



CITY OF COURTENAY
Development Services

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SUSTAINABILITY EVALUATION

COMPLIANCE CHECKLIST

The following checklist provides a quick reference list of required sustainability criteria that, where applicable, shall be satisfied for all development applications including Official Community Plan (OCP) and Zoning Bylaw amendments, Development Permits, Development Variance Permits, Tree Cutting and Soil Removal Permits, Agricultural Land Reserve and Subdivision applications. These criteria are established to ensure that the goals and objectives of the OCP are satisfied. **Please briefly state in the "Description" column how the application achieves the stated criterion.** Where an element of the development proposal does not comply with a sustainability criterion, a justification stating the divergence and the reason shall be made. A separate sheet may be used to provide comment. **Incomplete forms will result in application delays.**

The Sustainability Evaluation Checklist Policy states: *Proposed developments will be considered where a development:*

- provides substantial benefits to the City;*
- will not negatively impact on the City's infrastructure, neighborhood or environment;*
- new development that supports destination uses such as the downtown, Riverway Corridor or a Comprehensive Planned Community;*
- Meets applicable criteria set out in the OCP.*

The complete Sustainability Evaluation Checklist policy is contained within the City of Courtenay Official Community Plan No. 2387, 2005.

Project Address: 759 8th St. Courtenay

Date: December 15, 2021

Applicant: Nik Szymanis

Signature:

APPLICATION REQUIREMENTS To be filled out by applicant

Land Use. The application:	Description of how the criteria are met
a) Provides a mix of housing types and sizes;	The project will densify the property from one single family house to four dwelling units. Currently two people live on the property. The development will allow for 8-12 people. All four proposed units are 2 bedrooms. This will integrate well into the single family, multi-plex, duplex and fourplex apartments already sharing the area.
b) Balances the scale and massing of buildings in relation to adjoining properties;	The neighbouring buildings range from maximum allowable height to small cottages. This proposal falls in between the two heights and prevents a monoculture of building types on the street. Design elements are welcoming and emphasize a focus on human scale endeavours, including a common area to encourage interaction amongst residents.
c) Complements neighboring uses and site topography;	The design takes advantage of the full length of property to maximize the amount of front, rear, and side yards creating a human scale landscape buffer around the entire building that makes sure to not impede neighbouring buildings and residents. The area is focused on multi-residential density which this project conforms.
d) Provides or supports mixed used developments or neighborhoods;	Although City of Courtenay's bylaws are firm about specific uses for R4B zones the fact that the property is minutes away by foot from light industrial, commercial, and R2B zones demonstrates that the whole area is a balanced mix of uses.
e) Promotes walking to daily activities and recreational opportunities;	This development is situated within walking distance to all major amenities. We anticipate some residents of the building won't have cars (making the parking requirement curious). Bicycle storage will also be supplied for each unit.
f) Supports a range of incomes;	Two of the four dwelling units will be more affordable because of slightly fewer amenities and usable space. The other two will offer more private outdoor space and storage for a slightly higher rental cost.
g) Is a positive impact on views and scenery;	Yes, the building's design is lovely. The current dwelling is somewhat dilapidated. This proposed project will be a tremendous improvement to the streetscape.
h) Preserves and provides greenspace, trails and landscaping;	We are hoping to save between one to three existing trees if possible. Otherwise, new trees and gardens will be added to make the landscaped areas a pleasure for residents and neighbours alike.

