

3. Economic Indicators

Describe the applicable features of your project that promote economic sustainability including support to local businesses, employment creation, impact on the tax base, infrastructure efficiency, and energy/water savings.

a) **Employment**

- Provides permanent employment opportunities by sector, type and income level
- Results in new economic development opportunities by sector, type and income level
- Increases opportunities for training and education
- Uses local contractors and workers

b) **Diversification and Enhancement**

- Results in a net increase to the property tax base
- Promotes diversification of the local economy
- Creates spin-off opportunities for primary and service sector
- Preserves agricultural capability in rural areas
- Promotes value-adding of local resources
- Supports local businesses and producers
- Increases demand for materials extracted/produced locally

c) **Efficient Infrastructure and Operational Cost Savings**

- Uses existing municipal infrastructure and services (e.g. roads, water, sewer, drains, Police and Fire) without requiring expansion
- Provides long-term operational cost savings for energy and water, and building maintenance

Other Resource Materials

- Saanich General Plan
- Local Area Plan and any Action Plans or special studies
- Saanich Strategic Plan
- Adaptable Housing requirements and guidelines
- Canada Green Building Council website • www.cagbc.org
- SmartGrowthBC website • www.smartgrowth.bc.ca



SUSTAINABILITY STATEMENT GUIDELINES For Rezoning & Development Permit Applications



A Completed Statement is required to be submitted if your project involves:

- Rezoning for multi-family, commercial, industrial or institutional development
- Rezoning applications for the creation of 5 additional lots or more.
- Multi-family, commercial and industrial development permit applications
- Greater than 500 m² in gross floor area where there is no rezoning.

The Sustainability Statement provides an assessment of a project's contribution to sustainability based on environmental, social and economic indicators, and will be considered by Council when your application is placed on the Committee of the Whole agenda.

The District of Saanich strongly encourages new development to incorporate a full range of sustainable features in site planning and new construction. This means taking a wholistic view of various environmental, social and economic elements combined within the neighbourhood context, site planning, proposed building design and construction techniques to create the most sustainable project possible. Preserving and enhancing existing site environmental features will contribute to the environmental and aesthetic values of the community. Locating new uses appropriately to meet live/work/play objectives that reduce transportation demand is supported. Construction using established energy and environmental performance standards such as LEED, Built Green, Energuide or equivalent certification systems is encouraged as well as individual features such as solar hot water and/or green roofs. Applicants offering such standards and features should be prepared to register restrictive covenants or post performance security before final approval to assure Council that the standards will be met.

To assist in the preparation of the Sustainability Statement, a checklist of environmental, social and economic indicators is provided. The checklist is not intended to be prescriptive and is not comprehensive. Saanich Council will expect applicants to follow through with their commitments, likely through the registration of covenants. It is therefore important to be clear about what you are prepared to include as part of your development project.

For additional information please contact:

The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria BC • V8X 2W7
website: www.saanich.ca/business/development/plan/generalsub.html

Tel: 250.475.5471 or 250.475.5473

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SUSTAINABILITY INDICATORS

Rezoning and Development Applications

1. Environmental Indicators

Describe the applicable environmental features of your project relating to ecological protection and restoration, as well as green design.

a) **Ecological Protection and Restoration**

- Conserves ecologically sensitive areas including streams, rivers, lakes, ponds, wetlands and their riparian areas, the marine shoreline, and red and blue listed plants, wildlife and plant communities.
- Provides for restoration of ecologically sensitive areas
- Conserves, enhances or creates urban forest
- Plants trees to create or enhance urban forest
- Conserves or creates corridors for wildlife movement between the natural areas on the site and those on adjacent properties

b) **Green Design & Construction**

- Minimizes impervious surfaces and incorporates features that will encourage ground water recharge such as vegetated swales and pervious paving materials
- Improves the environmental performance of the soft landscaping (e.g. naturescaping, planting of trees and soil enhancement)
- Provides building support systems and natural systems that are visible to the users and community as design features (e.g. living walls, solar systems, storm water treatment, water re-use, green roofs, energy and water use monitoring and billing)
- Reduces energy and water use and the generation of greenhouse gasses, pollution and waste during the lifetime of the building (e.g. solar orientation, on-site composting, recycling, water conservation, geothermal heating)
- Reduces waste generation & resource use during construction (e.g. uses recycled, reclaimed and low embodied energy materials)
- Generates “green” power
- Reduces impact on the landfill by de-constructing structures as opposed to demolishing them
- Constructs to established green building standards such as LEED, Build Green or equivalent energy and environmental performance standards

2. Social Indicators

Describe the applicable features of your project that enhance its social sustainability relating to public consultation, housing affordability, heritage preservation, public spaces and streetscapes and promotion of transportation alternatives.

a) **Community Consultation**

- Engages neighbours, the Community Association and other appropriate stakeholders in a dialogue about the project proposal, documents any concerns and where appropriate responds through positive changes to the proposal

b) **Location and Density**

- Supports the Regional Growth Strategy.
- Supports the Saanich General Plan, and relevant Action Plans and special studies.
- Minimizes footprint and per unit land consumption.
- Provides density close to amenities.

c) **Community Character and Liveability**

- Provides high quality architectural design and exterior finishes
- Preserves heritage, visual amenities and view corridors
- Provides public art and community spaces for social interaction
- Encourages crime prevention through environmental design (CPTED).
- Provides a mix of land uses
- Adds new uses to address neighbourhood needs
- Allows live/work opportunities
- Provides a mix of housing types, sizes, costs and tenure
- Contributes to the supply of affordable and special-needs housing
- Includes enhanced Adaptable Housing features
- Promotes a pedestrian-friendly streetscape (separate/widened sidewalks, street furniture, lighting, landscaping, connectivity to buildings)
- Accessible to parks, recreation and green/open spaces
- Accessible to a variety of institutional, commercial and community services
- Provides community amenities and programs (daycare, seniors facility, community gardens)
- Contributes quality landscaping and boulevard trees

d) **Transportation**

- Enhance the cycling infrastructure, multi-use trails & pedestrian sidewalks
- Provides accessible connections to public transit
- Helps make transit more viable in the area
- Located close to retail, school, recreation, business, employment and service centres
- Mitigate traffic impacts through contributions to car share, transit pass programs and enhance street safety with traffic calming techniques
- Provides an interconnected road system with short block lengths