

ATTACHMENT A- Schedule D (Current Version)

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in all of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site selection and Connectivity (10 points required)	
Amenity	Points
The proposed development is located on a brownfield site.	7
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.	2
The proposed development is located within 200m of a park or trail network.	2
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
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, in addition to the above.
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. (RELOCATED TO CATEGORY 3)	2

Category 2: Retention of Natural Features (10 points required)

Amenity	Points
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.	3
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
The proposed development includes at least 50% retention of natural soils.	2
The proposed development includes 100% retention of natural soils.	An additional 2 points
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 Tree Protection Bylaw.	2
After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	3
After re-planting the total amount of trees on the property, or adjacent road-right-of way or public space, post development is at least 20% more than the number of trees on the property before development.	4
Site disturbance is limited to all of the following parameters: <ul style="list-style-type: none">• 12m beyond the building perimeter;• 3m beyond surface walkways, patios, surface parking and utilities less than 30cm in diameter;• 4.5m beyond primary roadway curbs and main utility branch trenches; and• 7.5m beyond constructed areas with permeable surfaces (such as pervious paving areas, storm water detention facilities and playing fields) that requires additional staging areas to limit compaction in the constructed area.	5
Site disturbance is further limited to meet all of the following parameters: <ul style="list-style-type: none">• 3m beyond the building perimeter;• 3m beyond surface walkways, patios, surface parking and utilities less than 30cm in diameter;• 3m beyond primary roadway curbs and main utility branch trenches; and• 3m beyond constructed areas with permeable surfaces (such as pervious paving areas, storm water detention facilities and playing fields) that requires additional staging areas to limit compaction in the constructed area.	An additional 3 points

Category 3: Parking and Pedestrian Connectivity (6 points required)

Amenity	Points
Covered and secure bicycle storage is provide to accommodate the following number of spaces: a) multiple family residential developments: 1 bicycle space per 2 dwelling units; and b) non-residential uses: 1 bicycle space per 250m² of Gross Floor Area for the first 5000m², plus one bicycle space per 500m² of additional Gross Floor Area.	4
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.	2
The parking area within the proposed development includes at least one electric vehicle charging station.	2 +1 point for each additional electric vehicle charge station
Where the proposed development includes a place of employment, up to 5% of the parking spaces required by the City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" are designated as a carpool parking space and are not located more than 50m from a building entrance.	2
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
The proposed development includes covered and designated parking spaces for a motorized scooter to accommodate the following number of spaces: c) multiple family residential developments: 1 motorized scooter space per 15 dwelling units; and a) non-residential uses: 1 motorized scooter space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.	2

Category 4: Building Materials (6 points required)

Amenity	Points
Wood is the primary building material.	2
The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 5%, of the total value of materials on the project.	3
At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	4
The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 205%, based on costs, of the total value of the materials in the project.	3
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 on site or comingled.	1
At least 75% of the materials used in construction are renewable resources.	2

Category 5: Energy Management (5 points required)

Amenity	Points
<p>The project developer has provided all of the following:</p> <ul style="list-style-type: none">a) the City with an energy model in compliance with the ASHRAE 140-2007 Standard for Energy Modeling, specifying carbon emissions per kilowatt hour and minimum ASHRAE 90.1 2007 Energy Standard; andb) letter from an electrical or mechanical engineer stating that the project has complied to the ASHRAE 90.1 2007 Energy Standard; andc) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate. (UPDATED AS NOTED IN THE REPORT)	5

Category 6: Water Management (10 points minimum)

Amenity	Points
At least 75%-(changed to 50%) of the property is covered with a permeable surface area which may include a green roof	3
The proposed buildings on the property include plumbing features which will use 35% less water than the maximum BC Building Code standard.	3
A green roof is installed to a minimum 30% of the roof area.	5 +1 point for each additional 10% of green roof coverage. +2 additional points if the green roof can be safely accessed by the building tenants.
A living wall is installed to cover at least 20% (changed to 10%) of the total available wall area for the proposed project.	3
A non-potable irrigation system is installed and used for all on-site irrigation.	5
The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2

Category 7: Social Sustainability (5 points minimum)

Amenity	Points
At least 10% of the residential dwelling units within a building are no greater than 30m ² in area.	3
At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2006 (BCBC.)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	2
The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 25% of all residential units shall not be subdivided under the Strata Property Act or sold for at least ten years after the building receives final occupancy.	3
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.	5
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 30m ² in area.	5
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of all rental units are rented at a rate of at least 10% less than the most recently published Canadian Mortgage and Housing Corporation 'average rents in privately initiated rental apartment structures of three units and over' by unit type for a period for at least five years.	3
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of all rental units are rented at a rate of at least 20% less than the most recently published Canadian Mortgage and Housing Corporation 'average rents in privately initiated rental apartment structures of three units and over' by unit type for a period for at least five years.	5
The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2

Definitions

~~**ASHRAE 90.1 2007 Energy Standard:** means the energy standard for buildings except low rise residential buildings, created and standardized by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), to provide minimum requirements for energy-efficient design of buildings.~~ (UPDATED TO CURRENT STANDARD)

~~**ASHRAE 14 – 2007 Standard for Energy Modeling:** means the Standard Method of Test for the Evaluation of Building Energy Analysis Computer Programs, created and standardized by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).~~

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused due where expansion or redevelopment is complicated by environmental contamination.

~~**Carpool Parking Space:** means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.~~

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.

ATTACHMENT B- Schedule D (Proposed Version)

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 60 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
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
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
Total		20

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

Amenity		Points
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 understorey 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
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	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
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
Total		16

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

Amenity		Points
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
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 motorcycle 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 a) 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. 	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. (MOVED FROM CATEGORY 1)	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	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.	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
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
Total		16

Category 5: Energy Management (6 points required)

Amenity		Points
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate.	5
B	The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards: <ul style="list-style-type: none"> • yearly heating demand ≤ 15 kWh or peak heat demand ≤ 10 W/m² • yearly cooling demand ≤ 15 kWh • building air tightness ≤ 0.6 ACH @50 • excess temp frequency $\leq 10\%$ • primary energy demand ≤ 120 kWh 	10
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		16

Category 6: Water Management (8 points required)

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

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

Amenity		Points
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.	2
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
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		20

124 points total

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Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.