



PROJECT TYPE: COMMERCIAL

June 2011

Date: _____

Project Address: _____

Rezoning or Development Permit Number: _____

Short Description of Project: _____

Categories

Environment Page 1

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| Environment | | Subject Area | APPLICANT | | STAFF | | |
|-------------|---|---|-------------------|-------------|--|----------|--|
| | | | Score | Explanation | Score | Comments | |
| REQUIRED | 1 | Includes a plan for construction waste disposal , specifying what percent of materials to be recycled. <i>See Metro Vancouver's DLC Waste Management Toolkit.</i> <i>Recommended:</i> <i>60% of waste for demolition (by weight)</i> <i>80% of waste for construction (by weight)</i> | Waste & Materials | /1 | Recycled material: = _____ % of demolition = _____ % of construction | /1 | |
| REQUIRED | 2 | Uses construction techniques which minimize site disturbance (sedimentation & erosion) during the development phase. <i>See specifications in the City's Building Permit Requirement Package.</i> | Stormwater | /1 | | /1 | |

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| | | Subject Area | Score | Explanation | Score | Comments |
| REQUIRED | 3 | Provides for stormwater retention & evaporation, and groundwater treatment & recharge in the stormwater management plan . <i>See Metro Vancouver's Stormwater Source Control Design Guidelines.</i> | Stormwater | | | |
| | | | /3 | | /3 | |
| REQUIRED | 4 | Provides plants and staked trees in accordance with the BC Landscape Standard . | Habitat | | | |
| | | | /1 | | /1 | |
| REQUIRED | 5 | Uses energy-efficient lighting in individual commercial units and common areas. | Energy Efficiency | | | |
| | | | /1 | | /1 | |
| REQUIRED | 6 | Provides programmable thermostats in each commercial unit. | Energy Efficiency | | | |
| | | | /2 | | /2 | |
| REQUIRED | 7 | Provides EnergyStar-rated commercial food service or other applicable equipment. <i>See www.energystar.gov under 'Products'.</i> | Energy Efficiency | Detail type of equipment: | | |
| | | | /1 | | /1 | |
| REQUIRED | 8 | Uses low-VOC (volatile organic compound) products such as paints, carpeting and adhesives to improve indoor air quality. | Waste & Materials | | | |
| | | | /1 | | /1 | |
| | 9 | Incorporates 4-stream recycling collection (newsprint, paper, containers, organics) in a secure common area as per Draft Metro Vancouver Recycling Space Standards (Appendix A). EARLY STAGE | Waste & Materials | Recycling space proposed: = _____ sq ft | | |
| | | | /2 | | /2 | |
| | 10 | Achieves a recognized industry standard for energy efficiency or sustainable design, such as LEED; BuiltGreen Gold; BC Hydro PowerSmart Gold; Energuide 82; or performance 25% better than the Model National Energy Code. EARLY STAGE | Building Rating | | | |
| | | | /8 | | /8 | |

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| | | | Score | Explanation | Score | Comments |
| 11 | Provides open greenspace and other greened features , including landscaped common areas and walkways to green the built environment. EARLY STAGE | Habitat | /3 | | /3 | |
| 12 | Retains sound original trees and landscape features or provides a net gain in tree canopy and landscaped area. EARLY STAGE <i>See specifications in the City's Building Permit Requirement Package.</i> | Habitat | /2 | | /2 | |
| 13 | Maximizes use of passive solar design to reduce excessive heat loss/heat gain and reduce energy consumption. EARLY STAGE Examples: <ul style="list-style-type: none"> • Sites/masses buildings to maximize natural lighting on sides with limited sun. • Provides operable windows on two sides of units to allow cross-ventilation. • Uses landscaping & deciduous trees to limit summertime solar gain & maximize wintertime solar access. • Limits overall amount of exterior glazing to minimize seasonal heat loss/heat gain: <ul style="list-style-type: none"> • If possible, state the glazed area % of envelope = _____ % Recommended: Below 60% • Uses exterior window shading devices to limit excessive solar heat gain. • Uses high albedo ("white roof") roofing material to limit heat gain/heat island effect. | Energy Efficiency | /4 | | /4 | |
| 14 | Achieves building energy performance above Building Code requirements. EARLY STAGE | Energy Efficiency | /4 | | /4 | |

