

**ATTACHMENT H**  
**SCHEDULE D - AMENITY REQUIREMENTS**  
**FOR ADDITIONAL DENSITY**

1 of 3



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**497 Menzies Ridge Drive Townhouses – Amenities Provided for Additional Density Rationale**  
**Rev 3**

**Category 3: Parking and Sustainable Transportation (10 points required)**

- A – Long term protected bicycle storage is provided ~~and shower and change room facilities are provided to accommodate building employees where applicable.~~

All units have a designated space for a long term bike storage.  
(3 points)

- D – The parking area within the proposed development includes at least one electric vehicle charging station.

4 Common outdoor electric vehicle parking stalls provided in addition to roughing-in all indoor garages.  
(1 point)

- 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:
  - multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and-
  - ~~◦ non-residential uses: 1 motorized scooter or motorcycle space per 600m<sup>2</sup> of Gross Floor Area for the first 5000m<sup>2</sup> plus one space per 1500m<sup>2</sup> of additional Gross Floor Area.; and~~
  - a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.

All units have designated space for bike, an electronic bicycle or electric scooter with plug-in sockets. Two common electric scooter stalls to be provided on site.  
(2 points)

- 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.

A pedestrian path and emergency vehicles only drive aisle connects Menzies Ridge Drive and Bird Sanctuary Drive (right-of-way) in addition to the pedestrian path in the middle of the development connecting all buildings to the central kids playing area.  
(2 points)

**RECEIVED**  
**DP1208**  
**2021-DEC-23**  
Current Planning

- H – Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.

Parking is the minimum required by the City's Development Parking Regulations Bylaw.  
(2 points)

- I – The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.

A sign will be provided (sample will be provided)  
(1 point)

**10 points achieved / 10 required**

#### **Category 5: Energy Management (11 points required)**

- A – The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.

The development will be designed to exceed the requirement in the Building Bylaw by one step.  
(10 points)

- D – The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.

A sign will be provided (sample will be provided)  
(1 point)

**11 points achieved / 11 required**

#### **Category 6: Water Management (8 points required)**

- B – The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.

Plumbing features which will use 35% less water than the BC Building Code standard will be provided.  
(2 points)

- D – A living wall is installed to cover at least 10% of the total available wall area for the proposed project.

Living walls will be installed on at least 10% of the total exterior walls  
(2 points)

- F – A water efficient irrigation system (such as drip) is installed.

A water efficient irrigation system (such as drip) will be installed.  
(1 point)

- G – The proposed development includes a rain garden, cistern, bioswale or storm water

retention pond on the property.

A subsurface storm water retention/detention system is provided.  
(2 points)

- H – The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.

A sign will be provided (sample will be provided)  
(1 point)

**8 points achieved / 8 required**

Raymond de Beeld, Architect AIBC