

ATTACHMENT H
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Schedule 1

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.

The development at 4771 Hammond Bay Rd will include Tier 1 density by achieving the minimum points required in Category 3, 4 and 6 as outlined below.

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

Amenity		Points
D	The parking area within the proposed development includes at least one electric vehicle charging station. <i>The development will include electric vehicle charging stations in all units.</i>	1
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. <i>The development will incorporate all 10 parking spaces into the design of the building.</i>	4
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. <i>The development will include one designated space with a plug-in for an electric scooter/bicycle.</i>	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw. <i>The development will provide the minimum requirement of two car spaces per unit.</i>	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area. <i>A sign will be located near the electric bicycle/scooter plug-in, indicating its purpose and instructions for use.</i>	1
Total		10

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material. <i>The development will use wood as the primary building material.</i>	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. <i>At least 50% of wood materials used in this project will meet one of the appropriate certifications.</i>	3
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. <i>The construction contractor will be required to prepare and submit a waste management plan in accordance with industry best practices.</i>	2
F	At least 75% of the materials used in construction are renewable resources. <i>The development will use wood as the primary building material.</i>	2
Total		8

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. <i>The development will feature permeable surfaces on at least 50% of the property, including permeable pavers for the driveway.</i>	2
E	A non-potable irrigation system is installed and used for all on-site irrigation. <i>The development will incorporate a rainwater harvesting system connected to drip irrigation.</i>	3
F	A water efficient irrigation system (such as drip) is installed. <i>The development will incorporate a rainwater harvesting system connected to drip irrigation.</i>	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <i>The development includes a bioswale to capture stormwater runoff.</i>	2
Total		8