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| | | | Score | Explanation | Score | Comments |
| 15 | <p>Incorporates alternative energy systems, such as geo-exchange, solar, or district energy.</p> <p style="text-align: center;">EARLY STAGE</p> <p>Examples: Solar or geo-exchange systems for building hot water heating.</p> | Alternative Energy | /4 | Specify % of energy provided: | /4 | |
| 16 | <p>Provides end-of-trip bicycle facilities as per City policy (Appendix B).</p> <p style="text-align: center;">EARLY STAGE</p> | Transportation | /1 | | /1 | |
| 17 | <p>Provides a co-op vehicle and assigned parking space as per City parking reduction incentive policy.</p> <p style="text-align: center;">EARLY STAGE</p> <p><i>Zoning By-law Section 150.74 allows a 3-space parking reduction if a co-op vehicle & space is provided. See also www.modocoop.com.</i></p> | Transportation | /1 | | /1 | |
| 18 | <p>Incorporates use of recycled and/or salvaged materials, including those salvaged from on-site or off-site heritage buildings.</p> <p>Facilitates salvaging of on-site heritage materials by contractors or persons/groups with a heritage interest.</p> <p>Recommended: <u>Recycled</u>-- minimum 7.5%* <u>Salvaged/Refurbished</u>-- minimum 10%*.</p> <p><i>*% of total building material cost. Note also that heritage lumber/siding must be graded.</i></p> | Waste & Materials | /2 | Specify % of material: | /2 | |

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| | | | Score | Explanation | Score | Comments |
| 19 | Incorporates landscaped roofs on concrete buildings to improve building energy efficiency, reduce heat island effect & stormwater runoff, and create habitat & biodiversity. | Stormwater & Habitat | /3 | | /3 | |
| 20 | Provides 20 cm (8 in) of topsoil as finished grading for groundwater recharge and stormwater retention/evaporation. | Stormwater | /1 | | /1 | |
| 21 | Reuses existing topsoil and other soils through on-site or nearby storage and topsoil screening or other related practices. | Stormwater | /1 | | /1 | |
| 22 | Removes invasive species* and incorporates native or adaptive species which provide multi-storey habitat (groundcover, shrubs & trees). <i>*Defined by Invasive Plant Council of BC www.invasiveplantcouncilbc.ca</i> | Habitat | /1 | | /1 | |
| 23 | In wood-frame buildings, incorporates high-efficiency HVAC systems (heat recovery systems, variable speed fans, etc.). | Energy Efficiency | /2 | | /2 | |

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| | | | Score | Explanation | Score | Comments |
| 24 | INNOVATION— ENVIRONMENTAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE: | | | | | |
| 25 | CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT: | | | | | |
| | TOTAL SCORE: ENVIRONMENTAL ITEMS | | /51 | | /51 | |

| Social & Cultural | | Subject Area | APPLICANT | | STAFF | |
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| | | | Score | Explanation | Score | Comments |
| 26 | <p>Includes commercial barrier-free design features beyond the Building Code.</p> <p>EARLY STAGE</p> <p>Examples: Features for employees and clients; accessible buildings and business interiors; visit-ability features for persons with impairments, parents with strollers, etc.</p> | Accessibility | /3 | | /3 | |
| 27 | <p>Includes a professional heritage conservation plan.</p> <p>EARLY STAGE</p> <p>Achieves a recognized industry standard* for heritage conservation.</p> <p><i>*Defined in "Standards & Guidelines for the Conservation of Historic Places in Canada". See www.historicplaces.ca</i></p> | Heritage | /4 | | /4 | |
| 28 | <p>Includes reuse of an existing heritage structure through restoration or rehabilitation. May include re-location.</p> <p>EARLY STAGE</p> | Heritage | /2 | | /2 | |
| 29 | <p>Includes references to historic site or neighbourhood character or history in the proposed architecture and/or land use.</p> <p>Integrates authentic and existing heritage features such as signs, garden walls, gates, sidewalks, and/or heritage trees/landscaping.</p> <p>EARLY STAGE</p> | Heritage | /2 | | /2 | |

