidelines.
- The applicant is proposing to meet Tier 2 in ‘Schedule D’ of the Zoning Bylaw by providing amenities, including public art, a green roof, green walls, accessible units, and more.
- Variances are requested to increase the building height from 14.00m to 15.76m, to reduce the minimum front yard setback for an underground parking structure from 1.8m to 0.9m, and to reduce the minimum refuse receptacle setback from 3.00m to 1.45m. Staff support the proposed 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: Building and Site Sections
- ATTACHMENT G: Building Renderings
- ATTACHMENT H: Landscape Plan and Details
- ATTACHMENT I: Schedule D – Amenity Requirements for Additional Density
- ATTACHMENT J: 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:

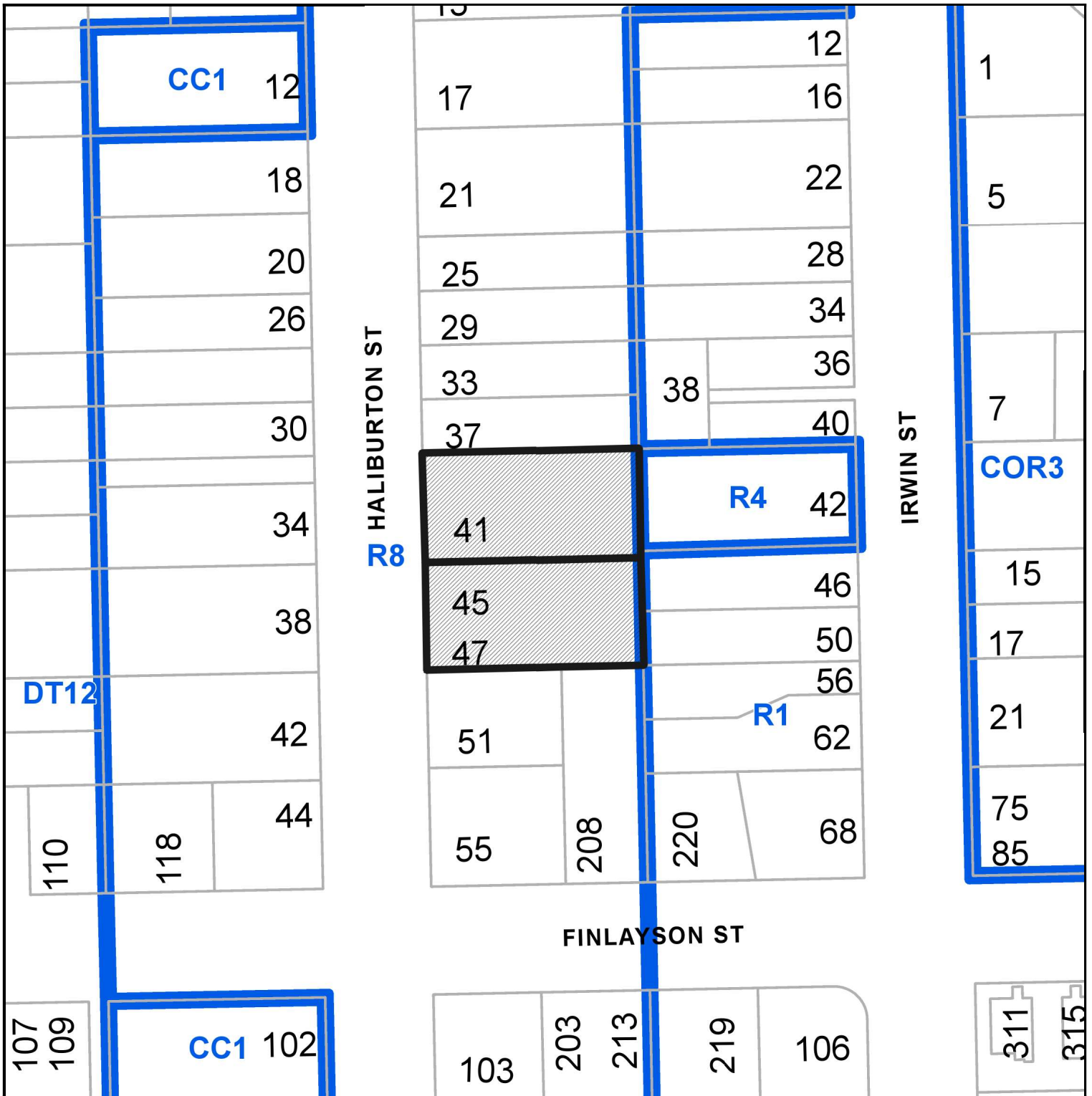
1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback requirement for an underground parking structure from 1.8m to 0.9m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 15.76m.
3. *Section 17.3.4 Slopes, Urban Plaza, and Refuse Receptacles* – to reduce the minimum setback for a refuse receptacle dumpster or container from 3.00m to 1.45m from the north property line.

### CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Matthew T. Hansen Architect., dated 2021-NOV-22, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by Matthew T. Hansen Architect., dated 2021-NOV-22 and 2021-NOV-10, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture, dated 2021-OCT-06 and 2021-NOV-18, as shown on Attachment H.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Parkshore Projects Ltd., received 2021-SEP-22, as shown in Attachment I, and is to include the following items:
  - A detailed proposal for a public art piece to the satisfaction of the Director of Development Approvals, submitted prior to Building Permit issuance;
  - A letter from the coordinating professional submitted prior to Building Permit issuance outlining how the required items for additional density will be achieved; and
  - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. The subject site is consolidated into a single property prior to Building Permit issuance.



# ATTACHMENT C LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001218



CIVIC: 41 & 45 HALIBURTON STREET



**Subject Property**

LEGAL: LOT 3 & 4, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 584

# ATTACHMENT D SITE AND PARKING PLANS

**MATTHEW T. HANSEN**  
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**LUMINA**  
41 & 45 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 564

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May. 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov. 10, 2021	Council Review
05	Nov. 22, 2021	Council Review Reply

No.	Date	Revision Notes
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DP1218  
2021-NOV-22  
Current Planning

Sheet Title: <b>Site Plan</b>	
Drawn: JC	Checked: MTH
Job No.: TBD	Sheet No.:
Scale: As Noted	<b>A1.0</b>
Date: Nov 21, 2021	
CAD File: TBD	

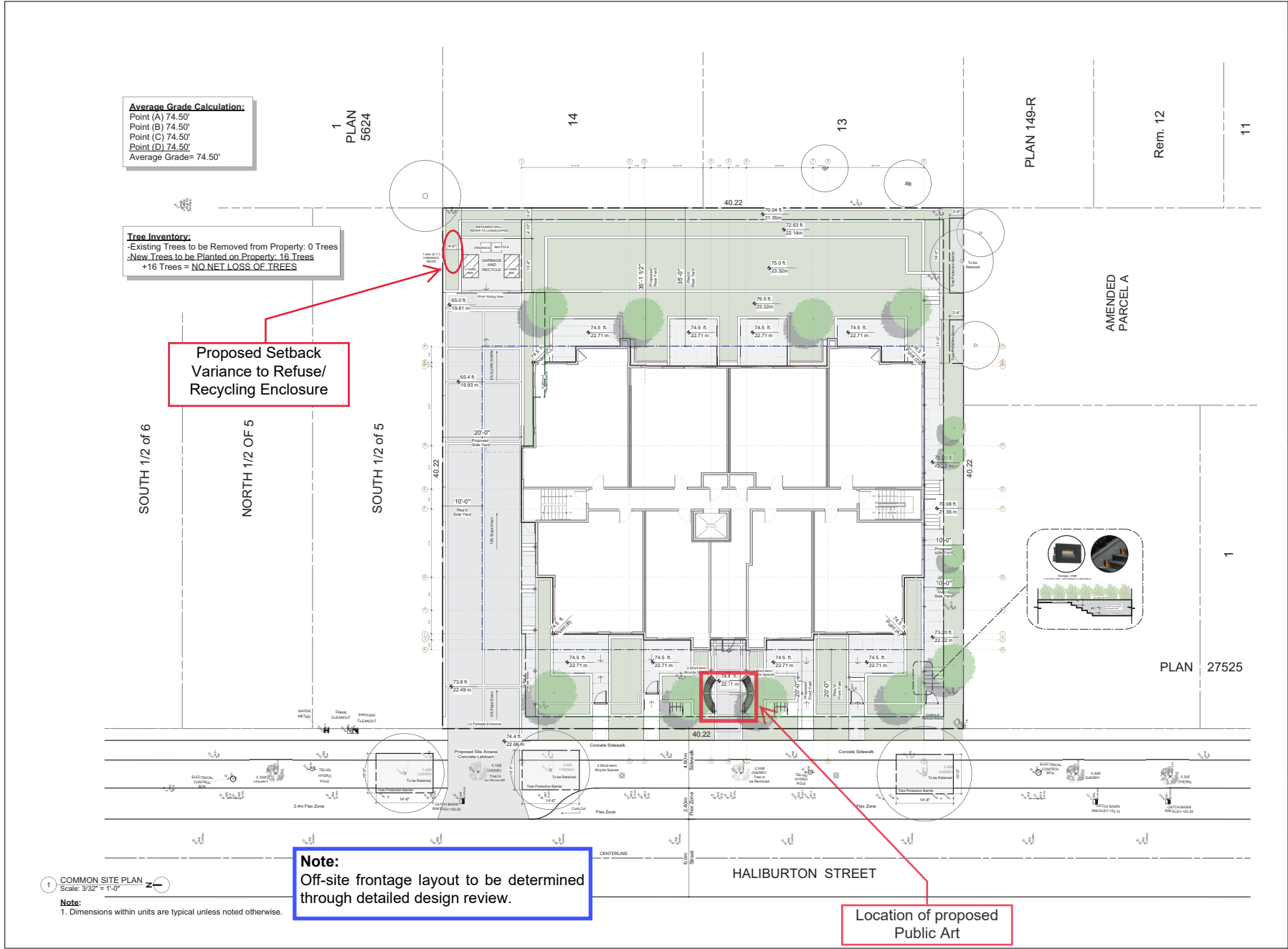
**Average Grade Calculation:**  
Point (A) 74.50'  
Point (B) 74.50'  
Point (C) 74.50'  
Point (D) 74.50'  
Average Grade= 74.50'

**Tree Inventory:**  
-Existing Trees to be Removed from Property: 0 Trees  
-New Trees to be Planted on Property: 16 Trees  
+16 Trees = NO NET LOSS OF TREES

Proposed Setback  
Variance to Refuse/  
Recycling Enclosure

**Note:**  
Off-site frontage layout to be determined  
through detailed design review.

Location of proposed  
Public Art



1 COMMON SITE PLAN  
Scale: 3/32" = 1'-0"  
**Note:**  
1. Dimensions within units are typical unless noted otherwise.



1 L0 Parkade Plan  
Scale: 1/8" = 1'-0"

Note:  
1. Dimensions within units are typical unless noted otherwise.

