

OUR VISION

Port Coquitlam will aspire to be a complete community, unique because of its small town atmosphere, its strong sense of pride and where:

- Citizens have a collective sense of belonging, and contribute to the quality of life in the community.
- The community celebrates a vibrant culture and heritage.
- The environment is nurtured for present and future generations.
- A dynamic economy contributes to prosperity and the opportunity to work close to home.
- Planned development strengthens the character of the community, helping to create safe and affordable neighbourhoods.

– Port Coquitlam Official Community Plan (OCP), 2005

USING TRIPLE BOTTOM LINE ASSESSMENT TO ACHIEVE SUSTAINABILITY GOALS

The City of Port Coquitlam is committed to fiscally, socially and environmentally responsible land use development. Sustainable development integrates the three systems that support us – the economy, the environment and our society. Each of these systems must be functioning and healthy for us to survive and enjoy a high quality of life. To be sustainable, we must understand how these systems interact, and make sure our activities do not compromise the ability of any of the systems to function currently and in the future.

New development is essential to achieve a complete community in which to live, work and play. The location, composition, density, and design of new development projects can have an immense, cumulative impact on our community's ability to: sustain a healthy economy and reasonable cost of living; to provide effective and accessible public services; to secure adequate choice and opportunity for present and future generations of residents; to protect our environment; and to ensure we all continue to enjoy a high quality of life.

***Sustainability:** To improve the social, environmental and economic well being of the community through good planning and land use management (OCP, 2005)*

Developers and their consultants are important partners in maintaining and improving our community's high quality of life. By providing sustainability criteria at the earliest development stage, the City enables developers and their consultants to create the most sustainable project possible. The Sustainability Checklist provides a comprehensive assessment of a development project's contribution to sustainability by balanced scoring of environmental, economic and social criteria. The balanced scoring of 1/3 environmental, 1/3 economic and 1/3 social is called triple bottom line assessment.

Please note, in total, the checklist describes an *ideal* – it is highly unlikely that any one project will earn maximum points in all sections, and no pass/fail standard has been set. Different types of development will result in a range of scores, and some sections may not be applicable to all development, which will be noted in the assessment. The checklist assessment will indicate how well a proposed application performs relative to the sustainability and complete community goals contained in our OCP and Corporate Strategic Plan, and help identify any areas where improvement is desirable and possible. It will inform decisions in the development approval process as to how well a proposed development achieves community sustainability.

INSTRUCTIONS

All Rezoning and Development Permit applicants are required to complete the Sustainability Checklist, as follows:

1. **Self-Scoring** – Applicants are to review and complete the checklist, as an initial assessment. The criteria are weighted differently so the maximum score for each criterion reflects its importance to sustainability goals. To calculate the score, multiply the points for a given answer by the criteria's weight and enter it into the designated TBL column. The first page divides the weighting score into 50% for the economic and social columns. The second page directs the scores to be placed in the unshaded column.
2. **Supplementary Information** – Statistical data indicated by an asterisk (*) is to be provided (e.g. the number of permanent employees, floor area ratio, property tax base increase) as well as a completed copy of the LEED Canada-NC 1.0 Project Checklist or best practice checklist for each application. Consultation with City staff may be of assistance in estimating this data. If needed, provide any additional description of how the proposed development incorporates the sustainability criteria.
3. **Submit Application** – Submit the completed checklist, data and supplementary information as part of the rezoning or development permit application.
4. **Final Assessment** – City staff will review the checklist and discuss with the applicant. Following the consultation with the applicant, a final checklist will be completed by staff for review by the Community and Economic Development Committee and Council, as part of the application process.

OTHER RESOURCE MATERIALS

- Official Community Plan – www.portcoquitlam.ca
- 2002 Strategic Plan – www.portcoquitlam.ca
- Zoning Bylaw – available at City Hall
- Downtown Plan – available at City Hall
- Canada Green Building Council website – www.cagbc.org
- SmartGrowthBC website – www.smartgrowth.bc.ca

FOR MORE INFORMATION, CONTACT:

Planning Division
2nd Floor, City Hall, 2580 Shaughnessy Street
Port Coquitlam, BC V3C 2A8
Tel 604.927.5410
Fax 604.927.5331
Email planning@portcoquitlam.ca
www.portcoquitlam.ca



SUSTAINABILITY CHECKLIST

REZONING AND DEVELOPMENT PERMIT APPLICATIONS

	<i>Points</i>	<i>Wt</i>	<i>Total</i>	<i>Soc</i>	<i>Env</i>	<i>Eco</i>
1. Land Use						
<ul style="list-style-type: none"> Mix of uses provided or uses consistent with OCP Adds to the diversity of uses within an existing neighbourhood, such as employment, housing, retail, civic, educational, cultural, recreational 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50%)		(50%)
2. Housing						
<ul style="list-style-type: none"> Offers or adds a mix of housing types, sizes and tenure, including special needs¹ Provides units with a wide-range of pricing options that will be sold or leased 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50%)		(50%)
<ul style="list-style-type: none"> Provides subsidized or rental housing² 	No – 0 Yes – 5	1	/5	(50%)		(50%)
3. Community character and design						
<p><i>a) Design</i></p> <ul style="list-style-type: none"> Building design follows required architectural style and demonstrates innovation Building orientation towards open space, views and/or daylight Treatment of façade breaks down massing and articulates depth, verticality & street edge Scale and massing of buildings relate to neighbourhood structures Provides crime prevention through environmental design Incorporates enhanced durability/longevity of construction materials. 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50%)		(50%)
<p><i>b) Public Space</i></p> <ul style="list-style-type: none"> Creates or enhances community spaces, such as plazas, squares, parks & streets Strong connections to adjacent natural features, parks and open space Builds or improves pedestrian amenities, such as sidewalks, transit shelters, bike racks and connections to civic, cultural, school and retail/service uses 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10	(50%)		(50%)
<p><i>c) Density & Infill</i></p> <ul style="list-style-type: none"> Maximizes FAR or dwelling unit/acre density¹ Results in infill/redevelopment and enhanced community fabric² 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50%)		(50%)
<p><i>d) Transportation</i></p> <ul style="list-style-type: none"> Accessible by multiple modes of transport, emphasizing public transit including future planned Parking does not visually dominate the street view & allows easy, safe pedestrian building access Interconnected road system with direct street connections, short block lengths, no cul-de-sacs Provides traffic speed & demand management 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5	(50%)		(50%)

