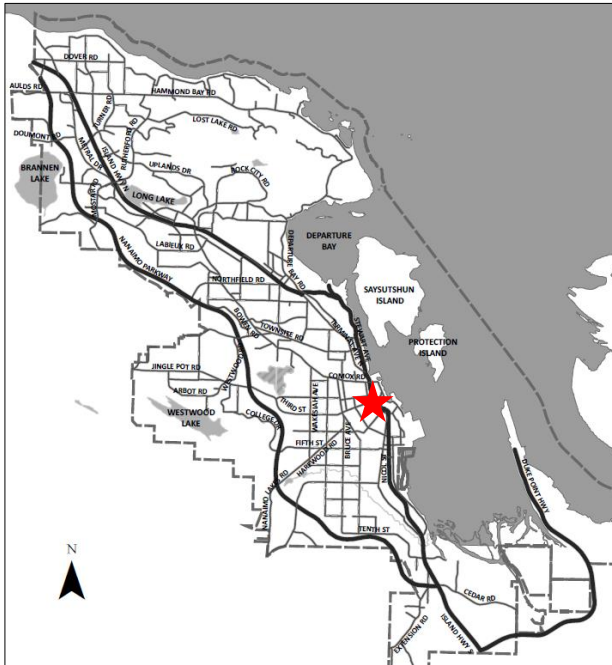


DATE OF MEETING | March 4, 2024 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1289 –  
337 ROBSON STREET**



**Proposal:**

A 31-unit multi-family residential development

**Zoning:**

DT2 – Fitzwilliam

**City Plan Land Use Designation:**

Primary Urban Centre

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

498m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family residential development at 337 Robson Street.

### **Recommendation**

That Council issue Development Permit No. DP1289 for a multi-family residential development at 337 Robson Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-MAR-04.

## **BACKGROUND**

A development permit application, DP1289, was received from Beck Vale Architects and Planners Inc., on behalf of 1362132 BC Ltd., to permit a five-storey multi-family residential development with 31 dwelling units at 337 Robson Street. A previous development permit for the property, DP1127, was approved in 2019 and expired in 2021.

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

The subject property is located in the Old City Quarter at the western edge of Downtown Nanaimo. Robson Street is a cul-de-sac extending from Franklyn Street with a pedestrian connection to Fitzwilliam Street to the north. The property contains a private gravel parking lot, and no trees or other significant vegetation are present on the lot.

The surrounding neighbourhood includes a mix of commercial and residential land uses. Adjacent properties include St. Andrew's United Church to the north, offices across Robson Street to the east, surface parking lots and future development sites along Robson Street to the south, and a mix of commercial uses (retail stores, restaurants, and offices) along Wesley Street to the west. A number of amenities are located nearby with commercial services on Fitzwilliam Street, Victoria Crescent, and Commercial Street. Nearby recent residential developments include the 46-unit five-storey Cardea building at 238 Franklyn Street (completed 2019) and the 195-unit six-storey Telus Living development at 235 Wallace Street (under construction).

## **DISCUSSION**

### **Proposed Development**

The proposed development is a five-storey multi-family residential building with 31 studio rental units and under-the-building parking. The proposed units are micro-units with sizes ranging from 30m<sup>2</sup> to 34m<sup>2</sup>.

The proposed gross floor area is 1,233m<sup>2</sup> and the total Floor Area Ratio (FAR) will be 2.48, which is below the maximum permitted FAR of 2.50 for this development. The base maximum FAR in the DT2 zone is 2.30 and the applicant is proposing to achieve an additional 0.20 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 applicant is proposing to meet Tier 1 in Schedule D by providing amenities including the following:

- Wood frame construction;
- The use of recycled building materials;
- Exceeding the BC Energy Step Code by one step;
- Low-flow plumbing features;
- Rainwater collection for on-site irrigation; and,
- Educational signage for sustainable building materials, energy management practices, and water management practices.

### *Site Design*

The proposed building covers the entire site with 100% lot coverage as permitted in the DT2 zone. Access to the under-the-building parking will be provided from Robson Street via a drive aisle located in the centre of the property. A portion of the building footprint is set back from Robson Street to accommodate the parking entrance and short-term bicycle parking. The pedestrian entrance is located on Robson Street at the northeast corner of the building.

A total of 11 vehicle parking spaces are proposed onsite (see “Proposed Variances” section of this report), in addition to the required 16 long-term bicycle parking spaces and four short-term bicycle parking spaces. Waste collection will be from a garbage room in the parking level.

