

# SCHEDULE AH

## Green Development Checklist

(Bylaw No. 1457)

The following Green Development Checklist creates a sustainability standard for development projects within the City of Langford. All comprehensive development projects will be required to obtain either LEED certification or the minimum Level 1 rating set out in the Green Development Checklist as a condition of rezoning. This Checklist is optional for all other new development projects. Council may decrease the amenity contributions required pursuant to the Amenity Contribution Policy according to the Incentives for Achieving Green Development Project Rating table on the Green Development Checklist Scoring page for development projects that achieve the corresponding rating category of the Checklist.

**P = Prerequisite**

### **Section 1 – Official Community Plan**

Features	Point Value	Points Earned	Supporting Comments and Documentation
<b>Official Community Plan</b>			
1.1	The development site is located within the City Centre Official Community Plan designation.	8	
1.2	The development site is located within the Pedestrian Downtown or Sooke Road Revitalization Area.	12	
1.4	The development proposal provides greater environmental protection than required by the current Environmentally Sensitive Area Development Permit Area Guidelines.	5	
Base points earned		/25	

### **Section 2 – Site Planning**

Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
<b>Neighbourhood Context</b>			
2.1	Development is located on or adjacent to a site served by existing CRD water and municipal sewer infrastructure that meets the standards of the Subdivision and Development Servicing Bylaw.	10	
2.3	Development is not located within the 200-year floodplain.	1	
2.4	Heritage features have been preserved and/or enhanced, or no heritage features exist on the site.	1	
2.5	An archaeological overview assessment has been conducted by a qualified professional.	1	

<b>Pedestrian Focused Design</b>				
2.10	For larger developments <sup>2</sup> , a bicycle and pedestrian master plan is provided to create opportunities for walking and cycling within the development as well as linkages to existing or anticipated pedestrian and bicycle routes outside of the development site.	P	Y or N	
2.11	Sidewalks are provided to a width at least 10% greater than required by the Subdivision and Development Servicing Bylaw.	1		
2.12	Sidewalks are provided in more locations than required by the Subdivision and Development Servicing Bylaw (i.e. on both sides of the street where one side of the street is required).	5		
2.13	Laneways and/or shared driveways are provided to minimize sidewalk crossings.	5		
2.14	New pedestrian routes connect to existing or anticipated pedestrian routes on adjacent sites.	5		
2.15	If a multi-family residential development includes ground floor residential units, individual, ground oriented entrances are provided.	1		
2.16	Development contains both residential and commercial land uses.	1		
<b>Transportation Demand Management</b>				
2.17	Covered and secure bicycle storage is provided in addition to other storage lockers for multi-family residential units (including those in mixed-use buildings)	P	Y or N	
2.18	The development incorporates Transportation Demand Management measures, such as: <ul style="list-style-type: none"> <li>• providing free transit passes to each residential occupant;</li> <li>• providing free membership to a local car share and providing at least one dedicated car share parking space on-site; or if no such community car share program is available, purchase a car and create a carshare program for the building's residential occupants;</li> <li>• or other equivalent TDM measures accepted by the City.</li> </ul>	<ul style="list-style-type: none"> <li>• 10 points - Free transit passes or carshare membership is valid for at least 1 year;</li> <li>• BONUS 10 points - Free transit passes or carshare membership is valid for at least 2 years</li> </ul>		

<sup>2</sup> Larger Developments” are generally multi-phase, multi-land use, long term build-out projects that have comprehensive development zoning. Please contact the Planning Department to determine if your project is considered a “larger development” project.

Base points earned	/41
Bonus Points earned	/10

**Section 3 – Neighbourhood Connectivity**

	Features	Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
<b>400m (5 minute) Connectivity</b>				
3.1	The development site is located within 400 m of a public transit bus stop.	2		
3.2	The development site is located within 400 m of recreational trails.	2		
3.3	The development site is located within 400m of the Galloping Goose or other regional trail.	2		
3.4	The development site is located within 400 m of a clearly defined commercial area containing at least 5 distinct commercial and/or institutional uses.	2		
3.5	The development site is located within 400 m of a minimum of two of the above criteria.	10		
<b>800m ( 10 minute) connectivity</b>				
3.6	The development site is located within 800 m of a grocery store.	1		
3.7	The development site is located within 800 m of a clearly defined commercial area containing at least 5 distinct commercial and/or institutional uses.	1		
3.8	The development site is located within 800 m of a school.	1		
3.9	The development site is located within 800 m of a child care facility.	1		
3.10	The development site is located within 800 m of a health service.	1		
3.11	The development site is located within 800 m of a park or indoor recreational facility.	1		
3.12	The development site is located within 800 m of a recreational trail.	1		
3.13	The development site is located within 800m of the Galloping Goose or other regional trail.	1		
3.14	The development site is located within 800 m of a public transit bus stop.	1		
3.15	The development site is located within 800 m of a minimum of four of the above criteria.	10		

