

# Schedule D- Review

## Community Planning and Development Committee

### November 15<sup>th</sup>, 2016



# Schedule D- Overview

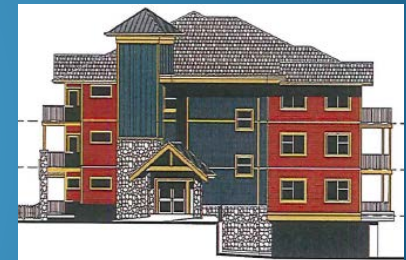
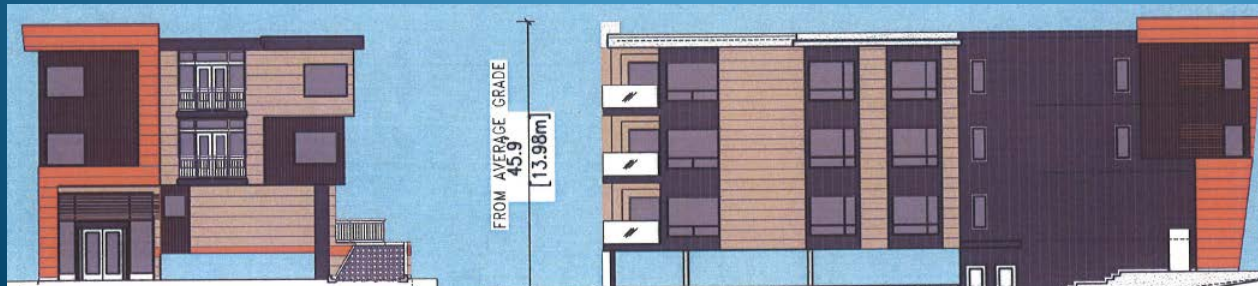
- Additional density awarded to developments which meet Tier 1 and Tier 2 of a Sustainability checklist included within the Zoning Bylaw as a schedule
- Checklist includes 7 categories
  - 1) Site selection and Connectivity
  - 2) Retention of Natural Features
  - 3) Parking
  - 4) Building Materials
  - 5) Energy Management
  - 6) Water Management
  - 7) Social Sustainability





# Schedule D to date

- Part of Zoning Bylaw 4500
- Adopted in 2011 with Zoning Bylaw
- 10 Schedule D projects to date
  - 7 multiple family
  - 3 mixed use



# Proposed Changes- Highlights

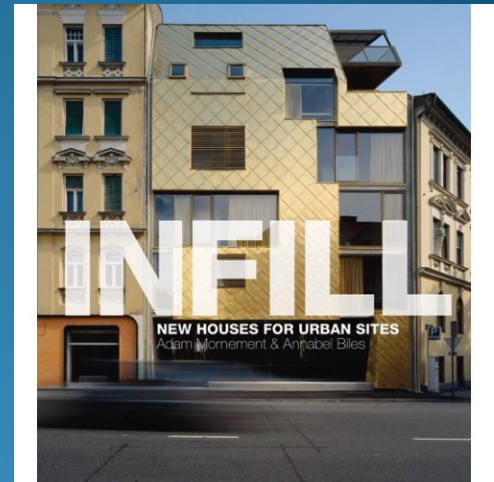
- Tier 2- Don't need to meet all categories/ Total Points
- 8 to 10 points need for each category, double the amount needed available.
- New amenities added, others removed
- Total points current version 138- new version 124
- Category 7 – now Social and **Cultural** Sustainability
- Changes endorsed by Design Advisory Panel (June, 2016)

# Category 1- Site Selection

Goal: to encourage use of existing infrastructure and walkable communities

Points awarded for:

- Building on a brownfield site
- Where no new infrastructure is required
- Mixed use, site amenities
- Building within walking distance of a park, trail, store, bus stop, school, church or daycare



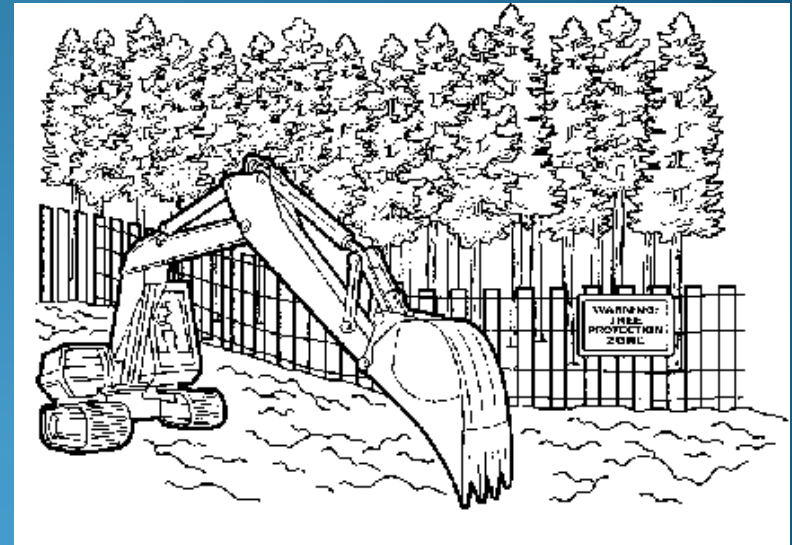


# Category 2- Retention and **Restoration** of Natural Features

Goal: to protect and retain significant natural features on the development site

Points awarded for:

- Retention of natural vegetation
- Retention of natural soil
- Protection of significant trees and addition of trees to the site after development
- Restoration of previous surfaces



# Category 3- Parking and Sustainable Transportation

Goal: to encourage and provide opportunity's for sustainable transportation options

Points awarded for:

- Bike parking and showers
- Co-op parking space and car provided provided
- Electric vehicle charge stations provided
- Underground parking
- Motor scooter parking
- Not exceeding parking requirements



# Category 4: Building Materials

Goal: to encourage the use of renewable and sustainable crafted building materials

Points awarded for:

- Wood as the primary building material
- FSC certified wood
- Reused and salvaged materials
- Recycled content
- Renewable materials
- Reuse of building shell





# Category 5: Energy Management

Goal: to reduce the energy demand and GHG output of new or redeveloped buildings

- Points awarded for development which ~~meets or~~ exceeds ASHRAE 140 2010 Standards
- Points added for a certified Passive House
- New opportunities for points may be added later- waiting on Stretch Code



# Category 6: Water Management

Goal: to reduce storm water runoff and encourage innovative methods for reducing the developments clean water demand

Points awarded for:

- permeable surface
- Plumbing features which use 35% less water than building code
- Green roofs and living walls
- Non-potable irrigation system
- Rain garden, cistern, bioswale, or detention pond

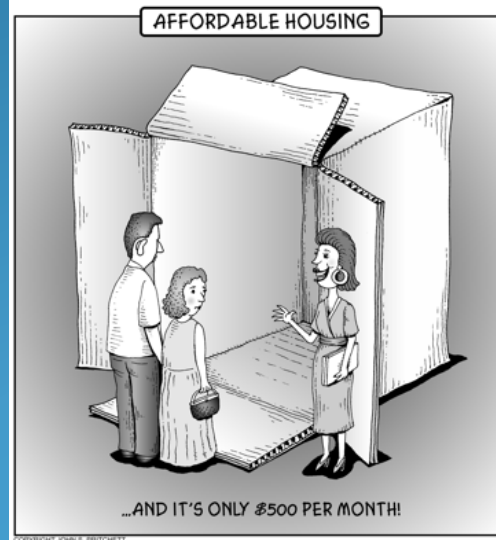


# Category 7: Social and Cultural Sustainability

Goal: to promote a more inclusive housing stock and include opportunities for social and cultural amenities.

Points awarded for:

- Small residential units
- Accessible units
- Rental units
- Units sold for less than market value
- Public Art
- Community Garden
- Heritage Protection
- Children's Playspace





# Discussion