### *Building Design*

The relevant design guidelines are the Downtown Urban Design Plan and Guidelines (the “Downtown Design Guidelines”) which encourages residential uses along Robson Street. The front façade of the five-storey building includes a two-column element at zero lot line, with wood-like cladding framing the corners of the building. The remainder of the front façade is set back from the street in order to break up the massing of the building and allow for underground parking access. Exterior materials will include a mix of cementitious panels.

The Downtown Design Guidelines encourage a 1.5m setback from Robson Street; and the central portion of the upper storey is set back slightly further (approximately 2m) to allow an open deck and articulation of the building. Balconies on each level add visual interest to the building. The front entrance is defined by an overhead deck and prominent glazing. The front elevation emphasizes a street wall character while maintaining a human scale of development.

The rear elevation includes a more pronounced terraced design where the parking level is partially underground. The second floor of the building is set back approximately 3m and the uppermost floor is set back an additional 10m. By stepping back the building, the applicant is able to provide rooftop outdoor amenity space and transition to the existing two-storey office building to the rear. The proposed development is in substantial compliance with the applicable Downtown Design Guidelines.

### *Landscape Design*

The 100% lot coverage allows for limited landscaping opportunities. The applicant is proposing ornamental planting to screen the pad-mounted transformer at street level in addition to a raised planter adjacent to the sidewalk. Additional planter beds are proposed on second-level private

patios and the fifth-level rooftop terrace. Garden beds for residents are also proposed in the rooftop amenity space.

### **Design Advisory Panel**

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of DP1127 that was previously accepted by DAP in 2019.

### **Proposed Variances**

#### *Maximum Building Height*

The maximum permitted height for a principal building in the DT2 zone is 12.0m and the proposed building height is 16.1m, a requested variance of 4.1m. The variance request is consistent with the previously approved DP.

The height variance is requested in order to accommodate the uppermost floor and to maximize outdoor amenity space onsite with rooftop amenities. The fifth level only covers a portion of the building and the massing is concentrated towards the Robson Street elevation. The development will not impact a public view corridor as identified in the Downtown Urban Design Plan and Guidelines. The proposed building elevation will be similar to that of St. Andrew's United Church to the north.

City Plan supports taller building heights in the Downtown Urban Centre, with typical building forms including a mix of low-rise, mid-rise, and high-rise buildings.

#### *Minimum Required Parking*

The minimum required parking for the development is 14 parking spaces and the total number of spaces accounted for is 12, a requested variance of two spaces.

While only 11 parking spaces are provided onsite, the City of Nanaimo "Off Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") allows cash-in-lieu for up to 10% of the required parking in this area. The applicant is proposing to pay cash-in-lieu for one parking space and is requesting a variance for the remaining two spaces.

The applicant intends to cater the rental development towards those who do not have private vehicles as a principal mode of transport. The site is located in close proximity to services and transit, with a bus stop on Fitzwilliam Street approximately 100m northwest (identified as Bus Frequent Transit by City Plan) and the future transit exchange approximately 400m southeast. The site is less than 100m away from Wallace Street which is identified as a future Secondary Active Mobility Route by City Plan. Additionally, City Plan encourages alternative mobility modes and development in close proximity to services where there is less reliance on a private vehicle, and further supports the removal of minimum parking requirements in the Downtown Urban Centre.

Staff support the proposed variances. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1289 is for a five-storey multi-family residential development with 31 dwelling units at 337 Robson Street.
- The proposed development is in substantial compliance with the applicable Downtown Design Guidelines.
- Variances are requested to increase the maximum permitted building height from 12.0m to 16.1m and to reduce the minimum required parking from 14 spaces to 12.
- Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site and Parking Plans  
ATTACHMENT D: Building Elevations and Details  
ATTACHMENT E: Building Renderings  
ATTACHMENT F: Landscape Plan and Details  
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 12.0m to 16.1m.