<b>Site Connectivity</b>				
3.16	New roads created within the development site connect through to other existing or planned roads.	<ul style="list-style-type: none"> <li>• 10 pts; or</li> <li>• BONUS 5 points for developments located in the City Centre OCP designation</li> </ul>		
3.17	Where site conditions do not allow for a through-road, a through-pedestrian route is incorporated.	6		
Base points earned			/53	
Bonus points earned			/5	

#### **Section 4 – Social and Economic Sustainability**

	<b>Features</b>	<b>Point Value</b>	<b>Points Earned</b>	<b>Supporting Documentation and/or Proposed Method of Implementation</b>
<b>Local Economic Benefits</b>				
4.1	Commercial uses are included within the development.	1		
4.2	There is a minimum 1.0 Floor Area Ratio of commercial uses included within the development.	10		
4.3	There is greater than 1.0 Floor Area ratio of commercial uses included within the development.	BONUS 1 pt for every additional 0.1 FAR above the 1.0 FAR to a max of 10 pts		
4.4	Majority of building materials are purchased from local stores within the Capital Regional District (CRD).	4		
<b>Diverse Housing Types</b>				
4.6	Development includes at least one affordable housing unit for the City's Affordable Housing Program.	10		
4.7	Development includes more than one affordable housing unit for the City's Affordable Housing Program.	BONUS 10 points		
4.8	At least 10% of the development consists of another form of non-market ownership housing.	10		

4.9	At least 10% of the development consists of rental housing.	10		
4.10	A Housing Agreement will be registered on title to guarantee a minimum of ten years of rent control.	5		
4.11	The development includes a variety of housing types (i.e. a mix of townhouse, apartment, and/or single-family units) and sizes (i.e. variety of 1 bedroom, 2 bedroom, and/or 3 bedroom units).	5		
<b>Accessibility</b>				
4.12	At least 20% of the residential units within the development incorporate:	-		
4.13	<ul style="list-style-type: none"> <li>the "Access" adaptable design standards of the <i>BC Building Code</i></li> </ul>	2		
4.14	<ul style="list-style-type: none"> <li>the "Suite Doors and Doorways" adaptable design standards of the <i>BC Building Code</i>.</li> </ul>	2		
4.15	<ul style="list-style-type: none"> <li>the "Bathroom" adaptable design standards of the <i>BC Building Code</i>.</li> </ul>	1		
4.16	<ul style="list-style-type: none"> <li>the "Kitchen" adaptable design standards of the <i>BC Building Code</i>.</li> </ul>	1		
<b>Private and Public Amenity Space</b>				
4.17	The development includes 5-10% open space dedication.	10		
4.18	The development includes 10-15% open space dedication.	15		
4.19	The development includes 15-20% open space dedication.	20		
4.20	The development includes more than 20% open space dedication.	BONUS 1 point for every additional 1% to a max of 20 points		
4.21	Public art (i.e. sculptures, fountains etc.) is provided.	1		
4.22	Public amenities (i.e. benches, public plaza, public park space, etc) beyond Subdivision and Development Servicing Bylaw requirements are provided.	1		
4.23	A child care facility is integrated into the development.	10		
4.24	A school site of adequate size and location will be retained for acquisition by School District No. 62 within 10 years of rezoning approval.	10		

4.25	Common amenity space (such as indoor or outdoor recreational / gathering space, garden plots, green roofs with usable space, etc) is provided in multi-family or mix-use developments.	3		
4.26	A public community garden is created, or another contribution to community gardening is provided (to be approved by Council).	3		
4.27	Trees added to landscaped areas have a minimum height of 2m or greater at time of planting.	2		
4.28	Large diameter trees or significant environmental features are maintained and/or enhanced within common or private amenity areas.	2		
<b>Planning Process</b>				
4.29	A community meeting was held to solicit public input prior to submitting a rezoning application to the City, and this input resulted in modifications or enhancements to the development proposal.	3		
Base points earned				/141
Bonus points earned				/40

