

ATTACHMENT I

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Schedule 1t

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 at total of 65 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) **Selected for Tier 1**

Amenity		Points
A	The proposed development is located on a brownfield site. This site is a previously rehabilitated 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. Located on Nicol street, limited infrastructure work is proposed to remove curb butts along Nicol.	3
C	The proposed development is located within 200m of a park or trail network. Knowles Park is located within 165m	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store; Alice's located within 129m • daycare facility; Jolly giant Childcare located within 302m • Nanaimo Regional District transit bus stop; Haliburton @ Robins located within 115m Victoria @ Rainer located within 200m • any PRC (Parks, Recreation and Culture)-zoned property; and / or Knowles Park located within 165m • a CS-1 (Community Service One)-zoned property. Bayview elementary School is located within 342m Tillicum Lelum Aboriginal Friendship Centre is located within 350m 	1 point each 5
Total		14 / 20

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

Selected for Tier 1

Amenity		Points
C	The proposed development includes at least 50% retention of natural soils. Minimal site excavation or soil import is proposed for this development	1
E	The proposed development includes street trees. Street Trees are located on both Nicol and Robins	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. The proposed development will increase the number 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. Prior to development 0 trees The proposed development includes 32 trees Estimated increase is greater than 20%	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces. The pervious surfaces of the proposed development cover 56% of the site area excluding the building footprint. $935 / (2430 - 784.5) = 56\%$	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. The proposed development will include signage that will describe the proposed tree species and notable landscape features.	1
Total		9/16

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. The proposed development includes a secure bicycle storage accessory building and will provide changing and shower facilities for staff.	3
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: <ul style="list-style-type: none"> 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 a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle. The proposed development will include 4 bicycle stalls for electric scooter of bicycles within the bicycle storage building including 2 electronic plug-in for the parked vehicles.	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. The proposed development will include signage that will describe the available bicycle parking.	1
Total		8/20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
C	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. FSC certified wood is used as a standard for BC Housing. At least 50% of wood products will be certified.	3

E	<p>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.</p> <p>BC Housing design guidelines include a waste management plan meeting these requirements. This has been submitted for review by Nanaimo planning.</p>	2
H	<p>The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.</p> <p>The proposed development will include signage that will describe the use of sustainable building materials including FSC certified wood products.</p>	1
Total		7/16

Category 5: Energy Management (11 points required) **Tier 1 selected category**

Amenity		Points
B	<p>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 two steps.*</p> <p>The energy model for the proposed development demonstrates achievement of step 3 of the BC Energy Step Code.</p>	15
D	<p>The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.</p> <p>The proposed development will include signage that will describe the energy efficiencies employed in order to achieve step code 3.</p>	1
Total		16

Category 6: Water Management (8 points required)

Amenity		Points
A	<p>At least 50% of the property is covered with a permeable surface area which may include a green roof.</p> <p>At least 56% of the site is covered by a permeable surface.</p>	2
B	<p>The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.</p>	2

	The proposed development will include plumbing fixtures that will use at least 35% less water than the building code standard.	
F	A water efficient irrigation system (such as drip) is installed. The proposed development will include a drip irrigation system.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. The proposed development includes a storm water cistern.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site. The proposed development will include signage that will describe the sustainable water management practices used on site including the use of permeable surfaces and water efficient landscaping.	1
Total		8/16

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

Amenity		Points
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. BC Housing has entered into this Housing agreement	3
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. The proposed development includes a dedicated gardening space for the residents of the building.	1
Total		4/21

165 points total

TOTAL - 66