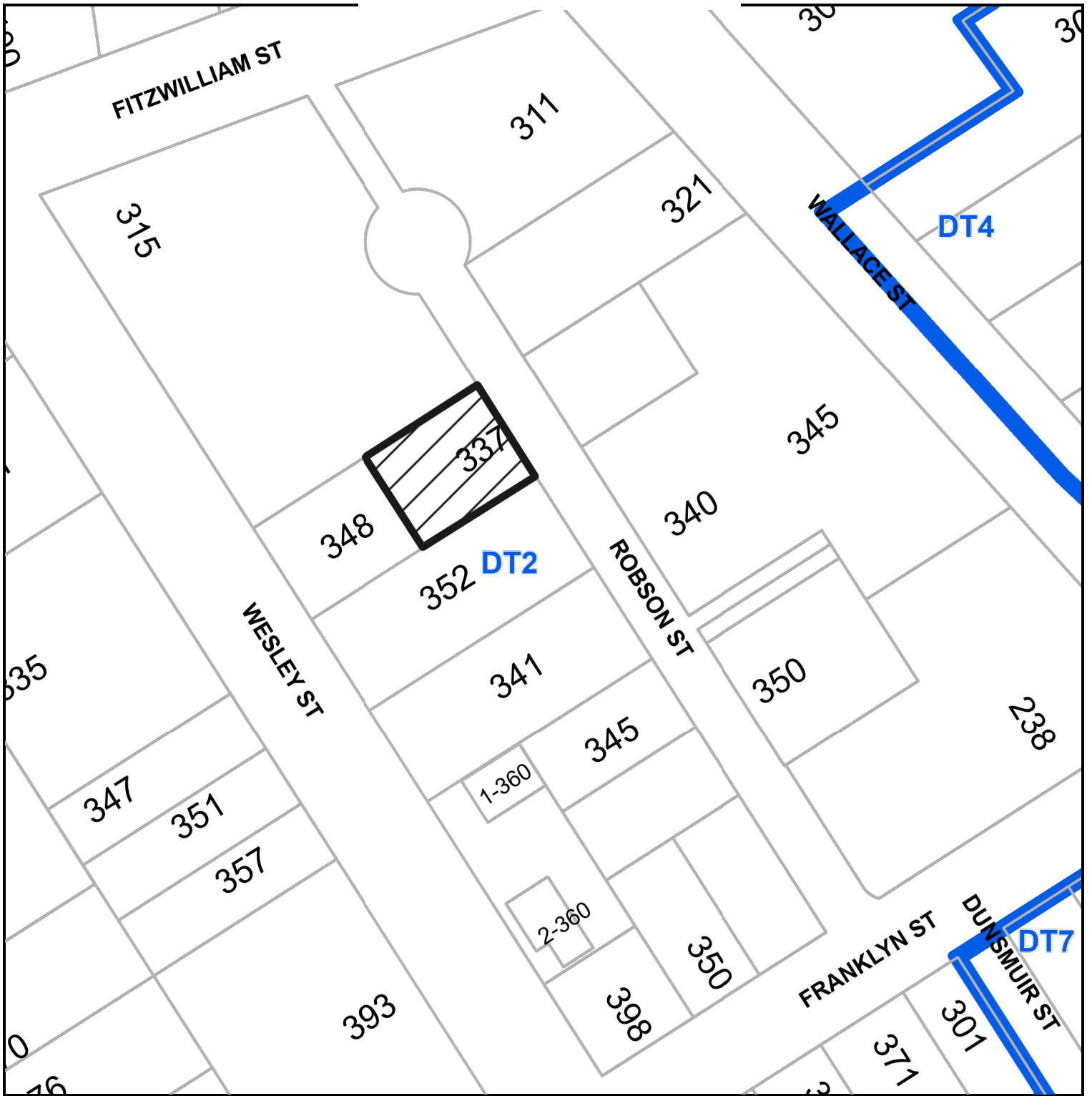
The “City of Nanaimo Off Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 14 spaces to 12 spaces.

