

ATTACHMENT I

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

LUMINA at Harbour View District
Nanaimo, B.C. V9R 4V6

Schedule D

According to City of Nanaimo's most updated Zoning Bylaw (4500.154; 2019-Nov-04), the proposed development must achieve at total of 65 points or more (the total points of all 7 Tier 2 categories is 165 points) to obtain the additional density. This report illustrates where and how much the proposed development on 41 & 45 Haliburton St could score in each category, and how much this development will score in total. Only the amenities that the proposed project can score at will be shown in this report with detailed description. All drawings, plans or photographs are included in the Appendixes at the end of the report.

Category 1:

- 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 sidewalk (3 points).
- Scored point(s): 3 points
 - Proof(s):
 - The Haliburton St has infrastructure that is more than sufficient enough for medium density development.
 - 250mm storm water drainage main
 - 150mm sanitary drainage main
 - All curbs and sidewalks are well constructed and maintained.
- C. The proposed development is located within 200m of a park or trail network (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - Lumina is within 200m to the Nob Hill Park.
 - Please see Appendix A for details.
- D. The proposed development is located within 400m of any of the following (1 point each):
- a. Retail store
 - Scored point(s): 1 point
 - Proof(s):
 - Lumina is within 400m to the Port Place Mall, where Thrifty Foods, Dollarama, London Drugs and lots of other restaurants are located.
 - Please see Appendix A for details.
 - b. Daycare facility
 - Scored point(s): 1 point
 - Proof(s):
 - Lumina is within 400m to the Footholds Therapy Center. According to their website, they offer high quality, empathetic and individualized daycare services for children that have special needs.
 - Please see Appendix A for details.
 - c. Nanaimo Regional District transit bus stop
 - Scored point(s): 1 point

- Proof(s):
 - Lumina is within 400m from a bus stop (#7).
 - The proposed development is also within 400m to the Downtown Nanaimo bus loop.
 - Please see Appendix A for details

- d. Any PRC zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - Lumina is within 400m to 200 Irwin St, which has PRC zoning.
 - Please see Appendix A for details

- e. Any CS-1 zoned property
 - Scored point(s): 1 point
 - Proof(s):
 - Lumina is within 400m to 260 Irwin St, which is zoned as CS1.
 - Please see Appendix A for details

- 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:
 - f. Public art
 - Scored point(s): 1 point
 - Proof(s):
 - Lumina has engaged a first nation artist named Noel Brown, who will do a carved metal art piece for Lumina. The art piece will carry the similar theme of the art works from Outlook and Prospect.
 - Please see the location and size of the art piece in Appendix B.

*The proposed project has a total score of **10 points** for **Category One**.*

Category 2:

- C. The proposed development includes at least 50% retention of natural soil (1 point).
 - Scored point(s): 1 point
 - Proof(s):
 - During excavation phase of the proposed development, the natural soil that is excavated will be trucked and temporarily stored on 151 Nicol St, a vacant site which is also owned by the developer. The soil will be protected by black poly and the site will be properly fenced off.
 - In the later stage of the project, those natural soil will be hauled back and used for backfill. Therefore, more than 50% of natural soil will be retained for the proposed development.

- E The proposed development includes street trees (1 point).
 - Scored point(s): 1 point

- Proof(s):
 - The proposed development's landscaping plan has well incorporated with the current street trees, which are plum trees. One flowering cherry tree with a caliper greater than 6cm will be planted on the North side of the driveway.
 - Please see Appendix C for further details.
- F. After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There are no trees existing on site with a caliper greater than 6cm.
 - According to Lumina's landscaping plan, 11 new trees with a caliper of 7.62 cm (3") will be planted at landscaping stage, as well as numerous types of shrubs and low-profile plants. Therefore, the proposed development does not result in a net loss of trees.
 - Please see Appendix C for further 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - As point F illustrated above, Lumina will increase the total number of trees from 0 to 11 which has greatly surpassed the required 20% increase.
 - Please see Appendix C for further details.
- H. Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces (3 points)
- Scored point(s): 3 points
 - Proof(s):
 - The total site area is 17,420 sq ft.
 - The building footprint is 6,873 sq ft.
 - The total area excluding building footprint is 10,547 sq ft. 50% of this area is 5,273 sq ft.
 - According to Lumina's landscaping plan, the total landscaped area will be greater than 5,273 sq ft.
 - Please see Appendix C for further details.
- I. The development includes permeable educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a signage on the South East corner of the site illustrating the species of newly planted trees and existing animal habitat around the neighbourhood.

- Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 6 points for **Category Two**.*

Category 3:

- D. The parking area within the proposed development includes at least one electric vehicle charging station (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a least one parking space equipped with EV charging station. Some of other stalls will have electric conduits roughed in for future EV station installation.
 - Please see our parkade plan in Appendix E.
- 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 points).
- Scored point(s): 4 points
 - Proof(s):
 - All of the parking lots are located underground of the building, including some other facilities such as bike storage room, electric vehicle charging stations and electric plug-in for electronic bicycles or electronic scooter.
 - Please see our parkade plan in Appendix E.
- F. The proposed development includes covered and designed 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 (2 points):
- a. Multiple family residential development: 1 motorized scooter or motorcycle space per 15 dwelling units; and
 - b. Non-residential uses: 1 motorized scooter or motorcycle space per 600 sq m of Gross Floor Area for the first 5000 sq m plus one space per 1500 sq m of additional Gross Floor Area; and
 - c. A minimum of 1 electronic plug-in is provided to accommodate at least 1 electronic scooter or electronic bicycle
- Scored point(s): 2 points
 - Proof(s):
 - There are 38 units in this proposed multi-family residential development. The parkade layout has shown that there will be 3 motorized scooter or motorcycle spaces in the underground parking lot.
 - At least one of the 3 motorized scooter spaces will be equipped with electronic plug-in for electronic scooters or electronic bicycles.
 - Please see our parkade plan in Appendix E.
- I The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area (1 point).
- Scored point(s): 1 point

- Proof(s):
 - There will be a signage at the entrance of the drive way (North West corner of the property) illustrating the possible sustainable transportation alternatives in this area and why the sustainable transportations are extremely beneficial to our environment.
 - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 8 points for **Category Three**.*

Category 4:

- B.
- 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.
- Scored point(s): 2 points
 - Proof(s):
 - All of the lumbers that will be used in this building will be supplied from certified supplier/lumber yards.
- 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 points).
- Scored point(s): 2 points
 - Proof(s):
 - A trash bin will be rented for construction wastes storage only. All the construction wastes will go in to the bin, except the wastes that require separate treatment, such as drywalls, fiberglass insulation and so on. The bin rental company will come and empty the bin every week. They will sort out the construction waste on their site for proper disposal.
 - We will also submit a construction and waste management report that meets the requirements from the city.
 - Please see Appendix F for the detailed waste management plan.
- H. The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a signage on the North East corner of the site, illustrating benefits of the concrete buildings, in terms of resource efficiency, durability, thermal mass, reflectivity, minimal waster, etc.
 - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 5 points for **Category Four**.*

Category 5:

- D. The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in Building Bylaw by two steps (15 points).
- Scored point(s): 15 points
 - Proof(s):
 - Lumina has retained Avalon Mechanical Engineering Consultant as our mechanical engineer of the project. Tim Robertson has completed the energy modeling report for Lumina and proofed that Lumina will exceeds all requirements for Step 3.
 - The energy modeling report will be submitted to the City at BP application.
- D. The development includes permanent signage or display(s) regarding sustainable energy management practices used on site (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - We will include a signage on site which introduces the BC Energy Step Code system.
 - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of **16 points** for **Category Five**.*

Category 6:

- A. At least 50% of the property is covered with permeable surface area which may include a green roof.
- Scored point(s): 2 points
 - Proof(s):
 - Lumina has a green roof planned on the rooftop according to the landscaping plan. Including the green roof, more than 50% of the property is covered with permeable surface area.
 - Please see appendix C for more details.
- B. The proposed building on the property includes plumbing features which will use 35% less water than the BC Building Code standard (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development will only utilize the plumbing fixtures such as faucets, shower heads and toilets that use 35% less water than normal fixtures on site.
- C. A green roof is installed to a minimum 30% of the roof area.
- Scored point(s): 3 points
 - Proof(s):

- According to Lumina's landscaping plan (page LA 4), more than 30% of the roof is covered by green roof.
 - Please see appendix C for more details.
- D. A living wall is installed to cover at least 10% of the total available wall area for proposed project (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - The proposed development has incorporated green walls on both North and South sides of the building. The covered area is greater than 10% of the total available wall area.
 - Please see Appendix G for more details.
- E.
- F. A water efficient irrigation system (such as drip) is installed (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - Lumina will utilize drip irrigation system, which has separate line installed at each plant's root. It maximizes the water delivery efficiency to the plants.
- G.
- H. The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a signage on the East side of the development site illustrating the using of sustainable water management practices such as the drip irrigation system and water saving plumbing fixtures.
 - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of 11 points for **Category Six**.*

Category 7:

- 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 points).
- Scored point(s): 3 points
 - Proof(s):
 - The proposed development has 39 units. Thus, there will be at least 4 units will meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC).

- These 4 units will be the units locate on the first floor facing West (unit 101, 102, 107, 108).
- F. A permanent public art feature is included on the site in accordance with the City’s Community Plan for Public Art (2 points).
- Scored point(s): 2 points
 - Proof(s):
 - Lumina has engaged a first nation artist named Noel Brown, who will do a carved metal art piece for Lumina. The art piece will carry the similar theme of the art works from Outlook and Prospect.
 - Please see the location and size of the art piece in Appendix B.
- I. The development site includes permanent heritage interpretive signage or heritage building element where relevant (1 point).
- Scored point(s): 1 point
 - Proof(s):
 - There will be a sign illustrating the history of Haliburton street including the heritage events such as horse racing.
 - Please see the educational signage locations in Appendix D.

*The proposed project has a total score of **6** points for **Category Seven**.*

In conclusion, the total score that the proposed development on 41 and 45 Haliburton St will achieve is **65** points, which has met the Tier 2 amenity requirements for the additional density (65 points).