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| | | | Score | Explanation | Score | Comments | |
| 30 | Provides public amenities above City voluntary amenity contribution policy (check all that apply): <ul style="list-style-type: none"> a. Child care facility b. Communal gardens c. Play areas d. Public art e. Public gathering place f. Other _____ <p style="text-align: right;"><i>EARLY STAGE</i></p> | Amenities | | | | | |
| | | | /4 | | /4 | | |
| 31 | Provides private amenities (check all that apply): <ul style="list-style-type: none"> a. Accessible green roof b. Play areas c. Social gathering place d. Other _____ <p style="text-align: right;"><i>EARLY STAGE</i></p> | Amenities | | | | | |
| | | | /2 | | /2 | | |
| 32 | INNOVATION— SOCIAL/CULTURAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE: | | | | | | |
| 33 | CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT: | | | | | | |
| TOTAL SCORE: SOCIAL & CULTURAL ITEMS | | | /17 | | /17 | | |

| Economic | | Subject Area | APPLICANT | | STAFF | |
|----------|--|--------------|-----------|-------------|-------|----------|
| | | | Score | Explanation | Score | Comments |
| 34 | Maximizes Official Community Plan potential for long-term job creation on site. <i>EARLY STAGE</i> | Employment | /6 | | /6 | |
| 35 | Results in net increase in the City's property tax base . | Employment | /4 | | /4 | |
| 36 | Creates more intensive use of land that supports local businesses. <i>EARLY STAGE</i> | Land Use | /2 | | /2 | |
| 37 | Redevelops a contaminated brownfield site. | Land Use | /4 | | /4 | |

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| 38 | <p>Supports and/or is compatible with the ongoing viability of surrounding existing commercial or industrial employers.</p> <p>Supports walking to shops & services by strengthening an existing/planned neighbourhood centre or broadening its current retail/service mix.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p> | Land Use | /3 | | /3 | | |
| 39 | <p>Provides office floorspace.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p> | Employment | /4 | | /4 | | |
| 40 | <p>Supports destination commercial uses such as specialty retail, entertainment & dining or other regional destination function.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p> | Employment | /3 | | /3 | | |
| 41 | <p>INNOVATION— ECONOMIC SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:</p> | | | | | | |
| 42 | <p>CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:</p> | | | | | | |
| <p>TOTAL SCORE: ECONOMIC ITEMS</p> | | | /26 | | /26 | | |

APPENDIX A

Draft Metro Vancouver Recycling Space Standards

(Note: Access Standards may be added at a later date)

In addition to storage space for the deposit and collection of garbage or refuse:

- 1.1 The minimum size of the centralized recycling storage space for commercial buildings shall be the greater of:
- (a) 4 m² (43.0 sq ft) or
 - (b) the space allocation determined by multiplying the commercial floor area by the space allocation ratios defined in the table below for the listed building type:

| Building Development Type | Space Allocation per unit of floor area |
|---------------------------|---|
| Retail | 0.012 m ² (0.13 sq ft) |
| Office | 0.004 m ² (0.04 sq ft) |
| Large Venue | 0.007 m ² (0.08 sq ft) |
| Restaurant | 0.022 m ² (0.24 sq ft) |

to a maximum requirement of 50 m² (538.2 sq ft), at which point the frequency of collection can increase beyond once per seven days.

APPENDIX B

BICYCLE END-OF-TRIP FACILITIES POLICY (Adopted Oct 27, 2008)

1.0 Intent:

The provision of end-of-trip bicycle parking facilities for every new development or an addition to a development in New Westminster which results in a requirement of four or more bicycle parking spaces in accordance with the New Westminster Zoning Bylaw.

2.0 Implementation:

End-of-trip bicycle parking facilities required in accordance with the above Intent shall be required as a condition of approval of rezonings.

The provision of end-of-trip bicycle parking facilities in accordance with the above ‘intent’ will be strongly encouraged by the City of New Westminster where a project does not require rezoning. The provision of end-of-trip bicycle parking facilities will be included in the City’s Smart Growth Checklist and will be considered when determining if a project has sufficiently addressed the need to develop in a sustainable manner.

3.0 End-of-Trip Facility Standards

| Required Number of Class A Bicycle Spaces | Minimum Number For Each Gender | | |
|---|--|--|--|
| | Water Closets | Wash Basins | Showers |
| 0-3 | 0 | 0 | 0 |
| 4-29 | 1 | 1 | 1 |
| 30-64 | 2 | 1 | 2 |
| 65-94 | 3 | 2 | 3 |
| 95-129 | 4 | 2 | 4 |
| 130-159 | 5 | 3 | 5 |
| 160-194 | 6 | 3 | 6 |
| Over 194 | 6 plus 1 for each additional 30 bicycle spaces or part thereof | 3 plus 1 for each additional 30 bicycle spaces or part thereof | 6 plus 1 for each additional 30 bicycle spaces or part thereof |

Where Class “A” bicycle parking is required for non-dwelling uses, the minimum number of clothing lockers will equal 0.7 times the number of bicycle parking spaces for each gender. At least 50% of the clothing lockers should be full size (min. 18 cm. [7”] in height).