### CONDITIONS OF PERMIT

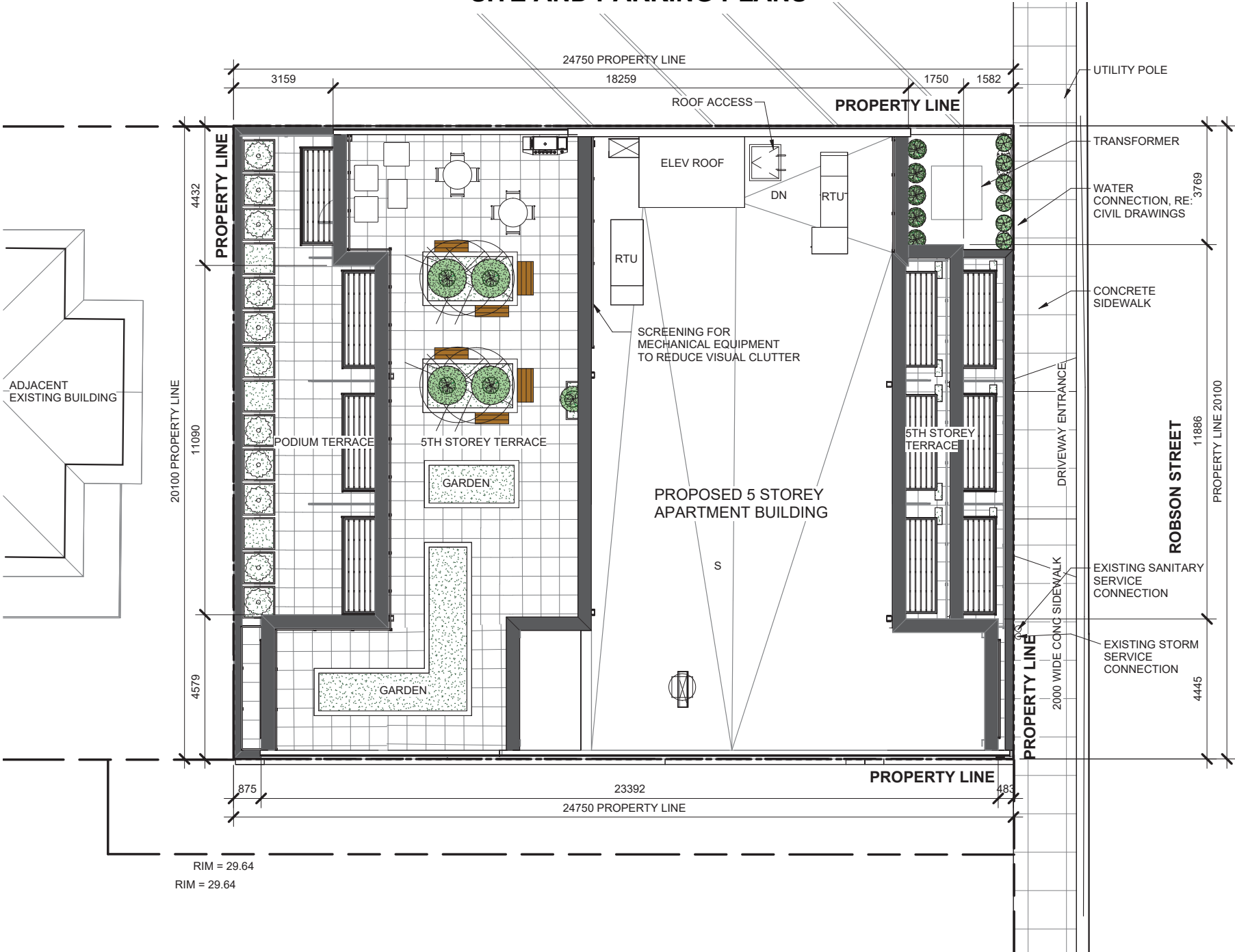
1. The subject property shall be developed in substantial compliance with the Site and Parking Plans prepared by Beck Vale Architects and Planners Inc., received 2023-AUG-28 and 2024-JAN-30, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by Beck Vale Architects and Planners Inc., received 2023-DEC-17, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Bloom Landscape Architecture., received 2023-AUG-28 and 2023-DEC-17, as shown on Attachment F.
4. The subject property shall be developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Beck Vale Architects and Planners Inc, received 2024-FEB-12, as shown on Attachment G, and 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. Payment of \$10,000 cash-in-lieu for one of the twelve parking space prior to building permit issuance.

