

## ATTACHMENT H

### SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

March 25, 2022

Current Planning – Development Approvals

**City of Nanaimo**

411 Dunsmuir Street

Nanaimo, V9R 5J6

**For the Attention of: Caleb Horn, Planner**

Dear Caleb:

**Re: DP001234 – Tier 1 Density Bonus – Schedule D: Amenity Requirements for Additional Density**

The following description of proposed amenities is provided in support of the Tier 1 Density Bonus as described in Bylaw 4500.182; 2021-DEC-06, Schedule D. Only those amenities that the proposed project can score at will be discussed in this report.

**Category 1: Site Selection (10 points required)**

Amenity Requirement	Discussion	Scored Points
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.	The proposed infill is located at 345 Newcastle Avenue and 360 Stewart Avenue both frontages are existing fully serviced City streets. Storm and sanitary drainage will tie into existing City drains.	3 points
C.) The proposed development is located within 200m of a park or trail network.	The proposed development is located directly across the street from Queen Elizabeth II Park and the Nanaimo Waterfront Walkway.	1 point
D.) The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>• retail store;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property; and / or</li> <li>• a CS-1 (Community Service One) zoned property.</li> </ul>	<p><b>Refer to Appendix A for Locations</b></p> <p>Retail Store – MB Mart Gourmet Grocery – 572 Stewart Avenue  Daycare Facility – Kidz Korner Small Fries – 679 Terminal Avenue  RDN Bus Stop – Stewart Avenue (Route 20)</p> <p>PRC Zoning – Queen Elizabeth II Park</p> <p>CS1 Zoning – 261 Vancouver Avenue</p>	<p>1 point 1 point 1 point</p> <p>1 point 1 point</p>
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:	The development will incorporate artwork from well-known local artist Paul Jorgenson. Paul's painting/imagery will be printed onto a weatherproof panel approximately 4' x 8' and incorporated into the East Elevation of the proposed bicycle locker. (Refer to <b>Appendix B</b> for proposed location).	1 point
	Total Points	10 Points

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

<b>Amenity Requirement</b>	<b>Discussion</b>	<b>Scored Points</b>
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.	The proposed development incorporates a parking space for the exclusive use of a vehicle belonging to Modo Carsharing. (Refer to <b>Appendix B</b> for proposed location).	1 point
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.	Working with Modo, a recognized car share provider, the developer will provide a car share as part of the proposed development. The developer's contribution to the car-sharing arrangement, including a cash payment for vehicle acquisition has been set out by Modo in the attached letter <b>Appendix C - Carshare arrangements at 345 Newcastle Avenue</b> .	4 points
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.	The site design for the proposed development incorporates a substantial deck between the two buildings which covers more than 80% of the parking area, providing an extensive individual and shared courtyard amenity. (Refer to <b>Appendix B</b> for general area).	4 points
I.) The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	Signage describing the sustainable transportation alternatives that have been incorporated into the proposed development is to be provided adjacent to the Modo car share facility. In this location the signage is available for both residents and car share clients. (Refer to <b>Appendix B</b> for proposed location).	1 point
	Total Points	10 Points

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

<b>Amenity Requirement</b>	<b>Discussion</b>	<b>Scored Points</b>
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 developer has retained Rockypoint Engineering Consultant as our mechanical engineer for this project. Aaron Mullaley has been consulted regarding mechanical design and energy modeling and will advise on design development to ensure that the proposed development will exceed the requirement specified in the Building Bylaw by one step. An energy modeling report will be submitted to the City at BP application.	10 points
D.) The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	The developer will provide permanent signage on site which introduces and describes the sustainable energy management practices used onsite. (Refer to <b>Appendix B</b> for proposed signage location).	1 point
	Total Points	11 Points

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**Closure**

In closing, we are pleased to provide the forgoing to illustrate how the proposed development at 345 Newcastle/ 360 Stewart will provide amenity requirements in support of a Tier 1 Density Bonus.