### **Section 5 – Environmental Sustainability**

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
<b>Wildlife Habitat and Sensitive Ecosystems</b>				
<i>Prerequisite - All proposals must achieve a minimum of 10 points in this category (only one point value for each the high and moderate value ecosystem categories will be counted)</i>				
5.1	The development site does not contain any wildlife habitat or sensitive ecosystems, as determined through an environmental assessment prepared by a Registered Professional Biologist.	10		
5.2	Development has been sited to preserve 100% of the highest value <sup>3</sup> ecosystems located on the site.	10		
5.3	Development has been sited to preserve 90% of the highest value ecosystems located on the site.	9		
5.4	Development has been sited to preserve 80% of the highest value ecosystems located on the site.	8		

<sup>3</sup> A report prepared by a Registered Professional Biologist shall designate ecosystem value into High, Moderate, and Low categories based on factors such as: ecosystem size, structural stage, degree of site disturbance, connectivity to adjacent habitat, wildlife habitat rating, wildlife occurrence/probability, rare plant occurrence/probability, occurrence of introduced/invasive species.

5.5	Development has been sited to preserve 70% of the highest value ecosystems located on the site.	7		
5.6	Development has been sited to preserve 60% of the highest value ecosystems located on the site.	6		
5.7	Development has been sited to preserve 50% of the highest value ecosystems located on the site.	5		
	<i>High value ecosystem preservation subtotal</i>	<i>/10</i>		
5.8	Development has been sited to preserve 100% of the moderate value ecosystems located on the site.	7		
5.9	Development has been sited to preserve 90% of the moderate value ecosystems located on the site.	6		
5.10	Development has been sited to preserve 80% of the moderate value ecosystems located on the site.	5		
5.11	Development has been sited to preserve 70% of the moderate value ecosystems located on the site.	4		
5.12	Development has been sited to preserve 60% of the moderate value ecosystems located on the site.	3		
5.13	Development has been sited to preserve 50% of the moderate value ecosystems located on the site.	2		
	<i>Moderate value ecosystem preservation subtotal</i>	<i>/7</i>		
5.14	Any loss of sensitive ecosystems on the site is offset by an increase to the ecosystem value of retained sensitive ecosystems (e.g. from low to moderate or moderate to high) through planting of native species and removal of invasive species in accordance with a compensation plan prepared by a Registered Professional Biologist.	5		
	<i>Minimum 10 points achieved?</i>	P	Y or N	
<b>Wildlife and Riparian Corridors</b>				
5.15	Development is located on a site without any watercourses or is fully compliant with the Riparian Areas Regulations (RAR).	P	Y or N	

5.16	Development will protect a SPEA at least 10% larger than that designated in accordance with the RAR.	1 pt for every 5% increase in SPEA width (max 5 pts)		
5.17	Vegetated wildlife corridors with a minimum width of 10m, as identified through an environmental assessment prepared by a Registered Professional Biologist, have been retained within the site.	2		
5.18	Such wildlife corridors and/or riparian corridors (SPEAs) link areas of protected ecosystems through the interior of the development site, and are not just located around the perimeter of the site.	5		
<b>Ecosystem Restoration</b>				
5.19	Invasive species will be removed from park or amenity land dedicated to the City within the development site.	P	Y or N (n/a if no open space dedicated)	
5.20	Previously damaged wetlands, watercourses, or sensitive ecosystems on the site will be restored.	3		
Base points earned			/37	

**Section 6 – Climate and Resource Sustainability**

	<b>Features</b>	<b>Point Value</b>	<b>Points Earned</b>	<b>Supporting Documentation and/or Proposed Method of Implementation</b>
<b>Green Building Certification</b>				
6.1	An approved green building consultant (i.e. LEED AP, Built Green Certified Builder, or other approved consultant) is directly involved in project coordination/planning.	5		
6.2	All one-family dwellings, two-family dwellings and townhouses within the development are certified as Built Green bronze (or higher rating), or an equivalent certification under a third-party certification system approved by the City.	P	Y or N (n/a if no such dwellings are proposed)	
6.3	All other buildings within the development are LEED certified, or have achieved an equivalent certification under a third-party certification system approved by the City.	5		