ATTACHMENT B  
SUBJECT PROPERTY MAP



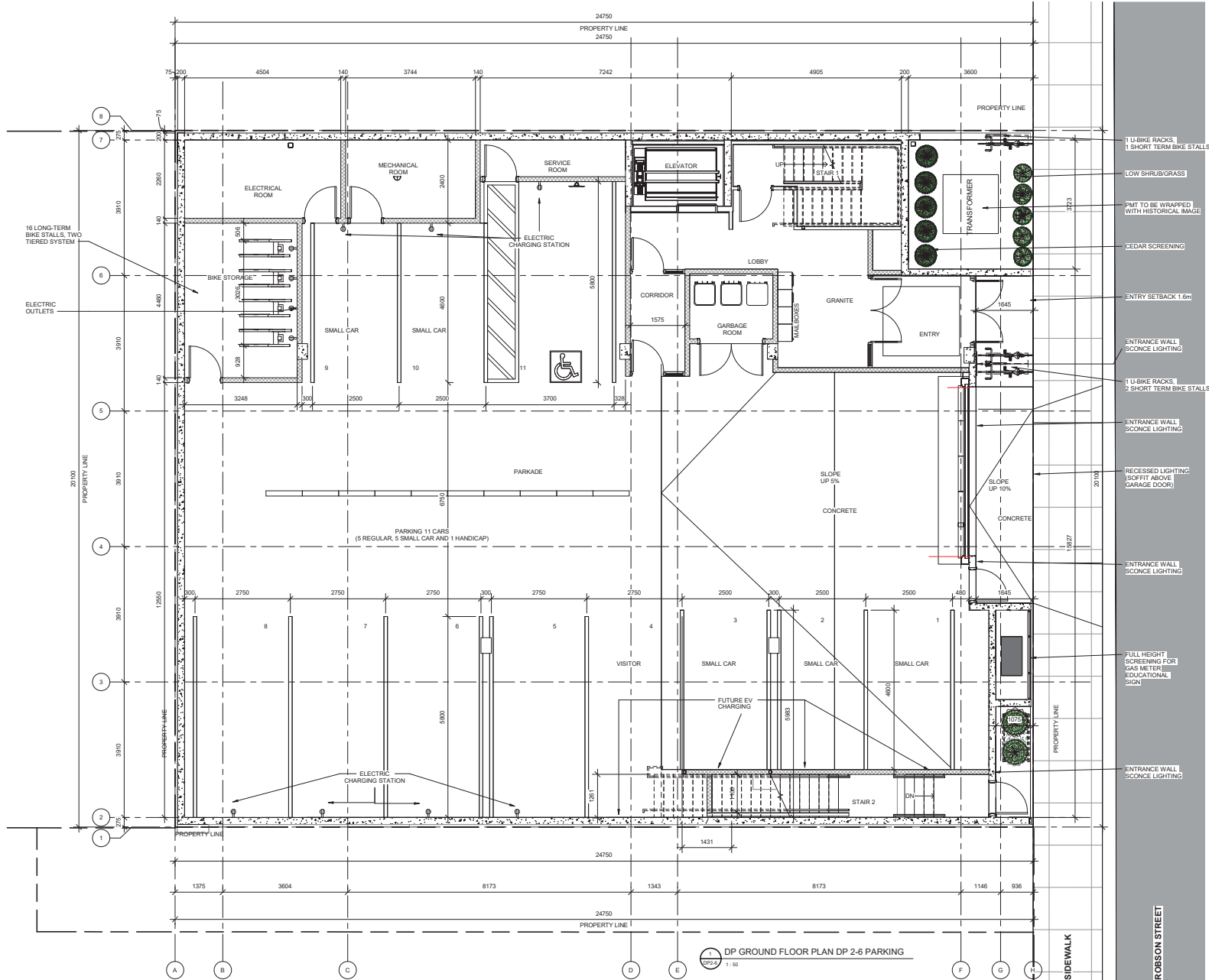
 337 Robson Street

# ATTACHMENT C SITE AND PARKING PLANS





ISSUED	DATE	REMARKS
▲		



**ROBSON STREET  
APARTMENT  
NANAIMO, BC**  
337 ROBSON STREET

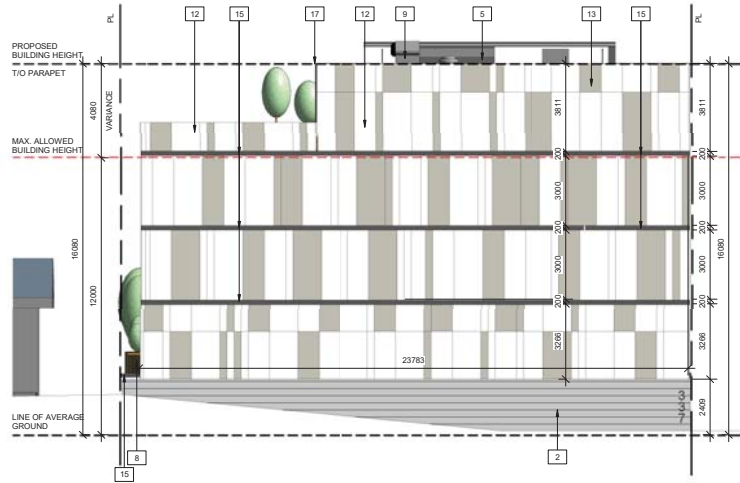
Drawn:	NV	Checked:	Checker
Project Number:	22-23		

GROUND FLOOR - PARKING **DP2-6**

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# ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



1 SOUTH ELEVATION  
DP3-1 1:100



2 EAST ELEVATION  
DP3-1 1:100



3 NORTH ELEVATION  
DP3-1 1:100



4 WEST ELEVATION  
DP3-1 1:100



OPTIONAL IMAGES FOR METAL PANEL SCREENING AND TRANSFORMER IMAGE WRAP

### EXTERIOR FINISH MATERIALS

1. FIBRE CEMENT PANEL - TYPE 1
2. POURED IN PLACE CONCRETE WITH REVEAL JOINTS PAINTED
3. PREFINISHED METAL CORNICE
4. PREFINISHED METAL FLASHING
5. PREFINISHED METAL ROOF TOP UNIT SCREENING
6. PREFINISHED METAL LOUVERED PRIVACY SCREEN
7. ALUMINUM WINDOW FRAME/WINDOW
8. PREFINISHED METAL PICKET RAILING
9. MECHANICAL UNITS
10. PREFINISHED METAL OVERHEAD DOOR WITH LEXAN SLATS
11. METAL HOLLOW DOOR - PAINT
12. FIBRE CEMENT PANEL - TYPE 2
13. FIBRE CEMENT PANEL - TYPE 3
14. DOWNSPOUTS
15. PREFINISHED HORIZONTAL METAL PANEL/TRIM - TYPE 1
16. PREFINISHED COMPOSITE BOARD - 6" V-GROOVE PLANK
17. CORRUGATED METAL PANEL - TYPE 1
18. OCULAR PERFORATED METAL PANEL IMAGING SCREEN WITH HINGES
19. PRIVACY FILM
20. CEDAR PLANTS, GRASSLOW SHRUB FOR SCREENING
21. ENTRANCE SCONCE LIGHTING
22. RECESSED LIGHTING BELOW LEVEL 2 TERRACE
23. TRANSFORMER WITH HISTORIC IMAGE WRAP
24. EDUCATIONAL DISPLAY, SUSTAINABLE ENERGY MANAGEMENT

### COLOUR

- LIGHT MIST
- GRAY
- CHARCOAL GRAY
- LIGHT GRAY
- CHARCOAL GRAY
- DARK GRAY
- CHARCOAL GRAY
- ARCTIC WHITE
- SLATE GRAY
- BLACK
- CHARCOAL GRAY
- DARK FIR
- DUSTY CHARCOAL
- CHARCOAL GRAY



OCULAR PERFORATED METAL PANEL IMAGING



RECESSED LIGHTING

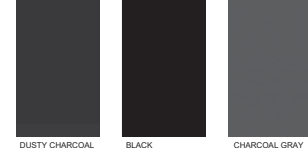
SCONCE LIGHTING



CEDARS

PLANTERS

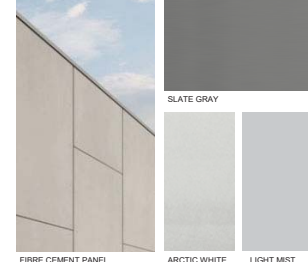
PUBLIC ARTWORK



DUSTY CHARCOAL

BLACK

CHARCOAL GRAY

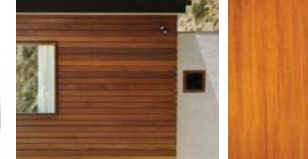


FIBRE CEMENT PANEL

SLATE GRAY

ARCTIC WHITE

LIGHT MIST



HORIZONTAL COMPOSITE BOARD

DARK FIR



200-211 17 Avenue SE Calgary Alberta 403 262 8511

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP

NOTE:  
ELEVATIONS HAVE CHANGED

ROBSON STREET  
APARTMENT  
NANAIMO, BC  
337 ROBSON STREET

Drawn: CAF, TO Checked: NV  
Project Number 22-23

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ELEVATIONS AND MATERIAL BOARD

DP3-1

# ATTACHMENT E BUILDING RENDERINGS



Robson Street View



Wesley Street - Detail View



Robson Street - Interpretive Graphic View



Robson Street Entry Level View



Robson Street - Detail View (Gas Meter Screen)



Robson Street - Detail View (Entry)



Wesley Street View



Robson Street View



Wesley Street View

ISSUED	DATE	REMARKS
1	AUGUST 11, 2022	ISSUED FOR DP

**ROBSON STREET  
APARTMENT  
NANAIMO, BC**  
337 ROBSON STREET

RECEIVED  
DP1289  
2023-AUG-28

Drawn: CAF, TO    Checked: NV  
Project Number: 22-23

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**RENDERINGS**    **DP5-1**

# ATTACHMENT F LANDSCAPE PLAN AND DETAILS

LEVEL 1

AT THE STREET LEVEL, THE DEVELOPMENT OFFERS A COVERED ENTRYWAY AND BICYCLE PARKING OFF OF ROBSON STREET. PARKADE ACCESS IS LOCATED CENTRALLY WITH REQUIRED MECHANICAL ELEMENTS FLANKING EACH SIDE. PLANTERS AND SCONCE LIGHTING PLACED FOR EACH BUILDING ACCESS POINTS. MECHANICAL ELEMENTS ARE SOFTENED/SCREENED WITH THE USE OF CEDARS AND METAL SCREENING.



