

ATTACHMENT J

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

CATEGORY 1

- NEARBY LOCAL AMENITIES MAP – *Showing distance from 337 Robson St., Nanaimo*
- EXISTING Civil services drawing or map.

CATEGORY 2

- APPENDIX B – LANDSCAPE DESIGN PLAN WITH DETAILS FOR POINTS – E, F, G, H & I
- EDUCATIONAL SIGNAGE - RE: Protected or Planted Trees, Animal Habitat, or other Natural Features on the site.

CATEGORY 3

- MODO CAR SHARE DOCUMENTS AND PARKING MAP
- PARKING PLAN ADDENDUM
- EDUCATIONAL SIGNAGE- RE: On Sustainable Transportation Alternatives available on site or in the immediate area.

CATEGORY 4

- Forest Stewardship Council Wood Products Assurance Letter – Provided by Architect along with a Wood Use Plan.
- Waste Management plan – Provided by GC at time of BP application
- Educational Signage – RE: Sustainable use of building materials used during construction of the project

CATEGORY 5

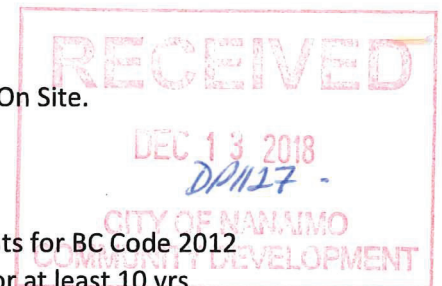
- ASSURANCE LETTER FROM MECHANICAL ENGINEER – RE: Stating the project will exceed ASHRAE 90.1 2010 standards by 5% or more. Provided at time of BP
- LC for 1% of Construction Costs by Developer to City – To be returned at time of completion of provisions of the above designate.
- EDUCATIONAL SIGNAGE- RE: Indicating the Sustainable Energy Management Practices Used On Site.

CATEGORY 6

- ASSURANCE LETTER FROM MECHANICAL ENGINEER – RE: Indicating our water or plumbing features will use 35% less water than the BC Building Code Standard
- LANDSCAPE PLAN – RE: Green Roof min 30% of roof space
- LANDSCAPE PLAN – RE: Water Irrigation System Details
- EDUCATIONAL SIGNAGE- RE: Sustainable Water Management Practices Used On Site.

CATEGORY 7

- FLOOR PLANS SHOWING – 10% of Suites meet all the Accessibility Requirements for BC Code 2012
- Letter from Developer – Assuring that: 1) Suites will not be stratified or sold for at least 10 yrs.
- LANDSCAPE PLAN – RE: SHOWING ROOFTOP GARDEN DESIGN
- PERMANENT SIGNAGE – RE: HERITAGE ELEMENTS (History of area or lot – Nanaimo Historic Info)



Schedule D – Amenity Requirements For Additional Density

337 ROBSON ST., NANAIMO, BC – TIER 2 RATIONALE

This report will show how the proposed development at 337 Robson St, will achieve the 60 of 125 points required in the 7, Tier 2 Categories, to achieved additional requested density for this development.

Please see the charts and attached addendum pages of this document for specific details on how the category point totals are calculated.

Category 1 - Site Selection (10 points required)

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		20	9	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3	The proposed development has the necessary infrastructure for a medium density development.
C	The proposed development is located within 200m of a park or trail network	1	1	<i>Small Park at 280 Wallace St. - 162m</i>
D	The proposed development is located within 400m of any of the following:	/5		<u>As the crow flies' distance</u>
	- retail store;		1	Window Seat Books – 309C Wesley St., Nanaimo (94 meters) See Appendix "A"
	- daycare facility;		1	Katie's Corner Child Care - 357 Wesley St, Nanaimo (160 meters)
	- Nanaimo Regional District transit bus stop;		1	Bus stop number 109-771 Fitzwilliams at Westley (107 meters)
	- any PRC (Parks, Recreation and Culture) Zoned property; and / or		1	Piper Park - (361 meters)
	- a CS-1 (Community Service One) zoned property.		1	451 Selby – Selby Place (305 meters)
	(1 point each)			

Category 2 - Retention & Restoration of Natural Features (8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	9	PASS

C	The proposed development includes at least 50% retention of natural soils.	1	1	Soil removed for excavation will be recycled and put into planters on the roof top garden and as back fill.
E	The proposed development includes street trees.	1	1	See Landscape Architectural Plan Appendix "B" for details
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	1	See Landscape Architectural Plan Appendix "B" for 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	2	See Landscape Architectural Plan Appendix "B" for details
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3	See Landscape Architectural Plan Appendix "B" for details
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1	See - Addendum "S" Signage Plan for more details.

Category 3 - Parking & Sustainable Transportation (10 points required)

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		20	15	PASS
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. (Modo is the only Car Share program)	1	1	See Addendum "C", MODO Car Share Program
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	4	See Addendum "C", MODO Car Share Program
D	The parking area within the proposed development includes at least one vehicle charging station. electric	1	1	See Parking Plan - Addendum "D"
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	4	See Parking Plan - Addendum "D"
F	The proposed development includes covered & designated parking spaces for a designated motorcycle parking space to accommodate the following # of spaces:	2	2	See Parking Plan - Addendum "D"
	a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and			See Parking Plan - Addendum "D"
	b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and			See Parking Plan - Addendum "D"
	c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.			See Parking Plan - Addendum "D"
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	2	See Parking Plan - Addendum "D"

I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>
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Category 4 - Building Materials

(8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	6	

C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	3	3	<i>Decorative wood elements building exterior and roof top garden pergola etc. See Appendix "E" Architect Letter & Wood Use Plan</i>
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2	<i>Waste Management Plan will be submitted with the Building Permit by the General Contractor.</i>
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 5 - Energy Management

(6 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	6	PASS

A	The project developer has provided all of the following:	5	5	
	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			<i>Mechanical Engineer to provide letter with Building Permit Submission.</i>

	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 designate.			<i>Meridian will submit at BP Stage.</i>
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 6 - Water Management

(8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	9	PASS

A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	2	<i>See Landscape Architectural Plan Appendix "B" for details</i>
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2	<i>A Letter from mechanical engineer required will be submitted at Building Permit Stage.</i>
C	A green roof is installed to a minimum 30% of the roof area.	3	3	<i>Will be greater than 30% of roof area. See Landscape Architectural Plan Appendix "B" for details</i>
F	A water efficient irrigation system (such as drip) is installed.	1	1	<i>See Landscape Architectural Plan Appendix "B" for details</i>
H	The development site includes permanent educational signage or a regarding sustainable water management practices used on site. display(s)	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 7 - Social & Cultural Sustainability**(10 points required)**

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		21	8	To be reviewed.
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	3	Yes. See detailed floor plans in Appendix "F"
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	3	Meridian agrees to a Housing Agreement with the City of Nanaimo.
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1	Our rooftop garden will include 3x 3'x5'ft raised gardening plots, for resident community gardening. See Landscape Architectural Plan Appendix "B" for details.
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	1	See - Addendum "S" Signage Plan for more details.

Schedule D Point Total:**62**