



Introduction

The Sustainability Report Card was approved by Council in April 2011. It replaces the Smart Growth Development Checklist (2004-2011). It is based on the same principles and objectives as the Checklist, which are to:

- o Assess how an application fulfils the sustainability goals of the City’s Official Community Plan (OCP) and other policies.
- o Address each of the three major areas of sustainability (Environment, Social & Cultural, and Economic).
- o Be fair, easy-to-use, flexible and not add time to the approval process.

Does the Report Card apply to me? Which version should I use?

It applies to all Development Permit, Rezoning, Special Development Permit and major Development Variance Permit applications.

It **does not apply** to:

- o single-detached housing
- o residential projects with fewer than 4 housing units
- o Development Permits for Minor Additions
- o Development Permits for improvements below \$100,000 in value.
- o façade renovation for buildings affected by water penetration

Choose the version suited to your project: Residential, Commercial, Mixed Use, Industrial or Institutional.

What’s new in the Report Card?

There are five different Report Card versions to suit different land uses.

“Quick-win” lower-cost Environment items are now required. These are listed first.

Items which must be determined early in the process are tagged “Early Stage”.

The form is filled out twice — once by the applicant and once by the Development Planner.

Projects are given a score for Environment, Social & Cultural, and Economic performance.

The Report Card will undergo a one-year trial period. Staff will report to Council in Spring 2012 about how it is working.

SEE SAMPLE PROJECT ATTACHED

A sample project is included with this guide. The project is a mixed use 14-storey tower* in a built-up area of New Westminster. It has small retail space and townhouses at its base and apartment units above. (*Not an actual project)

When is it submitted and how is it reviewed?

Preliminary application: It is submitted in Draft form. Items marked “Early Stage” should be completed if possible. Many items will still be ‘to be determined’. Mark these as TBD. At this stage, the Report Card allows for initial dialogue & feedback from the Development Planner. The Planner will include summary comments about your Report Card in their Preliminary Report to Council.

Formal application: It is submitted in “Draft Final” form with your full application to the New Westminster Design Panel (NWDP) or Advisory Planning Commission (APC). The Planner will score your Report Card and discuss the score with you. If the NWDP or APC requests design revisions, your Report Card may be revised accordingly.

Council consideration: It is submitted in Final form as part of the NWDP/APC Report to Council.

The final score consists of three scores: Environment, Social & Cultural, and Economic. There is no overall Report Card score.

Along with findings from other aspects of project review (i.e. traffic studies, public consultation, etc), your Report Card and Project Scoresheet will assist Council in considering your application.

How are scoring benchmarks determined?

NOTE: Please refer to Sample Report Card and Scoresheet.

Fairness is a key guiding concept in how the Report Card is scored.

All items in your Report Card version are relevant to your proposed land use and could potentially apply to your project.

Some items are valued at 1 point and are of a yes/no nature. Other items are valued 2 points or higher. These have been weighted according to Council priorities. They are scored based on a scale related to the amount provided or level achieved, for example:

- Item 12 (max. 8 points):
e.g. LEED Silver (4 points) vs. Gold (6 points) vs. Platinum (8 points).
- Item 21 (max. 3 points):
e.g. partial (1-2 points) vs. full landscaped roof (3 points).

Scoring is based on the principle of “the best achievable on this site”. For example, a small site generating 10 jobs receives the same job-creation score (Item 42) as a large site creating 200 jobs if both sites are maximizing their job potential.

The first benchmark is the maximum possible score. In the Mixed Use version, this would be Environment (54 points); Social & Cultural (28 points) and Economic (26 points).

NOTE: See table below.

Scoring Benchmarks for the Sample Mixed Use Project (see Sample Report Card)

	Environment	Max. Score	Social	Max. Score	Economic	Max. Score
Maximum Score-- Mixed Use		54		28		26
Items Not Applicable						
n/a	Item 18	1	Item 35	4	Item 45	4
n/a	Item 24	1	Item 36	2	Item 47	4
n/a	Item 26	2			Item 48	3
TOTAL Not Applicable		4		6		11
Maximum Score-- Mixed Use on this site.		50		22		15
	↑↓ Project will score in-between these benchmarks. ↓↑					
Minimum Score-- Mixed Use		12		none		none

The second benchmark is based on removing from consideration any items which are not applicable to your project. This could be due to site characteristics or project scale. In the sample project, eight items are non-applicable for the following reasons:

- Environment— Commercial space is below the threshold for end-of-trip facilities; there is no space on-site to store topsoil; it is a concrete building so the wood-frame item is not applicable (n/a).
- Social & Cultural—It is a vacant site with no heritage buildings.
- Economic—It is not a brownfield site; the OCP designation and location aspects indicate that neither office nor destination commercial is appropriate.

