

# ATTACHMENT I

## SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

2230 BOXWOOD - TIER 1 DENSITY BONUS

April 16, 2025

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY			
CATEGORY 1: SITE SELECTION (10 POINTS REQUIRED)		POINTS	POINTS
A	The proposed development is located on a brownfield site.	5	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.	3	-
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following:	1 point each	
	- retail store;		1
	- daycare facility;		1
	- Nanaimo Regional District transit bus stop;		1
	- any PRC (Parks, Recreation and Culture) Zoned property; and / or		1
	- a CS-1 (Community Service One) zoned property.	1	
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:	1 point each	
	- retail store or public market;		-
	- daycare facility;		-
	- Nanaimo Regional District transit bus stop;		-
	- any PRC (Parks, Recreation and Culture) Zoned property;		-
	- a CS-1 (Community Service One) zoned property; and/or		-
	- public art	1	
<b>TOTAL</b>		20	12

CATEGORY 3: PARKING AND SUSTAINABLE TRANSPORTATION (10 POINTS REQUIRED)			
		POINTS	POINTS
A	For a non-residential component of a development, shower and change room facilities are provided to accommodate employees.	2	
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.	1	1
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.	4	
D	A minimum of 50% of the parking provided for the proposed development includes access to an electric vehicle charging station.	2	
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	4
F	The proposed development includes covered and designated parking spaces for a motorized or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized or electric scooter or motorcycle space per 15 dwelling units; or b) non-residential uses: 1 motorized or electric 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.	2	
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.	2	2
H	Parking does not exceed minimum parking requirements within the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7226" and amendments thereto, and any subsequent bylaw or bylaws which may be enacted in the substitution thereof.	2	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
<b>TOTAL</b>		20	10

CATEGORY 5: ENERGY MANAGEMENT (11 POINTS REQUIRED)			
		POINTS	POINTS
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.*	10	10
B	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.*	15	
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
<b>TOTAL</b>		56	11

\* Points will be awarded for only one of A, B, or C.

**R E C E I V E D**  
**DP1386**  
**2025-APR-23**  
 Current Planning