HALIBURTON STREET

**LUMINA**  
41 & 45 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 594

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May. 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov. 10, 2021	Council Review
05	Nov. 22, 2021	Council Review Reply

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Sheet Title:  
**L0 Parkade Plan**

Drawn: JC  
Checked: MTH

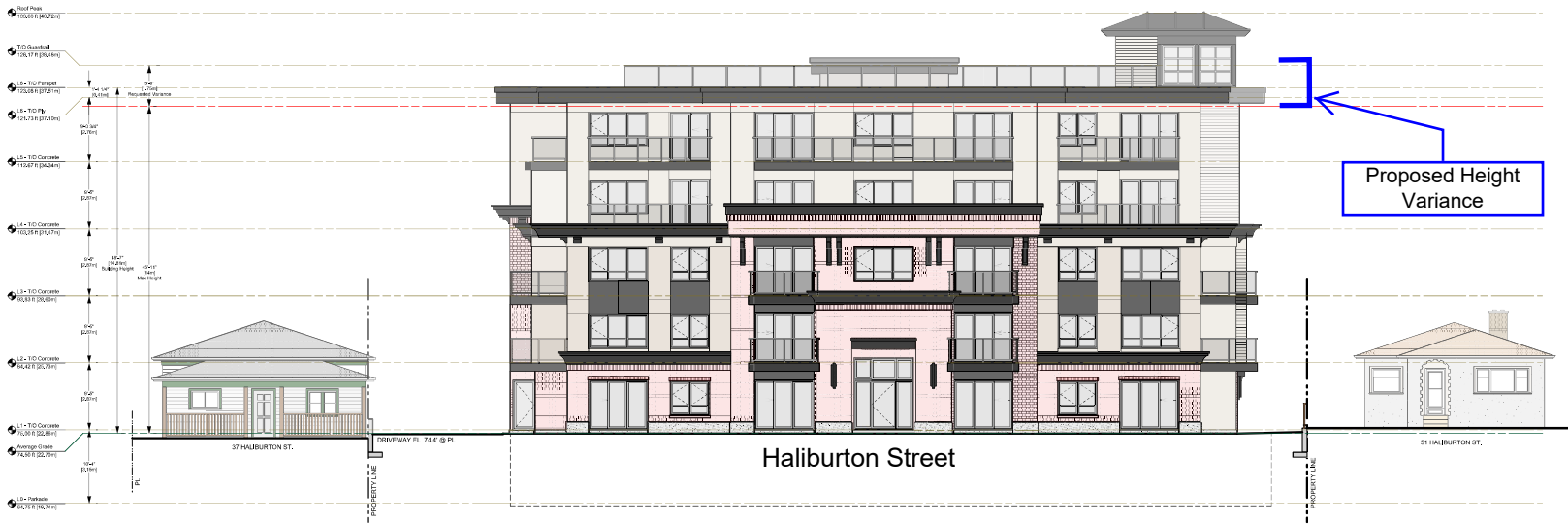
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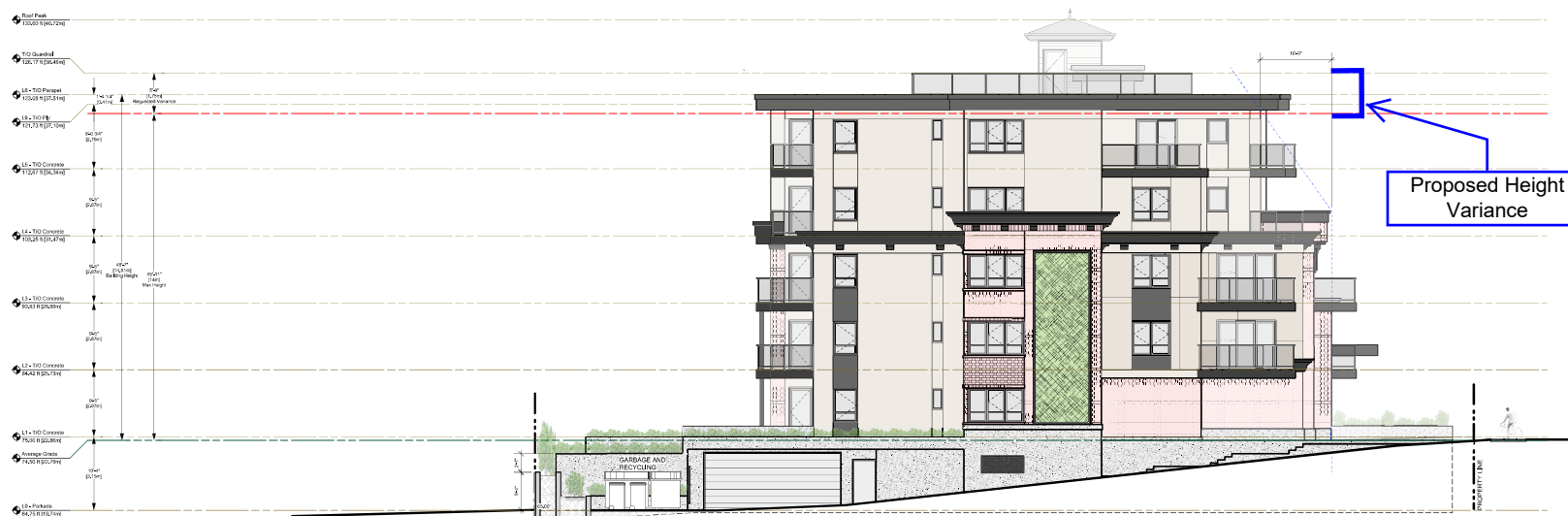
Date: Nov 21, 2021

CAD File: TBD

# ATTACHMENT E BUILDING ELEVATIONS AND MATERIALS



1 West Elevations  
Scale: 1/8" = 1'-0"



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

Note:  
1. Dimensions within units are typical unless noted otherwise.

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**LUMINA**  
41 & 45 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 594

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov., 10, 2021	Council Review
05	Nov., 16, 2021	Council Review Reply

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**DP 1218**  
**2021-NOV-16**  
Current Planning

Sheet Title: <b>Elevations</b>	
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Job No: TBD	Sheet No.:
Scale: As Noted	<b>A3.0</b>
Date: Nov 16, 2021	
CAD File: TBD	



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**LUMINA**  
41 & 45 Halburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov. 10, 2021	Council Review

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**DP1218**  
**2021-NOV-10**  
Current Planning

Sheet Title:  
**Elevations**

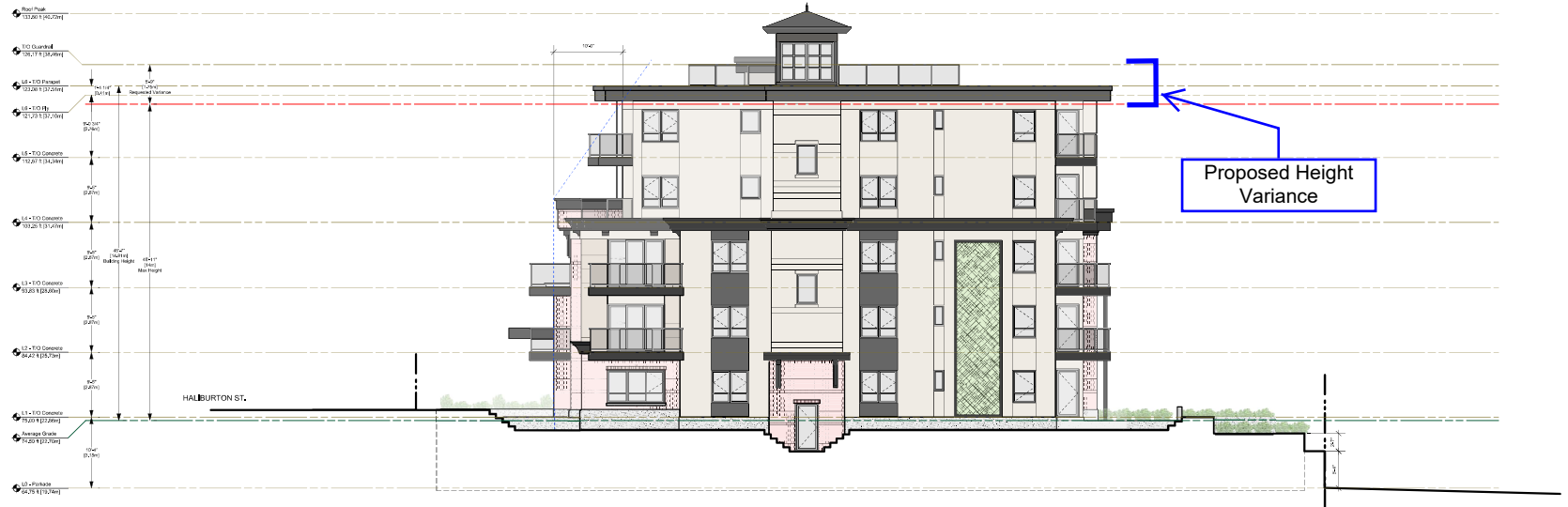
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Job No: TBD  
Scale: As Noted  
Date: Nov 9, 2021  
CAD File: TBD

Sheet No:  
**A3.1**



1 East Elevations  
Scale: 1/8" = 1'-0"



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

Note:  
1. Dimensions within units are typical unless noted otherwise.



Architectural Bronze  
WINDOW TRIM



Medium Grey

FASCIA  
(LEVEL 4 & 5)

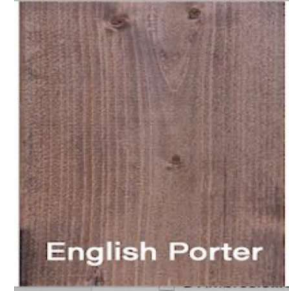


Dark Bronze

FASCIA  
(LEVEL 1,2,& 3)



BUILDING FACADE



English Porter

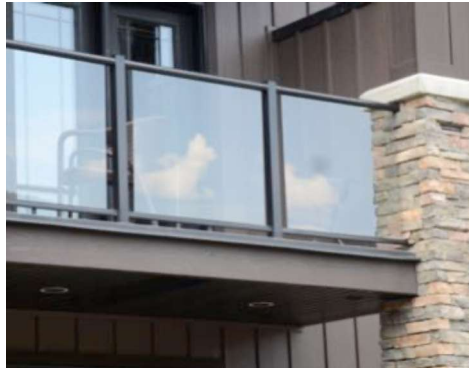
CEDAR SOFFIT



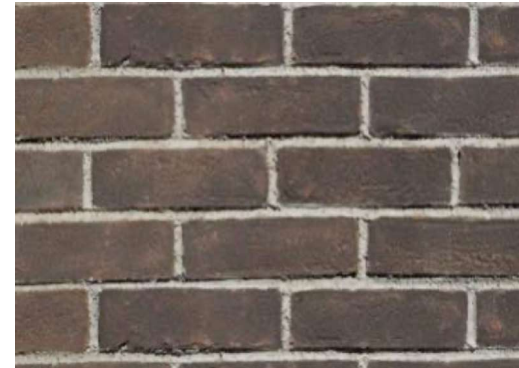
HARDI-PANEL



ALUMINUM WINDOW



DECK RAILING



BRICK CLADDING



GRANITE TILE

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DP1218  
2021-NOV-10  
Gurpreet Planning



# MATERIAL & COLOUR SAMPLES



# ATTACHMENT F BUILDING AND SITE SECTIONS

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**LUMINA**  
 Project: 41 & 45 Haliburton Street, Nanaimo, BC  
 Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov., 10, 2021	Council Review

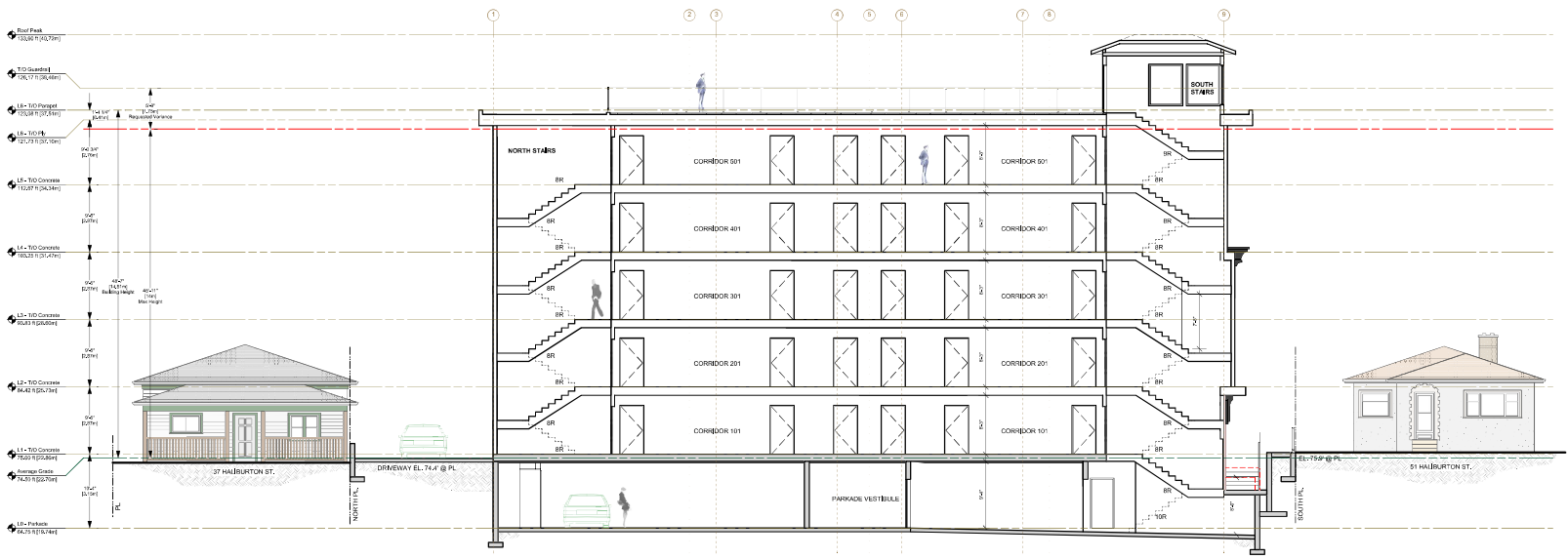
No.	Date	Revision Notes

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 DP 1218  
 2021-NOV-10  
 COUNCIL REVIEW

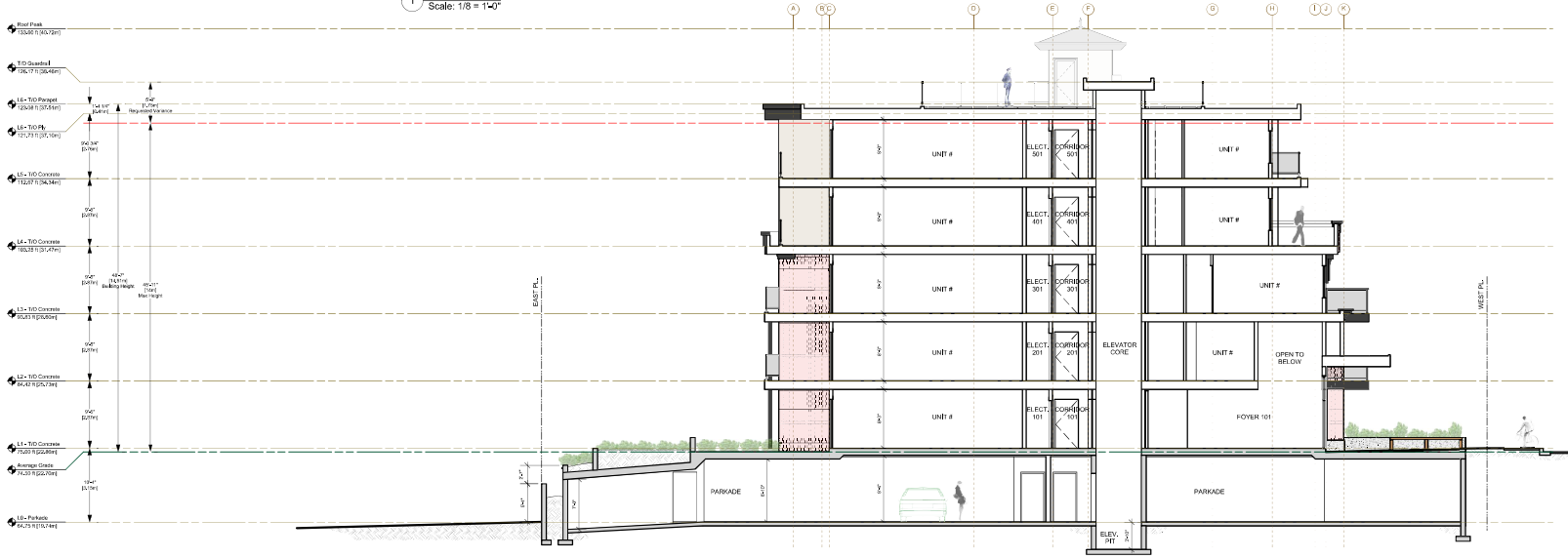
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**Sections**

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Job No: TBD  
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Date: Nov 9, 2021  
CAD File: TBD

Checked: MTH  
Sheet No:  
**A4.0**



1 Section A  
Scale: 1/8 = 1'-0"



2 Section B  
Scale: 1/8 = 1'-0"

Note:  
1. Dimensions within units are typical unless noted otherwise.

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**LUMINA**  
Project  
41 & 45 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Brief/Council Review
04	Nov., 10, 2021	

No.	Date	Revision Notes

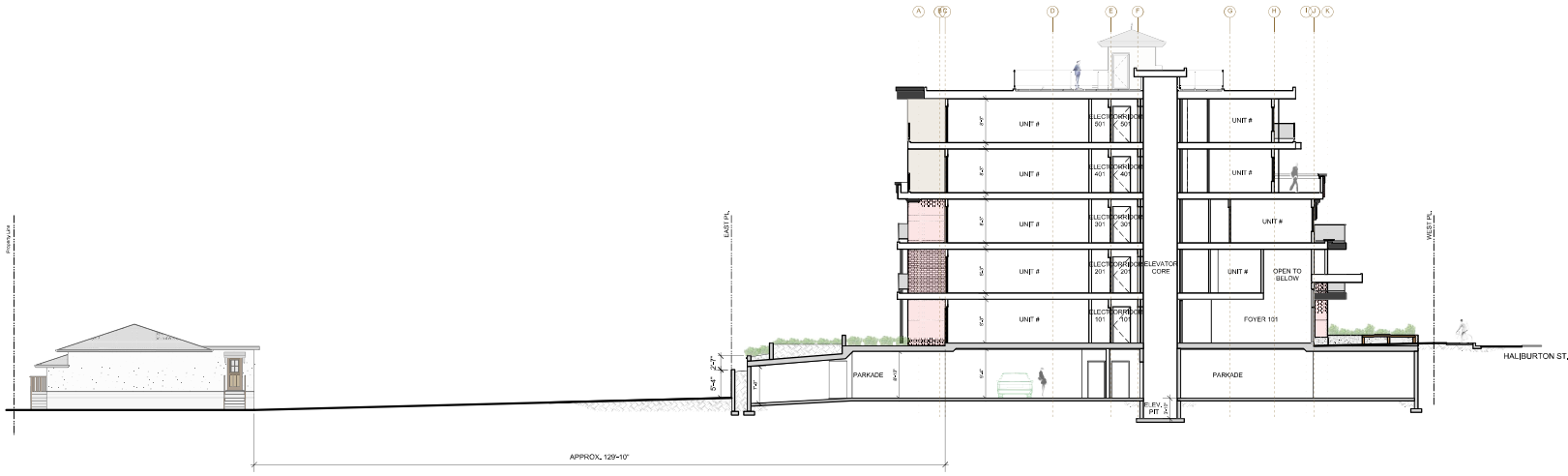
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2021-NOV-10  
City of Nanaimo Planning

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**Section + Context**

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Scale: As Noted  
**A4.1**

Date: Nov 9, 2021  
CAD File: TBD



1 Section B + Context  
Scale: 3/32 = 1'-0"

**Note:**  
1. Dimensions within units are typical unless noted otherwise.



# ATTACHMENT G BUILDING RENDERINGS



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**LUMINA**  
 Project:  
 41 & 45 Haldarburton Street, Nanaimo, BC  
 Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 564

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov. 10, 2021	Council Review

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**DP1218**  
**2021-NOV-10**  
 Current Planning

Sheet Title:  
**Cover Sheet**  
**3D Render**  
**Consultant List**

Drawn: JC	Checked: MTH
JOB NO: TBD	Sheet No.:
Scale: As Noted	A0.0
Date: Nov 9, 2021	
CAD File: TBD	

1 Lumina 3D Visualization Render

2 Consultants List

<b>DEVELOPER</b> <b>parkshore</b> Projects Ltd. Michael Parker 133 Nicol Street Nanaimo, B.C. V9R 4T1 T: 250-591-0118 C: 778-885-4364 E: mike@parkshore.ca	<b>ARCHITECT</b> Matthew T. Hansen Architect Matt Hansen Architect ABC 1512 Kilmer Road North Vancouver, B.C. V7K 1R4 T: 604-683-1223 C: 604-671-2353 E: mhansen@mtharchitect.ca	<b>INTERIOR DESIGN</b> Studio AE Interior Design Inc. Ashly Campbell 6040 Hammond Bay Road Nanaimo, B.C. V9T 5M4 T: 250-467-7040 E: ash@studioaeinteriors.com	<b>LANDSCAPE ARCHITECT</b> Topographics Cameron Murray 2434 Islands View Drive Gabriola Island, B.C. V0R 1X7 T: 250-247-9720 E: cameron@topographics.ca	<b>STRUCTURAL ENGINEER</b> Sorensen T & Egg Ltd. Khan Tran P. Eng. Unit C-5107 Somerset Drive Nanaimo, B.C. V9T 2K5 T: 250-256-1309 C: 250-2616-4448 E: teig@sorensentandegg.ca	<b>BUILDING CODE CONSULTANT</b> Caderny Engineering Ltd. Daljane MacDougall 104-2750 Quadra Street Victoria, B.C. V8P 4E5 T: 604-375-0487 ext. 210 E: dimacougall@caderny.ca	<b>CIVIL ENGINEER</b> Herd Engineering Ltd. Patrick Ryan P. Eng. 3701 Shanton Road Nanaimo, B.C. V9T 2H1 T: 250-751-6539 C: 778-713-8710 E: pryan@herdengineering.com	<b>BUILDING ENVELOPE</b> Morrison Herstfeldt Jordan Bowles 630 Terminal Ave., North Nanaimo, B.C. V9S 4K2 T: 250-361-1215 C: 250-868-0512 E: jbowles@morrisonherstfeldt.com	<b>MECHANICAL ENGINEER</b> Avajan Mechanical Ltd. Tim Robertson Unit 103-5220 Dublin Way Nanaimo, B.C. V9T 0H2 T: 250-652-2199 C: 250-240-1367 E: trobertson@avajamechanical.com	<b>ELECTRICAL ENGINEER</b> RB Engineering Ltd. Les Brown Unit 4-1850 Northfield Road Nanaimo, B.C. V9S 3B3 T: 250-756-4444 E: les@reengineering.ca	<b>GEOTECHNICAL</b> Lewkowick Engineering Chris Kuter, P. Eng. 1900 Boxwood Road Nanaimo, B.C. V9S 5Y2 T: 250-756-9355 E: chudock@lewkowick.com	<b>LAND SURVEYOR</b> J.E. Anderson & Associates Dawn Wallace B.C.L.S. 1A-3411 Shanton Road Nanaimo, B.C. V9T 2H1 T: 250-758-4631 C: 250-758-4631 E: nanaimo@jeanderson.com
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1 North-West Street View  
Scale: NTS



2 South-West Street View  
Scale: NTS



3 South-East Street View  
Scale: NTS



4 North-East Street View  
Scale: NTS

**MATTHEW T. HANSEN**  
architect

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North Vancouver, B.C.  
V7K 5R4  
E: mhansen@mtharchitect.ca  
T: 604-683-1123  
C: 604-671-2153

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**LUMINA**  
Project:  
41 & 45 Haliburton Street, Nanaimo, BC  
Legal Description: Lots 3 and 4, Block 6, Section 1, Nanaimo District, Plan 584

No.	Date	Issue Notes
01	Jan. 13, 2021	DP Submission
02	May, 10, 2021	Design Panel Reply
03	Sept. 21, 2021	Comprehensive Letter Reply
04	Nov., 10, 2021	Council Review

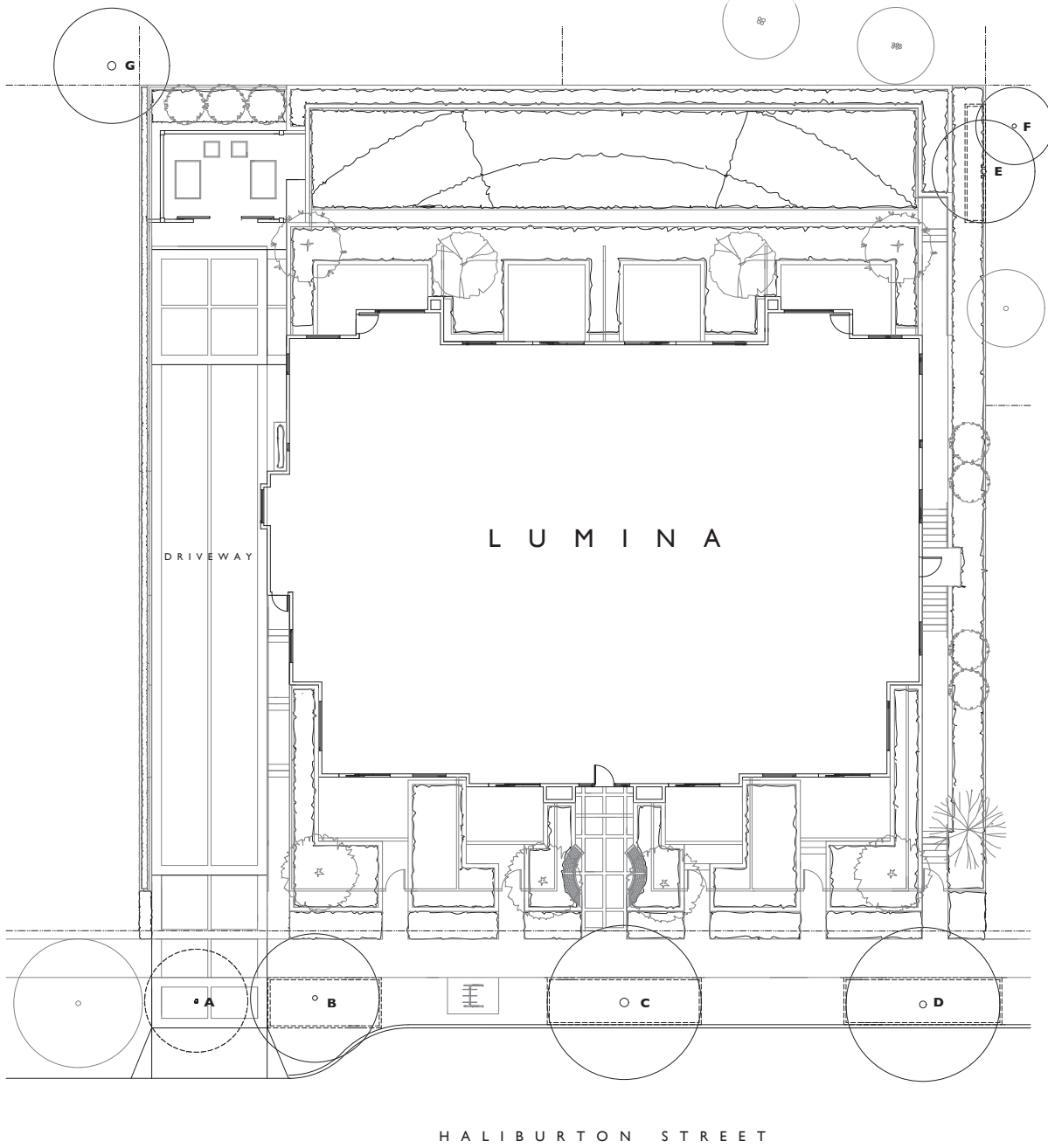
No.	Date	Revision Notes
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DP 1218  
2021-NOV-10  
COURTNEY PLANNING

