

All new developments in View Royal should be designed to be sustainable. This checklist will be used by Staff and Council as part of your application. If you require further space feel free to attach additional information. If something does not apply simply indicate N/A (Not Applicable).

Key Elements	Yes	No	Description/Explanation
1. Economic Sustainability			
1.1 Comment on direct employment opportunities created by this project during construction: a. Number and duration of jobs (full time, part time): _____			a. Full-time and part-time: b. Full- time and part-time:
b. Types of jobs (e.g.- construction, design): _____			
1.2 Will the project provide permanent employment after the project is completed?			Describe:
1.3 Are there any other components of economic sustainability (e.g. suitability of units for live/work opportunities, secondary housing units) advanced by this proposal?			List:
2. Environmental Sustainability – Built Environment			
2.1 Walking distance to current and future transport-hubs as marked in the OCP: Distance to bus stop (in kilometres): _____			List:
or... any trails, greenways, cycling routes (in kilometres): _____			
2.2 Is the proposed development located within the Town’s Urban Containment Boundary (check with View Royal Planning Dept.)?			Describe where:
2.3 Does the project provide additional support for alternative transportation use? Check all that apply:			
<input type="checkbox"/> Was a variance granted to provide less parking than required? <input type="checkbox"/> Is there on-site bicycle storage? <input type="checkbox"/> Are there change rooms? <input type="checkbox"/> Is there designated parking for car-share spaces, high-occupancy vehicles (e.g., carpool, vanpool)? <input type="checkbox"/> Are there means for alternate transport/ power supplies? Describe: _____			
<input type="checkbox"/> If other, describe? _____			

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2.4 Does the development meet or exceed the Town of View Royal Municipal Guidelines for the retention and cleaning of storm-water?			Describe:
2.5 Have you considered floodplain mitigation or ocean tidal-storm surges? How would this be managed?			Explain:
2.6 Will site remediation be part of the development process?			Explain:
2.7 Mitigation of light pollution (e.g., spill lighting , offsite glare and up lighting avoided)			Describe:
2.8 Will the project provide enhanced waste-diversion facilities such as: on-site recycling or on-site composting?			List and Describe:
3. Environmental Sustainability			
<p>3.1 Comment on the inclusion of the following water efficiency techniques:</p> <p>a. Water-efficient-landscaping such as: drought-resistant /native plantings; the use of non-potable, or reclaimed water for irrigation; the use of high efficiency irrigation; the use of rainwater cisterns for irrigation and Xeriscapes?</p> <p>b. Onsite grey-waste-water treatments?</p> <p>c. Indoor water-use-reduction measures (e.g. low consumption fixtures/appliances) that exceed bylaw requirements?</p>			<p>a. List and describe:</p> <p>b. List and describe:</p> <p>c. List and describe:</p>

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<p>3.2 Comment on the inclusion of any of the following methods to reduce energy use and improve air quality:</p> <p>a. The Energy efficiency ratings of proposed structures and materials used such as: locating buildings to respond to daily sun/shade patterns; high-performance envelopes; passive solar gain; solar shading; natural ventilation; ground heating/cooling; high- efficiency fixtures; consideration of heat-island effects including landscaping, green roofs/walls etc.</p> <p>b. The use of renewable-energy alternatives (e.g. geothermal, solar, off-grid power or water supplies, BC Hydro Green Power).</p>			
<p>3.3 Comment on the following methods for sustainable-use (and reuse) of building materials and resources:</p> <p>a. The management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, having remade or recycled content):</p> <p>b. The use of environmentally-sensitive or recycled construction materials (e.g. high-volume, fly-ash concrete, non-toxic finishing materials³):</p> <p>c. The enhanced durability of construction materials (e.g. wall systems, roof materials):</p> <p>d. Is LEEDS, Built Green or other green standards certification being pursued for this project?</p>			
<p>3.4 Comment on the inclusion of any strategies to improve indoor environmental quality:</p> <p>a. Improved air quality through low-emitting materials (e.g. paint, carpets) and natural ventilation with windows that open.</p> <p>b. Design attempts to maximize exposure to natural light and passive solar heating/ light (i.e. through building orientation).</p>			

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3.5 Does the street/boulevard layout and design encourage walking and cycling, while also providing for personal and commercial vehicle use?			
3.6 If new streets or lanes are constructed as part of the development, how are they designed to reduce storm-water runoff?			
3.7 If the property is adjacent to existing parking space, open space, paths or trails, is there a visual and pedestrian connection provided? Is it signed and accessible?			
<p>3.9 Is the proposed development within a ten-minute walk (approximately 800 metres) from:</p> <ul style="list-style-type: none"> <input type="checkbox"/> neighbourhood store or other shopping opportunities <input type="checkbox"/> schools <input type="checkbox"/> community services (e.g., library, community centre) <input type="checkbox"/> child care facility <input type="checkbox"/> health services (e.g., hospital, doctor's office) <input type="checkbox"/> parks or trails <input type="checkbox"/> bus stop <input type="checkbox"/> other alternative transport (park-and-ride, car pool) <input type="checkbox"/> other amenities 			Comments:
4. Natural Environment			
4.1 Is the proposed development in an environment-development permit area?			Describe:
4.2 Was an environmental assessment of the property completed prior to the commencement of design work?			When and by whom?

Key Elements	Yes	No	Description/Explanation
5.2 Does the proposed development include non-market housing units (affordable housing)?			a) Number of units: b) As a percentage of total units: c) Ownership: rental, co-op, freehold d) Target population mix: seniors/family/singles?
5.3 Does the project include rental housing units of specific size?			Number of units: _____ Average rent for a one-bedroom unit \$_____/month Average rent for a two-bedroom unit \$_____/month
5.4 Does the project design incorporate Crime Prevention Through Environmental Design (CPTED) principles?			List and describe:
5.5 Does the project incorporate features to enhance adaptability and accessibility within and outside of the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?			List and describe:
5.6 Actions proposed (indoor and outdoor) to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.			Describe:
5.7 Does the project enhance local identity and character (e.g. through architectural style, landscaping, colours)?			Describe:
5.8 Describe the existing neighbourhood character (e.g. historic, single family, mixed use, etc.) and how the proposed development will enhance the adjacent neighbourhood.			

Key Elements	Yes	No	Description/Explanation
5.9 Does the project contain a mix of uses (e.g. residential, commercial) and/or introduce a new community-serving land use type to the neighbourhood (e.g. new housing-form, commercial service)?			Describe:
5.10 Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?			Describe:
5.11 Does the project involve provincial designation of a heritage building/features/trees?			Describe:
5.12 Are there any public amenities provided by, and maintained, with the development (check all that apply): <input type="checkbox"/> Public art <input type="checkbox"/> Child care facility <input type="checkbox"/> Walking/bike trails <input type="checkbox"/> Public Washrooms <input type="checkbox"/> Drinking Fountains <input type="checkbox"/> Other, Describe: _____			
5.13 How does the development create or enhance local food production and food securing?			Describe:
5.14 Does the development incorporate space for public gathering and activities (e.g. courtyards, communal gardens, play areas, benches, shaded areas)?			Describe:
5.15 How does the proposed development enhance the streetscape? Describe:			
5.16 How have residents and community stakeholders been involved in the planning and design process? Describe in detail:			
5.17 Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other descriptors)?			Describe:
5.18 Do any of the Town of View Royal policies or regulations currently prevent you from implementing sustainable initiatives?			Describe:

