



Smart Development Checklist

Town of Gibsons

Planning Department

Town of Gibsons

The Town of Gibsons, through its “Smart Plan Official Community Plan”, seeks to promote “smart growth”. Smart Growth can be defined as “...land use and development practices that enhance the quality of life in communities, preserve the natural environment, and save money over time.” Smart growth must be sustainable; it must be “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. (Brundtland Report, 1987).

Smart Growth policies are being adopted worldwide at the local level, but because each community is unique, sustainable development needs to be defined in the context of the community. The Official Community Plan does this for the Town of Gibsons, by defining “Smart Plan Goals”.

Smart Plan Goals

Environmental Sustainability

- Grow in harmony with the natural surroundings and ecosystems.
- Preserve all important and unique natural features, including watercourses, landforms and habitats.
- Respect the natural drainage of the overall area by ensuring that future development does not negatively alter existing drainage patterns or water quality of receiving watercourses.
- Ensure that uses on the waterfront and harbour area do not negatively affect the marine ecosystem and are compatible with upland uses.
- Promote the use of alternative modes of transportation including walking, biking, and transit.

- Protect the Town’s water quality and ensure long term, efficient use of the aquifer, including the need for water conservation measures.
- Acknowledge the value of forested lands for their benefits to the community for improvements to air quality, natural drainage and opportunities for recreation.

Social Sustainability

- Design and plan for a changing population base and age groups through provision of a wide range of housing types and community services to meet the needs of a growing population.
- Ensure that all residents live in a safe community, and have access to affordable housing, educational opportunities and recreational facilities.
- Recognize and support community diversity, arts and culture, and consider the needs of all ages and socio-economic backgrounds.
- Provide a system of parks, trails and beach access points, and community recreation facilities related to the natural amenities and changing demands of community residents.

Economic Sustainability

- Create a diverse, flexible and vibrant local economy that provides sustainable employment.
- Create a strong and vibrant commercial sector, with distinct functions and appearances in the Gibsons Landing and Upper Gibsons areas.
- Maintain and foster the ambience and “small-town” atmosphere of a Village, while providing for change to take place.
- Encourage innovative and high quality design, which enhance the unique character of Gibsons.
- Respect the special character of existing neighbourhoods and ensure that the scale and appearance of future development is compatible with existing uses.

- Recognize the costs associated with growth and ensure that future amenities and improvements are within the financial capability of the Town and its residents.

The purpose of this Smart Growth Development Checklist¹ is to encourage applicants for development, and their consultants, to think about how their project can best contribute to meeting the “Smart Plan Goals”. The Checklist is intended to cover a range of development types: - single family subdivisions of three or more homes; multi family residential development; commercial, industrial and mixed use development; and institutional projects. Not all of the checklists questions will be equally applicable, depending on the project type.

Instructions

All applications for OCP amendments, Zoning Bylaw amendments, subdivisions as well as form and character development permits are required to complete this Checklist, according to the following steps:

1. Review and complete the Checklist.
2. If needed, prepare a supplementary letter explaining, in more detail, how the proposed development incorporates these, or other, smart growth features².
3. Submit the completed checklist and supplementary information as part of your pre-application information for a rezoning or Development Permit application, or as part of your design review materials. Staff will provide comments on your submitted materials.
4. Re-submit the above information, addressing comments received, with your formal rezoning or Development Permit application.
5. Your checklist and supporting materials will be forwarded to the Planning Committee, and attached to staff’s report to Council.

Completion of this Checklist does not replace compliance with other Town bylaws, including the Zoning Bylaw and the Official Community Plan (ie. Development Permit Area Guidelines).

¹Adapted from the City of New Westminster’s Smart Growth Development Checklist

²For more information on smart growth features, visit <http://www.smartgrowth.bc.ca/index.cfm>.

Applicants are encouraged to provide as much information as possible to assist Town Council, staff and advisory bodies in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project. The intent of the Checklist is not to “pass” or “fail” proposals, but to assist applicants and the Town in working together to develop high quality projects that are a benefit to the community.

Environmental Sustainability Considerations

Community and building design can significantly influence the resource consumption (e.g., energy, water) and the waste (e.g., vehicle emissions, solid waste) produced in the local community. New development in Gibsons should be designed to minimize negative impacts on the existing natural environment and maximize the benefits of the Town’s existing green infrastructure.

1. Comment on the following site planning components:

1.1. Is the proposal walking distance to:

a) bus stop (in kms)

c) trails, greenways, cycling routes (in kms)

1.2. Does the application provide additional support for alternative transportation use (e.g. Walkways, cycling facilities)?

Describe:

1.3. How does the proposal deal with on site stormwater management (e.g., green roof treatment, permeable paving, on-site drainage, fish or aquatic habitat protection)?

Yes/No

If yes, describe (note percentage of impervious to pervious surfaces):

1.4. Are there Geotechnical Hazards (steep slope, streambanks, shorelines)?

Yes/No

1.5. Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

1.6. Does the application propose to mitigate lighting pollution (e.g., spill lighting and off-site glare avoided)?

Yes/No

If yes, describe:

1.7. Does the project provide enhanced waste diversion facilities (e.g., on-site recycling, on-site composting)?

Yes/No

If yes, describe:

Comment on inclusion of the following water efficiency techniques:

1.8. Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation)

Yes/No

If yes, describe:

1.9. Onsite wastewater treatment

Yes/No

If yes, describe:

1.10. Water use reduction measures (e.g., low consumption fixtures, grey water systems, stormwater irrigation)

Yes/No

If yes, describe:

Comment on inclusion of the following methods to reduce energy use and improve air quality:

1.11. Energy efficiency of proposed structures (e.g., building location responding 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 effect)³

Yes/No

If yes, describe:

1.12. Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, BC Hydro Green Power)

Yes/No

If yes, describe:

³For more information on heat island effect, visit <http://eetd.lbl.gov/HeatIsland/>.