6.4	All buildings within the development are certified as Built Green and/or LEED silver, or have achieved an equivalent certification under a third-party certification system approved by the City	10		
6.	All buildings within the development are certified as Built Green and/or LEED gold, or have achieved an equivalent certification under a third-party certification system approved by the City	15		
6.6	All buildings within the development are certified as Built Green and/or LEED platinum, or have achieved an equivalent certification under a third-party certification system approved by the City	20		
<b>On-site Stormwater Management</b>				
6.7	Rain gardens, detention ponds and other on-site stormwater management features are incorporated into landscaped areas.	9		
6.8	A Green Roof is installed to a minimum of 50% of the total roof area.	15		
6.9	A minimum of 50% of all hard surfaces utilize porous / permeable paving materials.	10		
<b>Water Efficiency</b>				
6.10	The landscaping plan consists of a majority of native or drought-tolerant plants.	1		
6.11	Irrigation system utilizes captured rainwater, recycled wastewater, or other non-potable water source.	10		
6.12	Irrigation systems for all non-grass planted areas are high efficiency (i.e. drip or trickle) only, or no irrigation system is required due to use of only drought tolerant plants.	5		
6.13	Low flow fixtures (toilets, sink faucets, showerheads) that exceed the requirements of the BC Building Code are installed in all bathrooms and kitchens	1		
<b>Resource Conservation</b>				
6.14	Renewable or recycled materials, or materials with recycled content, are used in construction.	2		
6.15	Durable and long-lasting construction materials are used.	1		
6.16	A minimum of 25% recycled content is incorporated into on-site hard surfaces (driveways, parking areas, sidewalks, patios, etc)	2		
6.17	At least 50% of the construction waste generated will be diverted to recycling or salvage facilities.	3		

6.18	All multi-family and mixed-use buildings contain facilities for the collection and separation of recyclable and compostable materials. In the absence of such services at the time of construction, the future installation of these facilities is accommodated in the design, and they will be installed when the services are available.	10		
<b>Energy Conservation</b>				
6.19	All buildings achieve the minimum energy efficiency standard specified in the Built Green or LEED certification standards, as applicable.	10		
6.20	All buildings are sited to optimize orientation for the use of passive and active solar power (the longest axis of the building is within 15° of geographical east-west).	1		
6.21	All buildings are district energy or solar ready.	5		
6.22	An on-site renewable energy source (solar, wind, geothermal, or other approved source) will fulfill the energy needs of each building individually.	10		
6.23	A neighbourhood scale district heating and cooling system is designed and installed to serve all buildings within the proposed development.	15		
6.24	A neighbourhood district heating and cooling system is designed and installed to serve all buildings within the proposed development and has also been designed such that lands beyond the development can connect in at a later date.	BONUS 20 points		

6.25	BONUS POINTS - To be multiplied against the total score achieved in this Section:	<ul style="list-style-type: none"> <li>• 25%- for development sites located within the Pedestrian Downtown Area -</li> <li>• 20% - For development located within the Sooke Road Revitalization Area or a Larger Development Site.</li> </ul>		
Base points earned			/165	
Bonus points earned			/61.25	

**Section 7 – Third Party Certification**

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
<b>Project Certification</b>				
7.1	The City will require third party certification and/or post development audits to confirm compliance with the commitments secured through this Checklist	P	Y or N	

**Section 8 – Innovation of Design**

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
<b>Innovation of Design</b>				
8.1	Development adds other unique or innovative features not covered by the above checklist. Provide details.	Point value for items not included in this checklist will be reviewed and approved by Council and added to this Checklist as part of a rezoning application.		

## Green Development Checklist Scoring

### Project Scoring Summary

Section	Prerequisites Achieved?	Base Points Achievable	Total Base Points Achieved	Bonus Points Achieved
<i>1 – OCP</i>	-	25		
<i>2 – Site Planning</i>	Y or N	41		
<i>3 – Neighbourhood Connectivity</i>	-	53		
<i>4 – Social and Economic Sustainability</i>	-	141		
<i>5 – Environmental Sustainability</i>	Y or N	37		
<i>6 – Climate and Resource Sustainability</i>	Y or N	165		
<i>7 – Third Party Certification</i>	Y or N	-		
<i>8 – Innovation of Design</i>	-	TBD		

Total Points Achieved \_\_\_\_\_

All prerequisites met    Yes   No

**Project Rating** \_\_\_\_\_

## Green Development Rating System

<b>Overall Project Rating</b>	<b>% of Total Possible Base Points</b>	<b># Points Required</b>
Level 1	30%	139
Level 2	50%	231
Level 3	70%	323
Level 4	90%	416

## Incentives for Achieving Green Development Project Rating

<b>Overall Project Rating</b>	<b>% Reduction to the Required Contributions of Council's Amenity Contribution Policy</b>
Level 1	10%
Level 2	15%
Level 3	25%
Level 4	50%