LANDSCAPE PLAN - LEVEL 1  
1:100

LEVEL 2

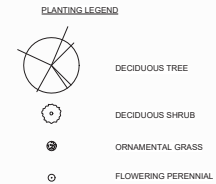
LEVEL TWO OFFERS PRIVATE PATIOS FOR RESIDENTS. ON THE SOUTHWEST SIDE OF THE BUILDING, A BOXWOOD HEDGE AND DOGWOOD TREES WITHIN RAISED PLANTERS PROVIDE ALL SEASON PRIVACY FOR RESIDENTS. THE PLANT MATERIAL WORKS TO SOFTEN THE BUILDING EDGE WHEN VIEWED FROM STREET LEVEL AND FROM ADJACENT BUILDINGS. IN THE SPRING, FLOWERS ON THE DOGWOODS ATTRACT POLLINATORS. DURING THE WINTER, THE DOGWOODS BRANCHING CREATES AN INTERESTING FORM WITHIN THE LANDSCAPE.



LANDSCAPE PLAN - LEVEL 2  
1:100



QUANTITY	COMMON NAME	SIZE / SPACING
<b>TREES</b>		
2	COLUMNAR BLUE ATLAS CEDAR	4.5 CM CAL
3	PACIFIC DOGWOOD	6.0 CM CAL
5	PARKLAND PILLAR ASIAN WHITE BIRCH	4.5 CM CAL
<b>SHRUBS</b>		
19	GREEN VELVET BOXWOOD	#03 CONT.
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>		
20	DRUMSTICK ALLIUM	BULB/PLANT IN FALL
20	MEXICAN FEATHER GRASS	#01 CONT.
20	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.



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**BLOOM LANDSCAPE ARCHITECTURE**  
UNION BAY, BC, V0R 3B0  
T: 250-218-1303  
e: info@bloom-ls.com  
www.bloom-ls.com

LEVEL 5

THE SOUTH FACING ROOF DECK ON LEVEL FIVE PROVIDES A GENEROUS OUTDOOR AREA FOR ALL RESIDENTS TO ENJOY. THE SPACE IS DEFINED BY RAISED PLANTERS WITH FIXED BENCH SEATING AND MOVEABLE CHAIRS AND TABLES. RESIDENTS CAN CHOOSE TO GATHER IN GROUPS OR FIND A QUIET PLACE TO READ. THE LAYOUT IS CONSIDERATE OF WHEELCHAIR USERS AS THE ROOF DECK AND ALL AREAS ON IT ARE ACCESSIBLE.

TWO OF THE FOUR PLANTERS ARE AVAILABLE FOR USE BY RESIDENTS TO GROW THEIR OWN PRODUCE AND ORNAMENTAL PLANTS. THE REMAINING PLANTERS ARE FILLED WITH MEADOW STYLE PLANTINGS TO CREATE ALL SEASON VISUAL INTEREST AND ATTRACT POLLINATORS AND BUTTERFLIES. FOUR TREES LINE THE DECK, PROVIDING SUMMER SHADE, BEAUTIFUL FALL COLOR, AND WINTER FORM. THESE TREES ALSO PLAY AN IMPORTANT ROLE IN PROVIDING VERTICAL GREENERY WITHIN THE DEVELOPMENT WHEN VIEWED FROM THE STREET LEVEL AND ADJACENT BUILDINGS.



TABLE AND CHAIRS FOR BBQ AREA



LOUNGE SEATING BY RAILING AREA



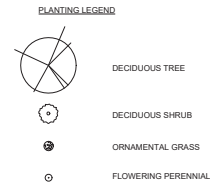
LANDSCAPE PLAN - LEVEL 5  
1:100



BENCH SEATING AROUND PLANTERS



QUANTITY	COMMON NAME	SIZE / SPACING
<b>TREES</b>		
2	COLUMNAR BLUE ATLAS CEDAR	4.5 CM CAL
3	PACIFIC DOGWOOD	6.0 CM CAL
5	PARKLAND PILLAR ASIAN WHITE BIRCH	4.5 CM CAL
<b>SHRUBS</b>		
19	GREEN VELVET BOXWOOD	#03 CONT.
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>		
20	DRUMSTICK ALLIUM	BULB/PLANT IN FALL
30	MEXICAN FEATHER GRASS	#01 CONT.
20	RHAPSODY IN BLUE MEADOW SAGE	#01 CONT.