Sheet Title:  
Perspective Views

Drawn: JC	Checked: MTH
Job No: TBD	Sheet No.:
Scale: As Noted	<b>A0.1</b>
Date: Nov 9, 2021	
CAD File: TBD	

# ATTACHMENT H LANDSCAPE PLAN AND DETAILS



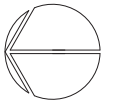
## Landscape Drawing List

- LA 1 Tree Plan
- LA 2 Landscape Grading Plan
- LA 3 Planting Plan
- LA 4 Landscape Sections
- LA 5 Landscape Details

## Key Existing Trees

- A Cherry**  
*Prunus serrulata Kwanzan*  
4" diameter, on boulevard  
**remove to provide site access**
- B Cherry**  
*Prunus serrulata Kwanzan*  
8" diameter on boulevard  
**retain**
- C Cherry**  
*Prunus serrulata Kwanzan*  
18" diameter, on boulevard  
**retain**
- D Cherry**  
*Prunus serrulata Kwanzan*  
12" diameter, on boulevard  
**retain**
- E Fig**  
*Ficus specios*  
12" diameter, on boundary  
**retain**
- F Cherry**  
*Prunus specios*  
6" diameter on neighbouring site  
**retain**
- G Cherry**  
*Prunus specios*  
18" diameter, on neighbouring site  
**retain**

 **Tree protection fencing**  
to City of Nanaimo standards



October 6, 2021 revision  
October 4, 2021 revision  
September 18, 2021

**LUMINA**  
41 & 43 Haliburton St, Nanaimo, BC

**Level One**  
Preliminary Tree Plan  
Scale 1/8" = 1'-0"

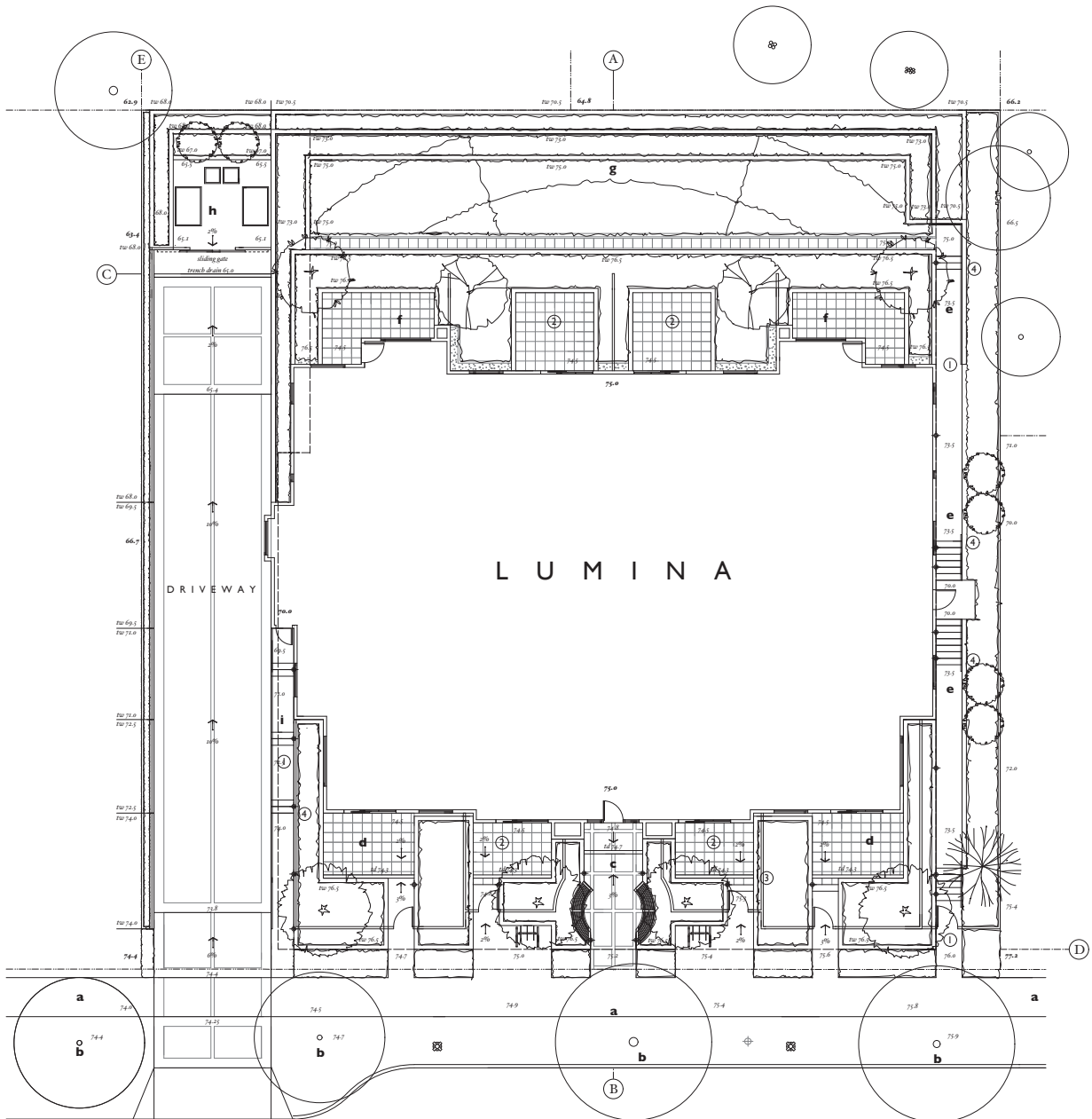
**TOPOGRAPHICS**  
landscape architecture  
250 247 9720

**LA 1**

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DP1218  
2021-OCT-14

HALIBURTON STREET

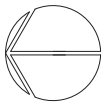




- Key**
- a Sidewalk  
concrete sidewalk  
please refer to civil
  - b Existing Cherry Tree  
with protection fencing
  - c Entrance Courtyard  
with curved sitting place
  - d West Garden Patio  
permeable concrete pavers
  - e South Stairway  
concrete steps
  - f East Garden Patio  
permeable concrete pavers
  - g East Meadow Garden  
wildflower meadow
  - h Recycling Enclosure  
please refer to architecture
  - i North Stairway  
concrete steps
  - ⬆ Step Light  
BK step star
  - ⊗ Street Light  
please refer to electrical
  - ⊞ Bicycle Rack  
cora expo 3606
  - Ⓧ Landscape Sections  
please refer to drawing LA4
  - Ⓨ Landscape Details  
please refer to drawing LA5

**Notes**  
**Architecture**  
 please refer to drawings by  
 Matthew T Hansen Architect  
**Civil**  
 please refer to drawings by  
 Terra Engineering  
**Survey**  
 please refer to drawings by  
 J.E. Anderson & Associates

Spot elevations are in decimal feet



November 18, 2021 revision  
 October 6, 2021 revision  
 October 4, 2021 revision  
 September 18, 2021 revision  
 December 6, 2020 revision  
 November 18, 2020 revision  
 October 20, 2020 revision  
 October 2, 2020 conceptual plan  
 September 2, 2020 preliminary plan

