

ATTACHMENT G

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

980 TERMINAL AVE- DEVELOPMENT PERMIT

03-Dec-19

SCHEDULE D

Category 1: Site Selection (10 points required)

Amenity		Points	Used
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	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: <ul style="list-style-type: none"> retail store; @ MB Mart on Steward Street (400m) daycare facility; @ 679 Terminal Avenue (160m) Nanaimo Regional District transit bus stop; @Cypress (350m) any PRC (Parks, Recreation and Culture) Zoned property; and / or located @ St Andrew Street a CS-1 (Community Service One) zoned property. 	1 point each	
			1
			1
			1
			1
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	
			1
			1
Total		20	10

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

Amenity		Points	Used
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 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	
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	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	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	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	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	1
Total		16	8

Category 6: Water Management (8 points required)

Amenity		Points	Used
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. (15,163 sf-70%)	2	2
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	
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	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	8