



SUSTAINABILITY STATEMENT GUIDELINES For Rezoning & Development Permit Applications



The mission of the District of Saanich is to enhance the quality of life for citizens, visitors and future generations in our municipality and the region. We strive to live in harmony with each other and our environment and further our citizens' economic, physical and social well being.

Saanich Strategic Plan 2006-2010

The Sustainability Statement provides an assessment of a project's contribution to sustainability based on environmental, social and economic indicators and will be used to inform decisions in the development approval process.

The Statement is required for:

- Rezoning for multi-family, commercial, industrial or institutional development.
- Rezoning applications for the creation of 5 additional lots or more.
- Multi-family, commercial and industrial development permit applications greater than 500 m² in gross floor area where there is no rezoning.

To assist in the preparation of the Sustainability Statement, a checklist of environmental, social and economic indicators and sample Sustainability Statements are provided. The checklist is not intended to be prescriptive and is not comprehensive. Not all indicators will be relevant to your project. Sustainability indicators not included in the checklist will be considered and are encouraged.

Preparation of the Sustainability Statement

1. Review the checklist of Sustainability Indicators.
2. Review the sample Sustainability Statements.
3. Prepare a Sustainability Statement for your project.
4. Submit the Sustainability Statement as part of your rezoning or development permit application.

Evaluation Process

Your Sustainability Statement will be reviewed by staff and included in the information package provided to Council.

For additional information please contact:

The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria BC • V8X 2W7

website: www.saanich.ca/business/development/plan/generalsub.html

Tel: 250.475.5471 or 250.475.5473

SUSTAINABILITY INDICATORS

Rezoning and Development Permit Applications

1. Environmental Indicators

Describe the applicable environmental features of your project relating to ecological protection and restoration and green design.

a) Ecological Protection and Restoration

- Conserves ecologically sensitive areas including streams, rivers, lakes, ponds, wetlands and their riparian areas, the marine shoreline, and red and blue listed plants, wildlife and plant communities
- Provides for restoration of ecologically sensitive areas
- Conserves, enhances or creates urban forest
- Plants trees to create or enhance urban forest
- Conserves or creates corridors for wildlife movement between the natural areas on the site and those on adjacent properties

b) Green Design & Construction

- Minimizes impervious surfaces and incorporates features that will encourage ground water recharge such as vegetated swales and pervious paving materials
- Improves the environmental performance of the soft landscaping (e.g. naturescaping, planting of trees and soil enhancement)
- Provides building support systems and natural systems that are visible to the users and community as design features (e.g. living walls, solar systems, storm water treatment, water re-use, green roofs, energy and water use monitoring and billing)
- Reduces energy and water use and the generation of greenhouse gasses, pollution and waste during the lifetime of the building (e.g. solar orientation, on-site composting, recycling, water conservation)
- Reduces waste generation & resource use during construction (e.g. uses recycled, reclaimed and low embodied energy materials)
- Diverts construction, demolition and land clearing debris from landfill disposal
- Generates “green” power

2. Social Indicators

Describe the applicable features of your project that enhance its social sustainability relating to public consultation, housing affordability, heritage preservation, public spaces and streetscapes and promotion of transportation alternatives.

a) Community Consultation

- Engages neighbours, the Community Association and other appropriate stakeholders in a dialogue about the project proposal, documents any concerns and where appropriate responds through positive changes to the proposal

b) Location and Density

- Supports the objectives of the Regional Growth Strategy
- Supports the objectives of the Saanich General Plan, Local Area Plan, and relevant Action Plans
- Minimizes footprint and per unit land consumption
- Provides density close to amenities

c) Community Character and Liveability

- Provides high quality architectural design
- Preserves heritage, visual amenities and view corridors
- Provides public art and community spaces for social interaction
- Encourages crime prevention through environmental design (CPTED)
- Provides a mix of land uses
- Adds new uses to address neighbourhood needs
- Allows live/work opportunities
- Provides a mix of housing types, sizes, costs and tenure
- Contributes to the supply of affordable and special-needs housing
- Includes enhanced Adaptable Housing features
- Promotes a pedestrian-friendly streetscape (separate/widened sidewalks, street furniture, lighting, landscaping, connectivity to buildings)
- Accessible to parks, recreation facilities and green/open spaces
- Accessible to a variety of institutional, commercial and community services
- Provides community amenities and programs (daycare, seniors facility, community gardens)
- Contributes quality landscaping and boulevard trees

d) Transportation

- Enhances cycling infrastructure, multi-use trails and pedestrian facilities
- Provides accessible connections to public transit
- Helps make transit more viable in the area
- Locates close to retail, school, recreation, business, employment and service centres
- Mitigates traffic impacts and enhance street safety with traffic calming techniques
- Provides an interconnected road system with short block lengths

3. Economic Indicators

Describe the applicable features of your project that promote economic sustainability including support to local businesses, employment creation, impact on the tax base, infrastructure efficiency, and energy/water savings.

a) Employment

- Provides permanent employment opportunities by sector, type and income level
- Results in new economic development opportunities by sector, type and income level
- Increases opportunities for training and education
- Uses local contractors and workers

b) Diversification and Enhancement

- Results in a net increase to the property tax base
- Promotes diversification of the local economy
- Creates spin-off opportunities for primary and service sector
- Preserves agricultural capability in rural areas
- Promotes value-adding of local resources
- Supports local businesses and producers
- Increases demand for materials extracted/produced locally

c) Efficient Infrastructure and Operational Cost Savings

- Uses existing municipal infrastructure and services (e.g. roads, water, sewer, drains, Police and Fire) without requiring expansion
- Provides long-term operational cost savings for energy and water, and building maintenance

Other Resource Materials

- Saanich General Plan
- Local Area Plan and any Action Plans or special studies
- Saanich Strategic Plan
- Adaptable Housing requirements and guidelines
- Canada Green Building Council website • www.cagbc.org
- SmartGrowthBC website • www.smartgrowth.bc.ca

For additional information please contact:

The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria BC • V8X 2W7

website: www.saanich.ca/business/development/plan/generalsub.html

Tel: 250.475.5471 or 250.475.5473