

ATTACHMENT G

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

May 24, 2019

1 of 3

SCHEDULE D			
Amenity Requirements for Additional Density			
Category 1: Site Selection (10 points required)			
	Amenity	Points	Points Met
A	The proposed development is located on a brownfield site.	5	0
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: -Retail store; -Daycare facility; -Nanaimo Regional District transit bus stop; -Any PRC (Parks, Recreation and Culture) Zoned property; and / or -ICS-1 (Community Service One) zoned property .	1 point each	5
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: -Retail store or public market; -Daycare facility; -Nanaimo Regional District transit bus stop; -Any PRC (Parks, Recreation and Culture) Zoned property; -ICS-1 (Community Service One) zoned property; and/ or -Public art .	1 point each	1
TOTAL		20	10
Minimum			10
Satisfied			YES

Category 2: Retention and Restoration of Natural Features (8 points required)			
	Amenity	Points	Points Met
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	0
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	3
C	The proposed development includes at least 50% retention of natural state.	1	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	1
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	0
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	0
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	0
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1
TOTAL		16	7
Minimum			8
Satisfied			NO

Category 3: Parking and Sustainable Transportation (10 points required)			
	Amenity	Points	Points Met
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	0
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	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	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4	0

F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m2 of Gross Floor Area for the first 5000m2 plus one space per 1500m2 of additional Gross Floor Area.; and c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
TOTAL		20	13
Minimum			10
Satisfied			YES

Category 4: Building Materials (8 points required)

	Amenity	Points	Points Met
A	Wood is the primary building material.	1	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2	0
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	3	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2
F	At least 75% of the materials used in construction are renewable resources.	2	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	0
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1
TOTAL		16	11
Minimum			8
Satisfied			YES

Category 5: Energy Management (6 points required)

	Amenity	Points	Points Met
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 ASH RAE 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	5
B	The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards: - Yearly heating demand 15 kWh or peak heat demand s 10 W /m2 - Yearly cooling demand 15 kWh - Building air tightness 0.6 ACH @50 - Excess temp frequency 10% - Primary energy demand 120 kWh	10	0
B	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1	1
TOTAL		16	6
Minimum			6
Satisfied			YES

Category 6: Water Management (8 points required)

	Amenity	Points	Points Met
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	0

B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	0
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	0
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	0
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
TOTAL		16	6
Minimum			8
Satisfied			NO

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

	Amenity	Points	Points Met
A	At least 10% of the residential dwelling units within a building are no greater than 29m2 in area.	1	0
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	0
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	0
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 29m2 in area.	4	0
E	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	0
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2	0
G	A children's play area is provided.	1	0
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	0
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3	0
TOTAL		21	1
Minimum			10
Satisfied			NO

MIN. TIER 1 OVERALL TOTAL

3

4

MIN. TIER 2 OVERALL TOTAL

60

54