Building Design. The application:		Description of how the criteria are met
a)	Exhibits high standard of design, landscaping and environmental sensitivity;	The project is designed in tribute to the craftsman tradition while including modern considerations such as increased storage, usable outdoor space, and environmentally sound landscaping incorporating permeability and native trees and plants whenever possible for summer drought resistance and resilience.
b)	Maintains a high standard of quality and appearance;	Built by a reputable local team, Standingbear Construction, high standards in quality and appearance will be achieved.
c)	Includes articulation of building faces and roof lines with features such as balconies, entrances, bay windows, dormers and vertical and horizontal setbacks with enhanced colors;	Front and rear entrances are designed with attractive entries and articulated porches, windows and roof lines.
d)	Avoids creating a strip development appearance;	At a glance, the building will appear to be an average size single-family home which will maintain the neighbourhood's character. The front to back design of the project will also provide density in a visually low-impact manner.
e)	Satisfies Leadership in Energy and Environmental Design (LEED) certification (or accepted green building best practices);	BC Energy Level Step Code Level 3 will be met.
f)	Uses environmentally sensitive materials which are energy sensitive or have accepted low pollution standards;	Whenever possible and appropriate, landscaping will be permeable to reduce rainwater run-off. The units will each be "solar-ready" for implementation once budget permits. We're also hoping to re-use wood and brick sourced from the existing property in the new development.
g)	Builds and improves pedestrian amenities;	A key feature joining the units will be a common boulevard space that includes a walkway and landscaping. It is envisioned as a "third place" within the property where neighbours can pull up a chair and socialize.
h)	Provides underground parking;	N/A
i)	Applies CPTED (Crime Prevention Through Environmental Design) principles;	Window placement overlooking shared spaces including parking and common boulevard areas as well as appropriate fencing and gating will delineate between private and public space and help deter crime.
Transportation. The application:		Description of how the criteria are met
a)	Integrates into public transit and closeness to major destinations;	Proximity to all major amenities make for a walkable and cycleable development. Transit is within a 2 minute walk for accessing longer-distance transportation.
b)	Provides multi-functional street(s);	The project is designed to encourage multi-modal transportation options for residents. This includes safe and secure bike storage, proximity to amenities for walkability, and charging capabilities for electric vehicles.
c)	Prioritizes pedestrian and cycling opportunities on the public street system and through the site location that can provide an alternative to public road;	All major amenities are within walking distance. Secure, indoor bicycle storage is available for each dwelling unit.
d)	Provides or contributes towards trail system, sidewalks, transit facilities, recreation area or environmentally sensitive area;	Infill project on small city lot. Sidewalks will be properly maintained. Transit stop is 2 minute walk away for easy access to buses. Trail systems, recreation areas, and environmentally sensitive areas are not immediately connected to the site.
Infrastructure. The application:		Description of how the criteria are met
a)	Includes stormwater techniques that are designed to reduce run-off, improve groundwater exchange and increase on-site retention;	Permeable landscaping (including walkways and parking) will be used.
b)	Utilizes renewable energy sources (i.e. solar, geothermal) within servable area to City standards;	All units will be built "solar-ready" for solar panel installation in the near future. Electric vehicle charging will be available to each unit at their dedicated parking spot located close to their respective entrance.

Character & Identity. <i>The application:</i>	Description of how the criteria are met
a) Provides a positive image along waterfront areas and fronting road;	There are no waterfront areas on the property. From the fronting road (8th St.) the building is visually appealing and designed with human-scale in mind.
b) Is designed with quality and variety of features within the project (i.e. street furniture, street lights, signs, curb treatments);	The parking allocations and property borders will be tastefully incorporated into the city sidewalk and curbs. Otherwise not applicable because the OCP brief encourages this type of small development to appear as much like a family home as possible.
c) Provides public and private amenity space;	Private decks, yard space, and parking will complement more shared, common space.
d) Preserves heritage fixtures;	N/A
e) Orients to views, open space and street;	Dwellings are primarily oriented to open yard space and 8th Street. Secondly the rear units face the alley which is a main community thoroughfare and should be treated with equal focus to link neighbours on 7th Street while also applying CPTED principles to make the alley safer, more human-oriented and less auto-centric.
Environmental Protection & Enhancement. <i>The application:</i>	Description of how the criteria are met
a) Protects riparian areas and other designated environmentally sensitive areas;	N/A
b) Provides for native species, habitat restoration/improvement;	As many existing trees will be preserved as possible. New landscaping will prioritize native species for resilience to water in the winter and resistance to drought in the summer. Native plant species which are noted in landscape plans will also encourage habitat restoration.
c) Includes tree lined streetscapes.	Trees will be planted in front, side, and rear yards to improve shade, carbon processing and general streetscape views.