



*City of Courtenay*

*Sustainability Evaluation  
Check List*

*Adopted December 17, 2007*

*Department of Planning Services*

# SUSTAINABILITY EVALUATION CHECKLIST

## Introduction

The approach in considering developments is based on the City's Vision and Strategy and Growth Management Policies contained in this Plan:

Proposed developments and the related amendments in the OCP and/or Zoning Bylaw will only be approved under special circumstances and must comply substantially to the criteria within this section and applicable Development Permit Guidelines. This criteria is established to ensure that the goals and objectives of this OCP are satisfied.

## Policies

1. The criteria in this section will be used to evaluate all proposed amendments to the Official Community Plan and Zoning Bylaw.
2. Proposed developments will be considered where a development:
  - a. provides substantial benefits to the City;
  - b. will not negatively impact on the City's infrastructure, neighborhood or environment
  - c. new development that supports destination uses such as the downtown, Riverway Corridor or a Comprehensive Planned Community.
  - d. Meets applicable criteria set out in the OCP.
3. All development will be evaluated and compared to the following criteria:
  1. *Land Use*
    - provides a mix of housing types and sizes
    - balance the scale and massing of buildings in relation to adjoining properties
    - complements neighboring uses and site topography
    - provides or supports mixed used developments or neighborhoods
    - promotes walking to daily activities and recreational opportunities
    - supports a range of incomes
    - positive impact on views and scenery
    - preservation and provision of greenspace trails and landscaping
  2. *Building Design*
    - must exhibit high standard of design, landscaping and environmental sensitivity
    - maintain a high standard of quality and appearance
    - creates articulation of building faces and roof lines with features such as balconies, entrances, bay windows, dormers and vertical and horizontal setbacks with enhanced colors.
    - a project must avoid creating a strip development appearance
    - satisfies Leadership in Energy and Environmental Design (LEED) certification (or accepted green building best practices)

- use of environmentally sensitive materials which are energy sensitive or have accepted low pollution standards
- builds and improves pedestrian amenities
- provision of underground parking
- application of CPTED (Crime Prevention Through Environmental Design) principles

### 3. *Transportation*

- integration into public transit and closeness to major destinations
- provides multi-functional street
- priorities pedestrian and cycling opportunities on the public street system and through the site
- location that can provide an alternative to public road
- provision of or contribution towards trail system, sidewalks, transit facilities, recreation area or environmentally sensitive area

### 4. *Infrastructure*

- stormwater techniques designed to reduce run-off, improve groundwater exchange and increase on-site retention
- use of renewable energy sources (i.e. solar, geothermal)
- within serveable area to City standards

### 5. *Character and Identity*

- image along waterfront areas and fronting road
- design quality and variety of features within project (i.e. street furniture, street lights, signs, curb treatments)
- provision of public and private amenity space
- preservation of heritage fixtures
- orientation to views, open space and street

### 6. *Environmental Protection and Enhancement*

- protects riparian areas and other designated environmentally sensitive areas
- provides for native species, habitat restoration/improvement
- tree lined streetscape