Minimum Score— The baseline minimum score consists of the required Environment items.

Minimum scores are as follows:

- Mixed Use— 12 points.
- Commercial— 11 points.
- Residential— 12 points.
- Industrial— 11 points.
- Institutional— 12 points.



What sections need to be filled in and how do I fill it out?

The Report Card is filled out twice. Once by the applicant and once by the Planner, using the separate “Applicant” and “Planner” score & explanation columns. The applicant completes their part first, as follows:

1. Describe how the design/land use fulfils each item or explain why the item does not apply.
2. Fill in the score you feel is appropriate for your proposed item.
3. Under the “Innovation” and “Constraints” open-ended items, add any ‘outside the box’ design components or explain limitations on sustainability achievement.
4. Following this, the Planner completes their part, highlighting items which may be understated & underscored or overstated & overscored. Discrepancies are discussed and revisions may be made to either the design or the Planner’s score before the Planner determines a final score.

For more information:
Development Services Department
604.527.4532



PROJECT TYPE: **MIXED USE**

June 2011

Date: SAMPLE

Project Address: SAMPLE

Rezoning or Development Permit Number: SAMPLE

Short Description of Project: 14-storey residential tower; townhouses & small retail space at base

Categories

Environment Page 1

Social & Cultural Page 8

Economic Page 11

Environment		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
REQUIRED	1	Waste & Materials	2	Recycling space proposed: = <u>168</u> sq ft Based on commercial standard for restaurant.	2	Meets requirement.
			/2			
REQUIRED	2	Waste & Materials	1	Recycled material: = <u>65</u> % of demolition = <u>80</u> % of construction	1	Meets requirement.
			/1			

EARLY STAGE

Includes a plan for **construction waste disposal**, specifying what percent of materials to be recycled. See *Metro Vancouver's DLC Waste Management Toolkit*.

Recommended:
60% of waste for demolition (by weight)
80% of waste for construction (by weight)

Environment		Subject Area	APPLICANT		STAFF		
			Score	Explanation	Score	Comments	
REQUIRED	3	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	Developer has significant experience building on constrained sites with a similar steep grade.	1	Meets requirement.
				/1		/1	
REQUIRED	4	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	Raingarden basins of rock/gravel at several locations will accept stormwater runoff and provide for infiltration.	3	Raingardens along two sides of building.
				/3		/3	
REQUIRED	5	Uses drought-tolerant landscaping and/or high-efficiency or captured rainwater irrigation systems.	Stormwater	1	Drought tolerant, tough planting along sidewalk. Soft landscape areas will use design/build irrigation system per IIABC stds.	1	Meets requirement.
				/1		/1	
REQUIRED	6	Provides plants and staked trees in accordance with the BC Landscape Standard .	Habitat	1	Will meet/exceed BC Landscape Standard (2001 edition). All trees to be staked per BCNTA stds.	1	Meets requirement.
				/1		/1	
REQUIRED	7	Uses energy-efficient lighting in individual residential & commercial units and common areas.	Energy Efficiency	1	Common areas use high-efficiency lamps. Minimum 50% of fixtures in units will be LED or CFL.	1	Meets requirement.
				/1		/1	
REQUIRED	8	Provides programmable thermostats in each residential and commercial unit.	Energy Efficiency	2	EnergyStar prog. thermostats in individual units. Units contain multiple heating/cooling zones.	2	Meets requirement.
				/2		/2	

Environment			APPLICANT		STAFF	
	Subject Area	Score	Explanation	Score	Comments	
REQUIRED	9	Provides EnergyStar-rated home appliances, commercial food service equipment, or other applicable equipment. <i>See www.energystar.gov under 'Products'.</i>	Energy Efficiency	1 /1	Detail type of appliance(s): ENERGY STAR dishwasher, fridge and clothes washer provided in each unit.	1 /1 Includes clothes washer.
REQUIRED	10	Uses low-VOC (volatile organic compound) products such as paints, carpeting and adhesives to improve indoor air quality.	Waste & Materials	1 /1	Low-VOC finishing in both residential and commercial units	1 /1 Meets requirement.
	11	Above City requirements, provides 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 /2	Recycling space proposed: = <u>216</u> sq ft Low-VOC finishing in both residential and commercial units	2 /2 Trash compactor also provided.
	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		0 /8 Item not pursued.
	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	Common roof garden enhances natural environment & improves the building's environmental performance. Vegetable garden plots provided.	1 /3 Does not meet open space requirement. (Variance is requested) Amenity points given separately under Item #39. Vegetable garden on podium for residents.

Environment		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
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: right;">EARLY STAGE</p>	Habitat	2	Seven new trees to be planted on south-edge sidewalk as part of off-site improvements.	2	No existing trees on-site or within City right-of-way. Trees proposed are all net gain.
			/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: right;">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	2	<p>Constrained site and tall building height limit potential for landscape/tree shading.</p> <p>Balcony overhangs provide shading.</p> <p>Energy-efficient low-E windows provided in all units.</p>	0	<p>Reference to Low-E windows is redundant. Since 2009 these have been required in BC Building Code.</p> <p>All glass facade on south & west exposures with only minimal overhangs.</p> <p>Residents may require aftermarket A/C units, resulting in high energy consumption and high operating cost for occupants.</p>
			/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: right;"><i>EARLY STAGE</i></p>	Energy Efficiency	/4		0	Item not pursued.
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: right;"><i>EARLY STAGE</i></p>	Alternative Energy	/4	Specify % of energy provided:	0	Item not pursued.
18	<p>Provides commercial end-of-trip bicycle facilities as per City policy (Appendix B).</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Transportation	/1		/1	Commercial space is below threshold for this item. Item is n/a.
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: right;"><i>EARLY STAGE</i></p>	Transportation	1	Agreement reached re siting of co-op vehicle on-site. See attached letter of support from Modo the Car Co-op.	1	Will be located in secure underground parking.
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: <i>Recycled-- minimum 7.5%*</i> <i>Salvaged/Refurbished-- minimum 10%*</i></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:	0	Item not pursued.

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	Large landscaped podium roof, with lawn area and vegetable garden.	2	Significant landscaping on podium deck. However, also unrealized potential for less hard surfacing.
			/3		/3	
22	Provides 20 cm (8 in) of topsoil as finished grading for groundwater recharge and stormwater retention/evaporation.	Stormwater	1	20 cm of topsoil provided at podium level and at-grade.	1	Specified in landscape plan.
			/1		/1	
23	Reuses existing topsoil and other soils through on-site or nearby storage and topsoil screening or other related practices.	Stormwater		n/a		Constrained Downtown site with no soil storage potential. Item is n/a.
			/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	See landscape plan.	1	Native & adaptive species are specified in landscape plan.
			/1		/1	
25	In wood-frame buildings, incorporates high-efficiency HVAC systems (heat recovery systems, variable speed fans, etc).	Energy Efficiency		n/a		Proposal is for a concrete tower. Item is n/a.
			/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		% of resident stalls:		Item not pursued.
			/1		0	
					/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			29 /54		24 /54	Max. score is 50 points. Total of 4 points are not applicable.

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: 60%	3	<p>Provides 50% more units than City requires.</p> <p>City requirement is 40%.</p>												
			/3		/3													
30	<p>Provides ground-oriented units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing	1	Provides 10 two-level townhouse units.	1	Provides 10 two-level townhouse units.												
			/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>1 BR</td> <td>21%</td> </tr> <tr> <td>1 BR + DEN</td> <td>27%</td> </tr> <tr> <td>2 BR</td> <td>28%</td> </tr> <tr> <td>2 BR + DEN</td> <td>24%</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Unit Type	% of Total	1 BR	21%	1 BR + DEN	27%	2 BR	28%	2 BR + DEN	24%			1	Units range in size from 625 sq ft to 1,600 sq ft.
Unit Type	% of Total																	
1 BR	21%																	
1 BR + DEN	27%																	
2 BR	28%																	
2 BR + DEN	24%																	
			/1		/1													
32	<p>Provides long-term market or non-market rental units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing			0	Item not pursued.												
			/5		/5													
33	<p>Includes affordable market housing units.</p> <p style="text-align: right;"><i>EARLY STAGE</i></p>	Housing			0	Item not pursued.												
			/4		/4													