1.13. Chlorofluorocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology

Yes/No

If yes, describe:

Comment on the following methods for sustainable use and reuse of materials and resources:

1.14. Management of construction wastes (e.g., reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content)

Yes/No

If yes, describe:

1.15. Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials)⁴

Yes/No

If yes, describe:

1.16. Enhanced durability of construction materials (e.g., wall systems, roof materials)

Yes/No

If yes, describe:

1.17. Is LEED⁵ certification being pursued for this project?

Yes/No

If yes, what level of certification are you aiming for:

Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

1.18. Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open

Yes/No

If yes, describe:

1.19. Design attempts to maximize exposure to natural light

Yes/No

Comment on greenspace and environmental features.

1.20. Provision of greenspace and trees on site (includes retention of existing trees)?

Yes/No

If yes, note and show calculations for:

a) Amount of greenspace in square feet:

b) Amount of usable open space in square feet:

c) Number and percentage of existing trees to be retained on site: _____

d) Number of trees removed: _____

e) Number of trees to be planted: _____

1.21. Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

Yes/No

If yes, describe:

1.22. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

⁴For more information on environmentally sensitive or recycled construction materials, see <http://www.ecosmart.ca>
⁵For information on LEED (Leadership in energy and Environmental Design) certification, see http://www.usgbc.org/LEED/LEED_main.asp.

1.23. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

If yes, describe:

1.24. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

1.25. Is the proposed residential, commercial or institutional development within a ten minute walk (approximately 800 metres) from:

- a) neighbourhood store or other shopping opportunities **Yes/No**
- b) school **Yes/No**
- c) community services (e.g., library, community centre) **Yes/No**
- d) child care facility **Yes/No**
- e) health services (e.g., hospital, doctor's office) **Yes/No**
- f) parks or trails **Yes/No**
- g) bus stop **Yes/No**
- g) other **Yes/No**

List:

1.26. Does the project include strategies for prevention of conflict between people and wildlife (e.g., the Bear Aware program)?

Yes/No

Social Sustainability Considerations

The primary purpose of a community is to provide for the well-being of its residents, labour force and visitors. New development should contribute to the health and safety of Gibsons, as well as enhancing the range of housing, service and recreational options to meet diverse community needs. The design of new development should reflect local heritage and provide attractive public spaces that encourage social interaction.

2.1. Anticipated price range of units (note price range for both commercial and residential units, if applicable)

Average price per square foot:

2.2. Does the proposed development include non-market housing units? **Yes/No**

If yes:

a) number of units: _____

b) as a percentage of total units: _____

c) form of tenure (e.g., rental, co-op, owner): _____

d) targeted population, if applicable (e.g., seniors, family): _____

2.3. Does the project include rental housing units? **Yes/No**

If yes:

Number of units:

Expected average rent for a one bedroom unit \$ _____

Expected average rent for a two bedroom unit \$ _____

2.4. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

Yes/No

If yes:

Number of units: _____

As a percentage of total units: _____

2.5. Does the project design incorporate Crime Prevention Through Environmental Design principles (note: this is a requirement: Police and Planning Departments will review your CPTED analysis report)

Yes/No

2.6. Does the project incorporate features to enhance adaptability and accessibility within 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)?

Yes/No

If yes, describe:

2.7. Are actions proposed to mitigate noise (e.g., traffic, industry, commercial uses, patrons)?

Yes/No

If yes, describe:

2.8. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe how:

2.9. Does the project contain a mix of uses (e.g., residential, commercial) or introduce a new

community serving land use type to the neighbourhood (e.g., new housing form, commercial service, opportunities for home-based business)?

Yes/No

If yes, describe:

2.10. Does the project contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

2.11. Does the project involve provincial designation of a heritage building?

Yes/No

2.12. Are public amenities provided with the development?

If yes, describe:

2.13. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

2.14. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

Yes/No

If yes, describe:

2.15. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes/No

Describe (e.g., public meetings, residents association meetings, workshops, etc.):

2.16. 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 sustainable features, contributions to the community)?

Yes/No

If yes, describe:

Economic Sustainability Considerations

A healthy economy is essential to support the quality of life in our community. The Town encourages job creation, and the location of those jobs for easy access by people who choose or must rely on transit services (e.g., senior, student, entry-level employees). In addition to the absolute number of jobs created, the income levels of those employees and the stability of the job source are important considerations.

3.1. Comment on **direct employment** created by this project during construction:

a) number and duration of jobs (full time, part time)_____

b) types of jobs (e.g., construction, design)_____

c) income range of jobs_____

3.2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

Yes/No

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

3.3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, enhancement of tourism, etc;) advanced by this proposal?

Yes/No

If yes, describe:

3.4. Does the project have any features that will reduce the long-term costs to the community of operating and maintaining public services and infrastructure (reduce roads and pipes for servicing that will have to be maintained by the Town)?

Yes/No

If yes, describe:



For more specific information related to individual applications, contact:

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