	Points	Wt	Total	Soc	Env	Eco	
4. Environmental Protection & Enhancement							
a) <i>Lands</i> <ul style="list-style-type: none"> Does not intrude on ALR or designated open lands Protects riparian areas and other designated environmentally sensitive areas Provides for native species habitat restoration/improvement Redevelops environmentally contaminated site 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10				
b) <i>Servicing</i> <ul style="list-style-type: none"> Does not require extension of existing municipal infrastructure (e.g. roads, water and sewer) Located in existing commercial and transportation nodes 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5				
c) <i>Construction/Design</i> <ul style="list-style-type: none"> Provides LEED certification (certified, silver, gold, platinum) or accepted green building best practices (e.g. Built Green BC, Green Globes)³ 	None – 0 Certified – 2 Silver – 3 Gold – 4 Platinum – 5	4	/20				
5. Social Equity							
<ul style="list-style-type: none"> Contains elements of community pride and local character, such as public art Provides affordable space for needed community services Conducts public consultation, including documenting concerns & providing project visuals 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	2	/10				
6. Economic Development							
a) <i>Employment</i> <ul style="list-style-type: none"> Provides permanent employment opportunities¹ Increases community opportunities for training, education, entertainment or recreation 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5				
b) <i>Diversification and Enhancement</i> <ul style="list-style-type: none"> Net increase to property tax base¹ Promotes diversification of the local economy via business type and size Improves opportunities for new and existing businesses, including eco-industrial and value-added Developer demonstrates experience with similar projects 	None – 0 Poor – 1 Good – 2 to 3 Excellent – 4 to 5	1	/5				
TRIPLE BOTTOM LINE SUMMARY				Social/Environmental/Economic	/35 (%)	/35 (%)	/35 (%)
				Application Total	/105 (%)		

¹ Per the instructions, please provide statistical data for these indicators, such as floor area ratio, estimated number of employees, number of housing types, sizes and tenures.

² Subsidized Housing encompasses all types of housing for which some type of subsidy or rental assistance is provided, including public, non-profit and co-operative housing, as well as rent supplements for people living in private market housing. It also includes emergency housing and short-term shelters.
Enhanced community fabric includes multiculturalism, mobility accessibility, integration with neighbourhoods and crime prevention through environmental design.

³ Please provide a copy of the green building checklist chosen. For example: LEED Canada-NC 1.0 Project Checklist can be obtained at: <http://www.cagbc.org/uploads/LEED%20Canada-NC%20Project%20Checklist.xls>
Green Globes at: http://www.greenlobes.com/design/Green_Globes_Design_Summary.pdf



LEED Canada-NC 1.0 Project Checklist

Project Name

City, Province

Yes ? No

Sustainable Sites 14 Points

Y	Prereq 1	Erosion & Sedimentation Control	Required
	Credit 1	Site Selection	1
	Credit 2	Development Density	1
	Credit 3	Redevelopment of Contaminated Site	1
	Credit 4.1	Alternative Transportation , Public Transportation Access	1
	Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1
	Credit 4.3	Alternative Transportation , Alternative Fuel Vehicles	1
	Credit 4.4	Alternative Transportation , Parking Capacity	1
	Credit 5.1	Reduced Site Disturbance , Protect or Restore Open Space	1
	Credit 5.2	Reduced Site Disturbance , Development Footprint	1
	Credit 6.1	Stormwater Management , Rate and Quantity	1
	Credit 6.2	Stormwater Management , Treatment	1
	Credit 7.1	Heat Island Effect , Non-Roof	1
	Credit 7.2	Heat Island Effect , Roof	1
	Credit 8	Light Pollution Reduction	1

Yes ? No

Water Efficiency 5 Points

	Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1
	Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1
	Credit 2	Innovative Wastewater Technologies	1
	Credit 3.1	Water Use Reduction , 20% Reduction	1
	Credit 3.2	Water Use Reduction , 30% Reduction	1

Yes ? No

Energy & Atmosphere 17 Points

Y	Prereq 1	Fundamental Building Systems Commissioning	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	CFC Reduction in HVAC&R Equipment	Required
	Credit 1	Optimize Energy Performance	1 to 10
	Credit 2.1	Renewable Energy , 5%	1
	Credit 2.2	Renewable Energy , 10%	1
	Credit 2.3	Renewable Energy , 20%	1
	Credit 3	Best Practice Commissioning	1
	Credit 4	Ozone Protection	1
	Credit 5	Measurement & Verification	1
	Credit 6	Green Power	1



Project Totals (pre-certification estimates)

70 Points

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-70 points