



PROJECT TYPE: MIXED USE

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> Recommended: <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	
	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	

Environment			APPLICANT		STAFF	
		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	Uses drought-tolerant landscaping and/or high-efficiency or captured rainwater irrigation systems.	Stormwater			
			/1		/1	
REQUIRED	5	Provides plants and staked trees in accordance with the BC Landscape Standard .	Habitat			
			/1		/1	
REQUIRED	6	Uses energy-efficient lighting in individual residential & commercial units and common areas.	Energy Efficiency			
			/1		/1	
REQUIRED	7	Provides programmable thermostats in each residential and commercial unit.	Energy Efficiency			
			/2		/2	

Environment		Subject Area	APPLICANT		STAFF		
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REQUIRED	8	Provides EnergyStar-rated home appliances, commercial food service equipment, or other applicable equipment. <i>See www.energystar.gov under 'Products'.</i>	Energy Efficiency	/1	Detail type of appliance(s):	/1	
	9	Uses low-VOC (volatile organic compound) products such as paints, carpeting and adhesives to improve indoor air quality.	Waste & Materials	/1		/1	
	10	Commercial: Incorporates 4-stream recycling collection (newsprint, paper, containers, organics) in a secure common area in the commercial portion of the building as per Draft Metro Vancouver Recycling Space Standards (Appendix A). EARLY STAGE	Waste & Materials	/2	Recycling space proposed: = _____ sq ft	/2	
	11	Residential: Incorporates 4-stream recycling collection (newsprint, paper, containers, organics) in a secure common area in the residential portion of the building as per Draft Metro Vancouver Recycling Space Standards (Appendix A). EARLY STAGE	Waste & Materials	/2	Recycling space proposed: = _____ sq ft	/2	
	12	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	
	13	Provides open greenspace and other greened features , including landscaped common areas and walkways to green the built environment. Provides space for growing food in common areas (i.e. at-grade gardens or raised planters). EARLY STAGE	Habitat	/3		/3	

Environment		Subject Area	APPLICANT		STAFF	
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14	<p>Retains sound original trees and landscape features or provides a net gain in tree canopy and landscaped area.</p> <p><i>See specifications in the City's Building Permit Requirement Package.</i></p> <p style="text-align: center;">EARLY STAGE</p>	Habitat	/2		/2	
15	<p>Maximizes use of passive solar design to reduce excessive heat loss/heat gain and reduce energy consumption.</p> <p style="text-align: center;">EARLY STAGE</p> <p>Examples:</p> <ul style="list-style-type: none"> • Sites/masses buildings to maximize natural lighting on sides with limited solar exposure. • 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	

Environment		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
16	<p>Achieves building energy performance above Building Code requirements.</p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Energy Efficiency	/4		/4	
17	<p>Incorporates alternative energy systems, such as geo-exchange, solar, or district energy.</p> <p>Examples: Solar or geo-exchange systems for building hot water heating.</p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Alternative Energy	/4	Specify % of energy provided:	/4	
18	<p>Provides commercial end-of-trip bicycle facilities as per City policy (Appendix B).</p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Transportation	/1		/1	
19	<p>Provides a co-op vehicle and assigned parking space as per City parking reduction incentive policy.</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.modo.coop.</i></p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Transportation	/1		/1	
20	<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	

Environment		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
21	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	
22	Provides 20 cm (8 in) of topsoil as finished grading for groundwater recharge and stormwater retention/evaporation.	Stormwater	/1		/1	
23	Reuses existing topsoil and other soils through on-site or nearby storage and topsoil screening or other related practices.	Stormwater	/1		/1	
24	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	
25	In wood-frame buildings, incorporates high-efficiency HVAC systems (heat recovery systems, variable speed fans, etc).	Energy Efficiency	/2		/2	
26	Provides electric plug-ins to support resident use of electric vehicles. Recommended: 10% of resident stalls. <i>See BC Hydro's Electric Vehicle Charging Infrastructure Deployment Guidelines.</i>	Transportation	/1	% of resident stalls:	/1	