**LUMINA**  
 41 & 43 Haliburton St, Nanaimo, BC

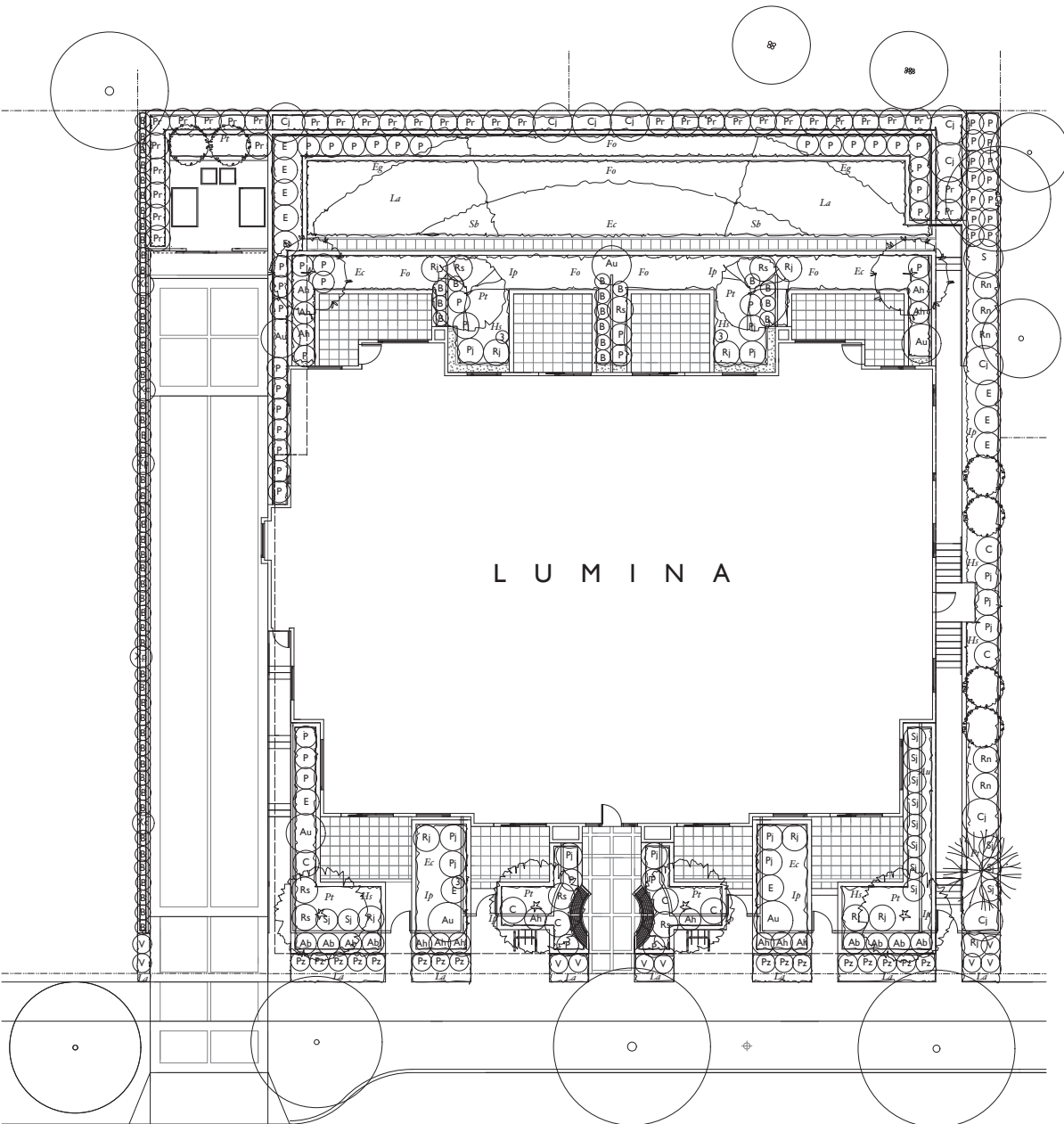
**Level One**  
 Landscape Grading Plan  
 Scale 1/8"=1'-0"

**TOPOGRAPHICS**  
 landscape architecture  
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**LA 2**

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**DP 1218**  
 2021-NOV-22  
 Current Planning

HALIBURTON STREET

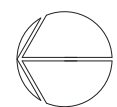


HALIBURTON STREET

### PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Note
<b>TREES</b>					
	2	<i>Acer palmatum Bloodgood</i>	Japanese Maple	6' ht	multistem
	2	<i>Acer palmatum Seebaldii</i>	Japanese Maple	6' ht	multistem
	6	<i>Fagus sylvatica Dawyck</i>	Dawyck Beech	5' cal	low branch
	1	<i>Liquidambar styraciflua</i>	Sweet Gum	5' cal	
	4	<i>Stryax obasii</i>	Fragrant Snowbell	5' cal	
<b>SHRUBS</b>					
	6	<i>Arbutus unedo</i>	Strawberry Tree	#5	
	8	<i>Azalea japonica Blue Danube</i>	Azalea	#2	
	13	<i>Azalea japonica Hino White</i>	Azalea	#2	
	64	<i>Blechnum spicant</i>	Deer Fern	#2	
	9	<i>Camellia japonica Elegans Champagne</i>	Camellia	#5	
	7	<i>Choisya ternata</i>	Mexican Mockorange	#5	
	11	<i>Euonymus alatus Compactus</i>	Burningbush	#2	
	13	<i>Pieris japonica Forest Flame</i>	Pieris	#5	
	53	<i>Polystichum munifolium</i>	Swordfern	#2	
	33	<i>Prunus laurocerasus Reynoldsii</i>	Russian Laurel	#7	
	16	<i>Prunus laurocerasus Zabeliana</i>	Zabel Laurel	#2	
	10	<i>Rhododendron Jean Marie de Montagne</i>	Rhododendron	#5	
	6	<i>Rhododendron Snow Lady</i>	Rhododendron	#5	
	5	<i>Rosa multiflora</i>	Nootka Rose	#5	
	11	<i>Skimmia japonica</i>	Skimmia	#2	
	1	<i>Syringa vulgaris Firmament</i>	Lilac	#5	
	9	<i>Viburnum davidii</i>	Viburnum	#2	
<b>GROUNDCOVERS</b>					
	20	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1	
	108	<i>Erica carnea Springwood White</i>	Heather	#1	
	120	<i>Lavandula angustifolia Munstead</i>	Lavender	#1	
	60	<i>Pachysandra terminalis</i>	Japanese Spurge	#1	
	36	<i>Stachys byzantina</i>	Lamb's Ears	#1	
<b>PERENNIALS &amp; GRASSES</b>					
	60	<i>Elymus glaucus</i>	Blue Lyme Grass	#1	
	120	<i>Festuca ovina Glaucia</i>	Blue Fescue	#1	
	24	<i>Hemerocallis Stella d'Oro</i>	Daylily	#1	
	60	<i>Iris paniclea</i>	Iris	#1	
<b>VINES</b>					
	3	<i>Clematis armandii</i>	Evergreen Clematis	#5	staked
	2	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#5	staked

All Plants to meet BCSLA / BCNTA Standards  
Drip irrigation to be provided for all planting areas

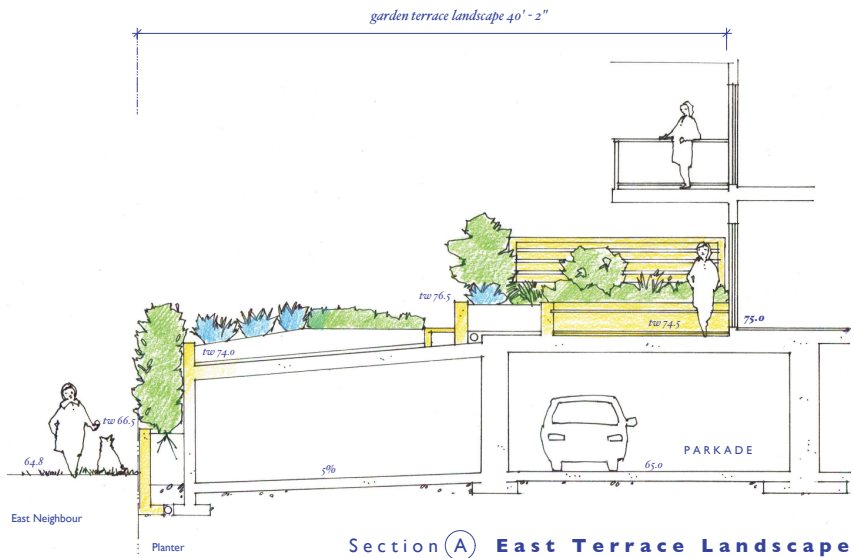


November 18, 2021 revision  
October 4, 2021 revision  
October 6, 2020  
**LUMINA**  
41 & 43 Haliburton St, Nanaimo, BC

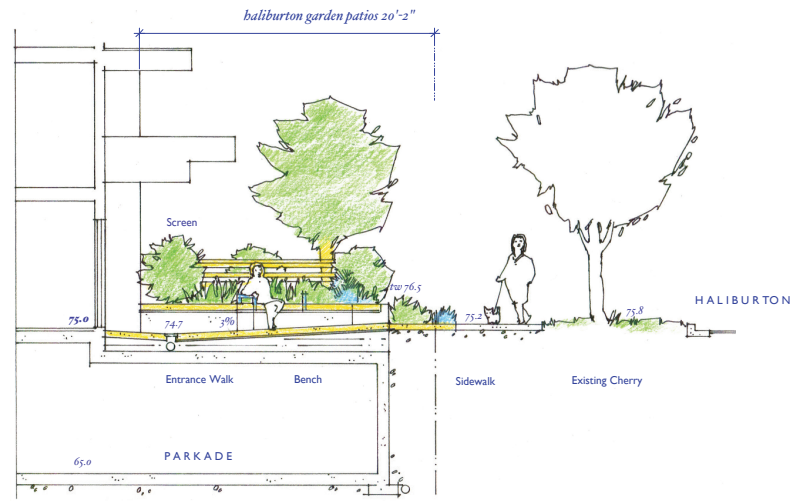
**Level One**  
Planting Plan  
Scale 1/8"=1'-0"