Social & Cultural			Subject Area	APPLICANT		STAFF	
				Score	Explanation	Score	Comments
34	Includes a professional heritage conservation plan . Achieves a recognized industry standard* for heritage conservation. <i>*Defined in "Standards & Guidelines for the Conservation of Historic Places in Canada". See www.historicplaces.ca</i> EARLY STAGE	Heritage	/4	n/a	/4	Vacant site. Item is n/a.	
35	Includes reuse of an existing heritage structure through restoration or rehabilitation. May include re-location. EARLY STAGE	Heritage	/2	n/a	/2	Vacant site. Item is n/a.	
36	Includes references to historic site or neighbourhood character or history in the proposed architecture and/or land use. Integrates authentic and existing heritage features such as signs, garden walls, gates, sidewalks, and/or heritage trees/landscaping. EARLY STAGE	Heritage	/2	2 Proposed moderne architectural style for podium fulfils guidelines and recalls the previous apartment building which occupied this site between 1930-1966.	2	Follows Design Guidelines and heritage character materials are used.	
37	Provides public amenities above City voluntary amenity contribution policy (check all that apply): EARLY STAGE <input type="checkbox"/> a. Child care facility <input type="checkbox"/> b. Communal gardens <input type="checkbox"/> c. Play areas <input type="checkbox"/> d. Public art <input checked="" type="checkbox"/> e. Public gathering place <input type="checkbox"/> f. Other _____	Amenities	/4	2 Pedestrian passageway will provide "Rhododendron Walk", including seating & a safe level of lighting for year-round use.	4	New pedestrian connection created to adjacent neighbourhood park. This mid-block connection is much needed and is identified as an action in the neighbourhood plan.	

Social & Cultural		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
38	Provides private amenities (check all that apply): <i>EARLY STAGE</i> <input checked="" type="checkbox"/> a. Accessible green roof <input checked="" type="checkbox"/> b. Play areas <input checked="" type="checkbox"/> c. Social gathering place <input type="checkbox"/> d. Other _____	Amenities	2	Common amenity garden provides useable outdoor space connected to interior amenity area. Sun deck sited for solar orientation.	2	Kids play area, communal vegetable garden & lawn area on podium. Also interior exercise room.
			/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			11 /28		13 /28	Max. score is 22 points. Total of 6 points are not applicable.

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	3 /6	Provides one 700 sq ft commercial unit with outdoor seating area, suitable for a small coffee shop.	6 /6	Retail at-grade. In this location, coffee shop may open 8am-8pm, with 3 staff on-duty. High intensity employment despite small floorspace. Further commercial is not viable on this site.
42	Results in net increase in the City's property tax base .	Employment	4 /4	Site vacant for 10+ yrs.	4 /4	With variance, builds to slightly above maximum FSR.
43	Creates more intensive use of land that supports local businesses. <i>EARLY STAGE</i>	Land Use	2 /2	No higher density is possible. Streetfront retail two blocks away is struggling. Marketing to be oriented around 'walk to shops' lifestyle.	2 /2	With variance, builds to slightly above maximum FSR. Resident population could total 180, all of which is net gain.
44	Redevelops a contaminated brownfield site. <i>EARLY STAGE</i>	Land Use	 /4	n/a	 /4	Site is uncontaminated. Item is n/a.
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	2 /3	Provides one 700 sq ft commercial retail unit with outdoor seating area, suitable for a small coffee shop. Currently, closest coffee spot is 4 blocks away.	3 /3	Addresses the shortage of retail space in this neighbourhood. Dense older residential area lacks small-scale "corner store" type commercial.
46	Provides office floorspace . <i>EARLY STAGE</i>	Employment	 /4	n/a	 /4	OCP does not envision office floorspace on this site. Item is n/a.

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		n/a		OCP does not envision destination commercial on this site. Item is n/a.
			/3		/3	
48	INNOVATION— ECONOMIC SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
49	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
TOTAL SCORE: ECONOMIC ITEMS			11 /26		15 /26	Max. score is 15 points.Total of 11 points are not applicable.

Summary Project Scoresheet

Address: SAMPLE MIXED USE PROJECT (*not an actual project*)

Date: SAMPLE

Category: MIXED USE

Rezoning or DP Number: SAMPLE

Description: 14 storey residential tower; townhouses & small retail space at base

	Environment	Max. Score	as %	Social & Cultural	Max. Score	as %	Economic	Max. Score	as %	
Maximum Score-- Mixed Use		54			28			26		
Items Not Applicable										
Items 18, 35, 45	end of trip facilities	1		heritage	6		brownfield	4		
Items 24, 36, 47	re-use of topsoil	1					office	4		
Items 26, 48	woodframe-- efficient HVAC	2					destination commercial	3		
TOTAL Not Applicable		4			6			11		
Maximum Score-- Mixed Use on this Site		50			22			15		
Missed Points		26			9			0		
Points & Score Achieved		24	50	48%	13	22	59%	15	15	100%

<u>Sustainability Highlights</u>	ENVIRONMENT	SOCIAL	ECONOMIC
achieved items	net tree gain, landscaped roof trash compactor, co-op car	adaptable housing public & private amenities	job creation, maximizes density broadens neighbourhood retail
missed items	LEED, energy-efficiency alternative energy, recycled materials	rental housing affordable market housing	none

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:

Residential

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.

Commercial

1.3 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).