



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: 3040 Kilpatrick Ave, Courtenay, BC

Date: 2021.05.26

Applicant: Newport Village Courtenay Developments Ltd

Signature: 

APPLICATION REQUIREMENTS To be filled out by applicant

Land Use. <i>The application:</i>	Description of how the criteria are met
a) Provides a mix of housing types and sizes;	There are 3 studios, 28 one bedroom and 10 two bedroom apartments.
b) Balances the scale and massing of buildings in relation to adjoining properties;	Fifth floor with recessed balconies ends and same height and finishes as building 1 and 2.
c) Complements neighboring uses and site topography;	Increases people and pet count for local commercial business while following slope designs.
d) Provides or supports mixed used developments or neighborhoods;	Supports many mixed use businesses in neighborhoods from hair cutting to food to pets.
e) Promotes walking to daily activities and recreational opportunities;	Many locals walk their pets onto site as well as there is constant flow of people coming and going by walking.
f) Supports a range of incomes;	Incomes range from poverty government support to double income earners making over \$200,000 per year with many people in between, Credit scores are from 500 to 800. People are employed for many years, retired or just starting.
g) Is a positive impact on views and scenery;	Building looks great and at Christmas it had many lights that positively increased scenery and views.
h) Preserves and provides greenspace, trails and landscaping;	Provides trail and landscaping with a huge common roof deck for the best view in Courtenay of Courtenay

Building Design. <i>The application:</i>	Description of how the criteria are met
a) Exhibits high standard of design, landscaping and environmental sensitivity;	Expensive Siding, Roofing, Windows, Glass Railings, Lush Landscaping, energy star appliances, etc.
b) Maintains a high standard of quality and appearance;	Cement Fibre Board Siding, Plank Siding, Culture Stone, Patio pavers and concrete sidewalks.
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;	Building articulates in and out of building face with balcony decks and jogs and roof line with balcony, elevator, staircases and roof decks.
d) Avoids creating a strip development appearance;	Several color changes with lap and flat siding with stone and glass and entry canopy avoids creating a strip development appearance.
e) Satisfies Leadership in Energy and Environmental Design (LEED) certification (or accepted green building best practices);	Domestic Hot Water Tanks, Low VOC paints, LED lights, engineered floors, rigid insulation on roof, sloped roof to gutters, etc
f) Uses environmentally sensitive materials which are energy sensitive or have accepted low pollution standards;	Gype-crete topping, luxury vinyl floors, cement siding, plywood, douglas fir lumber, etc
g) Builds and improves pedestrian amenities;	Play area, walking path, exterior bike racks, roof top amenities
h) Provides underground parking;	Underground parking and underground lockers.
i) Applies CPTED (Crime Prevention Through Environmental Design) principles;	Clear line of sites around building, parkade entrance, long screw in entry door, wood backing at entry door frame and studs, 45 degree door viewer, camera system, fob system, optional security systems, shear walls, etc
Transportation. <i>The application:</i>	Description of how the criteria are met
a) Integrates into public transit and closeness to major destinations;	Near public transit and close to major retail and commercial destinations.
b) Provides multi-functional street(s);	Has two ways into and out of site
c) Prioritizes pedestrian and cycling opportunities on the public street system and through the site location that can provide an alternative to public road;	Disable access, pedestrian and cycling opportunities are on-site.
d) Provides or contributes towards trail system, sidewalks, transit facilities, recreation area or environmentally sensitive area;	Increase trail, sidewalks for transit and recreation area.
Infrastructure. <i>The application:</i>	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;	Change small number of roof drains to larger amount of gutter drains so that the roof water load is dispersed into storm water more slowly and evenly. Water flows off roof into perimeter soffit that can hold water then flows down gutter pipes in storm system around the parkade. Roof desk pavers are on pedestals so water can flow under pavers to soffit.
b) Utilizes renewable energy sources (i.e. solar, geothermal) within servable area to City standards;	Having hot water tanks in each unit reduce consumption of gas and increases renewable electrical energy. Residents also do not waste hot water that they pay for so this reduces the consumption of water that is heated. Not running hot water pipes from a central boiler reduces industry energy to produce pipes, etc.

Character & Identity. <i>The application:</i>	Description of how the criteria are met
a) Provides a positive image along waterfront areas and fronting road;	Fronting roads will have a positive image opposed to commercial or dirt.
b) Is designed with quality and variety of features within the project (i.e. street furniture, street lights, signs, curb treatments);	Will have great street lights, signs and curbs.
c) Provides public and private amenity space;	Public park and private roof deck amenity provided.
d) Preserves heritage fixtures;	Preserves original entrance to 3030 Kilprick Ave
e) Orients to views, open space and street;	Views are oriented to open space and street.
Environmental Protection & Enhancement. <i>The application:</i>	Description of how the criteria are met
a) Protects riparian areas and other designated environmentally sensitive areas;	None on original exiting site bought land
b) Provides for native species, habitat restoration/improvement;	Good idea
c) Includes tree lined streetscapes.	As required