**TOPOGRAPHICS**  
landscape architecture  
2 5 0 2 4 7 9 7 2 0  
**LA 3**

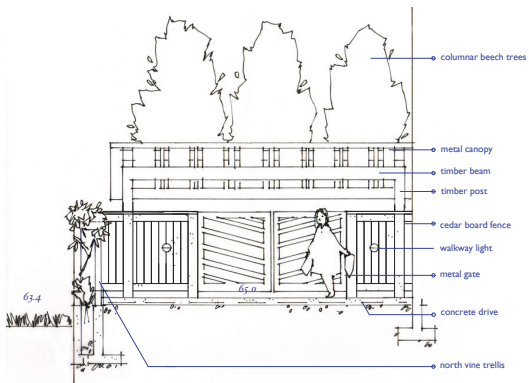
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2021-NOV-22  
Current Planning



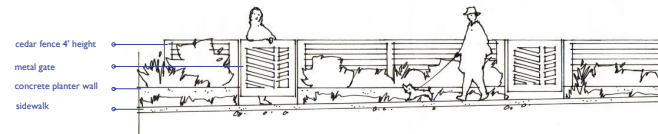
Section A East Terrace Landscape



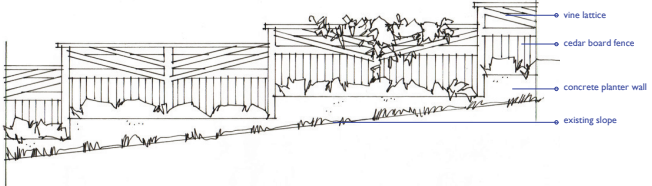
Section B West Haliburton Gardens



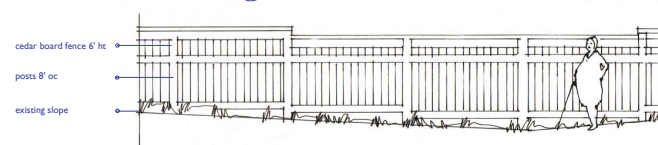
Section C Recycling Enclosure



Section D Garden Gates on Haliburton



Section E North Vine Trellis



Section F South Garden Fence

October 6, 2021, revision  
October 4, 2021, revision  
December 6, 2020, revision

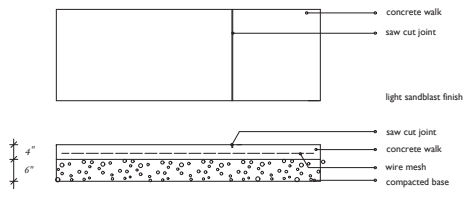
**LUMINA**  
41 & 45 Haliburton St. Nanaimo, BC

**Level One**  
Landscape Sections  
Scale 1/4"=1'-0"

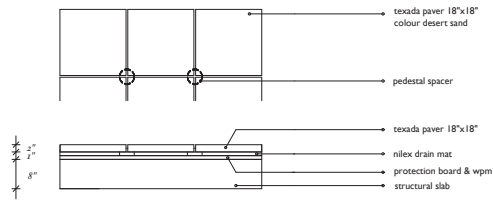
**TOPOGRAPHICS**  
landscape architecture  
250 247 9720

RECEIVED  
DP1218  
2021-OCT-14

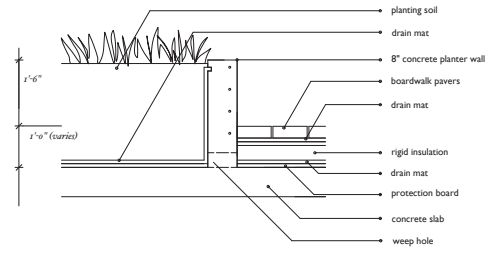
**LA 4**



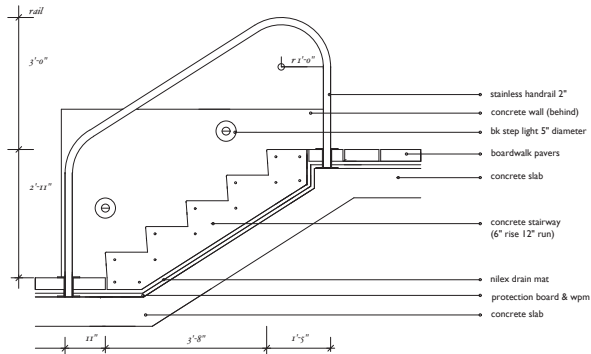
1 Concrete Sidewalk Plan & Section



2 Level 6 Hydrapress Pavers



3 Level One Concrete Planter Wall



4 Concrete Stairway Section

October 6, 2021, revision  
 October 4, 2021, revised  
 September 30, 2021

**LUMINA**  
 43 & 45 Halliburton Street, Nanaimo, BC

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

**TOPOGRAPHICS**  
 landscape architecture  
 2 5 0 2 4 7 9 7 2 0

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 DP 1218  
 2021-OCT-14

**LA 5**

# ATTACHMENT I

## SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

LUMINA at Harbour View District  
Nanaimo, B.C. V9R 4V6

### Schedule D

According to City of Nanaimo's most updated Zoning Bylaw (4500.154; 2019-Nov-04), the proposed development must achieve at total of 65 points or more (the total points of all 7 Tier 2 categories is 165 points) to obtain the additional density. This report illustrates where and how much the proposed development on 41 & 45 Haliburton St could score in each category, and how much this development will score in total. Only the amenities that the proposed project can score at will be shown in this report with detailed description. All drawings, plans or photographs are included in the Appendixes at the end of the report.

#### Category 1:

- 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 sidewalk (3 points).
- Scored point(s): 3 points
  - Proof(s):
    - The Haliburton St has infrastructure that is more than sufficient enough for medium density development.
    - 250mm storm water drainage main
    - 150mm sanitary drainage main
    - All curbs and sidewalks are well constructed and maintained.
- C. The proposed development is located within 200m of a park or trail network (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - Lumina is within 200m to the Nob Hill Park.
    - Please see Appendix A for details.
- D. The proposed development is located within 400m of any of the following (1 point each):
- a. Retail store
    - Scored point(s): 1 point
    - Proof(s):
      - Lumina is within 400m to the Port Place Mall, where Thrifty Foods, Dollarama, London Drugs and lots of other restaurants are located.
      - Please see Appendix A for details.
  - b. Daycare facility
    - Scored point(s): 1 point
    - Proof(s):
      - Lumina is within 400m to the Footholds Therapy Center. According to their website, they offer high quality, empathetic and individualized daycare services for children that have special needs.
      - Please see Appendix A for details.
  - c. Nanaimo Regional District transit bus stop
    - Scored point(s): 1 point

- Proof(s):
  - Lumina is within 400m from a bus stop (#7).
  - The proposed development is also within 400m to the Downtown Nanaimo bus loop.
  - Please see Appendix A for details
  
- d. Any PRC zoned property
  - Scored point(s): 1 point
  - Proof(s):
    - Lumina is within 400m to 200 Irwin St, which has PRC zoning.
    - Please see Appendix A for details
  
- e. Any CS-1 zoned property
  - Scored point(s): 1 point
  - Proof(s):
    - Lumina is within 400m to 260 Irwin St, which is zoned as CS1.
    - Please see Appendix A for details
  
- 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:
  - f. Public art
    - Scored point(s): 1 point
    - Proof(s):
      - Lumina has engaged a first nation artist named Noel Brown, who will do a carved metal art piece for Lumina. The art piece will carry the similar theme of the art works from Outlook and Prospect.
      - Please see the location and size of the art piece in Appendix B.

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

**Category 2:**

- C. The proposed development includes at least 50% retention of natural soil (1 point).
  - Scored point(s): 1 point
  - Proof(s):
    - During excavation phase of the proposed development, the natural soil that is excavated will be trucked and temporarily stored on 151 Nicol St, a vacant site which is also owned by the developer. The soil will be protected by black poly and the site will be properly fenced off.
    - In the later stage of the project, those natural soil will be hauled back and used for backfill. Therefore, more than 50% of natural soil will be retained for the proposed development.
  
- E The proposed development includes street trees (1 point).
  - Scored point(s): 1 point

- Proof(s):
    - The proposed development's landscaping plan has well incorporated with the current street trees, which are plum trees. One flowering cherry tree with a caliper greater than 6cm will be planted on the North side of the driveway.
    - Please see Appendix C for further details.
- F. After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There are no trees existing on site with a caliper greater than 6cm.
    - According to Lumina's landscaping plan, 11 new trees with a caliper of 7.62 cm (3") will be planted at landscaping stage, as well as numerous types of shrubs and low-profile plants. Therefore, the proposed development does not result in a net loss of trees.
    - Please see Appendix C for further details.
- G. Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development (2 points).
- Scored point(s): 2 points
  - Proof(s):
    - As point F illustrated above, Lumina will increase the total number of trees from 0 to 11 which has greatly surpassed the required 20% increase.
    - Please see Appendix C for further details.
- H. Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces (3 points)
- Scored point(s): 3 points
  - Proof(s):
    - The total site area is 17,420 sq ft.
    - The building footprint is 6,873 sq ft.
    - The total area excluding building footprint is 10,547 sq ft. 50% of this area is 5,273 sq ft.
    - According to Lumina's landscaping plan, the total landscaped area will be greater than 5,273 sq ft.
    - Please see Appendix C for further details.
- I. The development includes permeable educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There will be a signage on the South East corner of the site illustrating the species of newly planted trees and existing animal habitat around the neighbourhood.



- Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 6 points for **Category Two**.*

**Category 3:**

- D. The parking area within the proposed development includes at least one electric vehicle charging station (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There will be a least one parking space equipped with EV charging station. Some of other stalls will have electric conduits roughed in for future EV station installation.
    - Please see our parkade plan in Appendix E.
- E. A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building (4 points).
- Scored point(s): 4 points
  - Proof(s):
    - All of the parking lots are located underground of the building, including some other facilities such as bike storage room, electric vehicle charging stations and electric plug-in for electronic bicycles or electronic scooter.
    - Please see our parkade plan in Appendix E.
- F. The proposed development includes covered and designed parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces (2 points):
- a. Multiple family residential development: 1 motorized scooter or motorcycle space per 15 dwelling units; and
  - b. Non-residential uses: 1 motorized scooter or motorcycle space per 600 sq m of Gross Floor Area for the first 5000 sq m plus one space per 1500 sq m of additional Gross Floor Area; and
  - c. A minimum of 1 electronic plug-in is provided to accommodate at least 1 electronic scooter or electronic bicycle
- Scored point(s): 2 points
  - Proof(s):
    - There are 38 units in this proposed multi-family residential development. The parkade layout has shown that there will be 3 motorized scooter or motorcycle spaces in the underground parking lot.
    - At least one of the 3 motorized scooter spaces will be equipped with electronic plug-in for electronic scooters or electronic bicycles.
    - Please see our parkade plan in Appendix E.
- I The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area (1 point).
- Scored point(s): 1 point

- Proof(s):
  - There will be a signage at the entrance of the drive way (North West corner of the property) illustrating the possible sustainable transportation alternatives in this area and why the sustainable transportations are extremely beneficial to our environment.
  - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 8 points for **Category Three**.*

**Category 4:**

- B.
- C. At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard \*CSA-SFM), or recognized equivalent.
- Scored point(s): 2 points
  - Proof(s):
    - All of the lumbers that will be used in this building will be supplied from certified supplier/lumber yards.
- E. The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled (2 points).
- Scored point(s): 2 points
  - Proof(s):
    - A trash bin will be rented for construction wastes storage only. All the construction wastes will go in to the bin, except the wastes that require separate treatment, such as drywalls, fiberglass insulation and so on. The bin rental company will come and empty the bin every week. They will sort out the construction waste on their site for proper disposal.
    - We will also submit a construction and waste management report that meets the requirements from the city.
    - Please see Appendix F for the detailed waste management plan.
- H. The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There will be a signage on the North East corner of the site, illustrating benefits of the concrete buildings, in terms of resource efficiency, durability, thermal mass, reflectivity, minimal waster, etc.
    - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 5 points for **Category Four**.*

**Category 5:**

- D. The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in Building Bylaw by two steps (15 points).
- Scored point(s): 15 points
  - Proof(s):
    - Lumina has retained Avalon Mechanical Engineering Consultant as our mechanical engineer of the project. Tim Robertson has completed the energy modeling report for Lumina and proofed that Lumina will exceeds all requirements for Step 3.
    - The energy modeling report will be submitted to the City at BP application.
- D. The development includes permanent signage or display(s) regarding sustainable energy management practices used on site (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - We will include a signage on site which introduces the BC Energy Step Code system.
    - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of **16 points** for **Category Five**.*

**Category 6:**

- A. At least 50% of the property is covered with permeable surface area which may include a green roof.
- Scored point(s): 2 points
  - Proof(s):
    - Lumina has a green roof planned on the rooftop according to the landscaping plan. Including the green roof, more than 50% of the property is covered with permeable surface area.
    - Please see appendix C for more details.
- B. The proposed building on the property includes plumbing features which will use 35% less water than the BC Building Code standard (2 points).
- Scored point(s): 2 points
  - Proof(s):
    - The proposed development will only utilize the plumbing fixtures such as faucets, shower heads and toilets that use 35% less water than normal fixtures on site.
- C. A green roof is installed to a minimum 30% of the roof area.
- Scored point(s): 3 points
  - Proof(s):

- According to Lumina's landscaping plan (page LA 4), more than 30% of the roof is covered by green roof.
  - Please see appendix C for more details.
- D. A living wall is installed to cover at least 10% of the total available wall area for proposed project (2 points).
- Scored point(s): 2 points
  - Proof(s):
    - The proposed development has incorporated green walls on both North and South sides of the building. The covered area is greater than 10% of the total available wall area.
    - Please see Appendix G for more details.
- E.
- F. A water efficient irrigation system (such as drip) is installed (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - Lumina will utilize drip irrigation system, which has separate line installed at each plant's root. It maximizes the water delivery efficiency to the plants.
- G.
- H. The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There will be a signage on the East side of the development site illustrating the using of sustainable water management practices such as the drip irrigation system and water saving plumbing fixtures.
    - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 11 points for **Category Six**.*

**Category 7:**

- B. At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC) or any subsequent Act or Acts which may be enacted in substitution therefore (3 points).
- Scored point(s): 3 points
  - Proof(s):
    - The proposed development has 39 units. Thus, there will be at least 4 units will meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC).

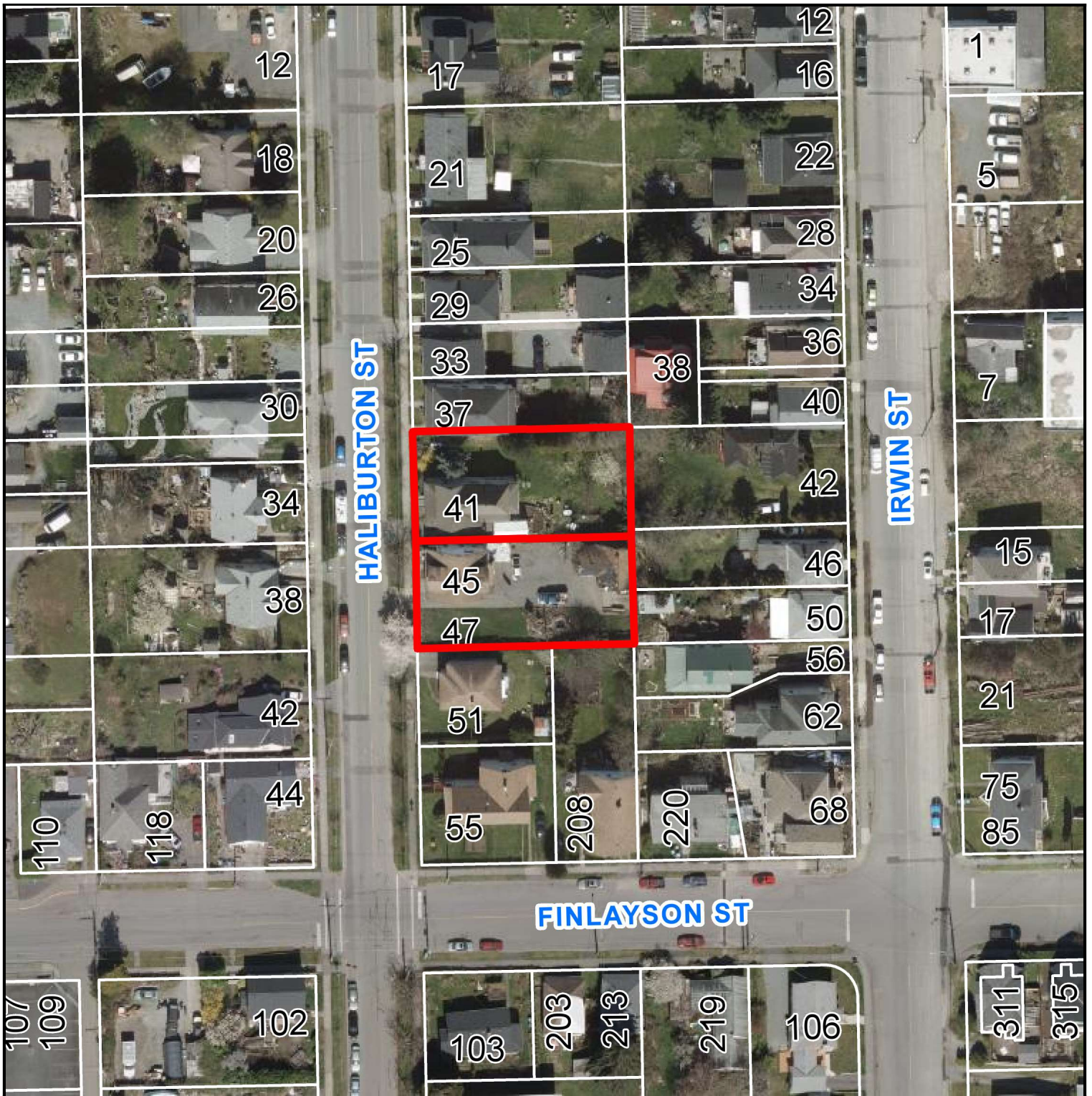
- These 4 units will be the units locate on the first floor facing West (unit 101, 102, 107, 108).
- F. A permanent public art feature is included on the site in accordance with the City’s Community Plan for Public Art (2 points).
- Scored point(s): 2 points
  - Proof(s):
    - Lumina has engaged a first nation artist named Noel Brown, who will do a carved metal art piece for Lumina. The art piece will carry the similar theme of the art works from Outlook and Prospect.
    - Please see the location and size of the art piece in Appendix B.
- I. The development site includes permanent heritage interpretive signage or heritage building element where relevant (1 point).
- Scored point(s): 1 point
  - Proof(s):
    - There will be a sign illustrating the history of Haliburton street including the heritage events such as horse racing.
    - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of **6** points for **Category Seven**.*

In conclusion, the total score that the proposed development on 41 and 45 Haliburton St will achieve is **65** points, which has met the Tier 2 amenity requirements for the additional density (65 points).



ATTACHMENT J  
AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001218**



41 & 45 HALIBURTON STREET