RECEIVED  
DP1289  
2023-AUG-28

Drawn: CAF, TO Checked: NV  
Project Number 22-23

ROBSON STREET  
APARTMENT  
NANAIMO, BC  
337 ROBSON STREET

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

337 Robson Street

**SCHEDULE D – TIER 1**

**ADDITIONAL DENSITY REQUIREMENTS - SCHEDULE D**

	<b>1</b>	<b>SITE SELECTION (MIN.10)</b>
	<b>2</b>	<b>RETENTION AND RESTORATION OF NATURAL FEATURES (MIN. 8)</b>
	<b>3</b>	<b>PARKING AND SUSTAINABLE TRANSPORTATION (MIN. 10)</b>
<b>9 - 16</b>	<b>4</b>	<b>BUILDING MATERIALS (MIN. 8) A+C+D+E+H= 9</b>
<b>1 - 1</b>	<b>A.</b>	WOOD IS THE PRIMARY BUILDING MATERIAL. YES. WOOD FRAME BUILDING.
<b>0 - 2</b>	<b>B.</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. NO.
<b>3 - 3</b>	<b>C.</b>	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. YES.
<b>2 - 2</b>	<b>D.</b>	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. YES.
<b>2 - 2</b>	<b>E.</b>	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. YES.
<b>0 - 2</b>	<b>F.</b>	AT LEAST 75% OF THE MATERIALS USED IN CONST. ARE RENEWABLE RESOURCES. NO.
<b>0 - 3</b>	<b>G.</b>	THE PROPERTY INCLUDES AN EXISTING BUILDING AND AT LEAST 75% OF EXISTING BUILDING STRUCTURE OR SHELL IS RETAINED. NO.
<b>1 - 1</b>	<b>H.</b>	THE DEVELOPMENT INCLUDES PERMANENT EDUCATIONAL SIGNAGE OR DISPLAY(S) REGARDING THE SUSTAINABLE USE OF BUILDING MATERIALS USED DURING CONSTRUCTION OF THE PROJECT. YES. RE: 1/DP2-1
<b>11 - 31</b>	<b>5</b>	<b>ENERGY MANAGEMENT (MIN. 11) A+D= 11</b>
<b>10 - 10*</b>	<b>A.</b>	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.* YES. THE PROJECT IS DESIGNED FOR PART 3 BUILDING. IT IS REQUIRED TO MEET STEP 2 BUT PROJECT WILL MEET STEP 3.
<b>15*-</b>	<b>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 ONE STEP. * YES. THE PROJECT IS DESIGNED FOR PART 3 BUILDING. IT IS REQUIRED TO MEET STEP 2 BUT PROJECT WILL MEET STEP 3
<b>30*-</b>	<b>C.</b>	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 MIN. REQ. OF STEP 4 OR 5 WITHIN THE BC ENERGY STEP CODE.*. NO.
1 - 1	D.	THE DEVELOPMENT INCLUDES PERMANENT EDUCATION SIGNAGE OR DISPLAY(S) REGARDING SUSTAINABLE ENERGY MANAGEMENT PRACTICES USED ONSITE. YES. SIGNAGE ON THE LOBBY WALL. RE: GROUND FLOOR PLAN 1/DP2-1
8 - 16	6	<b>WATER MANAGEMENT (MIN. 8) B+E+G+H= 8</b>
0 - 2	A.	AT LEAST 50% OF THE PROPERTY IS COVERED WITH A PERMEABLE SURFACE AREA WHICH MAY INCLUDE A GREEN ROOF. NO.
2 - 2	B.	THE PROPOSED BUILDINGS ON THE PROPERTY INCLUDE PLUMBING FEATURES WHICH WILL USE 35% LESS WATER THAN THE BC BUILDING CODE STANDARD. YES.
0 - 3	C.	A GREEN ROOF IS INSTALLED TO A MINIMUM 30% OF THE ROOF AREA. NO.
0 - 2	D.	A LIVING WALL IS INSTALLED TO COVER AT LEAST 10% OF THE TOTAL AVAILABLE WALL AREA FOR THE PROPOSED PROJECT. NO.
3 - 3	E.	A NON-POTABLE IRRIGATION SYSTEM IS INSTALLED AND USED FOR ALL ON-SITE IRRIGATION. YES. WATER TO BE COLLECTED UNDER SLAB (CISTERN) AND PUMP BACK UP TO USE FOR GREEN SPACE ON TERRACE AND ROOF.
0 - 1	F.	A WATER EFFICIENT IRRIGATION SYSTEM (SUCH AS DRIP) IS INSTALLED. NO.
2 - 2	G.	THE PROPOSED DEVELOPMENT INCLUDES A RAIN GARDEN, CISTERN, BIOSWALE OR STORM WATER RETENTION POND ON THE PROPERTY. YES. WATER TO BE COLLECTED UNDER SLAB (CISTERN).
1 - 1	H.	THE DEVELOPMENT SITE INCLUDES PERMANENT EDUCATIONAL SIGNAGE OR A DISPLAY(S) REGARDING SUSTAINABLE WATER MANAGEMENT PRACTICES USED ON SITE. YES. SIGNAGE ON THE LOBBY WALL. RE: GROUND FLOOR PLAN 1/DP2-1
	7	<b>SOCIAL AND CULTURAL SUSTAINABILITY (MIN. 8)</b>
	8	<b>AFFORDABLE HOUSING (MIN. 10)</b>