Environment		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
27	INNOVATION— ENVIRONMENTAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
28	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
	TOTAL SCORE: ENVIRONMENTAL ITEMS		/54		/54	

Social & Cultural		Subject Area	APPLICANT		STAFF													
			Score	Explanation	Score	Comments												
29	<p>Provides adaptable housing design features above City requirements.</p> <p>Includes other residential or commercial adaptable & barrier-free design features beyond Building Code.</p> <p>Examples: Accessible businesses; housing for the lifespan of all people including children & parents with strollers; visitability features.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Accessibility	/3	% of adaptable units:	/3													
30	<p>Provides ground-oriented units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing	/1		/1													
31	<p>Provides a diversity of unit sizes.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing	/1	<table border="1"> <thead> <tr> <th>Unit Type</th> <th>% of Total</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Unit Type	% of Total											/1	
Unit Type	% of Total																	
32	<p>Provides long-term market or non-market rental units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing	/5		/5													
33	<p>Includes affordable market housing units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing	/4		/4													

Social & Cultural		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
34	<p>Includes a professional heritage conservation plan.</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> <p>EARLY STAGE</p>	Heritage	/4		/4	
35	<p>Includes reuse of an existing heritage structure through restoration or rehabilitation. May include re-location.</p> <p>EARLY STAGE</p>	Heritage	/2		/2	
36	<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	
37	<p>Provides public amenities above City voluntary amenity contribution policy (check all that apply):</p> <p>EARLY STAGE</p> <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 _____ 	Amenities	/4		/4	

Social & Cultural		Subject Area	APPLICANT		STAFF		
			Score	Explanation	Score	Comments	
38	Provides private amenities (check all that apply): <i>EARLY STAGE</i> a. Accessible green roof b. Play areas c. Social gathering place d. Other _____	Amenities	/2		/2		
39	INNOVATION— SOCIAL/CULTURAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:						
40	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:						
TOTAL SCORE: SOCIAL & CULTURAL ITEMS			/28		/28		

Economic			Subject Area	APPLICANT		STAFF	
				Score	Explanation	Score	Comments
41	Maximizes Official Community Plan potential for long-term job creation on site. <i>EARLY STAGE</i>	Employment	/6		/6		
42	Results in net increase in the City's property tax base .	Employment	/4		/4		
43	Creates more intensive use of land that supports local businesses. <i>EARLY STAGE</i>	Land Use	/2		/2		
44	Redevelops a contaminated brownfield site. <i>EARLY STAGE</i>	Land Use	/4		/4		
45	Supports and/or is compatible with the ongoing viability of surrounding existing commercial or industrial employers. Supports walking to shops & services by strengthening an existing/planned neighbourhood centre or broadening its current retail/service mix. <i>EARLY STAGE</i>	Land Use	/3		/3		
46	Provides office floorspace . <i>EARLY STAGE</i>	Employment	/4		/4		

Economic		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
47	Supports destination commercial uses such as specialty retail, entertainment & dining or other regional destination function. <i>EARLY STAGE</i>	Employment				
			/3			/3
48	INNOVATION— ECONOMIC SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
49	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
	TOTAL SCORE: ECONOMIC ITEMS		/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 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 multi-family residential buildings and hospitality lodgings shall be the **greater** of:
 - (a) 5 m² (53.8 sq ft) or
 - (b) the space allocation determined by multiplying the number of housing units by 0.19 m² (2.05 sq ft)

- 1.2 For new multi-family building construction only, the centralized recycling storage space must also include a “Flex Space” for storage of other reusable or recyclable materials. The required size of this space is 50% of the space allocation for recyclable materials specified in Section 1.1.

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 Westminister which results in a requirement of four or more bicycle parking spaces in accordance with the New Westminister 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 Westminister 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).