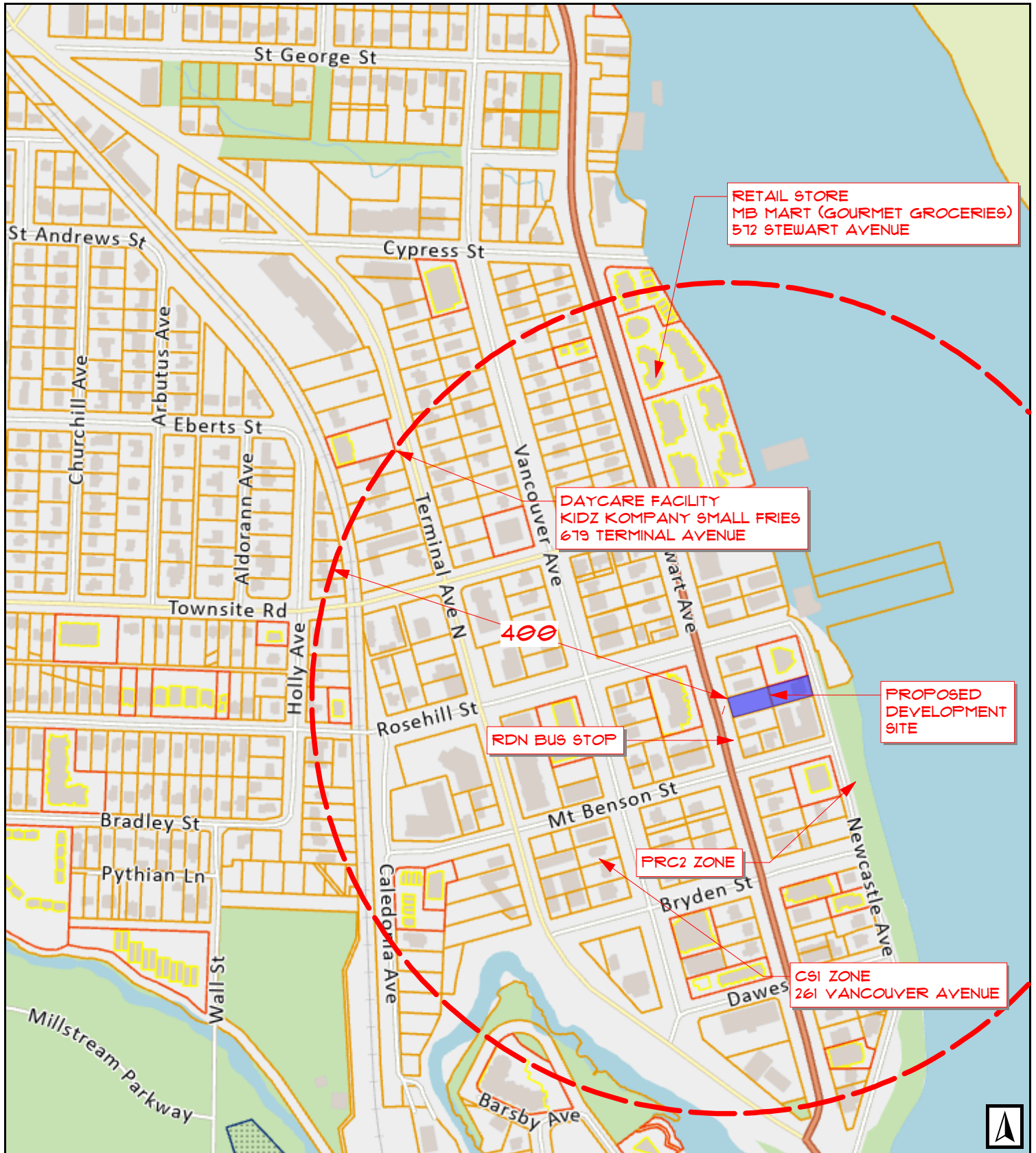
**Sincerely,**

**Masthead Properties**

A handwritten signature in blue ink, appearing to read 'Doug Backhouse', with a stylized, cursive script.

**Doug Backhouse**

CC: Nathan Middleton Architect



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The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the Information. The map and all data are available for informational purposes only and should not be considered authoritative for construction, engineering, navigational, legal or other site-specific uses. All data is provided without warranty of any kind and users assume the entire risk as to quality and performance of the data. The City of Nanaimo accepts no liability for any damages or misrepresentation caused by inaccuracies in the data.

Notes

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**DP001234 - Tier 1 Density Bonus**  
**Schedule D: Amenity Requirements for Additional Density**  
**Appendix C**



*INFORMATIONAL AND NON- BINDING*

March 22, 2022

Masthead Properties  
P. O. Box 400 Stn A  
Nanaimo, V9R5L3

Attention: Doug Backhouse

Dear Doug,

Re: Carshare arrangements at 345 Newcastle Avenue in Nanaimo

This letter confirms that Modo sees the location of the proposed residential development at 345 Newcastle Avenue in Nanaimo as having good potential for carsharing. Under the following arrangements, Modo would be willing to enter into an agreement with Masthead Properties (the "Developer") to provide carsharing services:

1. Developer will arrange, at no cost to Modo, the provision of one (1) designated parking stall at the proposed development, equipped with a Level 2 electric vehicle charging station, and accessible to all Modo members on a 24/7/365 basis;
2. Modo will review the final parking drawings and visit the development site to ensure that the stall to be designated for Modo comply with Modo Construction Standards For Shared Vehicle Parking Space (enclosed);
3. Assuming occupancy of the proposed development in 2024, the Developer will provide Modo with a one-time financial contribution of \$30,000.00 plus GST (the "Project Fee") to be used by Modo toward the ownership costs of one (1) new shared vehicle with electric motorization to be located in the parking stall designated for carsharing;
4. Modo will provide Developer with a multi-user membership in Modo with a public value equivalent to the Project Fee, valid for the lifetime of the proposed development and allowing up to a minimum of 63 occupants of the proposed development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee; and

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5. Modo will provide a promotional incentive worth \$100 of driving credits to each resident joining Modo for the first time.

Modo is interested in working with Masthead Properties and be part of the development at 345 Newcastle Avenue whose occupants and nearby residents may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing.

Regards,

A handwritten signature in black ink, appearing to read 'Sylvain Celaire', with a stylized flourish at the end.

Sylvain Celaire  
Director of Business Development

Enclosed: as referenced above.